

STAFF REPORT

Community Development | Board of Zoning Appeals

APPLICATION DETAILS

Applicant	Select Signs LLC, c/o Jon Cowell
Location	5095 University Park Blvd – Parcel ID H4100134000021
Owner	Kettering Network Services, c/o David Nelson
Action Request	Variance to Section 1151.05(a)(4) for maximum number of signs
Property Size	15 acres (of which approx. 3.5 acres is currently being developed)
Property Frontage	493 feet along University Park Blvd; 703 feet along US 27
Current Use	Medical Office Building (under construction)
Current Zoning	OI Office & Light Industrial District
Surrounding Land Uses	Multi-Family Residential (The Aviary; formerly Indian Trace) to the north; Agricultural land to the west and south; Single-Family Residential and Commercial (gas station) to the east

BACKGROUND

The subject property is zoned OI Office & Light Industrial District and 15 acres in overall size. Of the 15 acres, approximately 3.5 acres is under development as a new medical office building to serve the local Oxford area as part of the Kettering Medical Center network. The applicant is requesting one Variance to **Section 1151.05(a)(4)** of the Oxford Zoning Code to allow for a total of six (6) permanent signs on-site. Included in the application are five (5) wall signs at various locations on the building façade, as well as one (1) freestanding (ground-mounted) sign in a boulevard island near the private development entrance off University Park Blvd. The entire package of proposed signs otherwise appears to demonstrate compliance with all other relevant provisions of the Zoning Code. The address number sign (displaying “5095”) shown on the plans is not under consideration, as this is a completely separate allowance in the Zoning Code.

The original Building Permit for the overall site construction, inclusive of the building itself, on-site parking facility, lighting and landscaping elements, was issued in May 2021. Two revisions to this Permit were also later processed by the Community Development Department and issued in September 2021 and February 2022. However, none of the commercial construction plans reviewed with as part of any of these submissions included sign details, as the practice in Oxford is to process signage requests under separate cover as a “Sign Permit” submission. Draft sign plans were originally shared with staff on February 8, and a Preliminary Zoning Review was delivered soon after on February 11. The sign plans submitted for the Variance request are nearly identical to those originally reviewed in early February.

DESCRIPTION

The applicant's requested variance can be summarized as follows:

Requirement	Code Section	Standard	Proposal
Maximum Number of Signs	1151.05(a)(4)	1 sign max*	6 total signs
General Explanation – In the OI zoning district, each “development site” is limited to <i>no more than a total of 1 wall or freestanding sign</i>. Section 1151.07(h) defines development site as <i>any area of land that is characterized by a single, unified, integrated development or land use regardless of ownership or underlying legal land divisions</i>. In this particular case, the new Kettering Health Center is clearly considered a single development site, not multiple, therefore the usual by-right allowance is for one sign. An exception to this rule can apply in this case, as outlined in the next paragraph. *Corner Lot Exception – An exception is made for corner lots per Section 1151.05(a)(4)(B)(1)(b) whereby a building on a corner lot may have one additional wall sign on the side of the building facing the secondary roadway. So technically speaking, Kettering could actually have two (2) wall signs on the building; one facing US 27 and one facing University Park Blvd. So the by-right signage allowance could also be interpreted as two signs as opposed to one, but only if the applicant chose to have 2 wall signs but no freestanding sign. The next two paragraphs describe compliance with other sign-related provisions in the Zoning Code: Maximum Sign Area – This maximum total sign area is calculated based on 1 square foot of sign area per linear foot of frontage the site has on the public right-of-way, per Section 1151.05(a)(4)(A). The site has a frontage of 1,196 feet, and thus this also is the maximum sign area allowed (1,196 sq ft). This allowance far exceeds the amount of square footage being proposed, which the applicant calculates to be 237.3 sq ft. The true sign area (per staff's method of calculation) is actually approx. 329 sq ft., which is still way below the max. The reason this area is far lower than the max is because only a small portion of the site (3.5 acres out of 15) is being developed at this time. Sign Illumination – While some districts (especially those that are residential in nature) restrict sign illumination to either indirect or natural methods, there is no restriction along these lines in the OI district. The applicant plans for all lettering to be directly (internally) illuminated, inclusive of lettering on the freestanding sign. The next two paragraphs below describe how the proposed sign package meets all other standards particular to each sign type: Wall Signs – The primary way wall sign area is restricted is through a maximum height standard. For sites with an average setback greater than 100 feet, a formula is used to determine the height figure. The average front setback of the structure is multiplied by 0.04 to determine the max height, but capped off to be no taller than 12 feet. The applicant has calculated the average front setback to be 248 feet. When multiplying 248 by 0.04, the result is 9.93. Therefore, the maximum height is 9.93 feet per sign. Each sign is well below this maximum, with the highest being the individual “k” logos at 6 feet tall. Freestanding Sign – The Code specifies that such signs may be no greater than forty eight (48) square feet per side, no taller than six (6) feet, and no wider than twelve (12) feet. The proposed ground sign maximizes all of these dimensional provisions to the fullest extent – with a sign face height of 4 feet, and an overall sign height of 6 feet including a masonry base. According to the applicant, the lettering on this sign is intended to be internally illuminated, while also having a halo effect. The edges of the sign may also be illuminated.			

PUBLIC COMMENTS

Notification was mailed to property owners within 200 feet and a sign was placed on the property. No official public comments have been received as of this writing.

DEPARTMENT COMMENTS

Below are comments from City departments:

Department	Respondent	Response
Economic Development	Seth Copenbaker, Assistant to the City Manager	Returned with Comments
<i>While additional signage for wayfinding purposes would be beneficial to visitors to the Kettering facility, the requested variance regarding sign installation at 5095 University Park Blvd. represents little-to-no direct impact on the economy of Oxford, OH. The Economic Development Staff have no comment, nor reservation at this time.</i>		
Engineering	Scott Otto, City Engineer	Returned without Comments
Fire	John Detherage, Fire Chief	Returned with Comments
<i>I agree that this signage will help patients locate the facility easier. Seems like appropriate signage for this type of occupancy.</i>		
Police	John Jones, Police Chief	Not Returned

BZA SITE HISTORY

There is no prior BZA case history available in City records for this property.

DECISION CRITERIA

In accordance with **Section 1139.02(c)(1)**, the burden of proof is upon the Applicant to present reliable and substantial evidence that supports the request for Variance. Furthermore, per **Section 1139.02(c)(2)** the BZA must find that **practical difficulties** exist that would render strict application of the Code unreasonable. In determining whether such difficulties exist which are sufficient to warrant the Variance, the Board shall use the attached eight decision criteria (A-H) in its deliberation. See the enclosed narrative addressing the review criteria from Mr. Cowell.

If the BZA determines that difficulties exist which are sufficient to warrant the Variance, staff recommends that the BZA cite any new or different specific evidence not yet identified and approve the variance request. If the BZA does approve the Variance it can make separate findings and attach any appropriate conditions it deems necessary as permitted by **Section 1139.02(d)(2)**.

