

CITY OF CIRCLEVILLE, OHIO

Zoning Office 104 E. Franklin St. 740-474-8224

Case No. 2020-BZA-17

BOARD OF ZONING APPEALS – APPLICATION FOR AREA VARIANCE

PROPERTY INFORMATION:

OWNER(S) NAME(S): Twins Oaks Circleville

OWNER(S) ADDRESSES: 4350 Brush College Rd

Salem OH 97304

PROPERTY ADDRESS: 105A S Court St Lot _____ Subdivision _____

PICKAWAY COUNTY TAX PARCEL NUMBER(S): A0530770003202

SIZE OF LOT: ACREAGE 5.91 or DIMENSIONS _____ x _____ = _____ sq. ft.

ZONING DISTRICT*: LB-Limited Business Overlay District (if any) _____

(*See Codified Ordinance for district at https://codelibrary.amlegal.com/codes/circleville/latest/circleville_oh/0-0-0-26079)

APPLICANT INFORMATION:

NAME: Mattie Clossman COMPANY (if applicable) Signcom Inc

MAILING ADDRESS: 527 W Rich St DAY-TIME PHONE 614-228-9999

Columbus OH 43215

EMAIL: Mattie@signcominc.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: _____

Reason for Refusal or denial of permit Only 50 sq ft of signage permitted

Describe the Variance Being Requested (with measurements if applicable): Re-face existing panel and cabinet to accurately reflect tenant. Total of 74.05 sq ft signage

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.

Mattie Clossman

Mattie Clossman

PRINT NAME

SIGNATURE

10/21/20
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.
Date _____ Chair, Board of Zoning Appeals _____

Data For Parcel A0530770003202

Base Data

Parcel: A0530770003202
Owner: TWIN OAKS CIRCLEVILLE, LTD
Address: 935 COURT



[+] Map this property.

[View in ArcGIS Online](#) |
 [Advance One-Stop Parcel Map](#) |
 [View in ArcGIS School District Map](#) |
 [View in ArcGIS Flood Map](#) |
 [View in ArcGIS Soils & Wetland Map](#) |
 [View on Google Maps](#) |
 [View Property in Google Earth](#) |
 [View on Bing Maps](#)

Mailing Address

Mailing Name: 935 S COURT ST LLC
Address: 4350 BRUSH COLLEGE RD
City State Zip: SALEM OR 97304

Geographic

City: CITY OF CIRCLEVILLE
Township: YAMARICK TOWNSHIP
School District: CIRCLEVILLE CSD

Legal

Neighborhood:	00250001	Legal Acres:	5.91
Legal Description:	PART W SIDE	Land Use:	(403) C - APARTMENTS 40 OR MORE RENTAL UNITS
		Property Class:	COMMERCIAL
Map Number:	0-0-0-0	Range Township Section:	21-11-30

Valuation (Tax Year 2019 Payable 2020)

	Appraised	Assessed (35%)
Land Value:	\$237,620.00	\$83,170.00
Building Value:	\$1,644,940.00	\$575,730.00
Total Value:	\$1,882,560.00	\$658,900.00
CAUV Value:	\$0.00	
Taxable Value:	\$658,900.00	

