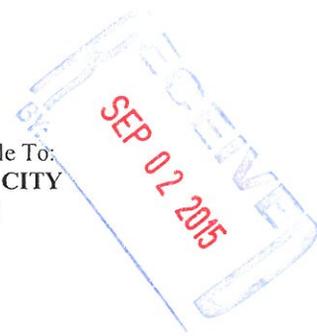


APPLICATION TO THE BOARD OF ZONING APPEALS



TO: Board of Zoning Appeals  
4035 Broadway  
Grove City, Ohio 43123  
Phone: (614) 277-3075 – Planning & Zoning Coordinator

Checks Made Payable To:  
**CITY OF GROVE CITY**  
Filing Fee \$100.00

Date: 8/31/2015

Information needs to be completed on this Application otherwise it will be returned and not placed on an agenda until it is re-submitted and complete. One original set of plans and 13 copy sets of plans (14 total sets) need to be included upon submitting this application. This includes this Application Form and any additional attachments.

If you are in the Planning Commission process, is this project pending or completed? No

The Building Inspector of the City of Grove City, Ohio has refused to issue a:  
( ) Building Permit ( ) Certificate of Occupancy Permit (X) Sign Permit

at the following address: 4343 Grove City Rd.

as it is in violation of:  
Building Code No. \_\_\_\_\_ Zoning Code No. 1145.06 (c) Other: \_\_\_\_\_

I appeal to the Board of Zoning Appeals for a variance that will allow me to do the following:

to construct a variable message sign board  
@ Fire Station #201

Names, Address and Parcel No. of all adjoining property owners:  
SEE ATTACHED

Are you the applicant or representative?: YES If you are the representative, who you are

Representing: JACKSON TOWNSHIP

Please note\* As the representative for this application all correspondence will be directed to you. If additional space is needed, an addendum may be attached.

Signature of Applicant Michael Lilly Print Name of Applicant Michael Lilly

Address/City/State/Zip 3756 Hoover Rd, Grove City, 43123

Company Jackson Township Telephone and Fax Numbers 875-0100 / 871-6456

E-mail Address Lilly M @ jacksontwrp.org

Statement of Hardship

Under Section 1133.02 of the Grove City Codified Ordinances, the Board of Zoning Appeals has the power to grant variances from the Zoning and Sign Code. No variance shall be granted unless the Board finds that **all** of the following facts and conditions exist:

- (1) The variance granted will not be contrary to public interest or adversely affect the health or safety of persons residing or working in the vicinity of the proposed development or be injurious to private property or public improvements in the vicinity.
- (2) Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Code or the Sign Code to other lands or structures in the same zoning district.
- (3) A literal enforcement of the Zoning Code and the Sign Code will result in unnecessary hardship by depriving the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code or the Sign Code.
- (4) Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same zoning district.
- (5) The special conditions and circumstances do not result from the action of the applicant.
- (6) The variance so granted does not violate the spirit of the Zoning Code.

In granting a variance, the Board may impose such requirements and/or conditions it deems necessary and are not inconsistent with substantial justice and avoiding unreasonable hardship to property owners.

**I have read Section 1133.02 and believe that my application for relief satisfies each of the six (6) criteria set forth above in the following ways:**

1. YES
  2. YES
  3. YES
  4. YES
  5. YES
  6. YES
- See attached Narrative*

Signature of Applicant: Michele Cioj

Date: 8/31/2015

Grove City Building Division  
 4035 Broadway  
 Grove City, OH 43123  
 614-277-3075 (Phone)  
 614-277-3090 (Fax)  
 www.grovecityohio.gov

# COMMERCIAL SIGN PERMIT APPLICATION

4 Sets Of Drawings Required



App. Number

**Property Information**

Address 4343 Grove City Rd Lot \_\_\_\_\_  
 Parcel ID 40-8213 Unit/Suite/Building 201 Zoning CF  
 Historical Preservation Area?  (if checked) Council Approval? YES  NO

**Owner Information**

Name Jackson Township  
 Address 3756 Hoover  
 City Grove City  
 State OH ZIP 43123  
 Phone 875-0100  
 E-mail LillyMejackson@jacksonohio.gov

The installer and owner of this sign(s) agrees to conform to the regulations of Chapters 1145/1138 of the Codified Ordinances of the City of Grove City, State of Ohio and the National Electric Code pertaining to signs and the installation of signs and to construct the proposed sign(s) in accordance with the plans and specifications submitted herewith and certify the information and statements given on this application, drawings and specifications are to the best of their knowledge true and correct.

