

**MINUTES**  
**WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS**  
February 28, 2022

Present: R. Kear, J. Huffman, J. Skolnicki, M. Deaton, Members of the Board of Zoning Appeals (the “Board”); E. Richter, Township Administrator and Assistant Zoning Inspector; J. Robinson, Township Fiscal Officer and Zoning Inspector; R. Princehorn, Legal Counsel; Applicant United Rentals, represented by Peter Hatcher; Jan Rozanski, Township Trustee.

Kear called the meeting to order. Those present introduced themselves and the Applicant was sworn in pursuant to the Rules and Regulations of the Board.

Princehorn reported that all legal requirements had been met in order for the Board to properly consider the variance request under the Washington Township Zoning Resolution. The Applicant had submitted the proper applications, filing fees and property descriptions. Notice was given and published in the Columbus Dispatch, February 11, 2022. No objections were received from any adjacent property owners.

United Rentals requested a variance to Section 541.030 (Wall Sign Size). The property is located at 7570 Fishel Drive South, Dublin, OH, 43016.

Robinson presented the Staff Report on this request. In addition to the size variance, Skolnicki and Deaton noted the planned interior illumination of the wall sign requested. The need for two variances, one for size and one related to illumination was discussed. In its application, the Applicant had not presented information related to sign glare on Cosgray Road under Section 541.010, Washington Township Zoning Resolution. Section 541.010 prohibits illuminated signs if they cause direct glare or reflection on a public thoroughfare, highway, sidewalk or adjacent premises.

Hatcher began his comments by noting that it would be 200 ft. from the sign to Cosgray drivers so glare would not reach that far. He also noted that letters on the sign would be 3 sq. ft. over the size requirement with the company logo.

Kear asked Hatcher to define the hardship posed to United Rentals by the sign size limit, noting that it had a monument sign by Cosgray and a sign by the building entry door. Kear also noted the wide use of GPS for directions. Deaton noted that equipment was on the lot to show rental options. Hatcher responded that the speed limit on Cosgray is 50 mph and that drivers would need 300 ft. to stop and turn. Additionally, the monument sign could be blocked.

Discussion ensued regarding the existing monument sign. Skolnicki asked whether the monument sign was sufficient since an illuminated sign was inconsistent with the neighborhood. Huffman asked whether the monument sign could be lit from the interior or have up lighting. Hatcher said the existing monument sign could not be lit from the interior. Deaton also asked if United Rentals would be open after dark and if so, would there be a need for an illuminated sign if lights were on in the building.

Hatcher responded that the proposed illumination minimizes direct glare given the building setback and that the sign would not be illuminated all night. Kear noted that if the illumination was switch operated, the sign could be illuminated all night by accident. The discussion on illumination reached impasse at that point.

Skolnicki moved to approve the variance request regarding wall sign size, Deaton seconded. All voted nay on a roll call vote. Motion failed.

The meeting was adjourned.

THESE MINUTES WILL STAND APPROVED AS DISTRIBUTED UNLESS CORRECTIONS ARE RECEIVED BY MAY 15, 2022. IF YOU HAVE ANY CORRECTIONS, PLEASE CONTACT REBECCA PRINCEHORN AT 614-227-2302.