

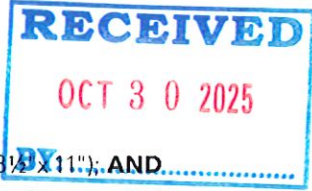


Grove City Building Division  
 4035 Broadway  
 Grove City, OH 43123  
 614-277-3075 (Phone)  
 614-277-3090 (Fax)  
 GroveCityOhio.gov

# BOARD OF ZONING APPEALS APPLICATION

TO: Board of Zoning Appeals  
 4035 Broadway, Grove City, Ohio 43123  
 Phone: 614-277-3075 - Planning & Zoning Manager  
 Lscott@grovecityohio.gov

Checks Made Payable To:  
 CITY OF GROVE CITY  
**Filing Fee \$100.00**



Date: \_\_\_\_\_

**Incomplete or illegible applications will be returned** and not placed on an agenda.

- Must provide:  **ONE original set** including the application, all plans and attachments (folded to 8 1/2" x 11"); **AND**  
 **FOUR color copies of the original set** including the application, all plans and attachments; **AND**  
 **A .pdf file** of the application, all plans and attachments.

The City of Grove City Building Inspector has refused to issue a:

- Building Permit                       Certificate of Occupancy                       Sign Permit

at the following address 3363 McDowell Road Grove City, OH 43123 Parcel # 040-005964

as it is in violation of : Building Code No. \_\_\_\_\_ Zoning Code No. \_\_\_\_\_ Other: New Sign 1145

I appeal to the Board of Zoning Appeals for a variance that will allow me to do the following:

To replace our current aging Sign for the American Legion Paschall Post 164 with a new Sign. The old Sign is no longer useful due to age and has also been determined as no longer being within the current code for Grove City.  
 The old Sign being replaced is to close to the road, with leading edge being 4 fee 6 inches from the property line being the road curb as there is no sidewalk in this area. It is also to high off the ground, being 8 fwwr 11 inches high off the ground and the current Sign uses changeable copy with is no longer permitted by Grove City. Finally there is no landscape bed around the old sign.  
 However, the Sign that we wish to replace this old Sign will require a variance for 1145.16(e)(2) sign distance to Property Line; and 1145.06 Electronic Signs.  
 See additional information as attached on a seperate sheet #2

Names, Address and Parcel numbers of all adjoining property owners (attach a separate sheet if needed):

See attached sheet # 1

Are you the applicant or representative?  Applicant     Representative     Property Owner

If you are the representative, who you are representing: The American Legion Paschall Post 164

**Please note\*** As the representative for this application, all correspondence will be directed to you. If additional space is needed, an addendum may be attached.

Name of Applicant Kenneth Flaute Company \_\_\_\_\_

Address 4361 Vista Drive City/State/Zip Grove City, OH 43123

Phone 614-309-6319 Fax \_\_\_\_\_ Email ken.flaute@outlook.com

Signature of Applicant Kenneth Flaute



Grove City Building Division  
 4035 Broadway  
 Grove City, OH 43123  
 614-277-3075 (Phone)  
 614-277-3090 (Fax)  
 GroveCityOhio.gov

# BOARD OF ZONING APPEALS STATEMENT OF HARDSHIP

Under Section 1133.02 of the Grove City Codified Ordinances, the Board of Zoning Appeals has the power to grant variances from the Zoning Code or Sign Code. No variance shall be granted unless the Board finds that **all** of the following facts and conditions exist:

- (1) The variance granted will not be contrary to public interest or adversely affect the health or safety of persons residing or working in the vicinity of the proposed development or be injurious to private property or public improvements in the vicinity.
- (2) Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Code or Sign Code to other lands or structures in the same zoning district.
- (3) A literal enforcement of the Zoning Code and Sign Code will result in unnecessary hardship by depriving the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code or Sign Code.
- (4) Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same zoning district.
- (5) The special conditions and circumstances do not result from the action of the applicant.
- (6) The variance so granted does not violate the spirit of the Zoning Code. In granting a variance, the Board may impose such requirements and/or conditions it deems necessary and are not inconsistent with substantial justice and avoiding unreasonable hardship to property owners.

**I have read Section 1133.02 and believe that my application for relief satisfies each of the six criteria set forth above in the following ways (attach a separate sheet if needed):**

1. \_\_\_\_\_
2. Proposed Sign edge will be 21 feet from the south property line and 25 feet from our current driveway (still well within our property line) to the north, thus no variance required
3. The proposed new Sign is Six (6) feet wide and Five (5) feet tall for an area of 30 square feet with is well within the maximum 50 square feet, thus no variance required
4. The current Nonconforming Sign is 8 feet 11 inches tall with the sign itself being 3 feet tall and 9 feet across and is about 4 feet 6 inches on the leading edge to the property line (curb).
5. The area around the base of the new Sign is planned to have a landscape bed area of 5 feet wide by 10 feet long, which will provide a minimum of landscaped area from the base of the sign. This will contain box woods plants. Thus no variance required for 1145.22. However, this landscape area would only be 7 feet from the property line (curb) thus this also would require a variance. for 1145.16 (e) (2)
6. See attached sheet #2 with additional information.

Signature of Applicant Kenneth Flaute

Date: 10/29/2025

Property ownership around the Post's property attachment #1

North of Post:

McKnight Homer R – [parcel ID 040-012378 & 040-006352] address 3351 McDowell Rd.,  
Grove City, OH 43123 (location 3347 - 3351 McDowell Rd)



East of Post (south of new sign):

SCH Rental Company LTD – [parcel ID 040-006356] address 1600 West Market Street, Tiffin,  
OH 44883 (location 3379 – 3407 McDowell)

Agree Limited Partnership – [parcel ID 040-006355 & 040-005549] address 32301  
Woodward Ave., Royal Oak, MI 48073 (location 3425 McDowell & 2120 Stringtown)

South of Post:

Moo Moo Grove City – [parcel ID 040-5552] address 13375 National Rd SW #C, Etna, OH  
43068 (location 2188 – 2192 Stringtown)

Beckmo Properties LLC – [parcel ID 040-007501] address 4051 W Dublin-Granville, Dublin,  
OH 43017 (location 2196 Stringtown)

Mitchell Investment Properties LLC – [parcel ID 040-005963] address 7450 Industrial Pkwy,  
Plain City, OH 43064 (location 2204 Stringtown)

West of Post:

Keil Family Limited Partnership – [parcel ID 040-006358 & 040-006350] address PO Box  
305, Grove City, OH 43123 (location 2170 - 2228 Stringtown)





PHOTO RETOUCHE  
NOT TO SCALE

6'

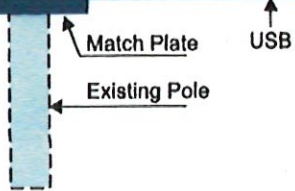
12"



5'



TUFFAK® SL vandal cover in front of the LED display protects from impacts and the sun.



