



CASE # 2020-BZA-15

VARIANCE # 5
ZONING PERMIT # 11
OTHER # _____

CITY OF CIRCLEVILLE APPLICATION FOR VARIANCE

APPLICANT'S OR AGENT FOR APPLICANT'S NAME: SignAffects Limited
APPLICANT'S /AGENT'S ADDRESS: 10079 Smith-Calhoun Rd. Plain City, OH 43064
APPLICANT'S PHONE NUMBER: 614-869-4000 DAY TIME _____ ALTERNATE # _____
APPLICANT'S E-MAIL ADDRESS: admin@signaffects.com

OWNER'S NAME & ADDRESS: 448 N Court St. LLC - 448 N Court St. Circleville OH
(IF SAME AS APPLICANT, WRITE "SAME")
PROPERTY ADDRESS: 448 N Court St. Circleville OH

ZONING DISTRICT: RO PROPOSED USE OF PROPERTY: Office in RO district

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 X NO _____

A SCALED PLOT MUST BE PROVIDED. PLOT PLAN ATTACHED: YES X NO _____

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

ARTICLE # XXXV SECTION # 35.09J(5) & 35.09J(12) OF THE ZONING CODE

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

FURTHER DESCRIBED: Please see attached letter/narrative.

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 X NO _____

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

DATE: 09/18/2020 APPLICANTS SIGNATURE: [Signature]

DO NOT WRITE BELOW THIS LINE

DATE FILED: 9/21/20 FEE: 750.00 RECEIVED BY: R. Wilson

CASH: _____ CHECK #: 2202

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: _____

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a message of condolence to the people of the State of California, who have been afflicted by a severe drought and famine. The President expresses his sympathy for the suffering people and offers them the aid of the Federal Government. He also mentions the fact that the Government has been successful in securing a loan of \$10,000,000 from the British Government, which will be used to purchase food and clothing for the people of California.

2. The second part of the document is a report from the Secretary of the Interior, dated January 3, 1862. It is a report on the progress of the work of the Department of the Interior during the year 1861. The report covers a wide range of subjects, including the management of the public lands, the surveying of the public lands, the management of the Indian affairs, and the management of the National Forests. The report also mentions the fact that the Department has been successful in securing a loan of \$10,000,000 from the British Government, which will be used to purchase food and clothing for the people of California.

3. The third part of the document is a report from the Secretary of the Treasury, dated January 3, 1862. It is a report on the progress of the work of the Department of the Treasury during the year 1861. The report covers a wide range of subjects, including the management of the public debt, the management of the public revenue, and the management of the public expenditures. The report also mentions the fact that the Department has been successful in securing a loan of \$10,000,000 from the British Government, which will be used to purchase food and clothing for the people of California.

4. The fourth part of the document is a report from the Secretary of the War, dated January 3, 1862. It is a report on the progress of the work of the Department of the War during the year 1861. The report covers a wide range of subjects, including the management of the military forces, the management of the military supplies, and the management of the military expenditures. The report also mentions the fact that the Department has been successful in securing a loan of \$10,000,000 from the British Government, which will be used to purchase food and clothing for the people of California.

5. The fifth part of the document is a report from the Secretary of the Navy, dated January 3, 1862. It is a report on the progress of the work of the Department of the Navy during the year 1861. The report covers a wide range of subjects, including the management of the naval forces, the management of the naval supplies, and the management of the naval expenditures. The report also mentions the fact that the Department has been successful in securing a loan of \$10,000,000 from the British Government, which will be used to purchase food and clothing for the people of California.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a very long letter, and it contains a great deal of information about the state of the country at that time. It is a very important document, and it is one of the most interesting documents in the collection.

10/10/77

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the study. The investigator must first identify the problem that is being studied. This is done by the investigator who is responsible for the study. The investigator must first identify the problem that is being studied. This is done by the investigator who is responsible for the study.

