



Public Hearing Agenda

June 29, 2020

6:00 PM

City Council

Mike Walker - President

Mike Coolman - Vice President

Jill Amos

Will Bennett

Bob Clark

Patrick Lynch

Chuck Milliken

Until further notice, all City Council Work Sessions and Regular City Council Meetings (held on the first and third Mondays of each month) will be closed to the public. They will be hosted online using the "Go-To-Meeting" platform for the public to view.

For the June 29th Public Hearing, the public is invited to give public comment by visiting the Canal Winchester Community Center (22 South Trine Street). The public will be able to view the meeting and virtually communicate with City Council from this location. The public may also view the meeting remotely using the Go-To-Meeting platform from a computer, tablet or smartphone or dial in to listen.

Per the direction of the Ohio Attorney General Dave Yost and the Ohio Public Meetings Act, public comments may be also accepted prior to a council meeting. Written comments regarding legislation or other topics will be accepted until 3:00 pm on the day of the meeting.

Submit a Comment

Public Hearing Meeting - 6-29-20

Mon, Jun 29, 2020 6:00 PM - 6:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/CWGov/cw-city-council-meeting---6-29-20>

You can also dial in using your phone.

United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 201-307-981

Note: In this format, video and audio of the meeting will be available as the meeting takes place, however, viewers will not have microphone or webcam permissions.

- A. Call To Order
- B. Roll Call
- C. Purpose of Public Hearing

[APL 20-002](#)

Notice of Appeal regarding the approval of Variance Application VA-20-002 by the Canal Winchester Planning and Zoning Commission to allow internally illuminated signage at 6600 Bigerton Bend which is restricted by Chapter 1189.06(c) of the Canal Winchester Zoning Code. Applicant: DaNite Sign Company; Property Owner: Crossroads Christian Church. ([Findings of Facts and Conclusions of Law, Variance Application, PZ Staff Report, PZ Approval Letter, Neighbor Letter of Appeal](#))

- D. Staff Report
- E. Public Comments - Five Minute Limit Per Person
- F. Council Discussion and Recommendation
- G. Adjournment

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CANAL WINCHESTER**

In re Variance Application #VA-20-002 of
Crossroads Christian Church for Parcel No.
184-000865-00 located at 6600 Bigerton
Bend.

This is before the Commission on the Applicant's Variance Request to Canal Winchester Planning and Zoning Code § 1189.06(c). The Property, located at 6600 Bigerton Bend, is zoned AR-1 Multi-Family Residential. A 58,488 sq. ft., 1200 seat church is currently finishing construction on the site. The Applicant's design calls for internally illuminated wall signs while City zoning permits only externally illuminated signs on multi-family residential property. As such, Applicant is requesting a variance to C.W.C.O. § 1189.06(c). The Commission makes the following findings of fact and conclusions of law as required by C.W.C.O. § 1135.04(c).

I. FINDINGS OF FACT

1. In April 2020, Crossroads Christian Church submitted a Variance Request to permit internally illuminated signage on its structure.
2. The subject property is located at 6600 Bigerton Bend, Franklin County, Canal Winchester, Ohio, Parcel Number 184-000865-00, and consists of approximately 23 acres. The property is zoned AR-1 Multi Family Residential. Properties to the East are zoned PRD Planned Residential District. Properties to the North and West are zoned GC General Commercial. Properties to the South are zoned LM Limited Manufacturing.
3. On May 11, 2020, the Planning and Zoning Commission held a public hearing regarding the Applicant's variance request under to C.W.C.O. § 1189.06(c) to permit internally illuminated signage in a multi-family residential zoning district. The Planning and Zoning Commission reviewed the materials submitted with the application, heard testimony from

representatives of Crossroads Christian Church, reviewed submitted materials from neighboring landowners opposing the variance, and voted to approve the Variance Request.

4. Mr. Jeremy Ebert, a neighboring landowner, filed an appeal of the approval of the Variance Request to City Council on May 20, 2020.

5. C.W.C.O. § 1147.07(a) requires the Planning and Zoning Commission to memorialize its decision in a Findings of Fact and Conclusions of Law upon the filing of an appeal of the decision.

II. CONCLUSIONS OF LAW

1. A variance from Section 1189.06(c) of the Zoning Code, which regulates illuminated signage, has been requested to permit the installation of an internally illuminated sign in a residential district.

2. As such, the following criteria shall be considered by the Commission in reaching its determination as to whether to grant the variance:

- a. That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
- b. That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
- c. That the special conditions and circumstances do not result from the actions of the applicant.
- d. That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.

- e. That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
- f. That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
- g. That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.

3. A zoning board's authorization or denial of a variance is presumed to be valid and the burden of showing the claimed invalidity lies with the party contesting the determination. *Consol Mgt., Inc. v. City of Cleveland*, 6 Ohio St.3d 238, 452 N.E.2d 1287 (1983).

4. Special circumstances and conditions do exist for this parcel that are not applicable to other land and structures in the area. The subject property is being developed for a large church facility and the positioning of the building is greater than 590 feet from the nearest single-family residence. The scale of the sign makes the difference between internally and externally illuminated signage virtually nonexistent; neither type of lighting would reflect directly into adjoining residential properties. Further, neighboring parcels with similar-sized structures have similar internally illuminated structures although those parcels are not zoned Residential.

5. A literal interpretation of the zoning Code would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of the Zoning Code. Other religious facilities in Canal Winchester do not have wall mounted internally illuminated signage.

6. Special conditions and circumstances do not result from the actions of the

applicant. Churches or similar religious facilities must be located on residentially zoned property under the Canal Winchester Zoning Code.

7. Granting this variance will not confer on the applicant any undue privilege that is denied by the Zoning Code to other lands or structures in the same zoning district. Site conditions and context of the surrounding areas favor granting this variance because the property is adjacent to neighboring shopping centers and industrial sites where externally illuminated signage is permitted. The applicant submitted plans which indicated that the signs are designed for minimal light emission and that the lit areas will be in a narrow font. The applicant also committed to retaining a large woodland to help screen the facility and to planting additional trees in the greenspace between the street and the parking lot for further screening.

8. The granting of this variance will not adversely affect the public health, safety, convenience, comfort, prosperity, or general welfare.

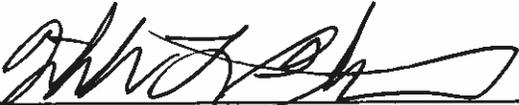
9. The granting of this variance is not solely based upon the showing that the property could be put to better economic use because the economics of the site are the same whether the variance is granted or not.

10. The granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district. The religious use on the site was granted with Conditional Use Approval #CU-17-004.

11. Therefore, the Planning & Zoning Commission approves the variance request to permit internally illuminated signage at the Crossroads Church at 6600 Bigerton Bend, Canal Winchester, Ohio.

6/15/2020
DATE

AS TO THE REQUEST FOR A VARIANCE TO C.W.C.O. § 1189.06(C):



BILL CHRISTENSEN

Concur Dissent Abstain

BRAD RICHEY

Concur Dissent Abstain



MICHAEL VASKO

Concur Dissent Abstain



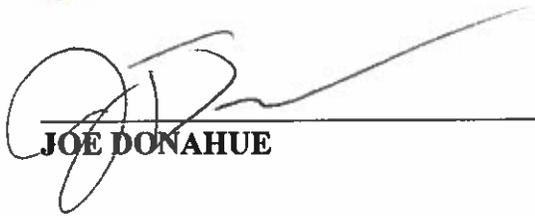
KEVIN SERNA

Concur Dissent Abstain



JOE WILDENTHALER

Concur Dissent Abstain



JOE DONAHUE

Concur Dissent Abstain



MARK CAULK

Concur Dissent Abstain



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

VARIANCE APPLICATION

rev. 09/24/2013

PROPERTY OWNER

Name CROSSROADS CHRISTIAN CHURCH

Address 11573 LITHOPOLIS RD NW LITHOPOLIS OH 43136

Daytime Phone 614.829.5800

Email pastortim@thex.church

APPLICANT

Name DANITE SIGN COMPANY

Address 1640 HARMON AVE COLUMBUS OH 43223

Daytime Phone 614.444.3333

Email LHAWKINS@DANITESIGN.COM

Address of Subject Property INTERSECTION OF GENDER RD & BIGGERTON

Current Zoning AR-1

Variance Request to Section 1189.06(c)

Requested Variance To allow Internally illuminated wall signs

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.