Staff's review of the decision criteria is outlined in the table on the next few pages.

Criterion A	Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance
Mixed evidence	Staff finds there may be beneficial use of the property, and possibly reasonable return, should the sign variance not be granted as requested. The denial of a sign variance, by itself, will not preclude Kettering Health from operating/maintaining a medical office facility at this site. Staff however does agree with the applicant's arguments presented in his letter under this criterion, that this facility should be clearly identified and distinguished from the Talawanda High School use which is located further down University Park Blvd to the west. An off-premise sign for the High School currently exists in the right-of-way at the corner of University Park and US 27; without additional signage to differentiate the Kettering Health facility from the school, potential customers/patients unfamiliar with the area may interpret the building as being a school rather than a medical facility, which could have the residual effect of reducing return. Therefore, staff rates this criterion as "mixed evidence."
Criterion B	Whether the variance is substantial
Does not support granting the variance	Seeing as how this is a corner lot and thus 2 wall signs are normally permitted by-right, to increase the total sign number from 2 to 6 represents a 200% increase from the usual standard. On its face, this percentage increase is a substantial amount. However, significant weight should be given to the fact that all other sign aspects will otherwise be perfectly compliant with the Code's size, height and area restrictions. This particular development also has a very deep front yard from US 27, measuring approximately 274 feet at its narrowest point. The proposal at hand is far more ideal than, for instance, erecting a gigantic pylon or monument sign along the US 27 corridor which would have a more imposing presence on the public realm and is often the case for medical campuses in more developed suburban areas. Given these facts, the Board may want to consider where the line is drawn in terms of substantiality when it comes to number of signs.
Criterion 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
✓ Supports granting the variance	Since this development is occurring on a "greenfield site" (one that was previously undeveloped/agricultural), the overall 'neighborhood' character is very much in its infancy and effectively being defined at this moment in time. The site sits across from a General Business (GB) zoned parcel where a new Shell gas station has recently opened and is also across from The Aviary apartment complex. The gas station has a ground sign and wall signs, all internally illuminated. The Aviary has a single ground sign that does not have any form of illumination. The Talawanda High School monument sign at the corner of US 27 and University Park Blvd is externally illuminated. Generally speaking, staff does not believe the sign package proposed for Kettering would be any more egregious or contradictory to existing signs found in the surrounding area.

Criterion D	Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage)
✓ Supports granting the variance	Granting this Variance should not hinder the delivery of government services. The City Engineer returned the application without comments, while the Fire Chief expressed support for the request in stating that the proposed sign package seemed appropriate for the intensity of use.
Criterion E	Whether the property owner purchased the property with knowledge of the zoning restriction
✓ Supports granting the variance	The 15 acre parcel was originally created (split) from a much larger tract in early 2019. Kettering Network Services assumed ownership of the property in November 2019. It is reasonable to assume that due diligence was performed before purchasing the property, to ensure that the type of use to be pursued (a medical office building) was permitted in the underlying zoning district. It is not always the case that this due diligence includes an examination of the exact amount of signage allotted to a particular property or zone. It is quite possible in this case the owner became aware of the Zoning Code's signage restrictions later in the process, possibly following submission of the original Building Permit. In any case, the as the applicant states, the owner is now aware of the restrictions and wishes to request a Variance from the Board.
Criterion F	Whether the property owners' predicament feasibly can be obviated through some method other than a variance
✓ Supports granting the variance	If the Variance were not granted, the owner/applicant would be limited to either two wall signs on the building (one facing US 27 and one facing University Park Blvd), or a single freestanding sign at the entrance. Given the scale of the development and its placement at an angle with respect to surrounding thoroughfares, staff is of the opinion that the by-right signage allowance is far too restrictive in this case. By not granting the Variance, the applicant may choose to combine sign elements in a way that would not be as aesthetically pleasing or desirable – for instance, on the front façade combining “Kettering Health” with “Oxford Health Center,” creating one larger sign envelope as opposed to spreading the two out from one another. Staff believes the Variance process is the best option for the applicant to achieve a reasonable sign allowance for this property.
Criterion G	Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance
✓ Supports granting the variance	Although this site is zoned OI, it could be argued its presence upon a developing commercial corridor with a higher volume of customer traffic is more reminiscent of the GB zone. If this site were zoned GB (as the Shell gas station across US 27 currently is), the allowance would be for two wall or freestanding signs as opposed to only one. In applying this logic, the only sign elements that may seem above and beyond the normal minimum allotment are the two “k” logos at the top of the projecting stone wall element. Staff believes the applicant's argument for retaining continuity across all Kettering Health locations supports approving the two extra “k” logos, which are each 28 sq ft.

CONCLUSION

At the time of this report, staff believes **there is substantial evidence** to support the Variance request.

SUBMITTED BY:



Zachary Moore, AICP
Planner

DATE: March 16, 2022

BZA MOTION FOR VARIANCES

With regard to the Request for Variance # **BZA-2022-01**, being a Variance to Section 1151.05(a)(4) maximum number of signs:

Mr./Ms. _____ hereby moves that the Board adopt and make the following findings of fact:

- A. The property in question (**will / will not**) yield a reasonable return or (**can / cannot**) be used beneficially without the variances because:_____
- B. The variance (**is / is not**) substantial because:_____
- C. The essential character of the neighborhood (**would / would not**) be substantially altered by the variance and adjoining properties (**would / would not**) suffer a substantial detriment as a result of the variance because:_____
- D. The variance (**would / would not**) adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because:_____
- E. The property owner (**did / did not**) purchase the property with knowledge of the zoning restriction because:_____
- F. The property owner's predicament (**can / cannot**) feasibly be obviated through some method other than a variance because:_____
- G. The spirit and intent behind the zoning requirement (**would / would not**) be observed and substantial justice done by granting the variance because:_____
- H. Other relevant factors, if any, considered include:_____

It is further moved that after considering and weighing these factors, the Board should find that practical difficulty (**is/is not**) shown sufficient to warrant granting the Variance requested, and that the Variance should be accordingly (**APPROVED / DENIED / APPROVED WITH THE FOLLOWING CONDITIONS**). The conditions for approval, if any, include:

Motion Seconded by: Mr. / Ms. _____.

