



1/8/2025 | 6:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

If you are joining through Zoom, please click the link below to join the meeting:
<https://us06web.zoom.us/j/87960308160>

1. Call to Order/Roll Call

2. Unfinished Business

- a. 2248 Club Road (VAR-63-24) - To allow an enclosed breezeway that connects the house with the existing detached garage, making it all one principal structure. It would reduce the minimum side yard setback from 10 feet to three, the minimum rear yard setback from 32.5 feet to five, encroach into the side yard longwall setback, and project into the rear yard profile (all existing). [The detached garage is may presently used for sleeping quarters, which is not permitted.] Building cover would increase from 29.1 percent (per BZ-03-97) to 29.6 percent and ~~development cover would increase from 48.4 percent (per BZ-03-97) to 49 percent.~~
- b. Fifth Third, 1669 Fishinger Road (DEV-04-24) - Review of a graphics plan to add a new free-standing sign, a canopy-mounted sign facing Tremont Road and replace existing building-mounted signage.

3. Informal Review

4. Updates & Reports

5. Adjournment

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: 2248 Club Road (VAR-63-24) - To allow an enclosed breezeway that connects the house with the existing detached garage, making it all one principal structure. It would reduce the minimum side yard setback from 10 feet to three, the minimum rear yard setback from 32.5 feet to five, encroach into the side yard longwall setback, and project into the rear yard profile (all existing). [The detached garage is presently used for sleeping quarters, which is not permitted.] Building cover would increase from 29.1 percent (per BZ-03-97) to 29.6 percent and development cover would increase from 48.4 percent (per BZ-03-97) to 49 percent.

Site Description/History

The subject property, 2248 Club Road, is located on the east side of the street, across from the Scioto Country Club and just south of Yorkshire Road. The property has 100 feet of frontage with a 40-foot building setback line and narrows to 76 feet along the rear property line; its depth is 130 feet. It is zoned R-1c, One-Family Residence District, and platted as Lot #2 in the Upper Arlington subdivision from 1922. The 2.5-story, Tudor-style home was built in 1929 and is a Contributing Structure in the Historic District. A three-car detached garage with living space was built in 1998 (nonconforming today- past real estate listings identify this as an apartment). The applicant purchased the property in February 2023.

In 1993, a variance request for a similar application was submitted but ultimately withdrawn by the applicant after discussions with the Board. That plan proposed an attached garage that would have encroached 27.6 feet into the 32.5-foot rear yard setback. In 1997, the Board approved a front porch conversion into an enclosed porch renovation/expansion that increased building and development coverage limits; house and detached garage improvements were also part of this project. No variances were granted for the use or height of the detached garage, which is around 20 feet.

A neighbor filed a complaint in early September concerning construction that may have started at the subject property without a permit. This was confirmed by a Building Inspector and a violation notice was sent. Building Permit #24-4425 was submitted shortly after and denied by Staff due to coverage and setback issues. [It has also been brought to Staff's attention that an area above the garage is currently being used as living space (in-law suite); the City has no records of this area being finished for such use, which is concerning.]



Proposal

The proposal includes the construction of a one-story enclosed breezeway that would connect the existing house to the existing detached garage. It would be installed mostly atop an existing concrete patio/walkway between the two structures. It measures 6' x 11'-6" and includes a stucco exterior with a standing seam metal roof. This connection would result in several variances (see below). A mudroom would be installed inside the existing detached garage, near the stairs to the second level where a family member is residing for care. [Again, Staff could not locate City approval for this use.]

When an enclosed space is proposed between the principal residence and a detached garage, the code considers the detached garage to now be "attached" and must meet all setback and coverage requirements for principal structures.

Zoning Code Requirements

1. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a seven-foot encroachment into the 10-foot minimum side yard setback (Article 5.02);
2. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a 27.5-foot encroachment into the 32.5-foot minimum rear yard setback (Article 5.02);
3. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a rear yard profile violation (Article 5.02);
4. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a side yard longwall violation (Article 5.02);
5. To allow an enclosed breezeway that connects the house with the existing detached garage that would result in building coverage of 29.6 percent, an increase from 29.1 previously granted via variance (Article 5.02); and
6. To allow an enclosed breezeway that connects the house with the existing detached garage that would result in development coverage of 49 percent, an increase from 48.4 percent previously granted via variance (Article 5.02).

The setback variances are a result of existing site conditions, but the coverage variances are not. If approved by the Board, a variance would not be needed for the existing (nonconforming) sleeping quarters space in the detached garage.

Attached: means (1) a use, room or space that has at least one (1) wall (or part of one (1) wall) in common with the remainder of a building; (2) a use, room or space that can be entered from and/or through other rooms and spaces within a building. An unenclosed roof connection shall not be considered attached.

Alternatives

The applicant could make the breezeway open on all sides, which would eliminate four variances, because the garage would still then be considered "detached" by the code. The variances that could be eliminated are: side yard, side yard longwall, rear yard, and rear yard



profile. However, a variance would be added for the existing sleeping quarters in the detached garage if the use were to continue.

The development coverage variance could also be eliminated if the breezeway were to be installed atop the existing hardscape or if the existing hardscape elsewhere on the property were removed.

Staff would note that they have received phone calls from adjacent neighbors, who have all expressed concerns about the variances requested and the use of the existing detached garage.

Requested Action and Findings

Staff has reviewed the application and plans, met with the applicant, and visited the site. In this case, Staff's analysis revealed that the site is already "maxed out" with development. While the lot narrows toward the rear, the existing building and development cover ratios already exceed permissible limits. The proposal results in six (6) variances, which is unprecedented; there are other options available that would reduce the number and severity of these. Based on these facts, Staff does not support the request.

Furthermore, the use of the detached garage as sleeping quarters without City approval, likely done by a previous owner, as well as the start of construction without City approval are both very concerning. These issues should be completely resolved with full code compliance achieved prior to moving forward with any additional requests, including variances.

Should the Board choose to support this application, Staff would recommend that the development coverage variance be eliminated, and plans for the existing sleeping quarters located on the second floor of the rear garage be submitted for review to ensure safety/code compliance. Should the breezeway be open and not "attached", variances would still be needed for: building cover, development cover (which could be eliminated), as well as for the potentially noncompliant sleeping quarters.

Attachments

1.	BZAP Variance Application - 2248 Club Road
2.	2248 Club Road history
3.	BZAP Staff Report Pics - 2248 Club Road



2248 Club Road

BZAP Staff Report Pictures | Variance



Google Maps ® Aerial – Looking North



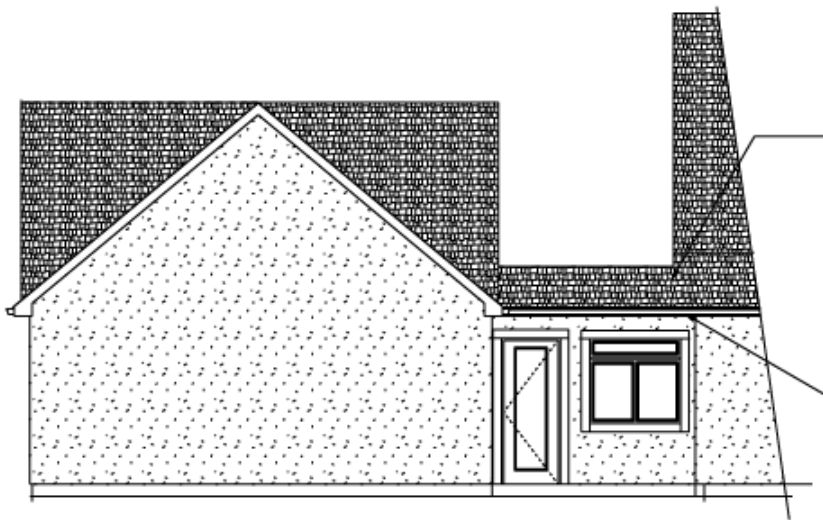
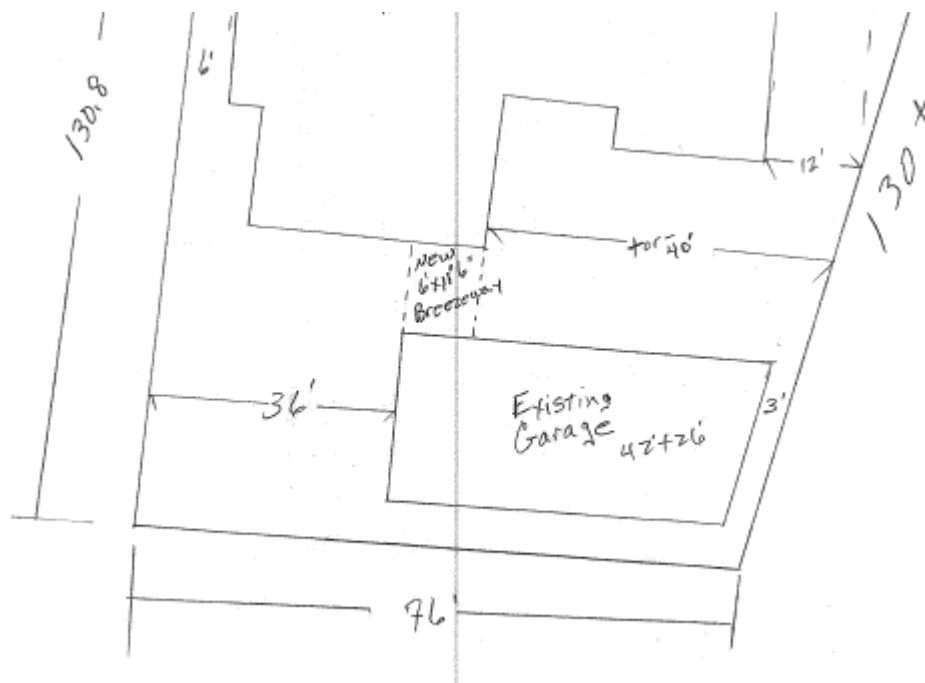
Site Photos



Site Photos (from past real estate photos)



Proposed Plan



AUTO COURTYARD VIEW



REAR YARD VIEW



24-4807

Variance Application

Status: Active

Submitted On: 10/22/2024

Primary Location

2248 CLUB RD
UPPER ARLINGTON, OH 43221

Owner

Niki Bavelis Callanan
CLUB 2248 COLUMBUS, OH 43221

Applicant

 Niki Callanan
 614-306-2211
 nikicallanan@yahoo.com
 2248 Club Rd
Columbus, OH 43221

BZAP Information

BZAP Case

VAR-63-24

Status

Pending

BZAP Determination Date

11/20/2024

Vote Tally

Primary Variance

Rear Yard

Findings of Fact for Approval/Denial

Variance Request

To permit an enclosed breezeway that connects the house with the existing detached garage (and adds an interior mudroom), making it all one principal structure. It would reduce the minimum side yard setback from 10 feet to three, the minimum rear yard setback from 32.5 feet to five, encroach into the side yard longwall setback, and project into the rear yard profile (all existing). [The detached garage is presently used for sleeping quarters, which is not permitted.] Building cover would increase from 29.1 percent (per BZ-03-97) to 29.6 percent and development cover would increase from 48.4 percent (per BZ-03-97) to 49 percent.

BZAP conditions

Variance Information

Describe Variance Request

We would like to attach the garage to the main house so that we can have a hallway that leads to the carriage house.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

Our family member living in the house is bedbound and has 24/7 care. There is not a shower on our first floor and our nurses have only been able to sponge bathe my aunt. We need access to the stairway that leads up to our carriage house so we can install a lift to bring my aunt up the stairs.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

I don't believe so.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

No, it is in our backyard

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

Yes, this is the only way we can bathe my aunt in a shower.

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

We need shower access for hygiene reasons.

10-18-24

Dear Neighbor,

This is Niki Callanan from 2248 Club Rd. We are doing a small addition to our house located at 2248 Club. The addition proposal is not in adherence with UA code and we will need a variance. Upper Arlington is requiring us to notify all neighbors within 100 feet and your house makes the cut! This letter is your official certification of notice. If you are interested in attending a BZAP meeting, they are held at the municipal center every Wednesday at 6pm. Thank you for your time.

Sincerely,
Niki Callanan



Revised: May 2023

Certification of Notice

Applicant Name: Niki Bavelis Callanan

Location of property subject to BZAP request: 2248 Club Rd

This application will be heard by the Board of Zoning and Planning on: Nov. 20, 2024 @ 6pm

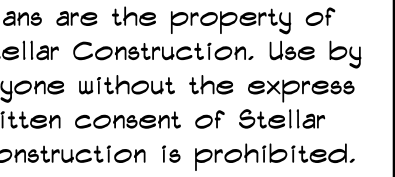
Describe activity which requires Board of Zoning and Planning review:

We need to add a connector/breezeway from the back of our home to the detached garage. This is necessary so that we can bathe a bed bound family member residing in our house.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below **DOES NOT** constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2196 Riverside Dr.	Scioto Country Club	Kari Gentry	10.23.24
2285 Yorkshire Rd	George A Bavelis	George A. Bavelis	10.18.24
2252 Club Rd	Niki Bavelis	Niki Bavelis	10.18.24
2249 Yorkshire	Ryan + Belinda Smith		10.23.24
2238 Club Rd	Sara Rau		10.23.24
2231 Oxford	Mac + Jessica Joseph		10.23.24
2235 Oxford	Allison McDonald		10.23.24
2266 Club Rd	Gaul Marsh		10-23-24
Applicant Signature:			Date:



Plan Revisions

[illegible]

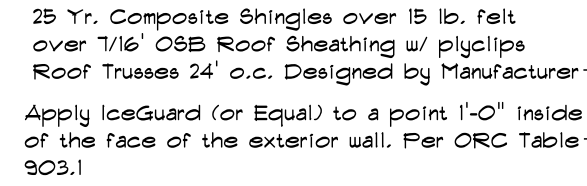
Callanan Residence

Address

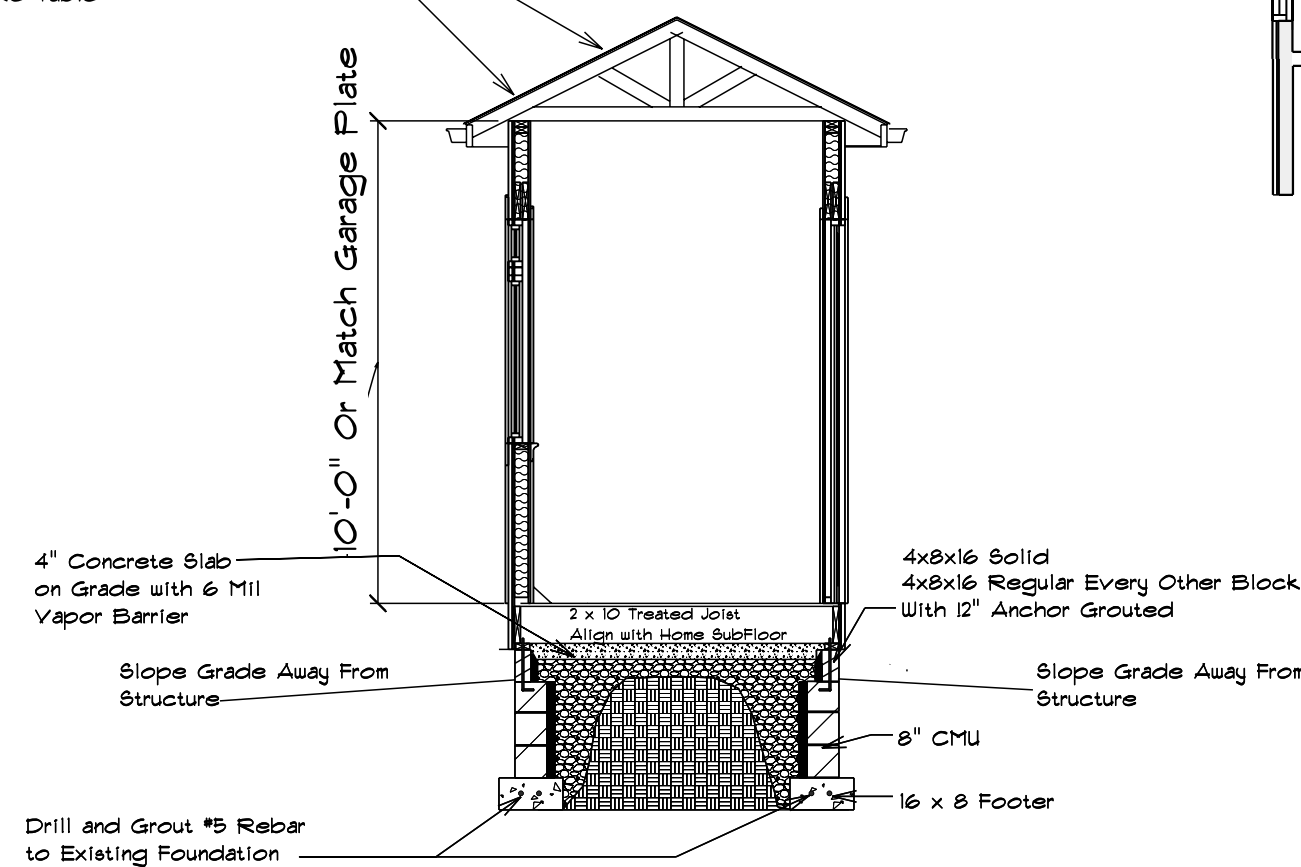
1st Floor Plan

$$1/4'' = 1'-0''$$

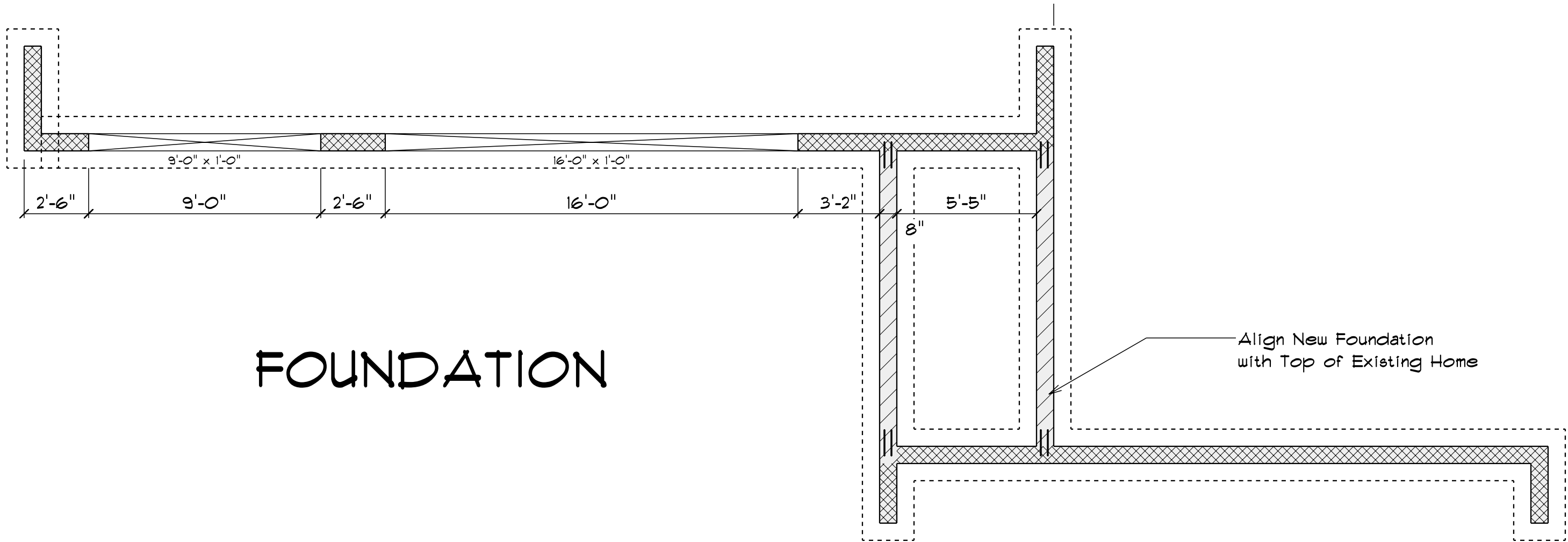
A-2
SHEET



FLOOR PLAN

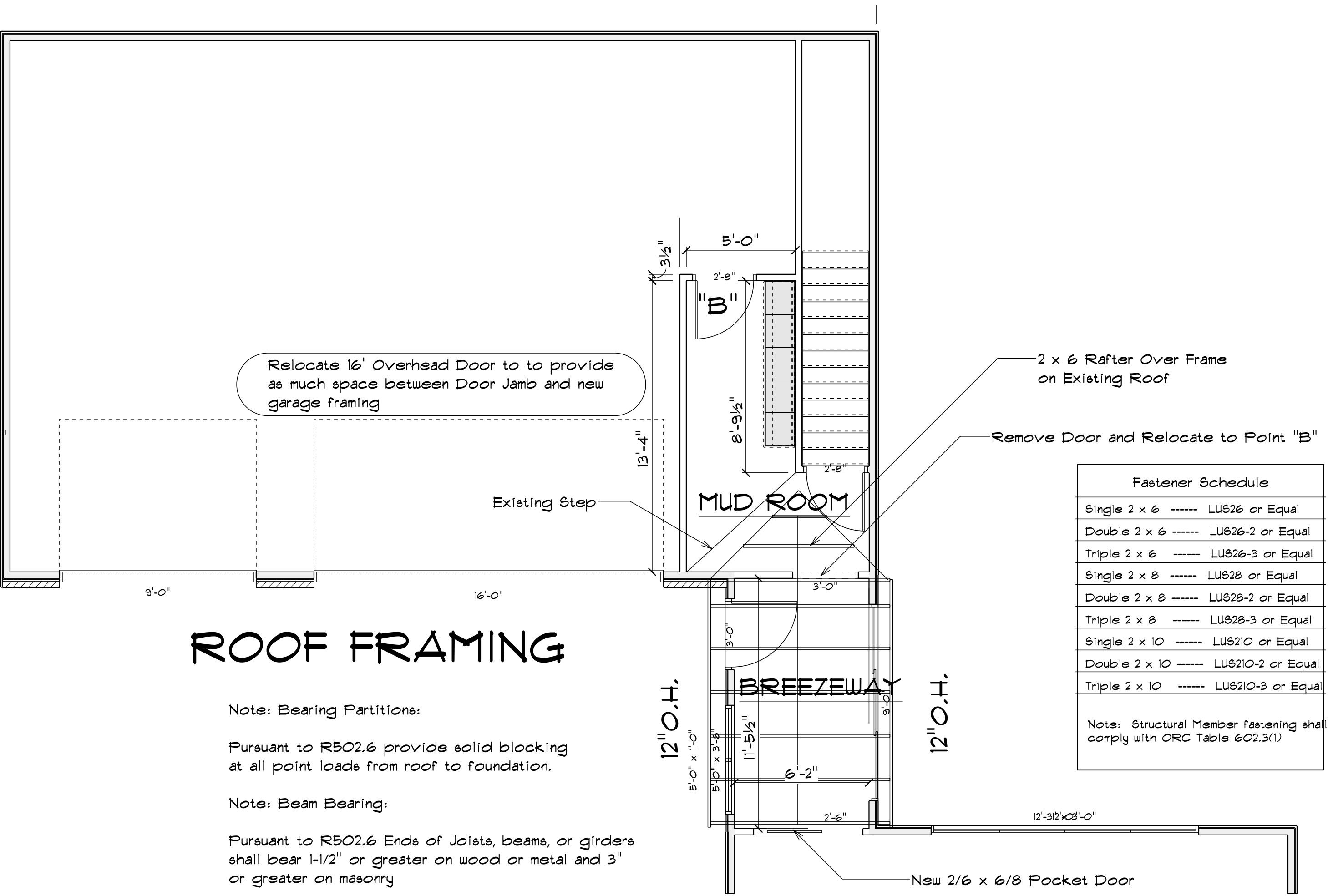


CROSS SECTION



FOUNDATION

AREA SCHEDULE	
Area	SF
1st Flr Living Area	181



ROOF FRAMING

Note: Bearing Partitions:

Pursuant to R502.6 provide solid blocking at all point loads from roof to foundation.