*Manufacturer's Spec's.*



LS



- Name
- Size
- Item type
- Date modified

⌵

⌵

⌵

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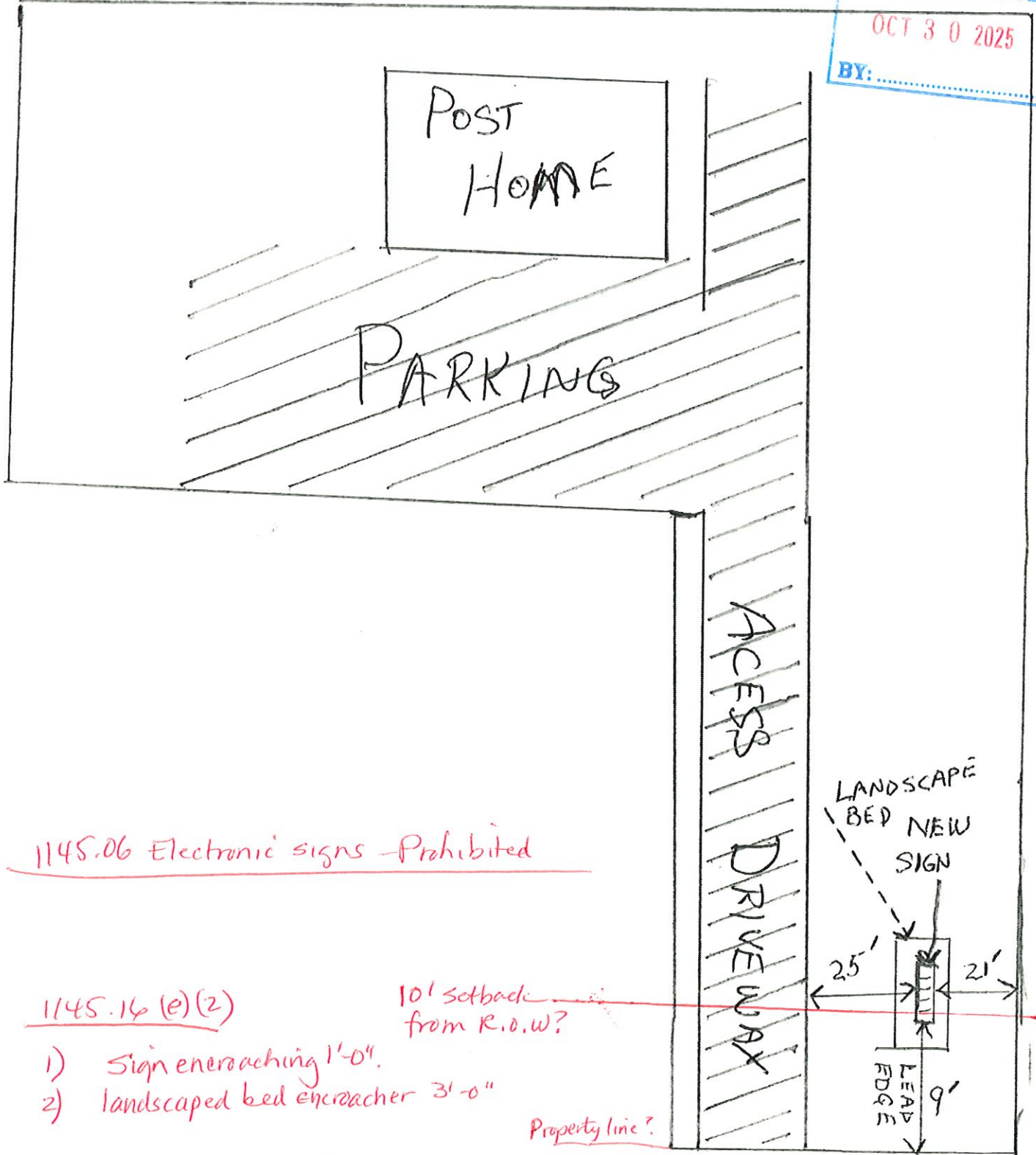


- Name
- Size
- Item type
- Date mo



Proposed NEW SIGN Location

RECEIVED  
OCT 30 2025  
BY:.....



1145.06 Electronic signs - Prohibited

1145.16 (e)(2)

- 1) Sign encroaching 1'-0"
- 2) landscaped bed encroacher 3'-0"

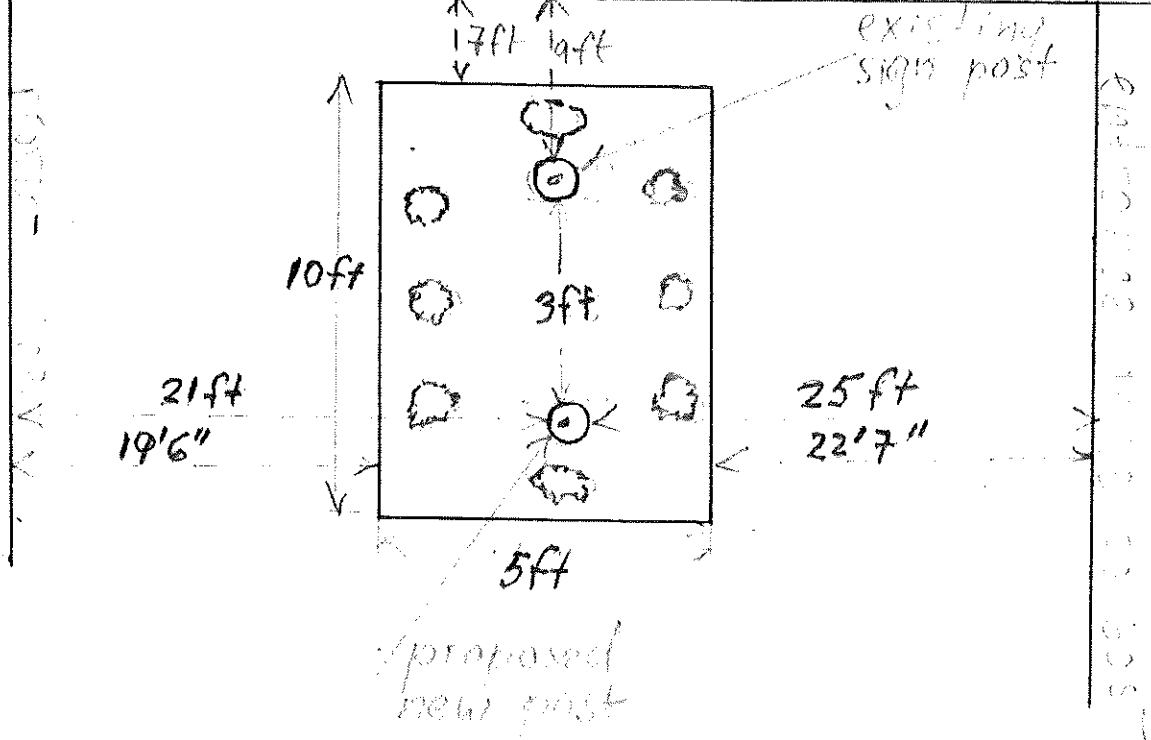
Property line?