Vote: Aye_____ Nay:_____

BZA-2022-01

Surrounding Property Owners Notifications Map

Legend

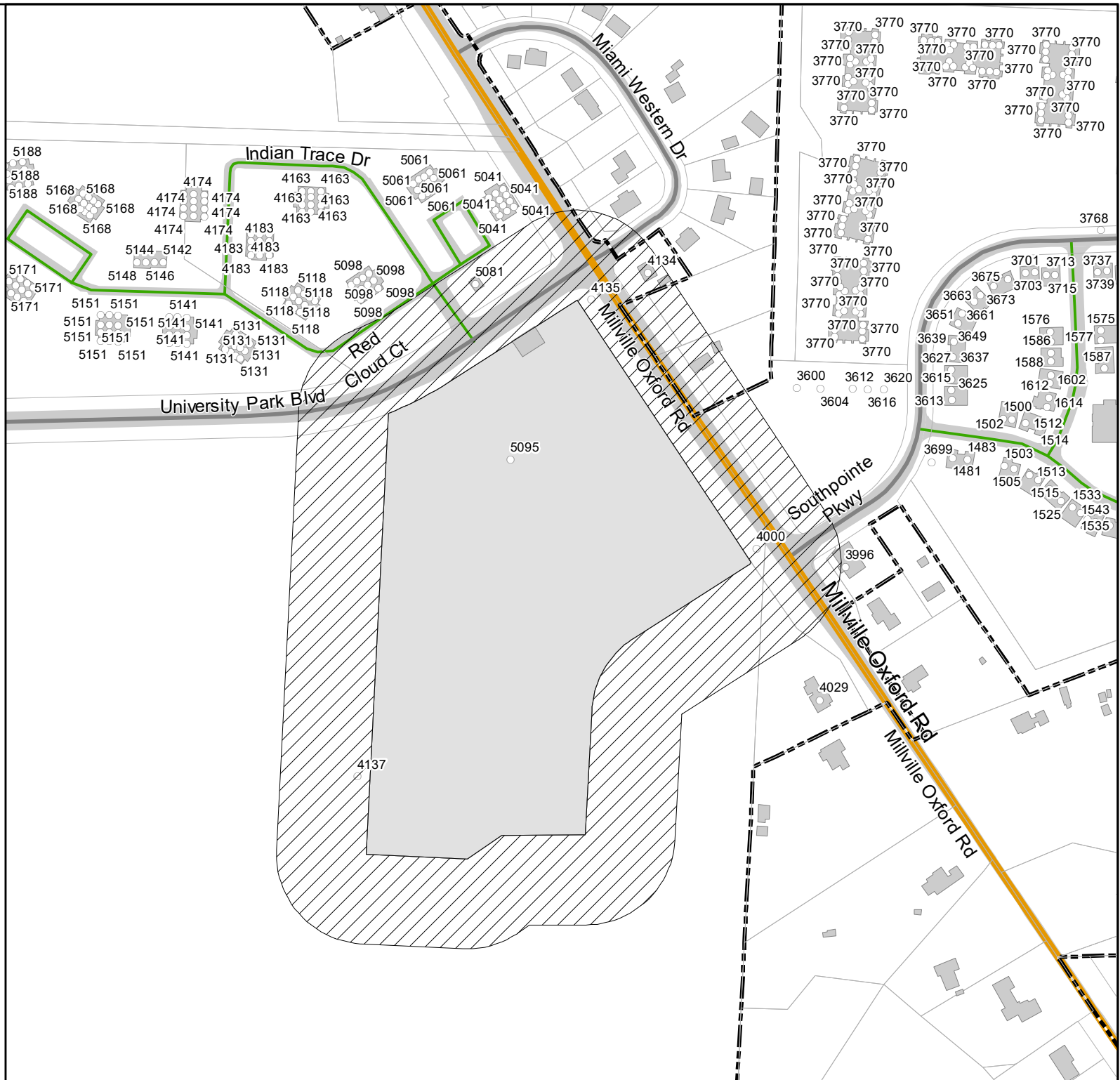
-  Subject Area
-  200 Ft. Buffer
-  Oxford Corp. Limit
-  Address Point
-  16.5' Vacated ROW
-  Building Footprint
-  Paved Roadway



1 inch = 300 feet

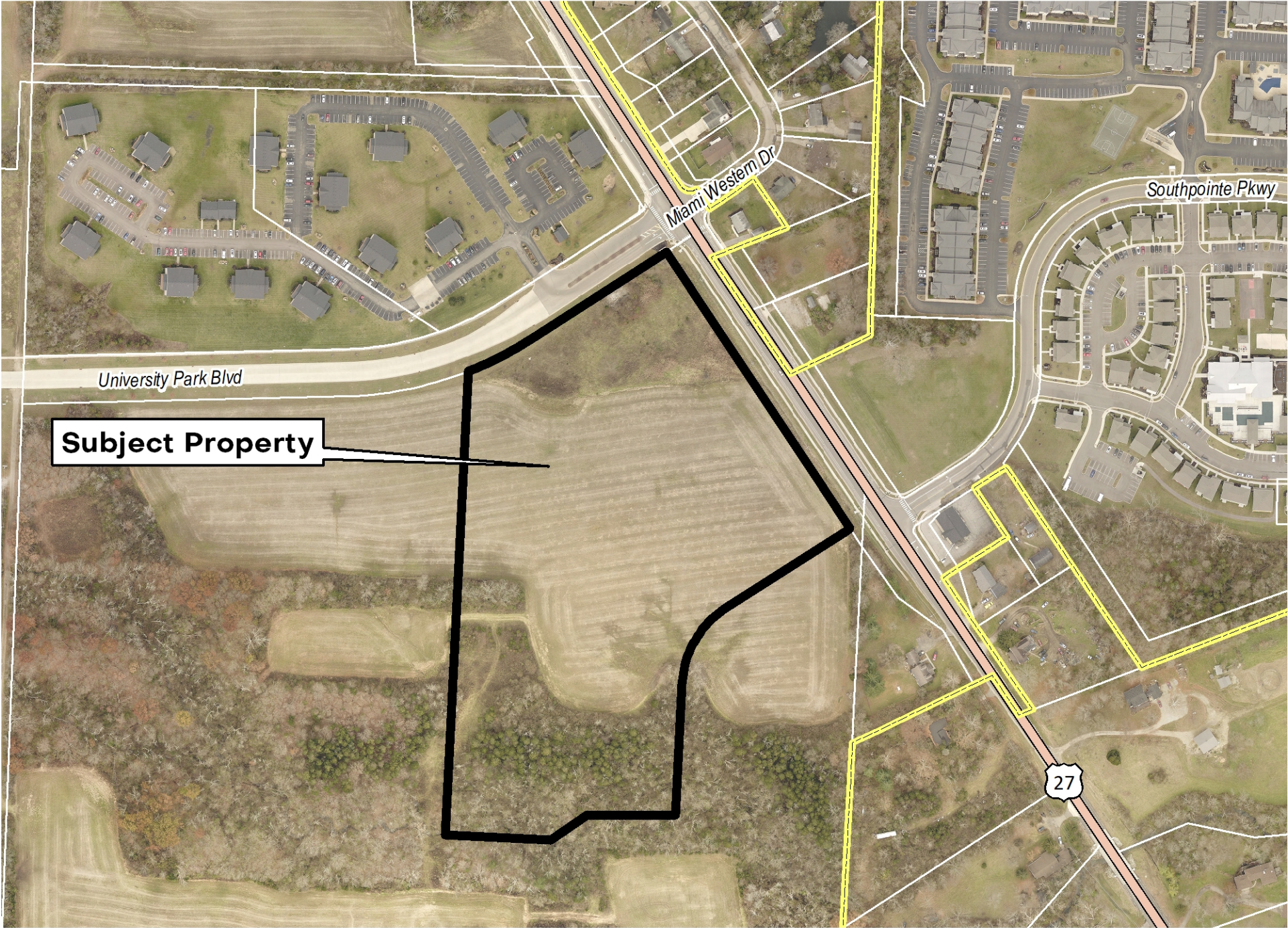
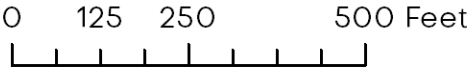
Prepared on Tuesday, March 08, 2022

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.



