



## CITY OF PATASKALA BOARD OF ZONING APPEALS

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

### STAFF REPORT

November 12, 2019

#### Variance Application VA-19-025

<b>Applicant:</b>	Kessler Sign Co.
<b>Owner:</b>	TrueCore Credit Union
<b>Location:</b>	997 N Oxford Drive, Pataskala, OH 43062
<b>Acreage:</b>	3.91-acres
<b>Zoning:</b>	PRO – Professional-Research Office
<b>Request:</b>	Requesting approval of two (2) variances. The first, from Section 1295.09(b)(2)(A) to allow for total signage to exceed 32-square feet. The second, from Section 1295.09(b)(2)(B) to allow for more than one wall sign to be installed.

#### Description of the Request:

The applicant is requesting of two (2) variances for signage. The first, from Section 1295.09(b)(2)(A) to allow for the total signage on a lot to exceed 32-square feet. The second, from Section 1295.09(b)(2)(B) to allow for more than one wall sign on a lot to be installed.

#### Staff Summary:

The 3.91-acre property at 997 N Oxford Drive was rezoned from PDD – Planned Development District to PRO –Professional-Research Office on January 7, 2019 upon approval from City Council. The purpose of the rezoning was to allow for the construction of a new branch of the TrueCore Federal Credit Union. On May 13, 2019 the zoning permit for a New Commercial Construction was approved. Supplied with the plans that were submitted were building elevations that featured sample signage, however final details on the proposed signage were not included.

As approved the new bank building is 2,398-square feet and one-and-a-half (1 ½) stories tall. It is currently under construction. A three (3) lane drive through is on the south side of the building, with parking available on the north side. There are two (2) access points to the site, both on N Oxford Drive. The south access is shared with the adjacent AutoZone to the south.

Pursuant to Section 1295.09(b)(2)(A) of the Pataskala Code a total sign area of thirty-two (32) square feet shall be permitted on any lot regardless of building frontage. The Applicant is requesting a variance to allow for a total of 110 square feet of signage.

Pursuant to Section 1295.09(b)(2)(B) of the Pataskala Code only one of the following sign types: wall sign, awning or canopy sign shall be permitted for each business unit, not to exceed 32 square feet. The Applicant is requesting a variance in order to install a total of three (3) wall signs. One on the north face, one on the east face, and one on the south face.

The sign on the north building face is TureCore's 'Star' logo with the dimensions of 57" x 57", for a total of 22.56 square feet. The east and south building faces will have the full TrueCore logo with the dimensions of 3' 5" x 12' 10 ¾" for a total of 44 square feet per sign. Each sign will be mounted near the top of the 1 ½ story structure and will be reverse-lit LED aluminum channel letters.

The Applicant stated in the supplied Narrative Statement that the owner of the building "would like to claim hardship due to present sign code will not identify their new building to traveling public or destination seekers". They are requesting 100 square feet total with two wall signs and a wall logo. They understand that this seems way over the allowable per code but would ask the Board to consider the attached drawings that shows the individual letters and logo, not a big flat billboard looking sign.

**Staff Review:** *The following review does not constitute recommendations but merely conclusions and suggestions from staff.*

The Applicant is requesting a variance to allow for the installation of three (3) wall signs, which exceeds the allowable amount set by Section 1295.09(b)(2)(B) of the Pataskala Code by two (2), or a 200% increase. A variance to allow for 110 square feet of signage area, which exceeds the allowable amount of 32 square feet set by Section 1295.09(b)(2)(A) of the Pataskala code by 78 square feet, or a 343.75% increase.

Pursuant to Section 1295.09(b)(3)(B) of the Pataskala Code, wall signs shall not extend more than fifteen (15) inches from the face of the buildings to which they are attached. From the submitted plans, the signs are proposed at 5 and 5/8 inches from the building face, which is in conformance with the mentioned section.

In addition to the variance requirements set forth in Section 1211.07(1), Section 1211.07(2) allows other factors to be considered, including comments from City staff, when determining if an area variance is warranted. Section 1211.07(2)(g) allows the Board of Zoning Appeals to increase the maximum allowable height or size of a sign but suggests that said increase not exceed 25%. However, this is merely a suggestion and the Board may approve an increase in signage size as they see fit, given that it meets the requirements of Section 1211.07(1).