Note: Beam Bearing:

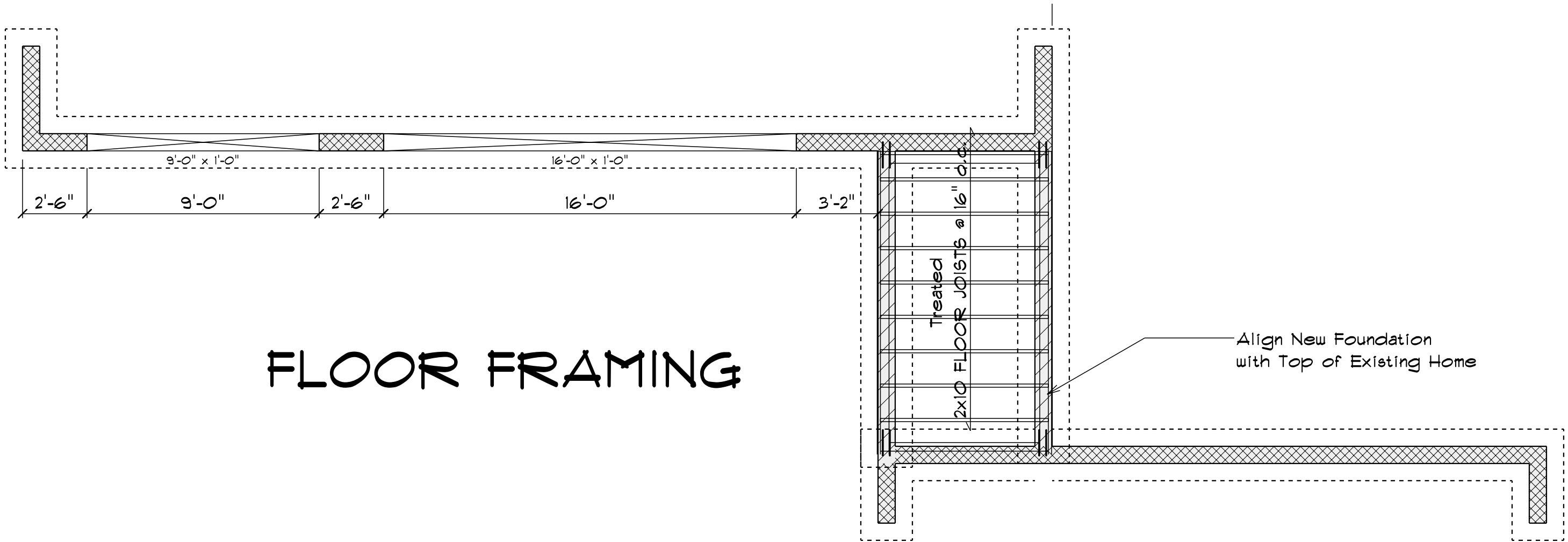
Pursuant to R502.6 Ends of Joists, beams, or shall bear 1-1/2" or greater on wood or metal or greater on masonry

Truss Design and Layout by Truss Manufacturer

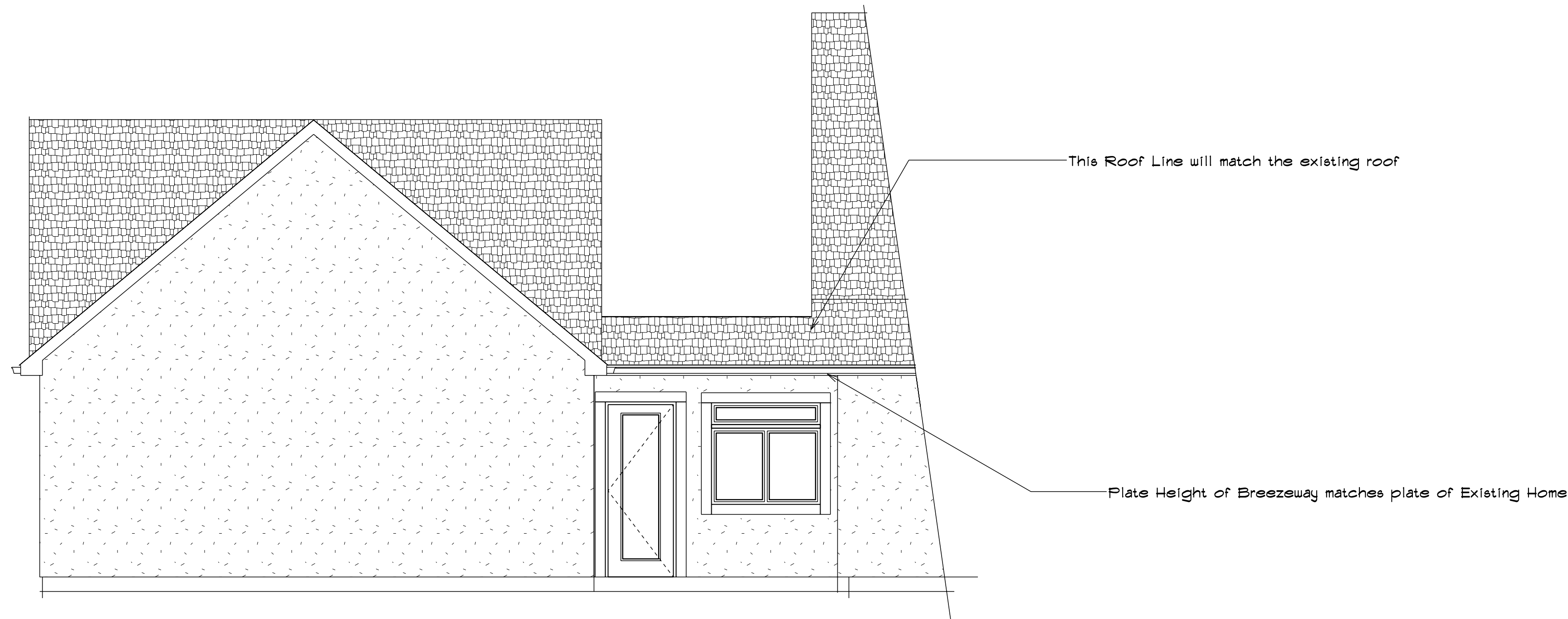
Note: All Trusses shall be installed utilizing Simpson H-2.5A Truss Clip or approved alternate.

Fastener Schedule	
Single 2 x 6	----- LUS26 or Equal
Double 2 x 6	----- LUS26-2 or Equal
Triple 2 x 6	----- LUS26-3 or Equal
Single 2 x 8	----- LUS28 or Equal
Double 2 x 8	----- LUS28-2 or Equal
Triple 2 x 8	----- LUS28-3 or Equal
Single 2 x 10	----- LUS210 or Equal
Double 2 x 10	----- LUS210-2 or Equal
Triple 2 x 10	----- LUS210-3 or Equal

Note: Structural Member fastening shall comply with IRC Table 602.3(1)



FLOOR FRAMING



AUTO COURTYARD VIEW



REAR YARD VIEW



STELLAR
CONSTRUCTION

Plans are the property of Stellar Construction. Use by anyone without the express written consent of Stellar Construction is prohibited.

Plan Date
8/1/2024

Plan Revisions

#	Date	Description

Callanan Residence

Elevation Plan

Address

1/4" = 1'-0"

A-4

SHEET

Callanan Residence

2248 Club Rd

Breezeway Drawings

September 24 2024

Attachments (5-P)

2-Elevation Drawings

Foundation Plan

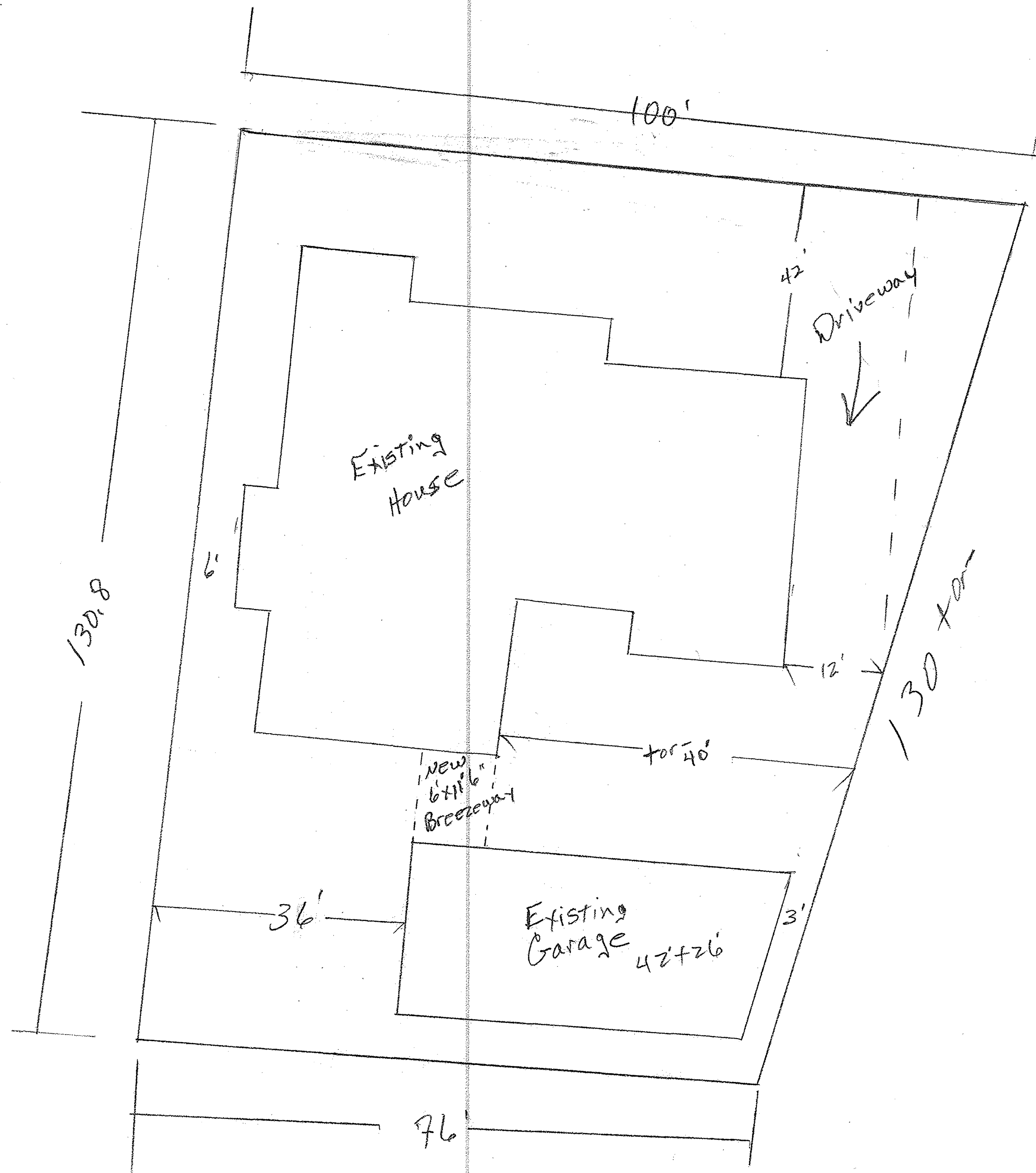
Site Plan

Structure drawings

Electrical Plans

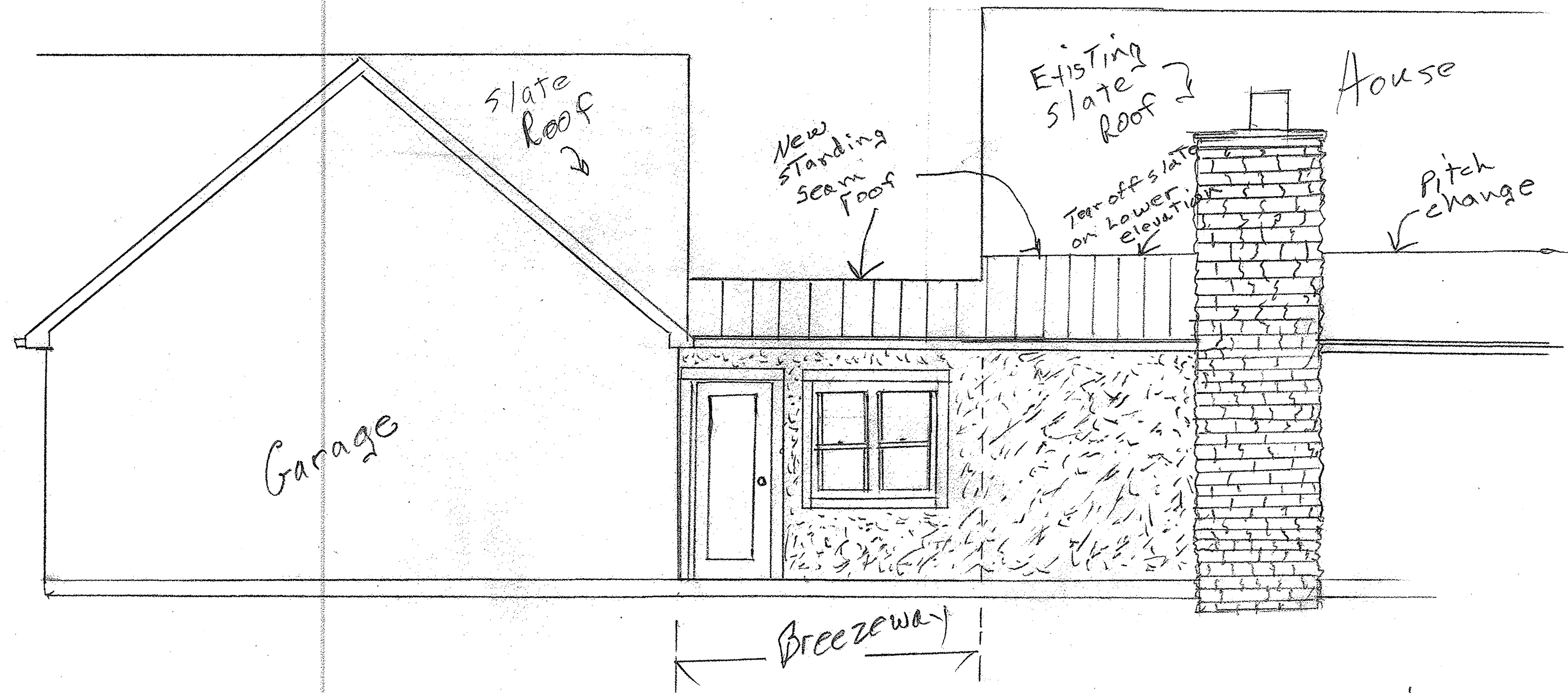
Floor Plan

Contractor contact Information		
SCALE: 1/4"	APPROVED BY:	DRAWN BY: DW
DATE: 9/24/24		REVISED:
Brandon Wetzel		
740-817-0670	DRAWING NUMBER 0-0	



Total Lot Area 11,277 sq. ft.

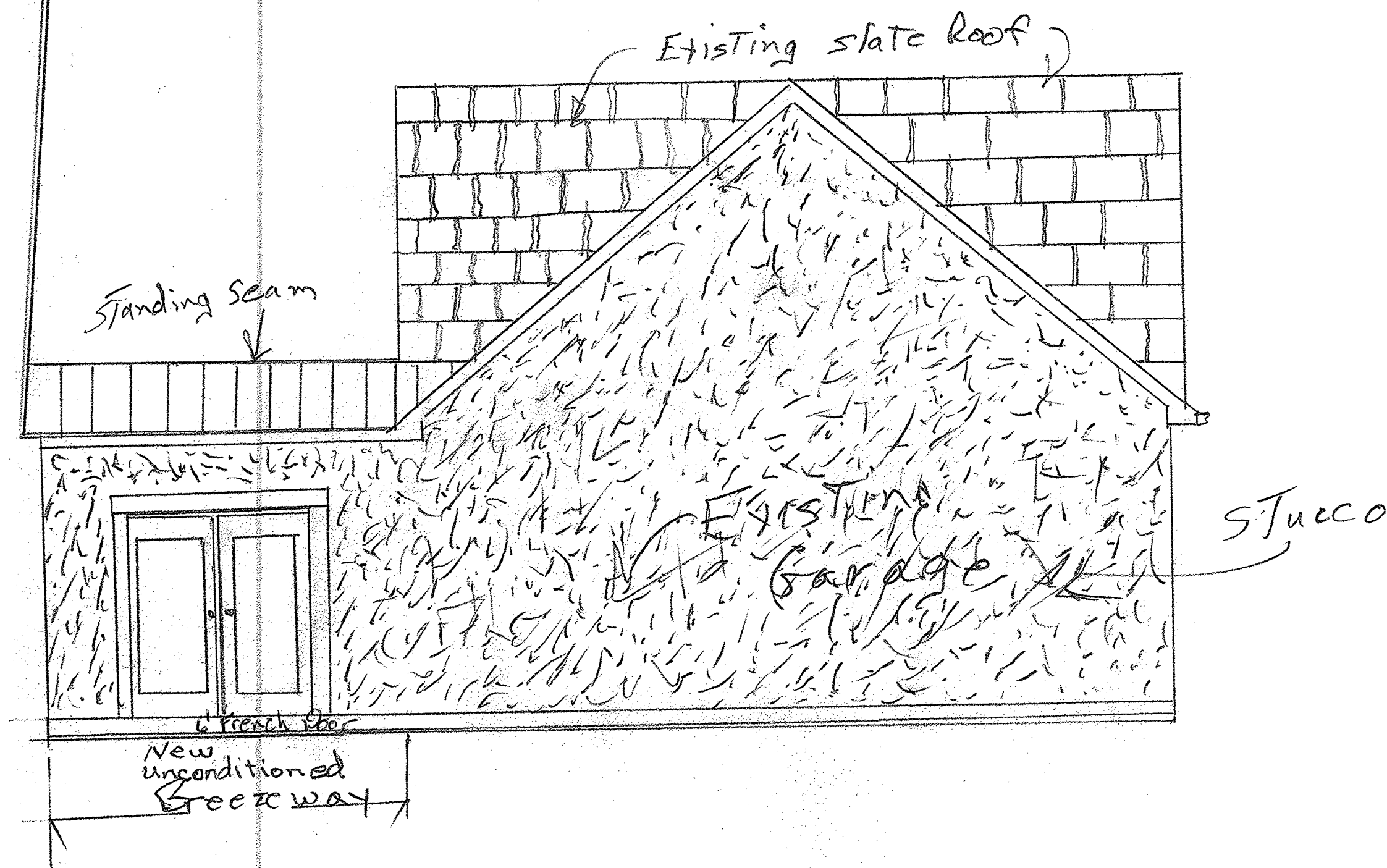
Callanan Residence		
SCALE: <i>N/A</i>	APPROVED BY:	DRAWN BY: <i>DW</i>
DATE:		REVISED
Site Plan - New Breezeway		
Zoning <i>R-1C</i>	DRAWING NUMBER <i>0-1</i>	



Auto Court side view

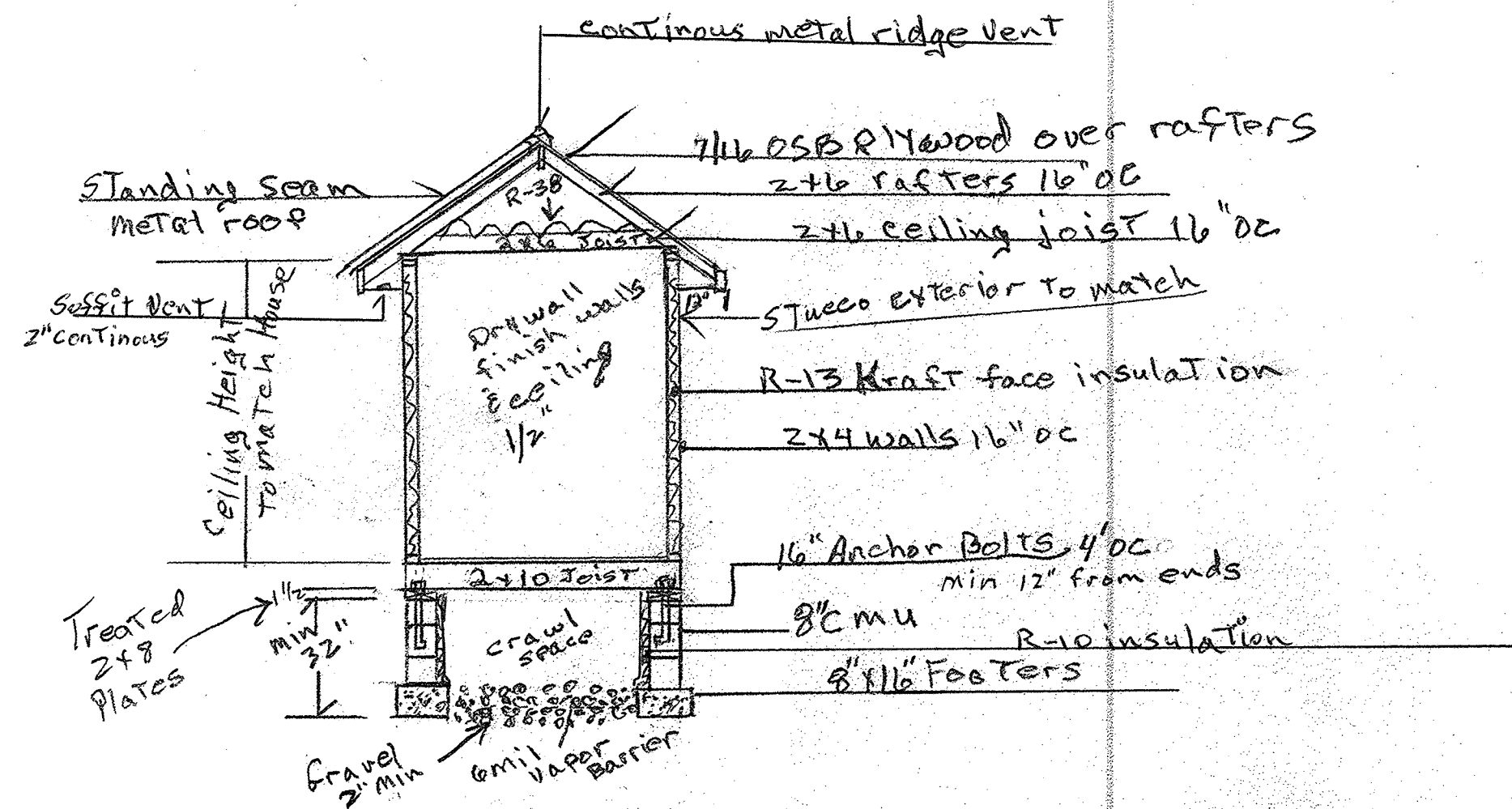
Elevation Plan			
SCALE:	APPROVED BY:	DRAWN BY DW	
DATE: 9/20/24		REVISED	
Callanan Residence			
2248 Club Rd.			DRAWING NUMBER 1

