



MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS

August 2, 2018

A. Call to Order – 7:00 p.m.

1. Roll Call - the following members were present: M. Coulter; L. Reibel; D. Falcoski; and C. Crane; and also present were D. Phillips, Chief Building Inspector; and L. Ellzey, Planning & Building Assistant.
2. Pledge of Allegiance
3. Approval of minutes of the July 5, 2018 meeting

Mr. Coulter moved to approve the minutes, seconded by Mr. Falcoski. All members voted “aye” and the minutes were approved.

4. Affirmation/swearing in of witnesses

B. Items of Public Hearing

1. Variances – Signage – 7007 N. High St. (The Witness Group) BZA 27-18

Mr. Phillips reviewed the staff memo:

Findings of fact:

1. This property is in the C-4 district and within the Wilson Bridge Road District. This site has been identified in policy documents to be WBC-3. The following signage requirements apply:
 - a. The parcel is permitted 1 freestanding sign. The Wilson Bridge Corridor Districts allows for 2 freestanding signs for parcels larger than 2 acres.
 - b. Freestanding signs must be setback a minimum of 10 feet from the right of way.
 - c. Freestanding sign area is limited to 60 square feet. The Wilson Bridge Corridor Districts allow freestanding signs up to 100 square feet in size.
 - d. Freestanding signs are limited to 3 tenants. The Wilson Bridge Corridor Districts allows up to 8 tenants.
 - e. Each business is permitted a single wall mounted sign. The Wilson Bridge Corridor Districts allows a business occupying more than 25% of a building a wall mounted sign and a projecting sign.
 - f. Each business is limited to 100 square feet of total sign area.

- g. Directional signs are limited to 50% of its graphics area to be non-directional.
2. The approximately 7.5 acre property contains a single building and the owner has zoning approvals to redevelop the site for 6 buildings.
 3. The property received variances for signage in 1976, 1978, 1992, 2002, 2008, and 2011. The variances within this application will replace those previously granted signage variances to allow 1 complete record for the property going forward.
 4. The following signage is proposed:
 - a. Two freestanding monument signs. The requested variance is 1 additional freestanding sign.
 - b. One of the freestanding signs is proposed 6 feet from the North High Street right-of-way and 5 feet from the Caren Avenue right-of-way. The requested variances are 4 feet and 5 feet for setback from the rights-of-way.
 - c. The other freestanding sign is proposed 5 feet from the West Wilson Bridge Road right-of-way. The requested variance is 5 feet for setback from the right-of-way.
 - d. The 2 freestanding signs are each 8 feet 4 inches wide by 12 feet 4 inches tall, double sided, and approximately 205.5 square feet in area. The total proposed freestanding area is approximately 411 square feet. The requested variance is 351 square feet for freestanding sign area.
 - e. The northwest freestanding sign is proposed to display 5 businesses. The requested variance is 2 additional businesses.
 - f. Buildings 1 through 4 are proposed to be multi-tenant, between 3 and 5 tenants per building, with a wall mounted sign facing West Wilson Bridge Road, a similar sign facing south into the development, and a projecting sign for each tenant. The requested variances are a second wall mounted sign and a projecting sign for each tenant.
 - g. Building 6 is proposed for a Hampton Inn and Suites, with a 16 foot 8 inch by 6 foot 5 inch, 106.9 square feet wall mounted sign, a 2 foot 9¾ inch by 20 foot double sided, 112.5 square foot projecting sign, and 2, 2 foot 4 inch by 1 foot 8 inch, double sided, 7.8 square foot projecting signs, totaling 235 square feet in area. The 2 freestanding signs are proposed to have 3 foot by 5 foot 11½ inch tenant panels, totaling an additional 71.5 square feet in area. The total proposed sign area is 306.5 square feet. The requested variances are for 3 projecting signs and additional sign area of 206.5 square feet.
 - h. Building 6 is proposed to have a directional sign at the southern entrance to the site containing non-directional information in excess of 50%. The

requested variance is to allow all of the directional sign graphic to be non-directional.

5. The property is subject to, and the signage has been approved by, the Architectural Review Board.

The following conclusions are presented:

1. The site is very large with a mix of proposed uses and buildings, with 2 ingress points into the site, approached from 2 major streets, including a shared intersection with the existing mall to the north. Policy documents for future zoning in the Wilson Bridge Road corridor allows for more and larger signage. The sign code anticipates visibility from the rights-of-way but does not provide for duplicate signage on the back of buildings when they are pushed up towards the street. The signs are a fair distance from the Wilson Bridge Road and High Street intersection which require freestanding signs to be larger than a typical site. The hotel requires larger signs to be seen from the street since it is set back from the streets on the site, behind the other 5 buildings. The proposed hotel signage is not disproportionate to the size of the building and the 2 smaller projecting signs are more directional signs than signs advertising a business. The directional sign on the south is intended to aid those on Caren find the entrance to the hotel. These factors mitigate the substantial nature of the requested variances.
2. The essential character of the neighborhood should not be substantially altered.
3. The delivery of governmental services should not be affected.

