

City of Oxford
Community Development Department
STAFF REPORT

Board of Zoning Appeals

Case # BZA-2015-04

Date – April 15, 2015

APPLICATION

Applicant:	David Kellems
Location:	215 S. Main Street
Owner:	David Kellems
Action Requests:	Variance to 1143.05(c)(2)C Minimum Side Yard Width
Current Use:	Two Family Residential
Zoning:	R2MS, Single and Two-Family Mile Square Residential
Surrounding Land Uses:	Single Family, Two-family and Multi-family Residential

DESCRIPTION

This application was originated from a proposal to add a front porch to an existing structure in this location. The proposed porch is measured about 7 feet by 12.5 feet which only leaves about 4 feet from the side property line. The minimum side yard setback of the underlying district is 7.5 feet.

BACKGROUND

The subject property is a fairly narrow, but long lot with a principal building, a two-family dwelling unit, and a detached garaged. The existing structure was built in the late 1970's. The exterior wall of the existing structure is approximately 4.5 from the side property line. The proposal is to build a front porch to provide protection from the elements and is, essentially, built on the same plane with the sidewall of the existing structure. The applicant also plans to demolish the existing framed garage and build a parking pad in the rear of this property.

COMMENT FORMS

No public comments were received from surrounding property owners regarding this request.

AGENCY REVIEWS

Fire	Returned without comments
Police	Returned without comments
Engineering	Returned without comments
Economic Development	Returned without comments

ANALYSIS

The burden of proof is upon the Applicant to present reliable and substantial evidence that supports the request for variance(s) (Section 1139.02(c)(1)). The BZA will consider the effect of the request on the public health, safety and welfare. Variance shall be granted only upon a determination that practical difficulties exist with respect to the property in question that would render strict application of the City code unreasonable. In determining whether such difficulties exist which are sufficient to warrant a variance, the Board shall use the attached eight decision criteria (A-H) in its deliberation. See the enclosed letter addressing the review criteria from Mr. Kellems. The information below is the analysis from staff related to this proposal to the Decision Standards individually.

- (A) Whether the property in question will yield reasonable return of whether there can be any beneficial use of the property without the variance.
Staff Analysis: The property can still yield a reasonable return with a variance, since the house has been a rental for years. And without the variance for the porch it can still be used for rental purposes.
- (B) Whether the variance is substantial.
Staff Analysis: Numerically, the variance constitutes a 42% reduction. However, the proposal is to continue to extend the building plane of the existing exterior wall. And the extension represents a small increase of the wall. Additionally, staff took pictures of the site and used them as a guide to provide some visual reference. There already exists a stoop and walkway currently on site that are already encroach into the side yard setback. However, please note that we are not able to ascertain when the stoop and/or the sidewalk were installed or whether these additions received approval from the City.
- (C) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
Staff Analysis: The character of the neighborhood is predominately rental properties and the additional porch would not alter or cause a detriment to the neighborhood. The character of the building will be enhanced with the front porch to provide some contrast and variation.
- (D) Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage);
Staff Analysis: The delivery of government services will not be impacted by the addition, since the building already receives utility services and the location of the waste wheelers are located to the rear of the building.
- (E) Whether the property owner purchased the property with knowledge of the zoning restriction;
Staff Analysis: The owner was aware of the restriction when he purchased the property, as indicated in his narrative.
- (F) Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
Staff Analysis: It would be possible to build a front porch without seeking a variance if the porch was located in the center of the front façade; however, it would incur substantial renovation costs to retrofit the doorway and window. The other option would be as stated previously to not install the front porch as proposed.
- (G) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
Staff Analysis: The spirit and intent of the zoning code related to the setbacks is to ensure the property maintains sufficient open space for the health, safety and public welfare. The proposed front porch is merely to provide protection from the elements and does not diminish any health or safety protections afforded to the residents and the neighborhood
- (H) Any other relevant factor.
Staff Analysis: the dimensions of the front porch are to be 12.5 by 7 feet with a roof over. The roof structure will actually further encroach into the side yard another foot. However, examining the existing structure, the proposed structure is being proposed to be consistent as far as the eave line is considered.
This would be one of the two relatively modern structures on this block face, facing Main Street, that do not have a front porch. This project also includes removing the existing framed garage and replacing with a concrete parking pad.

RECOMMENDATION

If the BZA determines that difficulties exist which are sufficient to warrant a variance, the staff recommends that the BZA cite the specific evidence and approve the variance request. At the time of this report, staff believes there is substantial evidence that supports the variance request if all other pertinent zoning codes are followed.

SUBMITTED BY: Jung-Han Chen
Jung-Han Chen
Community Development Director

DATE: April 7, 2015

Figure #1: Front view of the 1st floor



Figure #2: Front and side view of the structure



Figure #3: Looking west from the rear of the lot





December 11, 2014

David Kellems
8747 Mount Hope Road
Harrison, Ohio 45030

RE: Zoning Review of Porch addition at 215 S Main Street (Permit #14-270)

Thank you for your plan submittal on November 7, 2014 for a front porch addition at 215 South Main Street. We have completed a zoning code review of the plan.

Consistent with our phone conversation on November 12, we have determined that the porch does not comply with Oxford Zoning Code Section 1143.05(c)(2)(C), which requires a 7.5 foot side yard setback. The plot plan submitted scales the setback at approximately 4.5 feet, which is three feet too narrow of a side yard. Therefore, your submitted plan is hereby denied.

At this point, per city of Oxford zoning codes, you can revise the plan to demonstrate compliance, apply for a variance or appeal this decision. If you do not respond in writing within 30 days, this permit file will be closed.

Please do not hesitate to call or stop by if you have any questions.

Sincerely,

Sam Perry
Planner
sperry@cityofoxford.org

S:\shared\Plan Reviews\2014\215 S Main porch.docx

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/23/15

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2015-04 215 S. Main Street, variance to Section 1143.05(c)(2)C minimum side yard width,
David Kellems, Applicant

***The existing structure encroaches into the side yard setback. The Applicant wishes to add a front porch thus extending into the side yard setback.**

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

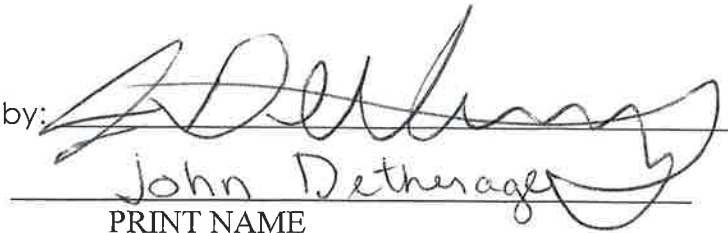


Please return no later than: **4/7/2015** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments



Drawings reviewed by:


John Dethenager
PRINT NAME

Date: 3-23-15

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/23/15

To: Fire Department Engineering Division Police Department Economic Development

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Comments or status update requested by: Lynn Taylor

Please return no later than: **4/7/2015** Note: If no comments are received, we will assume the project meets your department's standards.

.....

Drawings are returned: w/comments without/comments

Drawings reviewed by: 

Date: 3-24-2015

VICTOR POPESCU
PRINT NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/23/15

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Please return no later than: **4/7/2015** Note: If no comments are received, we will assume the project meets your department's standards.

.....

Drawings are returned: w/comments without/comments

✓

Drawings reviewed by:


Robert B. Holzworth
PRINT NAME

Date: 3/31/2015

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/23/15

To: Fire Department Engineering Division Police Department Economic Development

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Drawings reviewed by:





PRINT NAME

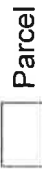
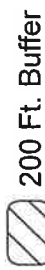
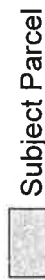
Date:

4-6-15



BZA-2015-04 Surrounding Property Owners Map

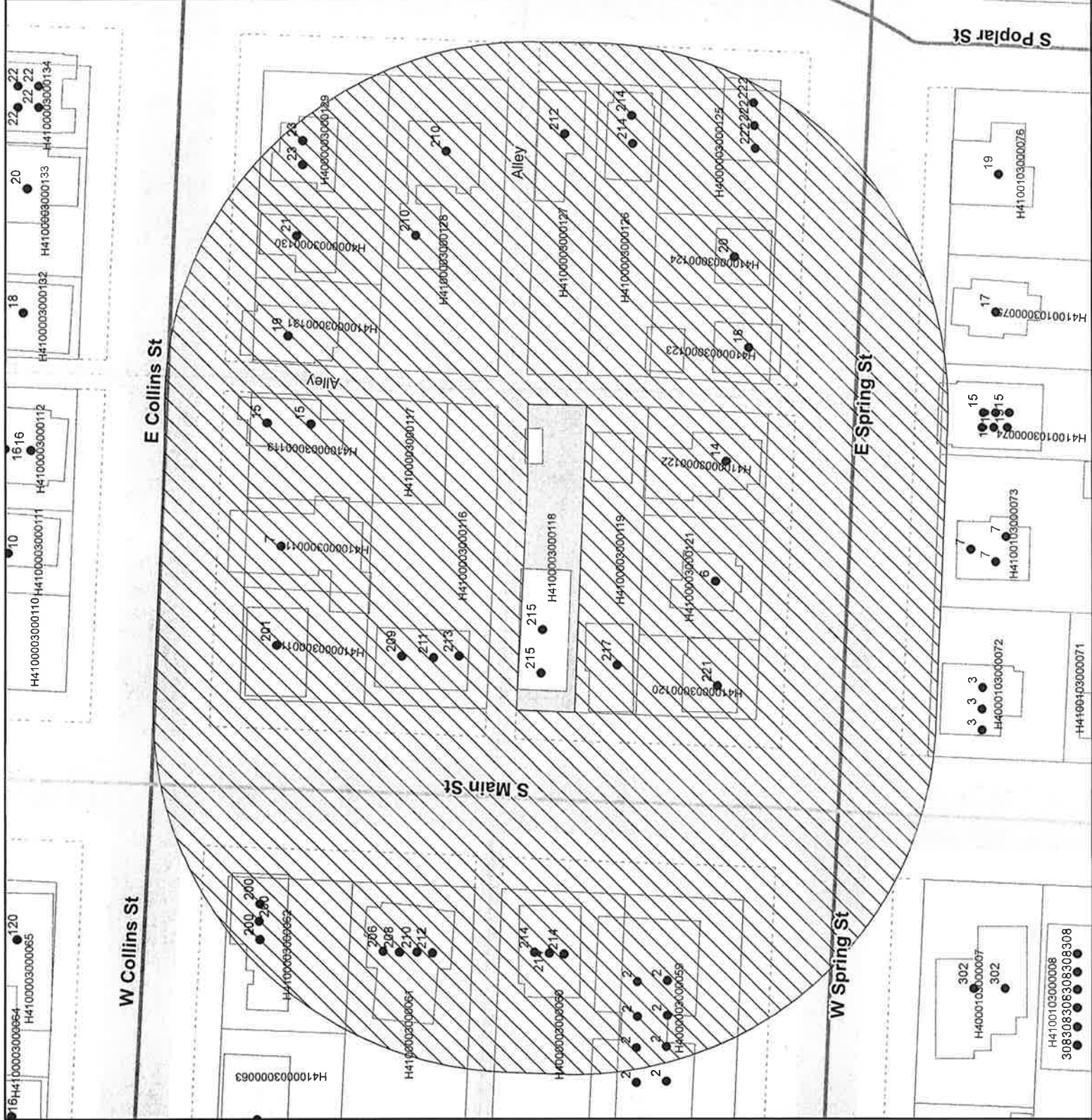
Legend



1 inch = 75 feet

Prepared on Thursday, March 26, 2015

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.