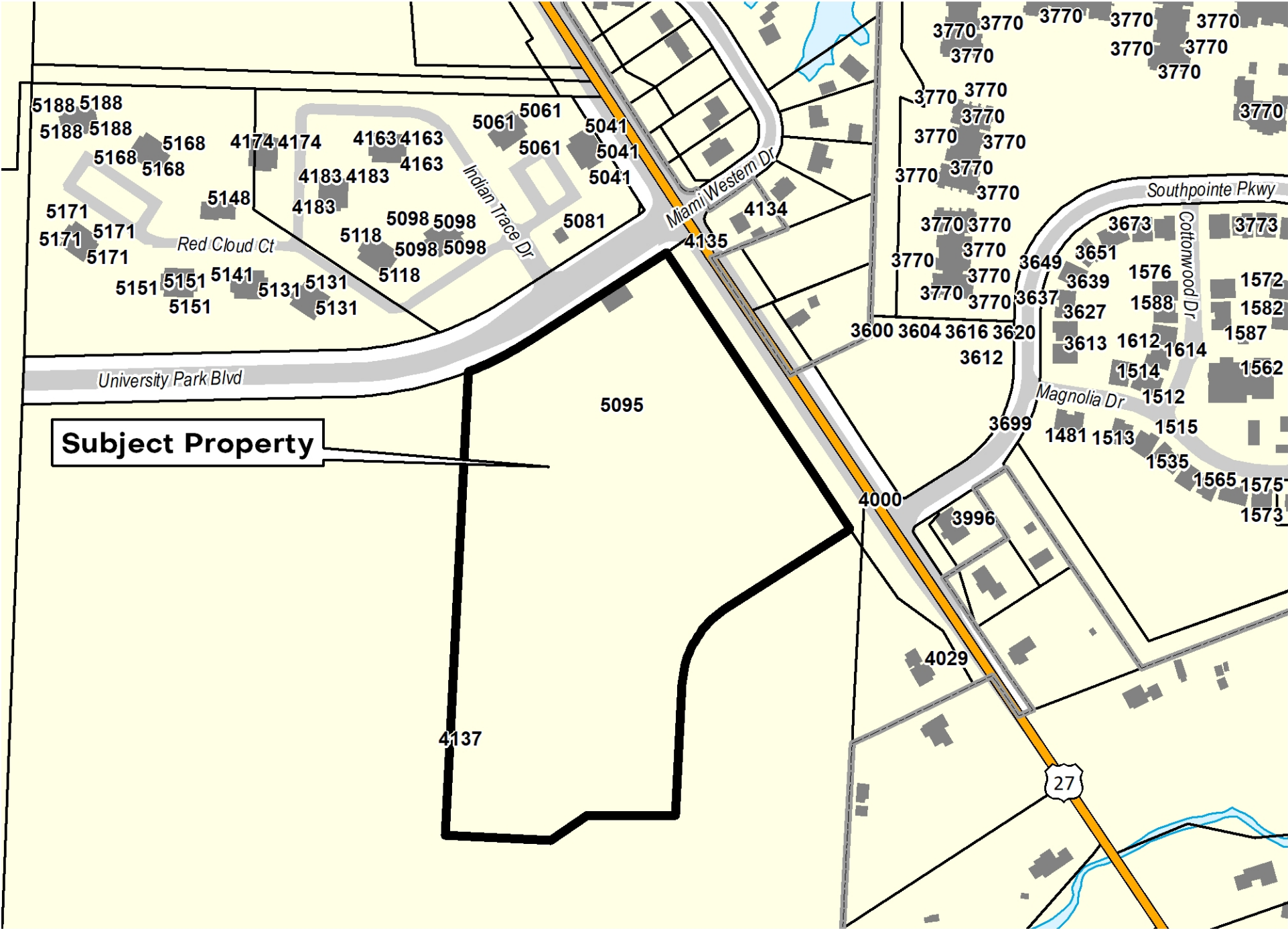
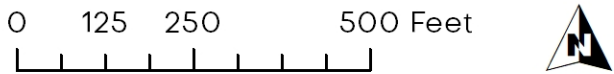
Location Map

 Site

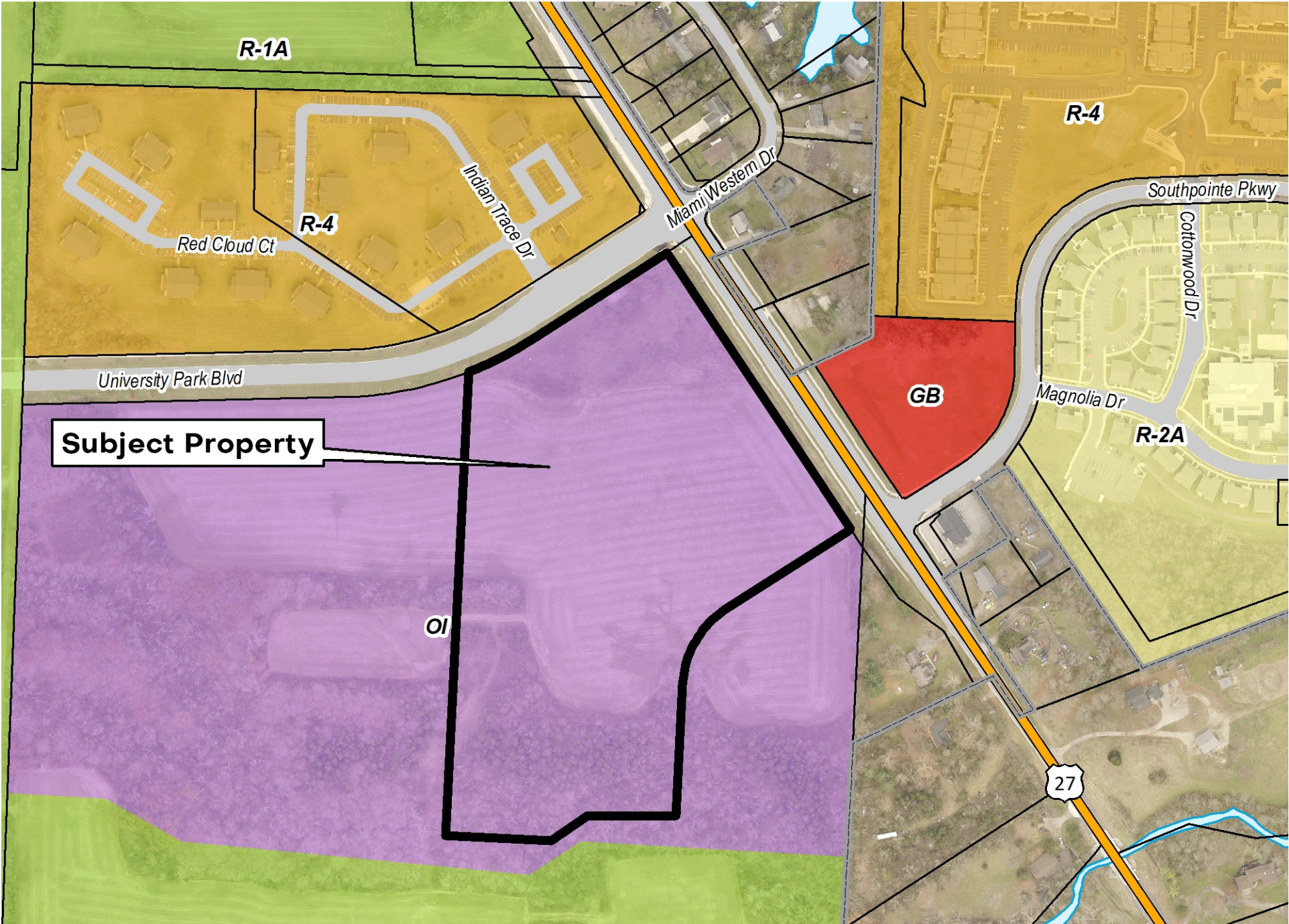
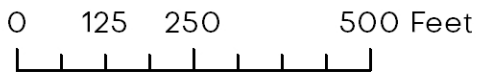