3.31.20

Property Owner's or Authorize Agent' Signature

Date

DO NOT WRITE BELOW THIS LINE

Date Received: 4/17/20

Fee: \$ 250
Paid

Historic District: ___ Yes No

Preservation District: ___ Yes No

Date of Action: ___/___/___

Application ___ No

Expiration Date: ___/___/___

Approved: ___ Yes

___ Yes, with conditions

Tracking Number: VA - 20-002

**VARIANCE TEXT
X CHURCH**

(1)

Current Zoning: AR1 Multi Family Residential

Proposed Zoning: General Commercial

PID: 184-000865

Property Address: 6600 Bigerton Bl
Canal Winchester OH 43110

Owner: Crossroads Christian Life Center Inc
11573 Lithopolis Rd NW
Lithopolis OH 43136

Applicant: Crossroads Christian Life Center Inc
11573 Lithopolis Rd NW
Lithopolis OH 43136
Represented by,
DaNite Sign Company
Lisa Hawkins / Pam Meeks
1640 Harmon Ave
Columbus OH 43223
614.444.3333 (O)

Date of Text: 2.1.20

(2)

Legal Description: See Exhibits A & B

(3)

Nature of Variance: This variance is being requested, as the current code
1189.06 GENERAL REQUIREMENTS.

(c) Illumination. Signs in residential districts shall only be externally illuminated by reflected light and shall not be internally illuminated. Externally illuminated signs shall have a source of light that is not directly visible, be arranged as to reflect away from the adjoining properties, and shall not be placed as to cause a hazard to traffic or conflict with traffic control signals or signs. Any external electric supply lines shall be brought to the sign by underground supply.

Client is seeking variance to allow internally illuminated, face lit wall signs. (See Exhibit G)

(4)

1147.03 Criteria:

- a. The special circumstances or conditions which are not applicable to other lands or structures in the same zoning districts is that the structure on PID 184-000865 is currently zoned AR-1 Multi family residential, but the land is being used as a not-for-profit commercial property as a church.
- b. The literal interpretation of the provisions of the Zoning Code would deprive the church of promoting their business commonly enjoyed by other properties in the same zoning

district under provisions of this Zoning Code. The structure is built on the parcel over 800' from the nearest main intersection of Gender Rd and Canal Street. Visibility of the church from the street is limited without illuminated signage, especially at night and during winter months when the days are shorter. The use of internally illuminated face lit signage will increase visibility from the main intersection, while still being considerate to the residential neighboring homes that are situated more than 550' from the East elevation of the church. In addition, the mature tree line lining the East side of the parcel will diminish any harsh glare or light pollution from any signage located on the East elevation of the building. There is limited direct access to arrive at the building from the main road, unlike other neighboring properties. The access routes to the church are from Gender Rd onto Canal St and a designated entrance South of the Gender Rd and Canal St intersection, though direct visibility still remains a challenge due to mature tree lines and the setback of the building itself on the parcel. (See Exhibits C & D)

- c. The special conditions and circumstances do result from the actions of the applicant, though one might challenge the oddly shaped parcel and that the structure was built where it would best benefit the use of land. The church could not have built the structure in another location on the parcel without sacrificing the ability to utilize the land most efficiently.
- d. The granting of the variance will confer the church any undue privilege that is denied by this Zoning Code, as the church would benefit from being able to promote their business the same as neighboring land or structures in different zoning districts. However, the location of the church from the main road versus its GC zoned neighbors, presents a hardship. The church's location in relation to the nearest main intersection causes visibility concerns for passers-by. While the church is zoned AR-1 Multifamily Residential, they are operating and providing a commercial business service.
- e. The granting of the variance will not adversely affect the public health, safety, convenience, comfort, prosperity and general welfare.
- f. The granting of this variance is not solely based upon the showing that the property could be put to better use. The church has purchased and erected a structure for non-for-profit commercial use that will benefit the general public; as well as benefit surrounding businesses, as many patrons of the church will likely conduct shopping and/or dine at local eateries before or after church services.
- g. The granting of this variance will not permit the use that is otherwise not permitted as the church will still be able to conduct services to the general public.

(5)

List of Property Owners: See Exhibits E & F

(6)

Plot Plan: See Exhibits C & D



Neighboring Property Owners:

- ✓ 1. Wal-mart Real Estate Business Trust / GENDER RD R21 T11 S25
Owner Address:
PO Box 8050 MS 0555
Bentonville AR 72712

Property Address:
6647 Winchester Blvd
Canal Winchester OH 43110

- ✓ 2. 6400 Gender Road LLC / GENDER RD 21 T11 S25
Owner Address:
9474 Big Bear Ave
Powell OH 43065

Property Address:
6400 Gender Rd
Canal Winchester OH 43110

- ~~3. City of Canal Winchester / GENDER RD R21 T11 S25~~
Owner Address:
36 S High St
Canal Winchester OH 43110

Property Address:
Gender Rd / Map Routing 184-0046E-020-05

- ~~4. City of Canal Winchester / GENDER RD R21 T11 S25~~
Owner Address:
36 S High St
Canal Winchester OH 43110

Property Address:
Gender Rd / Map Routing 184-0046E-019-10

- ✓ 5. Brewdog Columbus LLC / GENDER RD R21 T11 S25
Owner Address:
65 E State St
Columbus OH 43215

Property Address:
100 Gender Rd
Canal Winchester OH 43110

✓ 6. Village of Canal Winchester / GENORA RD R21 T11 S25

Property Address:
39 Gender Rd
Canal Winchester 43110

✓ 7. Valvoline LLC / GENDER RD R21 T11 S25

Owner Address:
3499 Blazer Pkwy
Lexington KY 40509

Property Address:
6445 Canal St
Canal Winchester OH 43110

✓ 8. First Bremen Bank / GENDER RD R21 T11 S25

Owner Address:
521 E Main St
Lancaster OH 43130

Property Address:
6380 Prentiss School Dr
Canal Winchester OH 43110

✓ 9. Stebelton Harold L / GENDER RD R21 T11 S25

Owner Address:
6155 Coonpath Rd
Carroll OH 43112

Property Address:
880 W Walnut St
Canal Winchester OH 43110

✓ 10. Waterloo Crossing LTD / GENDER RD R21 T11 S25

Owner Address:
250 Civic Center Dr #500
Columbus OH 43215

Property Address:
6270-6392 Gender Rd
Canal Winchester OH 43110

✓ 11. Hay Natalie A / Charleston Lake Condominium 5th AMD BLDG 16 Unit 6608

Owner Address:
6608 Lakeview Cr
Canal Winchester OH 43110

Property Address:
6608 Lakeview Cr
Canal Winchester OH 43110

✓ 12. City of Canal Winchester / RESERVE "K" CHERRY LANDING

Owner Address:
36 S High St
Canal Winchester OH 43110

Property Address:
Waterloo St
Canal Winchester OH 43110

✓ 13. Cherry Landing Homeowners Assoc Inc / RESERVE "A" CHERRY LANDING

Owner Address:
5550 Blazer Pkwy Ste 175
Dublin OH 43017

Property Address:
Bigerton Bend
Canal Winchester OH 43110

✓ 14. Ebert Jeremy M / BIGERTON BEND CHERRY LANDING

Owner Address:
6680 Bigerton Bend
Canal Winchester OH 43110

Property Address:
6680 Bigerton Bend
Canal Winchester OH 43110

✓ 15. Ferguson Rick J / Ferguson Jennifer J / JOHN DRIVE CHERRY LANDING

Owner Address:
6681 John Dr.
Canal Winchester OH 43110

Property Address:
6681 John Dr.
Canal Winchester OH 43110

✓ 16. Holebrook Heather S / Holebrook Theodore / JOHN DRIVE CHERRY LANDING

Owner Address:

6687 John Dr

Canal Winchester OH 43110

Property Address:

6687 John Dr

Canal Winchester OH 43110

✓ 17. Culp Jarrod / Culp Emily / JOHN DRIVE CHERRY LANDING

Owner Address:

6693 John Dr

Canal Winchester OH 43110

Property Address:

6693 John Dr

Canal Winchester OH 43110

✓ 18. Rea Cassidy M / Rea Bradley M / JOHN DRIVE CHERRY LANDING

Owner Address:

6699 John Dr

Canal Winchester OH 43110

Property Address:

6699 John Dr

Canal Winchester OH 43110

✓ 19. Santivicca Jennifer E / JOHN DRIVE CHERRY LANDING

Owner Address:

6705 John Dr

Canal Winchester OH 43110

Property Address:

6705 John Dr

Canal Winchester OH 43110

✓ 20. Thornton Joshua D / Thornton Stacia A / JOHN DRIVE CHERRY LANDING

Owner Address:

6711 John Dr

Canal Winchester OH 43110

Property Address:

6711 John Dr

Canal Winchester OH 43110

21. Digoia Staci / JOHN DRIVE CHERRY LANDING

Owner Address:

6717 John Dr

Canal Winchester OH 43110

Property Address:

6717 John Dr

Canal Winchester OH 43110

EXHIBIT F

PLOT PLAN – LEGEND

A / 184-000865

Special Conditions:

- Zoning AR-1 Multi Family Residential with proposed use of GC General Commercial
- Proposed use of all parts of the lot and structures to be GC General Commercial

B / 184-002637

Special Conditions: NONE

Use of Land: Commercial

C / 184-003303

Special conditions: NONE

Use of Land: Commercial

D / 184-002666

Special Conditions: NONE

Use of Land: Commercial

E / 184-002848, 184-002847, 184-002846, 184-002845, 184-002844, 184-002843, 184-002842

Special Conditions: NONE

Use of Land: Residential

F / NOT APPLICABLE

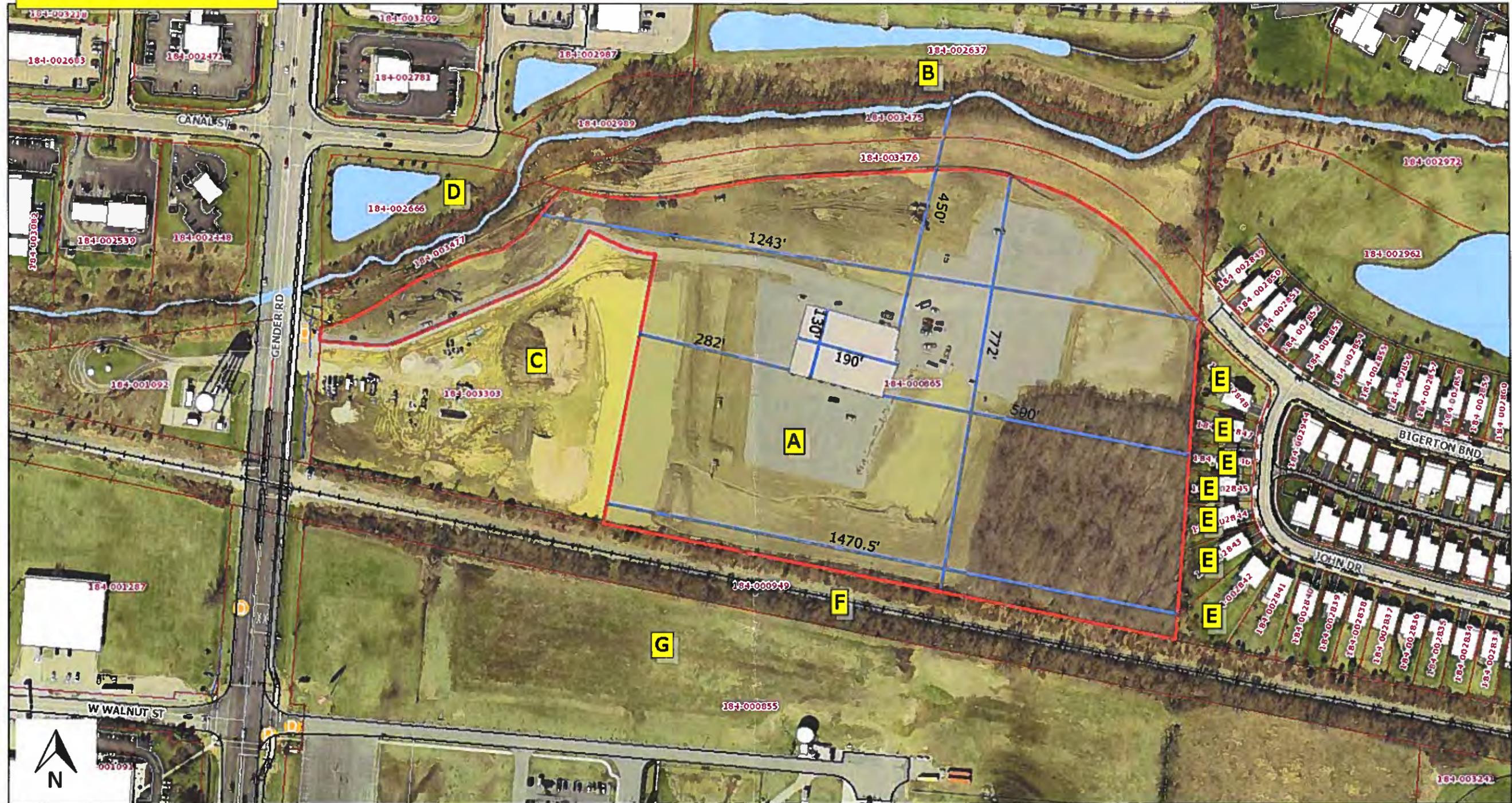
G / 184-00085

Special Conditions: NONE

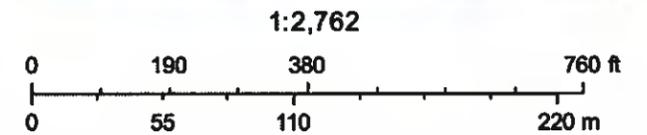
Use of Land: Industrial / Food/Drink Processing

EXHIBIT C

1840046E 01900



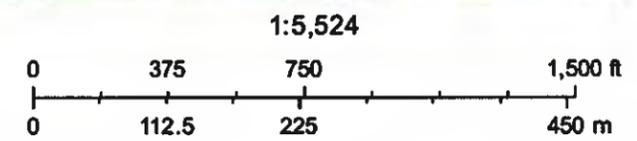
PLOT PLAN - ENLARGED 184-000865



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

EXHIBIT D

PLOT PLAN_LG 184-000865



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



1 LETTER DETAIL

SCALE: 1/4"=1'-0"

ONE (1) SET OF FRONT LIT, PLEX FACE CHANNEL LETTERS WITH REMOTE POWER SUPPLIES. 190.93 SQUARE FEET.

-  WHITE PLASTIC FACES
-  3M VINYL #3635-222 DUAL COLOR FILM BLACK
-  OPAQUE BLACK VINYL ON LOGO
-  BLACK RETURNS & JEWELITE, RETAINERS



NIGHT TIME VIEW

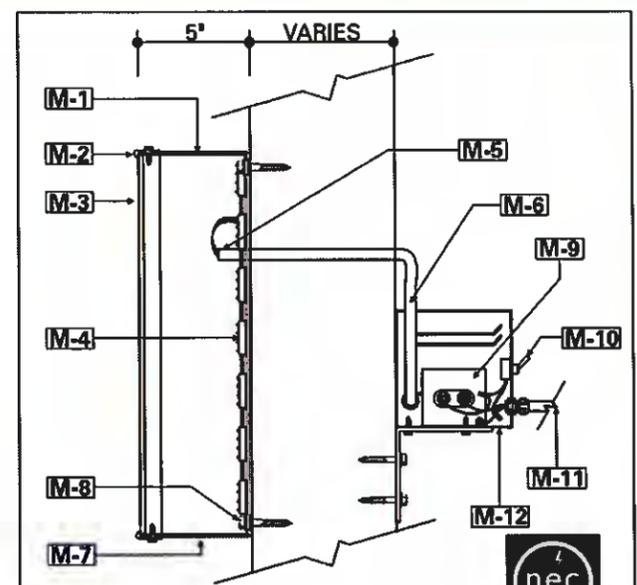
U.L. LISTED WIRE JUMPS ON OUTSIDE OF WALL. WIRE PAINTED TO MATCH BUILDING.



2 LETTER FACE DETAIL

SCALE: N.T.S.

EXHIBIT G



2 L.E.D. LETTER SECTION

SCALE: N.T.S.