CITY OF CIRCLEVILLE, OHIO
Zoning Office 104 E. Franklin St. 740-474-8224

Case No. _____

BOARD OF ZONING APPEALS – APPLICATION FOR AREA VARIANCE

PROPERTY INFORMATION:

OWNER(S) NAME(S): 448 N Court St. LLC
OWNER(S) ADDRESSES: 448 N Court St. Circleville OH
PROPERTY ADDRESS: 448 N Court St. Circleville OH Lot _____ Subdivision _____
PICKAWAY COUNTY TAX PARCEL NUMBER(S): A0510260000600
SIZE OF LOT: ACREAGE _____ or DIMENSIONS 50 x 150 = 7500 (per the auditor's site) sq. ft.
ZONING DISTRICT*: RO Overlay District (if any) _____
(*See Codified Ordinance for district at <http://www.ci.circleville.oh.us/DocumentCenter/View/1000/Ordinance-2015-01-01>)

APPLICANT INFORMATION:

NAME: Paul Lyda COMPANY (if applicable) SignAffects Limited
MAILING ADDRESS: 10079 Smith-Calhoun Rd. Plain City, OH 43064 DAY-TIME PHONE: 614-402-9165
EMAIL: admin@signaffects.com
Applicant may attach a separate sheet with contact information for additional people (e.g., owners, registered engineer, architect, landscape architect, etc.)

VARIANCE INFORMATION (Add sheets if needed. Use separate form for each variance requested)

Codified Ordinance Section Relevant to Variance: 35.09J(5) and 35.09J(12)
Reason for Refusal or denial of permit: Max square footage is only 10 sq ft in RO district and changeable copy signs are not permitted in RO district.

Describe the Variance Being Requested (with measurements if applicable): We are requesting a new 28.125' square feet internally illuminated double sided sign with LED RBG Reader Board with an overall height of seven (7) feet.

AFFIDAVIT – I hereby state that the application is correct and complete to the best of my knowledge and that I am the current owner or authorized representative. I understand that knowingly falsifying this information may be grounds for denying or revoking this application and any subsequent applications.

Paul J. Lyda

PRINT NAME

[Signature]

SIGNATURE

10/26/20

DATE

DO NOT WRITE BELOW THIS LINE

Date Filed: _____ Payment: (Cash) (Check # _____) & Amount: _____
Received by: _____ Date Application determined complete _____ by _____
Date Transmitted to BZA Clerk on _____ Hearing Date _____
Action by Board of Zoning Appeals: On the _____ day of _____, 20____, the
Board of Zoning Appeals (granted) (denied) the variance with the following conditions:

(as more fully described in the attached certified copy of the written decision). If the variance is granted, the Zoning Inspector is hereby authorized to issue a zoning permit for the above location, subject to the conditions in the decision.

9/18/2020

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Sign Affects
Paul Lyda
10079 Smith Calhoun Rd
Plain City, OH 43064

City of Circleville
104 E Franklin St.
Circleville, OH 43113

RE: City of Circleville Application for Variance Narrative

On behalf of our client, Associated Insurance of Circleville, we are requesting permission to install and maintain new building signage that will replace the existing building signage that is twenty plus (20+) years old. The sign will be the company's name, with electronic changeable copy and will be placed as shown in the attached map.

Current zoning code does not allow for such signs to exceed ten (10) square feet in the Residential Office district, as well as limited options for electronic changeable copy signs. This particular business request the variances for size and changeable copy because it will allow the business to be more efficient in communicating what they sell. This is important, especially in the era of COVID when they are not currently allowing customers into their office. The sign will service the business's current customer base (and future customers) with valuable policy information which, in turn, allows the business to create jobs and generate tax income for the City and community. This is urgent as folks within the community have been negatively affected by the current pandemic and have lost long standing jobs. This is the business's effort to be creative in communication to stay competitive in business and continue the business's 149 years of service to the citizens of Circleville and Pickaway County.

Thank you in advance for your consideration,



Sign Affects
Member - Paul Lyda

SIGN PERMIT # 11TEMPORARY 5VARIANCE # 5

CITY OF CIRCLEVILLE
ZONING APPLICATION FOR SIGN PERMIT APPROVAL

Applicant's or Agent for Applicant's Name: Randa Prendergast Phone #: 614-869-4000Applicant's/Agent's Address: 10079 Smith-Calhoun Rd. Plain City, OH 43064Applicant's E-mail Address: admin@signaffects.comOwner's Name and Address: 448 N Court St LLC
(SIGN APPLICATION SHOULD BE MADE BY THE OWNER OF THE PROPERTY OR HIS/HER AGENT)Sign Erector's Name: SignAffects LimitedSign Erector's Address: 10079 Smith-Calhoun Rd. Plain City, OH 43064 Phone #: 614-869-4000Sign Erector's E-mail Address: admin@signaffects.comAddress of Proposed Sign: 448 N Court St. Circleville, OHZoning District: R0 (If located within the Historic District Overlay, a Certificate of Appropriateness must be issued prior to the zoning approval.)**A DRAWING MUST BE ATTACHED CONTAINING AT A MINIMUM, THE FOLLOWING INFORMATION:**

