



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Variance 10-VA-2024

Property Owner: Covenant Church
Property: 1240 Borrer Road, (parcel #160-003100)

108.01 Nature of a Variance

On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable Development Standards of the Zoning Resolution unreasonable. Therefore, the procedure for Variance from Development Standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change in the application of this Zoning Resolution. Applications for Variances are heard by the Board of Zoning Appeals, hereinafter the Board.

Sections of the Jackson Township Zoning Regulations requesting a Variance:

The applicant is requesting a variance for a structure mounted sign.

306.04 GENERAL PROVISIONS

A. General Requirements. Signs shall not be placed within a public right-of-way, shall not create a demonstrable safety hazard for pedestrians or vehicles, shall not resemble by design, color or shape any governmental sign, and the level of illumination emitted by or reflected from a sign shall not be of an intensity or direction sufficient to create either a safety hazard to the safe movement of vehicles on adjacent streets or a nuisance to adjacent properties.

B. Design and Construction. All signs shall be designed, constructed, and maintained in accordance with the following standards:

1. All signs shall comply with applicable provisions of the Ohio Basic Building Code and the applicable electrical code.
2. Except for banners, flags, temporary signs, and window signs conforming in all respects with the requirements of this Resolution, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
3. No more than four (4) colors shall be used on the sign and white and black shall be considered colors for the purposes of this chapter.

C. Computations. The following principles shall control the computation of sign area and sign height.



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1. Computation of Area of Individual Signs. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets Zoning Resolution regulations and is clearly incidental to the display itself.

306.07 SIGNS REQUIRING A PERMIT

The following signs are allowed subject to meeting the requirements of this chapter and shall not be erected until issuance of a permit by the Zoning Administrator.

A. Wall Signs. One (1) wall sign may be allowed for each business in a non-residential district and such sign shall indicate the use established and/or goods sold or services rendered on the premises. Such sign shall be affixed to the structure.

1. Display Surface.

a. The aggregate display surface of a wall sign shall not exceed one (1) square foot for every one (1) linear foot of the use's building street frontage not to exceed a maximum aggregate size of seventy (70) square feet. Street frontage is defined as the total width of that side of a building which faces the principal improved public right-of-way, excluding any extension of a building wall beyond the building itself.

b. In the case of a corner lot or other situation where the building site abuts more than one improved public right-of-way (not including alleys), the applicant shall specify which is the primary frontage which shall be the basis for the primary wall sign. The secondary building facade that fronts the secondary or other public right-of-way shall constitute a second frontage and a secondary wall sign may be allowed with display surface not to exceed one-half square foot per one lineal foot of street frontage as defined above not to exceed a maximum aggregate size of thirty-five (35) square feet.

c. For buildings that don't front an improved public right-of-way, as in shopping centers, the drives and parking areas adjacent to such building shall be considered as public streets for the purpose of this chapter, provided that where any such drive or parking area abuts a residential district, the frontage of the building on such drive or parking area shall not be considered as frontage for such purpose if the distance from such building to the nearest private property in said residential district is less than one-hundred and fifty (150) feet.



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2. Height. The maximum height of a wall sign shall not exceed twenty (20) feet and wall signs shall not project above the roof line or the cap of parapets of the building on which it is attached.

3. Placement. Wall signs must be flat or flush on the face of any building or any architecturally designed extension thereof, and project not more than twelve (12) inches (except on mansard type facias, where as to obtain a level position, the top of the sign may cantilever out more than twelve inches). Signs may be installed on an attached canopy, roof or marquee which projects beyond the building over a walk or yard, provided that no part of such signs may extend above such canopy, roof, or marquee. Such signs shall face a street, parking lot, or service drive.