**Site/Sign Information**

Business/Tenant Name Jackson Fire Estimated Cost of Signs \$16,000  
 Business/Tenant Owner/Manager M. Lilly Phone 875 0100  
 Ground Sign Setback (must be 10 feet from right of way) see site map  
 Lot Frontage \_\_\_\_\_ Building Frontage \_\_\_\_\_ Width of Tenant Space \_\_\_\_\_  
 Total number of freestanding/ground signs on parcel 1 Total Area 110 #  
 Total number of wall/window signs on building 0 Total Area 0

**Fees**

Base fee (first sign) = \$50.00  
 \_\_\_\_\_ additional signs at \$25 each  
 Subtotal \_\_\_\_\_  
 State fee (3 percent) \_\_\_\_\_  
 Total fee due \_\_\_\_\_

*NOTE: Above fees cover sign only; separate fee and permit required by licensed electrical contractor.*

Sign Type New, Alteration, Replacement	Sign Style Wall, Monument, Window.	Qty.	Dimension and Square Footage Each sign	Total Square Footage	Sign/Copy Message	Illumination Internal, External,
<u>Replace</u>	<u>Ground</u>	<u>1</u>	<u>7'6" x 3'7"</u>	<u>30'</u>	<u>LED</u>	<u>Int.</u>
<b>TOTAL SQUARE FOOTAGE FOR ALL SIGNS (Excluding Ground Signs)</b>						

**Office Use**

Receipt/Trans. No. \_\_\_\_\_  
 Check No. \_\_\_\_\_  
 Date Entered \_\_\_\_\_  
 Date Issued \_\_\_\_\_

**APPROVALS**

Approved   
 Approved as Noted   
 Disapproved   
 Zoning Inspector \_\_\_\_\_  
 Date \_\_\_\_\_

**Contractor Information**

Name \_\_\_\_\_ DBA \_\_\_\_\_ Registration No. \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
 Signature \_\_\_\_\_ Owner  Authorized Agent

Submit two sets of the following with this application: (1) scaled and dimensioned site plans showing all existing and proposed signs, their size and height, streets, property lines and buildings on site; (2) colored, scaled and dimensioned elevations of all proposed signs with applicable foundation and attachment details and manufacturer's information for all light fixtures on externally lit signs; (3) scaled and dimensioned landscape plans for ground signs listing type, size and quantity of plants.

Expires December 31, 2015

**PRE-INSTALLATION INSPECTION REQUIRED**

24-Hour Inspection Line: 614-277-1815 - Inspections must be called in before noon for next-day service. You may also use the online inspection service as late as 8 p.m. seven days a week to schedule next-day inspections.

## Adjoining Property Summary

### Sta. #201, 4343 Grove City Road

<u>Parcel</u>	<u>Address</u>	<u>Owner Name</u>	<u>Company</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
040-000904	3897 Grove City Rd	Grove City Road Office Park LLC	Richard Robinson	2967 Trueman Ct	Grove City	OH	43123-3558
040-005834	4110 Demorest	Demorest LLC		4110 Demorest Rd	Grove City	OH	43123
040-004980	4129 Rockledge St	David Bowens	Huntington Mortgage Corp	P.O. Box 182661	Columbus	OH	43218-2661
040-004981	4137 Rockledge St	Jerry & Terry Doyle	OCWEN Loan Servicing LLC	1661 Worthington Rd STE 100	West Palm Beach	FL	33409-6493
040-004982	4147 Rockledge St	Jane Welch	Fifth Third Bank	1 Corelogic Dr	Westlake	TX	76262-5310
040-004983	4155 Rockledge St	Brian Knoppe		640 Bear Run Lane	Lewis Center	OH	43035-8299
040-004984	4165 Rockledge St	Edward Schoch	BMI Federal Credit Union	10759 Big Plain Circleville Rd	London	OH	43140-9445
040-004986	4173 Rockledge St	David & Penny Aldridge	Wells Fargo	760 Kinnear Rd	Columbus	OH	43212-1440
040-004987	4191 Rockledge St	Maureen Lynn	Nationwide Advantage	1 Home Campus	Des Moines	IA	50328-0001
160-002680	4399 Grove City Rd	Calvin & Carmen Long	Grove City Cemetery Association	1100 Locust St Dept 2009	Des Moines	IA	50391-2009
160-001227	4320 Grove City Rd	Lindsay Readout	Chase Home Finance LLC	3605 Grove City Rd	Grove City	OH	43123-3038
160-000833	4330 Grove City Rd	Joseph & Sharon Downs		1 Corelogic Dr	Westlake	TX	76262-5310
040-008769	Mayberry Real Estate LLC	4350 Grove City Rd		4747 Grove City Rd	Grove City	OH	43123-9096
				4350 Grove City Rd	Grove City	OH	43123