Discussion:

Ms. Crane asked for clarification if all of the previous variance requests for this address would be replaced by the current proposal and Mr. Phillips responded, "Yes." He said the current site does not have that many tenants on it, otherwise for the hotel it will not be substantially different. What will be substantially different is the four buildings with three to five tenants per building and they will have double the signage. This will be a mini town center, most of the signs will not be visible from West Wilson Bridge Road, or High Street, some of the signs will be on the backs of the buildings and would only be visible from Caren Avenue if looking in between the buildings. Ms. Crane asked if the applicant was present.

Jack Reynolds, an attorney from Smith & Hale, 37 West Broad Street, Columbus, Ohio, and Rob McGuinness, representing Ford & Associates Architects, 1500 West First Avenue, Columbus, Ohio. Mr. Reynolds said he agreed with staff comments, that this will be a shopping center. Merchants along West Wilson Bridge Road will need signage to identify themselves and let patrons know how to get to their stores, restaurants, or

personal service place. The shopping center will be a little different than across the street because they are bringing their buildings forward. Mr. Reynolds said when you look at the individual signs themselves the signage package is not that large. The calculation for the freestanding sign may have been a little excessive. Mr. McGuinness said each panel is forty-seven square feet. Mr. Phillips explained the way the sign code is defined, the entire width of the structure has to be measured, not just the panel area. Mr. Reynolds said the hotel need some signage because of the way it sits back on West Wilson Bridge Road, and the directional signage on Caren Avenue will help get people onto the site. Mr. Reynolds said additional right-of-way along West Wilson Bridge Road will be donated to the city, and some along North High Street, in order to increase the dedicated right-of-way. He said if the right-of-way had not been dedicated they would have needed a 10 foot setback. This will be a really nice re-development of the site once things get started and the buildings are built. Ms. Crane asked if the right-of-way was dedicated for future widening of the roads and Mr. Phillips explained there could be a pedestrian walkway since the city is trying to create a more walkable environment and get people to walk down Wilson Bridge Road and not feel hemmed in by a four foot sidewalk. Ms. Crane asked if there was anyone to speak for or against this application.

Steve Rosandich, 140 Caren Avenue, felt the buildings should not be placed so close to the road and would be an egress problem for emergency vehicles. Ms. Crane explained to Mr. Rosandich the Board is only discussing signage for the property. Mr. Rosandich continued to say he was against the buildings being so close to the road because there is nowhere to tuck and roll away from an oncoming vehicle that loses control. Ms. Crane said Mr. Rosandich was out of order. He said he would like to continue the conversation concerning signage and he felt the hotel owners were not good neighbors. Mr. Rosandich was not in favor of any signage facing Caren Avenue that might shine towards his property. He asked for careful consideration for the people that live along Caren Avenue and Hayhurst Avenue.

Mr. Coulter reviewed some of the signage issues that were addressed through the Architectural Review Board process. He explained a signage package was developed where the signs can only be of a certain size, a certain dimension, and will be located down low on the building. Mr. Phillips stated there have not been any sign applications submitted yet, but the code allows them to be illuminated. Ms. Crane asked if there were any restrictions on the brightness of the signs. Mr. Phillips responded the sign code has a maximum wattage that is permitted inside the fixture. Mr. Coulter explained if the fixtures are LED, the Board members require the LED to be of a warm color. Mr. Falcowski asked if a landscaping plan had been approved yet, and Mr. Coulter replied, "Yes." The plan included buffering. Mr. Rosandich asked to keep the monument sign as small as possible.

Motion:

Mr. Falcoski moved:

THAT THE REQUEST BY THE WITNESS GROUP AND HE HARI INC. FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIGNAGE AT 7007 NORTH HIGH STREET, AS PER CASE NO. BZA 27-18, DRAWINGS NO. BZA 27-18 DATED JULY 6, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Ms. Reibel seconded the motion. All members voted, “aye” and the motion was approved.

