



RECEIVED MAR 13 2020

 VARIANCE # _____
 ZONING PERMIT # _____
 OTHER # _____
CITY OF CIRCLEVILLE APPLICATION FOR VARIANCE
 APPLICANT'S OR AGENT FOR APPLICANT'S NAME: Kessler Sign Co
 APPLICANT'S /AGENT'S ADDRESS: 2669 National Rd Zanesville OH 43701
 APPLICANT'S PHONE NUMBER: 7404530668 DAY TIME _____ ALTERNATE # _____
 APPLICANT'S E-MAIL ADDRESS: Ashley@kessler-signco.com
 OWNER'S NAME & ADDRESS: Marc + Aime Palmer 23305 Walston Rd
(IF SAME AS APPLICANT, WRITE 'SAME')
 PROPERTY ADDRESS: 130 Morris Rd, Circleville OH 43113
 ZONING DISTRICT: GB PROPOSED USE OF PROPERTY: Medical office

THE PROPERTY OWNER/APPLICANT/AGENT FOR APPLICANT MUST SUPPLY A LEGAL DESCRIPTION OF THE PROPERTY, AS RECORDED IN THE PICKAWAY COUNTY RECORDER'S OFFICE. LEGAL DESCRIPTION ATTACHED: YES ☒ NO ☐

 A SCALED PLOT MUST BE PROVIDED. PLOT PLAN ATTACHED: YES ☒ NO ☐

REASON (ZONING)(SIGN) PERMIT WAS DENIED BY THE ZONING INSPECTOR:

 ARTICLE # XXXV SECTION # 35.09 OF THE ZONING CODE

 APPLICANTS REASON'S FOR APPEAL: SECTION 7.02 - CHOOSE ONE A-E (SEE REVERSE SIDE) D

 FURTHER DESCRIBED: Adding the signs will eliminate
confusion for potential clients & makes the building easily identifiable

THE NAMES AND MAILING ADDRESSES OF ALL PROPERTY OWNERS WITHIN 100 FEET, CONTIGUOUS TO, AND DIRECTLY ACROSS THE STREET FROM THE PROPERTY, AS APPEARING ON THE PICKAWAY COUNTY AUDITOR'S CURRENT TAX LIST, IN THE PICKAWAY COUNTY COURT HOUSE, MUST BE PROVIDED.

 LIST OF ADJACENT PROPERTY OWNERS (WITHIN 100 FEET) ATTACHED: YES ☒ NO ☐

I hereby appeal the decision of the Zoning Inspector for the reasons stated above.

 DATE: 03/12/20 APPLICANTS SIGNATURE: Ashley Palmer

DO NOT WRITE BELOW THIS LINE

DATE FILED: _____ FEE: _____ RECEIVED BY: _____

CASH: _____ CHECK #: _____

ACTION BY ZONING COMMISSION: ON THE _____ DAY OF _____, 20 _____.

THE PLANNING AND ZONING COMMISSION (APPROVED) (DENIED) THE VARIANCE WITH THE FOLLOWING CONDITIONS: _____

FOR THE FOLLOWING REASONS: _____

(PURSUANT TO SECTION 7.02 (A-E) SEE REVERSE SIDE)

THE ZONING INSPECTOR IS HEREBY AUTHORIZED TO ISSUE A (ZONING) (SIGN) PERMIT FOR THE ABOVE LOCATION, SUBJECT TO THE ABOVE CONDITION.

DATE: _____ ZONING COMMISSION: _____

APPROVED FOR TRANSFER
PICKAWAY COUNTY ENGINEER
BY TDP DATE 7-20-10

VOL 0643 PAGE 1062

201000003896
Filed for Record in
PICKAWAY COUNTY, OHIO
JOYCE R. GIFFORD, COUNTY RECORDER
07-21-2010 At 11:51 am.
SHERIFF D 36.00
OR Volume 643 Page 1062 - 1064