# JACKSON TOWNSHIP

FRANKLIN COUNTY, OHIO

**Fiscal Officer**  
Ron Grossman

**Board of Trustees**  
Stephen J. Bowshier  
David E. Burris  
Jim Rauck

**Administrator**  
Michael J. Lilly

**Assistant Township  
Administrator**  
Lynn Bruno

September 1, 2015

Board of Zoning Appeals  
Grove City Zoning Department  
4035 Broadway  
Grove City, Ohio 43123

**Subject: Fire Department Variance Request – Signs**

Dear BZA Members:

Please find attached variance applications describing our request to allow the construction of new and improved signage at our three oldest fire stations. These new signs would be electronic changeable message style signs identical in appearance and operation to the sign presently in operation at the newest Fire Station #204 located on Buckeye Parkway.

The township desires to construct these new signs for the purpose of providing timely and important information to the residents we serve.

The operation of the sign is controlled using WZP Software which provides much flexibility in the style and way the message is displayed. Since the Station 204 sign first became operational in November 2013, the sign only displays static messages. The scrolling or animated type message features have been disabled in our system and the text appears in white LED lights against a black background. The illuminance of the lights is further controlled by a light meter and a day/night timer feature which decreases the light intensity after dark. The type of information displayed on the current message sign has been summarized in an attached listing of those messages.

We look forward to working with the city for the approval and construction of these new signs.

Sincerely,

A handwritten signature in cursive script that reads "Michael Lilly".

Michael Lilly  
Township Administrator

## Jackson Township Variance Request

CHANGEABLE MESSAGE SIGN – features and operational guidelines to be used by Jackson Township. The operation of the current Station 204 as well as the three new signs would be operated in the following manner:

1. The signs are ground mounted signs upon a masonry base with landscaping at the base of sign.
2. Signs are mounted at least 15' feet behind the right-of-way lines.
3. White LED lights against a black background.
4. Messages appear as static without animation, scrolling or sudden bursts of light.
5. Letters and fonts are proportional to the sign and message being portrayed.
6. Illuminance does not exceed .3 foot candles and is regulated by changes in ambient light as well as by time of day.
7. Sign goes completely black in the event of a malfunction.

Station #204 Sign Messages displayed over the past several months of 2015 include the following:

Children Back to School  
Please Drive Safely

September: National Preparedness Month

Build Emergency Supply Kit  
Don't Wait.  
Make Emergency Plan Today.

Leading Cause of Kitchen Fires:  
Unattended Cooking

Mosquito Spraying  
Aug. 11, 2015 Grove City

EcoFest  
Aug. 22, 2015  
Henceroth Park

Sign up for ALERT  
Franklin County at  
[www.fcemhs.org](http://www.fcemhs.org).

Donate Box Fans  
for Elderly  
at Any Fire Station.

Never Swim Alone  
Always Swim With a Buddy.

Always Supervise Children  
Near Pools and Hot Tubs.

Have Carbon Monoxide  
Detectors in Your Home

Develop and Practice  
Home Fire Escape Plan

Back-to-School  
Immunization Clinics  
[www.myfcph.org](http://www.myfcph.org)

Always wear sunscreen  
SPF 15 or higher

Keep Lit Grill Away  
From Home and Deck

Store 9-volt batteries  
in original packaging

Test Smoke Detectors  
Monthly

Don't use water to put out household grease fires.

Flags half-staff  
for Peace Officers Memorial Day

Sign up for Smart911  
[www.smart911.com](http://www.smart911.com)

Medicine Disposal  
24/7 @ Grove City  
Division of Police

Grill safely.  
Don't add lighter fluid to lit flames.