Tax Credits

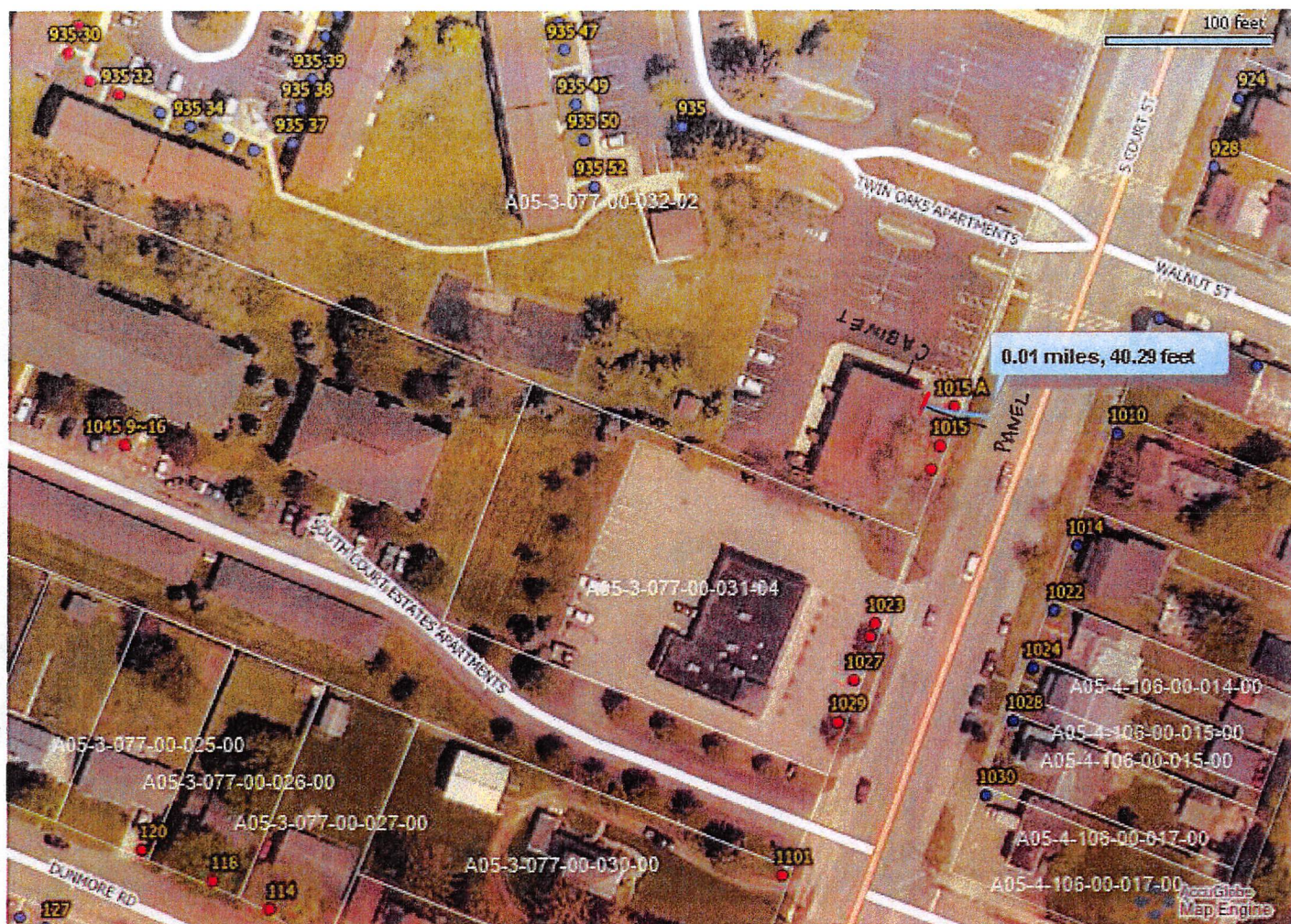
2.5% Homesite Rollback: NO
Homestead Reduction: NO

Notes

Notes:

[Print](#) | [Back](#)

Pickaway County GIS



Notes

Property Owners Within 100 Feet

Parcel	Address	Owner
A0541060001200	1010 COURT ST	MILLER RUBY M
A0541060001300	1014 COURT	RILEY CHRISTOPHER LEE
A0541060001400	1022 COURT ST	MORRIS DEREK P & DONNA L
A0541060001100	1002 COURT ST	HEETER JACK
A0530770003202	935 COURT	TWIN OAKS CIRCLEVILLE, LTD
A0530770003201	131 HARRISON ST	CRS COMPANIES INC
A0530770003205	909 COURT	SEXTON RONALD G & MARY JO
A0530770003100	1041 COURT	SOUTH COURT ESTATES LLC
A0530770003104	1029 COURT	BIGGS GROUP LIMITED LLC THE
A0530770003200	0 DUNMORE	MANSON CARL A & MARKUS R DAVEY
A0541000000500	906 COURT ST	HOWARD PEARLIE L
A0541000000600	918 COURT	SOWERS CHAD D & TRACI L
A0541000000700	924 COURT ST	WOLFE RANCE & BEATRICE K
A0541000000800	928 COURT ST	XU RUI
A0530760001000	0 HARRISON ST	LEIST JASON J & SARAH A