\* Note: no survey provided.

L. Scott 11-13-25

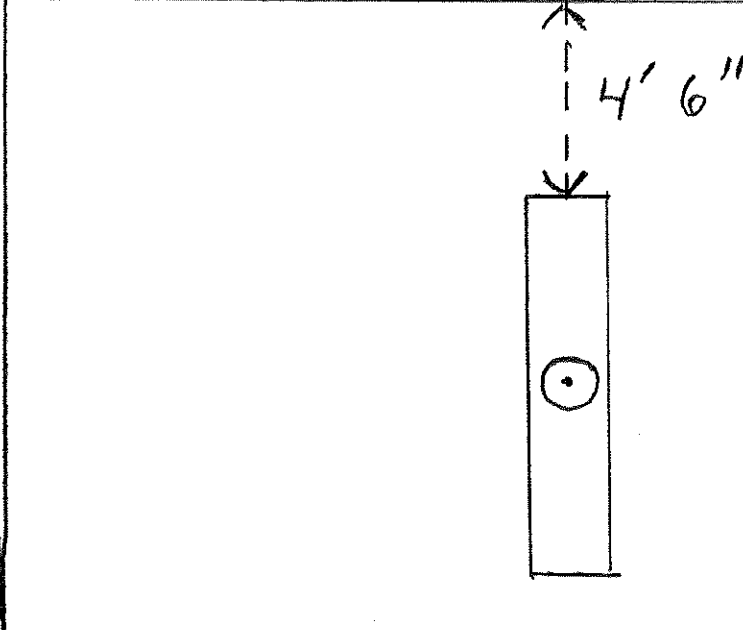
### Proposed new landscape bed

McDOWELL (curb) PROPERTY LINE



### Old Sign (has no landscape bed)

McDOWELL Rd PROPERTY LINE (CURB)



## Additional Information #2



Besides having a nice visible Sign to announce our location, just like “gas stations, the fire stations, and other retail business, we need to announce things that are happening soon. This includes things like Halloween Parties, Closed on Thanksgiving Day, etc. These items of announcement benefit not only the veterans living in our city, but many time they also include Grove City events, like the Memorial Day Parade, 9/11 Memorial Event, Veterans Day Event, and coming next year will be the Sons of the American Legion National Convention here in Grove City, as well as the 250<sup>th</sup> Birthday of our Nation. Today that is best done using “electronic text” to get that message out, and that is what this new sign will accomplish for us.

The last thing that us veterans would want to do is to create a distracted driving issue, and for that reason we have been researching best practices standards for on-premise signs. To do this we have used the United States Sign Council(USSC) Foundation recommendations & standards for best practice approach. While it has been found that something too bright, or fast changing can be dangerous, it is also noted that signs that are too dim or hard to read are equally dangerous, as people tend to slow down or stop to read the message. With that in mind, we will make periodic checks, both during the daylight hours, as well as at nighttime to ensure that our sign does not fall into either category.

Our new sign will be used only for text messages, using LED Display Pixel Matrix. While this could be used to display a picture, it would not be like viewing you TV at home as the picture would be made up of dots that 0.42 inch apart. Thus we would never use this sign to display a picture, or for scrolling or moving text. While the sign company says that the sign could display up to 7 lines of text, we would also limit that to 3 or 4 maximum lines of text. The background area behind the Pixels is dark black and not able to display anything.

The text area of this new sign is an area of 2 feet 1 inch by 5 feet 3 inches or 11 square feet and is made up of a total of 9000 total pixels. This is 60 pixels in height and 150 pixels wide. This will allow for text, but a very poor-quality picture, thus we never considered using a picture. Additionally, we want our message seen, thus we do not consider flowing text. Finally, some of these messages may be highly important to the veterans living here in the Grove City area.

Finally, this new sign will improve the look in the community and is beneficial to our Post operations.





City of Grove City  
Division of Building  
4035 Broadway  
Grove City, Ohio 43123  
614-277-3075  
www.grovecityohio.gov

## REVIEW LETTER

Colin Meinzer  
P.O. Box 695  
Ross, OH 45061

March 27, 2025

*Reference:* Project PR20250000545 (3363 MCDOWELL RD)

Dear Colin Meinzer:

Except as noted below and based solely upon the information contained within the submittal documents for the project above have been reviewed for conformance with the Planning and Zoning Code and Grove City Ordinances, as applicable.

The following comments must be resolved to bring the documents into compliance.

**Building Review [Failed] (Reviewed By: Laura Scott)**

1. See Landscape and zoning review.

**Landscape Review [Failed] (Reviewed By: Laura Scott)**

1. 1145.22 Sign Landscaping; All ground signs shall be landscaped at their base with acceptable ground cover material in accordance with Chapter 1136. The landscape plan shall accompany, and be presented simultaneously, with the related sign plan. Ground signs shall have a minimum 24" landscaped perimeter per Section 1136.09.

**Zoning Review [Failed] (Reviewed By: Laura Scott)**

1. 1145.16 (e) (1) Sign Height: Freestanding Monument and Pole signs shall not exceed the height of eight (8) feet front finished grade for commercial and industrial properties.
2. When replacing a non-conforming sign, details of existing sign being replaced are needed.
3. 1145.16 (e) (2) Sign distance to Property Line; The entire sign, including all support structures, base, and associated landscaping shall not be less than ten feet (10') from any adjoining lot line.
4. 1145.16 (a) (2) Monument Sign Area- Commercial; A monument sign in commercial zone shall not exceed fifty (50) square feet in area.
5. 1145.20 Nonconforming Signs; Any sign that is non-conforming shall be brought into compliance with the enforced sign legislation when there is a change in use of the business or when the sign becomes a hazard as described by this chapter or when a business ceases operation for a period of six (6) months.
6. 1145.06 Prohibited: Electronic signs are not permitted.
7. Sign materials and specifications for proposed sign from the manufacturer are required.