Staff has no other concerns with the proposal.

Other Departments of Agencies

No comments were submitted.

**Surrounding Area:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-15 – Medium-High Density Residential R-20 – Medium Density Residential	Single-Family Homes
East	GB – General Business	Grocery Store Misc. Commercial
South	PDD – Planned Development District	Auto Parts Sales
West	PRO – Professional Research Office	Vacant

**Variance Requirements:**

According to Section 1211.07(1) of the Pataskala Code, the Board of Zoning appeals shall consider the following factors when determining if an area variance is warranted:

- a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property;*
- b) *Whether there are unique physical circumstances or conditions that prohibit the property being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
- c) *Whether the variance requested is substantial;*
- d) *Whether the essential character of the neighborhood would be substantially altered or the adjoining properties would suffer a substantial detriment as a result of the variance;*
- e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
- f) *Whether the variance, if granted, will be detrimental to the public welfare;*
- g) *Whether the variance, if granted, would adversely affect the delivery of government services;*
- h) *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
- i) *Whether the property owner’s predicament can be obviated through some other method than variance;*
- j) *Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*
- k) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

Furthermore, Section 1211.07(2) allows other factors to be considered, including comments from City staff, when determining if an area variance is warranted. The following factors from Section 1211.07(2) are applicable to Variance Application VA-19-025:

- 1211.07(2)(g): To increase the maximum allowable height or area of signs on a lot (it is suggested that the same not be increased by more than 25%).

**Department and Agency Review**

- Zoning Inspector – No comments
- Public Service – No comments
- City Engineer – No comments
- Pataskala Utilities – See attached
- Police Department – No comments
- West Licking Joint Fire District – No comments
- Southwest Licking School District – No comments

**Supplementary Conditions:**

Should the Board choose to approve the applicant's request, the following conditions may be considered:

1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction of the accessory building.

**Resolution:**

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve variances from Section 1295.09(b)(2)(A) and Section 1295.09(b)(2)(B) of the Pataskala Code for variance application VA-19-025 ("with the following conditions" if conditions are to be placed on the approval)."



# CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A  
Pataskala, Ohio 43062

## VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

<b>Property Information</b>		
Address:	997 N Oxford Dr Pataskala, OH 43062	
Parcel Number:	064-307680-00.000	
Zoning:	PRO Professional Office	Acres: 3.91
Water Supply:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

<b>Staff Use</b>	
Application Number:	VA-19-025
Fee:	300
Filing Date:	10-15-19
Hearing Date:	11-15-19
Receipt Number:	22014

<b>Applicant Information</b>		
Name:	Kessler Sign Co	
Address:	2669 National Rd	
City:	Zanesville	State: OH
Phone:	740-453-0668	Zip: 43701
	Email:	mank@kessler-sign.com

<b>Documents</b>	
<input checked="" type="checkbox"/> Application	
<input checked="" type="checkbox"/> Fee	
<input checked="" type="checkbox"/> Narrative	
<input checked="" type="checkbox"/> Site Plan	
<input checked="" type="checkbox"/> Deed	
<input checked="" type="checkbox"/> Area Map	

<b>Property Owner Information</b>		
Name:	TrueCore Credit Union	
Address:	215 Deo Dr	
City:	Newark	State: OH
Phone:	740-345-6608	Zip: 43055
	Email:	j.hall@truecore.org

<b>Variance Information</b>	
Request (Include Section of Code):	1295.09(b)(2)(A), 1295.09(b)(2)(B)
	1) more than one wall sign
	2) over allowable (32sqft) wall sign
Describe the Project:	
New 2,475 sqft, 1 1/2 story credit union w/ drive thru	
290' from Broad St 65' from Oxford Dr	

## Documents to Submit

**Variance Application:** Submit 1 copy of the variance application.

**Narrative Statement:** Submit 1 copy of a narrative statement explaining the following:

- The reason the variance is necessary
- The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code:
  - a) Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;
  - b) Whether there are unique physical circumstances or conditions that prohibit the property from being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;
  - c) Whether the variance requested is substantial;
  - d) Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;
  - e) Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;
  - f) Whether the variance, if granted, will be detrimental to the public welfare;
  - g) Whether the variance, if granted, would adversely affect the delivery of governmental services;
  - h) Whether the property owner purchased the subject property with knowledge of the zoning restriction;
  - i) Whether the property owner's predicament can be obviated through some other method than variance;
  - j) Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,
  - k) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

• A use variance must also meet the requirements described in Section 1211.07(B) of the Pataskala Code.