Location Map

 Site



Location Map





Internal Use Only:

Case No.

BZA-2022-01

Date Filed

2/17/2022

Petition for Zoning Variance

Petitioner Information

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

Name * Select Signs LLC, Jon Cowell (agent)

Mailing Address * 1755 Spaulding Rd

City, State & Zip Code * Dayton Ohio 43432

Telephone Number(s) * 937-262-7095

Email Address jon@selectsigns.com

Owner Information

Name * Kettering Network Services

Mailing Address * 1 Prestige Place

City, State & Zip Code * Miamisburg Ohio 45342

Telephone Number(s) * 937-298-4331

Email Address David.nelson@ketteringhealth.org

Variance and Lot Information

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

Item 1, OI & LI - Wall mounted signs, Requesting 5 Illuminated wall signs (allowable 1 sign). Section 1151.05 (a)(4)

Location of Requested Variance * Wall signs on East Facade.

Name of Building Kettering Health, Oxford Health Center

Legal Description * Medical Office

Zoning District * OI & LI Total Acreage * 15

Existing Use of Site * New Construction

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.

13,000 Square foot medical office building under construction on the 15 acre Kettering Health campus includes primary care space with 18 exam rooms as well as laboratory and diagnostic imaging services and a community room for patient education.

Hours of operation are 8:00am - 6:00pm

Required Plans and Documentation

From Section 1139.02(a)².

- (1) Contents of application for variance. **Eight** complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. **The applicant is encouraged to contact the Zoning Administrator prior to submitting an application to discuss the submission requirement.** If any information is submitted in color or on non-standard paper, more copies may be required.
 - A. Application Fee.
 - B. Description of Use and Site.
 - C. The name, mailing address, and telephone number of the applicant and the property owner.
 - D. If the applicant is not the owner, a statement from the owner that the applicant is entitled to apply on his or her behalf (Letter of Agency).
 - E. A legal description of the site, including all separate lots.
 - F. A description of the existing uses of the site.
 - G. The zoning district in which the site is located.
 - H. A description of the existing and proposed use.
 1. A description of operations, including type of goods sold, services performed, and expected number of customers, clientele, delivery, and service vehicles.
 2. The hours of operation.
 - I. The nature and magnitude of the requested variance.
 - J. The Code section from which the variance is requested.
 - K. A separate narrative statement that explains how the proposed variance satisfies **each** of the Decision Standards required to grant a variance ([see Decision Standards section](#)).
 - L. A list of the names and mailing addresses of all landowners within 200 feet of the perimeter of the site ([see Surrounding Property Owners section](#)).
- (2) Site Plan. A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.
 - A. North arrow.
 - B. Scale.
 - C. Vicinity map.
 - D. All existing and proposed lot lines within the site.
 - E. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
 - F. Location, height, and use of all proposed and existing structures.
 - G. Location and design of all proposed vehicle management areas.
 - H. Location, size, and type of all proposed signs.
 - I. Location, height, and type of all proposed screening and landscaping.
 - J. Distances to residential zoning districts if within 1,000 feet.
 - K. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
 - L. An indication of the regulation from which the variance is requested.
 - M. Other information as required by the Board of Zoning Appeals.
- (3) Elevations. Elevations of proposed structures, or typical elevations if structures are not yet designed, may be required by the Zoning Administrator if the proposed location, height, or bulk of the structure is such that it may negatively affect an adjacent use.
- (4) Other. Photographs of the existing use and its surroundings and other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by the Board of Zoning Appeals.

Surrounding Property Owners

On a separate sheet, provide the parcel numbers, names, and mailing addresses of all property owners within 200 feet of all boundaries of the property in question. The [Butler County Auditor Real Estate Search](#)¹ is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number.

Decision Standards

From Section 1139.02(c)(2). *See Chapter 1139 Variances*² for the full text.

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

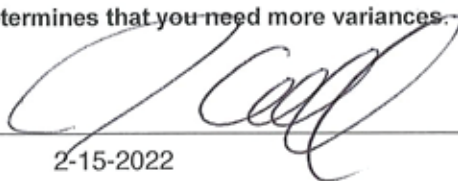
- D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restriction;
- F. Whether the property owners' predicament feasibly can be obviated through some method 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 \$300.00, plus \$100.00 for each additional variance request up to a maximum of \$1,000.00, plus \$10.00 postage charge. **Fees may increase if staff determines that you need more variances.**

Sign and Date

Petitioner Signature *



Date *

2-15-2022

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 fees and postage charge, made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, 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).**

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>

Select

S I G N S  A P P A R E L  W R A P S

Board of Zoning Appeals
City of Oxford
15 S. College Ave
Oxford, OH 45056

RE: Kettering Health
Oxford Health Center
5095 University Park Blvd
Oxford, OH 45056

Board Members,

Please accept this letter as a formal petition for a Board of Zoning Appeals review for a variance
To the maximum amount of signage for parcel #: H4100134000021

We are requesting a variance to the following code

Section 1151.05 (a)(4)

OI & LI - Office and Light Industrial District and Light Industrial District. No more than a total of one (1) wall or freestanding sign is permitted per development site in accordance with the following:

B. Wall Signs:

1. No more than one (1) sign as follows:

- a. If the average front setback of the structure is less than 100 feet, then the sign may be no more than three (3) feet tall. If the average front setback of the structure is 100 feet or greater then a sign may be no taller than the average front setback of the structure multiplied by 0.04, but in no case taller than twelve (12) feet.
- b. If a building is on a corner lot or the corner of an alley, it is permissible to have one (1) additional wall sign on the side of the building facing the secondary roadway in accordance with the regulations above.