Due to the finding that the documents are not fully compliant or are incomplete and that corrections are required to demonstrate compliance with the Planning and Zoning code and Grove City Ordinances, as



Parcel ID: 040-005964-00

PASCHALL POST 164 AMERICAN LEGION INC

**RECEIVED**

JUL 02 2025

BY: .....



High St & Mound St, Columbus

160-000660

040 006359

040-006352

040 012378

040-007778

040-009218

040-005964

040-006356

040-006350

040 006355

040-006838

040-006358

040-007779

40-005963

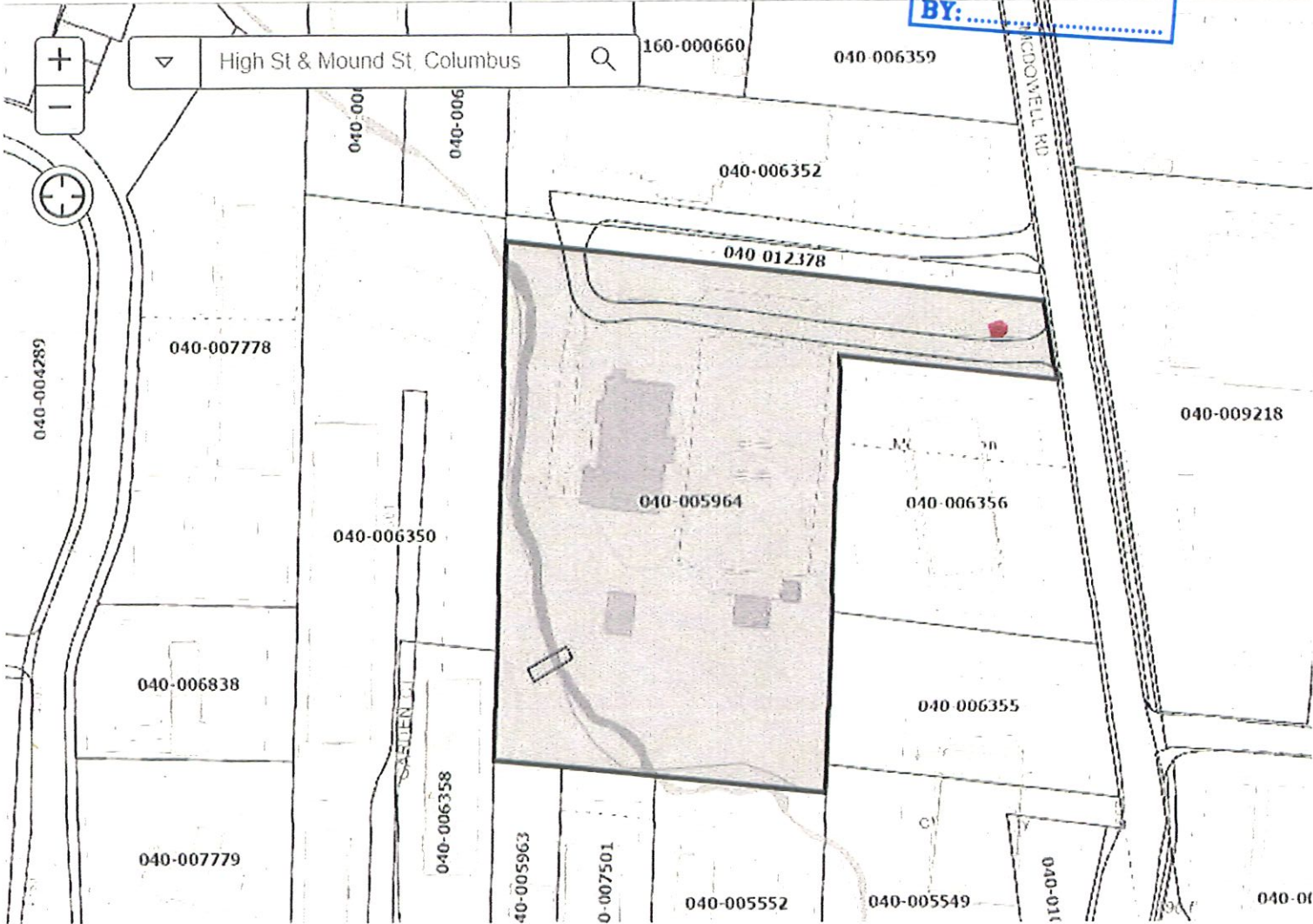
0-007501

040-005552

040-005549

040-011

040-01





Prepared for  
**American Legion Paschall Post 164**  
3363 McDowell Road  
Grove City, OH 43123

Prepared by  
**Jane Hyde**  
jhyde@stewartsigns.com  
1.888.237.3928 x1740

**DESCRIPTION**

**Double Sided Full Color TekStar Outdoor LED Sign**

LED display integrated inside of an aluminum sign cabinet with solar-grade polycarbonate vandal cover to protect from impacts, vandalism and the sun.

**LED display**

- 10.66mm full color at 60 pixels high by 150 pixels wide (9,000 total pixels per side)
- Active display area 2'1" x 5'3" (11.0 square feet per side)
- 1 to 7 rows of text and use your own images and video clips
- 10-year parts availability guarantee (see warranty for info)
- Entire sign UL Listed and FCC Part 15 compliant

[See full display capabilities](#)

**Communication method**

Communication provided by cellular modem and LIFETIME Cell Connect data plan.  
[See full specifications](#)

**Sign structure and faces**

- Double sided 5' x 6' sign cabinet with 12" deep extruded aluminum
- TCI® industrial powder coat finish, color: Blue
- Graphics digitally printed on 3M™ vinyl and adhered to inside of sign face
- Internal illumination with LED lamps
- TUFFAK® SL pan-formed faces removable via internal retainers
- Single matchplate mount
- Overall sign height: 5'
- Minimum wind load rating: 120mph, exposure B
- Lifetime warranty on structure & faces, including vandalism (see warranty for info)

**Electrical specifications**

- One 20 amp circuit, 120 volts; Max draw: 7.43 amps

**Software**

SignCommand.com Cloud-based LED Sign Software FREE for the lifetime of the product. Control your sign from anywhere using any device. No monthly fees. [Learn more.](#)

**Freight**

- Shipping of sign from factory to location

**PRICE**

\$20,529.00



Licensed Manufacturer for the American Legion. [Learn more.](#)

Included

Included

Total: \$20,529.00  
+ any applicable sales tax  
Payment terms: 50% Down, Balance due 10 days after shipment

Prepared for: American Legion Paschall Post 164 • Grove City, OH  
Prepared by: Jane Hyde • jhyde@stewartsigns.com • 1.888.237.3928 x1740

**SHIPPING INFORMATION**

All items not specified here will be shipped to:  
American Legion Paschall Post 164  
3363 McDowell Road  
Grove City, OH 43123

Shipping terms: FOB Origin. Storage and other freight services may be added to your invoice should they be required. Unless managed installation services are included, customer is responsible for unloading of sign upon delivery. Signs greater than 6 feet wide are not eligible for lift gate services.