1. The width of the building face or faces that abut the street and the width of the lot not occupied by a building.
2. The design and layout of the proposed sign, including the total area of the sign and the size, height, character, materials and message. (If more than one sign is proposed, separate information on each face shall be provided.)
3. The exact location of the sign in relation to the building and the property.

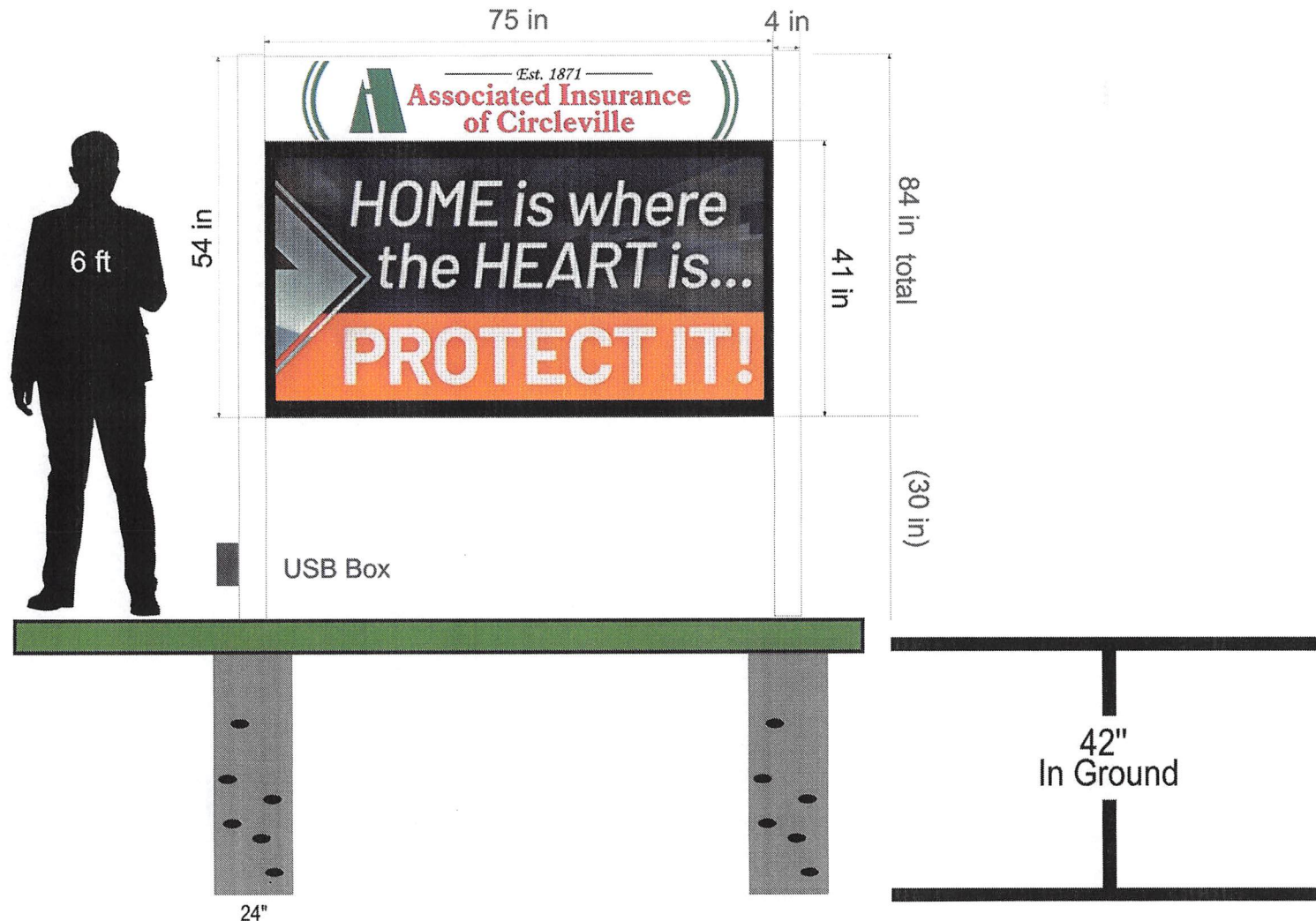
SIGN INFORMATION:SIGN # ONE: 29.13
SIDE ONE - SIZE: 4.5 FT. X 6.25 FT. + 28.125 SQ. FT.SIDE TWO - SIZE: 4.5 FT. X 6.25 FT. + 28.125 SQ. FT.SIGN # TWO:
SIDE ONE - SIZE: N/A FT. X FT. + SQ. FT.SIDE TWO - SIZE: N/A FT. X FT. + SQ. FT.TOTAL SQUARE FOOTAGE OF SIGNAGE