Internal Use Only:	
Case No.	BZA-2015-04
Date Filed	3/13/15

Petition for Zoning Variance

Petitioner Information

Attach a Letter of Agency if the Petitioner is not the property owner.

Name * David A. Kellems

Mailing Address * 8747 Mt. Hope Rd.

City, State & Zip Code * Harrison, Ohio 45030

Telephone Number(s) * hm: 513-367-6039 mo: 513-505-4918

Email Address hogan.knows.best@gmail.com

Location of Property * 215 S Main

Name of Building * Close Quarter's

Owner Information

Name * JANE

Mailing Address *

City, State & Zip Code *

Telephone Number(s) *

Email Address

Variance and Lot Information

Requested Variance. Indicate the nature of variance and applicable section(s) of the Planning and Zoning Code.

1143.05 (c) (2) C minimum side yard width
want to add front porch with roof, that
will extend into the required set back 4'

Location of Requested Variance * Front yard

Legal Description *

Zoning District * R 2 m 3 Total Acreage *

Existing Use of Site * two-family

Proposed Use (if applicable). A description of operations, including type of goods sold, services performed, and expected number of customers, clientele, delivery, and service vehicles, and the hours of operation.

- D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restriction;
- F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- H. Any other relevant factor.

Fees & Receipt

The variance fee is \$200.00, plus \$100.00 for each additional variance request up to a maximum of \$1,000.00 plus postage charge. **Fees may increase if staff determines that you need more variances.**

To calculate postage charges, multiply the number of adjoining properties by current postage rate³.

Sign and Date

Petitioner Signature *

David A. Kellens

Date *

3/13/15

Submit Application, Plans and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required plans and documentation as attachments and a check for fee(s) and postage charges made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

Direct questions to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

Note: You must adhere to notification and publication requirements. Submit materials 30 days prior to the Board of Zoning Appeals meeting at which the action is requested. City Staff will place a public hearing sign on the subject property. **The Petitioner is responsible for removing the signage at the completion of the hearing(s).**

For Staff Use Only

Fee Paid Date *

3/16/15

Receipt Number *

35242

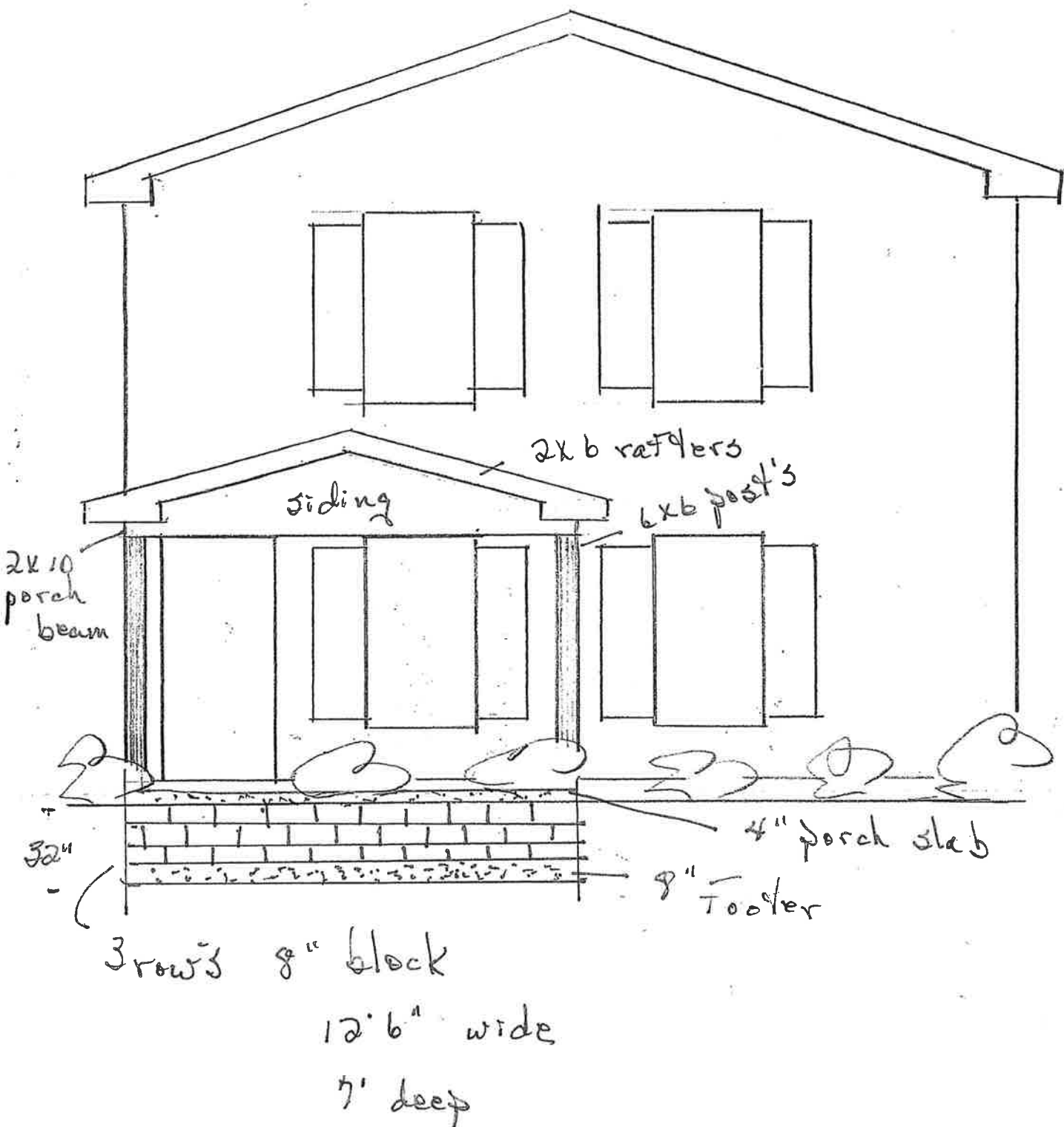
¹ Butler County Auditor Real Estate Search: <http://www.butlercountyauditor.org/>

² City of Oxford Codified Ordinances: <http://www.cityofoxford.org/fees-ordinances-and-charter>

³ The United States Postal Service: <http://www.usps.com/>

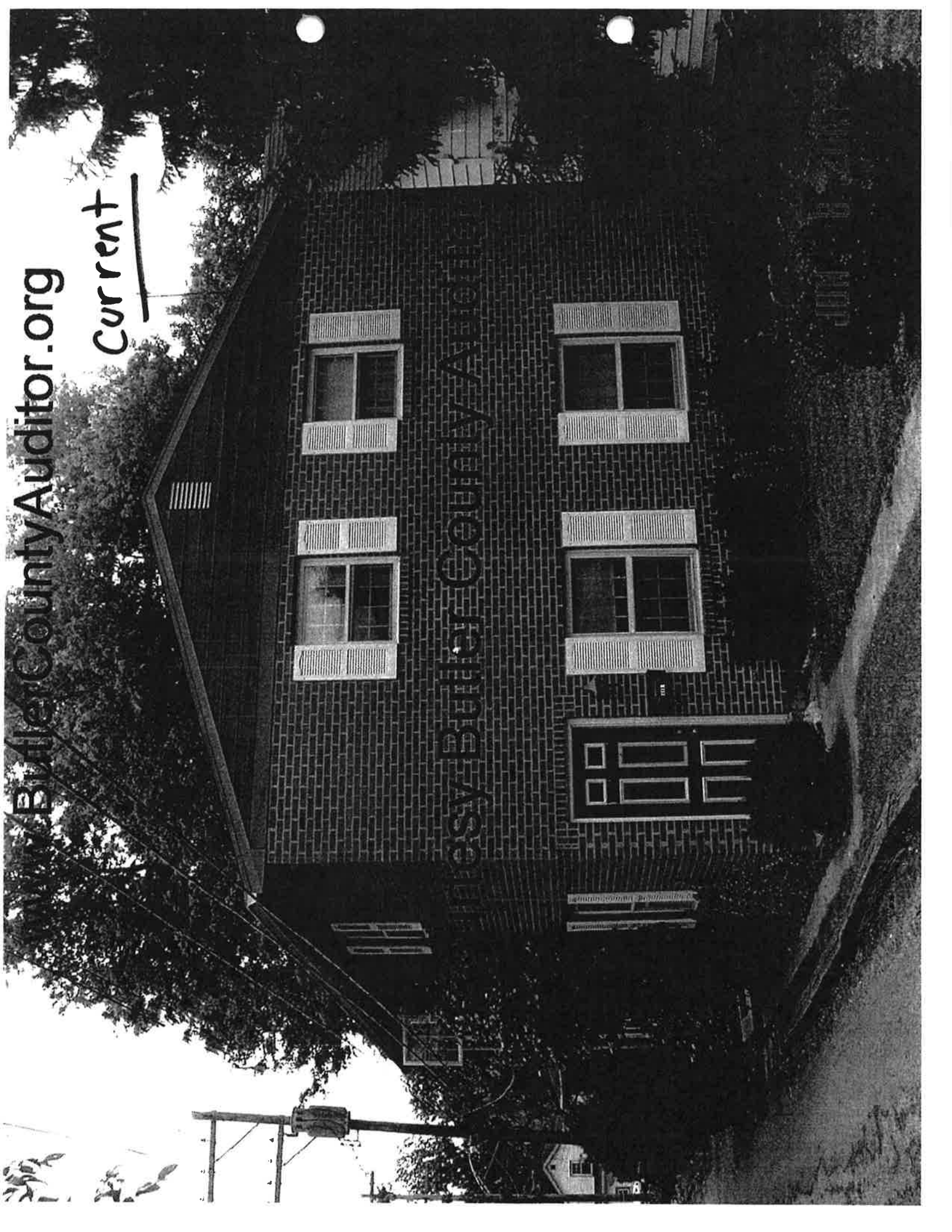
DECISION STANDARDS:

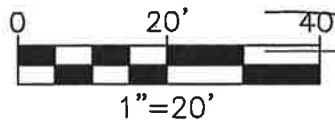
- A. Will still yield a reasonable return.
- B. Not a substantial variance considering the stoop, that is original to the building and has been there for many years, is already encroaching. I just want to add a roof to it.
- C. Would help to increase the character of the neighborhood.
- D. Would not affect governmental services.
- E. I have knowledge of the zoning code, but somehow overlooked this subjective variance.
- F. Predicament feasibly cannot be achieved without the variance.
- G. I believe the spirit and intent would be observed.



www.BuellerCountyAuditor.org

Current





Lot Area = 6071 S.F.
 Existing Lot Coverage
 House = 1612 S.F.
 Garage = 176 S.F.
 Porch = 70 S.F.
 Walk = 144 S.F.
 Apron = 42 S.F.
 2044 S.F.