**TERMS & CONDITIONS** (\*unless noted elsewhere in this quote)

TAX: Any applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exemption certificate with order.

PERMITS: Permits and zoning are the responsibilities of the buyer. Check with your city or county zoning office for proper permitting procedures in your area. Sealed engineer drawings available at additional cost.

INSTALLATION: Installation of footers, erection, electrical service to sign site, electrical hook-up, removal and/or disposal of any existing signage, and any decorative masonry are the responsibilities of the buyer. Managed installation services are available at additional cost.  
[Watch a typical freestanding sign installation.](#)


CANCELLATION: Any cancellation may be subject to cancellation, return, and/or restocking fees. A late fee of 1.5% per month will be charged on any overdue balances. In the event of a payment default, customer will be responsible for all of Stewart Signs' costs of collection, including but not limited to court costs, filing fees and attorney fees.

SUPPORT: US-based phone and internet support are provided FREE for the lifetime of the product. A premier service warranty is available at additional cost.

SOFTWARE: By purchasing the SignCommand.com software product, you are agreeing with the Website Terms of Use (<https://www.signcommand.com/terms>) and Software End User License Agreement (<https://www.signcommand.com/eula>).

COMMUNICATION: Connectivity requires cell service at sign site. Must be within the United States (including Puerto Rico) with 4G LTE coverage shown on the Verizon Coverage Map (<https://www.stewartsigns.com/verizon-map>).

DATA PLAN: By purchasing the Cell Connect Data Plan, you are agreeing with the Data Plan Terms and Conditions (<https://www.signcommand.com/data-plan>).

I have read and understand the Terms & Conditions above. INITIALS 

**ORDERING INSTRUCTIONS**

1. Review this quote for accuracy. Initial each page of the quote. Sign and date the quote here.
2. Review any corresponding artwork provided with this quote. Check all spelling and colors. Sign and date the artwork.
3. Submit both documents along with your deposit payment to your sign consultant. Speak with your consultant about payment method options.
4. If your organization is sales tax exempt, provide your sales tax exemption certificate with order.

Customer's authorized signature for quote #1042221-1

SIGNATURE 

PRINT NAME

DATE

Jane Hyde

9/13/2024

Jane Hyde, Sign Consultant

Prepared for: American Legion Paschall Post 164 • Grove City, OH  
Prepared by: Jane Hyde • jhyde@stewartsigns.com • 1.888.237.3928 x1740

### Limited Product Warranty ("Limited Warranty")

#### Definition of Warranty Coverage:

- 1) Stewart Signs (the "Company") expressly warrants to the original purchaser ("You" or "Buyer" or "Owner" or "Customer") that, for a period of five (5) years from the date of shipment (the "Warranty Period"), the electronic displays and the associated Company products (the "Product") will be reasonably free of material defects in materials and workmanship impacting Product fit, form and/or function. During the Warranty Period, the Company will, at its discretion, repair or replace any defective covered Product. The Owner will be responsible for removing and reinstalling any and all repaired or replacement parts. This Limited Warranty only applies to the Company's Product if installed, used, and maintained in the manner recommended by Company, and this Limited Warranty is conditioned upon compliance with all such instructions. Lifetime telephone support for the Product is provided, as needed.
- 2) In the event the Product is damaged during shipping, it is the responsibility of the Buyer to refuse delivery, causing the Product to be returned to the manufacturer for repair. Title to the Product passes to the Buyer upon the Company's delivery to the freight carrier. The Company assumes no liability for damage caused by careless handling or poor installation, except for work completed by employees of the Company.
- 3) Any information or suggestion by the Company with respect to the Product concerning applications, specifications or compliance with zoning, codes and standards is provided solely for your convenience and without any representation as to accuracy or suitability. You must verify and test the suitability of any information with respect to the Product for your specific application.
- 4) Sign Structure and Sign Face: In the event the sign structure or identification/changeable copy portion of the sign malfunctions under normal use and service thereof DURING THE LIFE OF THE SIGN due to material defects in workmanship or materials, the Company will, at its option, repair or replace any defective materials.
- 5) Vandalism to Sign Faces: This Limited Warranty covers polycarbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to these surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet in which the faces are installed. LED panels are also covered from vandalism for the duration of the electronics portion of the Limited Warranty (5 years). Excludes Cornerstone monument signs and other Cornerstone components.
- 6) Failed electronic parts or assemblies will be repaired or replaced, at the sole discretion of the Company. Replacement or repaired parts are warranted to be free from material defects in material or workmanship for ninety (90) days, or for the remainder of the Warranty Period of the Product they are replacing or in which they are installed, whichever is longer.
- 7) The Company will repair failed LED pixels if greater than one quarter of one percent (0.25%) of the total number of pixels in the sign have failed in one (1) calendar year, provided the sign is installed with the recommended ventilation system for its location. The definition of pixel failure is when all LEDs in the pixel will no longer emit light. Pixel repair is performed at the Company Repair Center. It is common knowledge within the sign industry that all LEDs degrade and produce less light as they age. Eventually the LEDs will require replacement even though the LEDs will still emit light. This Limited Warranty does not cover normal LED degradation.
- 8) Customer Obligations:  
Failure by the Customer to properly maintain the Product will void coverage for affected components. The Customer shall notify the Company immediately of equipment failure and allow the Company full and free access to the Product when required. Waiver of liability or other restriction shall not be imposed as a site access requirement. The Customer is responsible for all costs and management oversight associated with providing the Company access to the Product, providing the necessary machines, communication facilities and other equipment, inclusive of but not limited to lifting equipment. Should on-site repair be required, Customer is required to have a responsible individual on-site to provide access to the Product as well as sign off on a completed work order.
- 9) Exclusions and Restrictions:  
The Company reserves the right to restrict service, limit replacement parts, or invalidate this Limited Warranty to Customers whose account balance is past due.  
This Limited Warranty specifically excludes any on-site labor required to service the covered Product, including diagnosis, removal, and installation of parts and/or products. Any on-site service required by the Customer of Company technicians or a local Company-authorized service provider is billable to the Customer based on an agreed-upon written quote.  
This Limited Warranty does not apply to software. Software is covered by a separate agreement, which appears in the Company's software license agreement.  
ID cabinet LED illumination and power supply are covered for two (2) years, when purchased as a system.
- 10) This Limited Warranty specifically does not cover the following:
  - a) Third-party communication devices such as wireless devices and modems, which are covered by a separate electronic communication warranty. This includes the Ubiquiti wireless radios provided by Stewart Signs, which carry a one (1) year warranty from ship date when purchased with a new sign.
  - b) Damage to Product that has been moved from its original installation location or is mounted in a mobile structure.
  - c) Cosmetic damage to the Product (including but not limited to scratches and dents that do not otherwise affect the fit, form or functionality of the Product or materially impair its use).
  - d) Recovery or transfer of any data or software stored on the Product not originally installed on the Product by the Company.