Action by the Board

The Board shall only approve a variance or modification thereof if the following findings are mad

- That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same Zoning District.
- *No special conditions exist.*
- That a literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under terms of this Zoning Resolution.
- *Interpretation of this zoning resolution does not deprive this property owner rights commonly enjoyed by other property owners within the same zoning district.*
- That the special conditions and circumstances do not result from the action of the applicant.
- *The property owner currently owns the sign and is wanting to utilize the sign at this new location*
- That granting the variance requested will not confer on the applicant any special privilege that is denied in this Zoning Resolution to other lands or structures in the same Zoning District.
- *Granting of the variance will allow for the placement of a sign larger than permitted by the zoning regulations.*



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- That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
- *Granting of the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the sign.*
- *The building front yard setback of the new building is over 850 feet front the road right of way of Borror road.*
- *The property to the east and south are the Southeastern Conservation Club which are used for agricultural row crops.*
- *The property to the west is a platted subdivision for single family homes. The lots are five + acre lots with a protected riparian corridor along Patzer Ditch.*
- *The trees on the Covenant Church property that are located in the floodplain along the west side of their property are also in a protected area.*

The proposed sign is approximately 171.076 square feet. The Jackson Township Zoning Regulations state, “*The aggregate display surface of a wall sign shall not exceed one (1) square foot for every one (1) linear foot of the use's building street frontage not to exceed a maximum aggregate size of seventy (70) square feet.*” The sign seeking a variance is an increase of 144.39%.

Attachments:

1. Variance Application
2. Sign Details and Building Elevation

Fee Paid by Cash / Check # 7482

Application # 10-VA-2024

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

3756 Hoover Road Grove City, OH 43123 (614) 875-2742

Property Owner: Covenant Church Applicant: Colin Brinkman

Address: 1240 Borrer Rd. Grove City, OH 43123 Zoned: EU

PID: 160-003100-00 Area/Acres: 14.588 Acres Floodplain: _____

(Home): 614-444-3333x210 (Work): 614-444-3333x210 (Cell): 614-572-5398

Email Address: cbrinkman@danitesign.com

Summary of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable Development Standards of the Zoning Resolution unreasonable or impractical. Therefore, the procedure for Variance from Development Standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change in the application of this Zoning Resolution.

To the Board of Zoning Appeals, the Applicant requests Appeal from Section: _____

- | | | |
|---|---|---------------------------------------|
| <input checked="" type="checkbox"/> Accessory Structure | <input type="checkbox"/> Access Driveway | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Lot Requirements | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Fence / Wall |
| <input type="checkbox"/> Development Standards | <input type="checkbox"/> Violation Appeal | <input type="checkbox"/> Other |

Requesting the following specific variance:

Looking for variance approval of a 171.076sf illuminated channel letter wall sign on the south facade.

Under Ohio Law (519.14) the Board of Zoning Appeals may only approve a Variance that (A.) will not be contrary to the public's best interest and (B.) that the spirit and intent of the Zoning Resolution will be observed. The applicant summarizes below the following (Attach extra sheets if necessary):

- Describe the special conditions and/or circumstances that exist and which are peculiar to the land and/or structures for the property seeking Variance. Did the property owner / applicant create the unique circumstances? Yes / **(No)** (circle one).

The building setback is over 850ft from the entrance to the Church & the Church is looking for some building ID signage for branding. This also helps vistors find the main entrance to the Church.

The far building setback shouldn't make the sign out of place with private drive and neighboring treelines.

The sign will be so far back off Borrer road it won't be overpowering and scaled to the size of the building.

2. Describe how the Township's Zoning Code restrictions will deprive the property owner of property rights commonly enjoyed by other properties in the area. Did the property owner / applicant purchase the property knowing of these restrictions? Yes / **No** (circle one).

The far setback from the road makes _____ the 70sf sign area requirement
the branding of the location use difficult. The sign size doesn't look overly large on the building
and to scale. Other properties likely aren't over 850ft from the RoW and road.

3. Describe in specific detail why this Variance request **WILL NOT** adversely affect the health, safety or general welfare of adjacent property owners or neighbors.