Pickaway County GIS



Notes

SIGN PERMIT # 12TEMPORARY VARIANCE # 7

CITY OF CIRCLEVILLE
ZONING APPLICATION FOR SIGN PERMIT APPROVAL

Applicant's or Agent for Applicant's Name: Mattie Crossman Phone #: 614-228-9999Applicant's/Agent's Address: 527 W Rich St Columbus, OH 43215Applicant's E-mail Address: Mattie@signcominc.comOwner's Name and Address: Twin Oaks Circleville, LTD 935 Court St
(SIGN APPLICATION SHOULD BE MADE BY THE OWNER OF THE PROPERTY OR HIS/HER AGENT)Sign Erector's Name: Signcom IncSign Erector's Address: 527 W Rich St, CO15, OH 43215 Phone #: 614-228-9999Sign Erector's E-mail Address: Mattie@signcominc.comAddress of Proposed Sign: 1015 A.S. Court St Circleville OH 43113Zoning District: LB (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: SIDE ONE - SIZE: 3.01' FT. X 4.6' FT. + 13.85 SQ. FT.SIDE TWO - SIZE: FT. X FT. + SQ. FT.SIGN # TWO: SIDE ONE - SIZE: 3' FT. X 20' FT. + 60 SQ. FT.SIDE TWO - SIZE: FT. X FT. + SQ. FT.TOTAL SQUARE FOOTAGE OF SIGNAGE REQUESTED: 74.05 SQ. FT.**** IF NECESSARY ATTACH A SEPARATE SHEET INDICATING ANY ADDITIONAL SIGNAGE REQUESTED.****SIGN TYPE:** WALL ☒ FREESTANDING ☐ WINDOW ☐ PROJECTING ☐ AWNING ☐METHOD OF SUPPORT: existing WEIGHT: LBS.ILLUMINATED: YES ☐ NO ☒ FLASHING: YES ☐ NO ☒MOVING PARTS: YES ☐ NO ☒ SETBACK FROM R.O.W. LINE: 40'FRONT FOOTAGE OF BUILDING: 29 FT. SIGN HEIGHT: store front panel: 8 ft +ADDITIONAL INFORMATION: refacing existing panel + cabinetDATE: 9/15/20 SIGNATURE OF APPLICANT: Mattie Crossman

DO NOT WRITE BELOW THIS LINE

DATE: 9-21-20 THIS PERMIT IS HEREBY: APPROVED ☐ DENIED ☒COMMENTS: Variance RequiredDATE: ZONING INSPECTOR: [Signature]FEE PAID: 187.50 CASH: CHECK #: 24452RECEIVED BY: [Signature] DATE: 9/21/20

- CASE # 2020-BZA-17



VARIANCE # 7
ZONING PERMIT # _____
OTHER # _____

CITY OF CIRCLEVILLE APPLICATION FOR VARIANCE

sign permit #12

APPLICANT'S OR AGENT FOR APPLICANT'S NAME: Sigcom Inc, Mattie Crossman

APPLICANT'S /AGENT'S ADDRESS: 527 W Rich St

APPLICANT'S PHONE NUMBER: 614-228-9999 DAY TIME _____ ALTERNATE # _____

APPLICANT'S E-MAIL ADDRESS: Mattie@sigcominc.com

OWNER'S NAME & ADDRESS: Twin Oaks Circleville LTD 935 Court St
(IF SAME AS APPLICANT, WRITE "SAME")

PROPERTY ADDRESS: 105 A S. Court St Circleville OH 43113

ZONING DISTRICT: _____ PROPOSED USE OF PROPERTY: _____

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 # _____ SECTION # _____ OF THE ZONING CODE

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

FURTHER DESCRIBED: re-facing existing panel + cabinet to accurately identify tenant.