INITIALS 

Prepared for: American Legion Paschall Post 164 • Grove City, OH

Prepared by: Jane Hyde • [jhyde@stewartsigns.com](mailto:jhyde@stewartsigns.com) • 1.888.237.3928 x1740

- 11) This Limited Warranty specifically does not cover conditions, defects or damage caused by or resulting from the following:
  - a) Defects caused by: unreasonable or unintended use of Product; improper or unauthorized handling; accident; omission; neglect; vandalism (unless otherwise noted in this Limited Warranty); misuse; physical abuse; installation, use and/or fabrication, and maintenance of the Product by any party other than the Company.
  - b) Damage (not resulting from manufacturing defects) that occurs while the Product is in the Owner's control and/or possession, unless otherwise noted in this Limited Warranty.
  - c) Extreme physical or electrical stress or interference; environmental conditions beyond the Company's control, such as man-made or naturally occurring salt air/fog, electrochemical oxidation or corrosion and/or metallic pollutants. Also not covered is normal wear and tear; inadequate, improper, or surges of electrical power; lightning, floods, fire, acts of God, war, terrorism, or other external causes, including Force Majeure.
  - d) Unauthorized modification, including installation of third-party software on the Product.
  - e) Product modification or service by anyone other than: (a) the Company, (b) a Company-authorized service provider, or (c) Customer's own installation of Company approved parts with instruction from the Company. Service to damaged or malfunctioning Product which has not been ordered or authorized by the Company's Customer Satisfaction Department is not covered under this Limited Warranty and will automatically invalidate this Limited Warranty.
  - f) Computer viruses, Trojan horses, worms, self-replicating code or like destructive code which was not included in the Product by the Company.
  - g) Products installed with known or visible manufacturing defects at the time of installation.
- 12) The Company will provide and be responsible for the cost of shipping parts from the Company to the Customer, with the exception of sign faces replaced due to vandalism. Standard shipping via the United States Postal Service or other commercial parcel delivery company is the default method of delivery. Expedited delivery is available to the Customer at his or her expense.
- 13) Warranty claims must be registered with the Company within thirty (30) days of damage or malfunction. To register a claim, the Customer must contact the Company at the location specified below and provide (a) his or her name and any other required contact information, (b) Product and purchase descriptions, and (c) the nature of the defect. The Company reserves the right (at its sole discretion) to require proof of original purchase (e.g. paid invoice, receipt) and to visit the site of the installation or to require documentation of the claim before assuming any responsibility under the provisions of this Limited Warranty.
- 14) THE LIMITED WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES MADE BY THE COMPANY IN CONNECTION WITH THE PRODUCT. THE COMPANY CANNOT AND DOES NOT MAKE ANY IMPLIED OR EXPRESS WARRANTIES WITH RESPECT TO THE PRODUCT, AND DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY'S SOLE OBLIGATION UNDER THIS LIMITED WARRANTY SHALL BE TO REPAIR OR REPLACE MALFUNCTIONING OR DEFECTIVE PARTS OF THE PRODUCT. BUYER ASSUMES ALL RISK WHATSOEVER AS TO THE RESULT OF THE USE OF THE PRODUCT PURCHASED, WHETHER USED SINGULARLY OR IN COMBINATION WITH ANY OTHER PRODUCTS OR SUBSTANCES.
- 15) NO CLAIM BY BUYER OF ANY KIND, INCLUDING CLAIMS FOR INDEMNIFICATION, SHALL BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCT WITH RESPECT TO WHICH DAMAGES ARE CLAIMED. IN NO EVENT SHALL COMPANY BE LIABLE TO BUYER IN TORT, CONTRACT OR OTHERWISE, FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, PUNITIVE OR EXEMPLARY DAMAGES, OR FOR LOSS OF PROFIT, REVENUE OR USE, IN CONNECTION WITH, ARISING OUT OF, OR AS A RESULT OF, THE SALE, DELIVERY, SERVICING, USE OR LOSS OF USE OF THE PRODUCT SOLD HEREUNDER, OR FOR ANY LIABILITY THAT BUYER HAS TO ANY THIRD PARTY WITH RESPECT THERETO.

10-Year Parts Guarantee - Stewart Signs provides a 10-year parts guarantee for our LED signage. While hardware can change year over year, we will have available suitable hardware to allow the continued use of your signage for 10-years from the ship date of the sign. Changes in hardware include but are not limited to: visual hardware changes, software changes, or control system upgrades.

Contact Information:

Stewart Signs Customer Satisfaction  
2201 Cantu Court, Suite 215  
Sarasota, FL 34232  
Phone: 855-841-4624  
Web: [www.stewartsigns.com/support/](http://www.stewartsigns.com/support/)

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INITIALS 



City of Grove City  
Division of Building  
4035 Broadway  
Grove City, Ohio 43123  
614-277-3075  
www.grovecityohio.gov

# Review Letter

Colin Meinzer  
P.O. Box 695  
Ross, OH 45061

March 27, 2025

Reference: Project PR20250000545 (3363 MCDOWELL RD)

Dear Colin Meinzer:

Except as noted below and based solely upon the information contained within the submittal documents for the project above have been reviewed for conformance with the Planning and Zoning Code and Grove City Ordinances, as applicable.

The following comments must be resolved to bring the documents into compliance.

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1. See Landscape and zoning review.

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**Zoning Review [Failed]** (Reviewed By: Laura Scott)

1. 1145.16 (e) (1) Sign Height: Freestanding Monument and Pole signs shall not exceed the height of eight (8) feet from finished grade for commercial and industrial properties.
2. When replacing a non-conforming sign, details of existing sign being replaced are needed.
3. 1145.16 (e) (2) Sign distance to Property Line; The entire sign, including all support structures, base, and associated landscaping shall not be less than ten feet (10') from any adjoining lot line.
4. 1145.16 (a) (2) Monument Sign Area- Commercial; A monument sign in commercial zone shall not exceed fifty (50) square feet in area.
5. 1145.20 Nonconforming Signs; Any sign that is non-conforming shall be brought into compliance with the enforced sign legislation when there is a change in use of the business or when the sign becomes a hazard as described by this chapter or when a business ceases operation for a period of six (6) months.
6. 1145.06 Prohibited: Electronic signs are not permitted.
7. Sign materials and specifications for proposed sign from the manufacturer are required.