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

Due to the location of the site at the entrance to the High School, we feel clear identification of this building is essential in order to delineate it from the high school campus. Since it is a health care provider destination, we feel clear identification from all approaches is essential to the effective functioning of this building.

B. Whether the variance is substantial;

Yes, the variance is substantial. One sign is allowed, We are requesting 4 signs, each one with limited visibility from all approaches to the site, thereby creating the need for added signs.

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;

No, we believe the signage is tasteful and won't be bright enough to effect any surrounding residential or commercial buildings.

- D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
No, these signs will not effect any services
- E. Whether the property owner purchased the property with knowledge of the zoning restriction;
The property owner is aware of the restrictions and has asked to proceed with the variance request.
- F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
Kettering Health has spent a lot of time and resources branding their network of hospitals and medical offices. Keeping continuity between their more than 200 locations is important to the institution and to patients being able to recognize their medical institution.
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
Kettering Health's spirit and intent is to get involved in the communities that they are located within. Kettering Health is dedicated to offering the best in health care to Oxford Ohio and the areas surrounding Oxford.
- H. Any other relevant factor.
Kettering Health believes that the average age of patients needing their services is higher than ever before. This age group is more easily confused and frustrated with locations and directions. These offices are a new location for existing patients in the Oxford area. Clear identification of the building with help to reassure those patients that they have arrived at the proper location. Creating the most visable medical office.
- With the brand, we consider the "Kettering Health" and the "Oxford Health Center" to be one sign. The two accent "K" icons mounted to the accent wall are for better identification purposes from a further distance.

Thank you for your consideration of the additional signage. Please reach out with any questions.

Respectfully,



Jon Cowell, Owner
Select Signs, LLC

Select

S I G N S  A P P A R E L  W R A P S

Select Signs - 1755 Spaulding Rd, Dayton OH 45432
937-262-7095 p 937-262-7096 f jon@selectsigns.com

AGENT FORM

The undersigned, owner(s) of the certain real property at 5095 University Blvd, Oxford, OH 45056 , do hereby appoint and expressly grant full authority to Jon Cowell to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached application.

Edward Mann

Owner's Signature

Edward Mann

Printed Name

Sworn to before me and subscribed in my presence by the said Edward Mann on this 16th day of February, 2021.

Terra Engelman
Notary Public



TERRA ENGELMAN
Notary Public
State of Ohio
My Comm. Expires
August 31, 2026

Kettering Health Oxford Health Center: 5095 University Park Blvd, Oxford Ohio 45056

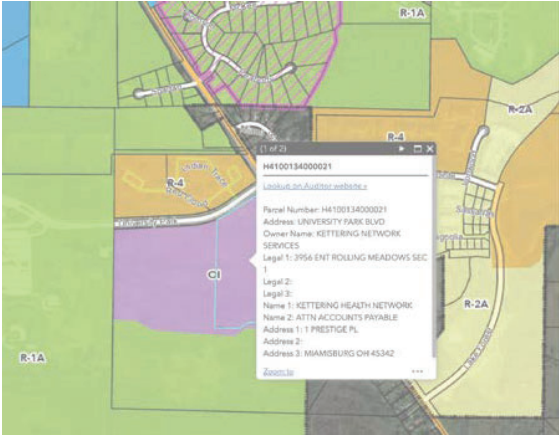
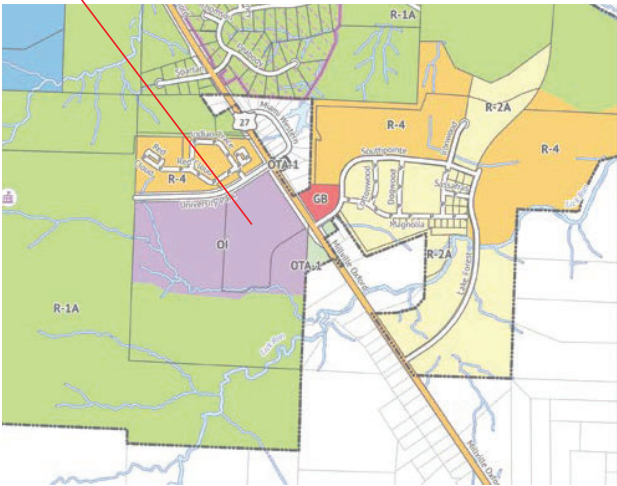
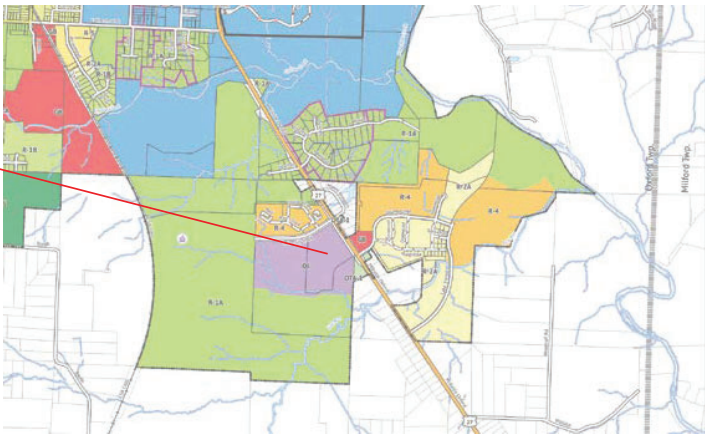
SITE

Zoning:
OI: Office & Light Industrial District

Parcel:
PAR #: H4100134000021
PARCEL LOCATION: 5095 University Park Blvd.

ZONING
OI & LI - OFFICE & LIGHT INDUSTRIAL DISTRICT AND LIGHT INDUSTRIAL DISTRICT.
No more than a total of one (1) wall or freestanding sign is permitted per development site in accordance with the following:
Maximum total sign area for all signs shall be no more than one (1) square foot of sign area per front foot of the site.
Wall Signs: No more than one (1) sign as follows:
Average front setback is 100 feet or greater, sign may be no taller than the average front setback of the structure multiplied by 0.04, but in no case taller than twelve (12) feet.
b. If a building is on a corner lot, can have one (1) additional wall sign on the side of the building facing the secondary roadway.

C. Freestanding Signs:
1. No more than one (1) sign as follows:
a. No more than forty-eight (48) square feet per side
b. No closer than thirty (30) feet to a side lot line
c. No combination of a freestanding sign structure and sign shall be higher than six (6) feet or wider than twelve (12) feet.
Signs may be indirectly or directly illuminated.



Kettering Health Oxford Health Center: 5095 University Park Blvd, Oxford Ohio 45056



ZONING

OI & LI - OFFICE AND LIGHT INDUSTRIAL DISTRICT AND LIGHT INDUSTRIAL DISTRICT.
No more than a total of one (1) wall or freestanding sign is permitted per development site in accordance with the following:
Maximum total sign area for all signs shall be no more than one (1) square foot of sign area per front foot of the site.