TRANSFERRED NO. 515
SEC. 319.202 R.C. COMPLIED
WITHIN AMT. 1645.00

JUL 21 2010

MELISSA A. BETZ
AUDITOR PICKAWAY COUNTY, OHIO
MVK TRANS FEE 504

SHERIFF'S DEED

I, DWIGHT E. RADCLIFF, Sheriff of Pickaway County, Ohio pursuant to the Order of Sale entered on November 23, 2009, in which Plaintiff Peoples Bank, National Association, recovered of Defendant/Owner Williamson Family Investments, LLC, *et al.*, the judgment granted on October 9, 2009 in the principal amount of Four Hundred Fifty Thousand, Five Hundred Eighty-Three and 96/100 Dollars (\$450,583.96), plus interest and fees, together with the costs of said action, and in consideration of the sum of Two Hundred Fifteen Thousand Dollars (\$215,000), the receipt whereof is hereby acknowledged from the sale conducted on March 2, 2010 and upon Confirmation of Sale, do hereby GRANT, SELL AND CONVEY with fiduciary covenants unto **Marc A. Palmer and Aime L. Palmer**, husband and wife, as tenants in common, all rights, title and interest of the parties in the Court of Common Pleas, Pickaway County, Ohio, Case No. 2009 CI 0150, and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Pickaway and State of Ohio, known and described as set forth on Exhibit A, attached hereto and incorporated herein.

Prior Owner: Williamson Family Investments, LLC
Property Address: 116 Morris Road, Circleville, Ohio 43113
Parcel Number: A05-1-135-00-011-06
Prior Instrument Number: OR Vol. 549, Page 1896, Recorder's Office, Pickaway County, Ohio
Tax Mailing Address: 2305 Walston Road, Williamsport, OH 43164

#633445v1
11787.05138

Executed this 20TH day of JULY, 2010.

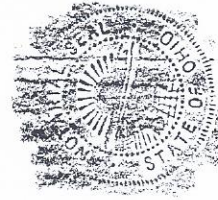

DWIGHT E. RADCLIFF, Sheriff of Pickaway
County, Ohio



State of Ohio)
) ss:
County of Pickaway)

The foregoing instrument was acknowledged before me this 20TH day of JULY, 2010 by **DWIGHT E. RADCLIFF**, the Sheriff of Pickaway County, Ohio.


Notary Public BETHANY R. MINZLER
My Commission Expires: 12/25/2012



This Instrument Prepared By:

Adam J. Biehl, Esq.
Bailey Cavalieri LLC
10 West Broad Street, Suite 2100
Columbus, OH 43215

#633445v1
11787.05138

Title No.: 2010030055
Locate No.:

SCHEDULE C**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Pickaway, and in the City of Circleville, and being part of Section 18, Township 11, Range 21, Congress Lands, also being part of a 3.307 acre tract conveyed to Circle Investment Corp. by deed shown of record in Deed Book 294, Page 257 Recorder's Office, Pickaway County, Ohio.

Beginning at an iron pin (set) at the point of intersection of the northerly right of way line of Morris road as shown in Plat Book 7, Page 217 with the easterly line of Lot No. 58, Watt-Land Acres Subdivision, Section 1 of record in Plat Book 3, Page 97;

Thence N. 3 degrees 38' E. along the easterly line of said Lot No. 58, a distance of 145 feet to an iron pin (set);

Thence S. 86 degrees 12' 21" E., parallel to the northerly right of way line of Morris Road, a distance of 125.41 feet to an iron pin (set);

Thence S. 3 degrees 47' 39" W. a distance of 145 feet to an iron pin (set) in the northerly right of way line of Morris Road;

Thence N. 86 degrees 12' 21" W., along the northerly right of way line of Morris Road, a distance of 125 feet to the place of beginning;

Containing 0.416 acres, more or less, subject to all easements and restrictions shown of record.

This description was prepared by Roland L. Edwards, Ohio Registered Professional Surveyor No. 4224, and is based on actual field surveys performed by him or under his supervision. The bearings used in the description for the westerly line of the herein described tract is the same as shown for this line on the recorded plat of Watt-Land Acres Subdivision, Section 1. The bearing of the other lines are relative thereto as determined by field survey.