Due to the finding that the documents are not fully compliant or are incomplete and that corrections are required to demonstrate compliance with the Planning and Zoning code and Grove City Ordinances, as

applicable, the above items are not necessarily the only items not in compliance. Additional items may be found upon further review of the requested information or revised construction documents.

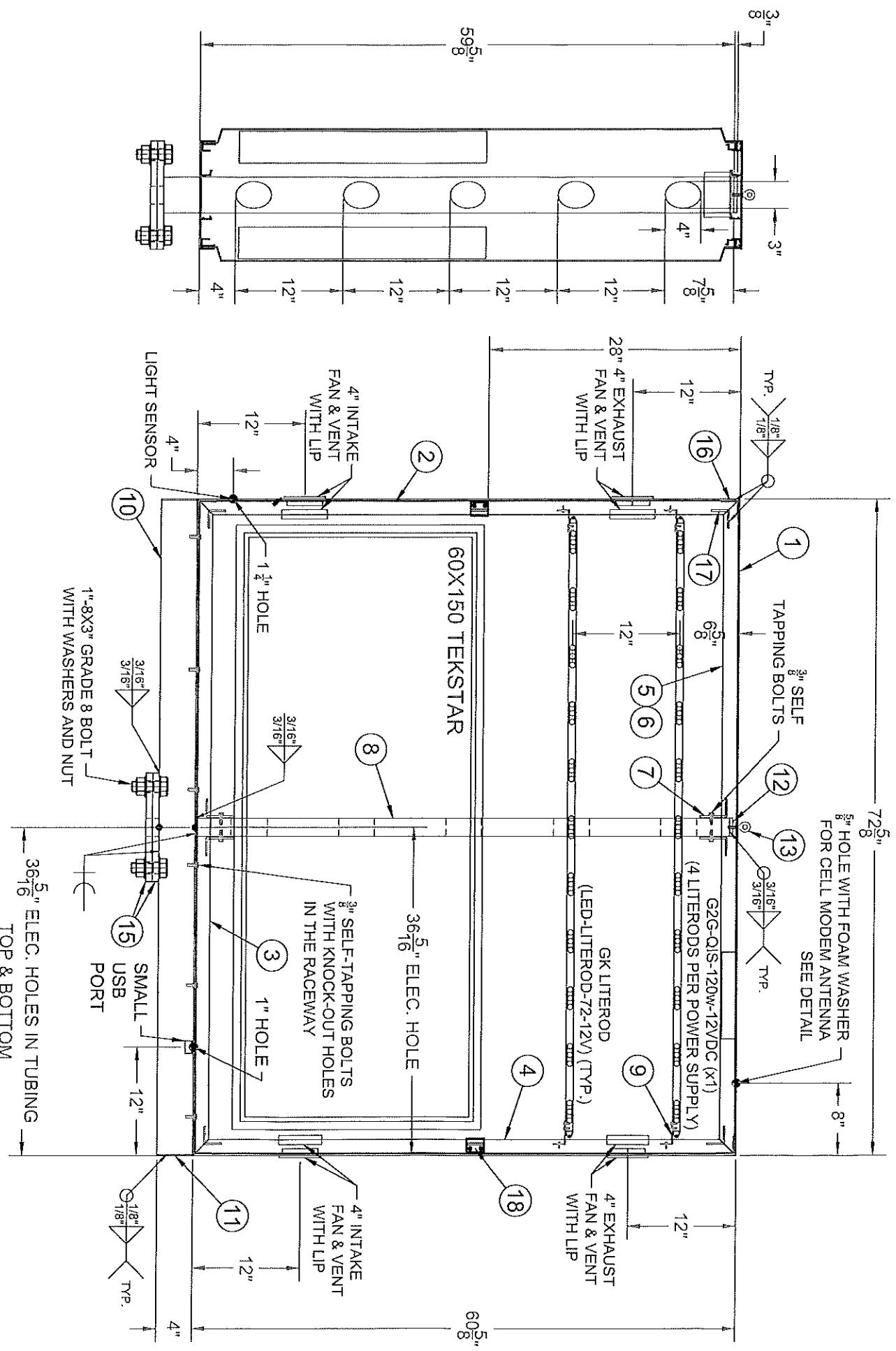
- Omission of reference to rule or law shall not nullify any requirement nor exempt any structure or person from such requirement of the rules or laws.

To resolve the comments, please respond by letter and revise documents in a manner that identifies the comments responded to and, where appropriate, corrections made.

If you have questions about this review, please contact the plan reviewer(s) or the Chief Building Official.