**Site Plan:** Submit 1 copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the variance request

**Deed:** Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcountv.com/recorder/recording-search/>

**Area Map:** Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

## Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this variance request.

Applicant (Required):

Date:

*Mark Pae - Kessler Sign Co*

10-9-19

Property Owner (Required):

Date:

*Jan & Hall - True Core FCU*

10-9-19



2669 National Rd.  
Zanesville, OH 43701

[www.kesslersignco.com](http://www.kesslersignco.com)

Phone: (740) 453-0668

Dayton Phone: (937)898-0633

Fax: (740) 453-5301

DATE: 10/9/2019  
TO: City of Pataskala  
ATTN: Board of Zoning Appeals  
FROM: Kessler Sign Co  
RE: Request for variance of sign code (narrative statement)  
TrueCore Credit Union  
997 N Oxford Dr

*The owner of new building would like to claim hardship due to present sign code will not identify their new building to traveling public or destination seekers. If we're restricted to code, we can only have one wall sign that can't exceed 32 sq. ft. We are requesting 110 sq. ft. total with two wall signs and a wall logo. We know that seems way over the allowable per code, but need you to consider the attached drawing that shows individual letters and logo, not big flat billboard looking signs.*

*Your consideration will be greatly appreciated by a new business and supporter of community.*

Thank You,  
Kessler Sign Company

A handwritten signature in blue ink that reads 'Mark Cox'. The signature is written in a cursive, flowing style.

Mark Cox  
Client Rep  
740-221-3229

PROJECT NO. 10-0000  
DATE: 10/10/10  
SCALE: AS SHOWN

EXISTING  
RETENTION BASIN

EXISTING  
RETENTION BASIN

EXISTING  
BUILDING

290'