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: 9/21 APPLICANTS SIGNATURE: Mattie Crossman

DO NOT WRITE BELOW THIS LINE

DATE FILED: 9/23 FEE: 133.64 RECEIVED BY: lv

CASH: _____ CHECK #: 024466

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: _____

** Had Credit Amount = \$16.34*

INSTRUCTIONS FOR APPLICATION FOR VARIANCE

The City of Circleville Planning and Zoning Commission has the authority to grant variances from the provisions of the Planning and Zoning Code, but **ONLY** if the specific case meets the criteria as specified in Section 7.02 of the Code, as follows:

Section 7.02 Powers of the Planning and Zoning Board

The Planning and Zoning Board shall have the power to authorize, upon appeal in specific cases, as hereinafter provided, such variances from the provisions or requirements of this Ordinance as will not be contrary to the public interest. Such variances shall be granted only in cases of exceptional conditions, involving irregular, narrow, shallow, or steep lots, or other exceptional physical conditions of the land, whereby strict application of such requirements would result in *practical difficulty* and *unnecessary hardship* that would deprive the owner of the reasonable use of the land and buildings involved. No variance from strict application of any provision of this Ordinance shall be granted by the Board unless it finds that all the following facts and conditions exist:

- A. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions generally created by the provisions of the Planning and Zoning Code in the neighborhood or district in which the property is located.
- B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Planning and Zoning Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- C. That such necessary hardship has not been created by the applicant.
- D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public health, safety and/or welfare.
- E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

If the variance is to be approved, the Planning and Zoning Commission MUST FIND that these criteria are met. The applicant for a variance must supply a narrative statement explaining why the specific proposed project meets the criteria as stated above. THIS NARRATIVE STATEMENT IS PERHAPS THE MOST IMPORTANT PART OF THE APPLICATION, SINCE IT PROVIDES THE BASIS FOR THE BOARD'S DECISION.

Property Owners Within 100 Feet

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A0541060001300	1014 COURT	RILEY CHRISTOPHER LEE
A0541060001400	1022 COURT ST	MORRIS DEREK P & DONNA L
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A0541000000500	906 COURT ST	HOWARD PEARLIE L
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A0541000000800	928 COURT ST	XU RUI
A0530760001000	0 HARRISON ST	LEIST JASON J & SARAH A

CITY HALL COUNCIL CHAMBERS

ATTENDANCE ROSTER

DATE: _____ / _____ / 2020

Council Mtg. _____ Committee Mtg. (s) _____ Public Hearing _____

Even With Mitigation Steps Taken By City Council And The City Of Circleville, I Acknowledge By My Signature The City Of Circleville Cannot Prevent All Risks Of Exposure To COVID-19 That May Result From My Attendance And Participation At This Public Meeting.

Council President- David M. Crawford

_____ Safety Cmte - Michelle Blanton

_____ Judicial Cmte - Katie Logan Hedges

_____ Long Range Cmte - Sheri Theis

_____ Tree Commission Cmte - Paul Hang

_____ Service Cmte - Todd Brady

_____ Finance Cmte - Barry Keller

_____ Cmte of the Whole - David Crawford

_____ BZA Commission Tom Spring

Mayor

City Auditor

Law Director

Service Director

City Treasurer

HR/Safety Director

Police Chief

Fire Chief

Economic Development Director P 3

Tree Commissioner Chairperson

Board of Zoning Appeals Chairperson

GUESTS NAME

ADDRESS and PHONE

1. Malea Gunderson - ABC6

2. Jordan Hinkle - Marc - ABC6

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____