The property and the sign location will only have visibility from Borrer Rd. The neighboring parcels to the east and west will not have the ability to see it because of the tree lines. The sign is also so far from Borrer Rd. that it won't be overpowering with light. Also, there is no neighboring building/house near by to the south of the property line where the sign would be visible to anyone living on the south side of Borrer. There is no neighbors or parcel owners that will be affected for any safety, health or general welfare reasons

SUBMITTAL CHECKLIST

- | | |
|--|---|
| <input type="checkbox"/> Legal Description / Deed | <input type="checkbox"/> Photos documenting requested use |
| <input type="checkbox"/> Plot Plan / Site Plan | <input type="checkbox"/> Date Filed _____ |
| <input type="checkbox"/> Detailed Building Plan | <input type="checkbox"/> Legal Ad _____ |
| <input type="checkbox"/> Property Owners within 500' | <input type="checkbox"/> Notices Sent _____ |
| <input type="checkbox"/> Application Fee | <input type="checkbox"/> Hearing Date _____ |

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We COVENANT CHURCH
(Name of property owner / applicant)

1240 BORROR RD GROVE CITY OH 43123 Home: _____
(Address) (City, State, Zip Code) (Phone)

Cell: 614-787-1260 Business: _____
(Phone) (Phone)

"the above named Owner / Applicant being duly sworn, depose and say that I/We are the owner(s) of the land included in the application and that the foregoing statements contained herein and attached hereto, and any and all supplemental information, attachments or exhibits accurately describe the request to the best of my ability. By filing this Application for Variance. I/We do hereby grant permission to Jackson Township and its employees to enter upon my property and to photograph and document all conditions observed therein and to post all application materials upon the Township's website for public information purposes."

[Signature]
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this 5 day of June 2024
(Day) (Month) (Year)

Janelle Goldbach
(Notary Signature)

Stamp or Seal



Janelle Goldbach
Notary Public, State of Ohio
Commission #: 2022-RE-845614
My Commission Expires 03-03-27

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio



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 1640 Harmon Ave, Columbus, Ohio, 43223
 (614) 444-3333 (FAX) 444-3026
 www.danitesign.com

UL LISTED via STANDARD UL48
 FILE NO: E60042 DaNITE SIGN CO.
 UL APPLIES TO ILLUMINATED SIGNS ONLY

APPROVED-CUSTOMER _____ DATE _____
 EXISTING STOREFRONT

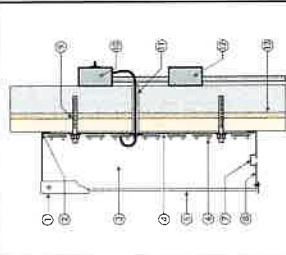
COLORS _____

APPROVED-CUSTOMER _____ DATE _____
 COSA IS W-D WORLD SIGN ASSOCIATES

JOB NAME COVENANT CHURCH #S1-1582-24
 STREET 1241 HERRING RD
 CITY, STATE GROVE CITY, OH
 SIGN TYPE CHANNEL LETTERS
 DATE 4/15/24 REF. DATE
 TITLE NAME COVENANT CHURCH, CDR
 DIRECTORY BELLA > 2024 > C

SCALE AS NOTED SCALES DESIGNER BY _____
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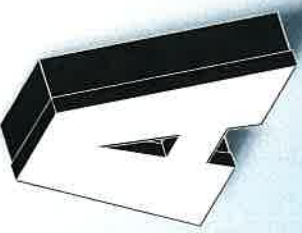
FLUSH MOUNT LED FACE-LIT CHANNEL LETTERS



- UL LISTED**
1. FACE TRIM, CAP
 2. SILICONE SEAL - TYPICAL
 3. INTERIOR PAINTED WHITE
 4. 603 ALUMINUM BACK
 5. ACRYLIC FACE
 6. LED MODULES
 7. WEEP HOLES (BAFFLES AS REQUIRED)
 8. 606 ALUMINUM RETURN
 9. 1/4" X 1/4" (1/4") ALL THREAD WITH SILICONE ADHESIVE
 10. LOW VOLTAGE LED POWER SUPPLY WITH DISCONNECT
 11. NEAR PASS-THRU WITH 18GA LOW VOLTAGE WIRE
 12. 20 AMP / 120 VOLT JUNCTION BOX BY OTHERS
 13. 1 1/2" EPS OVER 5/8" PLYWOOD ON STUDS @ 16" OC