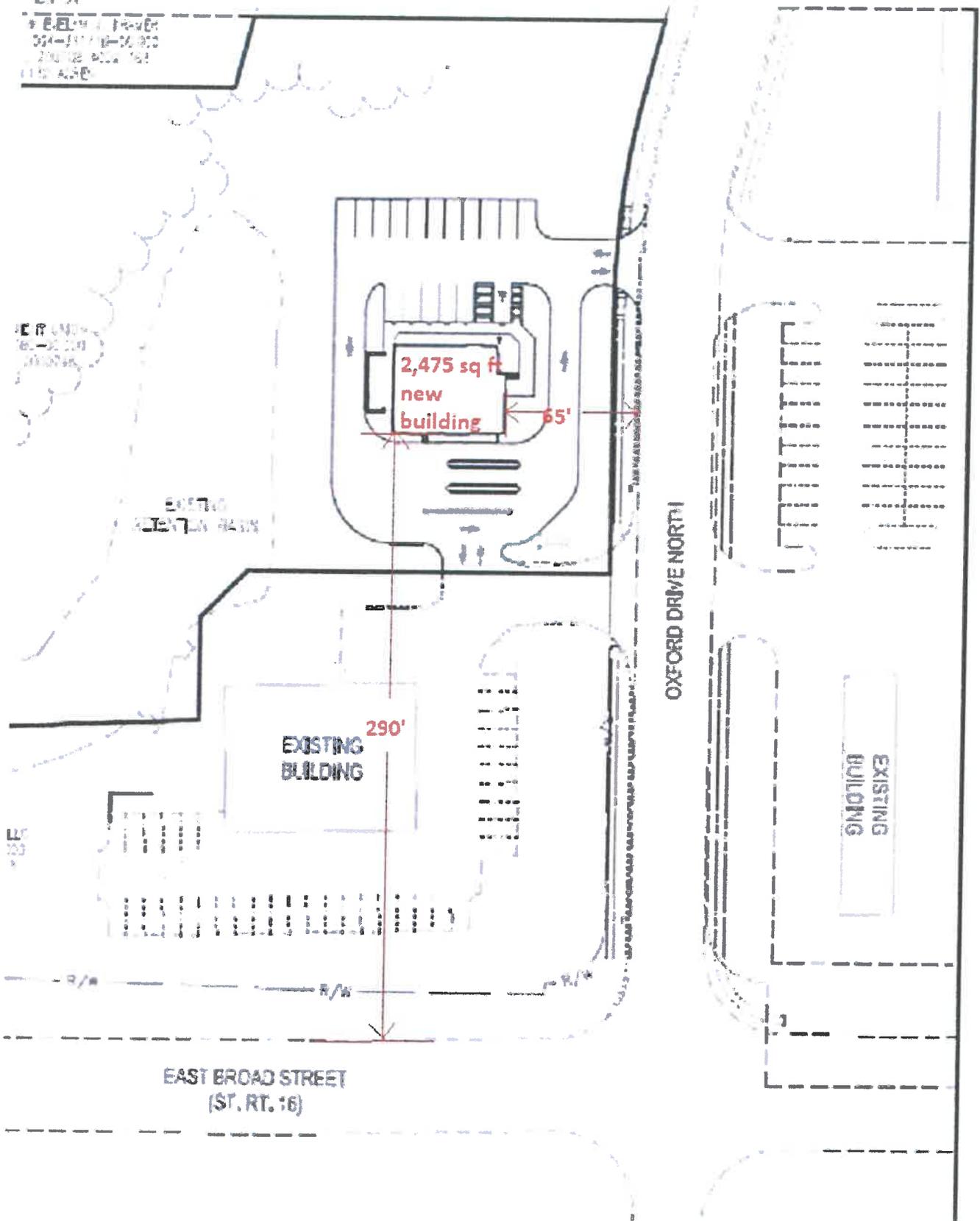
2,475 sq ft  
new  
building

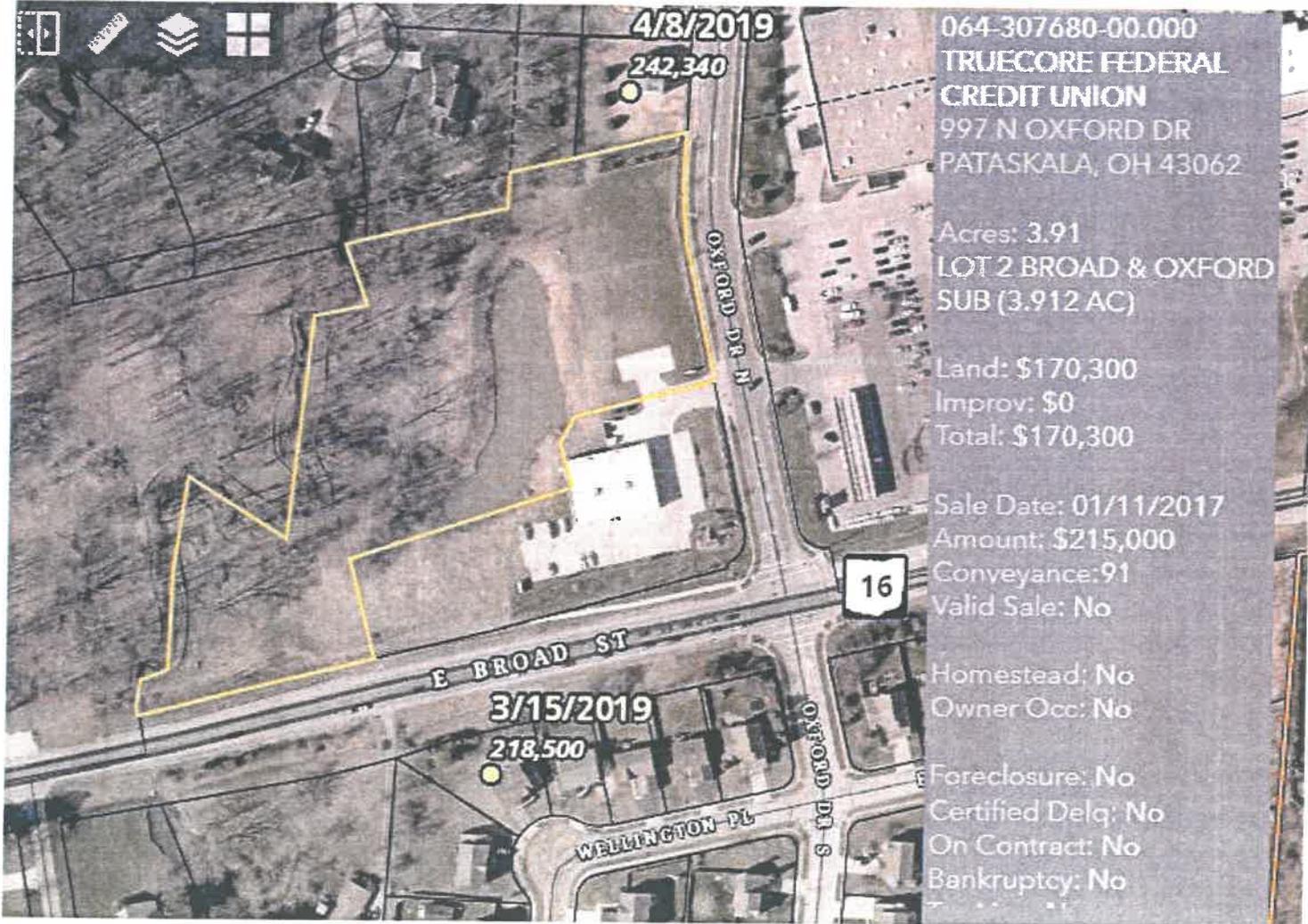
65'