Slate Roof

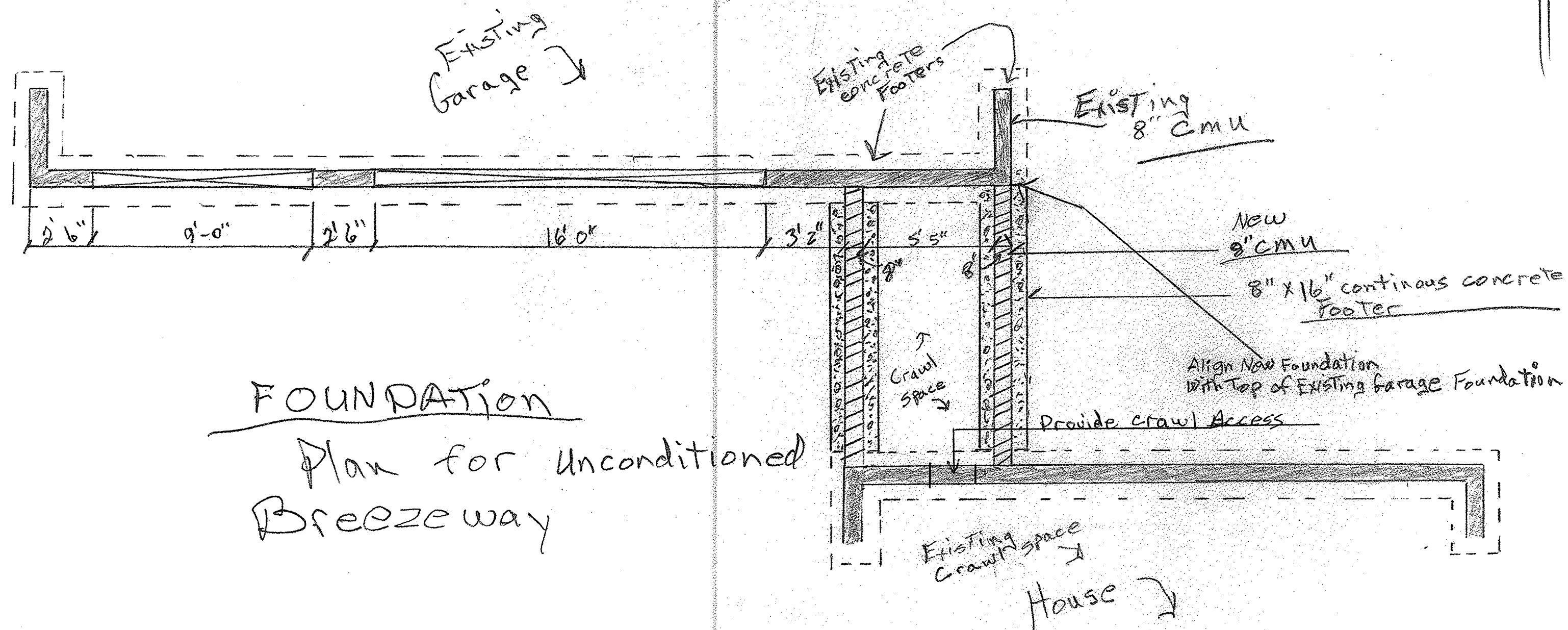
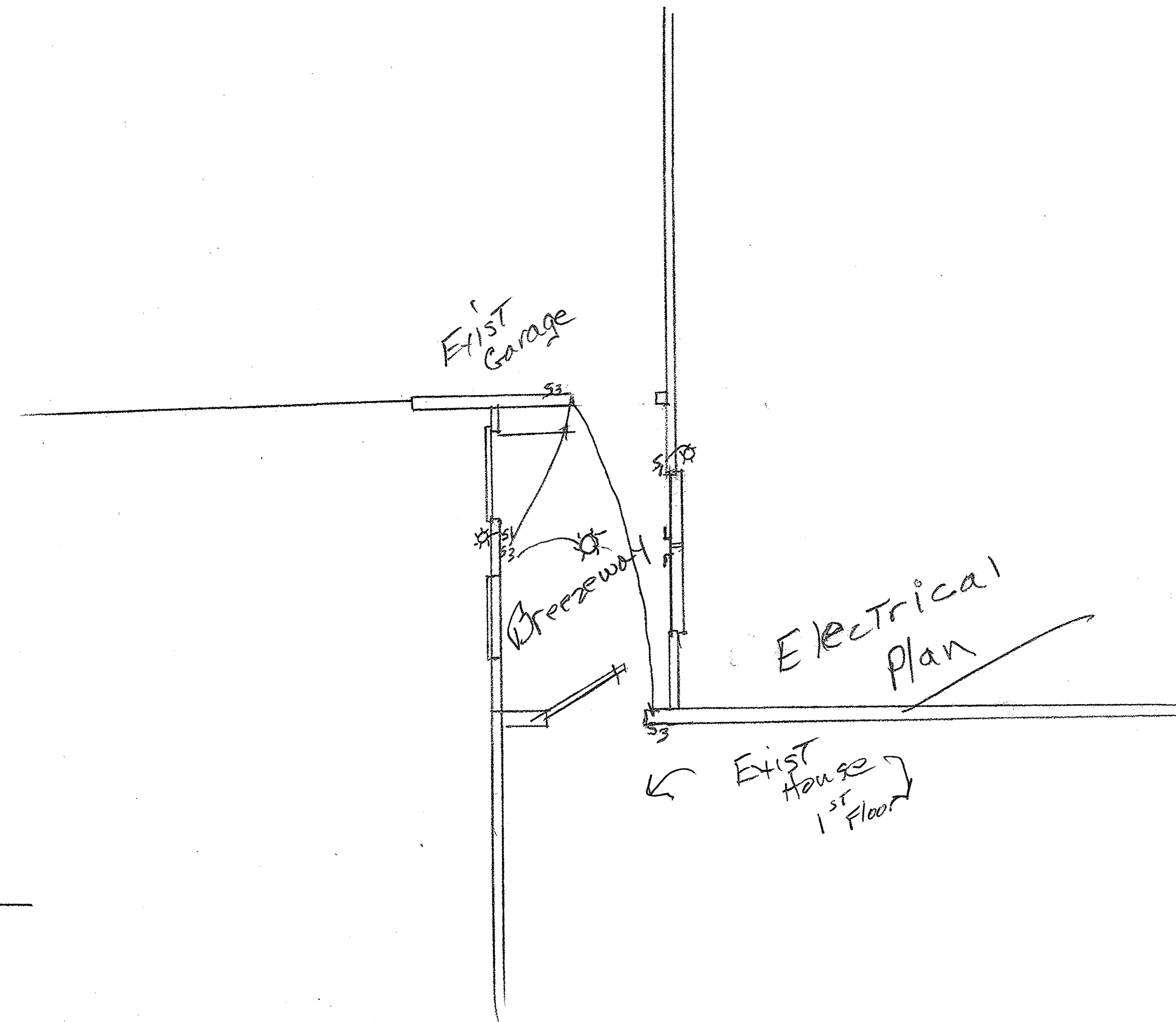


Rear Yard View

Elevation Plan			
SCALE:	APPROVED BY:	DRAWN BY	DW
DATE: 9/20/24		REVISED	
Callanan Residence			
2248 Club Rd			DRAWING NUMBER
			2

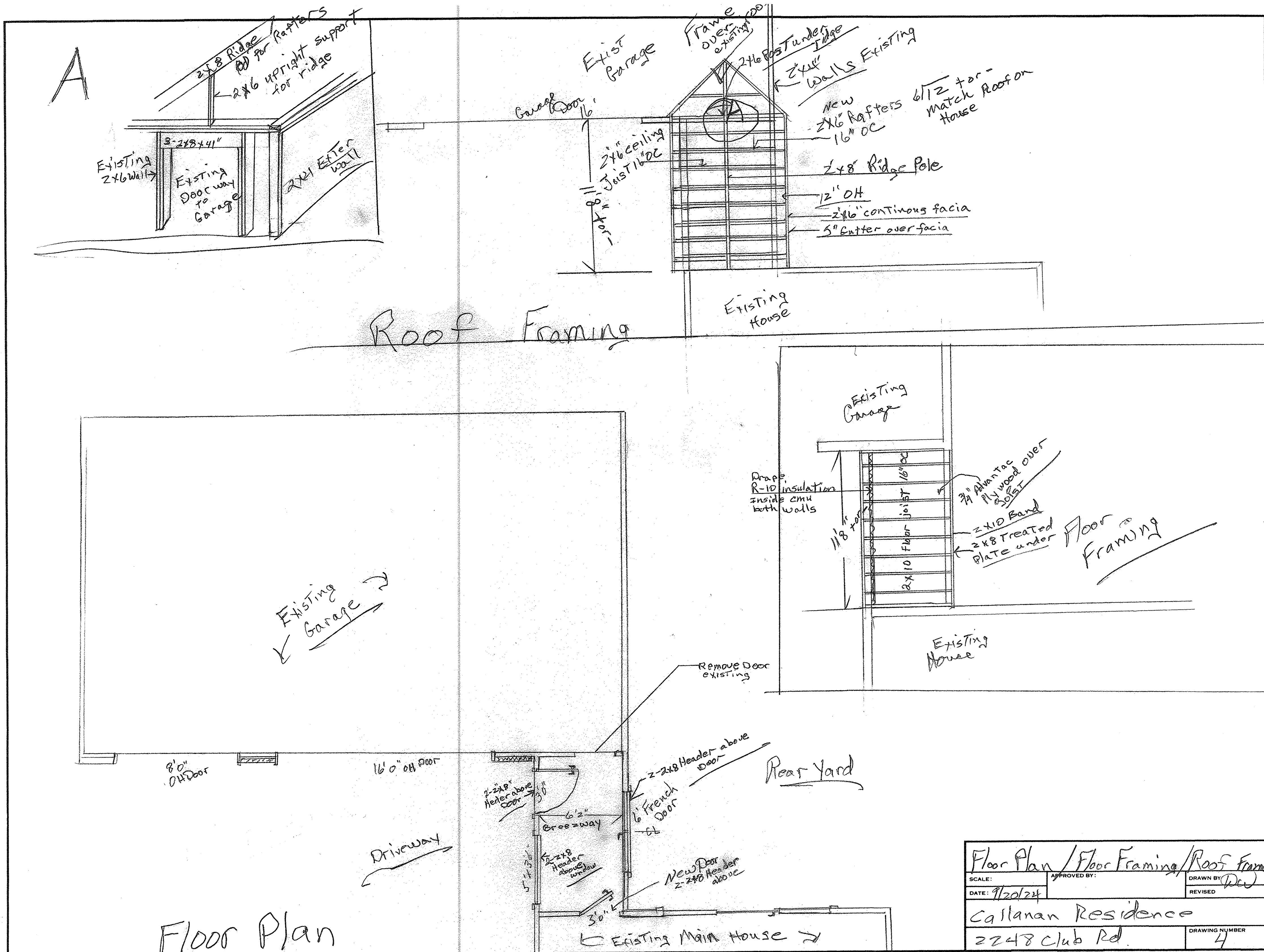


Cross Section



FOUNDATION
Plan for Unconditioned
Breezeway

Callanan Residence			
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY DW	
DATE: 9/20/24	2248 Club Rd.	REVISED	
Foundation Plan			DRAWING NUMBER
Electrical Plan			3



Floor Plan / Floor Framing / Roof Framing			
SCALE:		APPROVED BY:	
DATE: 9/20/24		DRAWN BY: DCW	
		REVISED:	
Callanan Residence			
2248 Club Rd.		DRAWING NUMBER: 4	



Name

Name this location...

Property Owner

Name

HAUSER THOMAS W TR

Phone

Email

Address

2248 CLUB
COLUMBUS, OH 43221

Flags

HISTORIC DISTRICT

+ Add Flag

Edit

Details

Zoning

R-1C

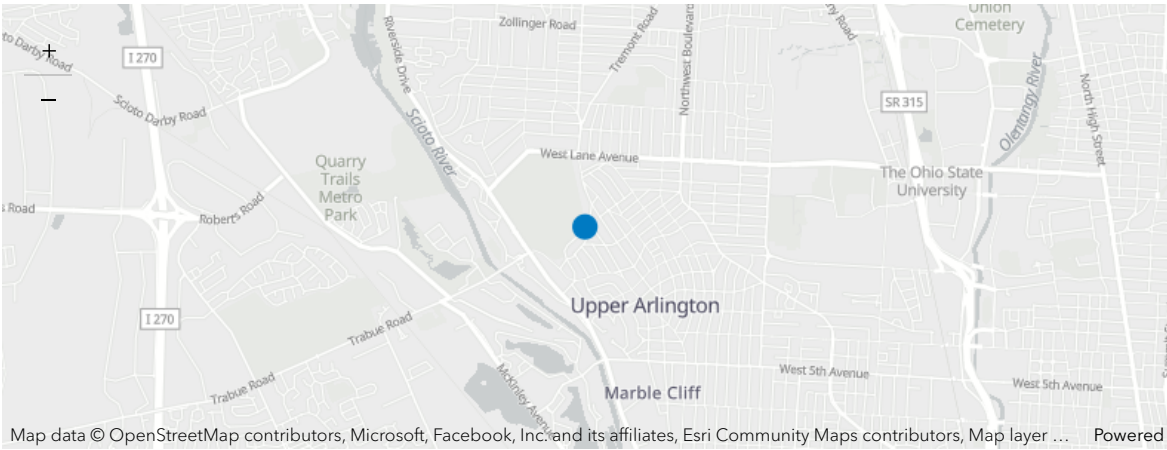
Building Type

R

Occupancy

MBL

--
Year Built
1929
Book Page
--
Lot Area
0.26
Water
--
Sewage
--
Subdivision
--



Add a note...

Notes

Attachments

Records

#	Type	Date Submitted	Status
24-4807	Variance Application	Oct. 22, 2024	ACTIVE
24-4425	Building Permit	Sep. 26, 2024	ACTIVE
24-4272	Property or Zoning Complaint	Sep. 18, 2024	ACTIVE
20-3156	Right Of Way Permit	Jul. 6, 2020	COMPLETE
201730970	HVAC Permit	Aug. 20, 2014	COMPLETE
20174455	Security Alarm Permit	Oct. 25, 1989	COMPLETE

Units

+ Add Unit

#
Main Building

2248 CLUB ROAD

2

070-001046

Street Address

R-1c

30'

Lot No. Bl. No.

Subdivision Name

Zoning Category

Lot Size

Platted Bldg. Setback

Parcel No.

SSAF Per. # & Date Issued

NOTE: USE FRONT OF CARD FOR NEW, GROUND UP, CONSTRUCTION ONLY. USE REVERSE SIDE FOR ROOM ADDITIONS, REMODELINGS, GARAGE ADDITIONS AND OTHER MISCELLANEOUS SECONDARY PERMITS.

BUILDING PERMIT NO. _____ Issued: _____ Fee: _____ Valuation: _____

Owners' Name, Address, and Phone Number: GEO. MILLER

Tenant's Name _____ Contractor's Name & Phone Number: _____

Description of Work: _____ OBBC Use Gr.: _____ OBBC Type Const.: _____

Building Square Footage: _____

BUILDING PERMIT INSPECTIONS:

Footer

Foundation Tile

Grade & Damp Proof

Framing

Fireplace

Insulation

Roof Drains

Rejected

Rejected

Approved

FINAL FOR OCCUPANCY

SEWER TAP PERMIT NO. _____ Issued: _____ Rejected Rejected Approved

Contractor: _____

DRIVEWAY PERMIT NO. _____ Issued: _____ Rejected Rejected Approved

Contractor: _____

ELECTRIC PERMIT NO. _____ Issued: _____ Service Rough Final

Contractor: _____

HVAC PERMIT NO. _____ Issued: _____ Rough Final

Contractor: _____

PLUMBING PERMIT NO. _____ Issued: _____ Underground Rough Final

Contractor: _____

FIRE SUPPRESSION PERMIT NO. _____ Issued: _____ Final

Contractor: _____

(OVER)

BUILDING PERMIT NO. 173-67 Issued: 6/20/67 Fee: 10⁰⁰ Valuation: 4,900⁰⁰

Owners' Name, Address, and Phone Number: PAUL DRAKE

Tenant's Name _____ Contractor's Name & Phone Number: L.M. PLEASANT - 488-1123

Description of Work: Room ADD'N. OBBC Use Gr.: _____ OBBC Type Const.: _____
Building Square Footage: _____

BUILDING PERMIT INSPECTIONS:

	Rejected	Rejected	Approved
Footer			6/20/67
Foundation Tile			
Grade & Damp Proof			
Framing			8/10/67
Fireplace			
Insulation			
Roof Drains			
FINAL FOR OCCUPANCY			

DRIVEWAY PERMIT NO. _____ Issued: _____
Contractor: _____

DRIVEWAY PERMIT NO. _____ Issued: _____
Contractor: _____

ELECTRIC PERMIT NO. 614-67 Issued: _____
Contractor: W. A. SALVIN

ELECTRIC PERMIT NO. 778-65 Issued: _____
Contractor: R. P. CALLAND

HVAC PERMIT NO. 464-67 Issued: _____
Contractor: W. E. FAVRET

HVAC PERMIT NO. _____ Issued: _____
Contractor: _____

PLUMBING PERMIT NO. 284-67 Issued: _____
Contractor: A. L. WING

PLUMBING PERMIT NO. _____ Issued: _____
Contractor: _____

MISC. PERMITS & NOTES:

2248 CLUB ROAD

BUILDING PERMIT NO. _____ Issued: _____ Fee: _____ Valuation: _____

Owners' Name, Address, and Phone Number: _____

Tenant's Name _____ Contractor's Name & Phone Number: _____

Description of Work: _____ OBBC Use Gr.: _____ OBBC Type Const.: _____

Building Square Footage: _____

BUILDING PERMIT INSPECTIONS: _____

	Rejected	Rejected	Approved
Footer			
Foundation Tile			
Grade & Damp Proof			
Framing			
Fireplace			
Insulation			
Roof Drains			
FINAL FOR OCCUPANCY			

DRIVEWAY PERMIT NO. _____ Issued: _____

Contractor: _____

DRIVEWAY PERMIT NO. _____ Issued: _____

Contractor: _____

ELECTRIC PERMIT NO. _____ Issued: _____

Contractor: _____

ELECTRIC PERMIT NO. _____ Issued: _____

Contractor: _____

HVAC PERMIT NO. _____ Issued: _____

Contractor: _____

HVAC PERMIT NO. _____ Issued: _____

Contractor: _____

PLUMBING PERMIT NO. _____ Issued: _____

Contractor: _____

PLUMBING PERMIT NO. _____ Issued: _____

Contractor: _____

MISC. PERMITS & NOTES:

10-93 - BZAP deflected request to permit construction of an attached garage & covered walkway, which will cause the principal structure to encroach 27.6' into the req'd 32.6' rear yard. BZ-72-93 (Request withdrawn)

SUPPLEMENTARY PAGE

Address of Work: 2248 CLUB

BUILDING PERMIT NO.: 7065-94 ISSUED: 3/2/94 FEE: 1070.00 VALUATION: \$ 200,000

Owner/Address/Phone: Tom & Heather Hauser, 2248 Club Road, UA/Oh 43221 487-9121

Contractor/Address/Phone: Darby Zak, 8438 Tibbermore, Dublin/Oh 43017 766-9681

Description of Work: Addition Square Ftg. _____

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)

Level II Footer:

REJECTED	APPROVED
	4-11-94 4-12-94

Level III Grade & Dampproof:

	4-18-94
--	---------

Level IV Foundation Tile:

	6-21-94
--	---------

Level VI Framing:

Electric: Permit No.: 6145-94 Issued: 4-18-94
 Contractor: Dave Randle / 1-225 august, 89 onb
41 file 4 app, 1 a/c

ROUGH	FINAL
4-19-94 6-17-94	9-1-94

Electric: Permit No.: _____ Issued: _____
 Contractor: _____

--	--

HVAC: Permit No.: 4243-94 Issued: 6-9-94
 Contractor: Classic Air / replace extensions

6-21-94	11-15-94
---------	----------

HVAC: Permit No.: _____ Issued: _____
 Contractor: _____

--	--

Plumbing: Permit No.: 5120-94 Issued: 5-24-94
 Contractor: Eaton Plmbg / 1 wc, 1 lava, 2 sink, 1 Dish, 1 Dish

UNDERGRD	ROUGH	FINAL
	6-17-94 6-20-94	8-24-94 8-29-94

Plumbing: Permit No.: _____ Issued: _____
 Contractor: _____

--	--	--

Level VII Insulation:

REJECTED	APPROVED
	6-24-94

Level VIII Driveway: Permit No.: _____ Issued: _____
 Contractor: _____

--	--

Level IX FINAL FOR OCCUPANCY

11-15-94	11-18-94
----------	----------

MISC. PERMITS AND NOTES: 5-16-94 . OK fireplace

BUILDING PERMIT NO.: 7023-98 ISSUED: 02/10/98 FEE: \$830 VALUATION: \$125,000.00

Owner/Address/Phone: Tom Hauser 2248 Club Road 43221 487-9121

Contractor/Address/Phone: Betley Vistain Builders 3366 Riverside Drive 43202 451-3201

Description of Work: garage remodel; facade remodel Square Ftg. _____

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)

Level II Footer:

REJECTED

APPROVED

8-4-98

Level III Grade & Dampproof:

Level IV Foundation Tile:

8-12-98

Level VI Framing: 11-21-98 App.

10-30-98 Reg.

Electric: Permit No.: 6316-98 Issued: 9-4-98

ROUGH

FINAL

10/7/98

3-3-99 Reg.

Contractor: Safeway Electric Co. (3)

3-12-99 App.

Electric: Permit No.: _____ Issued: _____

Contractor: _____

HVAC: Permit No.: 4384-98 Issued: 9-24-98

10-28-98 Reg.

