Design Review Board Meeting
Tuesday, September 26, 2023 - 5:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Public Comment
4. Application # 9.20.23 Certificate of Appropriateness 128 S. Main St; Exterior changes
   a. Application
5. Application # Z-23-169 Certificate of Appropriateness 65 W. Coshocton St; Sign
   a. Application
6. Other Business
7. Adjourn

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 9-20-1 **Date Submitted:** 9/20/2023

Fees:

Base Fee: $ 300 Paid: Check #: 015027 Cash: $_____

1. Applicant's Name: RAY SPECK Phone: 740 817 1783
2. Business Address: 128 S MAIN ST City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: RAY @ K-CEPS.com
4. Business Owner's Name: K-CEPS Auto Body Phone: 740 967 1000
5. Principal Business Activity: Auto Body Repair
6. Existing Use of Property: SAME
7. Square Footage of Proposed Building or Business: N/A sq. ft.
8. Zoning District: GCC-1 Number of Off-Street Parking Spaces: SAME
9. Estimated Cost of Improvements: $ 4500.00

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- Eight full sets (11x17) of to scale plans and dimensioned drawings showing the property, with all elevations and the location of existing and proposed buildings and alterations are required. Attach any requested, supplemental or necessary documentation.

- Residing the gables - 3 sides

The undersigned is applying for a Zoning Permit for the following use to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations.

Applicant's Signature: _x Ray Speach Jr Date: 9/20/2023

List of Conditions Necessary for Approval or Denial:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

Design Review Board Chairperson Signature:_X_____

Office Use Only:

Date Received in Office: 9/20/2023 By:_x Terry Wymer

Date of Planning and Zoning Commission Meeting: 9/26/2023

Date Permit Approved or Denied by Planning Commission:_____/_____/_____

JOHNSTOWN
May 2023
See more dates

City of Johnstown
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CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177
Fax: 740-967-3519

Variance Permit Application: Chapter #1133

Application Number: 2-23-169 **Date submitted:** ____/____/____

Fees:

Number of Certified Letters to contiguous property owners: 5 @ $8.53 Total: $42.65

Newspaper advertising fee for two weeks: $231.80

Base fee Single Family Residence: $250
Base fee All Other Uses: $500

Total fee amount: $_____ Paid: _____ Check # /Cash: _____

Applicant Name: Luke Preston Phone: _____

Mailing Address: See Attached City: _____ State: ____ Zip: _____

E-mail Address: _____ Zoning District: _____

Property Address: _____ Johnstown, Ohio

Ordinance(s) the Variance applies to: _____

Description and nature of Variance request: _____

_____

In addition, the following items must accompany this application:

1. A set of two (2) scale plans and plat showing all dimensions of lot, building and improvements.

2. Attach a separate list of property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the Variance is proposed or desired and the mailing addresses of all such persons.

Attach your response to the following practical difficulties test questions.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the Variance;
2. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district;
3. Whether the Variance is substantial;
4. 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;
5. That a literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance;
6. Whether the Variance would adversely affect the delivery of government services (e.g., water, sewer, garbage)
7. Whether the property owner purchased the property with knowledge of the zoning restriction;
8. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance, to other lands, structures or buildings in the same district.
9. That the special conditions and circumstances which create the need for a variance do not result from the actions of the applicants;
10. Whether the property owner's predicament feasibly can be obviated through some method other than a Variance;
11. Whether the spirit and intent of the Code would be observed and substantial justice done by granting the Variance.

- *"No single factor controls a determination of the practical difficulties test."*

The undersigned is applying for a Variance for the following use;
Said permit to be issued on the basis of the information contained within this application.
The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations, refer to Ordinance #1133.

Applicant's Signature X _____ *Date:*____/____/____

Office use only:

Date received in office: _____/_____/_____by:_____

Planning and Zoning Commissioners Hearing Date: _____/_____/_____

Permit was Approved issued on date: _____/_____/_____

Permit was Denied on date: _____/_____/_____

Commission Chairperson Signature:

X_____Date_____/_____/_____

Additional comments or requirements:

_____

Zoning Use Permit · 262 – SIGNS

Expiration Date | Active | Request Changes (/#/explore/request-changes/1433)

Z-23-169

Details
Submitted on Aug 14, 2023 at 4:48 pm

Attachments
1 file

Activity Feed
Latest activity on Aug 14, 2023

Applicant
Luke Preston

0

Location
65 COSHOCTON ST, JOHNSTOWN, OH 43031

Timeline Add New

Internal Review
In Progress

Application Fee
Payment

Planning and Zoning Approval
Review

Permit Issuance
Document

Details

Document Signatures

Edit

Terry L. Wymer Signature

☐

Ryan Green Signature

☐

☐

Conditions for Approval

Project Information

Edit

Application for:

Conditional Use

☐

Non-Conforming Use

☐

Variance

☑

Home Occupation

☐

Use of Property*

Commercial

Ordinances(s) the application applies to:

Having 2 wall mounted signs

Description and nature of request*

Requesting permission to hang 2 wall mount signs at 65 West Coshocton St. due to the buildings location in order to be visible to traffic on both 62 and Oregon st.