Maximum total sign area
Front foot of the site **485'** (University Park Blvd.)
675' (Millville-Oxford Rd.)

ARCHITECTURAL SITE PL
0 40 80 160'
© 2019 Karamath J. Seidl Registered Architect
937.239.5533 - design@karamathseidl.com



30 garfield place
suite 1020
cincinnati, ohio 45202
513.421.1773
513.421.1774
people@swathdesign.com

project:
file name: KH2048_OxfordHC Signage.ai
created by: sam
swath contact: janna smith
janna@swathdesign.com

date/revisions: 12.02.21
owner/contact: David A. Nelson, MSCE, PE
Director, Construction Management
Kettering Health Network
937.395.8587 X.58587



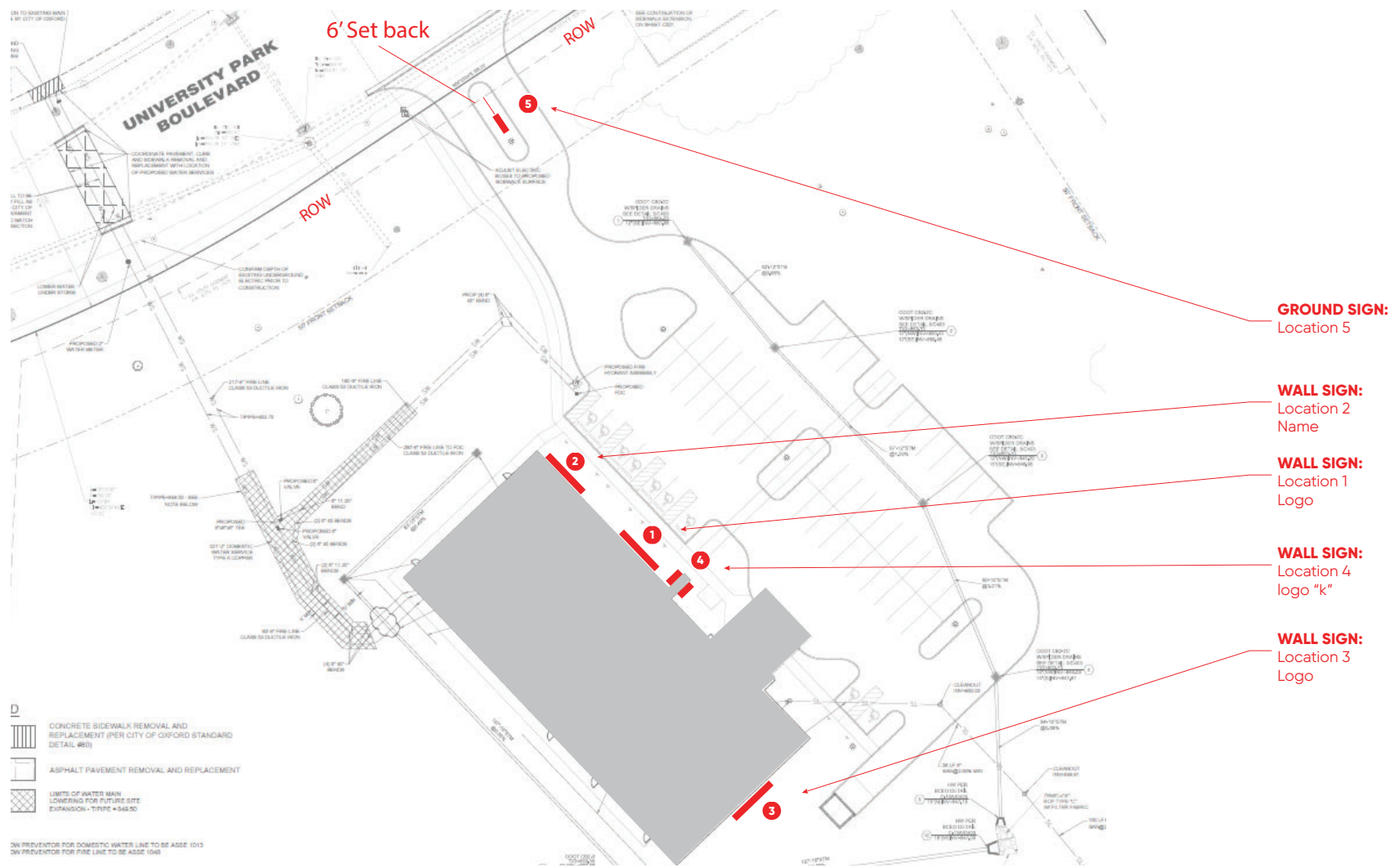
These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Contractor accepts total responsibility for materials selection, fabrication and installation. Designs are based upon the Designer's understanding of ADAAG but are not warranty of ADA compliance.

DESIGN DEVELOPMENT
Site Overview
Exterior Signage

LP.0
page

©Swath Design, LLC

Kettering Health Oxford Health Center: 5095 University Park Blvd, Oxford Ohio 45056



30 garfield place
suite 1020
cincinnati, ohio 45202
513.421.1773
513.421.1774
people@swathdesign.com

project:
swath contact: janna smith
janna@swathdesign.com

file name: KH2048_OxfordHC
Signage.ai
created by: sam

date/revisions: 12.02.21

owner/contact: David A. Nelson, MSCE, PE
Director, Construction Management
Kettering Health Network
937.395.8587 X.58587

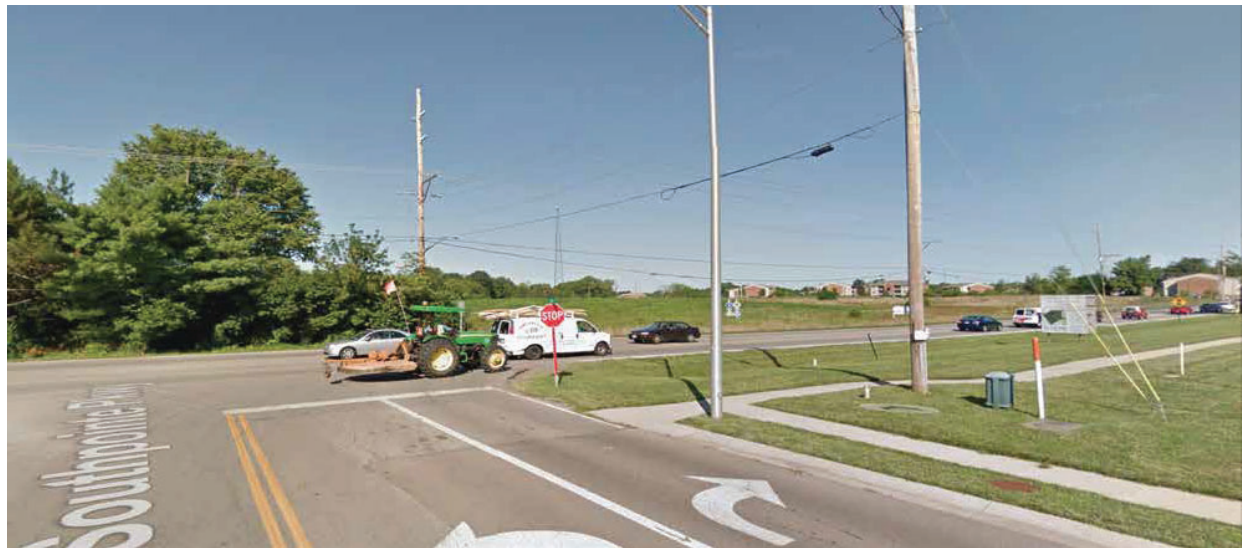


These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Contractor accepts total responsibility for materials selection, fabrication and installation. Designs are based upon the Designer's understanding of ADAAG but are not warranty of ADA compliance.