Contractor: Care Heating & Cooling

HVAC: Permit No.: _____ Issued: _____

Contractor: _____

Plumbing: Permit No.: 5211-98 Issued: 10-2-98

UNDERGRD

ROUGH

FINAL

10-21-98

4-8-99

Contractor: Accurate Plumbing

Plumbing: Permit No.: _____ Issued: _____

Contractor: _____

Level VII Insulation:

REJECTED

APPROVED

11-6-98

Level VIII Driveway: Permit No.: _____ Issued: _____

Contractor: _____

Level IX FINAL FOR OCCUPANCY

10-13-99

MISC. PERMITS AND NOTES:

02-19-97 BZAP approved 48.38% development cover, of 3279 s.f. of bldg cover. BZ-03-97

AGENDA

Board of Zoning and Planning 7 p.m. Feb. 19 Council Chamber Municipal Services Center 3500 Tremont Road

1) Review and approval of Jan. 23 BZAP minutes and other minutes and reports.

2) Request of Mr. John Royer, Kohr Royer Griffith Inc., regarding the property known as Tremont Shopping Center, zoned B-1, for a variance to CO 1143.12, to permit 345 parking spaces, in lieu of the 545 required, in order to permit construction of a 9,750-square-foot medical building near the southwest corner of the existing shopping center.

Variance application No. 02-97.
Tabled from Jan. 23, 1997.

Review and recommendation to city council regarding a request by the same applicant regarding the same property, for a plat amendment to the plat entitled Plat of Block 211 and South Part of Block 212 City of Upper Arlington by reducing the setback line on lots 3 through 7 from 40 feet to 15 feet, in order to permit construction of the above-referenced medical building.

Ordinance No. XX-97; third reading by city council to be scheduled upon completion of review by the board.

3) Request of Mr. James Wilcoxon, on behalf of property owners Dr. and Mrs. Michael Soult, regarding their property located at 1953 Berk-

shire Road, zoned R-1c, for variances to CO 1123.05, 1107.19 and 1107.20 in order to permit the construction of a two-story addition which will continue the existing line of encroachment of one foot into the eight foot west side yard, which will result in development cover of about 49 percent, in lieu of the 40 percent permitted, and which will result in building cover of 27 percent of total lot area, in lieu of the 25 percent permitted. The applicant also requests a variance to CO 1123.09(E), to permit the construction of a studio over the existing detached garage by means of a shed dormer, which is prohibited, and which will result in detached garaged height of 21 feet, four inches, in lieu of the 17 feet permitted.

Variance application No. 74-96
Tabled from Jan. 23.

4) Request of Richard Connor Riley & Associates, on behalf of property owners Slegbert and Renate Allenspach and applicant Ameritech Cellular Services, for conditional use approval of an essential use in order to permit the construction of a 117 foot cellular monopole in the parking lot behind the property known as Cio's Restaurant, 2820 Nottingham Road, zoned B-2. Detailed plan review of this request may also find variances relative to parking and fencing.

Conditional use application No. 80-96.
Tabled from Jan. 23.

5) Request of architect William Mokris, on behalf of property owners Charles and Glenna Tzagourmis, 4435 Clearbrook Court, regarding the property located at 4721 Old Ravine Court, zoned R-1a, for variances to CO 1107.19, 1107.20 and 1123.05, to permit the replacement of 207 square feet of screened porch and patio with 690 square feet of family room and screened porch which will result in development cover of 38 percent, in lieu of the 35 percent permitted, will result in building cover of 27 percent, in lieu of the 20 percent permitted, and which will encroach up to seven feet into the required 33.3 feet required rear yard.

Variance application No. 01-97.
Tabled from Jan. 23.

6) Request of Architect Steve Copeland, on behalf of property owners Mr. and Mrs. Thomas Hauser, 2248 Club Road, zoned R-1c, for a variance to CO 1107.19, to permit the replacement of a front porch with an enclosed entry which will result in development cover of 48.38 percent (an increase of 1.16 percent over existing), in lieu of the 40 percent permitted, and for a variance to CO 1107.20, to permit 3,279 square feet building cover (an increase of four square feet over existing), in lieu of the 2,732 square feet permitted.

Variance application No. 03-97.

7) Request of Byron and Laurie Dahney, 2125 Cheshire Road, zoned R-1c, for variances to CO 1123.05, to permit the construction of a two-story addition to the existing attached garage which will result in a two car garage, but which will

encroach up to 3.6 feet into the required eight foot north side yard and will result in a side yard sum of 14.2 feet in lieu of the 16 feet required and for a variance to permit the construction of the two-story garage addition and a rear two-story addition which will result in building cover of 2305.5 square feet (25.98 percent), in lieu of the 2221.9 square feet (25 percent) permitted.

Variance application No. 04-97.
8) Request of Acomen Ltd., regarding the property located at 4710 Reed Road, zoned B-1 and formerly a Rax restaurant, for a variance to CO 1143.12, to permit a reduction in the required number of parking spaces from 98 to 80, in order to permit the construction of additions to facilitate the opening of a restaurant.

Variance application No. 05-97.
9) Informal discussion regarding Zoning Code Chapter 1136 — transitional overlay district.

Design Review Committee Board of Zoning and Planning 4 p.m. March 4 Council Committee Room Municipal Services Center, 3500 Tremont Road

This meeting will be held to consider agenda items referred to it by the Board of Zoning and Planning at its Feb. 19 meeting. Consideration may involve review and recommendation back to the board, or final disposition, as directed by the board within its motion for referral. Informal review of preliminary plans not yet before the board may be discussed on a preliminary, non-bind-

ing basis if requested by the applicant seven days before the committee meeting. Agendas will not be published prior to meeting dates, given the short time frame and informal nature of this meeting. For questions or inquiries regarding this agenda, please contact the Planning Division at 459-6106.

February 10, 1997

Homeowners vow to fight cellular phone tower

By **KATIE FOLEY**
ThisWeek Staff Writer

A stargazer and a father of three, Tom Jeffire said a 117 foot phone tower near his Shrewsbury home would break up his "living space."

Jeffire told Ameritech representatives he moved to Upper Arlington because it was not an industrial area.

The neighborhood's scenic beauty, allowing for long family walks by the river, drew him to his Shrewsbury Road home, he said. "We didn't buy our homes for good cellular service."

Jeffire was among 30 homeowners who met with three phone company officials Feb. 5 to find a compromise for placement of a 117 foot

monopole in the rear parking lot of Ciao's restaurant, 2820 Nottingham Rd.

Ameritech is requesting approval for a variance from the city's Board of Planning and Zoning Feb. 19 to construct the tower it says it needs to improve service to its Upper Arlington subscribers.

The case has been tabled twice, with Ameritech being told to look at other sites, Ronda Juniper, city planner, said.

An organizer of the Feb. 5 meeting, Mike Cennamo told Ameritech officials residents oppose its construction because it would lower their home values.

Leahy said that wouldn't necessarily happen, a comment disputed by Tim Taylor, an Upper

Arlington realtor who sold Cennamo his home. "I sell real estate and I can tell you no one chooses to be near a utility." The only way a homeowner can sell a home in what is viewed as a less desirable location is to lower the price, he added.

"We are going to go out and tell our neighbors to come to that meeting," Cennamo said.

"Don't think these people won't fight you," Cennamo's attorney Don Cox said. "You need to wake up and know we're going to fight you."

Leahy explained Ameritech needs a second site in Upper Arlington to improve its service to customers. Last year, it constructed a tower at Lane Avenue and North Star Road, knowing it would need another in the area of Nottingham

and Sunset Drive.

Jamie Kimble, Ameritech's engineer, said the tower needs to be in that area if Ameritech's cell system is to work. Moving the tower as little as three quarters of a mile north or south would require re-engineering of the system, Leahy said.

Residents' interest soured when Leahy told them Ameritech had approached the city about 18 months ago, proposing to locate its antennae on the city building. If the city had said yes, it would have eliminated the need for both towers, he said.

Leahy said the city turned them down.

City manager Rich King said neither he nor

See **PHONE TOWER**, page 5

Phone tower angers residents

Continued from page 1

staff have any recollection of being approached by Ameritech with such a proposal, "certainly not in that time frame."

Last April, when the construction of a medical office at the municipal services building came up, an Ameritech phone tower was discussed, King said. "The equipment building

they needed was not compatible with the space we had."

King said he is concerned with Leahy's characterization of the city as being indifferent to its residents. "That's not the case."

Ameritech has looked at 17 sites since May 1996, Leahy said. In some instances, property owners declined to lease them space. Others said they didn't have enough room on their prop-

erty.

The lack of commercial areas in Upper Arlington makes it difficult to site towers, Leahy said.

Property owners Ziggy and Renate Allespach would accrue income from Ameritech's lease agreement, Leahy said. Kathi Cennamo, a Sunset Drive resident and organizer, said she had heard the city would share in the income.

Residents continue battle against tower

■ *The fight's likely to continue at a Feb. 19 meeting.*

By ARUNA JAGTIANI
Upper Arlington News Reporter

Ameritech says it wants to provide seamless cellular phone service to its Upper Arlington customers, but residents whose property is adjacent to the utility's proposed site for a 117-foot monopole say cellular service was not the reason they chose to live in UA.

"I don't have a cell phone and I like to look at the stars at night and the aesthetics that go along with being in UA," said Tom Jeffire, a Shrewsbury Road resident who attended a Feb. 5 meeting called by Ameritech to meet with concerned residents.

Ameritech applied for conditional-use approval last November to build the tower at 2820 Nottingham Road on the corner of Sunset Drive in the parking lot behind Ciao's restaurant.

The property is zoned as a community business district and is one block away from a residential area.

Tabled before

Mike Cennamo, one of the residents within 100 feet of the proposed tower who was notified of the plan, mobilized the neighborhood to fight the tower.

Cennamo's active stance and residents' protests led to tabling Ameritech's request

and city officials suggested alternate sites to the company.

Jim Leahy, attorney for Ameritech, told residents that although 17 other sites were considered, the one on Nottingham was the most viable from an engineering standpoint.

Angry residents said they did not believe that. They said Ameritech was pursuing the site because it was the most economical alternative.

Leahy said tall structures set up in cells on grid type patterns were required to service the metropolitan area.

He said each site served a two- to four-mile area and the need for sites increased with the demand for the service.

"There has to be equal spacing between sites otherwise they interfere with one another," said Leahy.

Aesthetics gripe

"We sympathize with your grid, but we really don't care," said Jeffire. "Quite frankly, a 100-foot tower is going to break up my living space. I don't care if you put fur around it, it is going to be ugly."

Leahy said UA had been served by cellular sites outside of town for the past 10 years. He said a tower placed on Lane Avenue and North

Star Road a year ago covered the southeast portion of the city but did not solve the problem.

"We needed a site 150-feet tall in the center of town," he said.

He said the Ciao's parking lot site would take care of the northwest portion of UA.

"People either cannot make a call or the call quality deteriorates," said Leahy.

Residents told Leahy to look at park properties along Riverside Drive and recommended other areas.

"I don't think you are looking at all the alternatives," said Cennamo's attorney Don Cox. "You are going to stick it there because you think these people are not going to fight you."

Affect on property?

Cennamo reminded Leahy that the conditional-use application stated that Ameritech's "installation will not interfere with the use and enjoyment of other property in the immediate vicinity nor will it have an effect on the property values in the neighborhood."

"Do you believe that?" asked Cennamo. "Do you believe this will not lower my property value by putting in a tower 100 feet from my home?"

"You will not believe how many people do not want to be near a utility tower," said Tim Taylor, a real estate

professional.

Leahy said Ameritech had approached city officials last year for permission to use the municipal services building site.

He said the city was engaged in another project and had no room for the building needed to accommodate the equipment for the site.

Ronda Juniper, planning officer in the zoning department, said the city was expecting construction of the proposed medical building at that time and had plans to add parking spaces.

"It was never a formal proposal," said Juniper. "By the time the medical building proposal was withdrawn, Ameritech had serviced the area from a different site."

"I would rather have it on my municipal building rather than in my backyard," said Janis Wunderlich, a resident of Shrewsbury Road.

Juniper said Ameritech was servicing a different area at the time. She said the municipal building was too far away now for the area that needed service.

The Board of Zoning and Planning will hear Ameritech's case Feb. 19. About 32 residents who attended the Feb. 5 meeting said they would attend the hearing.

Onandaga house's size upsets neighbors

By ARUNA JAGTIANI

Upper Arlington News Reporter

Does Upper Arlington need an aesthetics review board?

Some residents say the city ought to consider appointing one.

Charles Mueller is one of the proponents of an aesthetics code. A 2,000-square-foot home to the east of Mueller's property sold last summer to a builder who razed the structure. In its place stands a 6,000-square-foot home, which is approaching completion.

The home, at 2511 Onandaga Drive, has elevated Mueller's level of stress because there was nothing he or his neighbors could do to stop the transformation which occurred on that lot.

In compliance

The builder was in compliance with zoning restrictions, required no variances, and followed the letter of the law.

"They had a valid building permit and they are building to the maximum of what the code allows," said Ronda Juniper, planning officer with the UA Board of Zoning and Planning.

"They complied with all the building and zoning regulations," said Marty Hosack, the city's director of development. "There was no justification to deny the permit."

Hosack said zoning laws had become more stringent in the last few years.

"UA has introduced development and building cover regulations — the amount of land you cover with building and paving," he said. "Some people feel they are too restrictive and some believe they are not restrictive enough."

Juniper said the builder had provided a survey which showed the home was 10 feet from the property line as required and exactly 35 feet to the ridge, the highest point on the roof.

A resident of UA for 23 years, Mueller has spent 14 years of his life on Onandaga where he said he moved because he thought it was one of the nicest streets in UA.

Visibility complaint

Now he says his visibility has been cut by a house that does not fit in with the character of the homes on the street.

His neighbors, Barth and Barb Falkenberg, agree.

"It's a looming structure, a huge stucco," said Barb Falkenberg. "It's a great house for Muirfield, Delaware and Powell where they have nice, big lots."

Before the house was constructed, Mueller said he had mobilized his neighbors to attend a BZAP meeting at which the builder had requested a minor variance in relation to a conservatory he was planning to build.

However, Mueller and his neighbors did not get an op-

portunity to express their views because the request was dropped just prior to the meeting.

"It made him fall within the normal building code requirements," said Mueller, who decided to approach T.J. Riley, chairman of BZAP to consider the possibility of an aesthetics review in regard to building.

Volatile issue

Riley said the city was not "architecturally homogeneous." He said the matter of aesthetics was considered a few years ago and a determination was made that it was a volatile issue which was not feasible politically or in terms of budgetary constraints.

"What is beautiful to one person is ugly to another," said Riley. "It becomes an extremely difficult, challenging and divisive process."

He said City Council would have to amend the

ordinance to authorize the creation of an aesthetics review board and appropriate the funds for it.

"Having architectural or aesthetic review is very tempting," said Riley. "However, in a community like UA where it is not the tradition it would be very difficult to implement, even forgetting budgetary and political issues, because of diversity in architectural issues."

Falkenberg said the practice of building homes that were too big for the lots was occurring all over the city.

"The issue is the size of the house and the fact that the builder is doing it to exploit the value of the lot," said Mueller, who runs a residency program in radiology at Ohio State University.

"I recommend to people to live in UA and I expect the city to protect me," said Mueller. "I can no longer recommend the city because it has alienated me."

BOARD OF ZONING AND PLANNING AGENDA
 THE BOARD WILL MEET AT 7:00 PM ON FEBRUARY 19, 1997
 THE MUNICIPAL SERVICES CENTER, 3600 TREMONT RD. COMMENTS ARE
 ENCOURAGED. GROUPS ARE REQUESTED TO SELECT A SPOKESMAN.

AGENDA NO.	OWNER OR APPLICANT/ STR. NO./ STR. NAME	CASE NO./ CASE TYPE/ CODE SECTION	DESCRIPTION	PUBLIC HEARING BY COUNCIL	REC NO.
01.02.02		MN-02-97 MINUTES	REVIEW AND APPROVAL OF JANUARY 23, 1997 BZAP MINUTES AND OTHER MINUTES AND REPORTS.		1797
02.01.02	MR. JOHN ROYER TREMONT S.C.	BZ-02-97 PARKING 1143.12	REQUEST TO PERMIT 345 PARKING SPACES, IN LIEU OF THE 545 REQUIRED, IN ORDER TO PERMIT CONSTRUCTION OF A 9,750 S.F. MEDICAL BUILDING NEAR THE SOUTHWEST CORNER OF THE EXISTING SHOPPING CENTER. (TABLED FROM JANUARY 23, 1997)		1798
02.02.02	MR. JOHN ROYER TREMONT S.C.	OR-XX-97 AMEND FINAL PLAT	REVIEW AND RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST FOR A PLAT AMENDMENT TO THE PLAT ENTITLED PLAT OF BLOCK 211 AND SOUTH PART OF BLOCK 212 CITY OF UPPER ARLINGTON, BY REDUCING THE SETBACK LINE ON LOTS 3 THROUGH 7 FROM 40' TO 15', IN ORDER TO PERMIT CONSTRUCTION OF THE ABOVE REFERENCED MEDICAL BUILDING.		1799
03.01.02	DR. AND MRS. MICHAEL SOULT 1953 BERKSHIRE	BZ-74-96 SIDE YARD 1123.05	REQUEST TO PERMIT THE CONSTRUCTION OF A TWO-STORY ADDITION WHICH WILL CONTINUE THE EXISTING LINE OF ENCROACHMENT OF ONE FOOT INTO THE EIGHT FOOT WEST SIDE YARD. (SEE COMPANION DEVELOPMENT COVER, BUILDING COVER, GARAGE HEIGHT REQUESTS)		1800
03.02.02	DR. AND MRS. MICHAEL SOULT 1953 BERKSHIRE	BZ-74-97 DEVELOPMENT COVER 1107.19	REQUEST TO PERMIT DEVELOPMENT COVER OF 49%+, IN LIEU OF THE 40% PERMITTED. (SEE COMPANION SIDE YARD, BUILDING COVER AND GARAGE HEIGHT REQUESTS.)		1801
03.03.02	DR. AND MRS. MICHAEL SOULT 1953 BERKSHIRE	BZ-74-96 BUILDING COVER 1107.20	REQUEST TO PERMIT BUILDING COVER OF 27%, IN LIEU OF THE 25% PERMITTED. (SEE COMPANION SIDE YARD, DEVELOPMENT COVER AND GARAGE HEIGHT REQUESTS.)		1802
03.04.02	DR. AND MRS. MICHAEL SOULT 1953 BERKSHIRE	BZ-74-96 GARAGE HEIGHT 1123.09(E)	REQUEST TO PERMIT THE CONSTRUCTION OF A STUDIO OVER THE EXISTING DETACHED GARAGE BY MEANS OF A SHED DORMER, WHICH IS PROHIBITED, AND WHICH WILL RESULT IN DETACHED GARAGE HEIGHT OF 21'-4" IN LIEU OF THE 17' PERMITTED. (SEE COMPANION SIDE YARD, DEVELOPMENT COVER, BUILDING COVER REQUESTS.)		1803

04.01.02	AMERITECH CELLULAR SERVICES 2820 NOTTINGHAM	BZ-80-97 COND. USE/ANTENNA	REQUEST OF RICHARD CONNOR RILEY AND ASSOCIATES, ON BEHALF OF PROPERTY OWNERS SIEGBERT AND RENATE ALLESBACH, FOR CONDITIONAL USE APPROVAL OF AN ESSENTIAL USE IN ORDER TO PERMIT THE CONSTRUCTION OF A 117' CELLULAR MONOPOLE IN THE PARKING LOT BEHIND THE PROPERTY KNOWN AS CIAO'S RESTAURANT. DETAILED PLAN REVIEW OF THIS REQUEST MAY ALSO FIND VARIANCES RELATIVE TO PAKING AND FENCING. (TABLED FROM JANUARY 23, 1997 BZAP)	1804
05.01.02	CHARLES AND GLENNA TZAGOURNIS 4721 OLD RAVINE COURT	BZ-01-97 DEVELOPMENT COVER 1107.19	REQUEST OF ARCHITECT WILLIAM MOKRIS, ON BEHALF OF PROPERTY OWNERS, TO PERMIT THE REPLACEMENT OF 207 S.F. OF SCREENED PORCH AND PATIO WITH 690 S.F. OF FAMILY ROOM AND SCREENED PORCH WHICH WILL RESULT IN DEVELOPMENT COVER OF 38%, IN LIEU OF THE 35% PERMITTED. (SEE COMPANION BUILDING COVER, SIDE YARD/LONG WALL AND REAR YARD REQUESTS.)	1805
05.02.02	CHARLES AND GLENNA TZAGOURNIS 4721 OLD RAVINE COURT	BZ-01-97 BUILDING COVER 1107.20	REQUEST TO PERMIT 27% BUILDING COVER, IN LIEU OF THE 20% PERMITTED. (SEE COMPANION DEVELOPMENT COVER, SIDE YARD/LONG WALL AND REAR YARD REQUESTS.)	1806
05.03.02	CHARLES AND GLENNA TZAGOURNIS 4721 OLD RAVINE COURT	BZ-01-97 REAR YARD 1123.05	REQUEST TO PERMIT THE ADDITION TO ENCROACH UP TO 7' INTO THE REQUIRED 33.3' REQUIRED REAR YARD. (SEE COMPANION SIDE YARD/LONG WALL, DEVELOPMENT COVER AND BUILDING COVER REQUESTS.)	1807
05.04.02	CHARLES AND GLENNA TZAGOURNIS 4721 OLD RAVINE COURT	BZ-01-97 SIDE YARD/LONG WALL 1175.03	REQUEST TO PERMIT THE ADDITION TO BE LOCATED 10' FROM THE NORTH PROPERTY LINE, IN LIEU OF THE 15'-8" REQUIRED WHERE THE LENGTH OF THE SIDE WALL EXCEEDS 40'. (SEE COMPANION DEVELOPMENT COVER, BUILDING COVER, REAR YARD REQUESTS.)	1814
06.01.02	ARCHITECT STEVE COPELAND 2248 CLUB	BZ-03-97 DEVELOPMENT COVER 1107.19	REQUEST TO PERMIT THE REPLACEMENT OF A FRONT PORCH WITH AN ENCLOSED ENTRY WHICH WILL RESULT IN DEVELOPMENT COVER OF 48.38% (AN INCREASE OF 1.16% OVER EXISTING), IN LIEU OF THE 40% PERMITTED. (SEE COMPANION BUILDING COVER REQUEST.)	1808
06.02.02	ARCHITECT STEVE COPELAND 2248 CLUB	BZ-03-97 BUILDING COVER 1107.20	REQUEST TO PERMIT 3,279 S.F. OF BUILDING COVER (AN INCREASE OF 4 S.F. OVER EXISTING), IN LIEU OF THE 2,732 S.F. PERMITTED. (SEE COMPANION DEVELOPMENT COVER REQUEST)	1809
07.01.02	MR. AND MRS. BYRON DABNEY 2125 CHESHIRE	BZ-04-97 SIDE YARD 1123.05	REQUEST TO PERMIT THE CONSTRUCTION OF A TWO-STORY ADDITION TO THE EXISTING ATTACHED GARAGE WHICH WILL RESULT IN A TWO-CAR GARAGE, BUT WHICH WILL ENCROACH UP TO 3.6' INTO THE REQUIRED 8' NORTH SIDE YARD AND	1810

WILL RESULT IN A SIDE YARD SUM OF 14.2' IN LIEU OF THE 16' REQUIRED. (SEE COMPANION BUILDING COVER REQUEST)

07.02.02	MR. AND MRS. BYRON DABNEY 2125 CHESHIRE	BZ-04-97 BUILDING COVER 1107.19	REQUEST TO PERMIT THE CONSTRUCTION OF A TWO-STORY GARAGE ADDITION AND A REAR TWO-STORY ADDITION WHICH WILL RESULT IN BUILDING COVER OF 2309.5 S.F.(25.98%), IN LIEU OF THE 2221.9 S.F. (25% PERMITTED). (SEE COMPANION SIDE YARD REQUEST.)	1811
08.01.02	ACOMEN, LTD. 4710 REED	BZ-05-97 PARKING 1143.12	REQUEST TO PERMIT A REDUCTION IN THE REQUIRED NUMBER OF PARKING SPACES FROM 98 TO 80, IN ORDER TO PERMIT THE CONSTRUCTION OF ADDITIONS TO FACILITATE THE OPENING OF A RESTAURANT.	1812
09.01.02		IR-XX-97 INFORMAL REVIEW 1136	INFORMAL DISCUSSION REGARDING ZONING CODE CHAPTER 1136 - TRANSITIONAL OVERLAY (TO) ZONE.	1813

February 19, 1997

BOARD OF ZONING AND PLANNING MINUTES

01.01.02

Attendance

Members present: Thomas J. Riley, Rider Brice, Dee Pellissier, Robert Tullett, John Payne, Blake Rafeld

Members absent: Ida Copenhaver

Staff present: Development Director Walter M. Hosack, Planning Officer Ronda L. Juniper, Planning Assistant Suzannah C. Milling

AT-02-97

1812

BZAP Action:

Motion by Mr. Pellissier, seconded by Mr. Brice, to excuse Mrs. Copenhaver's absence carried (6-0).