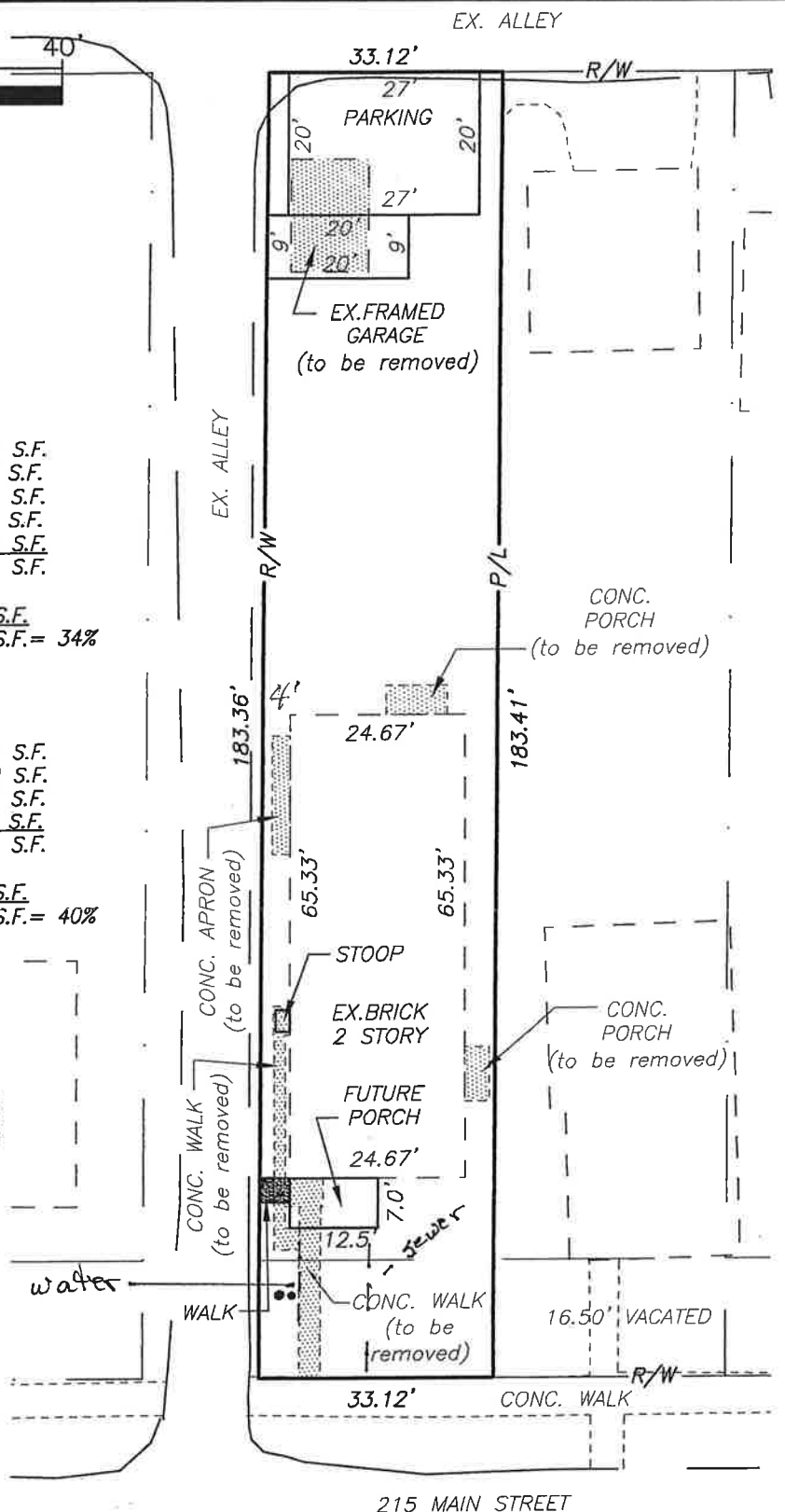
2044 S.F.
 6071 S.F. = 34%

Lot Area = 6071 S.F.
 Future Lot Coverage
 House = 1612 S.F.
 Parking = 720 S.F.
 Porch = 94 S.F.
 Walk = 15 S.F.
 2441 S.F.

2441 S.F.
 6071 S.F. = 40%



electric overhead



NOTE:

1) "This drawing was prepared for house permitting and staking only. It does not warrant any environmental or geo-technical conditions, and it does not represent a boundary or "As-Built" survey."

2) Bayer-Becker assumes no responsibility for either the depth or location of the sewer lateral.

Client: **KELLEMS**
 Scale: **1"=20'**
 Drawn by: **B.B.**
 Checked By: **D.D.S.**
 Issue Date: **10/22/2014**

PLOT PLAN
PT. LOT #143
 215 MAIN STREET
 CITY OF OXFORD
 BUTLER COUNTY, OHIO

14P200-014 141020

bayer
becker

6900 Tylersville Road, Suite A
 Mason, OH 45040 - 513.336.6600

City of Oxford
Community Development Department
STAFF REPORT

Board of Zoning Appeals

Case # BZA-2015-05

Date – April 15, 2015

APPLICATION

Applicant: Andrew English, Innocom Corporation
Location: 110 North Poplar Street
Owner: McCullough Hyde Memorial Hospital Inc. (Bryan Hehemann)

Action Requests: Variances to zoning codes associated with installation of 5 new ground signs and 1 new wall sign: City of Oxford Zoning Code Sections 1151.05(a)(2)A wall signs only; 1151.03(b) permitted signs; 1151.05(c)(4)A, C&D directional sign size, location and message; 1151.05(a)(2)B1 indirect illumination only

Current Use: Hospital
Zoning: Uptown (UP)
Surrounding Land Uses: Single and Multi-Family Residential, Church/Institutional

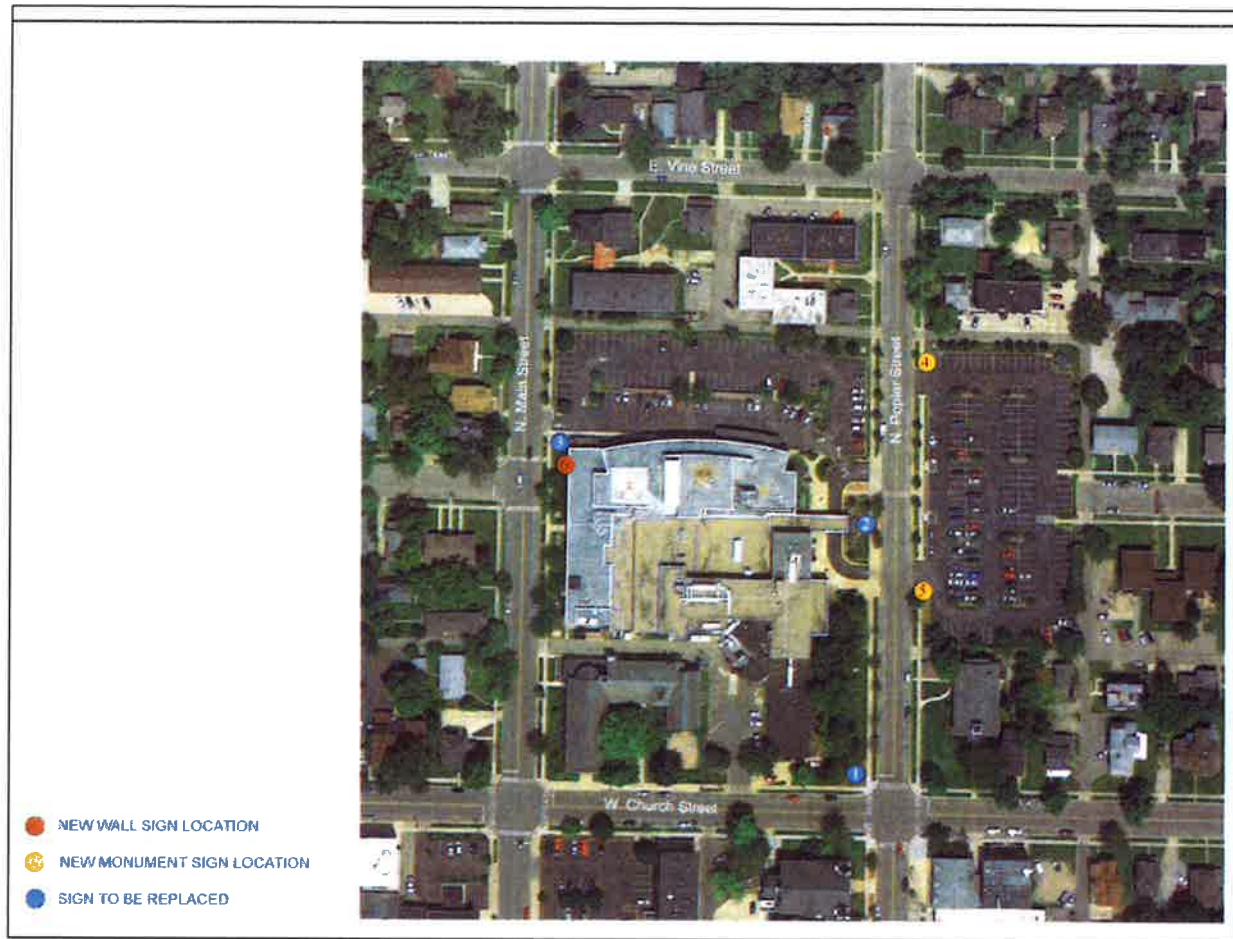
DESCRIPTION

On behalf of McCullough Hyde Memorial Hospital and TriHealth, Innocom Corporation is requesting several variances in order to replace five ground mounted signs and install one new wall sign. The hospital building is located between Church, Poplar and Main Streets. The five ground mounted signs are three existing monument sign replacements and two existing directional sign replacements. There is not currently a wall sign at the location proposed at the North Main Street entrance. These six signs are the only signs being proposed by Innocom that staff is aware of. No changes to other signs on the property are proposed. The zoning code reasons resulting in the variance requests are listed below:

Sign	Code Issue
North Main Monument	Freestanding not permitted
Poplar/Church Monument	Freestanding not permitted
North Poplar Monument	Freestanding not permitted
Employee Parking 1	min. setback, size and corporate logo
Employee Parking 2	min. setback, size and corporate logo
North Main Wall	Internal lighting not permitted

BACKGROUND

TriHealth is evaluating and upgrading the wayfinding signage for all of their properties in the region; which comes at the same time as the recent partnership with McCullough Hyde. Therefore, from the perspective of the applicant this is an opportunity to update the hospital affiliation on the signs while also improving wayfinding in and around the hospital campus. The hospital campus makes up nearly two city blocks of overall land. Through their site analysis, Innocom found that upgrades were needed, but that the



current signage was installed under a different zoning code. Previous zoning codes allowed freestanding signs; current zoning code does not.

Since freestanding signs are not permitted in this zone no specific codes are written limiting their size and height. However if the signs were proposed in the GB District, it would be compliant with the size, height and location requirements. The number of freestanding signs is limited to one per lot unless approved through a Planned Development or Conditional Use.

The proposed sizes are 30 square feet, which is under the 48 square foot limit imposed in the GB District. The minimum required setback from the right of way is more than 5 feet; therefore it is compliant with the general requirement of all freestanding signs, regardless of district (Section 1151.03(e)1) The overall height is five feet, which is one foot less than the maximum required if the sign were located in the GB District.

The freestanding directional signs are allowed in any district but must comply with 2 square foot size, 4 foot height and 5 foot minimum setback requirement. Additionally, no commercial message other than identification and address are permitted. The proposed two directional signs are to instruct drivers that the east parking area is for employees only. The setback is 3 feet rather than the 5 feet required. The size is 4.5 square feet rather than the 2 square feet permitted. The height is compliant.

The wall sign is compliant with the square footage limit and lettering height limit, but is slightly over the 18' limit above grade by 1 foot, 8 inches. The lighting proposed is internal (direct) which is prohibited in the Uptown District.

BZA SITE HISTORY

BZA 13-2001 – Approved variances for 3 monument sign size increases and 2 wall signs on emergency canopy

[Note: The internally illuminated emergency canopy wall signs are to remain]

BZA 03-1989 – Approved variances for increase of directional sign size and monument sign size

The past variances approved do not permit the signs proposed because of zoning code changes and sign replacements.

COMMENT FORMS

Notice was mailed to all property owners within 200 feet of the hospital property perimeter. No comments have been received in response.

AGENCY REVIEW

Fire	Returned with comments
Police	Returned without comments
Engineering	Returned without comments
Economic Development	Returned with comments

ANALYSIS

The burden of proof is upon the Applicant to present reliable and substantial evidence that supports the request for variance(s) (Section 1139.02(c)(1)). Further, the BZA must find that practical difficulties exist that would render strict application of the Code unreasonable (Section 1139.02(c)(2)). In determining whether such difficulties exist which are sufficient to warrant a variance, the Board shall use the attached eight decision criteria (A-H) in its deliberation. See the enclosed letter addressing the review criteria from Mr. English. The staff's review of the criteria is included in this report below:

Regarding criterion A, Staff believes that the property **can yield a reasonable return without the variances** since the hospital has existed for many years without changes in signage. However, operational changes and regionalization may need to be accommodated to some degree, in order to account for new visitors.

Regarding criterion B, Staff believes that, the square footage increase of the directional signs, setbacks of directional signs and corporate logo on the directional signs **are not substantial**. However, three freestanding-type signs in the Uptown district as well as an internally illuminated wall sign **are substantial**; particularly when one of the freestanding sign locations is in the same location as a newly proposed internally illuminated wall sign.

Regarding criterion C, Staff believes that two of the three freestanding signs and the directional sign proposal **do not negatively alter the essential character** of the neighborhood. Those are essentially no change from the current condition, except for a slight increase in height. Given the lot size and that the building is setback from the right of way, ground signs do not substantially alter the character. However, the freestanding sign at the Main Street entrance combined with the internally illuminated new wall sign **could negatively alter the essential character** of the neighborhood. This potential for a negative effect would depend upon the two signs combined lighting intensity compared with the ambient lighting already in the area and lighting reflecting from the building wall's architectural lighting.

Given that the area at the North Main Street entrance is heavily landscaped, there are only limited viewing angles of the current and proposed signage. The wall sign would be mostly obscured by the existing deciduous trees for northbound Main Street drivers. The area directly across the street is residential. Additional signage on the hospital property could negatively impact the residential area; particularly if it is lighted. A wall sign is permitted by the Uptown Zoning Code, but not with the illumination method

proposed. It is not clear the benefit of a wall sign on the west facing wall given that there is very little setback of the building and that the wall is parallel to the street. One known fact of the wall sign is that the colored channel letters have less negative impact on a residential area than a white illuminated rectangular box would. Additionally it is difficult to visualize the impact of a sign that is not installed. The building wall does have ground-mounted architectural lighting already and the existing monument sign is also lighted with ground-mounted lights pointing upward.

Regarding criterion D, Staff believes that the delivery of governmental services **would be improved by the granting of the variances**. The provision of hospital services is essentially a governmental service. The surrounding area is mostly absent of signs. Therefore any signs on the hospital property will attract attention and likely facilitate more efficient navigation into and around the site.

Regarding criterion E, the property owner could have purchased the property with the **knowledge of the zoning restriction**. There is no evidence that there has been a recent change in ownership of the property. However, the zoning codes applicable to signs in this part of Oxford have changed since the property owner purchased the property(s).

Regarding criterion F, **there are other methods** of finding the hospital besides on-site signage. Some examples could be signage in the road right of way, hard copy maps, web-based navigation systems, as well as user experience. There is not any evidence that other options have been fully investigated or otherwise proven to be ineffective in accomplishing the desired and expected outcome for locating a publicly accessible hospital.

Regarding criterion G, staff believes that the **spirit and intent** of the zoning requirement restricting sign types for the Uptown district was intended for commercial storefronts with no building setbacks. Therefore, a provision for freestanding signs would not have been expected. Staff also believes that the **spirit and intent** of the zoning requirement restricting the types of lighting used for wall signs was to ensure a desired character for a mixed use commercial and residential area. Internally illuminated signs do change the character of an area.

Regarding criterion H, staff believes that other **relevant factors** are:

- current existence of the three monument signs
- 5.5 acre total land ownership
- three road frontages on the main four acre lot

RECOMMENDATION

If the BZA determines that difficulties exist which are sufficient to warrant the variances, the staff recommends that the BZA cite any new or different specific evidence not yet identified and approve the variance requests. At the time of this report, **staff believes there is substantial evidence that supports the variance requests for all the variances except for the internal illumination of the wall sign**. If the BZA does approve the variances as requested it can attach any appropriate conditions necessary.

Some recommended conditions if all requested variances are approved:

- Require automated adjustment of wall sign lighting intensity based upon atmospheric conditions and ambient lighting
- Require automated adjustment of ground sign lighting based upon atmospheric conditions and ambient lighting
- Landscape trees on the site shall not be removed to accommodate wall sign visibility.
- No electronic changeable copy reader boards on the premises
- New wall sign shall comply with the height above grade requirement

SUBMITTED BY: _____

A handwritten signature in black ink, appearing to read "Sam Perry", with a long horizontal flourish extending to the right.

Sam Perry, AICP, Planner
Community Development Department

DATE: April 8, 2015

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/20/15

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2015-05 110 N. Poplar Street McCullough Hyde Memorial Hospital, variance to Sections 1151.05(a)(2) monument signs; 1151.05 (c)(4)A&D maximum sign area; 1151.05(a)(2)B illumination, **Andrew English, Innocom Corporation. Applicant, Agent**

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **4/7/2015** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Looks like a reasonable request that will guide patients, visitors, and EMS units much better than the current signage.

"Looks like a reasonable request that will guide patients, visitors, and EMS units much better than the current signage".

Drawings reviewed by:

[Signature]
John Detherage
PRINT NAME

Date: 3-23-15

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Inter-Office Review Transmittal Sheet

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.....
Drawings are returned: w/comments without/comments ✓

Drawings reviewed by: _____


VICTOR POPESCU
PRINT NAME

Date: 3-23-15

City of Oxford
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.....

Drawings are returned: w/comments without/comments

Drawings reviewed by:


ROBERT B. HOLZWORTH
PRINT NAME

Date: 3/24/2015



BZA-2015-05 Surrounding Property Owners Map

Legend

- Subject Parcels
- 200 Ft. Buffer
- Oxford Corporation Limit
- Parcel
- 16.5' Vacated ROW
- Building Footprint
- Paved Roadway



1 inch = 150 feet

Prepared on Thursday, March 26, 2015

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.





McCullough-Hyde
MEMORIAL HOSPITAL

A tradition of caring. A new vision of health.

LETTER OF AGENCY

March 16, 2015

To Whom It May Concern:

Please be advised that Andrew English of Innocom Corporation has permission to represent our interest with the City of Oxford and act on our behalf for the Board of Zoning Appeals (2015) hearing regarding campus signage at our property, McCullough-Hyde Memorial Hospital, located 110 N. Poplar St., Oxford, Ohio 45056.

Thank-you,

Signed: _____

Bryan Hehejmann

President/CEO

McCullough-Hyde Memorial Hospital

3/16/15

Date:



Internal Use Only:

Case No.