OXFORD DRIVE NORTH

EXISTING  
BUILDING

EAST BROAD STREET  
(ST. RT. 16)





4/8/2019

242,340

3/15/2019

218,500

064-307680-00.000  
TRUECORE FEDERAL  
CREDIT UNION  
997 N OXFORD DR  
PATASKALA, OH 43062

Acres: 3.91  
LOT 2 BROAD & OXFORD  
SUB (3.912 AC)

Land: \$170,300  
Improv: \$0  
Total: \$170,300

Sale Date: 01/11/2017  
Amount: \$215,000  
Conveyance: 91  
Valid Sale: No

Homestead: No  
Owner Occ: No

Foreclosure: No  
Certified Delq: No  
On Contract: No  
Bankruptcy: No

16

Parcel: 064-307680-00.000 (Direct Link)

Owner: TRUECORE FEDERAL CREDIT UNION

Parcel Address: 997 N OXFORD DR  
PATASKALA, OH 43062

Legal Desc: 

LOT 2 BROAD & OXFORD SUB (3.912 AC)
--

Acres: 3.9100

Tax District: 064 PATASKALA SW-LK LSD-WLJFD

Township:

Municipality: PATASKALA

School District: SOUTHWEST LICKING LSD

Neighborhood: 08000 Pataskala -- Harrison Twp  
Portion

Parent Parcel:

Owner Mailing TRUECORE FEDERAL CREDIT  
Address: UNION

215 DEO DR  
NEWARK OH 43055

Mailing Address: TRUECORE FEDERAL CREDIT  
UNION

215 DEO DR  
NEWARK OH 43055

Class Group: Residential

Class: 501 Resid Unplat 0-09.99 acres  
TIF:

Utilities: 2 - Electric

Foreclosure: No

Certified Delinq: No

Escrow Account:

Bankruptcy: No

Tax Lien: No



CLIENT | True Core

LOCATION | Pataskala

SAVED AS | True\_Core\_Pataskala

DATE | 1/22/19

REVISIONS |

SALESMAN | Mark Cox

DESIGNER | Jared

SALESMAN INITIAL OF APPROVAL |

X

CIRCUITS | 1

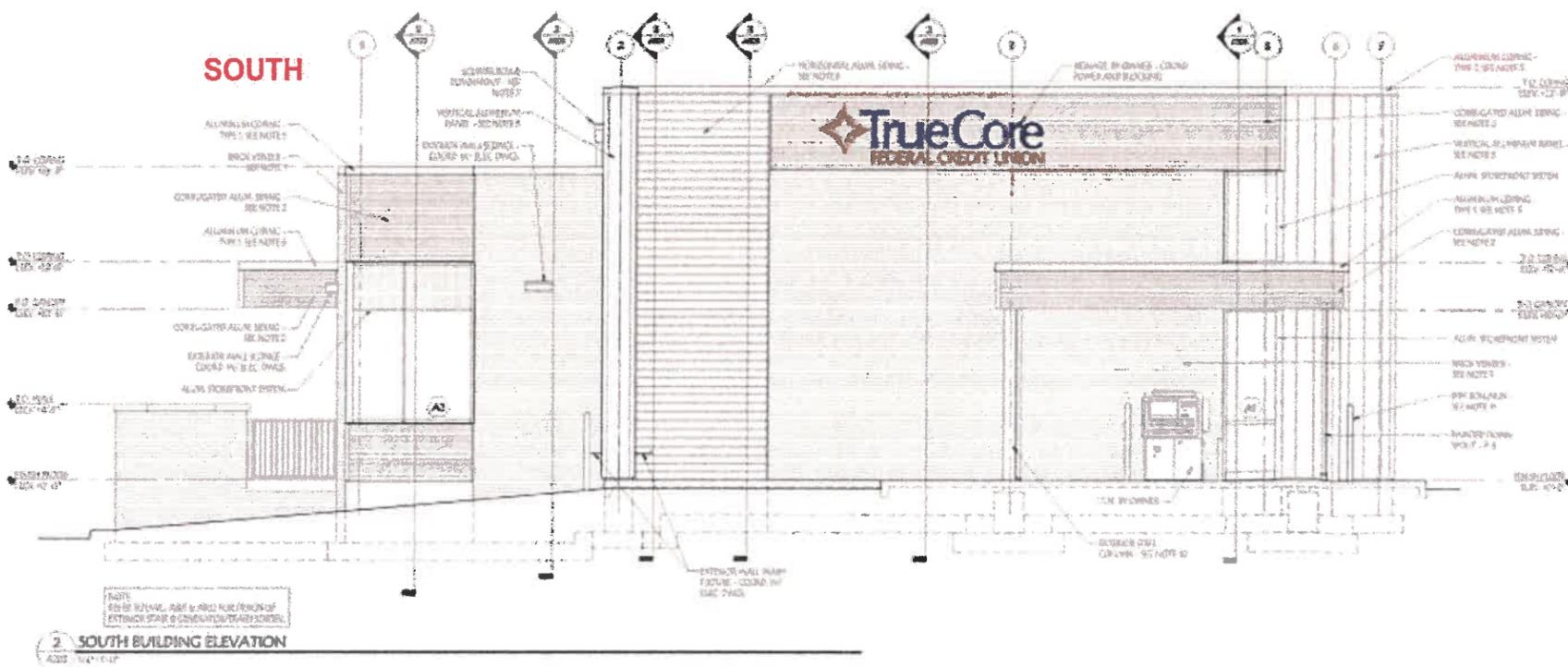
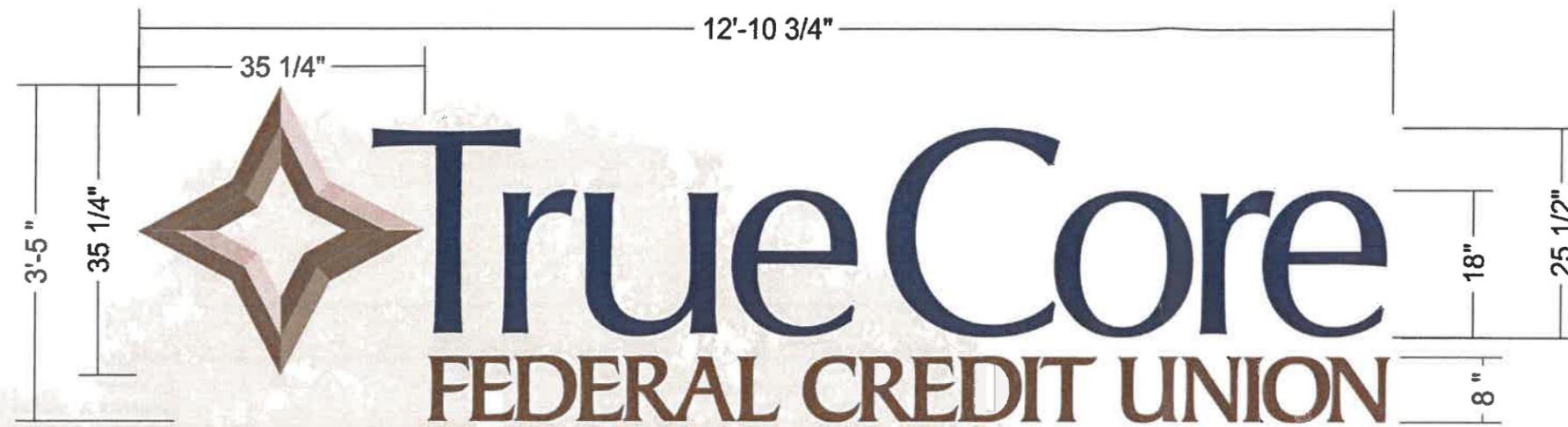
VOLTAGE | 120V