MATERIAL	DESCRIPTION
M1	ALUMINUM RETURNS AND BACKS. FINISH TO BE BLACK. INSIDE OF LETTERS TO BE WHITE.
M2	1" BLACK JEWELITE TRIM-CAPS.
M3	WHITE PLASTIC FACES WITH PERFORATED VINYL.
M4	WHITE L.E.D. STRIPS MOUNTED INSIDE OF LETTERS WITH VHB DOUBLE SIDED TAPE AND SILICONE.
M5	3/4" CONDUIT TO STUB OUT OW ALL WITH 48" WHIPS.
M6	LOW VOLTAGE U.L. LISTED, WET/DRY LOCATIONS WIRING TO POWER SUPPLIES IN METAL BOX.
M7	1/4" WEEP HOLES AS REQUIRED (EXTERIOR LOCATIONS ONLY).
M8	MOUNTING HARDWARE (TYPE TO BE DETERMINED BY WALL CONSTRUCTION).
M9	(120 VOLT) L.E.D. POWER SUPPLIES IN METAL BOX(ES).
M10	DISCONNECT SWITCH. (SEE ATTACHED DETAIL SHEET)
M11	PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS.
M12	WEATHERPROOF METAL BOX(ES) BEHIND WALL.



4 EAST BUILDING ELEVATION

SCALE: 3/32"=1'-0"

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
INTERNATIONAL Sign
FLORIDA
10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
CHURCH X
CANAL WINCHESTER
LITHOPOLIS, OH.

Date:
AUGUST 15, 2019

Drawing Number:
H19127-50R3-X-CHURCH

Revisions:

DATE	DESCRIPTION
1 10-23	INCREASE SIZE
2 10-30	NR
3 11-04	NR
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR
9 00-00	NR
10 00-00	NR

Sales Person:
JOE RUSSELL

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
 APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT

Signature: _____
Title: _____
Date: _____

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR IT'S AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

U.S. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2014 SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.



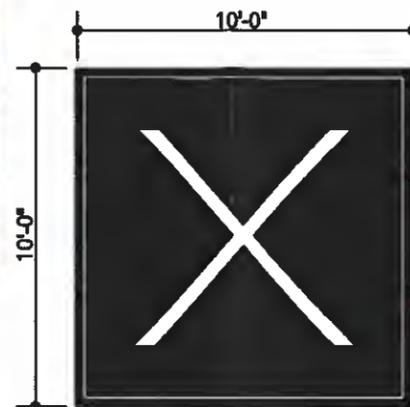
EXHIBIT G

1 LETTER DETAIL

SCALE: 1/4"=1'-0"
 ONE (1) SET OF FRONT LIT, PLEX FACE CHANNEL LETTERS WITH REMOTE POWER SUPPLIES.
 162.75 SQUARE FEET.

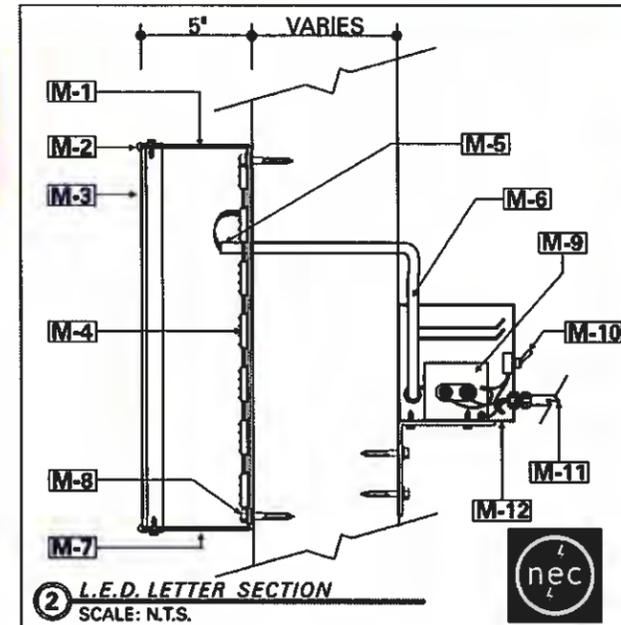
- WHITE PLASTIC FACES
- 3M VINYL #3635-222 DUAL COLOR FILM BLACK
- OPAQUE BLACK VINYL ON LOGO
- BLACK RETURNS & JEWELITE, RETAINERS

U.L. LISTED WIRE JUMPS ON OUTSIDE OF WALL. WIRE PAINTED TO MATCH BUILDING.



2 LETTER DETAIL

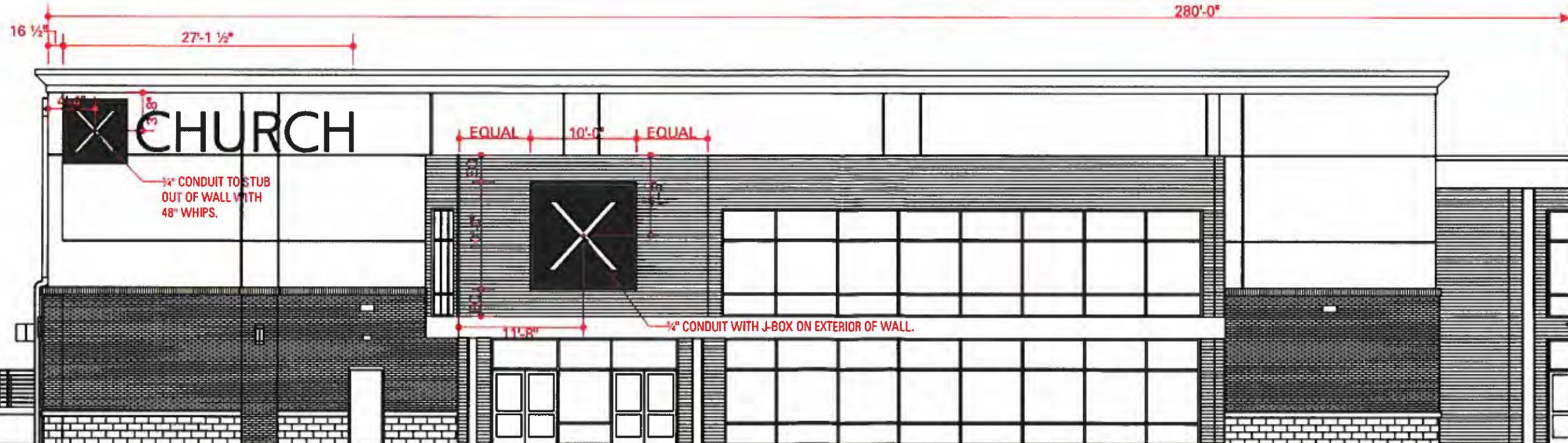
SCALE: 3/16"=1'-0"
 ONE (1) INTERNALLY ILLUMINATED CABINET. FLAT WHITE FLEX FACE WITH ALUMINUM RETAINERS.
 100.0 SQUARE FEET.



MATERIAL	DESCRIPTION
M1	ALUMINUM RETURNS AND BACKS. FINISH TO BE BLACK. INSIDE OF LETTERS TO BE WHITE.
M2	1" BLACK JEWELITE TRIM-CAPS.
M3	WHITE PLASTIC FACES WITH PERFORATED VINYL.
M4	WHITE L.E.D. STRIPS MOUNTED INSIDE OF LETTERS WITH VHB DOUBLE SIDED TAPE AND SILICONE.
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M6	LOW VOLTAGE U.L. LISTED, WET/DRY LOCATIONS WIRING TO POWER SUPPLIES IN METAL BOX.
M7	1/4" WEEP HOLES AS REQUIRED (EXTERIOR LOCATIONS ONLY).
M8	MOUNTING HARDWARE (TYPE TO BE DETERMINED BY WALL CONSTRUCTION).
M9	(120 VOLT) L.E.D. POWER SUPPLIES IN METAL BOX(ES).
M10	DISCONNECT SWITCH. (SEE ATTACHED DETAIL SHEET)
M11	PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS.
M12	WEATHERPROOF METAL BOX(ES) BEHIND WALL.



NIGHT TIME VIEW



4 WEST BUILDING ELEVATION

SCALE: 3/32"=1'-0"

INTERNATIONAL C & C CORPORATION
 DBA: SIGN X-PRESS
INTERNATIONAL Sign
 10831 Canal Street
 Largo, FL 33777
 1-727-541-5573
 Fax: 1-727-544-7745
 LIC. #ES 12000419
 www.IntlSign.com

Client:
 CHURCH X
 CANAL WINCHESTER
 LITHOPOLIS, OH.