REQUESTED: 28.125 SQ. FT. 56.26**** IF NECESSARY ATTACH A SEPARATE SHEET INDICATING ANY ADDITIONAL SIGNAGE REQUESTED.**SIGN TYPE: WALL ☐ FREESTANDING ☒ WINDOW ☐ PROJECTING ☐ AWNING ☐
Square tube (x2) 3x3x.025 Approx. 225 lbs.METHOD OF SUPPORT: WEIGHT: LBS.ILLUMINATED: YES ☒ NO ☐ FLASHING: YES ☐ NO ☒MOVING PARTS: YES ☐ NO ☒ SETBACK FROM R.O.W. LINE: Approx. 4.5 ftFRONT FOOTAGE OF BUILDING: 32 FT. SIGN HEIGHT: 7 ftADDITIONAL INFORMATION: DATE: 8/17/2020 SIGNATURE OF APPLICANT: R Prendergast**DO NOT WRITE BELOW THIS LINE**DATE: 9-21-20 THIS PERMIT IS HEREBY: APPROVED ☐ DENIED ☒COMMENTS: VARIANCE REQUIREDDATE: ZONING INSPECTOR: James L. CrozierFEE PAID: 149.87 CASH: CHECK #: 2194 + 2196RECEIVED BY: B. Smith DATE: 9/04/20