ALTA Commitment - 2006

(2010030055.PFD/2010030055/2)

201000003896
CLT
BDX

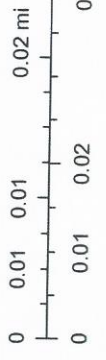
Pickaway County, Ohio



11/26/2019, 2:06:00 PM

- Addresses
- Parcels Search
- Pickaway Soils
- CIB
- CrA
- MkB
- MkC2
- Ud
- Townships
- Corp Boundaries

1:1,128



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

DISCLAIMER: FOR REFERENCE ONLY - All data has been developed from public records that are constantly undergoing change and is not warranted for content, completeness or accuracy. Pickaway County does not warrant, guarantee or represent the data to be fit

STAPLES

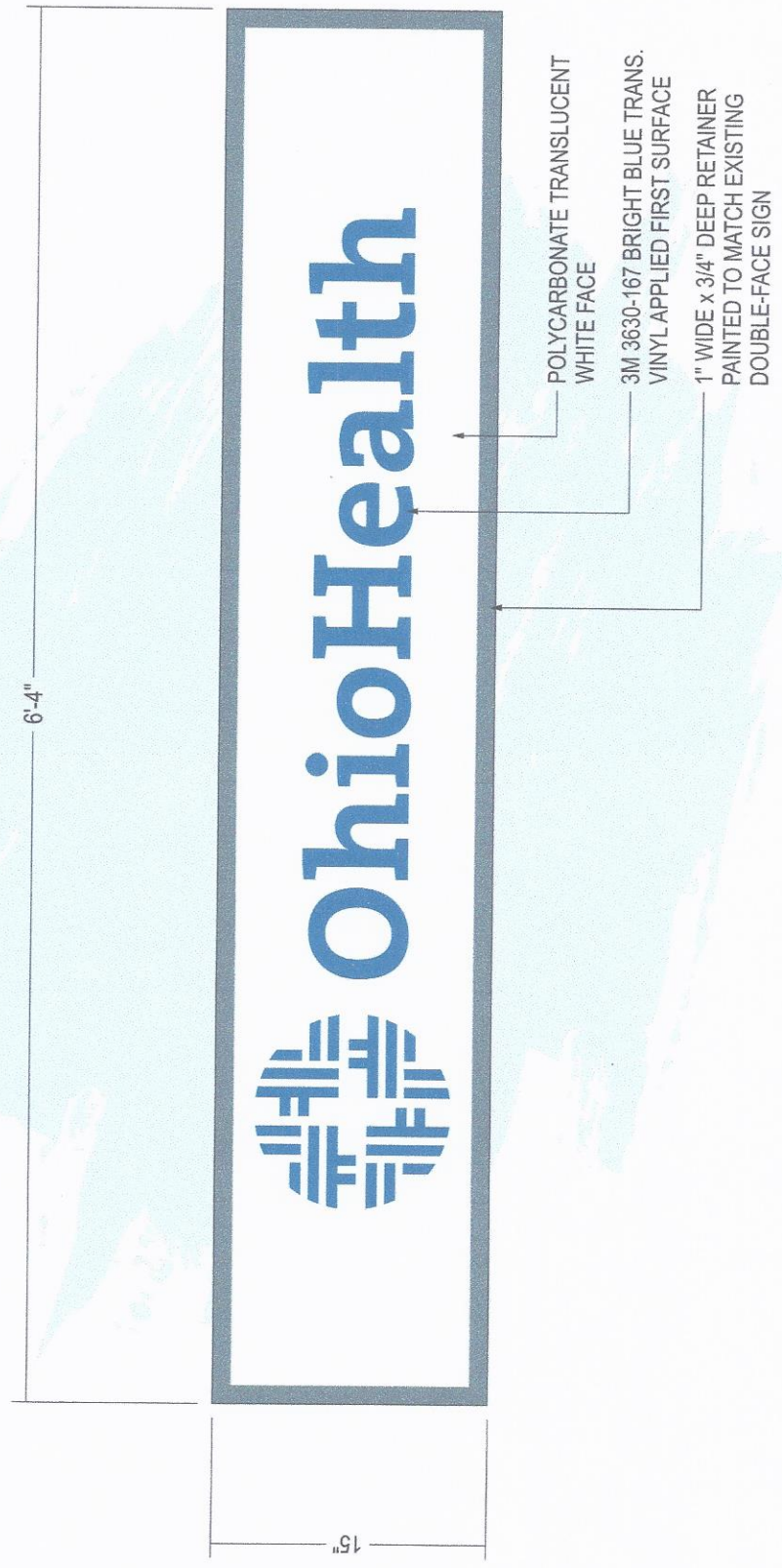
Ryan & Shelly Arledge
502 Bowers Court
Circleville Oh 43113