BZA-2015-05

Date Filed

3/16/15

Petition for Zoning Variance

Petitioner Information

Attach a Letter of Agency if the Petitioner is not the property owner.

Name * Andrew English

Mailing Address * Innocom Corporation 7792 Olentangy River Rd., Suite G

City, State & Zip Code * Columbus OH 43235

Telephone Number(s) * 614-403-1442

Email Address aenglish@innocomcorp.com

Location of Property * 110 N. Poplar St.

Name of Building * McCullough Hyde Memorial Hospital

Owner Information

Name * McCullough Hyde Memorial Hospital Inc

Mailing Address * 110 N. Poplar St.

City, State & Zip Code * Oxford OH

Telephone Number(s) * 513.523.2111

Email Address

Variance and Lot Information

Requested Variance. Indicate the nature of variance and applicable section(s) of the Planning and Zoning Code.

Ground signs not allowed in UP district [1151.05(a)(2)];

Exceeds maximum sign area; display of logo prohibited [1151.05(c)(4)A&D];

6 variances

Location of Requested Variance * Perimeter of hospital and associated parking lots (see attached sign package)

Legal Description * Parcel ID H4100007000220 Legal: 3661 ENT

Zoning District * UP (Uptown District) Total Acreage * 3.98

Existing Use of Site * Hospital Campus

Proposed Use (if applicable). A description of operations, including type of goods sold, services performed, and expected number of customers, clientele, delivery, and service vehicles, and the hours of operation.

Same as existing (hospital campus).

- D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restriction;
- F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- H. Any other relevant factor.

Fees & Receipt

The variance fee is \$200.00, plus \$100.00 for each additional variance request up to a maximum of \$1,000.00 plus postage charge.

Fees may increase if staff determines that you need more variances.

To calculate postage charges, multiply the number of adjoining properties by current postage rate³.

Sign and Date

Petitioner Signature *



Date *

03/16/2015

Submit Application, Plans and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required plans and documentation as attachments and a check for fee(s) and postage charges made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

Direct questions to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

Note: You must adhere to notification and publication requirements. Submit materials 30 days prior to the Board of Zoning Appeals meeting at which the action is requested. City Staff will place a public hearing sign on the subject property. **The Petitioner is responsible for removing the signage at the completion of the hearing(s).**

For Staff Use Only

Fee Paid Date *

3/16/15

Receipt Number *

35382

¹ Butler County Auditor Real Estate Search: <http://www.butlercountyauditor.org/>

² City of Oxford Codified Ordinances: <http://www.cityofoxford.org/fees-ordinances-and-charter>

³ The United States Postal Service: <http://www.usps.com/>



March 16, 2015

Sam Perry, AICP
City of Oxford
Community Development Department
101 East High Street
Oxford, OH 43215

Dear Samuel,

On behalf of TriHealth and McCullough Hyde Hospital we are pleased to submit our variance application for a sign replacement project at McCullough Hyde Hospital. Below is a summary that describes the necessity of the signs we are proposing.

In our previous conversations with you we understand that the zoning code has changed and the new code states that freestanding signs are not allowed in the Uptown District. Currently, McCullough Hyde has three existing ground signs located at the corner of Poplar and Church, one located along Polar, and one located along Main St. TriHealth and McCullough Hyde are looking to replace these signs with new directional signs that clarify where Hospital entrances are located. These signs are identified on our map as Sign locations 1, 2, and 3.

In our analysis of the current facility, we believe clear directional information is needed. Currently, the existing signs only identify the hospital, but do nothing in terms of helping visitors find their way. This is very prevalent in the absence of any directional information for Emergency services. In our analysis of the grounds we felt that the current sign locations are good. Therefore, the proposed signs will be located in the same areas as the existing signs. Also, being well aware of the new sign code and the need for these ground signs we designed the new signs to be approximately the same height and width as the current signs.

We are also planning on adding two post and panel signs at locations 4 and 5. These signs are replacing existing signs located at these locations. They are meant to clarify to visitors that this is a staff parking lot and not meant for visitor parking. We believe that our solution will actually reduce the amount of signage in this area and provide clearer directions.

While the signs in this package are technically a variance per the existing zoning code, we believe that because of the operation and importance of this facility that these sign improvements are needed. We thank you for your time in considering our application.

Best regards,

A handwritten signature in blue ink, reading "Andrew J. English".

Andrew J. English



March 16, 2015

Sam Perry, AICP
City of Oxford
Community Development Department
101 East High Street
Oxford, OH 43215

Dear Samuel,

On behalf of TriHealth and McCullough Hyde Hospital we are pleased to submit our variance application for a sign replacement project at McCullough Hyde Hospital. Below is a summary that describes the necessity of the signs Innocom are proposing.

Responses to the Decision Standards:

A. Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;

In our analysis of the current facility, clear directional information is lacking. Currently, the existing signs only identify the hospital, but do nothing in terms of helping visitors find their way. This is very prevalent in the absence of any directional information for emergency services. Additionally, we are also planning to add two post and panel signs at locations four and five. These signs are replacing existing signs that are meant to clarify to visitors that this is a staff parking lot. Our proposed signs at locations four and five will actually reduce the amount of signage in this area, and it will provide clearer directions.

B. Whether the variance is substantial;

In our analysis of the grounds, the current sign locations are good. Therefore, the proposed signs will be located in approximately the same locations as the existing signs. Also, being aware of the new sign code which limits ground signs in the Uptown District, and the need of these ground signs, we designed the new signs to be approximately the same height and width as the current signs. With these factors, the impact of granting the variances will be minimal.

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

As noted in Statement B, because the size and locations for the signs remain relatively unchanged, the adjoining properties should see no impact with the sign change.

D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);



None that we foresee.

E. Whether the property owner purchased the property with knowledge of the zoning restriction;

In our previous conversations with you, we discovered during the permitting process that the zoning code had changed, and the new code states that freestanding signs are not allowed in the Uptown District.

F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;

We believe that because of the operation and importance of this hospital, that these sign changes and improvements are necessary.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Although, these signs are prohibited under the new code they are essential to the operation of this facility. This type of facility is unique to the Uptown District and therefore warrants signage to support its unique nature. New signs are being designed to match the size of the existing signs and as well as to keep them in the same location. Therefore we feel that we are observing the best we can to the Uptown District Code.

H. Any other relevant factor.

None

Thank you for your time in considering our application.

Best regards,

A handwritten signature in cursive script, appearing to read 'Andrew J. English'.

Andrew J. English
Principal



EXTERIOR SIGNAGE SYSTEM

CITY OF OXFORD SUBMITTAL

March 16, 2015

innocom
7782 OLENTANGY RIVER ROAD, SUITE G
COLUMBUS, OHIO 43236
CONTACT: Pete Williams PHONE: 614-989-0055
Andy English PHONE: 614-403-1442

COLORS & ARROW



PMS541
Avery Vinyl
Opaque: Sapphire Blue
Translucent: Ultra Marine Blue



WHITE



PMS7406
Avery Vinyl
Opaque: Medium Yellow
Translucent: Sunflower Yellow



PMS Cool Gray 5
Avery Vinyl
Opaque: Slate Gray
Translucent: Pantone 430C



EMERGENCY RED
Avery Vinyl
Reflective: UC900-418-O

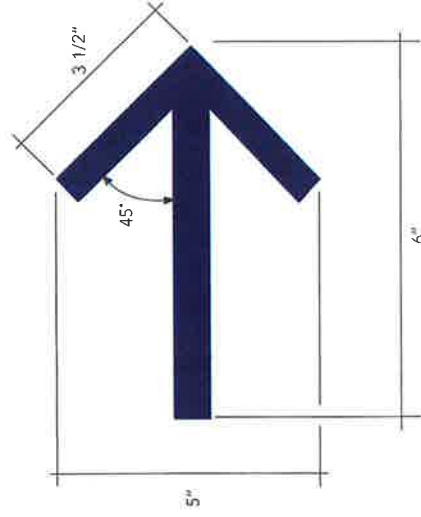
Colors for items described in the following specifications and drawings shall match the colors shown in the color palette above.

All references to PMS# shall be standard for Pantone Matching System. Fabricator is required to provide painted and vinyl color samples for approval by the owner prior to fabrication.

Standard Arrow

Whenever an arrow form is specified, the following arrow format is to be used. Center lines of arrows are to align with center line of lettering and center line of arrow placement field.

Size Relationship



- NEW WALL SIGN LOCATION
- NEW POST AND PANEL SIGN LOCATION
- GROUND SIGN TO BE REPLACED



Drawn By: PW/AE/CA

Revisions Issued: 2/7/2015

1 2/10/2015

2 3/16/2015

3

4

5

6

Scale:

Sign Type:

EXIST. SIGN

LOCATIONS

Sheet:

SIGN LOCATION - 1

Existing Sign

Type: Ground
Zoning: UP - Uptown District

SIZE:
6'-8" W x 5'-0" H
5'-0" Overall Height
33 SF

NOTE:
New sign to be placed perpendicular to W. Church Street at required setbacks along W. Church and N. Poplar Street. Landscape to be modified and sign to be ground illuminated from both sides.