FCPH Immunization Clinic  
5/14/15  
(614) 525-3719

# Jackson Township Variance Request

## Section 1145.06(c)

### To construct sign with changeable electronic message (i.e. LED Variable Message Sign)

- 1. The variance granted will not be contrary to the public interest or adversely affect the health or safety of person residing or working in the vicinity of the proposed development or be injurious to private property or public improvements in the vicinity.**

***Affirmative.** Granting the variance for a changeable message sign will not adversely affect health or safety. In fact, approving the variance will actually improve the health and safety of the community by allowing Jackson Township Fire Department to exercise its mission of protecting life and property. The Jackson Township Board of Trustees and the Jackson Township Fire Department are charged with protecting health and safety of the residents of our community and the request for signage approval for a changeable message sign for use at all (3)three existing Fire Stations in the Community Facility "CF" zoning districts to duplicate the LED variable message sign recently installed at the newest Fire Station at 4900 Buckeye Parkway, also in the CF district. The purpose of such a sign is to provide valuable and timely communication to the residents of Grove City / Jackson Township on fire prevention, public health, current events of the city or township, special events, news and notices as well as to provide rapid information to residents in the event of an emergency or news of an urgent matter, (i.e. an "Amber Alert" styled message).*

**2. Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Code or the Sign Code to other lands or structures in the same zoning district.**

***Affirmative.** A variance so granted for a message sign will allow the Township Fire Department to continue to improve its mission of protecting life and property, and matches the sign already installed and operational at the newest Fire Station #204 at 4900 Buckeye Parkway which is in the same Community Facilities (CF) zoning district as the other (3)three older Fire Stations. The CF zoning district is unique to the public safety services and governmental affairs of the city and is distinct and separate from the commercial and residential districts as provided in the city zoning code. In fact, there are only four(4) such CF districts (eight (8) total parcels) in all of Grove City, with each such CF District being primarily contained to six(6) parcels for the governmental operations and functions of Jackson Township and two(2) parcels for Grove City parks and recreation, as follows:*

- *Fire Station #201, 4343 Grove City Road, inclusive of township park Tax Parcel #040-008213*
  
- *Fire Station #202, 3650 Hoover Road, inclusive of the Township Hall at 3756 Hoover, the Township Service Department and the Grove City Skatepark complex  
Tax Parcels #040-008065, 040-008066, 040-009559 by Jackson Twp and Tax Parcels #040-008062 and #040-008064 by Grove City*
  
- *Fire Station #203, 2650 London Groveport Road  
Tax Parcel #040-008044*
  
- *Fire Station #204, 4900 Buckeye Parkway  
Tax Parcel #040-015061*

**3. A literal enforcement of the Zoning Code and the Sign Code will result in unnecessary hardship by depriving the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code or the Sign Code.**

*Affirmative.* The variance so granted will allow the Township Fire Department to continue to improve its mission of protecting life and property, and matches the sign already installed and operational at the newest Fire Station #204 at 4900 Buckeye Parkway which is in the same Community Facilities (CF) zoning district as the other (3)three older Fire Stations.

The CF zoning district is unique to the public safety services and governmental affairs of the city and is distinct and separate from the commercial and residential districts as provided in the city zoning code. Ohio courts have ruled that “whenever possible, the divergent interests of governmental entities should be harmonized rather than placed in opposition....” (Brownfield v. State, 1980). The township fire department and the city share the common interest of safeguarding the residents. Section 1145.06(c) of the city’s zoning code states that a sign with a changeable message is prohibited, but nowhere in the city zoning code or sign code is the actual definition of “changeable” defined. It could, thus, be argued that any sign that changes over time (such as a change of ownership, change of business name, change in color or style or change in the display pricing) is a “changeable” sign; meaning that many signs in the city could fall under the broadest definition of the prohibition against changeable signs.

The Township’s newest Fire Station #204 at Buckeye Parkway was accepted into the City and give the Community Facilities zoning classification by action of the City Council in 2013 and thus precedent is established for allowing the LED style sign at Station #204 to be duplicated at the other three older fire stations in the CF district. That existing LED sign has been operated and maintained in accordance with the restrictions approved by Grove City (i.e., white lights only and no scrolling, flashing, animated or distracting messages) as well as having the sign programmed to change luminosity based on day/night changes with ambient light. There have been no complaints about the sign since it first went into operation in December 2013.