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

Without this variance, it will be quite difficult to be successful as a business and yield a reasonable return. Without this variance, I will be unable to adequately advertise to people passing by.

b. Whether the variance is substantial;

In my opinion, this variance is substantial to the success of my business but insubstantial otherwise.

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, the essential character of the neighborhood will not be altered and adjoining properties will not suffer in any way.

d. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer, garbage)

No, the variance will have no adverse effects on the delivery of government services.

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

I had no knowledge of the zoning restriction before purchasing the property.

f. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

No, there is seemingly no other way to solve the issue of adequate advertisement without this variance.

g. Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance.

WARNER'S
Johnstown Family Restaurant
Johnstown Family Restaurant
OPEN 12
WED SUN
BAVELLIE'S
PIZZERIA
65 West Coshocton St.
Overhead lights shining down on the sign.

pepsi
Johnstown Family Restaurant
OPEN 7-2
WED - SUN
UNDER NEW OWNERSHIP
BAVELLIE'S
PIZZERIA
Overhead lights shining down on the sign.

VILLAGE OF JOHNSTOWN
STAFF REPORT

Application Number: Z-23-169
Property Address: 65 W Coshocton Street
Commission Date: 09/26/2023

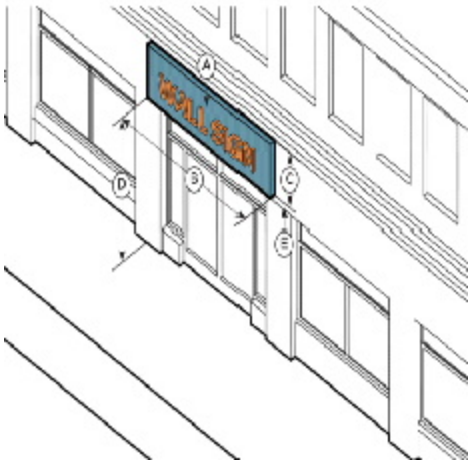
Applicant: Luke Preston
Zoning District: GCC-1

Project Narrative:
The applicant is located at 65 W Coshocton St. in a GCC-1 zoning district. The applicant is requesting a wall sign variance.

The applicant is requesting a variance for the installation of two (2) exterior wall signs at a mounting height below eight feet. The current code only permits the installation of "one per building" with a "8' minimum clearance and 7 inch maximum projection." Reference Chapter #1177.15 of the Codified Ordinance.

1177.14 PERMANENT SIGNS
Particular types of permanent sign types shall be permitted in specific zoning districts as cited in Section 1177.14 of this chapter. Permanent signs shall also be subject to the following requirements:

(a) Wall Sign.



(1) Standards.

A. Signs should align with a building's entablature, and placed to fit harmoniously with horizontal molding, friezes, sills, or other ornament.

B. Wall signs must generally be placed on higher than the windowsills of the second floor.

C. Wall signs may be placed under the windowsills of upper stories by special permit.

D. Information displayed should be limited to business name, address, and logo. Additional information is prohibited.

1177.15 SIGN TABLE.

Sign Type	GCC-1	GCC-2	LM
Projecting[5] (CONT.)	4. Maximum clearance is 8 feet. (D). Maximum projection is 6 feet (E).	4. Maximum clearance is 8 feet (D). Maximum projection is 6 feet (E).	4. Maximum clearance is 8 feet (D). Maximum projection is 6 feet (E).
Wall Sign	1. Permitted. Internal illumination prohibited.	1. Permitted. Internal illumination prohibited.	1. Permitted. Internal illumination prohibited.
	2. Maximum size is 1.5 square feet/lineal feet of building frontage. (A)	2. Maximum size is 1.5 square feet/lineal feet of building frontage. (A)	2. Maximum size is 1.5 square feet/lineal feet of building frontage. (A)
	3. Maximum width is 80% facade length (B). Maximum height is 4 feet (C)	3. Maximum width is 80% facade length (B). Maximum height is 4 feet (C)	3. Maximum width is 80% facade length (B). Maximum height is 4 feet (C)
	4. 8' minimum clearance (D). and 7 inch maximum projection (E).	4. 8' minimum clearance (D). and 7 inch maximum projection (E)	4. 8' minimum clearance (D). and 7 inch maximum projection (E)
	5. Maximum number is one per building	5. Maximum number is one per building	5. Maximum number is one pe

Planning Considerations:
The following factors shall be considered and weighed in the review and the public hearing of an application for variance.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;
2. Whether the variance is substantial;
3. Whether the character of the neighborhood would be adversely affected or whether adjoining properties would suffer an adverse impact as a result of the variance;
4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
5. Whether the property owner purchased the property with knowledge of the zoning restriction;
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Recommendation:
Wall Sign— Buildings that face two public roadways have been granted a variance for 2 wall signs with prior applicants. The most recent variance being chase bank. These locations share similar environmental conditions which are unique to the applicant. Staff would recommend the commission review the factors outlined above and give special attention to the highlighted sections. Staff would also recommend a scaled drawing with facade measurements be submitted to the commission and staff for calculation purposes.