Date:
 AUGUST 15, 2019

Drawing Number:
 H19127-50R3-X-CHURCH

Revisions:

DATE	DESCRIPTION:
1 10-23	INCREASE SIZE
2 10-30	NR
3 11-04	REDUCE SIZE
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR
9 00-00	NR
10 00-00	NR

Sales Person:
 JOE RUSSELL

Scale:
 AS NOTED

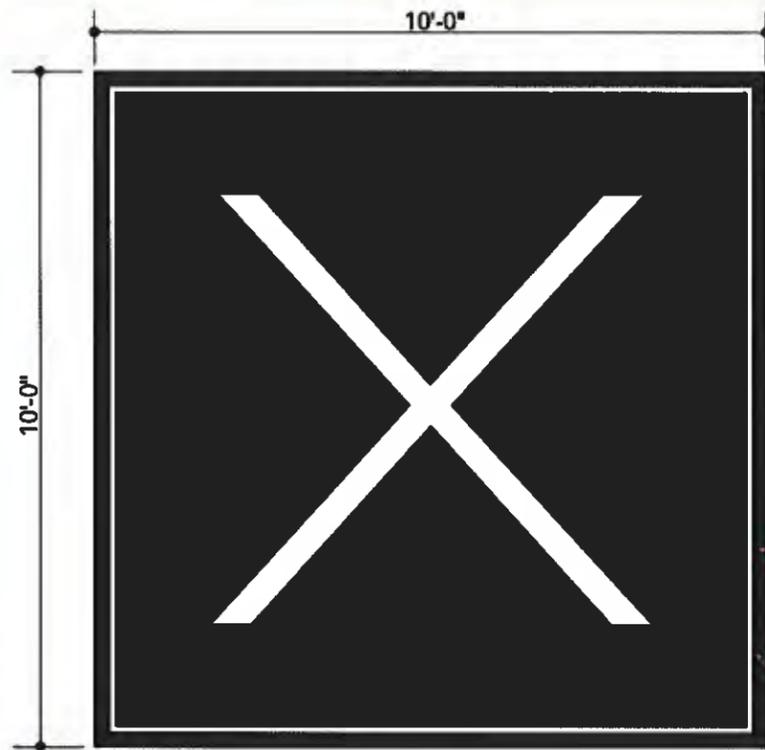
Drawn by:
 O. BARNITZ

CLIENT/LANDLORD APPROVAL
 APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT
 Signature: _____
 Title: _____
 Date: _____

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PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
 U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
 SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

EXHIBIT G

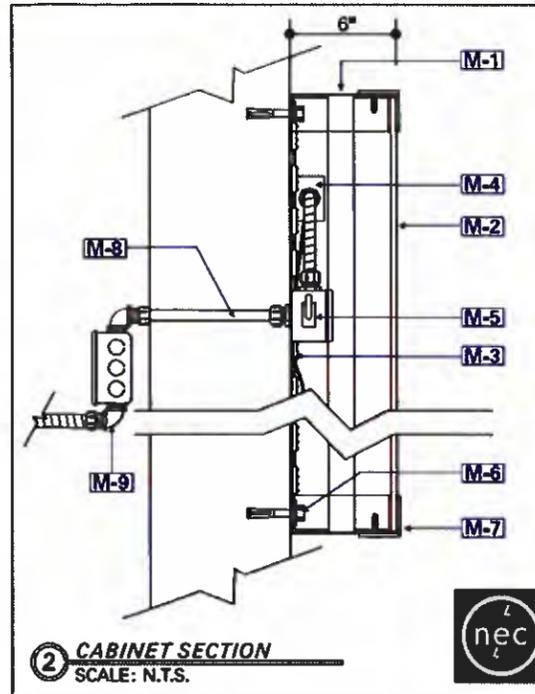


BLACK ALUMINUM ANGLE RETAINERS ON CABINET.

BLACK OPAQUE VINYL ON FACE LEAVING WHITE TRAP LINE.

1 LETTER DETAIL
SCALE: 3/8"=1'-0"

ONE (1) INTERNALLY ILLUMINATED CABINET.
FLAT WHITE FLEX FACE WITH ALUMINUM
RETAINERS.
100.0 SQUARE FEET.



2 CABINET SECTION
SCALE: N.T.S.

MATERIAL	DESCRIPTION
M1	CABINET TO HAVE ALUMINUM SIDES & BACK OVER INTERNAL ANGLE, ALL WELDED FRAME. FINISH TO BE SPRAYED BLACK. INSIDE OF CABINET TO BE WHITE.
M2	WHITE FLEX FACE WITH VINYL ON FIRST SURFACE.
M3	INDIVIDUAL L.E.D. MODULARS MOUNTED ON INSIDE OF CABINET. COLOR TO BE WHITE.
M4	120 VOLT L.E.D. POWER SUPPLIES.
M5	DISCONNECT SWITCH ON SIDE OF CABINET.
M6	MOUNTING HARDWARE (TYPE TO BE DETERMINED BY WALL CONSTRUCTION).
M7	2" ALUMINUM ANGLE FACE RETAINERS. FINISH TO BE BLACK.
M8	3/4" CONDUIT WITH PRIMARY POWER. J-BOX MOUNTED ON EXTERIOR OF WALL BY OTHERS.
M9	J-BOX AND PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS.

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
INTERNATIONAL Sign
*****FLORIDA*****

10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
CHURCH X
CANAL WINCHESTER
LITHOPOLIS, OH.

Date:
AUGUST 15, 2019

Drawing Number:
H19127-50R3-X-CHURCH

Revisions:

DATE	DESCRIPTION
1 10-23	NR
2 10-30	NR
3 11-04	NR
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR
9 00-00	NR
10 00-00	NR

Sales Person:
JOE RUSSELL

Scale:
AS NOTED

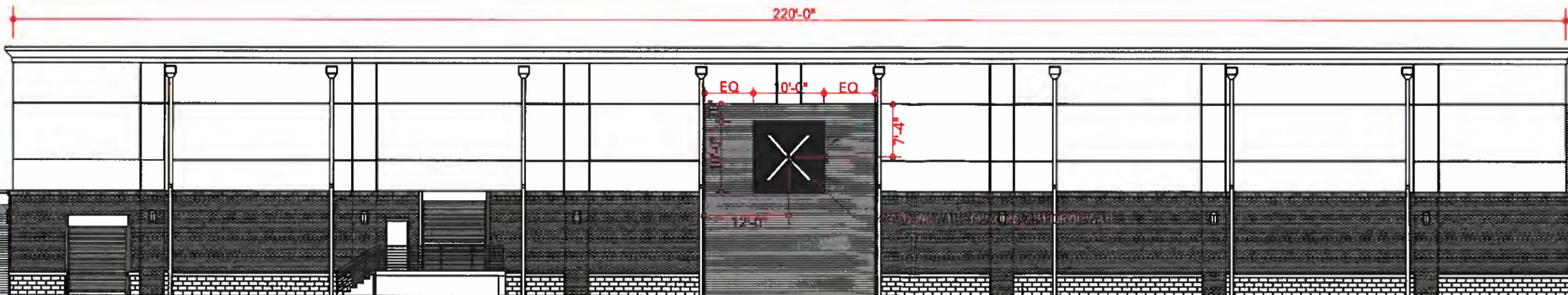
Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
 APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2014
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 103



3 NORTH BUILDING ELEVATION
SCALE: 1/16"=1'-0"









**Variance #VA-20-002
Crossroads Church**

Owner: Crossroads Christian Church
Applicant: DaNite Sign Co.
Location: 6600 Bigerton Bend
Existing Zoning: AR-1 (Multi-Family Residential)
Request: Variance to Chapter 1189.06(c) to allow for internally illuminated wall signs on a residentially zoned property.

Location and Surrounding Land Uses

The subject property, approximately 23 acres, is on the southeast corner of Bigerton Bend and Gender Rd and is zoned for AR-1 (Multi Family). The property to the south consists of 40+ acres for BrewDog and is zoned LM (Limited Manufacturing). Property to the east is zoned PRD (Planned Residential District) and is a single-family development for Cherry Landing, consisting of approximately 180 lots. Properties to the north are zoned GC (General Commercial) and consist of the Waterloo Crossing Shopping center. Properties to the west are zoned GC and consist of a few out parcels containing The Goddard School, a car wash, Valvoline Oil, and Bremen Bank.

Analysis

The subject building is a 58,488 sq. ft., 1,200 seat church facility that is currently finishing construction on the site. The applicant is requesting approval to install internally illuminated wall signage on the building. Due to the site being zoned multi-family residential, only externally illuminated signs are permitted.