Mabe Bob Rentals
105 E Main St
Ashville Oh 43103

Ann Z. Leathery
5 E Long St Suite 1200
Columbus Oh 43215

STAPLES

3630-167 BRIGHT BLUE	MATCH EXISTING
OHIOHEALTH BLUE	
WHITE	



FACE POLYCARBONATE FACES WITH TRANS. VINYL GRAPHICS
 3/4" DEEP RETAINER PAINTED TO MATCH EXISTING DOUBLE-FACE SIGN

2



REMOVE AND REPLACE EXISTING
YELLOWED TRANS WHITE ROUTED
LETTER BACKUPS

8. FACE POLYCARBONATE FACES WITH TRANS. VINYL
3/4" 1" WIDE x 3/4" DEEP RETAINER PAINTED TO MATCH
BLE-FACE SIGN AND NEW PAINTED 3/4" x 6" ACRYLIC STREET NUMBERS

	WHITE
3630-167 BRIGHT BLUE	OHIOHEALTH BLUE
	MATCH EXISTING

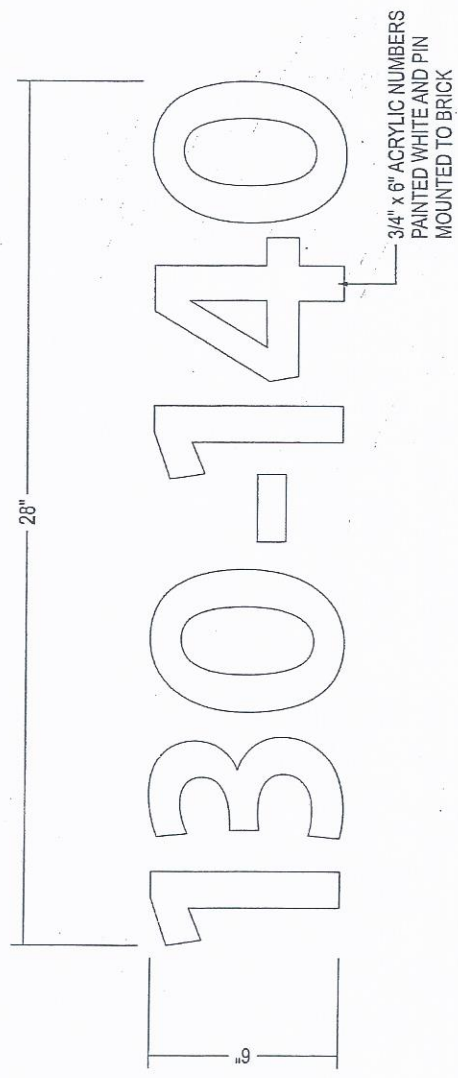
ALL CONCEPTS,
BY THIS DOCUMENT
KESLER DESIGN
THE PROJECT
COPYRIGHT /
2009 N.
ZANESVILLE, OH
740-453-0668 11-

CLIENT OhioHealth	SAVED AS	DATE Nov 11	DESIGNER J. J.	SALESMAN II	X	☐ GLOS	☐ SEMI	CIRCUITS 1	VOLTAGE 12
LOCATION		REVISIONS	SALESMAN I						