2. Variance – Side & Rear Yard Setbacks, Signs – Shed, EV Charging Stations, Light Pole – 80 E. Wilson Bridge Rd. (McDonald’s USA, LLC) BZA 30-18

Findings of fact:

1. This property is in the C-4 district along a regional thoroughfare, abutting North High Street, and within the Wilson Bridge Corridor Districts. This site has been identified in policy documents to be WBC-3. The setback requirement from North High Street is 100 feet for accessory buildings, and the side yard setback requirement is 15 feet. Businesses are not permitted to have off-premise signage. Changeable copy signage is not permitted. Directional signage is limited to 3 feet in height and total directional sign area is limited to 20 square feet.
2. Variances for redevelopment of the site for a new restaurant and its associated signage were granted on April 5, 2018. Total directional signage area approved was 30.84 square feet.
3. The applicant is proposing a 10 foot by 17 foot shed along the south property line and approximately 83 feet from the North High Street right-of-way. The requested variances are 15 feet for side yard setback, and 17 feet for rear yard setback.
4. Additionally, the applicant is proposing to place 2 electric vehicle charging stations with a display screen for processing transactions, along the south property line. The requested variance is 15 feet for side yard setback and for changeable copy on the charging station display screens.
5. Each charging station is proposed with a 12 inch by 18 inch, 1.5 square foot, estimated at 7 foot tall, directional sign. The total proposed directional sign area is

33.84 square feet. The requested variance is an additional 3 square feet of directional sign area.

6. The charging station will have the Blink company logo on the transaction side of the station and the directional sign will have the Car Charging Group, Inc. name. The requested variances are 2 off-premise signs for Blink and Car Charging Group, Inc.
7. Lastly, a light pole east of the proposed shed was not previously identified at the April 5, 2018 hearing. The proposed light pole is approximately 10 from the south property line. The requested variance is 5 feet.
8. The *2017 Ohio Building Code* requires exterior walls of buildings within 5 feet of a property line be made of fire-resistance-rated construction. Variances from the *Ohio Building Code* can only be granted by the Ohio Board of Building Appeals.
9. The property is subject to, and the changes to the project have been approved by, the Architectural Review Board. The Board did not approve advertising in the charging station display screen.

The following conclusions are presented:

1. The shed appears to be more a fence, like the dumpster enclosure, than a building. The 2 small directional signs need to be raised to be visible when a vehicle parks in front of them. The requested setback variances, and the directional signage area and height variances are not substantial.
2. Typically off-premise signs are discouraged but in this particular case, the electricity vendor should be known to the user of the charging stations. This mitigates the substantial nature of the off-premise sign variance request.
3. The essential character of the neighborhood should not be substantially altered.
4. The delivery of governmental services should not be affected.

Discussion:

Lynsey Jordan, representing Permit Solutions, 175 South Third Street, Columbus, Ohio, and Sharon Sills, representing McDonald's USA, 2 Easton Oval, Columbus, Ohio. There were no questions or concerns. Ms. Crane asked if there was anyone to speak for or against this application.

Motion:

Ms. Reibel moved:

THAT THE REQUEST BY MCDONALD'S USA, LLC AND FRANCHISE REALTY INTERSTATE CORP FOR A VARIANCE FROM CODE REQUIREMENTS FOR SETBACKS AND SIGNAGE TO CONSTRUCT A SHED, EV CHARGING STATIONS, AND A LIGHT POLE AT 80 WEST WILSON BRIDGE ROAD, AS PER CASE NO. BZA 30-18, DRAWINGS NO. BZA 30-18 DATED JULY 13, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. All members voted, "aye" and the motion was approved.

3. Variance – Side Yard Setback – Addition – 529 High St. (Jeanne Lennon/Lennonheads) BZA 31-18

Findings of fact:

1. This property is in the C-1 district with a required side yard of 10 feet.
2. Variances were granted on August 3, 2017 to construct additions to the property but the project scope has changed.
3. The applicant is proposing to construct a single story addition on the south side of the building. A portion of the addition, approximately 24.5 feet by 7 feet, is proposed 8 feet 2¾ inches from the south property line. The requested variance is 1 foot 9¼ inches.
4. The property is subject to, and the addition has been approved by, by the Architectural Review Board.

The following conclusions are presented:

1. The building is set back to provide for parking on this corner lot, limiting where additions can be added. The requested variance is not substantial.
2. The essential character of the neighborhood should not be substantially altered.
3. The delivery of governmental services should not be affected.

Discussion:

Matt Lones, representing Orange Frog Design Group, 411 Meditation Lane, Columbus, Ohio, said he is the architect for this project. Mr. Lones said the previous design had the original gable bump on the south side. The new shed roof addition off of the back will

allow for some circulation and inefficiencies on the inside with the previous design. The bump will allow for a processing area where people will be seated. There were no questions or concerns. Ms. Crane asked if there was anyone present to speak or against this application.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY JEANNE LENNON, LENNONHEADS, AND JD SYSTEMS LLC FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIDE YARD SETBACK TO CONSTRUCT AN ADDITION AT 529 HIGH STREET, AS PER CASE NO. BZA 31-18, DRAWINGS NO. BZA 31-18 DATED JULY 17, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Falcoski seconded the motion. All members voted, “aye” and the motion was approved.

C. Other

There was no other business to discuss.

D. Adjournment

Mr. Falcoski moved to adjourn the meeting seconded by Ms. Reibel. All members voted, “aye” and the meeting adjourned at 7:55 p.m.