SPECIFICATION SHEET:

Address: 448 N. Court St. Circleville, OH
Parcel: A05102300060

1/2

Double-Sided Aluminum Cabinet with Vinyl & LED RBG Reader Board



Size: H- 54" W- 75"

Sq.Ft: 28.125'

Frontage of Building: 32'

Sides: Double Sided

Material: Internally Illuminated double sided aluminum cabinet with vinyl graphics and LED RBG Reader Board

Mounting: Square Tube (x2) 3x3x.025, set in 24" diameter round concrete foundation 3.5' deep per COSA standards.

Colors: Green & Red, digital board.

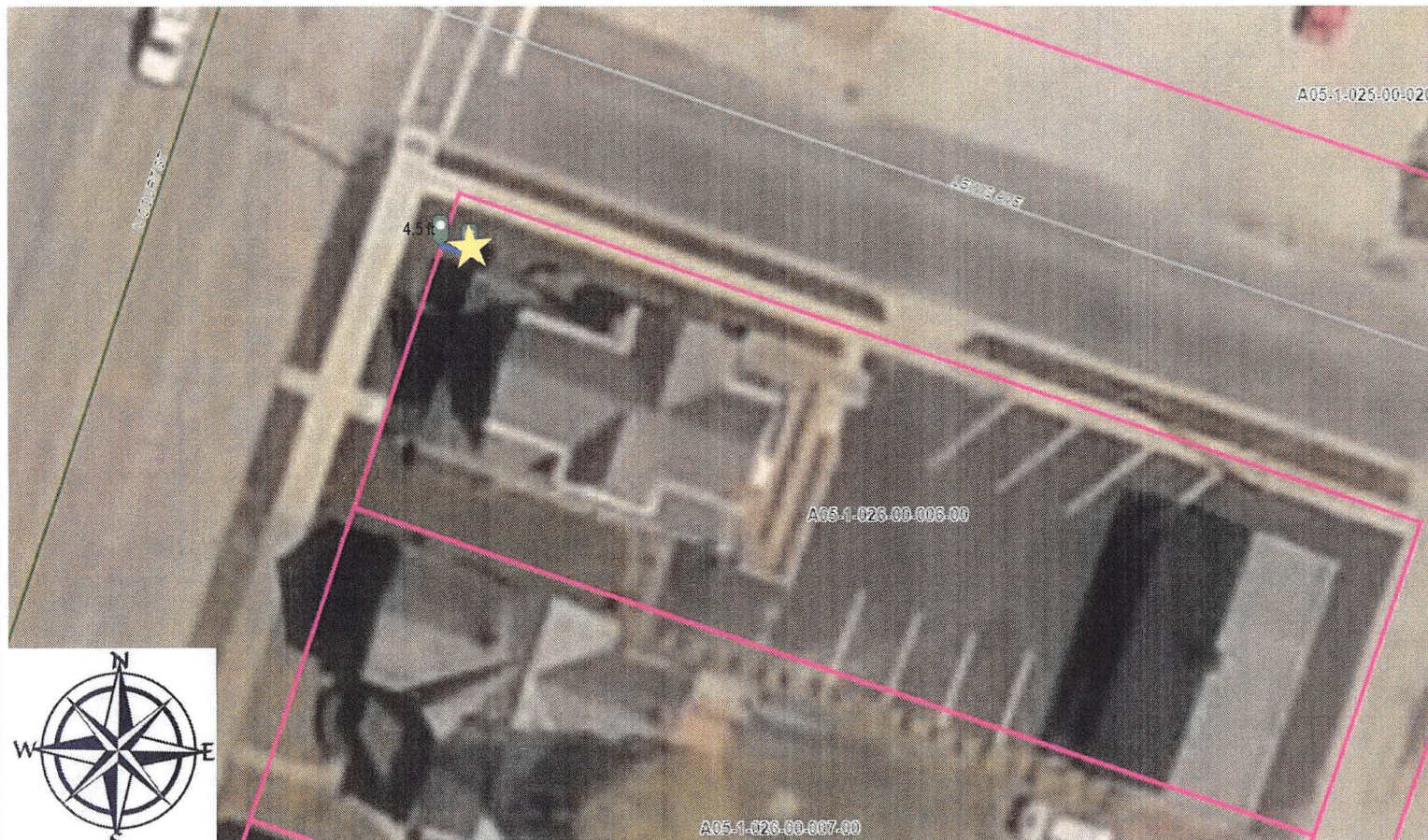
ROW Setback: 4.5'

SPECIFICATION SHEET:

Address: 448 N. Court St. Circleville, OH
Parcel: A05102300060

2/2

Double-Sided Aluminum Cabinet with Vinyl & LED RGB Reader Board



Size: H- 54" W- 75"

Sq.Ft: 28.125'

Frontage of Building: 32'

Sides: Double Sided

Material: Internally Illuminated double sided aluminum cabinet with vinyl graphics and LED RGB Reader Board

Mounting: Square Tube (x2) 3x3x.025, set in 24" diameter round concrete foundation 3.5' deep per COSA standards.

Colors: Green & Red, digital board.

ROW Setback: 4.5'