**4. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same zoning district.**

***Affirmative.** The nature of the township Fire Department is unique from any other commercial business function in the city. Fire Stations are both places of business as well as residences to those firefighters assigned there. Recognizing the uniqueness of the Fire Station qualifies it for land use privileges not typically found with other commercial and residential uses, thus the reasoning behind the CF zoning district. The variance so granted will allow the Township Fire Department to continue and improve its mission of protecting life and property, and matches the sign already in operation at the newest Fire Station #204 at 4900 Buckeye Parkway which is in the same Community Facilities (CF) zoning district as the other (3)three older Fire Stations. The Township's newest Fire Station #204 at Buckeye Parkway was accepted into the City and give the Community Facilities zoning classification by action of the City Council in 2013 and thus precedent is established for allowing the LED style sign at Station #204 to be duplicated at the other three older fire stations in the CF district.*

**5. The special conditions and circumstances do not result from the action of the applicant.**

***Affirmative.** The variance so granted will allow the Township Fire Department to continue to improve its mission of protecting life and property, and matches the sign already in operation at the newest Fire Station #204 at 4900 Buckeye Parkway which is in the same Community Facilities (CF) zoning district as the other (3)three older Fire Stations. The present request is to reconstruct (2)two antiquated and unsightly block wall signs to new LED style signs at Sta. #201 4343 Grove City Road and Sta. #203 2650 London-Groveport Road. The third request is for a new sign to be constructed at the Sta. #202 at 3650 Hoover Road.*

**6. The variance so granted does not violate the spirit of the Zoning Code.**

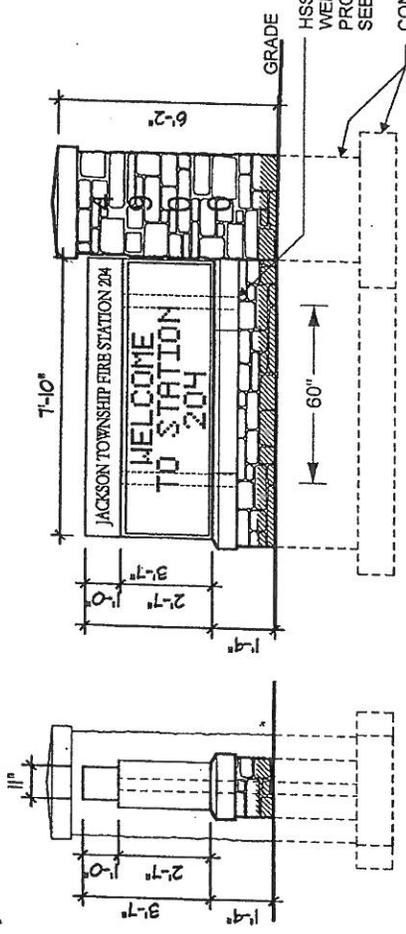
***Affirmative.** The variance so granted will allow the Township Fire Department to continue to improve its mission of protecting life and property, and matches the sign already in operation at the newest Fire Station #204 at 4900 Buckeye Parkway which is in the same Community Facilities (CF) zoning district as the other (3)three older Fire Stations. The purpose of zoning is to promote the health and welfare of the community.*

*Historically, zoning is used to control density, land uses, property values, encourage fair housing, protect the environment and protect the morality of the community. A variance to allow construction of sign with a changeable message does not impede any of those principle functions of zoning.*

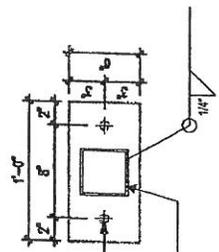
*It is the opinion of the Township that a changeable message sign would improve the delivery of community and emergency services to the residents and allow the Jackson Township Fire Department to exercise its statutory duties and responsibilities.*

**M&W**  
 4525 Indianola Avenue  
 Columbus, Ohio 432  
 p: 614.267.6960

ELEVATION DRAWINGS EXCEPTED FROM  
 M&W ARCHITECTURAL DRAWINGS FOR THIS  
 MONUMENT SIGN AND ARE SHOWN FOR  
 CLARIFICATION ONLY. THIS ENGINEER DID  
 NOT DESIGN THE OVERALL MONUMENT AND  
 RESTRICTS THIS DOCUMENT TO THE SIZING  
 OF THE SUPPORT POLES FOR THE 3'-7" X 7'-10"  
 SIGN CAN ONLY.