40

Proposed Sign

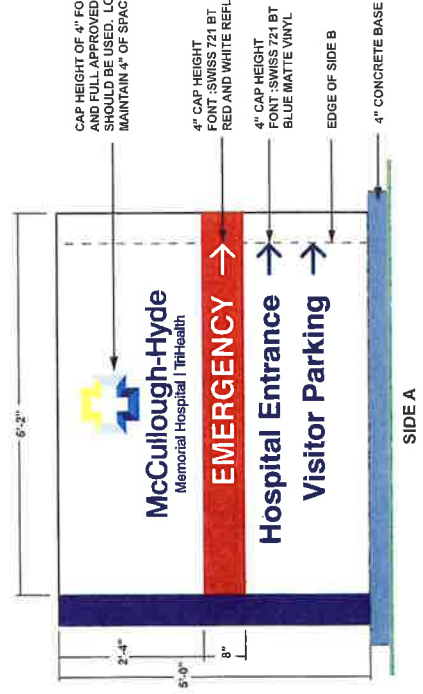
Type: Ground
Zoning: UP - Uptown District



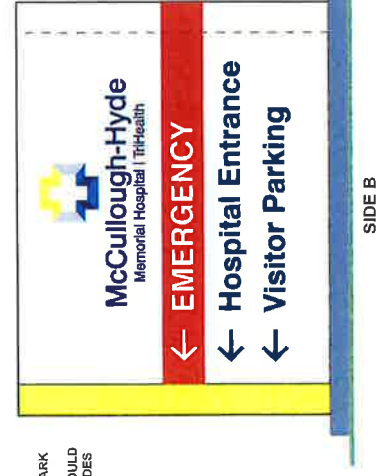
PLAN VIEW



PLAN VIEW



SIDE A



SIDE B

FABRICATION NOTES

MATERIAL
Fabricated aluminum and acrylic

COLOR
Paint sign faces Mathews Acrylic Polyurethane (MAP) satin finish
White: MP4856 Snowflake

LOGO
1" Thick white acrylic flush mounted lettering and logo with opaque vinyl applied to the first surface, blue, gray and yellow

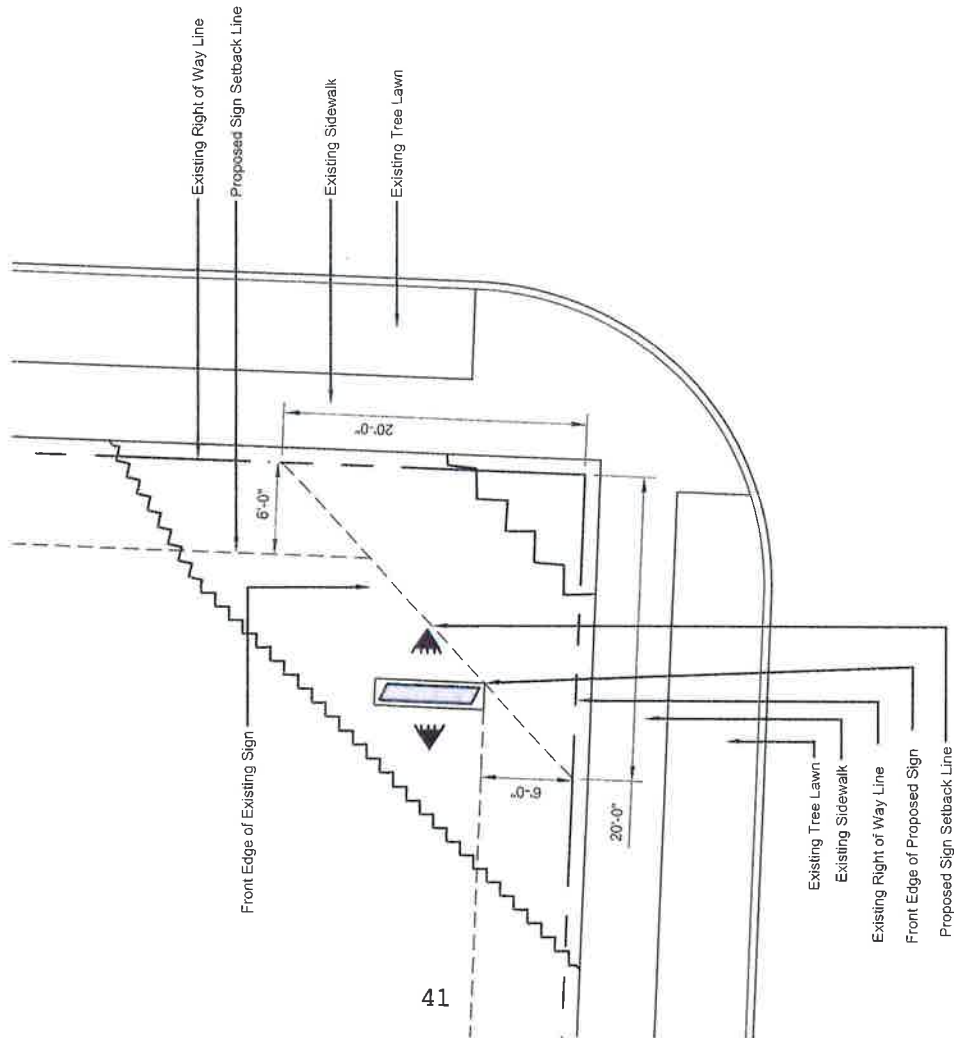
DIRECTIONAL COPY
First surface applied vinyl
Copy: Swiss 721 BT Bold
Avery 1200 High Visibility Reflective Engineering Grade Reflective
Blue copy and arrows: HV1200-190-R (A7805-R)
White copy and arrows: HV1200-101-R (A7801-R)
Avery 900 Ultimate Cast Opaque
2 mil Cast Vinyl
RED field: Luminous Red UC900-418-O (A9318-O)

SIGN BOX SIDES
Spray each side of the sign with MAP, Satin Finish Yellow - PMS 7404 on one side and Blue - PMS 541 on opposite side.

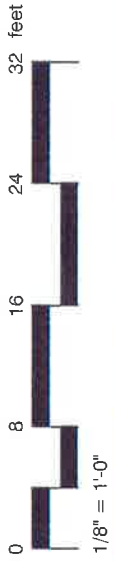
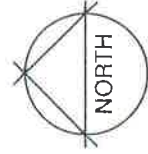
MOUNTING / FOUNDATIONS
Sign to be mounted on raised concrete pad with chamfered edges and sandblasted finish.

NOTE:
Field verify mounting conditions prior to fabrication.

SIGN LOCATION - 1



Centerline of E. Church Street



innocom
7792 Olentangy River Rd., Suite G
Columbus, Ohio 43235

All drawings that appear herein express design intent only and are not intended for actual fabrication. The sign age Contractor is responsible for any required engineering and production of shop drawings as described in the specifications.

McCullough-Hyde
Memorial Hospital | TriHealth
110 North Poplar Street
Oxford, OH

Drawn By:	PW/AE/CA
Revisions	Issued: 2/7/2015
1	2/10/2015
2	3/16/2015
3	
4	
5	
6	

Scale: 1/8" = 1'-0"
Sign Type
Sheet:

SIGN LOCATION - 2

Existing Sign

Type: Ground
Zoning: UP - Uptown District

SIZE:

6'-8" W x 5'-0" H
5'-0" Overall Height
33 SF

NOTE:

New sign to be placed in the same location as existing sign along North Poplar Street. Existing sign foundation to be demolished. Landscape to be modified and sign to be ground illuminated from both sides.



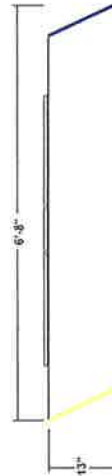
42

Proposed Sign

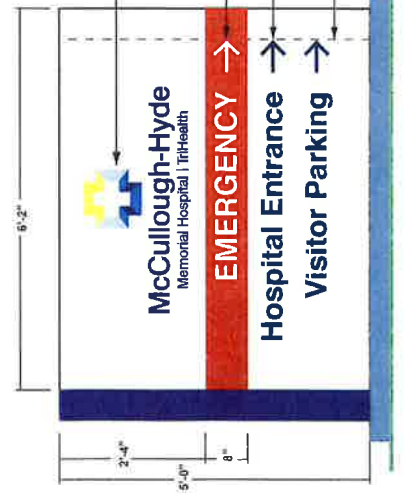
Type: Ground
Zoning: UP - Uptown District



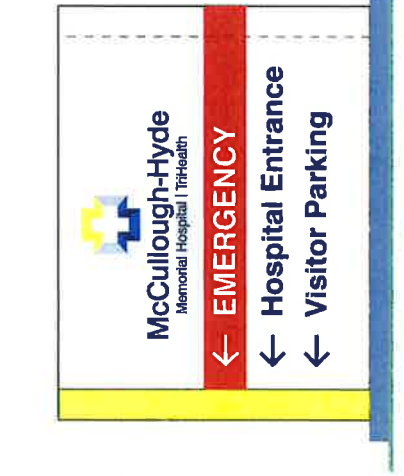
PLAN VIEW



PLAN VIEW



SIDE A



SIDE B

FABRICATION NOTES

MATERIAL

Fabricated aluminum and acrylic

COLOR

Paint sign faces Mathews Acrylic Polyurethane [MAP] satin finish
White: MP4856 Snowflake

LOGO

1" Thick white acrylic flush mounted lettering and logo with opaque vinyl applied to the first surface, blue, gray and yellow

DIRECTIONAL COPY

First surface applied vinyl.
Copy: Swiss 721 BT Bold
Avery 1200 High Visibility Reflective Engineering Grade Reflective
Blue copy and arrows: HV1200-190-R (A7805-R)
White copy and arrows: HV1200-101-R (A7801-R)
Avery 900 Ultimate Cast Opaque
2 mil Cast Vinyl
RED field: Luminous Red UC900-418-O (A9318-O)

SIGN BOX SIDES

Spray each side of the sign with MAP, Satin Finish Yellow - PMS 7404 on one side and Blue - PMS 541 on opposite side.

MOUNTING / FOUNDATIONS

Sign to be mounted on raised concrete pad with chamfered edges and sandblasted finish.

NOTE:

Field verify mounting conditions prior to fabrication.

Blue sign edge should be installed closest to the adjacent street.

Scale: 1/2" = 1'-0"