Sign #.2



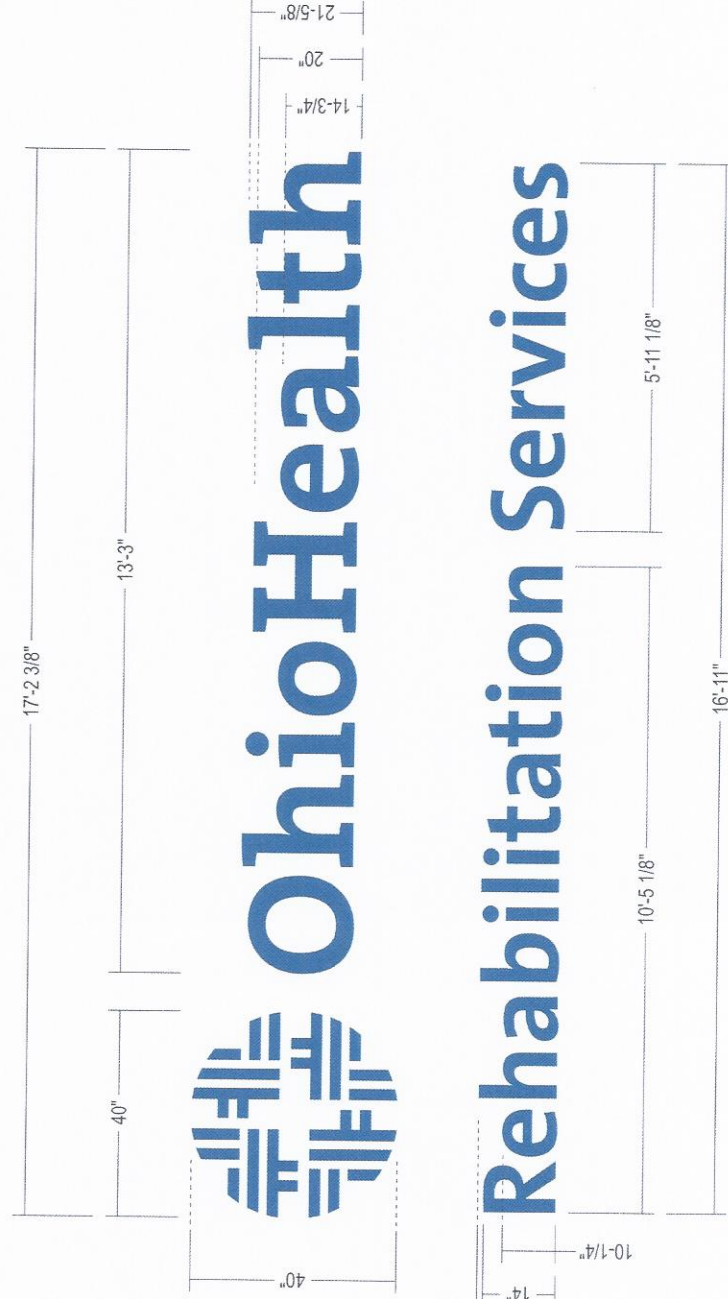
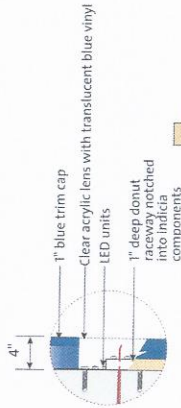
CLIENT | Ohio Health
LOCATION | Circleville, OH
SAVED AS | OhioHealth_Circleville_112919
DATE | November 29, 2019
REVISIONS |
SALESMAN | Ray Lynn
DESIGNER | Jay Melton
SALESMAN INITIAL OF APPROVAL |
X
☐ GLOSS ☐ SATIN
☐ SEMI-GLOSS ☐ FLAT
CIRCUITS | 1
VOLTAGE | 120V

NEW PAINTED 3/4" x 6" ACRYLIC STREET NUMBERS
SCALE: 3" = 1'

WHITE

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PO BOX 0705
ZANESVILLE OHIO 43701-0705
TIE KESSLER DESIGN GROUP
740-453-0660 | 1-800-585-1870



LETTERS: 4" ALUMINUM CHANNEL LETTERS PAINTED AKZO NOBEL BLUE SATIN PAGE 475 C6. INSIDE CHANNELS PAINTED SPRAY/LAT SIGN COATINGS STARBRITE WHITE EF (OR APPROVED ALTERNATIVE REFLECTIVE PAINT). TRANSLUCENT LEXAN FACES WITH 3M SCOTCHCAL TRANSLUCENT FILM BRIGHT BLUE 3630-167. 1" ALUMINUM TRIM CAPS PAINTED BLUE TO MATCH BLUE VINYL.