Chapter 1189.06(c) of the Zoning Code, which regulates General Requirements for wall signage, states: "Illumination. Signs in residential districts shall only be externally illuminated by reflected light and shall not be internally illuminated. Externally illuminated signs shall have a source of light that is not directly visible, be arranged as to reflect away from the adjoining properties, and shall not be placed as to cause a hazard to traffic or conflict with traffic control signals or signs. Any external electric supply lines shall be brought to the sign by underground supply."

Criteria For Approval

- (a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
 - The subject property is a large 23 acre tract of ground that is being developed for a large church facility. The site also features a 4.7 acre commercial outparcel along Gender Road for future development. With the positioning of the facility the building is in excess of 590 feet to the nearest single family residence. With the scale of the site the difference between internally and externally illuminated signage from a visibility standpoint is non-existent as neither signage types would reflect directly into adjoining residential properties.

- (b) That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
 - Literal interpretation of the code would not deprive the applicant of rights commonly enjoyed by similar properties. Other religious facilities within Canal Winchester do not have wall mounted internally illuminated signage.
- (c) That the special conditions and circumstances do not result from the actions of the applicant.
 - Special conditions do not result from the action of the applicant. A church or similar religious facility must be located on a residentially zoned property per CW zoning regulations.
- (d) That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.
 - Granting this variance would be due to the site conditions and context of the surrounding areas. The property is adjacent to neighboring shopping centers and industrial sites where externally illuminated signage is permitted. The screening this site will provide along with the distance to the nearest residential home makes this request compatible.
- (e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
 - Granting of this variance will not adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
- (f) That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
 - The economics of the site are the same whether this variance is granted or not.
- (g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.
 - The religious use on the site was granted with Conditional Use Approval #CU-17-004.

Staff Recommendation

Staff recommends variance application #VA-20-002 be approved as presented.

May 12, 2020

Crossroads Christian Church
11573 Lithopolis Road NW
Lithopolis, OH 43136

Re: Variance Application #VA-20-002

To Whom It May Concern:

The Planning and Zoning Commission heard your above referenced variance application at their May 11, 2020 meeting. This variance was to approve internally illuminated signage on the subject property which is restricted by Chapter 1189.06(c) of the Zoning Code, which states "Illumination. Signs in residential districts shall only be externally illuminated by reflected light and shall not be internally illuminated. Externally illuminated signs shall have a source of light that is not directly visible, be arranged as to reflect away from the adjoining properties, and shall not be placed as to cause a hazard to traffic or conflict with traffic control signals or signs. Any external electric supply lines shall be brought to the sign by underground supply."

Following discussion, the Commission passed a motion to approve the variance application #VA-20-002 as presented.

If you have any questions regarding the above, please give me a call at (614) 837-6742 or e-mail me at amoore@canalwinchesterohio.gov.

Sincerely,

Andrew Moore
Planning and Zoning Administrator

MAY 20, 2020 - RECEIVED VIA EMAIL TO CITY OF CANAL WINCHESTER

Letter of Appeal for Planning and Zoning approval of VA-20-002

To whom it may concern,

As residents of Cherry Landing we recently learned that the X Church located at the corner of Gender Rd. and Bigerton Bend has applied for a variance to allow backlit signage on three sides of their new building (VA-20-002). Upon learning of said application myself and other residents of Cherry Landing wrote to the Planning and Zoning board asking that they please consider voting no on this variance. On May 11, 2020, the Planning and Zoning board voted 5-1 in favor of the variance with the Staff Recommendation to approve. The church has also filed for two other variances, which would allow an "off premise sign" (VA-20-003) and one to "allow for a freestanding sign to be taller and larger than setback requirements" (VA-20-004).

While we have no problem with the requests for offsite signs and larger than allowed signs, we do have a problem with the request for backlit signs on the building.

Per the *Variance Request* criteria for approval it states that: "Granting this variance would be due to the site conditions and context of the surrounding areas. The property is adjacent to neighboring shopping centers and industrial sites where externally illuminated signage is permitted. The screening this site will provide along with the distance to the nearest residential home makes this request compatible." and "Granting of this variance will not adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare." Furthermore the *Variance Text* states that: "The use of internally illuminated face lit signage will increase visibility from the main intersection, while still being considerate to the residential neighboring homes that are situated more than 550' from the East elevation of the church. In addition the mature tree line lining the East side of the parcel will diminish any harsh glare or light pollution from any signage located on the East elevation of the building." While we understand that the church has chosen to build in an area which also has multiple shopping centers and industrial sites that allow for internally lit signs, we have a concern with the false statement that the screening this site provides will not affect the nearest residential home. As the last house at what once was the dead end of Bigerton Bend, we have been possibly the most affected by the construction of this church. Before the construction began on the church Bigerton Bend terminated at a mature tree line with little traffic and almost zero traffic past John Drive other than residents and cars turning around because they were lost. Now with the extension of Bigerton Bend, as a result of the church being built, we have lost a large portion of tree "screening" to the building. As one of the last three houses on Bigerton Bend we have a direct view of the North and East side of the building. There are no trees screening or filtering the lighting coming from the building or parking lot. The statement does hold true for houses on John Drive which back up to the church property as those trees were left intact, but that makes the statement only partially true and deceiving.

As also stated in the *Variance Text* and by current city code 1189.06 GENERAL REQUIREMENTS part (c) Illumination. Signs in residential districts shall only be externally illuminated by reflected light and shall

not be internally illuminated. Externally illuminated signs shall have a source of light that is not directly visible, be arranged as to reflect away from the adjoining properties, and shall not be placed as to cause a hazard to traffic or conflict with traffic control signals or signs. Any external electric supply lines shall be brought to the sign by underground supply. We believe the intent of this requirement was to cause as little disruption as possible to residential areas due to light pollution that may not have previously existed. Also we have done a survey of several churches in the city and have found none to have such backlit signage as the X Church is requesting, nor do many of the stores in the local shopping centers or industrial buildings require the amount of signs the the church is requesting.

We would like to appeal the decision of approval by the Planning and Zoning board of VA-20-002.

I have included the original emails that we sent to Mr. Moore of Planning and Zoning, highlighted excerpts from the Planning and Zoning Agenda for the meeting on May 11, 2020, pictures of the view from our house before and after construction began on the X Church, pictures of the view from 6684 and 6694 Bigerton Bend, which show there is clearly no screening from the building itself less the location on two of three requested backlit signs and pictures of several other local churches signs.

Sincerely,

Jeremy Ebert
Chasity Ebert
6680 Bigerton Bend

On May 11, 2020, at 11:48 AM, Jeremy Ebert <indiansx6@gmail.com> wrote:

Mr Moore,

We recently received a letter regarding proposed signage for the X Church. With some research we discovered the church wants to put internally lit signs on three sides of their building. It is our understanding that this would require a variance from the city as it is not currently allowed by city code. We don't necessarily have a problem with the request for a larger than allowed sign nearer Gender Rd., but as homeowners of Cherry Landing who's lives have already been disrupted by the construction on this church ie: increased traffic(church hasn't even opened yet) as we were one of only 4 houses in the development without "through traffic", our driveway has now become a turn around for cars coming from Gender Rd., increased foot traffic, speed of traffic on Bigerton Bend as it is now a through road, with the church development there will also now be a bike path running through our common area, and not to mention that for 8 years the view out our front door in the evenings was a beautiful sunset across a cornfield with the Gender Rd. water tower in the background and now it is giant building and parking lot. As it currently stands we are not aware of any other churches in Canal Winchester or even the surrounding area that have or require internally lit signs as a store front would have. As probably the most affected home/family in Cherry Landing we are asking the the Planning and Zoning board please reconsider allowing backlit signage at the very least on the north and east sides of the building. We are asking that this letter and concerns be brought up at tonight's meeting as we would have attended in person given different circumstances.