01.02.02

Minutes

Review and approval of January 23, 1997 BZAP Minutes and other minutes and report.

MN-02-97

1794

BZAP Action: Approved.

Motion by Mr. Rafeld, seconded by Mr. Pellissier, to approve January 23, 1997 BZAP Minutes and other minutes and reports carried (6-0).

02.01.02

Mr. John Royer

Tremont S.C.

Parking

Request to permit 363 parking spaces, in lieu of the 512 required, in order to permit construction of a 9,750 s.f. medical building near the southwest corner of the existing shopping center.

BZ-02-97

1143.12

1795

BZAP Action: Recommended approval of revised request with conditions.

Motion by Mr. Pellissier, seconded by Mr. Rafeld, to recommend approval with conditions carried (6-0).

*Variance granted: To C.O. 1143.12, to permit ***363***parking spaces in lieu of the 512 required.*

Discussion: Mr. John Royer and Architect Bill Andrews were present and duly sworn in. Mr. Royer presented revised plans for a single story medical office building on Dorset Road. In response to DRC suggestions the elevation on Dorset Road was improved to be more consistent with the design of the shopping center, including stone and roof lines. Mr. Royer advised that by restriping parking spaces to the rear of the shopping center, more parking would be available. The one-way aisle design would remain. The Board expressed some concern about amending the plat to a 15' setback on Dorset Road. Mr. Payne suggested moving the building north 9' or 10'. After a lengthy discussion, the proposal was revised to a 25' setback on Dorset Road. To accommodate the relocated building, the parking would be reduced by at least 8 spaces. Mr. Payne further asked the architect to consider redesigning the roof to be more residential in nature, citing the library and shopping center roof designs. The Board agreed that the final site plan, elevations, and landscape plans could be approved by the DRC at its March meeting.

Conditions:

1) That prior to issuance of a building permit, a detailed landscape plan, revised site plan, and building elevations be approved by the Design Review Committee.

2) That any variances appurtenant to this request shall be null and void if City Council denies the requested plat amendment.

Findings: That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

02.02.02	Mr. John Royer	Tremont S.C.	Amend Final Plat
	Review and recommendation to City Council regarding a request for a plat amendment to the plat entitled Plat of Block 211 and South Part of Block 212 City of Upper Arlington by reducing the setback line of lots 3 through 7 from 40' to 25', in order to permit construction of a medical building.		
	OR-XX-97		
	1796		

BZAP Action: See BZ-02-97: Parking for explanation.

03.01.02	Dr. and Mrs. Michael Soult	1953 Berkshire	Side yard
	Request to permit the construction of a two-story addition which will continue the existing line of encroachment of one foot into the eight foot west side yard (see companion development cover, building cover requests).		
	BZ-74-96		
	1123.05		
	1797		

BZAP Action: Tabled to March BZAP and DRC meetings.

Discussion: The Board tabled this request with a notation that the applicants be notified in writing that the matter will be defeated at the March meeting unless otherwise instructed by the applicants.

03.02.02	Dr. and Mrs. Michael Soult	1953 Berkshire	Development Cover
	Request to permit a reduction in development cover from 52% to 48%, in lieu of the 40% permitted. (See companion side yard, building cover requests.)		
	BZ-74-96		
	1107.19		
	1798		

BZAP Action: Tabled to March BZAP and DRC meetings. See BZ-74-96: Side yard for explanation.

03.03.02	Dr. and Mrs. Michael Soult	1953 Berkshire	Building Cover
	Request to permit building cover of 26%, in lieu of the 25% permitted. (See companion side yard, development cover requests.)		
	BZ-74-96		
	1107.20		
	1799		

BZAP Action: Tabled to March BZAP and DRC meetings. See BZ-74-96: Side yard for explanation.

03.04.02	Dr. and Mrs. Michael Soult	1953 Berkshire	Garage height
	Request to permit the construction of a studio over the existing detached garage by means of a shed dormer, which is prohibited and which will result in detached garage height of 21'-4", in lieu of the 17' permitted. (See companion side yard, development cover, building cover requests.)		
	BZ-74-96		
	1123.09(E)		
	1800		

BZAP Action: Tabled to March BZAP and DRC meetings. See BZ-74-96: Side yard for explanation.

04.01.02 Ameritech Cellular Services 2820 Nottingham Cond. Use
Request of Richard Connor Riley and Associates, on behalf of property owners Siegbert and Renate Allespach, for conditional use approval of an essential use in order to permit the construction of a 117' cellular monopole in the parking lot behind the property known as Ciao's Restaurant. Detailed plan review of this request may also find variances relative to parking and fencing.
(Tabled from January 23, 1997 BZAP)
BZ-80-96 1121.02 1801

BZAP Action: Tabled to March BZAP meeting.

Discussion: The applicants requested tabling so that they could explore options.

05.01.02 Charles and Glenna Tzagournis 4721 Old Ravine Court Development Cover
Request of Architect William Mokris, on behalf of property owners, to permit the replacement of a 207 s.f. screened porch and patio with 690 s.f. of family room and screened porch which will result in development cover of 38%, in lieu of the 35% permitted. (See companion building cover, side yard/long wall and rear yard requests.)
BZ-01-97 1107.19 1802

BZAP Action: Approved revised request.

Motion by Mr. Pellissier, seconded by Mr. Tullett, to approve request carried (6-0).

Variances granted: 1) To C.O. 1107.19, to permit development cover of ***36.3%*** in lieu of the 35%, 2) to C.O. 1107.20, to permit 27% building cover, in lieu of the 20% permitted, 3) to C.O. 1123.05, to permit the addition to encroach up to 7' into the 33.3' required rear yard, and 4) to C.O. 1175.03 to permit the addition to be located 10' from the north property line, in lieu of the 15'-8" required where the length of the side wall exceeds 40'.

Discussion: Mr. Deno Duros was present on behalf of the applicants. He advised the Board that by removing a portion of paving, the development cover was reduced by 36.3%. The original plan requested 38%. The Board agreed that the lot shape was awkward and that the addition would not be detrimental to neighbors since the surrounding lots were expansive and well screened.

Finding: That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

05.02.02 Charles and Glenna Tzagournis 4721 Old Ravine Court Building Cover
Request to permit 27% building cover, in lieu of the 20% permitted, (See companion development cover, side yard/long wall and rear yard requests.)
BZ-01-97 1107.20 1803

BZAP Action: Approved revised request. See BZ-01-97: Development cover for explanation.

05.03.02 Charles and Glenna Tzagournis 4721 Old Ravine Court Rear yard
Request to permit the addition to encroach up to 7' into the required 33.3' required rear yard. (See companion side yard/long wall, development cover and building cover requests.)
BZ-01-97 1123.05 1804

BZAP Action: Approved revised request. See BZ-01-97: Development cover for explanation.

05.04.02 Charles and Glenna Tzagournis 4721 Old Ravine Court Side yard/long wall

Request to permit the addition to be located 10' from the north property line, in lieu of the 15'-8" required where the length of the side wall exceeds 40'. (See companion development cover, building cover and rear yard requests.)

BZ-01-97

1175.03

1811

BZAP Action: *Approved revised request. See BZ-01-97: Development Cover for explanation.*

06.01.02	Architect Steve Copeland	2248 Club	Development cover
	Request to permit the replacement of a front porch with an enclosed entry which will result in development cover of 48.38% (and increase of 1.16% over existing), in lieu of the 40% permitted.		
	BZ-03-97	1107.19	1805

BZAP Action: *Approved.*

Motion by Mr. Tullett, seconded by Mr. Payne, to approve request carried (6-0).

Variances granted: 1) to C.O. 1107.09, to permit 48.39% development cover (an increase of 1.16% over existing), and 2) to C.O. 1107.20 to permit 3279 s.f. of building cover, in lieu of the 2732 s.f. permitted (an increase of 4 s.f. over existing.)

Discussion: Architect Copeland was present and duly sworn in. The Board agreed that the existing condition exceeds the permitted coverages and the proposed increase was very minimal.

Finding: That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

06.02.02	Architect Steve Copeland	2248 Club	Building cover
	Request to permit 3279 s.f. of building cover (an increase of 4 s.f. over existing), in lieu of the 2732 s.f. permitted. (See companion development cover request.)		
	BZ-03-97	1107.20	1806

BZAP Action: *Approved. See BZ-03-97: Development cover for explanation.*

07.01.02	Mr. and Mrs. Byron Dabney	2125 Cheshire	Side yard
	Request to permit the construction of a two-story addition to the existing attached garage which will result in a two-car garage, but will encroach up to 3.6' into the required 8' north side yard and will result in a side yard sum of 14.2', in lieu of the 16' required.		
	BZ-04-97	1123.05	1807

BZAP Action: *Tabled to March DRC and BZAP meetings.*

Motion by Mr. Pellissier, seconded by Mr. Tullett, to table request to March meetings carried (6-0).

Discussion: Mr. Dabney was present and duly sworn in. He advised the Board that he wished to add a two-story addition and expand a substandard garage while maintaining open space in the rear yard. He felt that other property owners in his neighborhood had side yard variances similar to his request. Mr. Payne expressed concerns relative to precedent and could not support approving a large encroachment without site hardship. There was some uncertainty relative to which prior requests of a similar nature on the variance spreadsheet had been approved by the Board. Chairman Riley directed staff to prepare a table showing the Dabney request in relation to previously approved building cover variances. He also asked the applicants to consider reducing the encroachment by 1'-0" and adding storage area to the rear of the garage.

07.02.02 Mr. and Mrs. Byron Dabney 2125 Cheshire Building Cover
Request to permit the construction of a two-story garage addition and rear two-story addition
which will result in building cover of 28.5%, in lieu of the 25% permitted. (See companion side
yard request.)
BZ-04-97 1107.19 1808

BZAP Action: Tabled to March DRC and BZAP meetings. See BZ-04-97: Side yard for
 explanation.

08.01.02 Acomen, Ltd. 4710 Reed Parking
Request to permit a reduction in the required number of parking spaces from 98 to 80, in order to
permit the construction of additions to facilitate the opening of a restaurant.
BZ-05-97 1143.12 1809

BZAP Action: Approved.

Motion by Mr. Tullett, seconded by Mr. Brice, to approve request carried (6-0).

*Variance granted: To C.O. 1143.12, to permit a reduction in the required number of parking spaces
from 98 to 80, in order to permit the construction of additions to facilitate the opening of a restaurant.*

*Discussion: Mr. Dick Mulligan was present and duly sworn in. The Board found that the number of
parking spaces proposed for this building was consistent with other restaurant parking variances
approved in the past.*

*Findings: That the Board finds that there are exceptional circumstances which are not of a general
nature, and that these circumstances will not adversely affect surrounding property rights, produce
substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.*

09.01.02 Informal Review
Informal discussion regarding zoning code Chapter 1136 - Transitional overlay (TO) zone.
IR-XX-97 1136 1810

BZAP Action: Recommended approval.

*Discussion: The Board agreed to pursue amending the overlay zone to clarify landscape
requirement applicability. They also agreed to pursue amending the variance and plan approval
process to clarify roles, responsibilities, and authority. With regard to amending the appeal process,
Chairman Riley advised that a city attorney opinion should be sought. In addition, he felt that BZAP
and City Council may want to participate in a round table discussion regarding zoning, since City
Council members no longer have any BZAP experience.*

10.01.02 Reconsideration
This item not on printed agenda
Reconsideration of a condition of approval attached to RQ-02-97 Lot split.
AD-02-97 1813

BZAP Action: Condition amended.

Motion by Mr. Tullett, seconded by Mr. Pellissier, to reconsider request No. 02-97 carried (6-0).

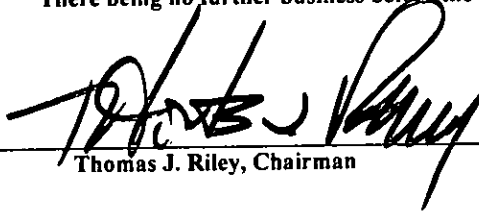
Motion by Mr. Tullett, seconded by Mr. Pellissier, to amend condition #3 carried (6-0).

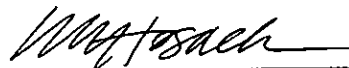
*Discussion: At the January 23, 1997 BZAP meeting, the Board approved lot split request No. 02-97
with the following condition:*

"#3 That the lot split approval is contingent upon the involved parties, at the time of closing, entering into a cross-easement agreement (including maintenance of the ingress and egress) satisfactory to the City Attorney and City Development Director."

The Board agreed to strike the words "City Attorney and" from the condition.

There being no further business before the Board, the meeting was adjourned at 8:45 PM.


Thomas J. Riley, Chairman


Walter M. Hosack, Acting Secretary

OCTOBER 18, 1993
BOARD OF ZONING AND PLANNING
MINUTES

AGENDA NO.	OWNER OR APPLICANT/ STR. NO./ STR. NAME	CASE NO./ CASE TYPE/ CODE SECTION	DESCRIPTION	BZAP ACTION	BZAP STIPULATIONS	S/ LZ	REC NO.
				RATIONALE: MR. GREG BARROWS, KARRINGTON ON THE SCIOTO, AND MR. MIKE HOY, COLUMBUS SIGN COMPANY, WERE PRESENT AND DULY SWORN. THEY ADVISED THE BOARD OF THE NEED FOR IDENTIFICATION, THAT THE ENTRY SIGNS WERE NOT EFFECTIVE. THE BOARD REITERATED ITS POSITION ON ADVERTISING ON SIGNS IN THE CITY. THE APPLICANTS AGREED TO REMOVE THE PHONE NUMBER AND THE WORDS "AN ASSISTED LIVING RESIDENCE".			
13.01. 10	MR. ANDY JOHNSON 4891 GREEN ACRES	BZ-71-93 DECK 1121.03(11)	REQUEST OF RIEPENHOFF LANDSCAPE, ON BEHALF OF PROPERTY OWNER, TO PERMIT THE CONSTRUCTION OF A FREE-STANDING DECK.	APPROVED. MOTION BY MRS. PORTERFIELD, SECONDED BY MR. FEHER, TO APPROVE REQUEST CARRIED UNANIMOUSLY (7-0). RATIONALE: MR. VAUGHN ABBOTT, RIEPENHOFF LANDSCAPING CO., WAS PRESENT AND DULY SWORN. THE BOARD FOUND THAT THE APPLICANT WAS FACED WITH THE HARDSHIP OF EXTREME ELEVATION DIFFERENCES ON HIS LOT. THE DECK WAS LOCATED IN THE BUILDABLE AREA OF THE LOT. IT AGREED THAT THE SURROUNDING AREA WAS HEAVILY WOODED, THUS THE DECK WAS NOT VISIBLE AND HAD NO IMPACT ON NEIGHBORS. UNDER THESE CIRCUMSTANCES, IT DID NOT FEEL THAT THE DETACHED DECK WOULD IMPOSE ON NEIGHBOR PRIVACY.		C N	712
14.01. 10	MR. AND MRS. THOMAS HAUSER 2248 CLUB	BZ-72-93 REAR YARD 1123.05(3)	REQUEST OF ARCHITECT STEVEN COPELAND, ON BEHALF OF PROPERTY OWNERS, TO PERMIT THE CONSTRUCTION OF AN ATTACHED GARAGE AND COVERED WALKWAY,	DEFEATED. MOTION BY MRS. PORTERFIELD, SECONDED BY MRS. COPENHAVER, TO APPROVED REQUEST FAILED (0-7).		C N	713

OCTOBER 18, 1993
BOARD OF ZONING AND PLANNING
MINUTES

AGENDA NO.	OWNER OR APPLICANT/ STR. NO./ STR. NAME	CASE NO./ CASE TYPE/ CODE SECTION	DESCRIPTION	BZAP ACTION	BZAP STIPULATIONS	S/ LZ	REC NO.
			WHICH WILL CAUSE THE PRINCIPAL STRUCTURE TO ENCROACH 27.6' INTO THE REQUIRED 32.6' REAR YARD.	RATIONALE: THE APPLICANT REQUESTED WITHDRAWAL FROM THE BOARD'S CONSIDERATION.			
15.01. 10	MR. AND MRS. RANDY BISH 3135 DERBY	BZ-73-93 DETACHED GARAGE 1121.03(10)	REQUEST TO PERMIT THE CONSTRUCTION OF AN ADDITION TO THE EXISTING DETACHED GARAGE WHICH WILL RESULT IN GARAGE AREA OF 1536 S.F. IN LIEU OF THE 924 S.F. PERMITTED. (SEE COMPANION SIDE YARD/LONG WALL REQUEST.)	TABLED TO NOVEMBER BZAP AND DRC MEETINGS. MOTION BY MRS. PORTERFIELD, SECONDED BY MRS. COPENHAVER, TO TABLE REQUEST CARRIED UNANIMOUSLY (7-0). DISCUSSION: MRS. BETH AUFRANCE-BISH WAS PRESENT AND DULY SWORN. SHE ADVISED THE BOARD THAT THE PROPOSED OVERSIZED GARAGE WOULD AFFORD SPACE FOR COLLECTED CARS PLUS A WORKSHOP. SHE STATED THAT HER HOUSE WAS SMALL WITH LITTLE STORAGE SPACE AND FURTHER THAT THE PROPOSED GARAGE ADDITION WOULD NOT BE VISIBLE TO THE NEIGHBORS. THE BOARD FELT THAT THE PROPOSAL REPRESENTED ALMOST DOUBLE THE AREA THAT THE CODE ALLOWS. THEY ALSO FELT THAT THE RESULTING GARAGE WAS MORE OF A COMMERCIAL USE, SUCH AS A WAREHOUSE, THAN A RESIDENTIAL USE. MRS. PORTERFIELD MOVED TO APPROVE A 42' LONG GARAGE, INSTEAD OF THE 64' PROPOSED. THE MOTION FAILED FOR LACK OF A SECOND. THE BOARD ADVISED MRS. AUFRANCE-BISH THAT THEY WOULD FAVOR A 42' X 24' TOTAL AREA FOR		C Y	714

**2248 Club Road
VAR-63-24**

OBJECTION

The owner of 2238 Club Road (“Mrs. Rau”) objects to the proposed variance for the reasons set forth herein:

Facts: 2238 Club Road is the adjacent property located northeast of Applicant’s property. Mrs. Rau has lived there for more than 40 years. Moreover, she was residing there in 1993-1994 when the former owner of Applicant’s property (“Mr. Hauser”) constructed a new free-standing garage only three (3) feet from the shared boundary. At that time, Mr. Hauser also sought approval to connect the new garage to existing house, but such approval was appropriately denied.

Although Applicant frequently refers to her garage as a “carriage house,” it has never been approved for use as a dwelling. Until purchased by Applicant, no person ever lived or slept in the garage. Mr. Hauser may have run some plumbing and/or HVAC to it so that he could exercise there, but any such work was done without the required permits. The garage is not a carriage house and was never intended to be.

If the subject variance is granted, the garage will become part of the existing residence and Mrs. Rau will then have a new neighbor living only three (3) feet from her property. Such 70% reduction of Applicant’s side yard setback would significantly impair Mrs. Rau’s use and enjoyment of her own backyard and would adversely impact the value of her property. The same could be said by the owner of 2249 Yorkshire Road, adjacent to the east of Applicant’s property, as Applicant proposes to reduce her rear yard setback by about 85%.

Hardship: As undue hardship, Applicant boldly claims that connecting the garage to the existing house is “*the only way we can bathe my aunt in a shower.*” Apparently this bedbound family member is currently living on the first floor of the house, and Applicant desires to move her into the garage. Applicant fails to explain, however, why she cannot simply install a shower for her aunt on the first floor of the house, or install a stair lift allowing handicap access to the second floor.

Analysis: The following questions are to be asked by BZAP in determining Applicant’s hardship:

- **Are there any special conditions/circumstances peculiar to the land/structure involved and which are not generally applicable to other land/structures in the same zoning district?** No. Applicant makes no mention of any such special condition or circumstance peculiar to her property. She speaks only of her aunt’s bathing and hygiene.
- **Without the variance, will the property still yield a reasonable return, or can there still be beneficial use of the property?** Yes. The house and garage have existed as separate structures since construction. Denial of the variance will not affect Applicant’s legal use of the property at all.