INDICIA AND DONUT RACEWAY: 2-3/16" x 4" ALUMINUM CHANNEL INDICIA COMPONENTS PAINTED AKZO NOBEL BLUE SATIN PAGE 475 C6 EMBEDDED INTO DONUT RACEWAY. TRANSLUCENT LEXAN FACES WITH 3M SCOTCHCAL TRANSLUCENT FILM BRIGHT BLUE 3630-167. INSIDE CHANNELS PAINTED SPRAY/LAT SIGN COATINGS STARBRITE WHITE EF (OR APPROVED ALTERNATIVE REFLECTIVE PAINT). 1" TRIM CAPS PAINTED BLUE TO MATCH BLUE VINYL.

1" DEEP ENCLOSED ALUMINUM DONUT RACEWAY FOR ALL LED WIRING MANAGEMENT MOUNTED FLUSH TO WALL SURFACE, PAINTED TO MATCH BRICK COLOR. SINGLE POWER SOURCE WIRING THROUGH BUILDING TO POWER SUPPLY.

USE DONUT RACEWAY AS PRIMARY STUD SUPPORT FOR INDICIA COMPONENTS, WITH ADDITIONAL MINIMAL SUPPORT STUDS DIRECTLY TO WALL SURFACE AS NEEDED.

NEW BACKLIT CHANNEL LETTERS

SCALE: 1/2" = 1'

ILLUMINATION: COOL WHITE LEDS. LOCATE POWER SUPPLIES AND UL-APPROVED JUNCTION BOXES IN SERVICEABLE AREA INSIDE FACILITY HIDDEN FROM PUBLIC VIEW. ELECTRICAL CIRCUIT BY OWNER ON BUILDING TIMER, OR PHOTOCELL.

NOTE: FABRICATOR RESPONSIBLE FOR EVEN ILLUMINATION.

SURFACE MOUNTING: USE RUST-RESISTANT FASTENING HARDWARE.

OhioHealth

CLIENT | Ohio Health

LOCATION | Circleville, OH

SAVED AS |

OhioHealth_Circleville_122919

DATE | November 29, 2019

REVISIONS |

SALESMAN | Ray Lynn

DESIGNER | Jay Melton

SALESMAN INITIAL OF APPROVAL |

X

☐ GLOSS ☐ SATIN
☐ SEMI-GLOSS ☐ FLAT

CIRCUITS | 1
VOLTAGE | 120V



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BEFORE



AFTER



REMOVE EXISTING SIGN CABINET. ADD LOGO AND CHANNEL LETTERS AS SHOWN.
USE EXISTING POWER SOURCES FOR INTERNALLY ILLUMINATED LOGO AND LETTERS.

NEW BACKLIT CHANNEL LETTERS

SCALE: 1/2" = 1'

3830-167
BRIGHT
BLUE
OHIOHEALTH
BLUE

OhioHealth

CLIENT | Ohio Health

LOCATION | Circleville, OH

SAVED AS |

OhioHealth_Circleville_112919

DATE | November 29, 2019

REVISIONS |

SALESMAN | Ray Lynn

DESIGNER | Jay Melton

SALESMAN INITIAL OF APPROVAL |

X

☐ GLOSS ☐ SATIN
☐ SEMI-GLOSS ☐ FLAT

CIRCUITS | 1
VOLTAGE | 120V



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2649 NATIONAL ROAD
ZANESVILLE, OHIO 43701-0285
THE KESSELER DESIGN GROUP
TEL: 453-6048 | 1-800-486-1810