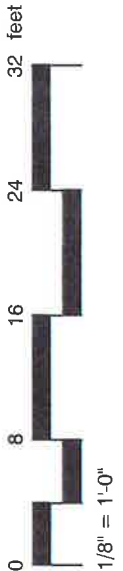
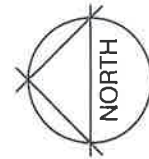
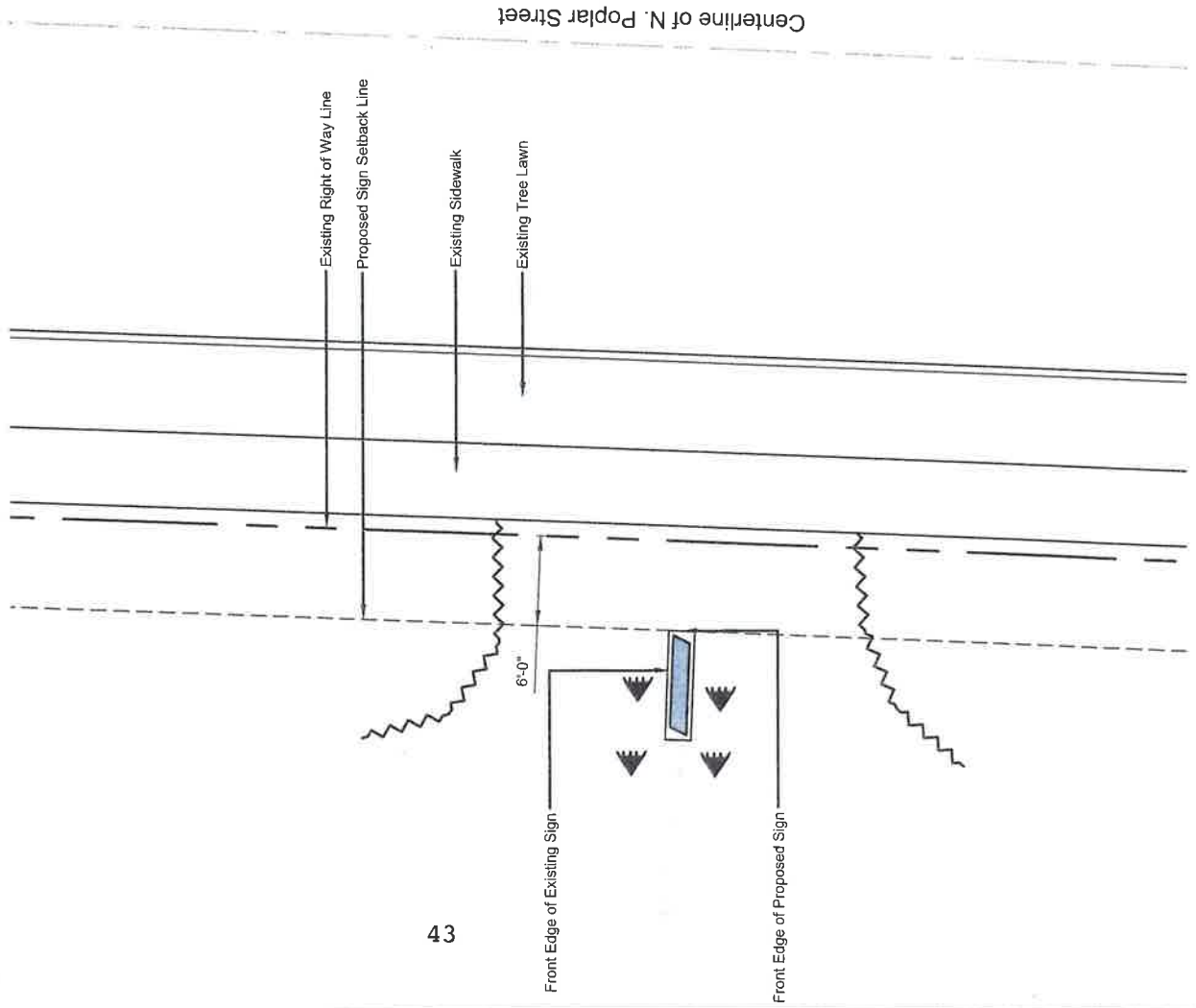
Sign Type:

Sheet:

G6

SIGN LOCATION - 2

43



innocom
7792 Olentangy River Rd., Suite G
Columbus, Ohio 43235

All drawings that appear herein express design intent only and are not intended for actual fabrication. The sign contractor is responsible for any required engineering and production of shop drawings as described in the specifications.

McCullough-Hyde
Memorial Hospital | TriHealth
110 North Poplar Street
Oxford, OH



Drawn By:	PW/AE/CA
Revisions	Issued: 2/7/2015
1	2/10/2015
2	3/16/2015
3	
4	
5	
6	

Scale: 1/8" = 1'-0"

Sign Type:

Sheet:

G7

SIGN LOCATION - 3

Existing Sign
Type: Ground
Zoning: UP - Uptown District

SIZE:
6'-8" W x 5'-0" H
5'-0" Overall Height
33 SF

NOTE:
New sign to be placed in the same location as existing sign along N. Main Street. Existing sign foundation to be demolished. Landscape to be modified and sign to be ground illuminated from both sides.

4

Proposed Sign
Type: Ground
Zoning: UP - Uptown District



PLAN VIEW



PLAN VIEW



SIDE A



SIDE B

FABRICATION NOTES

MATERIAL
Fabricated aluminum and acrylic

COLOR
Paint sign faces Mathews Acrylic Polyurethane [MAP] satin finish
White: MP4856 Snowflake

LOGO
1" Thick white acrylic flush mounted lettering and logo with opaque vinyl applied to the first surface, blue, gray and yellow

DIRECTIONAL COPY
First surface applied vinyl
Copy: Swiss 721 BT Bold
Avery 1200 High Visibility Reflective Engineering Grade Reflective
Blue copy and arrows: HV1200-190-R (A7805-R)
White copy and arrows: HV1200-101-R (A7801-R)
Avery 900 Ultimate Cast Opaque
2 mil Cast Vinyl
RED field: Luminous Red UC900-418-O (A9318-O)

SIGN BOX SIDES
Spray each side of the sign with MAP, Satin Finish Yellow - PMS 7404 on one side and Blue - PMS 541 on opposite side.

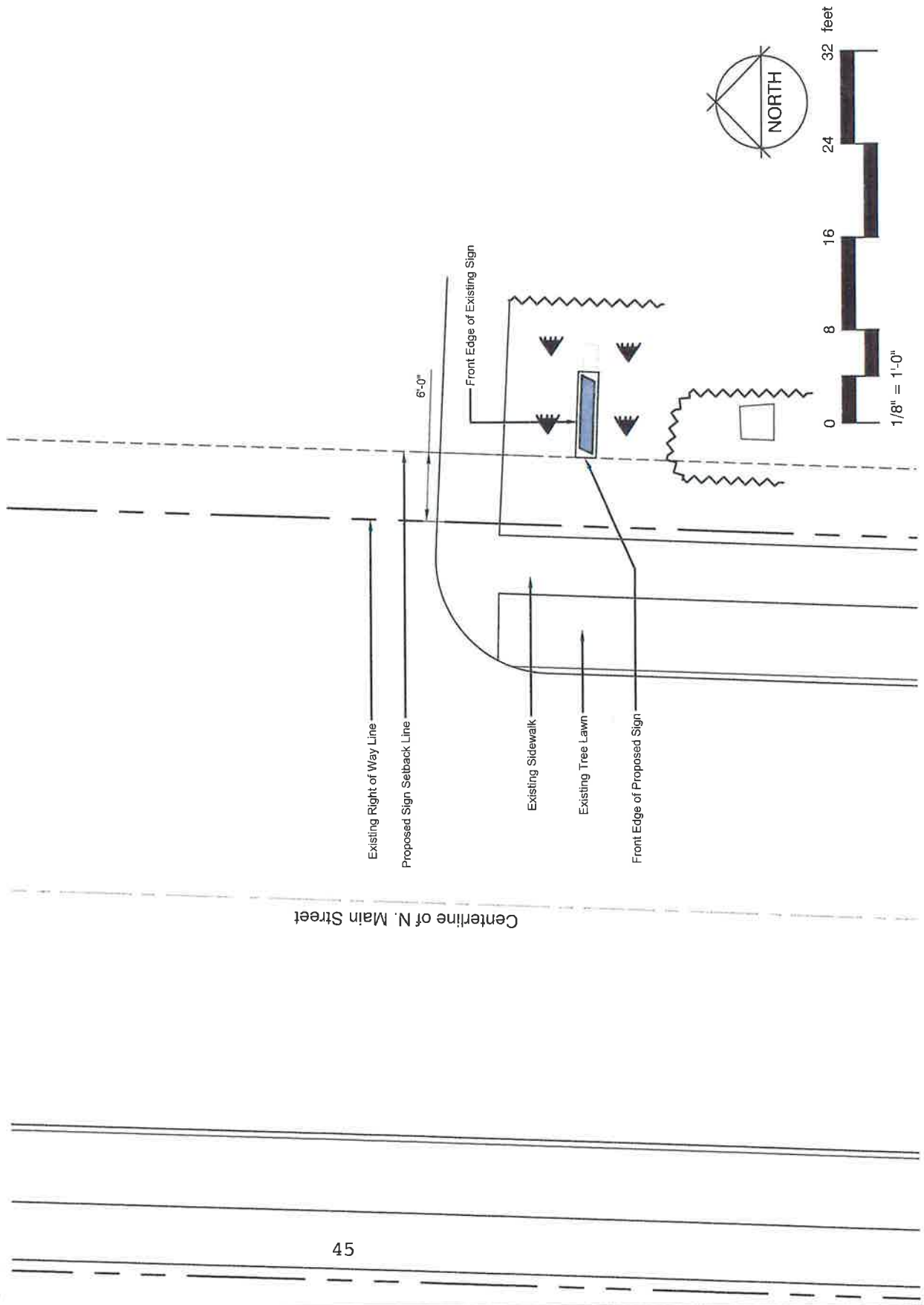
MOUNTING / FOUNDATIONS
Sign to be mounted on raised concrete pad with chamfered edges and sandblasted finish.

NOTE:
Field verify mounting conditions prior to fabrication.

Blue sign edge should be installed closest to the adjacent street.



SIGN LOCATION - 3



SIGN LOCATION - 4

Existing Sign
Type: Regulatory
Zoning: UP - Uptown District

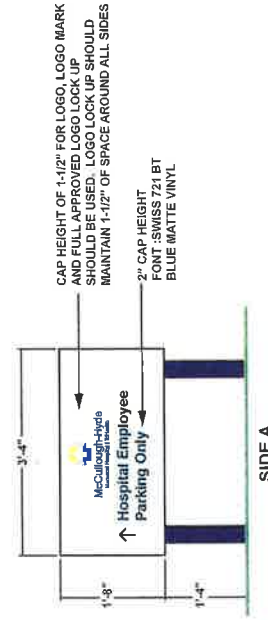
SIZE:
Standard Traffic Signs. All existing signs to be removed.

NOTE:
New sign to be placed to the right side of existing entry drive sign and parallel to N. Poplar Street. Landscape to be modified. Sign will not be illuminated.

46

Proposed Sign
Type: Post and Panel
Zoning: UP - Uptown District

SIZE:
Sign face dimensions = 1'-8"H x 3'-4"W
Total height = 3 feet
Sign face area = 5sf



FABRICATION NOTES

MATERIAL
Fabricated aluminum.

COLOR
Paint sign faces Mathews Acrylic Polyurethane [MAP] satin finish
White: MP4856 Snowflake for the sign face. The sign supports should be painted Blue - PWS 541.