- **Is the variance the minimum necessary to make reasonable use of the land or structures possible? No.** Applicant could simply choose to install a shower for her aunt on the first floor of the house, or install a stair lift allowing handicap access to the second floor. Such accommodations are made for aging residents every day. There is no logical reason that the same accommodation cannot be made in this case.
- **Will the essential character of the neighborhood be substantially altered, or adjoining properties suffer substantial detriment? Yes.** Mrs. Rau's adjoining property will suffer substantial detriment from loss of privacy and sunshine in her landscaped backyard.
- **Will the variance adversely affect governmental service delivery (e.g. utilities)? Possibly.** By bisecting Applicant's property with a structure connecting her house to the garage, it may be more difficult for utility providers to access facilities in the rear.
- **Do any special conditions or circumstances exist as a result of actions of the current or a previous owner? No.** Applicant makes no mention of any such special condition or circumstance.
- **Can the property owner's predicament be resolved through some other method? Yes.** As mentioned above, there are many ways in which Applicant could bathe her aunt without connecting the house and the garage.
- **Would the spirit and intent behind the zoning requirement be observed, and substantial justice done, by granting a variance? No.** There is a reason that our zoning code specifies minimum required setbacks, as it ensures some measure of peace and privacy. Granting of the variance would defeat the intent of minimum required setbacks for no valid reason.
- **Would granting of the variance confer any special privilege that is denied to other lands, structures, or buildings in the same district? Yes.** As noted by staff, Applicant's property is already "maxed out," i.e. its building coverage ratio already exceeds legal limits. If the variance is granted, Applicant's property will even further exceed the permissible coverage ratio. Granting only to Applicant the right to squeeze as much house as she wants onto her lot would confer a special privilege not enjoyed by other homeowners in Upper Arlington.

Conclusion: Pursuant to the foregoing analysis, Mrs. Rau respectfully requests that BZAP deny the subject variance. Further, Mrs. Rau requests that Applicant be prohibited from further using her garage as a dwelling. If the subject variance is granted, Mrs. Rau fully intends to appeal such decision and exhaust all legal recourses to overturn it.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: Fifth Third, 1669 Fishinger Road (DEV-04-24) - Review of a graphics plan to add a new free-standing sign, a canopy-mounted sign facing Tremont Road and replace existing building-mounted signage.

Site Description/History

Update: The applicant has revised all the proposed building-mounted signage to be halo-lit.

The subject property, 1669 Fishinger Road, is located at the southwest corner of the Five Points intersection (Fishinger Road, Northwest Boulevard and Tremont Road) and is home to Fifth Third Bank. The Bank has occupied the land since 1959 and built the existing building in 1969. The bank has two access points along each Fishinger and Tremont Roads. The property is zoned Planned Mixed Use District (PMUD- Kingsdale West), where financial services are a permitted use.

Proposal

The proposal includes the replacement of two signs that are visible from Fishinger Road (one facing the GetGo gas station above the main entrance and another facing a single-family residence and easily viewed from road), a new sign on the side of the drive-thru canopy that would face Tremont Road, and a new free-standing sign near the Five Points intersection. The two signs visible from Fishinger Road are largely the same size and in the same location. ~~The sign above the main entrance is internally illuminated, while the sign facing west would be halo-lit, in order to provide a softer illumination for an adjacent neighbor.~~ [Illuminated signage on the west elevation has existing since at least early 2005.] A free-standing sign is proposed 25 feet from Fishinger and Tremont Road right-of-way and matches the dimensional standards found in the Sign Code. It would have a stucco base with quoins to match the building. A small sign would be added in the drive-thru canopy as well, ~~and is internally illuminated.~~ [A sign previously existed in this location, as well as on the east elevation, but were removed in late 2011.] All building-mounted signs are halo-lit. No changes are proposed to existing ATM or directional signage. The existing signs appear to illuminate on or around 9 PM.

Zoning Code Requirements

Article 6.06 of the City's Unified Development Ordinance (UDO) outlines signage requirements in the community. The code largely allows for the replacement of existing signage provided



they are in a similar location, have a similar size and there are no changes to illumination. [This means the two signs facing Fishinger Road can be replaced without BZAP review.] In PMUD areas, a graphics plan is required for any new signage, which would include the proposed free-standing sign at the intersection and the proposed building-mounted sign on the drive-thru canopy.

Comprehensive Graphics Plan Required: To avoid visual clutter and visual blight, to improve wayfinding, to decrease distraction for motorists and pedestrians, and to encourage economic development and placemaking as contemplated by the Master Plan in the City's Planned Mixed Use Districts (PMUDs), a comprehensive graphics plan shall be required for all projects located in a PMUD. This shall be reviewed by BZAP for signage types, locations, color scheme, sizes, illumination, compatibility with architecture, and establishment of unity of design for the development. In evaluating a Comprehensive Graphics Plan, this Section shall serve as a reference but the Comprehensive Graphics Plan may supersede this Section's requirements; provided, however, that any deviation from this Section's requirements in a Comprehensive Graphics Plan shall not impair the City's aesthetic objectives, traffic and pedestrian safety, or the City's other interests as noted in this Section. After adoption of a comprehensive graphics plan, all new individual signs shall be reviewed by the Community Development Department for conformance with such graphics plans. The Community Development Director shall determine whether minor amendments to graphics plans, other than those related to the specific types of signage permitted, shall require BZAP review.

Alternatives

Since the initial application was submitted, Staff has requested several revisions:

- Despite its history, that the west elevation sign that is visible on Fishinger Road be non-illuminated due to the proximity (125 feet) to a single-family residence. The applicant has offered to provide halo-lit illumination so that the intensity of light is drastically reduced. The bank does not want to lose an illuminated sign that faces the roadway and has existed for decades. The remaining signs would be internally-illuminated; Staff requested that these other signs be halo-lit for consistency. The applicant has satisfied the request.
- That the free-standing sign include a setback of 25 feet from Fishinger and Tremont Road rights-of-way. [The code minimum is 15 feet.] This request comes from the City Engineer because of the likelihood of a future roundabout at Five Points, which would impact the sign in its proposed location. The applicant has made this revision.
- That a rendering of the free-standing sign at night in order to ensure an opaque background per code. The applicant has satisfied the request.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site and discussed the plan with the applicant. Any rebranding concept, especially for a bank, presents an opportunity to examine the types and locations of signage that can identify, attract and retain customers. It can enhance the aesthetic of the building and property, while working to better fit into the character of the area. With the Fishinger Road enhancement project nearing completion, nearby redevelopment at Kingsdale, and a potential roundabout at Five Points, there is indeed an



opportunity to look at how the bank positions itself, and the graphics plan allows for that. This plan allows for new and modest signage at the street intersection and along Tremont Road, which it previously had, but currently does not. Staff is supportive of the proposed graphics plan, provided:

- The west elevation signage becomes non-illuminated; and
- ~~That all other building-mounted signs include halo-lit illumination.~~

~~Should the Board agree to halo-lit signage for the west elevation, Staff would strongly recommend that the other signs be halo-lit for consistency.~~

Attachments

1.	BZAP Staff Report Pics - Fifth Third Fishinger
2.	41254 Fifth Third Bank 1669 Fishinger Rd Columbus OH_10-10-24_FINAL UPDATE
3.	24-4492



Fifth Third 1669 Fishinger Road

BZAP Staff Report Pictures | Graphics Plan



Google Maps ® Aerial – Looking South



Existing Fishinger Road Elevation



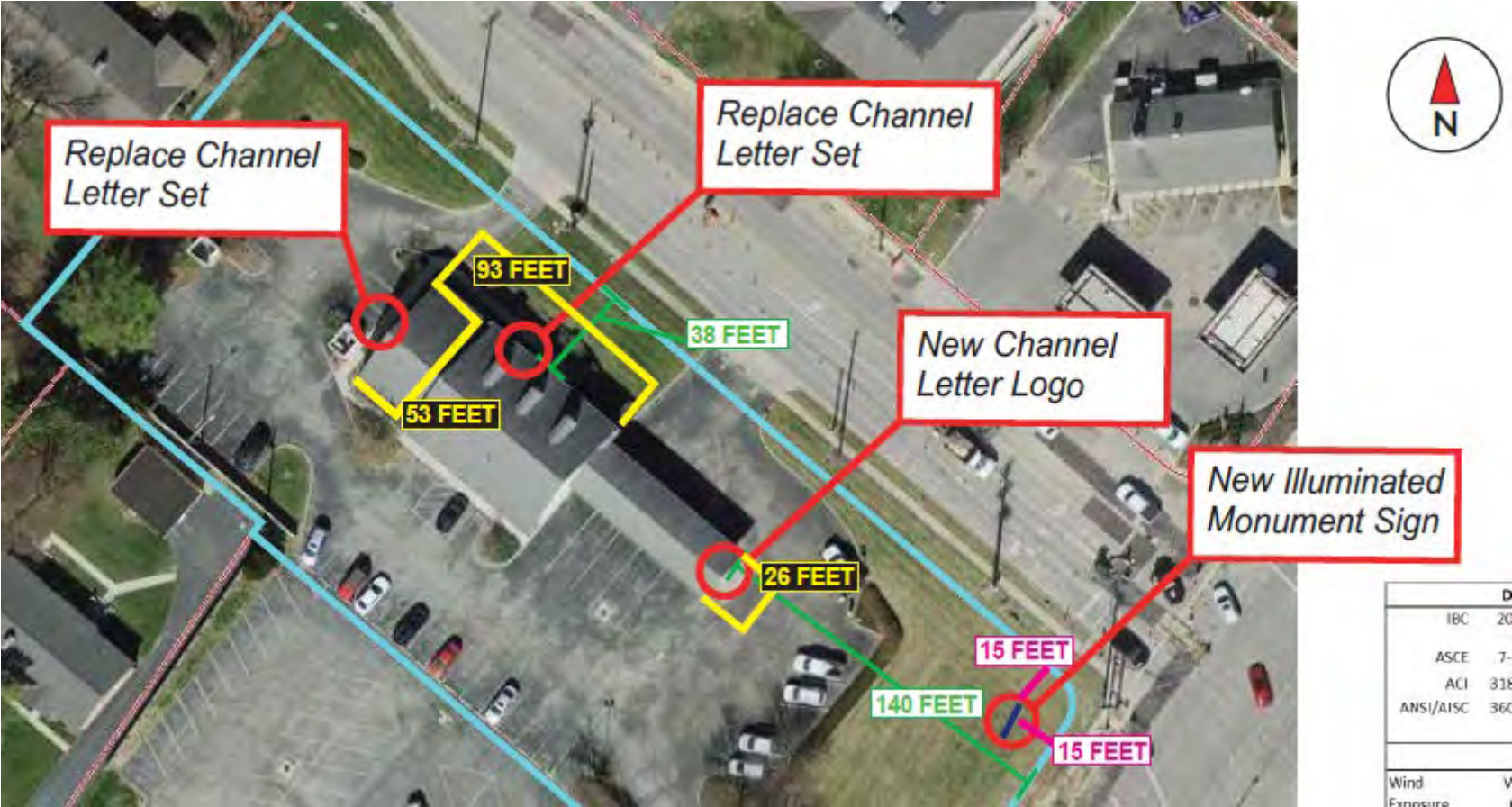
Existing Tremont Road Elevation



Existing West Elevation



Proposed Sign Plan



Proposed Building-Mounted Signs



Current



Current



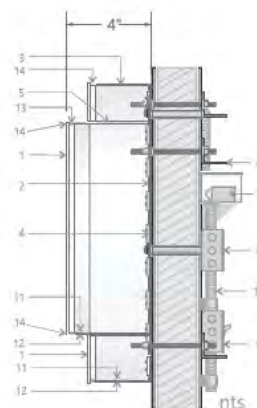
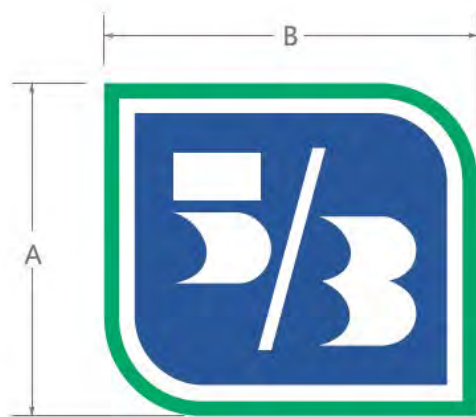
Proposed



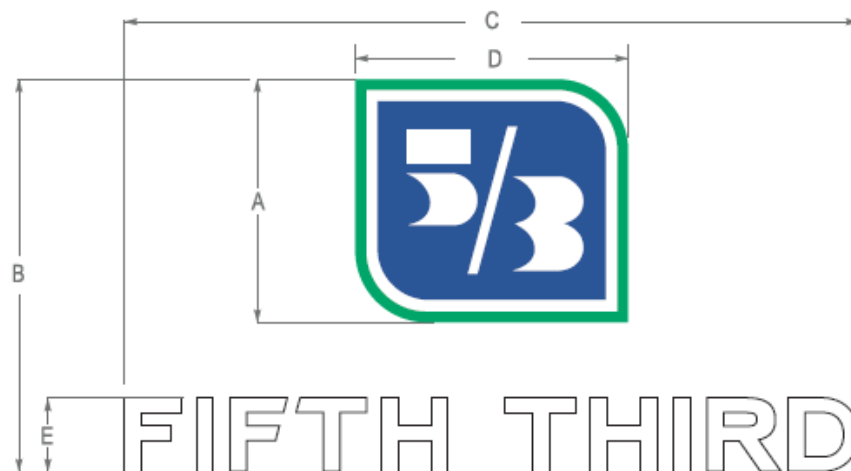
Proposed



Proposed Building-Mounted Signs



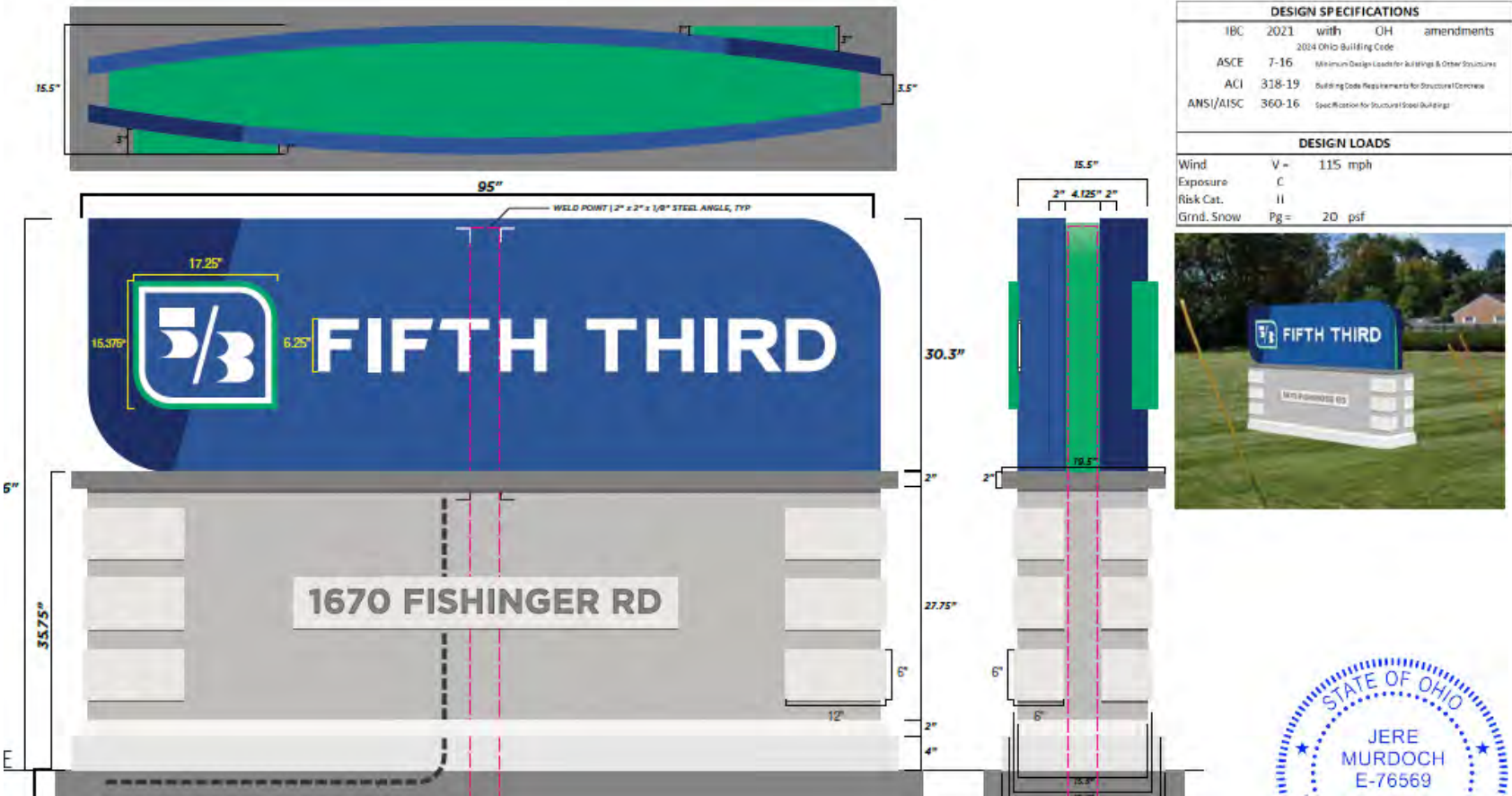
Current



Proposed



Proposed Free-Standing Sign



- Verify all wording, spelling, art and sizes are correct before approving. (Drawing may not be to scale.)
- Once approved, you are responsible for 50% the remake cost should any errors be found after production begins.
- Colors portrayed on proof may not match final product due to difference between digital and pigmented colors
- Up to 3 proofs provided at no charge. Changes beyond the 3rd proof will be subject to the rate of \$95/hour.

PRODUCTION WILL NOT BEGIN UNTIL APPROVAL IS RECEIVED

Project Completion - All completed orders are stored for 30 days after notification. If arrangements aren't made and product remains after 30 days, the item will be promptly discarded.

ORDER INFORMATION

ORDER #: 41254
DATE: 8/23/24
DESIGNER: RF

CLIENT INFORMATION

Emily Joehlin
330-317-0344
emily.joehlin@53.com

COMPANY INFORMATION

Fifth Third - Upper Arlington
1669 Fishinger Rd
Columbus, OH 43221

PROJECT SPECIFICATION

PARID: 070-007125-00
Ownder: Fifth Third Bank
Address: 2727 Lyndon B Johnson FWY STE 806
Dallas, TX 75234

STANDARD COLORS

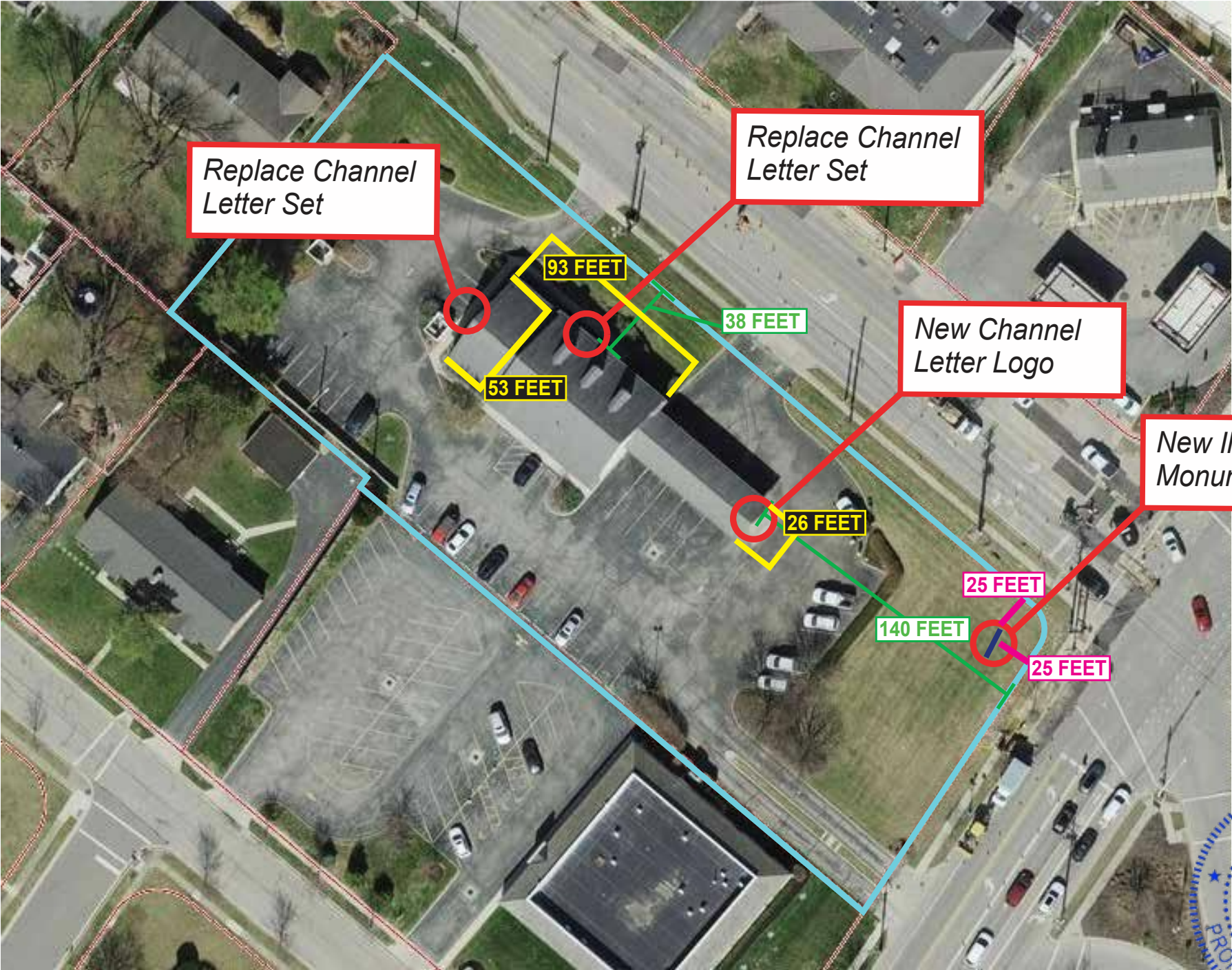
All 3M Vinyl to be Scotchcal vinyl

COLOR NAME	STANDARD MATCH	PAINT	TRANSLUCENT VINYL	OPAQUE VINYL	PERFORATED VINYL
Azurite	PMS 7685	MP 73828	3M 3630-047 Patriot Blue		3M 3635-157 Sultan Blue Day / Night
Lapis	PMS 281	MP TBD	3M 3630-137 European Blue		
Green	PMS 3405	MP 448	3M 3630-146 Kelly Green		
White		MP White		3M 363077-010 White	
Silver		MP 413425P Brushed Aluminum			
Moonstone	PMS Cool Gray 10				
Platinum	PMS Cool Gray 11				

Standard Plastics

Situational Plastic

Awning Material & Colors



DESIGN SPECIFICATIONS			
IBC	2021	with OH amendments	
2024 Ohio Building Code			
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures	
ACI	318-19	Building Code Requirements for Structural Concrete	
ANSI/AISC	360-16	Specification for Structural Steel Buildings	
DESIGN LOADS			
Wind	V =	115 mph	
Exposure	C		
Risk Cat.	II		
Grnd. Snow	Pg =	20 psf	

STATE OF OHIO
JERE MURDOCH
E-76569
REGISTERED PROFESSIONAL ENGINEER

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08735
973-570-8215
Jere Murdoch, PE
Professional Engineer
OH PE Lic # PE.76569
Exp. 12/31/2025
9/27/2024

PG: 1 of 9



812-537-5516 | 1090 West Eads Pkwy. Lawrenceburg, IN 47025 | info@signarama-lawrenceburg.com
859-282-7446 | 8880 Bankers St. Florence, KY 41042 | info@signarama-florence.com

This design and drawing are property of McCord Signs LLC. No disclosure shall be made to any person, firm, or corporation without written approval. To assure safety and quality, our products are UL# E26854

Rush Jobs- Orders requiring completion within 48 hours or less, are subject to an additional 25% charge, above the originally quoted price (limitations apply). This fee is not applicable on installations.