Thank you,
Jeremy & Chasity Ebert

-----Original Message-----

From: Jeremy Ebert <indiansx6@gmail.com>

Sent: Monday, May 11, 2020 9:50 PM

To: Andrew Moore <amoore@canalwinchesterohio.gov>

Subject: [EXTERNAL] Re: X Church

Mr. Moore,

Upon learning that the variance for backlit signage on the X Church has passed we would like to express our disappointment with the entire planning and zoning board in not taking into consideration the input of residents that have lived in the Cherry Landing development for 8 years or longer. As previously stated the construction of this church has already disrupted the every day lives of most residents and I feel it is a disservice of a city entity to not look at the entire picture from multiple viewpoints and try to find a happy medium for all parties. Again as a church we are unaware of the necessity for such "advertisement" when no other church in the immediate area require such a display nor do many of the retail stores in the city even have that many signs. Are there any other churches that have such? We feel like the concerns of the Cherry Landing residents have fallen on deaf ears from the first phase of planning for the church itself. We hope that in the future the board consider these votes as if they were the ones who would be affected by their vote. Would any of them vote yes to have increased traffic in front of their house? Would any of them vote yes to have a parking lot and monstrosity of a building take the place of a cornfield in their front yard? Would any of them want retail store style signs in their front yard? When we built this house in 2012 and several others that built in this phase we were told that there "may" be a possibility for further residential development by home builders and never were we ever aware that a church would be considered a residential building. We understand that the vote has been made and there may be no undoing it, but I am asking for future residents of the city of Canal Winchester that the board take a more careful approach to how their votes will affect those residents. We would like to request the vote count and the "for's" and "against's" and what were the staffs recommendations to the committee? We ask that you share this with the entire board and would like to know if there is an appeal process that we can initiate.

Thank you,
Jeremy & Chasity Ebert

Jeremy,

Thanks for your email. I appreciate you following up on the P&Z hearing results.

First, I wanted to make you aware I did share your email from yesterday to the P&Z Commission, along with another resident's concerns about the variance request. They did consider your information in the hearing and both concerns were discussed amongst the board and the applicant.

As far as the vote for last night's meeting, the application for the VA-20-002, to approve the internally illuminated signs for 6600 Bigerton Bend was approved 5-1.

Voting Yes: Bill Christensen, Mike Vasko, Brad Richey, Joe Wildenthaler & Kevin Serna.

Voting No: Joe Donahue.

To view the complete application including staff recommendation please see the link below for the entire P&Z packet for the 5/11/2020 P&Z Agenda.

http://canalwinchesterohio.gov/AgendaCenter/ViewFile/Agenda/_05112020-221

I will send your email to the P&Z Commission today. As far as next steps you can take as a resident, you do have the ability to appeal the decision of the P&Z Commission to City Council. Please see the details below.

1105.08 APPEALS.

(b) Appeal of Planning and Zoning Commission Decision. Whoever is aggrieved or affected by the decision of the Planning and Zoning Commission shall have the right to file an appeal with the Council. A written appeal shall be filed with the Clerk of Council within ten (10) calendar days of the decision of the Planning and Zoning Commission. Upon the filing of an appeal, the Planning and Zoning Commission will memorialize its decision in Findings of Fact and Conclusions of Law when a Notice of Appeal is filed. At the time of filing the appeal, the Planning and Zoning Administrator shall turn over to Council the application and any relevant background information. A public hearing shall be scheduled within thirty (30) days of Council's receipt of the appeal. Council shall have a maximum of sixty (60) calendar days from receipt of an appeal to hold a public hearing, consider the appeal and make a decision on the appeal. To reverse or modify the Planning and Zoning Commission's decision, a simple majority vote of the full membership of Council shall be required.

Thanks,
Andrew Moore

Chapter 1189.06(c) of the Zoning Code, which regulates General Requirements for wall signage, states: "Illumination. Signs in residential districts shall only be externally illuminated by reflected light and shall not be internally illuminated. Externally illuminated signs shall have a source of light that is not directly visible, be arranged as to reflect away from the adjoining properties, and shall not be placed as to cause a hazard to traffic or conflict with traffic control signals or signs. Any external electric supply lines shall be brought to the sign by underground supply."

Criteria For Approval

- (a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
- The subject property is a large 23 acre tract of ground that is being developed for a large church facility. The site also features a 4.7 acre commercial outparcel along Gender Road for future development. With the positioning of the facility the building is in excess of 590 feet to the nearest single family residence. With the scale of the site the difference between internally and externally illuminated signage from a visibility standpoint is non-existent as neither signage types would reflect directly into adjoining residential properties.

1

Planning & Zoning Commission
May 11, 2020

- (b) That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
- Literal interpretation of the code would not deprive the applicant of rights commonly enjoyed by similar properties. Other religious facilities within Canal Winchester do not have wall mounted internally illuminated signage.
- (c) That the special conditions and circumstances do not result from the actions of the applicant.
- Special conditions do not result from the action of the applicant. A church or similar religious facility must be located on a residentially zoned property per CW zoning regulations.
- (d) That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.
- Granting this variance would be due to the site conditions and context of the surrounding areas. The property is adjacent to neighboring shopping centers and industrial sites where externally illuminated signage is permitted. The screening this site will provide along with the distance to the nearest residential home makes this request compatible.
- (e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
- Granting of this variance will not adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
- (f) That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
- The economics of the site are the same whether this variance is granted or not.
- (g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.
- The religious use on the site was granted with Conditional Use Approval #CU-17-004.

Staff Recommendation

Staff recommends variance application #VA-20-002 be approved as presented.

2



City of Canal Winchester

30 South High Street

1640 Harmon Ave
Columbus OH 43223
614.444.3333 (O)

Date of Text: 2.1.20

(2)

Legal Description: See Exhibits A & B

(3)

Nature of Variance: This variance is being requested, as the current code

1189.06 GENERAL REQUIREMENTS.

(c) illumination. Signs in residential districts shall only be externally illuminated by reflected light and shall not be internally illuminated. Externally illuminated signs shall have a source of light that is not directly visible, be arranged as to reflect away from the adjoining properties, and shall not be placed as to cause a hazard to traffic or conflict with traffic control signals or signs. Any external electric supply lines shall be brought to the sign by underground supply.

Client is seeking variance to allow internally illuminated, face lit wall signs. (See Exhibit G)

(4)