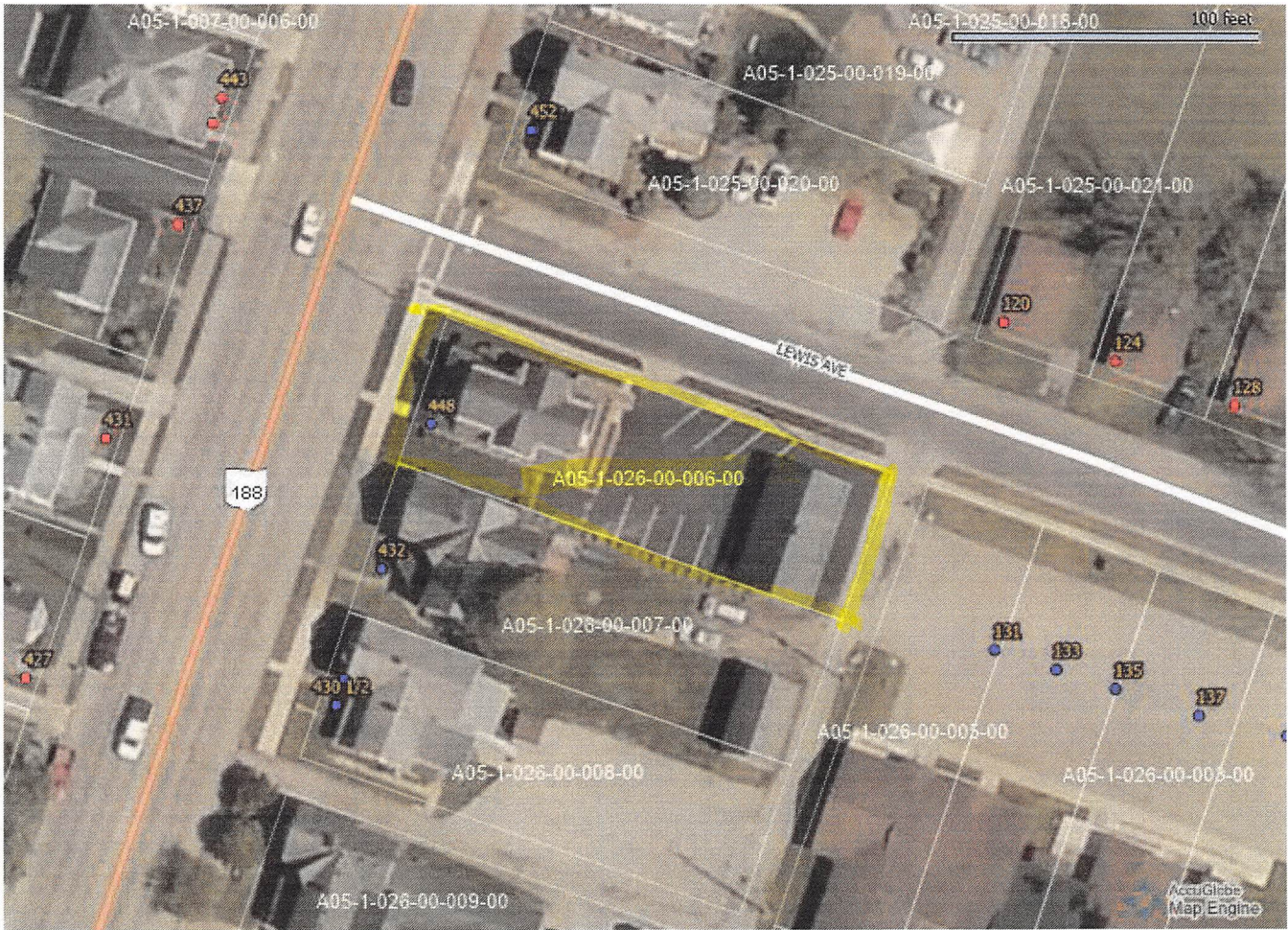


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Email: admin@signaffects.com
Ph#: 614.869.4000



10079 Smith-Calhoun Rd.
Plain City, OH 43064
www.SignAffects.com

Pickaway County GIS



Notes

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South side of Property

Parcel Number: A05-1-026-00-007-00 ✓

Current Owner: ADKINS BETH A ✓

Address: 432 N COURT ST

Parcel Number: A05-1-026-00-008-00

Current Owner: MICHELE PROPERTIES LLC

Address: 430 N COURT ST

North side of property

Parcel Number: A05-1-025-00-020-00

Current Owner: BOWERS HAROLD R

Address: 452 N COURT ST

West side of property (across the street)