Payment - All orders will require a 50% deposit. Balance is due upon delivery and/or installation. Credit terms may be extended on a case-by-case basis. Unpaid invoices past 30 days are subject to a \$25 late charge, together with interest accruing at the rate of 1.5% annum.



812-577-0904
1090 West Eads Pkwy.
Lawrenceburg, IN 47025
dcarson@yesco.com

- Verify all wording, spelling, art and sizes are correct before approving. (Drawing may not be to scale.)
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ORDER INFORMATION

ORDER #:

41254

DATE:

8/23/24

DESIGNER:

RF

CLIENT INFORMATION

Emily Joehlin

330-317-0344

emily.joehlin@53.com

COMPANY INFORMATION

Fifth Third - Upper Arlington

1669 Fishinger Rd

Columbus, OH 43221

PROJECT SPECIFICATION

REMOVE EXISTING LETTERS

PATCH HOLES ONLY WITH CAULK

PAINT/BRICK/STUCCO/SIDING REPAIR BY OTHERS

INSTALL NEW PER SPEC AND WIRE TO EXISTING ELECTRICAL

QTY: 1 set

STANDARD COLORS					
All 3M Vinyl to be Scotchcal vinyl					
COLOR NAME	STANDARD MATCH	PAINT	TRANSLUCENT VINYL	OPAQUE VINYL	PERFORATED VINYL
Azurite	PMS 7685	MP 73828	3M 3630-047 Patriot Blue		3M 3635-157 Sultan Blue Day / Night
Lapis	PMS 281	MP TBD	3M 3630-137 European Blue		
Green	PMS 3405	MP 448	3M 3630-146 Kelly Green		
White		MP White		3M 363077-010 White	
Silver		MP 41342SP Brushed Aluminum			
Moonstone	PMS Cool Gray 10				
Platinum	PMS Cool Gray 11				
Standard Plastics		Situational Plastic		Awning Material & Colors	
☐ 7328 White Acrylic	☐ 2406 Optix LD White Acrylic			☐ 08-0000 Black (Sunbrella)	
☐ Clear Acrylic	☐ 7328 White Polycarbonate			☐ 44-0000 Charcoal Gray (Sunbrella)	
				☐ 52-0000 Mediterranean Blue (Sunbrella)	



Current



Proposed

DESIGN SPECIFICATIONS				
IBC	2021	with OH	amendments	
2024 Ohio Building Code				
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115	mph	
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20	psf	

STATE OF OHIO

JERE MURDOCH
E-76569

REGISTERED PROFESSIONAL ENGINEER

MURDOCH ENGINEERING

SIGN STRUCTURE PROFESSIONALS

2399 A-2 NJ-34

MANASQUAN, NJ 08736

973-670-8215 x0

Jere Murdoch, PE

Professional Engineer

OH PE Lic. # PE.76569

Exp. 12/31/2025

9/27/2024



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812-537-5516 | 1090 West Eads Pkwy. Lawrenceburg, IN 47025 | info@signarama-lawrenceburg.com
859-282-7446 | 8880 Bankers St. Florence, KY 41042 | info@signarama-florence.com

YESCO

812-577-0904

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Lawrenceburg, IN 47025

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G2 - Illuminated Letterset | Remote Wired | White Faces | Linear Layout

G2-CL-RMT-W-L-24

24" x 10'-11 11/16"
21.95 sq.ft

1	.5" acrylic .125" exposed edge
2	backs to be .080" logo .063" letters pre-finished white aluminum
3	2 7/8" returns to be .063" logo .040" letters aluminum
4	illumination to be provided by LED.
5	.125" gap between returns of two elements
6	mounting varies upon location and wall material
7	power supply
8	junction box
9	listed disconnect switch
10	primary power source
11	weep hole cover to be white pre-finished aluminum
12	weep hole
13	3 7/8" returns to be .063" aluminum
14	screw through return into acrylic shoulder

ELECTRICAL NOTES	
1.	All materials and fasteners meet 3004.4
2.	All electrical components are UL listed, labeled and approved.
3.	Sign grounded according to NEC 6007.7
4.	Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5.	All branch circuits per NEC 600.5(B).1 or (B).2.
6.	All Signs controlled by photocell or time clock per FBC 13-415.1 (ABC).1.4.
7.	One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1
8.	Signage to be connected to Existing Electric

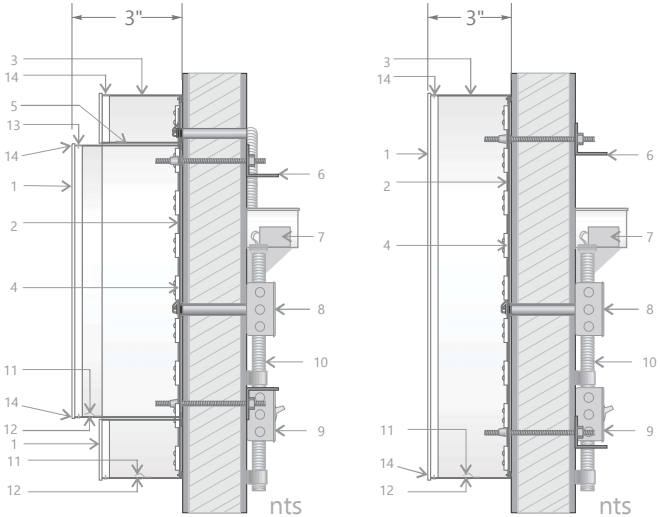
COLORS & MATERIALS

Logo Return Painted MP 448 Satin Finish
Logo Return Painted MP White Satin Finish
Letter Return Painted "Platinum" MP to match PMS Cool Gray 11 Satin Finish
Logo & Letters Acrylic to be #7328 White Acrylic
Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface



GEN 2 | FIFTH THIRD BANK | CHANNEL LETTERSET | REMOTE WIRED | WHITE FACES | PLATINUM RETURNS | LINEAR LAYOUT

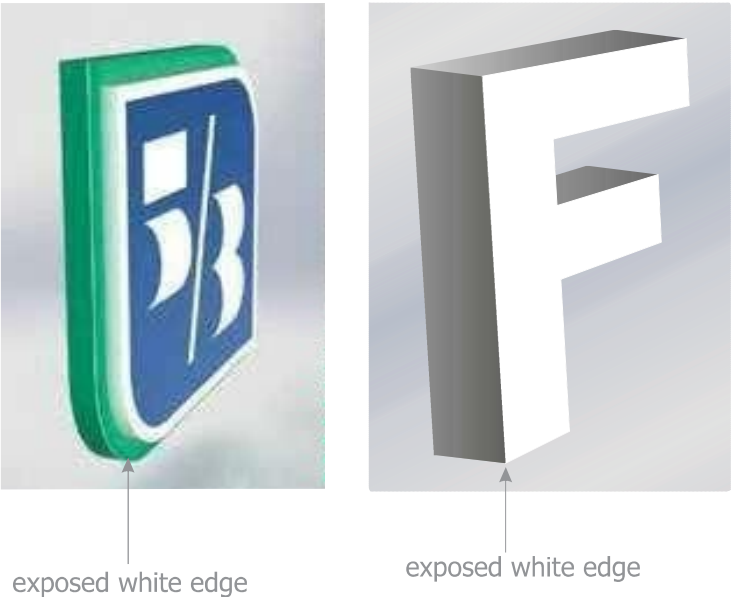
Sign Type	A	B	C	D	E	Sq. Ft. (4 Line) A x B
5/3 G2-CL-RMT-W-L-24	24" — 2'-0"	10'-11 11/16"	2'-2 15/16"	8'-1 11/16"	0'-9 3/4"	21.95



FASTENER SCHEDULE			WALL CONSTRUCTION			
HARDWARE	DIAM.	QTY. Per/Letter	MASONRY (CMU-Block)	EFIS/DRYVIT OVER min. 1/2" PLYWOOD	EFIS/DRYVIT OVER GYPSUM/DENSGLOSS	METAL PANEL OVER METAL STUD
THRU-BOLT	1/4"	2	YES	YES	ONLY WITH BACKER (MIN. 3/4" PLYWOOD)	YES
DeWALT Screw-Bolt	3/8"	2	YES ²	NO	NO	NO
DeWALT DBL. EXPANSION ANCHOR	3/8"	2	YES ²	NO	NO	NO
LAG BOLT	1/4"	2	NO	1" SOLID WOOD PENETRATION REQ'D	NO	NO
SNAP TOGGLE BOLT TYPE BB	1/4"	2	IF THROUGH BLOCK FACE	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	2	NO	NO	NO	YES into 1/8" Alum or 1/16" Steel

1.) Fasteners shall be evenly spaced. Thru-sign Backs with washer into .09" Back. w/Fenderwasher into .08" letter Back or less.
2.) Expansion anchors /Screw Bolt require a minimum 5" solid masonry embedment installed per/tec-guide for wall construction type.
3.) Engineering liability is limited to building connections.
4.) Tek-Screw into Alum. Require SS Screw - Full Thread Embedment Required.
5.) Thru-Bolts (All-Threaded Rods) into L2x2x3/16" Stl. Angle or 2x6 lumber spanning two(2) wall studs per/Bolt- Rod

Engineers Connection Note:
Provide Fasteners through letter backs with washer top and bottom, using the fastener schedule for existing wall construction type to determine the fastener type and quantity per/Letter to install.
* Logo provide Four(4) per/Schedule.



DESIGN SPECIFICATIONS				
IBC	2021	with	OH	amendments
2024 Ohio Building Code				
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115 mph		
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20 psf		

STATE OF OHIO
JERE MURDOCH
E-76569
REGISTERED PROFESSIONAL ENGINEER

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
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MANASQUAN, NJ 08736
973-670-8215 x0
Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569
Exp. 12/31/2025
9/27/2024

Signarama™

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ORDER INFORMATION

ORDER #:

41254

DATE:

8/23/24

DESIGNER:

RF

CLIENT INFORMATION

Emily Joehlin

330-317-0344

emily.joehlin@53.com

COMPANY INFORMATION

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PROJECT SPECIFICATION

REMOVE EXISTING LETTERS

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INSTALL NEW PER SPEC AND WIRE TO EXISTING ELECTRICAL

QTY: 1



Current



Proposed

DESIGN SPECIFICATIONS				
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DESIGN LOADS				
Wind	V =	115 mph		
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20 psf		

STANDARD COLORS					
All 3M Vinyl to be Scotchcal vinyl					
COLOR NAME	STANDARD MATCH	PAINT	TRANSLUCENT VINYL	OPAQUE VINYL	PERFORATED VINYL
Azurite	PMS 7685	MP 73828	3M 3630-047 Patriot Blue		3M 3635-157 Sultan Blue Day / Night
Lapis	PMS 281	MP TBD	3M 3630-137 European Blue		
Green	PMS 3405	MP 448	3M 3630-146 Kelly Green		
White		MP White		3M 363077-010 White	
Silver		MP 41342SP Brushed Aluminum			
Moonstone	PMS Cool Gray 10				
Platinum	PMS Cool Gray 11				
Standard Plastics		Situational Plastic		Awning Material & Colors	
	7328 White Acrylic		2406 Optix LD White Acrylic		08-0000 Black (Sunbrella)
	Clear Acrylic		7328 White Polycarbonate		44-0000 Charcoal Gray (Sunbrella)
					52-0000 Mediterranean Blue (Sunbrella)

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Jere Murdoch, PE

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PG: 4 of 9



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Illuminated Logo | Remote Wired | Acrylic Face

G2-LOGO-RMT-42

3'-6" x 3'-11 3/16"

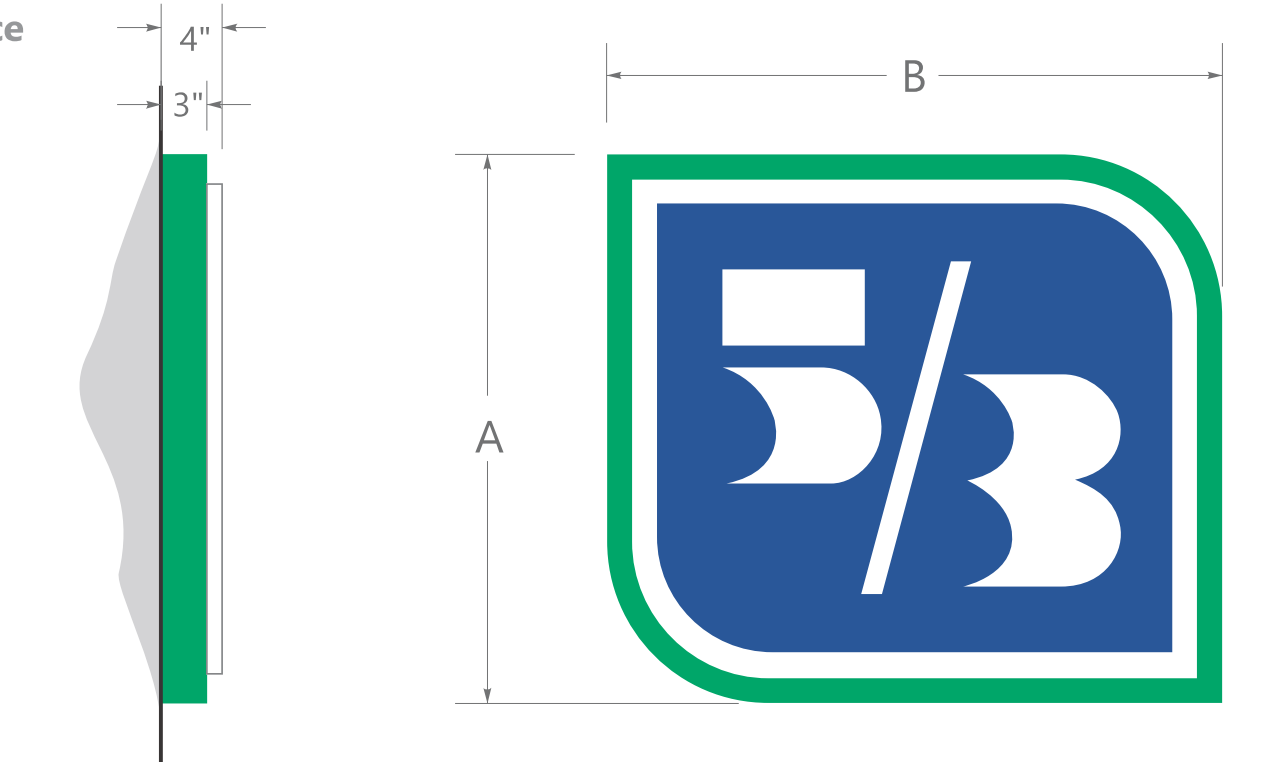
13.75 sq.ft

1	.5" acrylic .125" exposed edge
2	backs to be .080" logo .063" letters pre-finished white aluminum
3	2 7/8" returns to be .063" logo .040" letters aluminum
4	illumination to be provided by LED.
5	.125" gap between returns of two elements
6	mounting varies upon location and wall material
7	power supply
8	junction box
9	listed disconnect switch
10	primary power source
11	weep hole cover to be white pre-finished aluminum
12	weep hole
13	3 7/8" returns to be .063" aluminum
14	screw through return into acrylic shoulder

ELECTRICAL NOTES
1. All materials and fasteners meet 3004.4 2. All electrical components are UL listed, labeled and approved. 3. Sign grounded according to NEC 6007.7 4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4. 5. All branch circuits per NEC 600.5(B).1 or (B).2. 6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4. 7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1 8. Signage to be connected to Existing Electric

COLORS & MATERIALS

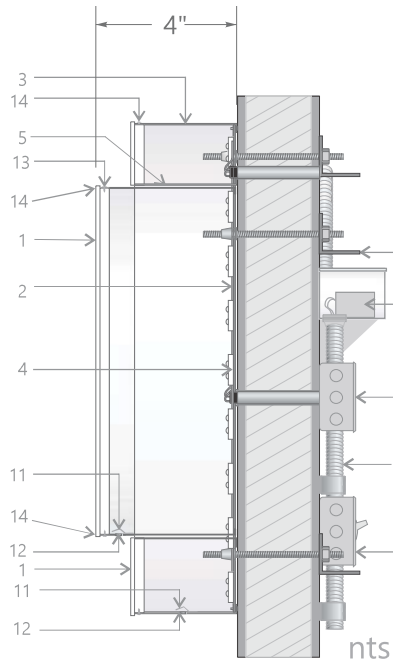
	Logo Return Painted MP 448 Satin Finish
	Logo Return Painted MP White Satin Finish
	Letter Return Painted "Platinum" MP to match PMS Cool Gray 11 Satin Finish
	Logo & Letters Acrylic to be #7328 White Acrylic
	Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
	Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface



Sign Type	A	B	A x B
5/3 G2-LOGO-RMT-42	42" — 3'-6"	3'-11 3/16"	13.75

FASTENER SCHEDULE (BOX SIGN)			WALL CONSTRUCTION			
HARDWARE	DIAM.	O.C. Spacing Max.	MASONRY (CMU-Block)	EFIS/DRYVIT OVER min. 1/2" PLYWOOD	EFIS/DRYVIT OVER GYPSUM/ DENSGLASS	METAL PANEL OVER METAL STUD
THRU-BOLT	1/4"	24in.	YES	YES	ONLY WITH BACKER (MIN. 3/4" PLYWOOD)	YES
DeWALT Screw-Bolt+	3/8"	29in.	YES²	NO	NO	NO
DeWALT DBL. EXPANSION ANCHOR	3/8"	30in.	YES²	NO	NO	NO
LAG BOLT	1/4"	21in.	NO	1" SOLID WOOD PENETRATION REQ'D	NO	NO
SNAP TOGGLE BOLT TYPE BB	1/4"	21in.	IF THROUGH BLOCK FACE	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	26in.	NO	NO	NO	YES into 1/8" Alum or 1/16" Steel
1.) Fasteners shall be evenly spaced Top and Bottom w/4" Side end clearance. Thru-Box Framing with washer. 2.) Expansion anchors/ Screw Bolt require a minimum 5" solid masonry embedment installed per/tec-guide for wall construction type. 3.) Engineering liability is limited to building connections. 4.) Tek-Screw into Alum. Require SS Screw - Full Thread Embedment Required. 5.) Thru-Bolts (All-Threaded Rods) into L2x2x3/16" Stl. Angle or 2x6 lumber spanning two(2) wall studs per/Bolt - Rod						

Engineers Connection Note:
 Provide Fasteners through box framing with washer using the fastener schedule for existing wall construction type to determine the fastener type and O.C. bolt spacing to install top and bottom with a 4" Maximum side end clearance.



exposed white edge

DESIGN SPECIFICATIONS				
IBC	2021	with OH amendments		
2024 Ohio Building Code				
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115 mph		
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20 psf		

STATE OF OHIO

JERE MURDOCH
E-76569

REGISTERED PROFESSIONAL ENGINEER

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2399 A-2 NJ-34

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9/27/2024

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ORDER INFORMATION

ORDER #: 41254_6.0
DATE: 9/11/24
DESIGNER: CM

CLIENT INFORMATION

Emily Joehlin
330-317-0344
emily.joehlin@53.com

COMPANY INFORMATION

Fifth Third - Upper Arlington
1669 Fishinger Rd
Columbus, OH 43221

PROJECT SPECIFICATION

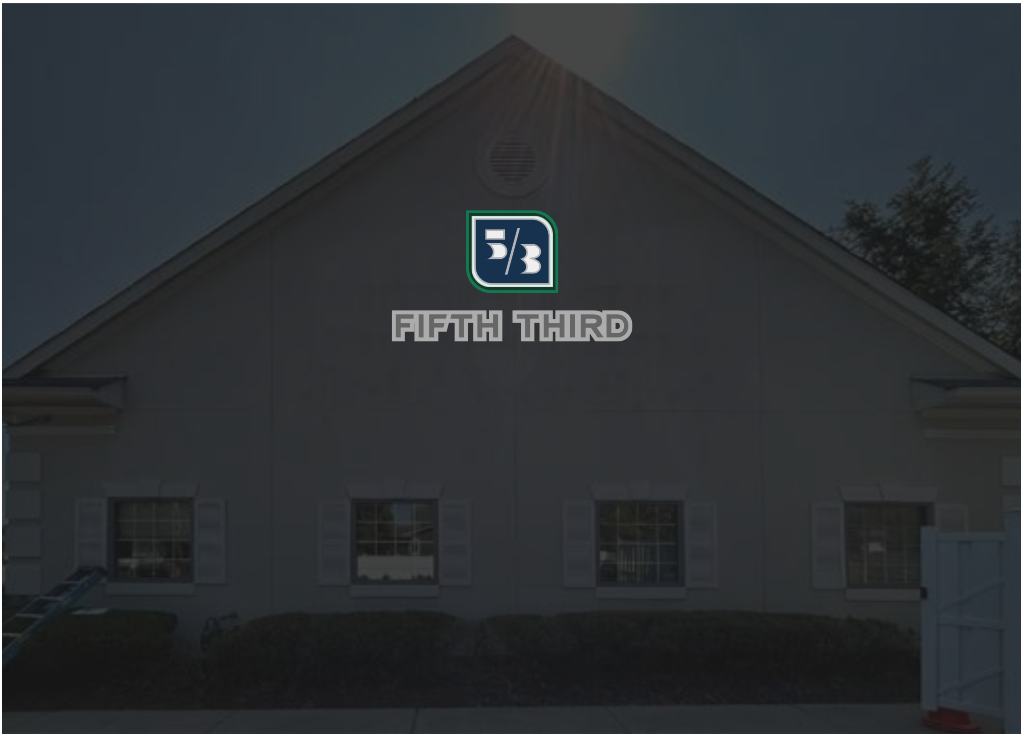
REMOVE EXISTING LETTERS
PATCH HOLES ONLY WITH CAULK
PAINT/BRICK/STUCCO/SIDING REPAIR BY OTHERS
INSTALL NEW PER SPEC AND WIRE TO EXISTING ELECTRICAL
QTY: 1 set



Current



Proposed



Night View
Proposed

DESIGN SPECIFICATIONS				
IBC	2021	with	OH	amendments
2024 Ohio Building Code				
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115 mph		
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20 psf		