DESIGN DEVELOPMENT
Signage Location Plan
Exterior Signage

Plot time: Feb 13, 2019 - 12:51pm
Drawing name: J:\0018\18-0227\SVQW\G18-0227 HP.dwg - Layout Tab: HP







Kettering Health Oxford Health Center: 5095 University Park Blvd, Oxford Ohio 45056

ZONING

OI & LI - OFFICE AND LIGHT INDUSTRIAL DISTRICT AND LIGHT INDUSTRIAL DISTRICT.

Wall Signs: No more than one (1) sign as follows:
Average front setback is 100 feet or greater,
Sign may be no taller than the average front setback of the structure multiplied by 0.04,
but in no case taller than twelve (12) feet.

Corner lot, can have one (1) additional wall sign on the side of the building facing the secondary roadway.

Maximum wall sign height:
Average Frontage Setback
(274' + 167' + 304') / 3 = 248'
248' x .04 = 9.93' tall

WALL SIGN: Location 1
LOGO BUILDING ID

Internally illuminated, face lit, dimensional
letters Mounted to facade
Square Footage: 63.1'

WALL SIGN: Location 2
OXFORD HEALTH CENTER

Internally illuminated, face lit,
dimensional letters Mounted to facade
Square Footage: 33.8'

Sign quantity over allowable

WALL SIGN: Location 3
LOGO BUILDING ID

Internally illuminated, face lit, dimensional
letters Mounted to facade
Square Footage: 49.4'

WALL SIGN: Location 4 (qty. 2)
"k" logo mark

Internally illuminated, face lit,
dimensional letter Mounted to facade
Square Footage: 21.5' each

Sign quantity over allowable
All sign heights within allowable

Total Square Footage: 139.9'



East Elevation: Building Signs

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

1

1.01

● Indicates Non Compliance

design
that moves
people®

swath

30 garfield place
suite 1020
cincinnati, ohio 45202

513.421.1773
513.421.1774
people@swathdesign.com

project: KH2048.03.07
Kettering Signage
Years Ahead Salem

swath contact: janna smith
janna@swathdesign.com

client: KH2048_OxfordRHC
Signage.ai

created by: sam

date/revisions:
12.02.21

client contact:
David A. Nelson, MSCE, PE
Director, Construction Management
Kettering Health Network
937.395.8587 X 58587

KetteringHEALTH

These drawings are for the sole purpose of expressing
visual design intent only and are not intended for
actual fabrication purposes. Contractor accepts total
responsibility for materials selection, fabrication and
installation. Designs are based upon the Designer's
understanding of ADAS but are not warranty of
ADA compliance.

DESIGN DEVELOPMENT
Building Signage
Exterior Signage

1.01

page
©Swath Design, LLC

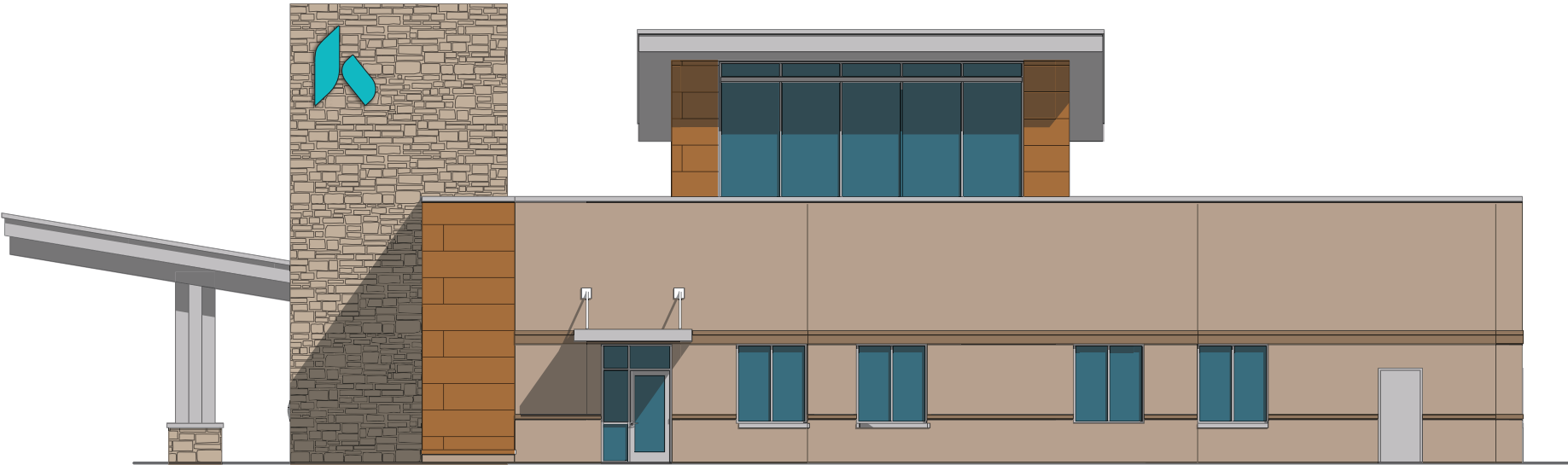
Kettering Health Oxford Health Center: 5095 University Park Blvd, Oxford Ohio 45056



South Elevation: Building Signs	1
Scale: 1/8" = 1'-0"	1.02

● Indicates Non Compliance

Kettering Health Oxford Health Center: 5095 University Park Blvd, Oxford Ohio 45056



North Elevation: Building Signs 1
Scale: 1/8" = 1'-0" 1.03

● Indicates Non Compliance

Kettering Health Oxford Health Center: 5095 University Park Blvd, Oxford Ohio 45056

ZONING

OI & LI - OFFICE AND LIGHT INDUSTRIAL DISTRICT AND LIGHT INDUSTRIAL DISTRICT.
Freestanding Signs:
1. No more than one (1) sign as follows:
No more than forty-eight (48) square feet per side
No closer than thirty (30) feet to a side lot line
No combination of a freestanding sign structure and sign shall be higher than six (6) feet
or wider than twelve (12) feet.
Signs may be indirectly or directly illuminated.

GROUND SIGN:

Square Footage: each side 48'



Sign Elevation: Ground Monument 1
Scale: 3/8" = 1'-0" 8.00

Side View from Street: Ground Monument 2
Scale: 3/8" = 1'-0" 8.00