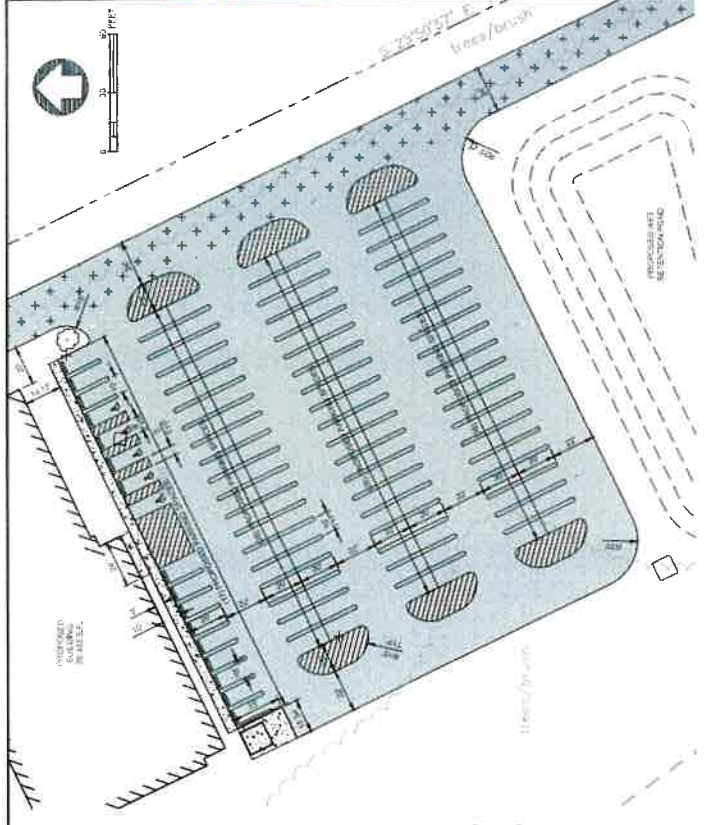
#S1-1582-24: RE-INSTALL EXISTING FLUSH MOUNT (LED) ILLUMINATED CHANNEL LETTERS 1/4" = 1'-0"



TYPICAL FLUSH MOUNTED CHANNEL LETTER 3 DIMENSIONAL VIEW



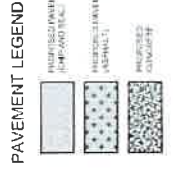
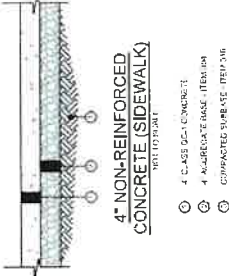
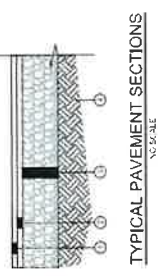
PROPOSED CONCEPTUAL SCALE 3/32" = 1'-0"



- GENERAL NOTES:**
- ALL DIMENSIONS AND FINISH ARE TO FACE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES. DIMENSIONS WILL BE MADE TO THE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISH ARE TO FACE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING DETAILS AND SPECIFICATIONS.
 - REFER TO LANDSCAPE DRAWINGS FOR PROPOSED TREE AND SHRUB SPECIFICATIONS.

