

MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS

February 7, 2013

A. Call to Order – 7:30 p.m.

1. Roll Call - the following members present: B. Seitz, Mr. Falcoski, Ms. Reibel and C. Crane. Also present was D. Phillips, Chief Building Inspector.
2. Pledge of Allegiance
3. Mr. Seitz moved to approve the January 3, 2013 minutes, seconded by Mr. Falcoski, and the minutes were approved.
4. Affirmation/swearing in of witnesses.

B. Items of Public Hearing

1. Variance - Signage – 6500 N. High St. (Worthington Division of Fire) BZA 05-13

Discussion:

Mr. Phillips reviewed the staff memo.

Scott Highley, 1247 Tranquil Dr, said the sign is to replace the brown and white lettered sign at the back of the building that tends to blend in with the trees. In the near future there will be a small park with a statue coming in that area and it will further identify the main entrance to the building.

Ms. Crane asked for clarification to the location of the sign and Mr. Highley explained it will be one foot or so different than the existing brown sign and the existing light pole will be removed. The reason for two logos is one is the City logo and the other is the uniform and logo the Division of Fire uses.

Mr. Falcoski asked if the new branding will require variances for all signs and Mr. Phillips replied if it requires a variance for sign area or colors like this one then yes, but depending on the location it may also have to go before the Architectural Review Board.

Ms. Crane stated there was no one in the audience to speak for or against this proposal.

Findings of fact:

1. This property is in a C-3 district with the following maximum signage requirements:
 - a. 2 styles plus 1 logo
 - b. 4 colors including black and white
 - c. 100 square feet per business

- d. 60 square feet of freestanding sign area
 - e. 2 freestanding signs for integrated offices
2. The existing property has 3 buildings, each with its own freestanding sign. The 3 parcels with the 3 buildings, including the Municipal Building and the Division of Police, were combined into 1 parcel in 2005. A variance was granted in 1992 for this building to allow a 94 square foot freestanding sign facing North High Street to the west.
 3. The applicant is proposing the erection of a 45 inch by 54 inch freestanding sign on the east side at the main entrance to the building to replace the existing directional sign as follows:
 - a. 1 style plus 2 logos, a variance of 1 logo
 - b. It is not clear how many colors are proposed. The lower logo has 7 colors, and the sign may have an additional 2 colors for a total of 9 colors. The requested variance may be 5 colors
 - c. Total sign area for this division of the city is 110.9 square feet, a variance of 10.9 square feet
 - d. A 4th freestanding sign, a variance of 1 additional freestanding sign.
 4. The property is subject to approval by the Architectural Review Board.

Conclusions:

1. The property is now 4.637 acres with 3 distinct buildings. The Municipal Building is addressed on High Street and has an entrance facing High Street. The Division of Police has an entrance and is addressed on Worthington-Galena Road. The Division of Fire is addressed on High Street but its entrance is on Worthington-Galena Road. Although the building itself identifies its purpose, finding the entrance is not as clear and the additional sign should be helpful. These factors mitigate the substantial nature of the variance request.
2. The design of the sign is in keeping with the future branding of the city.
3. The essential character of the neighborhood should not be substantially altered.
4. The delivery of governmental services should not be affected.

Ms. Reibel moved:

THAT THE REQUEST BY THE CITY OF WORTHINGTON DIVISION OF FIRE FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIGNAGE AT 6500 NORTH HIGH STREET, AS PER CASE NO. BZA 05-13, DRAWINGS NO. BZA 05-13 DATED JANUARY 8, 2013, 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 and all members voted “aye” thereon.

Mr. Falcoski moved to adjourn, seconded by Mr. Seitz, and the meeting adjourned at 7:40 P.M.