Parcel Number: A05-1-007-00-006-00

Current Owner: GELLERSON CRAIG & ANGELA SHAW GELLERSON

Address: 451 N COURT ST

Parcel Number: A05-1-007-00-005-00

Current Owner: KENWORTHY GARY D & MARCIA J

Address: 443 N COURT

Parcel Number: A05-1-007-00-004-00

Current Owner: STOLARZ JOHN W & JOAN E

Address: 437 N COURT ST

Parcel Number: A05-1-007-00-003-00

Current Owner: CRAWFORD DAVID M & MARIE ANN NEMES

Address: 431 N COURT

✓ **Parcel Number:** A05-1-007-00-002-00

Current Owner: MORRIS PATRICIA

Address: 427 N COURT ST

East side of property

Parcel Number: A05-1-026-00-005-00

Parcel Number: A05-1-026-00-004-00

Parcel Number: A05-1-026-00-003-00

Current Owner: GOODCHILD MARIE B TRUSTEE

Address: 0 LEWIS

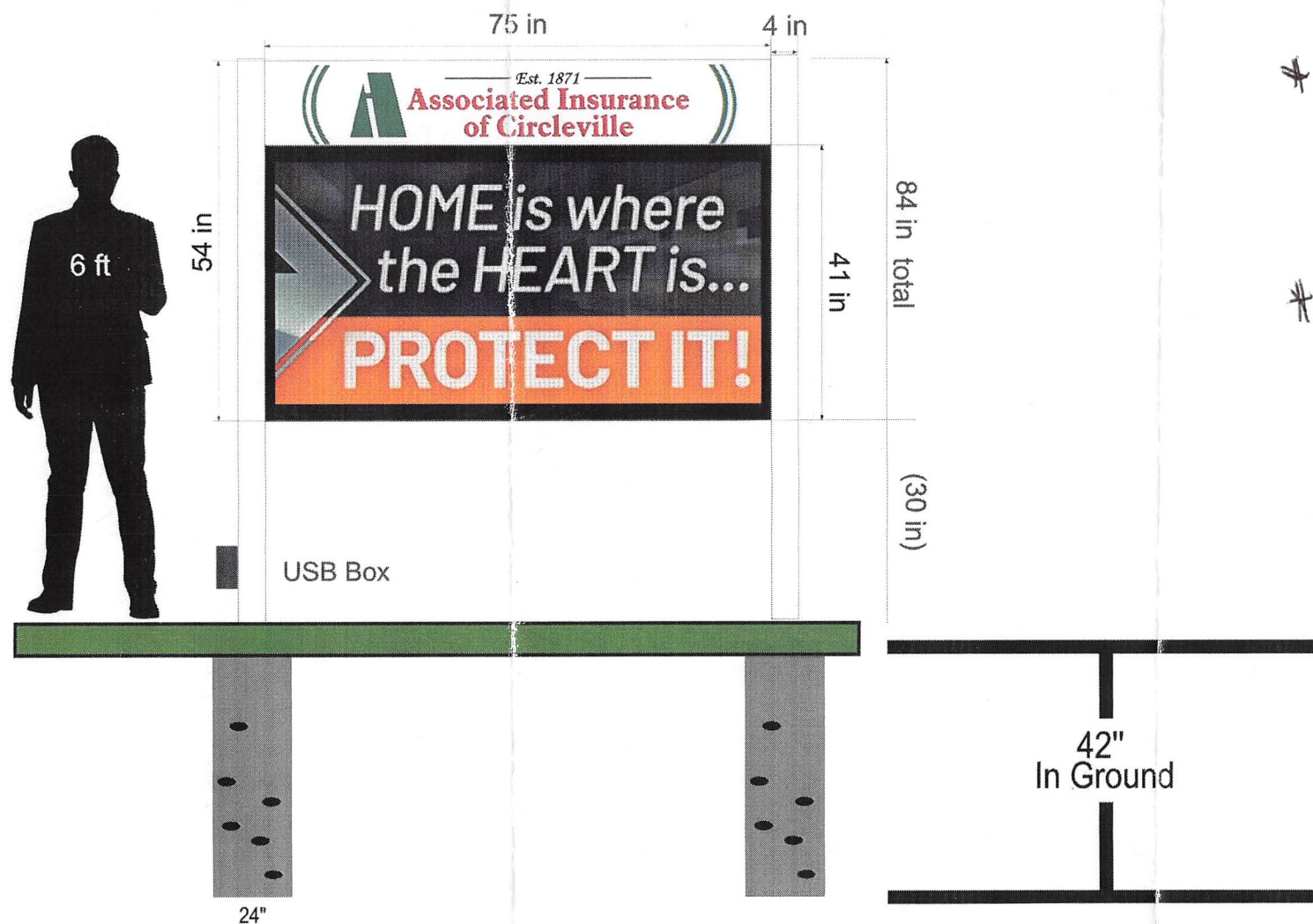
Mailing Address: 22 LOCUST HILL DR. CINCINNATI OH 45245

SPECIFICATION SHEET

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Parcel: A05102300060

1/2

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2/2

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Size: H-54" W-75"

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3x3x.025, set in 24" diameter
round concrete foundation 3.5'
deep per COSA standards.

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ROW Setback: 4.5'



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Ph#: 614.869.4000



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Plain City, OH 43064
www.Signaffects.com