SITE CALCULATIONS

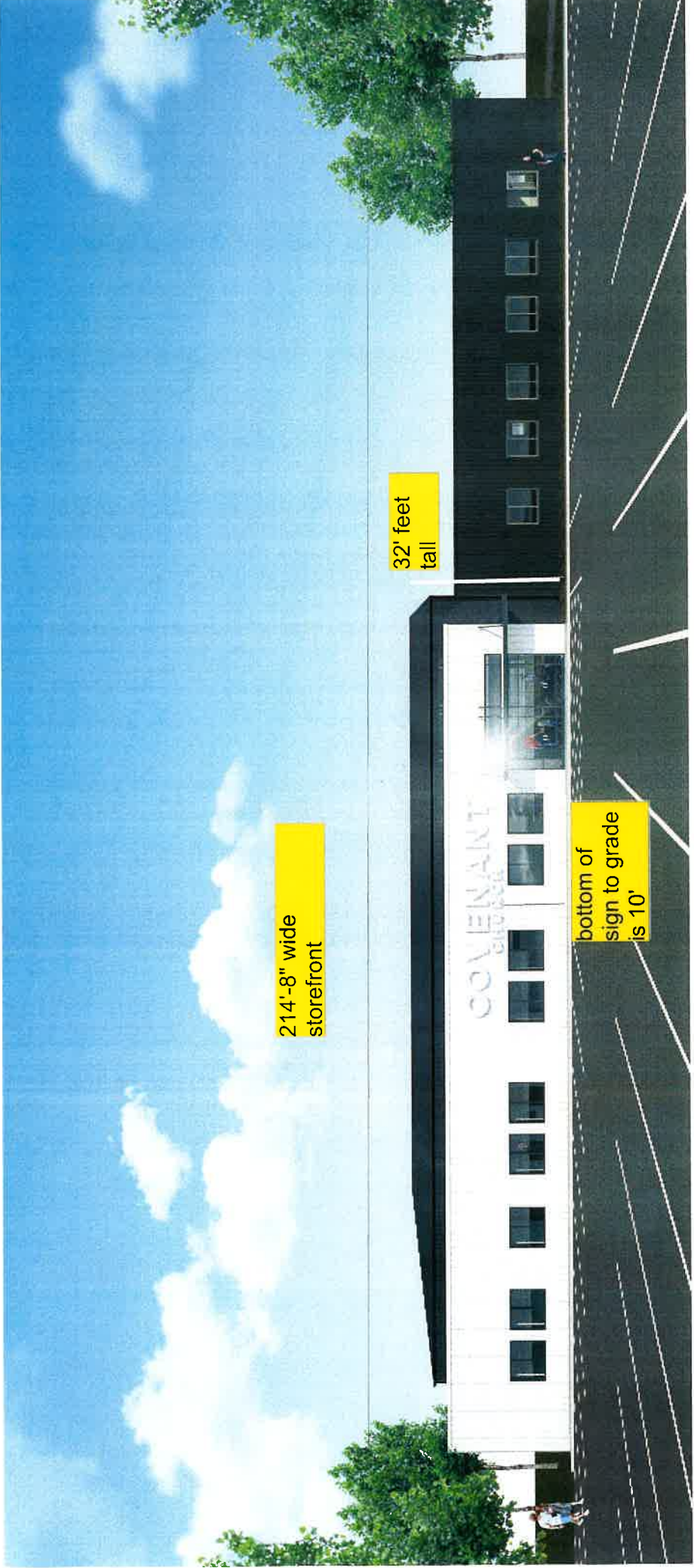
- PAVING REQUIREMENTS:**
- 1. PAVING SPACES TO BE PAVED WITH 4" NON-REINFORCED CONCRETE (SIDEWALK).
 - 2. PAVING SPACES TO BE PAVED WITH 4" CLASS 20-1 CONCRETE.
 - 3. PAVING SPACES TO BE PAVED WITH 4" CLASS 20-1 CONCRETE.
 - 4. PAVING SPACES TO BE PAVED WITH 4" CLASS 20-1 CONCRETE.



sign to go here

Setback 86'1"9"