BEARING PLATE 3/8" x 6" x 12" w/  
 (4) 3/4" x 12" LONG ANCHOR BOLTS  
 FOR USE, COORDINATE LOCATION  
 OF PLATE WITH SIGN MANUFACTURER

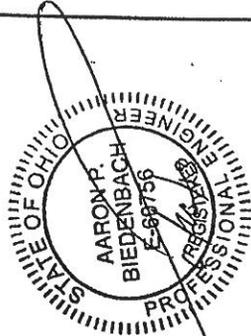


**DETAIL** ● BEARING PLATE  
 SCALE 1" = 1'-0"

**WEST ELEVATION SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

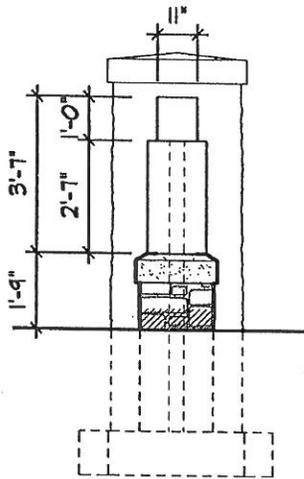


DESIGN PARAMETERS:  
 2011 OHIO BUILDING CODE  
 WIND SPEED DATA  
 1. BASIC WIND SPEED = 90 MPH  
 (9 SEC. GUST)  
 2. WIND IMPORTANCE FACTOR 1.0  
 3. WIND EXPOSURE C  
 4. INTERNAL PRESSURE COEF. N/A  
 5. COMPONENT AND CLADDING N/A

JACKSON TOWNSHIP FIRE  
 STATION 204  
 4900 BUCKEYE PARKWAY  
 GROVE CITY, OH

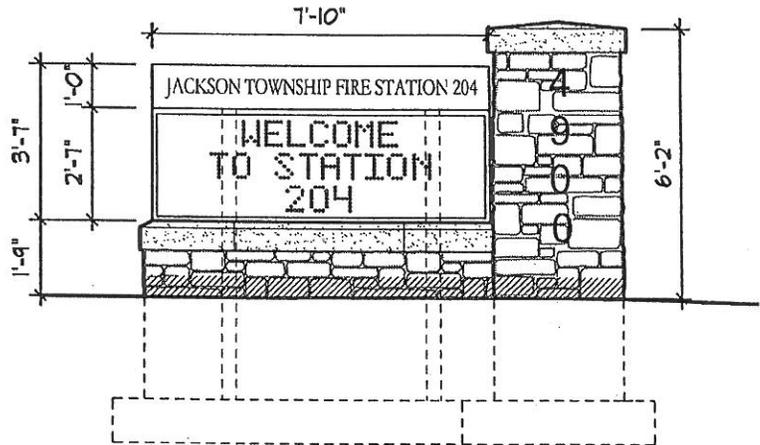
ENCON SERVICES, INC.  
 AARON BIEDENBACH  
 2272 LAUDON ROAD  
 DOVER, FL 33527  
 813-666-3373  
 OHPE #60766, OC #01893

ENGINEERING IS FOR SUPPORT COLUMNS  
 ONLY. REMAINDER OF STRUCTURE AND  
 FOUNDATION IS DESIGNED BY OTHERS



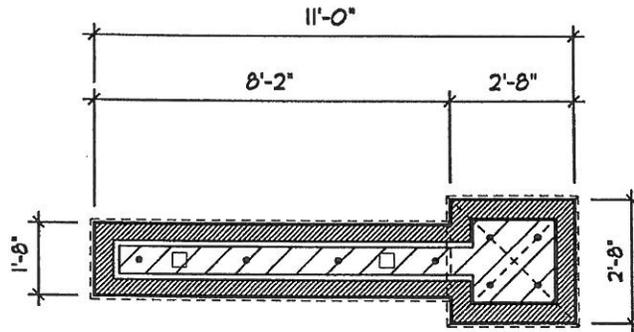
**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**ENLARGED PLAN**

SCALE: 1/4" = 1'-0"

**M&W**

4525 indianola avenue  
 columbus, ohio 43214  
 p: 614.267.6960 f: 614.267.6978

*Proposed LED Sign Revisions*

30 May 2013



Ground Mount LED sign  
approximately 8' x 4' foot display  
area on masonry base and column  
with landscaping, note this replaces  
existing sign in same location

STATION #201  
4343 Grove City Road

250

Station #203 Sign example





Pictures of the Station #204 sign under construction