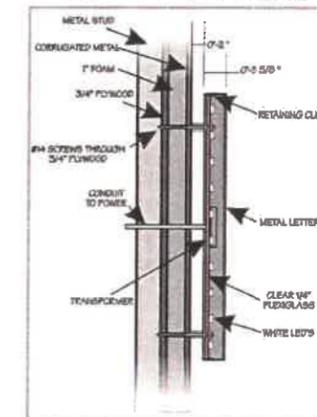
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ZANESVILLE, OHIO 43701-0785  
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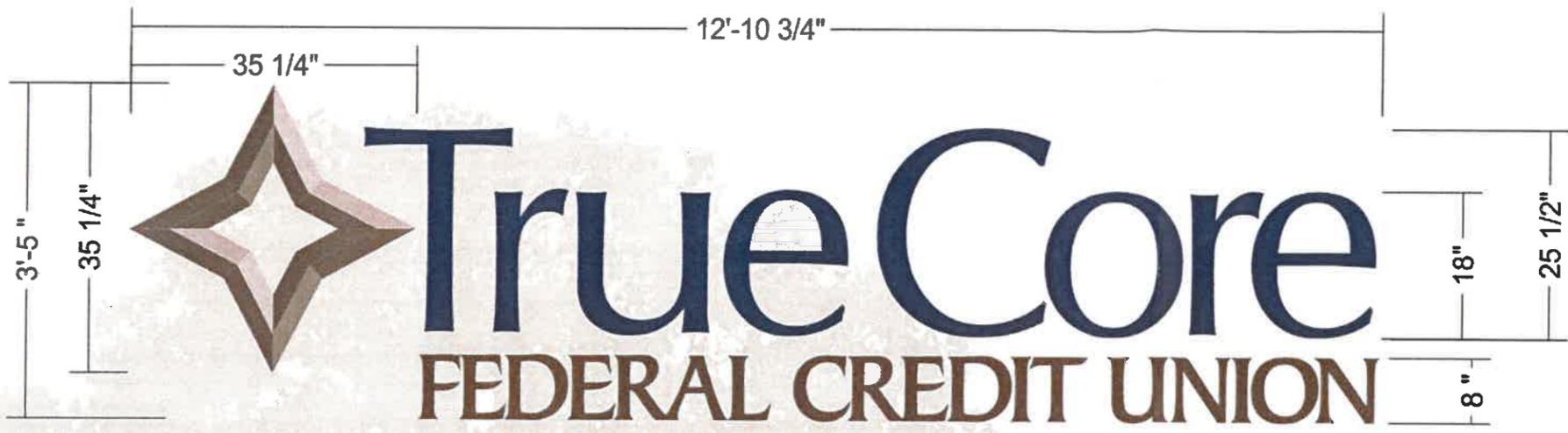