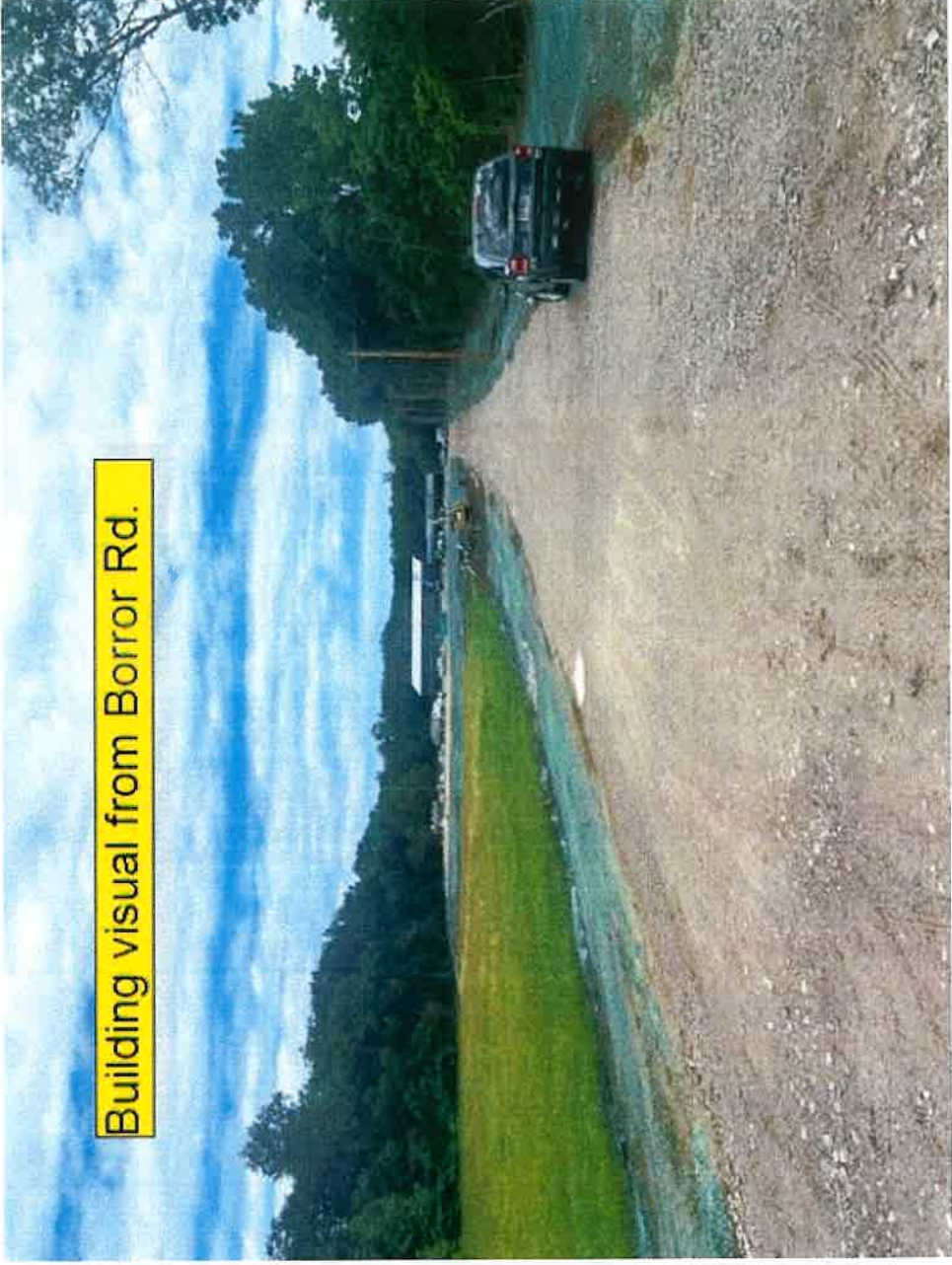


214'-8" wide
storefront

32' feet
tall

bottom of
sign to grade
is 10'

Building visual from Borrer Rd.



Franklin County Auditor - Michael Stinziano-160-003100-00

Owner Name COVENANT CHURCH
Site Address 1240 BORROR RD
Legal Descriptions BORROR RD
 BADGER & MITCHELL
 14.588 ACRES
Owner Address PO BOX 1314
 GROVE CITY OH 43123
Transfer Date 05/22/2019
Transfer Price 700,000.00
Instrument Type LW

Prop. Class E - Exempt
Land Use 685 - EXEMPT PROPERTY OWNED BY CH
Tax District 160 - JACKSON TOWNSHIP
Sch. District 2511 - SOUTH WESTERN CSD
App Nbrhd X8100
Tax Lein No
CAUV Property No
Owner Occ. Credit 2023: No 2024: No
Homestead Credit 2023: No 2024: No
Rental Registration No
Board of Revision No
Zip Code 43123
Annual Taxes .00
Taxes Paid .00
Calculated Acreage 14.42
Legal Acreage 14.59

Current Market Value

Taxable Value

	Land	Improv	Total	Land	Improv	Total
Base	\$0	\$0	\$0	\$0	\$0	\$0
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$709,600	\$0	\$709,600	\$248,360	\$0	\$248,360
Total	\$709,600	\$0	\$709,600	\$248,360	\$0	\$248,360
CAUV	\$0					

Building Data

N/A

Sketch Legend

