

marketing purposes opposed to disseminating information. She stated in this instance, the sign is being utilized to provide information that is valuable to the public. She stated that Planning supports the use of the sign and its associated technology to relay information. She stated that the fourth Variance is for accessory structures, specifically solar panels that are not located on the same lot as the principal use. She stated that this Variance request is based on the fact that the sites are owned by two separate owners and cannot be combined. She stated that this is a unique situation that is based on the inability to combine the properties and therefore warrants special consideration.

Ms. Noble concluded all the criteria are met and approval is recommended for the Variances on Property A and the Variance for Property B.

Jamie Zitesman asked if there was any consideration given to a multi-story parking structure. Ms. Noble stated that the parking lot is designed for two purposes. She stated one is to provide additional parking that is needed for Cardinal Health and the second reason is to use best management practices in stormwater management in order to promote these practices. She stated a parking garage would meet the demands for additional parking but would not allow the City to evaluate new techniques in stormwater management.

Rion Myers inquired about the changeable sign and questioned if this might be applicable to other parking structures being built currently in the BSD.

Ms. Noble stated that it is extremely possible and that Planning has hired a consultant to review our sign Code in the Bridge Street District to address regulations that may prohibit signs that are appropriate for environments that we are attempting to create, such as Bridge Street, or are appropriate because it provides an important public service that was not technologically available when the current sign Code was written.

Mr. Myers suggested that type of sign would be helpful for those intending to park in the (future) parking garage for the (future) new library.

Sarah Herbert asked if the sign will appear as presented in the packet or if that was just an example. Ms. Noble answered the dimensions of the sign may change but the actual design of the sign will appear as presented. Ms. Herbert indicated the sign might not even be visible from Blazer Parkway or Rings Road but will come into view once one is on the path to enter the parking lot.

Ms. Noble confirmed the purpose is to direct the driver once they are in the parking lot.

Mr. Zitesman inquired about the purpose for the solar panels. Ms. Noble answered that the electric generated from the solar panels would either provide energy for the overhead lights or possibly the signs for the site.

Mr. Zitesman asked if the parking lot will have connections for electrical vehicles to be charged. Ms. Noble deferred to the client.

Brian Quackenbush, EMH&T, 5500 New Albany Road, Columbus, Ohio, said there will be two changeable copy signs to be located at the two driveways to only be related to the Smart Parking Lot and will not be visible from Frantz Road. He said there is going to be loop detectors that sense vehicles when they drive over. He said the solar panels will not power the lights but they will be powering the elements that do not require as much electric: changeable signs, aerators and fountains in the ponds, and the rainwater harvesting tank, etc. He concluded a lot of the things they will be doing with this Smart Parking Lot will be stormwater related.

Mr. Zitesman asked if there are any motorcycle lots being contemplated. Mr. Quackenbush said they have not but it is a good idea. However, he said they will be doing some fuel efficient vehicle preferred parking for hybrids, etc. He pointed out there are a lot of handicapped parking spaces in the front but he also highlighted where the fuel efficient parking will be located that include all the spaces under the solar panel accessory structures.

Mr. Zitesman suggested the City should consider more designated parking for motorcycles. Ms. Noble reported the City is engaged in a mobility study and they are discussing various needs for a variety of users and that might be the forum for that conversation.

The Vice Chair asked if there were any further questions or concerns. [Hearing none.]

Motion and Vote

Ms. Herbert moved, Mr. Myers seconded, to approve the Variance for Rings and Frantz Road parcel 273-010749: to allow a zero setback from Section 153.071(B)(2) for the required five-foot pavement and hardscape setback; from Section 153.154 to allow for changeable copy signs; and from Section 153.074(D)(2) to allow for an accessory structure on an adjacent lot as the principal use because the request does meet the review criteria for a non-use (area) variance. The vote was as follows: Mr. Zitesman, yes; Mr. Goyle, yes; Mr. Myers, yes; and Ms. Herbert, yes. (Approved 4 – 0)

Motion and Vote

Mr. Myers moved, Ms. Herbert seconded, to approve this Variance for 5100 Rings Road to allow a zero setback from Section 153.071(B)(2) for the required five-foot pavement and hardscape setback because the request does meet the review criteria for a non-use (area) variance. The vote was as follows: Mr. Goyle, yes; Mr. Zitesman, yes; Ms. Herbert, yes; and Mr. Myers, yes. (Approved 4 – 0)

The Vice Chair stated the next scheduled BZA meeting is May 25, 2017. He adjourned the meeting at 6:59 pm.

As amended and approved by the Board of Zoning Appeals on June 29, 2017.