LED Reverse Channel Letter



NEW S/F REVERSE-LIT LED ALUMINUM CHANNEL LETTERS ATTACHED TO BUILDING

SCALE: 1/2" = 1'



CLIENT | True Core

LOCATION | Pataskala

SAVED AS | True\_Core\_Pataskala

DATE | 1/22/19

REVISIONS |

SALESMAN | Mark Cox

DESIGNER | Jared

SALESMAN INITIAL OF APPROVAL |

X

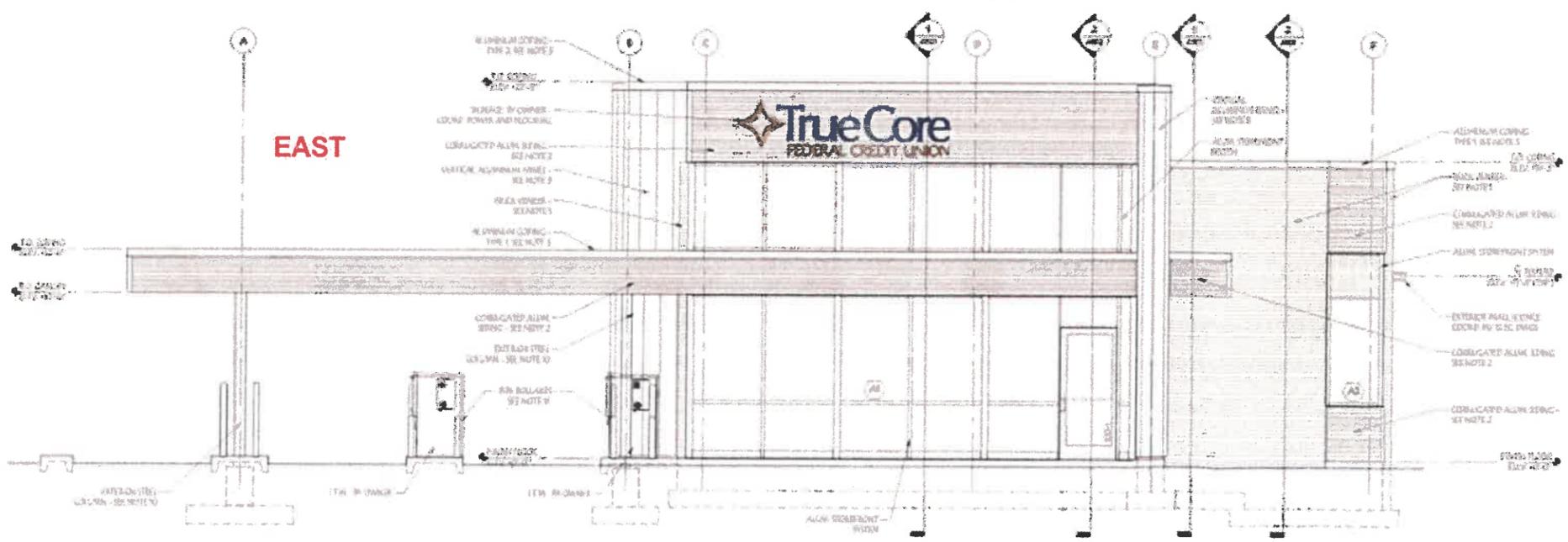
CIRCUITS | 1

VOLTAGE | 120V

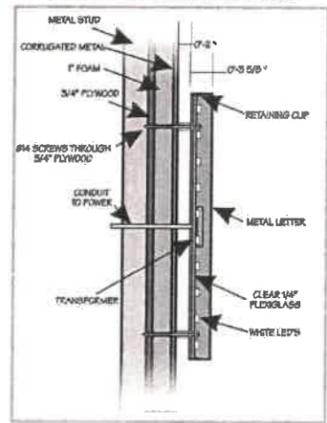


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SCALE: 1/2" = 1'



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