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E-76569
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PROFESSIONAL ENGINEER

MURDOCH ENGINEERING
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2399 A-2 NJ-34
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609-673-5700
9/27/2024
Jere Murdoch, PE
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Exp. 12/31/2025



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CUSTOM Aluminum Halo Lit Letters
Halo - Illuminated Letterset
| Remote Wire | Horizontal Layout

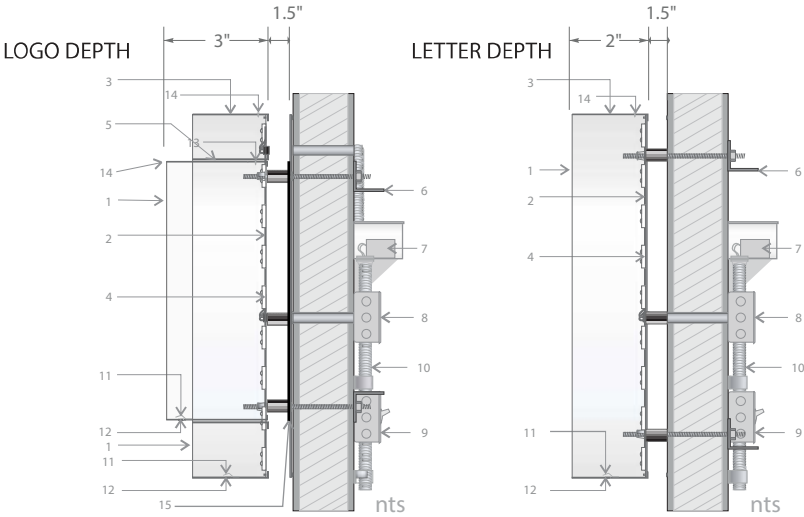
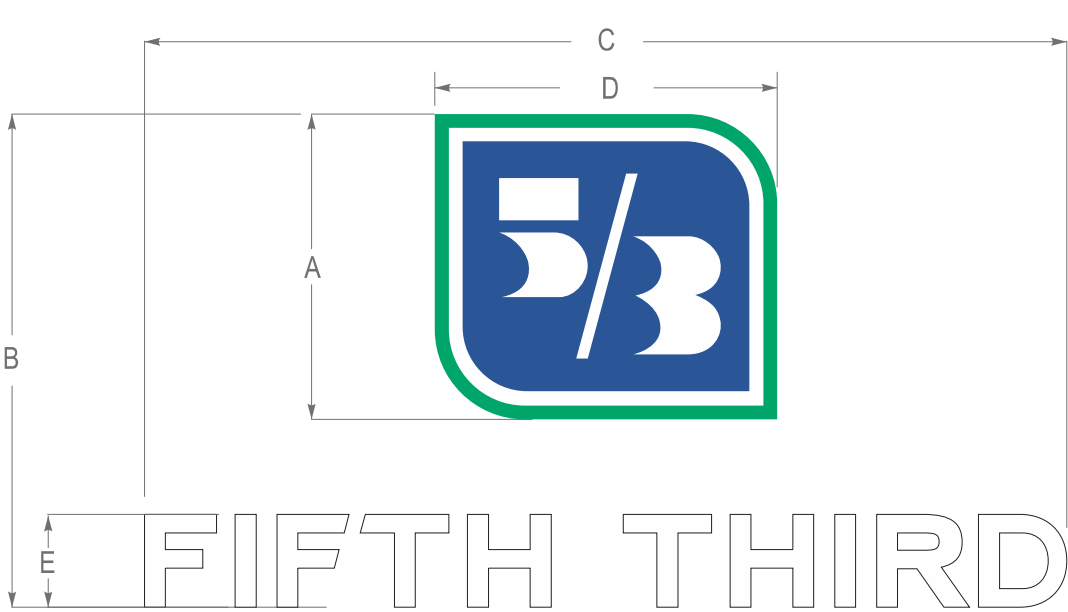
CUSTOM -42
3'-6" x 5'-7 13/16"
59.75 sq.ft

1	1/8" Aluminum .125" exposed edge
2	backs to be 3/16" logo .063" letters pre-finished white aluminum
3	2 7/8" returns to be .063" logo .063" letters aluminum
4	illumination to be provided by LED.
5	.125" gap between returns of two elements
6	mounting 1/4" x 5" Tapcons w/ spacers & sealant
7	power supply
8	junction box
9	listed disconnect switch
10	primary power source
11	weep hole cover to be white pre-finished aluminum
12	weep hole
13	3 7/8" returns to be .063" aluminum
14	screw through return into aluminum shoulder
15	3mm ACM Backer Painted White Behind Shield

ELECTRICAL NOTES
1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1
8. Signage to be connected to Existing Electric

COLORS & MATERIALS

Logo Return Painted MP 448 Satin Finish
Logo Return Painted MP White Satin Finish
Letter Return Painted "Platinum" MP to match PMS Cool Gray 11 Satin Finish
Logo & Letters Face to be Painted MP White Satin Finish
Logo Vinyl to be Painted MP73828 Satin Finish
Logo Face to be Painted MP 448 Satin Finish



Sign Type	FIFTH THIRD BANK CHANNEL LETTERSET REMOTE WIRED WHITE FACES PLATINUM RETURNS HORIZONTAL LAYOUT					Sq. Ft. (4 Line)
	A	B	C	D	E	A x B
5/3 CUSTOM HALO - 42	42" — 3'-6"	5'-7 13/16"	10'-6 13/16"	3'-11 1/16"	1'-0 13/16"	59.75



Day View



Night View

FASTENER SCHEDULE			WALL CONSTRUCTION			
HARDWARE	DIAM.	QTY. Per Letter	MASONRY (CMU-Block)	EIFSDRYVIT OVER min. 1/2" PLYWOOD	EIFSDRYVIT OVER GYPSUM/DENIGLASS	METAL PANEL OVER METAL STUD
THRU-BOLT	1/4"	2	YES	YES	ONLY WITH BACKER (MIN. 3/4" PLYWOOD)	YES
DeWALT Screw-Bolts	3/8"	2	YES	NO	NO	NO
DeWALT DDL EXPANSION ANCHOR	3/8"	2	YES	NO	NO	NO
LAG BOLT	1/4"	2	NO	1" SOLID WOOD PENETRATION REQ'D	NO	NO
SNAP TOGGLE BOLT TYPE BB	1/4"	2	IF THROUGH BLOCK FACE	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	2	NO	NO	NO	YES into 1/8" Alum or 1/16" Steel

1.) Fasteners shall be evenly spaced. Thru-sign Backs with washer into .09" Back. w/finderwasher into .06" letter Back or less.
2.) Expansion anchors /Screw Bolt require a minimum 5" solid masonry embedment installed per/tee-guide for wall construction type.
3.) Engineering liability is limited to building connections.
4.) Tek-Screw into Alum. Require SS Screw - Full Thread Embedment Required
5.) Thru-Bolts (All-Threaded Rods) into L2x2x3/16" Stl. Angle or 2x6 lumber spanning two(2) wall studs per/Bolt- Rod

Engineers Connection Note:
Provide Fasteners through letter backs with washer top and bottom, using the fastener schedule for existing wall construction type to determine the fastener type and quantity per/Letter to install.
* Logo provide per/Engineers note on page 5 of 9.

DESIGN SPECIFICATIONS				
IBC	2021	with OH amendments		
ASCE	7-16	2024 Ohio Building Code		
ACI	318-19	Minimum Design Loads for Buildings & Other Structures		
ANSI/AISC	360-16	Building Code Requirements for Structural Concrete		
		Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind	V =	115 mph		
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20 psf		



812-537-5516 | 1090 West Eads Pkwy. Lawrenceburg, IN 47025 | info@signarama-lawrenceburg.com
859-282-7446 | 8880 Bankers St. Florence, KY 41042 | info@signarama-florence.com

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Rush Jobs- Orders requiring completion within 48 hours or less, are subject to an additional 25% charge, above the originally quoted price (limitations apply). This fee is not applicable on installations.

Payment - All orders will require a 50% deposit. Balance is due upon delivery and/or installation. Credit terms may be extended on a case-by-case basis. Unpaid invoices past 30 days are subject to a \$25 late charge, together with interest accruing at the rate of 1.5% annum.



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Lawrenceburg, IN 47025
dcarson@yesco.com

- Verify all wording, spelling, art and sizes are correct before approving. (Drawing may not be to scale.)
- Once approved, you are responsible for 50% the remake cost should any errors be found after production begins.
- Colors portrayed on proof may not match final product due to difference between digital and pigmented colors
- Up to 3 proofs provided at no charge. Changes beyond the 3rd proof will be subject to the rate of \$95/hour.

PRODUCTION WILL NOT BEGIN UNTIL APPROVAL IS RECEIVED

Project Completion - All completed orders are stored for 30 days after notification. If arrangements aren't made and product remains after 30 days, the item will be promptly discarded.

ORDER INFORMATION

ORDER #: 41254_1.0
DATE: 8/23/24
DESIGNER: CM

CLIENT INFORMATION

Emily Joehlin
330-317-0344
emily.joehlin@53.com

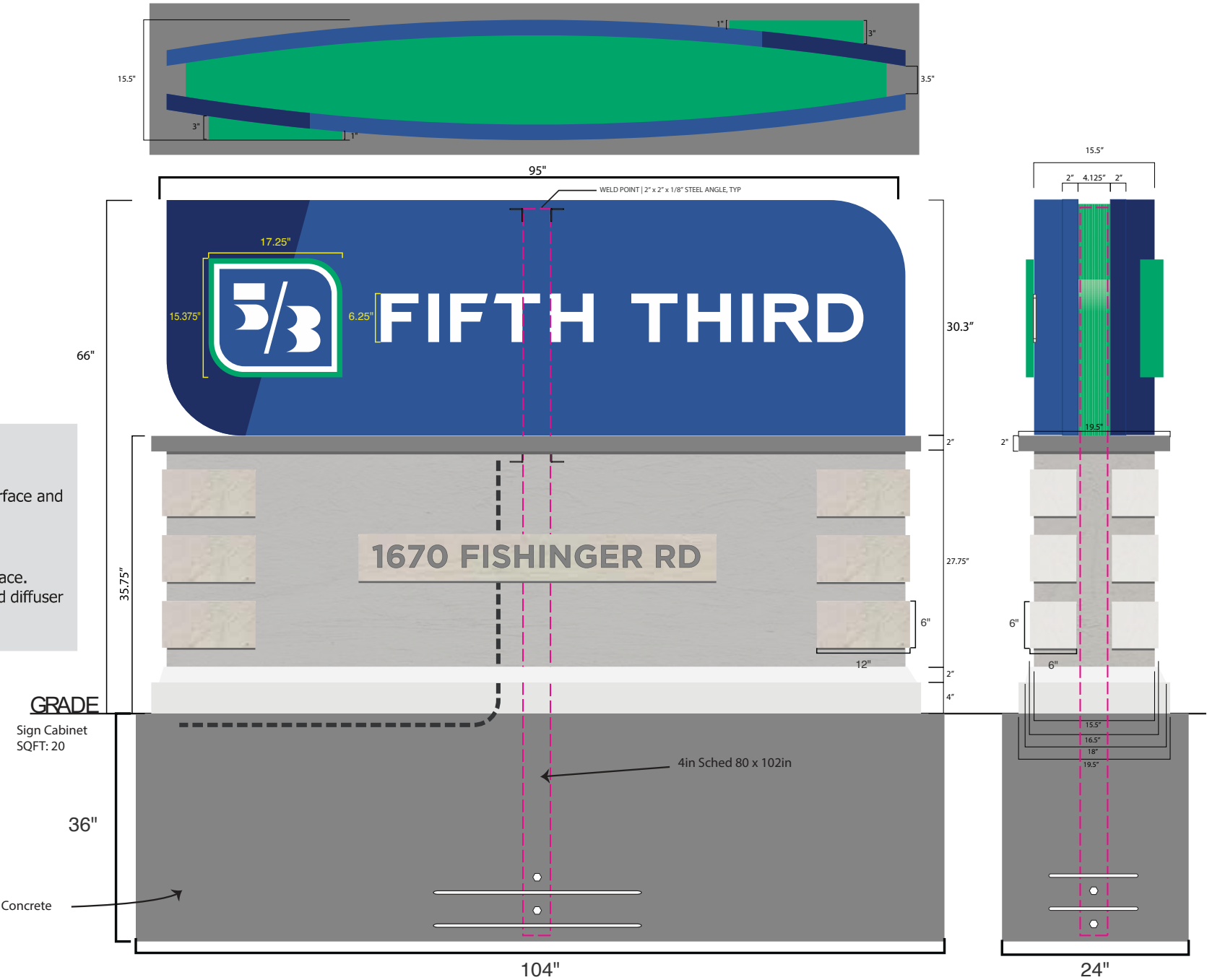
COMPANY INFORMATION

Fifth Third - Upper Arlington
1669 Fishinger Rd Columbus, OH 43221

PROJECT SPECIFICATION

- Cabinet:
- .125" routed aluminum face.
 - Aluminum frame/fabricated construction.
 - .080" aluminum skins.
 - Side reveals to have flexible Green LED faux neon.
 - Cabinet internally illuminated with white LED.
 - Faux Stucco Base
- Logo:
- .040" thick aluminum returns.
 - Acrylic "drop in" face with .125" thick exposed edge.
 - Acrylic face to have translucent vinyl graphics applied to first surface and diffuser film applied to second surface.
 - Acrylic face to have mill finish edges.
- Letters:
- Acrylic push thru to accommodate the curvature of the aluminum face.
 - Acrylic letters to have translucent vinyl applied to first surface and diffuser film applied second surface.
 - Acrylic letters to have mill finish edges.

STANDARD COLORS			All 3M Vinyl to be Scotchlcal vinyl		
COLOR NAME	STANDARD MATCH	PAINT	TRANSLUCENT VINYL	OPAQUE VINYL	PERFORATED VINYL
Azurite	PMS 7685	MP 73828	3M 3630-047 Patriot Blue	3M 3635-157 Sultan Blue / Day / Night	
Lapis	PMS 281	MP TBD	3M 3630-137 European Blue		
Green	PMS 3405	MP 448	3M 3630-145 Kelly Green		
White		MP White	3M 363077-010 White		
Silver		MP 41342SP Brushed Aluminum			
Moonstone	PMS Cool Gray 10				
Platinum	PMS Cool Gray 11				
Standard Plastics			Situational Plastic		
	7328 White Acrylic		2406 Optix LD White Acrylic	Awning Material & Colors	
	Clear Acrylic		7328 White Polycarbonate		08-0000 Black (Sunbrella)
					44-0000 Charcoal Gray (Sunbrella)
					52-0000 Mediterranean Blue (Sunbrella)



Night View

DESIGN SPECIFICATIONS				
IBC	2021	with	OH	amendments
2024 Ohio Building Code				
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ACI	318-19	Building Code Requirements for Structural Concrete		
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DESIGN LOADS				
Wind	V =	115	mph	
Exposure	C			
Risk Cat.	II			
Grnd. Snow	Pg =	20	psf	

STATE OF OHIO
JERE MURDOCH
E-76569
REGISTERED
PROFESSIONAL ENGINEER
MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08736
(673) 570-3215
Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569
Exp. 12/31/2025
9/27/2024
PG: 8 of 9



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dcarson@yesco.com

3. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL .
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

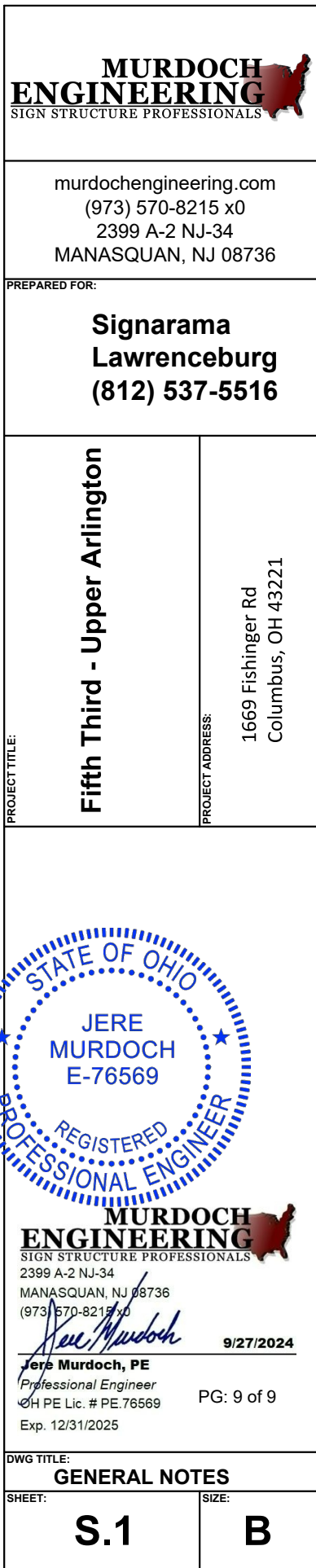
1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	ASTM A36	Fy=46 KSI MIN.
STEEL PLATE	ASTM A36 ASTM	Fy=36 KSI MIN.
STD. PIPE	A53, GR B	Fy=35 KSI MIN.

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DESIGN LOADS			
Wind	V =	115	mph
Exposure	C		
Risk Cat.	II		
Grnd. Snow	Pg =	20	psf





24-4492

Graphics Plan

Status: Active

Submitted On: 10/1/2024

Primary Location

1669 FISHINGER RD
UPPER ARLINGTON, OH 43221

Owner

FIFTH THIRD BANK
FOUNTAIN SQUARE 38
CINCINNATI, OH 45263

Applicant

 Liz Salisbury
 812-537-5516
 liz@signarama-
lawrenceburg.com
 1090 W. Eads Parkway
Lawrenceburg, IN 47025

BZAP Information

BZAP Case

DEV-04-24

Status

Pending

BZAP Review Date

10/16/2024

BZAP Conditions

Project Details

Development Name (or Tenant)*

Fifth Third

Address*

1669 Fishinger Road

Graphics Plan Description*

Company rebrand, updating signage. Replacing channel letters with new sets, adding channel letter logo, adding monument sign.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: October 16, 2024

Subject: Fifth Third, 1669 Fishinger Road (DEV-04-24) - Review of a graphics plan to add a new free-standing sign, a canopy-mounted sign facing Tremont Road and replace existing building-mounted signage.

Site Description/History

The subject property, 1669 Fishinger Road, is located at the southwest corner of the Five Points intersection (Fishinger Road, Northwest Boulevard and Tremont Road) and is home to Fifth Third Bank. The Bank has occupied the land since 1959 and built the existing building in 1969. The bank has two access points along each Fishinger and Tremont Roads. The property is zoned Planned Mixed Use District (PMUD- Kingsdale West), where financial services are a permitted use.

Proposal

The proposal includes the replacement of two signs that are visible from Fishinger Road (one facing the GetGo gas station above the main entrance and another facing a single-family residence and easily viewed from road), a new sign on the side of the drive-thru canopy that would face Tremont Road, and a new free-standing sign near the Five Points intersection. The two signs visible from Fishinger Road are largely the same size and in the same location. The sign above the main entrance is internally-illuminated, while the sign facing west would be halo-lit, in order to provide a softer illumination for an adjacent neighbor. [Illuminated signage on the west elevation has existing since at least early 2005.] A free-standing sign is proposed 25 feet from Fishinger and Tremont Road right-of-way and matches the dimensional standards found in the Sign Code. It would have a stucco base with quoins to match the building. A small sign would be added in the drive-thru canopy as well, and is internally-illuminated. [A sign previously existed in this location, as well as on the east elevation, but were removed in late 2011.] No changes are proposed to existing ATM or directional signage.

Zoning Code Requirements

Article 6.06 of the City's Unified Development Ordinance (UDO) outlines signage requirements in the community. The code largely allows for the replacement of existing signage provided they are in a similar location, have a similar size and there are no changes to illumination. [This means the two signs facing Fishinger Road can be replaced without BZAP review.] In PMUD areas, a graphics plan is required for any new signage, which would include

the proposed free-standing sign at the intersection and the proposed building-mounted sign on the drive-thru canopy.

Comprehensive Graphics Plan Required: To avoid visual clutter and visual blight, to improve wayfinding, to decrease distraction for motorists and pedestrians, and to encourage economic development and placemaking as contemplated by the Master Plan in the City's Planned Mixed Use Districts (PMUDs), a comprehensive graphics plan shall be required for all projects located in a PMUD. This shall be reviewed by BZAP for signage types, locations, color scheme, sizes, illumination, compatibility with architecture, and establishment of unity of design for the development. In evaluating a Comprehensive Graphics Plan, this Section shall serve as a reference but the Comprehensive Graphics Plan may supersede this Section's requirements; provided, however, that any deviation from this Section's requirements in a Comprehensive Graphics Plan shall not impair the City's aesthetic objectives, traffic and pedestrian safety, or the City's other interests as noted in this Section. After adoption of a comprehensive graphics plan, all new individual signs shall be reviewed by the Community Development Department for conformance with such graphics plans. The Community Development Director shall determine whether minor amendments to graphics plans, other than those related to the specific types of signage permitted, shall require BZAP review.

Alternatives

Since the initial application was submitted, Staff has requested several revisions:

- Despite its history, that the west elevation sign that is visible on Fishinger Road be non-illuminated due to the proximity (125 feet) to a single-family residence. The applicant has offered to provide halo-lit illumination so that the intensity of light is drastically reduced. The bank does not want to lose an illuminated sign that faces the roadway and has existed for decades. The remaining signs would be internally-illuminated; Staff requested that these other signs be halo-lit for consistency.
- That the free-standing sign include a setback of 25 feet from Fishinger and Tremont Road rights-of-way. [The code minimum is 15 feet.] This request comes from the City Engineer because of the likelihood of a future roundabout at Five Points, which would impact the sign in its proposed location. The applicant has made this revision.
- That a rendering of the free-standing sign at night in order to ensure an opaque background per code. The applicant has satisfied the request.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site and discussed the plan with the applicant. Any rebranding concept, especially for a bank, presents an opportunity to examine the types and locations of signage that can identify, attract and retain customers. It can enhance the aesthetic of the building and property, while working to better fit into the character of the area. With the Fishinger Road enhancement project nearing completion, nearby redevelopment at Kingsdale, and a potential roundabout at Five Points, there is indeed an opportunity to look at how the bank positions itself, and the graphics plan allows for that. This plan allows for new and modest signage at the street intersection and along Tremont Road, which it previously had, but currently does not. Staff is supportive of the proposed graphics plan, provided:



- The west elevation signage becomes non-illuminated; and
- That all other building-mounted signs include halo-lit illumination.

Should the Board agree to halo-lit signage for the west elevation, Staff would strongly recommend that the other signs be halo-lit for consistency.

Attachments

1.	BZAP Staff Report Pics - Fifth Third Fishinger
2.	41254_Fifth Third Bank 1669 Fishinger Rd Columbus OH_10-10-24_FINAL UPDATE
3.	24-4492