LOGO
Vinyl applied to the first surface, blue, gray and yellow

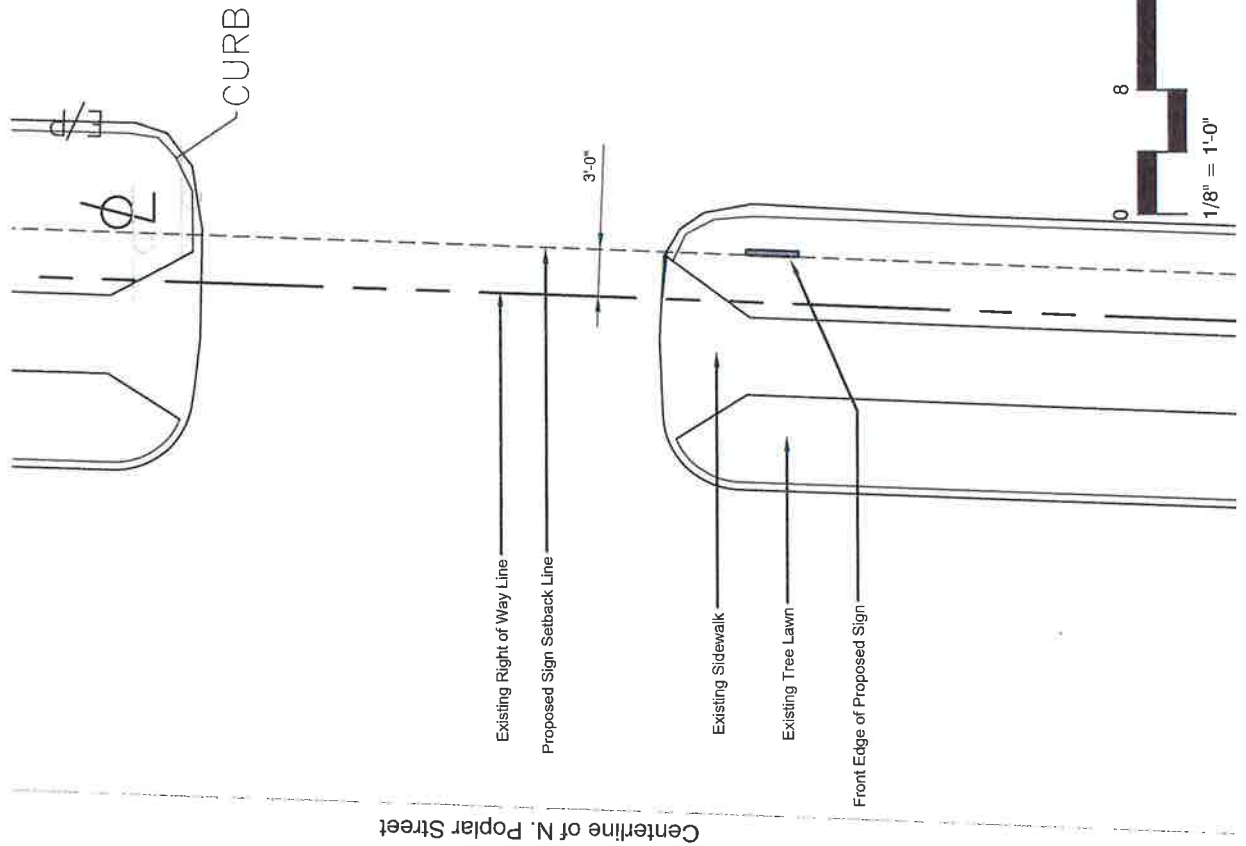
DIRECTIONAL COPY
First surface applied vinyl.
Copy: Swiss 721 BT Bold
Avery 1200 High Visibility Reflective Engineering Grade Reflective
Blue copy and arrows: HV1200-190-R (A7805-R)
White copy and arrows: HV1200-101-R (A7801-R)
Avery 900 Ultimate Cast Opaque
2 mil Cast Vinyl
RED field: Luminous Red UC900-418-O (A9318-O)

MOUNTING / FOUNDATIONS
Sign to be mounted using concrete footings

NOTE:
Field verify mounting conditions prior to fabrication.

SIGN LOCATION - 4

47



SIGN LOCATION - 5

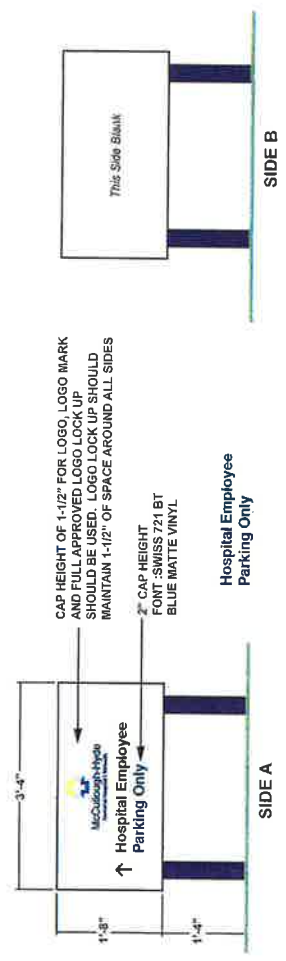
Existing Sign
Type: Regulatory
Zoning: UP - Uptown District

SIZE:
Standard Traffic Signs, All existing signs to be removed.

NOTE:
New sign to be placed to the left side of existing entry drive sign and parallel to N. Poplar Street. Landscape to be modified. Sign will not be illuminated.

Proposed Sign
Type: Post and Panel
Zoning: UP - Uptown District

SIZE:
Sign face dimensions = 1'-8"H x 3'-4"W
Total height = 3 feet
Sign face area = 5sf



FABRICATION NOTES

MATERIAL
Fabricated aluminum and acrylic

COLOR
Paint sign faces Mathews Acrylic Polyurethane [MAP] satin finish
White: MP4856 Snowflake for the sign face. The sign supports should be painted Blue - PMS 541.

LOGO
Vinyl applied to the first surface, blue, gray and yellow

DIRECTIONAL COPY
First surface applied vinyl.
Copy: Swiss 721 BT Bold
Avery 1200 High Visibility Reflective Engineering Grade Reflective
Blue copy and arrows: HV1200-190-R (A7805-R)
White copy and arrows: HV1200-101-R (A7801-R)
Avery 900 Ultimate Cast Opaque
2 mil Cast Vinyl
RED field: Luminous Red UC900-418-O (A9318-O)

MOUNTING / FOUNDATIONS
Sign to be mounted using concrete footings

NOTE:
Field verify mounting conditions prior to fabrication.



Drawn By: PW/AE/CA

Revisions Issued: 2/7/2015

1 2/10/2015

2 3/16/2015

3

4

5

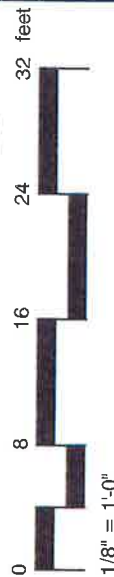
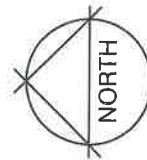
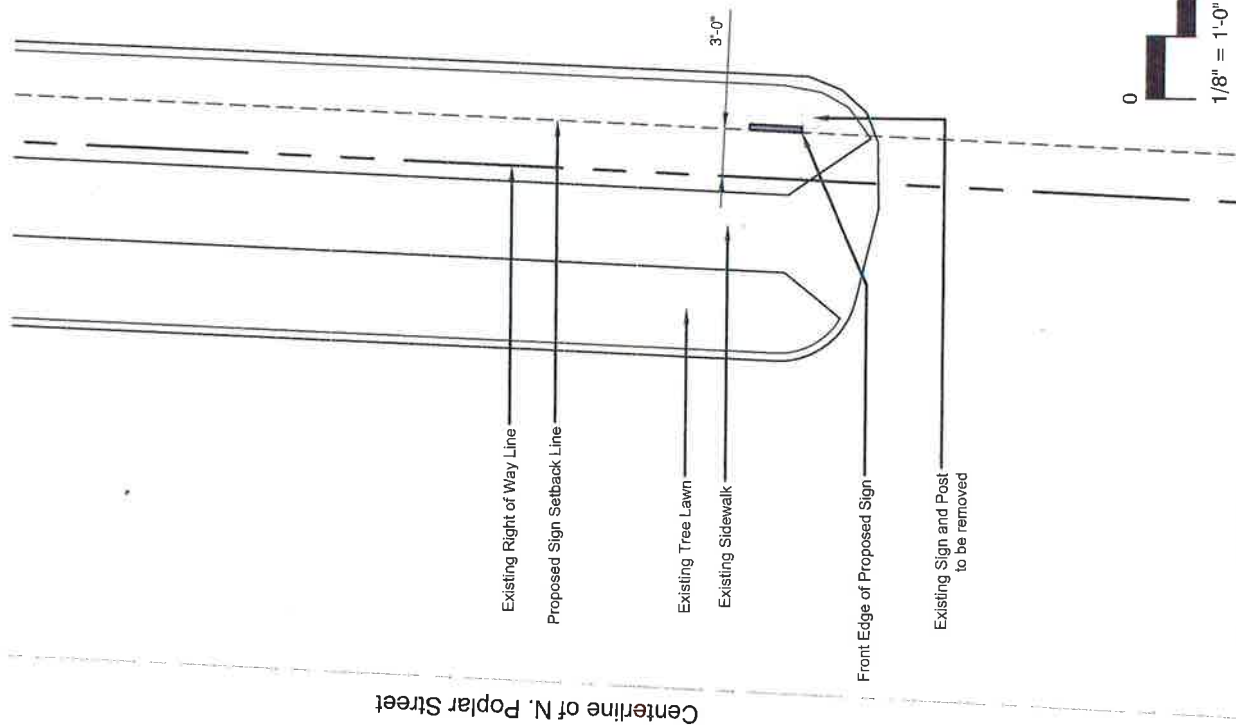
6

Scale: 1/8" = 1'-0"

Sign Type:

Sheet:

G13



SIGN LOCATION - 6

Existing Sign

None

NOTE:

New sign to be placed parallel to N. Main St. at a minimum of 19'-8" above ground surface.

Proposed Sign

Type: Wall Sign
Zoning: UP - Uptown District
Allowed: 3' Height (9-18' Above Ground)

SIZE:

Sign dimensions:
3'-0"H x 15'-9"W
Total height = 3 feet



View from N. Main Street



FABRICATION NOTES

MATERIAL

Internally Illuminated Channel Lettering

LOGO

Internally Illuminated Channel Lettering
Colors: Blue, Yellow, Gray

MOUNTING / FOUNDATIONS

Sign to be mounted to brick facade

NOTE:

Field verify mounting conditions prior to fabrication.