CLIENT | Ohio Health

LOCATION | Circleville, OH

SAVED AS |

OhioHealth_Circleville_112919

DATE | November 29, 2019

REVISIONS |

SALESMAN | Ray Lynn

DESIGNER | Jay Melton

SALESMAN INITIAL OF APPROVAL |

X

☐ GLOSS ☐ SATIN
☐ SEMI-GLOSS ☐ FLAT

CIRCUITS | 1

VOLTAGE | 120V



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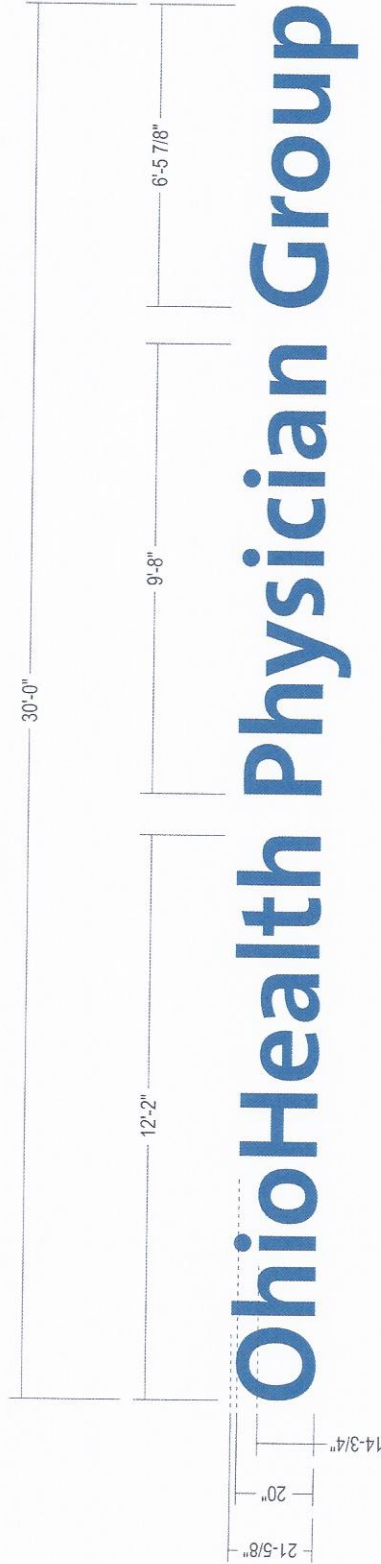
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2669 NATIONAL ROAD
JAMESVILLE, OHIO 43081-0005
740-453-0438 | 1-800-586-4870
THE KESSLER DESIGN GROUP

3630-167
BRIGHT
BLUE
OHIOHEALTH
BLUE

NEW BACKLIT CHANNEL LETTERS

SCALE: 3/8" = 1'



LETTERS: 4" ALUMINUM CHANNEL LETTERS PAINTED AKZO NOBEL BLUE SATIN PAGE 475 C6. INSIDE CHANNELS PAINTED SPRAY/LAT SIGN COATINGS STARBRITE WHITE EF (OR APPROVED ALTERNATIVE REFLECTIVE PAINT). TRANSLUCENT LEXAN FACES WITH 3M SCOTCHCAL TRANSLUCENT FILM BRIGHT BLUE 3630-167. 1" ALUMINUM TRIM CAPS PAINTED BLUE TO MATCH BLUE VINYL.

ILLUMINATION: COOL WHITE LEDs. LOCATE POWER SUPPLIES AND UL-APPROVED JUNCTION BOXES IN SERVICEABLE AREA INSIDE FACILITY HIDDEN FROM PUBLIC VIEW. ELECTRICAL CIRCUIT BY OWNER ON BUILDING TIMER, OR PHOTOCELL.

NOTE: FABRICATOR RESPONSIBLE FOR EVEN ILLUMINATION.

SURFACE MOUNTING: USE RUST-RESISTANT FASTENING HARDWARE.

CIL OhioHealth Physician Group 18"



REMOVE EXISTING SIGN CABINET. ADD LOGO AND CHANNEL LETTERS AS SHOWN.
USE EXISTING POWER SOURCES FOR INTERNALLY ILLUMINATED LOGO AND LETTERS.

NEW BACKLIT CHANNEL LETTERS
SCALE: 1/2" = 1'

3630-167
BRIGHT
BLUE
OHIOHEALTH
BLUE



CLIENT Ohio Health
LOCATION Circleville, OH
SAVED AS
OhioHealth_Circleville_112919
DATE November 29, 2019
REVISIONS
SALESMAN Ray Lynn
DESIGNER Jay Melton
SALESMAN INITIAL OF APPROVAL
X
☐ GLOSS ☐ SATIN
☐ SEMI-GLOSS ☐ FLAT
CIRCUITS 1 
VOLTAGE 120V

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