1147.03 Criteria:

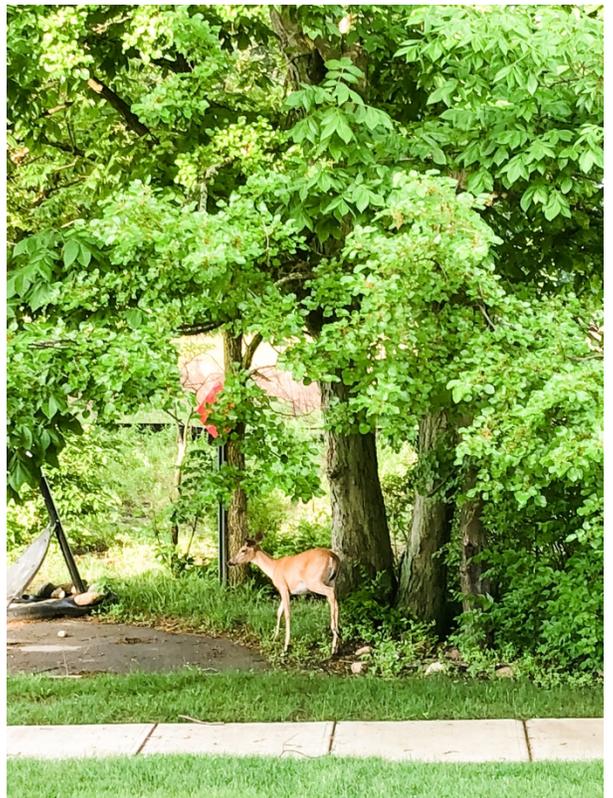
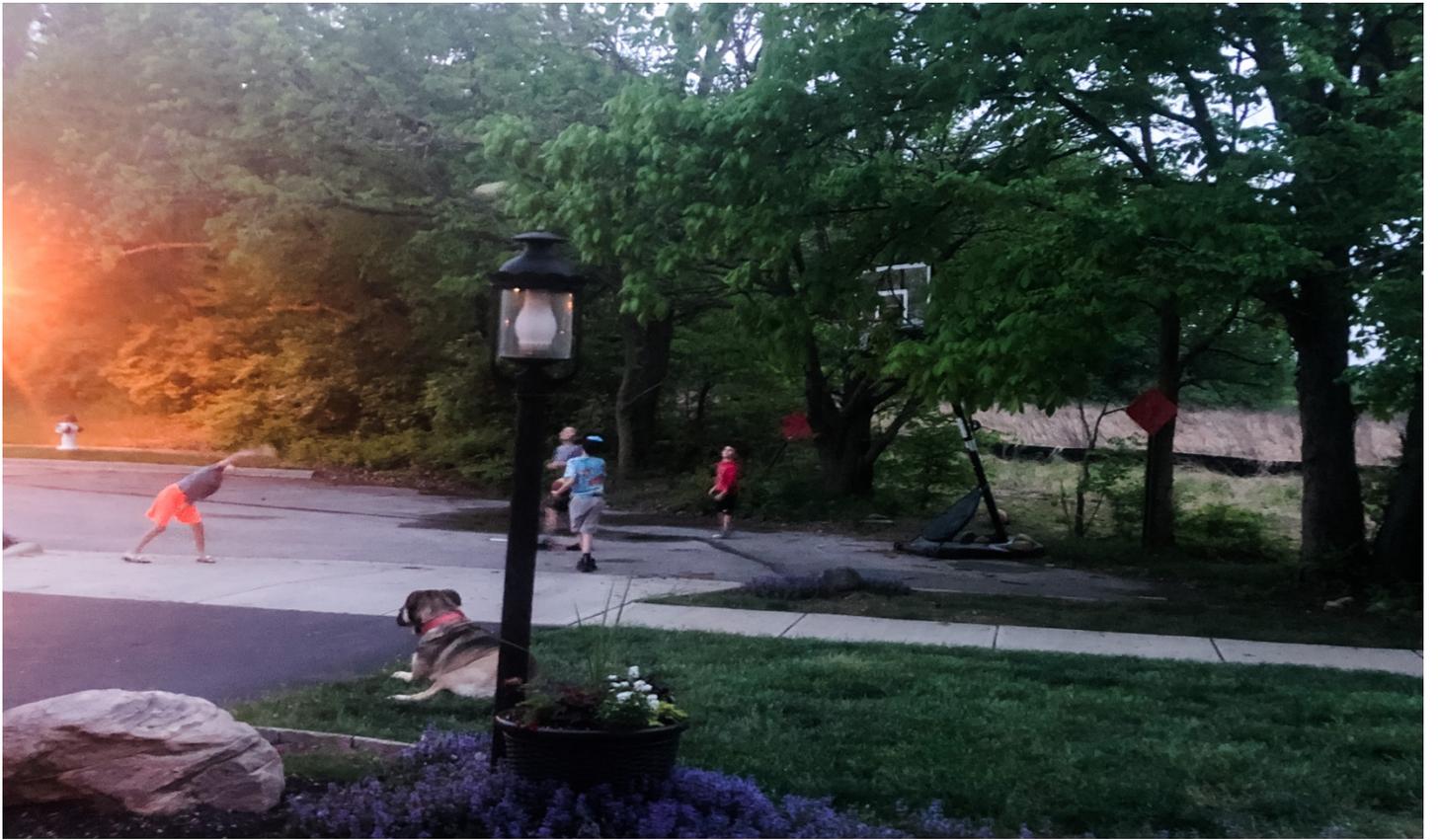
- a. The special circumstances or conditions which are not applicable to other lands or structures in the same zoning districts is that the structure on PID 184-000865 is currently zoned AR-1 Multi family residential, but the land is being used as a not-for-profit commercial property as a church.
- b. The literal interpretation of the provisions of the Zoning Code would deprive the church of promoting their business commonly enjoyed by other properties in the same zoning

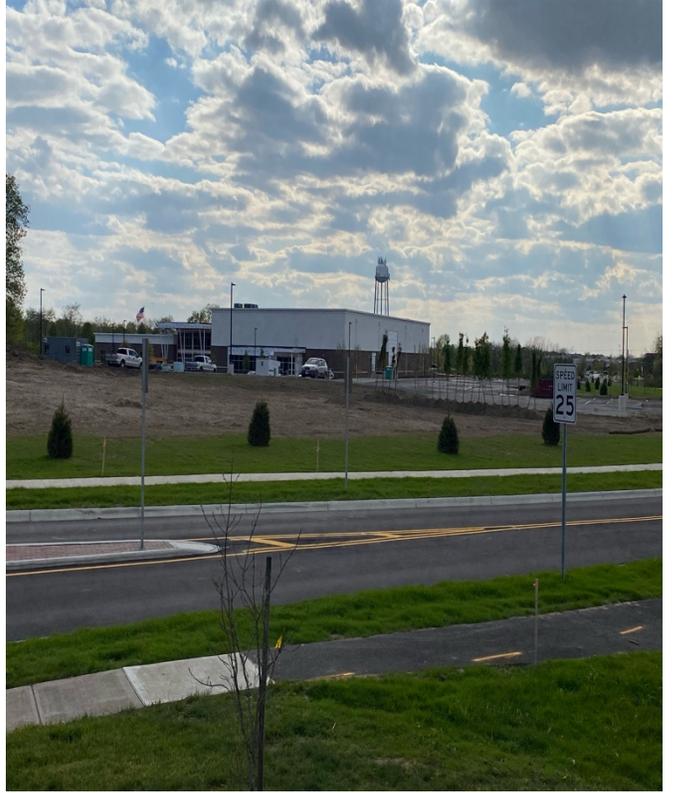
district under provisions of this Zoning Code. The structure is built on the parcel over 800' from the nearest main intersection of Gender Rd and Canal Street. Visibility of the church from the street is limited without illuminated signage, especially at night and during winter months when the days are shorter. The use of internally illuminated face lit signage will increase visibility from the main intersection, while still being considerate to the residential neighboring homes that are situated more than 550' from the East elevation of the church. In addition, the mature tree line lining the East side of the parcel will diminish any harsh glare or light pollution from any signage located on the East elevation of the building. There is limited direct access to arrive at the building from the main road, unlike other neighboring properties. The access routes to the church are from Gender Rd onto Canal St and a designated entrance South of the Gender Rd and Canal St intersection, though direct visibility still remains a challenge due to mature tree lines and the setback of the building itself on the parcel. (See Exhibits C & D)

- c. The special conditions and circumstances do result from the actions of the applicant, though one might challenge the oddly shaped parcel and that the structure was built where it would best benefit the use of land. The church could not have built the structure in another location on the parcel without sacrificing the ability to utilize the land most efficiently.
- d. The granting of the variance will confer the church any undue privilege that is denied by this Zoning Code, as the church would benefit from being able to promote their business the same as neighboring land or structures in different zoning districts. However, the location of the church from the main road versus its GC zoned neighbors, presents a hardship. The church's location in relation to the nearest main intersection causes visibility concerns for passers-by. While the church is zoned AR-1 Multifamily Residential, they are operating and providing a commercial business service.
- e. The granting of the variance will not adversely affect the public health, safety, convenience, comfort, prosperity and general welfare.
- f. The granting of this variance is not solely based upon the showing that the property could be put to better use. The church has purchased and erected a structure for non-for-profit commercial use that will benefit the general public; as well as benefit surrounding businesses, as many patrons of the church will likely conduct shopping and/or dine at local eateries before or after church services.
- g. The granting of this variance will not permit the use that is otherwise not permitted as the church will still be able to conduct services to the general public.

(5)

List of Property Owners: See Exhibits F & F





VIEW FROM 6680 BIGERTON BEND



VIEW FROM 6684 BIGERTON BEND



VIEW FROM 6694 BIGERTON BEND





DAVID
LUTHERAN CHURCH

100 W. CHURCH ST.
WAYNESBORO, NC





HERITAGE
BAPTIST CHURCH
100 N. 10TH
WYOMING
WYOMING





HOPE UNITED
METHODIST CHURCH

838

SUNNYVALE 30
M.C.



Welcome To David's
United Church of Christ

80 WEST COLUMBUS ST
614-837-7734
DAVIDSLUCE.NET



FAITH UNITED METHODIST CHURCH
WELCOME ALL
WORSHIP 11:00 AM
JR. SUNDAY SCHOOL 10:00 AM
EDUCARE-PRE SCHOOL FULL & PART TIME
REV. CLARK HESS PASTOR



DAVID
LUTHERAN CHURCH
W. W. SMITH
WILDFIELD



PEACE FREE LUTHERAN CHURCH AFLC

SUNDAY WORSHIP 8:00 and 10:30 a.m.

SUNDAY SCHOOL 9:15 a.m.

Pastor Michael Johnson

614-837-6689 www.peacecw.org



SUNDAY WORSHIP 9:00 and 10:30 a.m.
SUNDAY SCHOOL 9:45 a.m.
Pastor Michael Johnson
614-837-6689 www.peacewv.org



PEACE
LUTHERAN
CHURCH
AELC