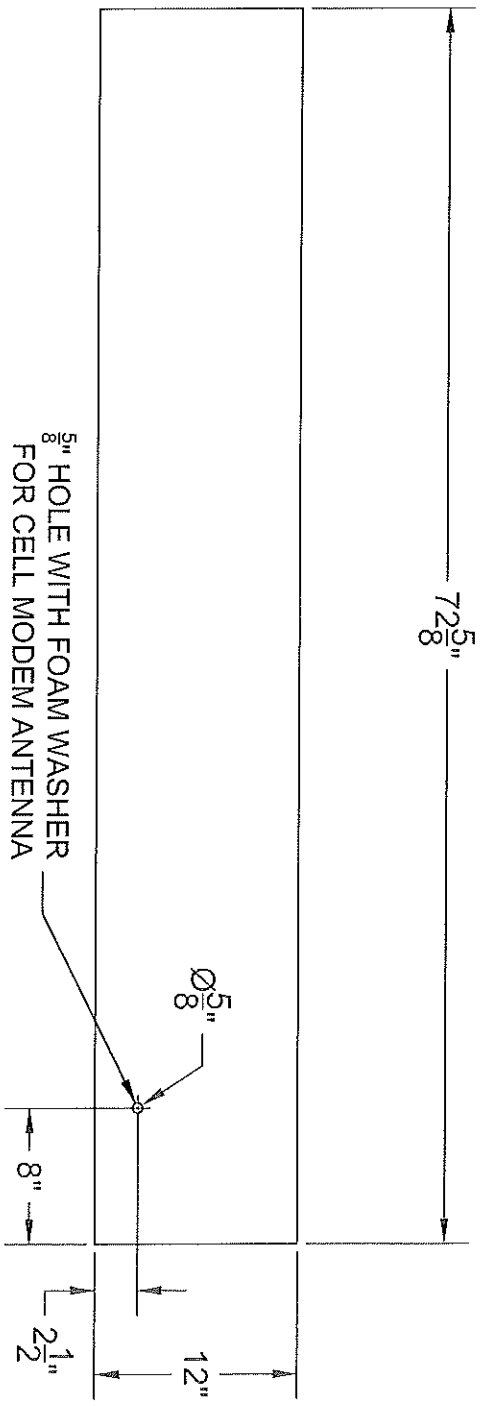
Sincerely,

The City of Grove City

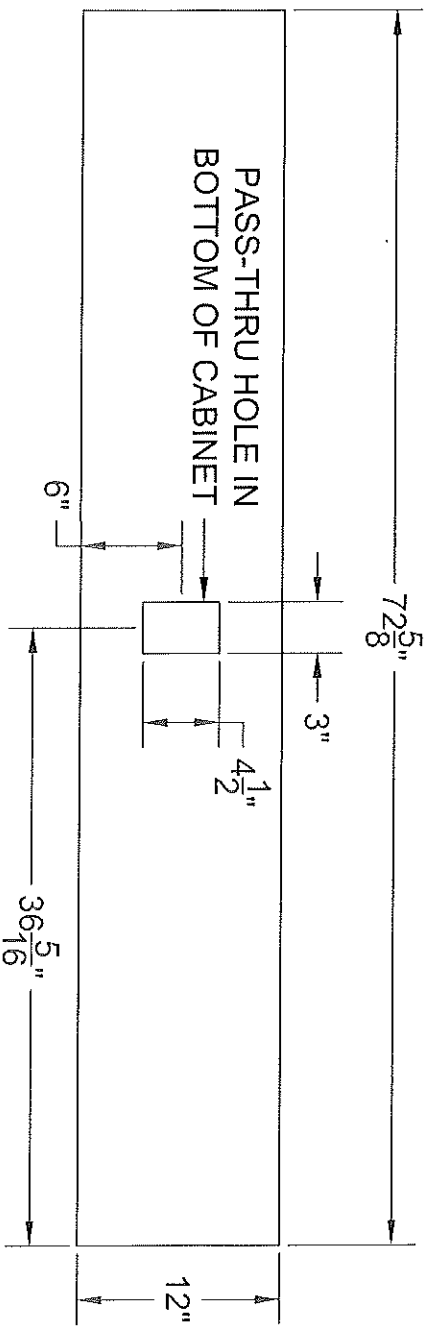


Engineer/Data/J.M. Stewart Drawings\Tekstar LED\112" Extrusion (Lokscreen)\March Plate Mount - Single\Tekstar 10.56mm 60X150 - 56 - Order #1006438-1-1.dwg, 1/8/2025 3:53:17 PM, AcroPlotTempDWF54464.p3



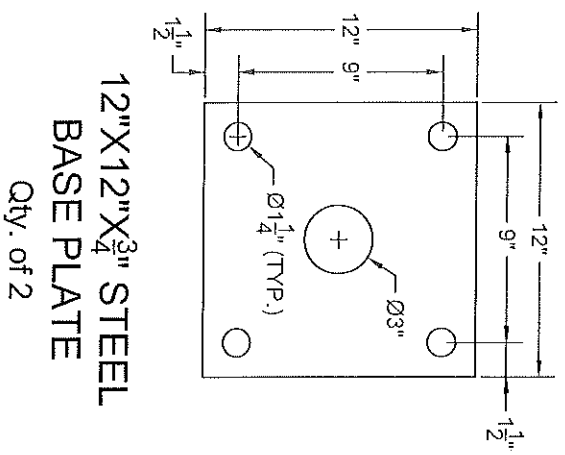
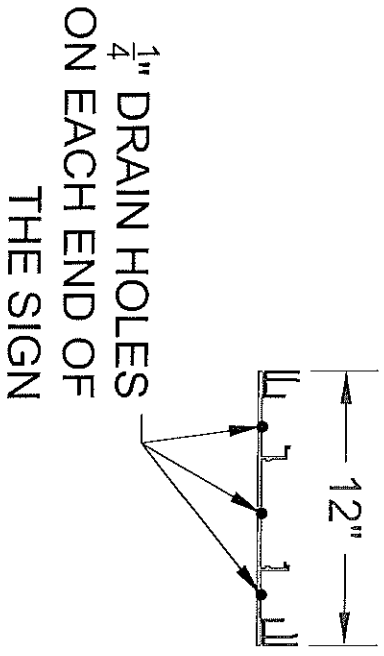
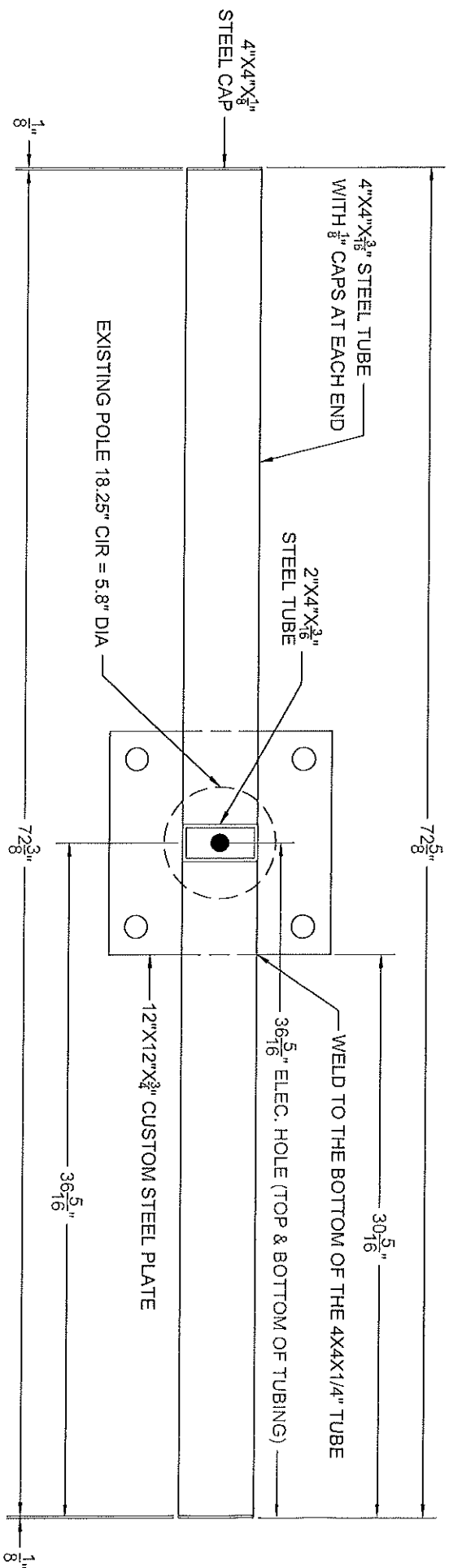


# TOP VIEW



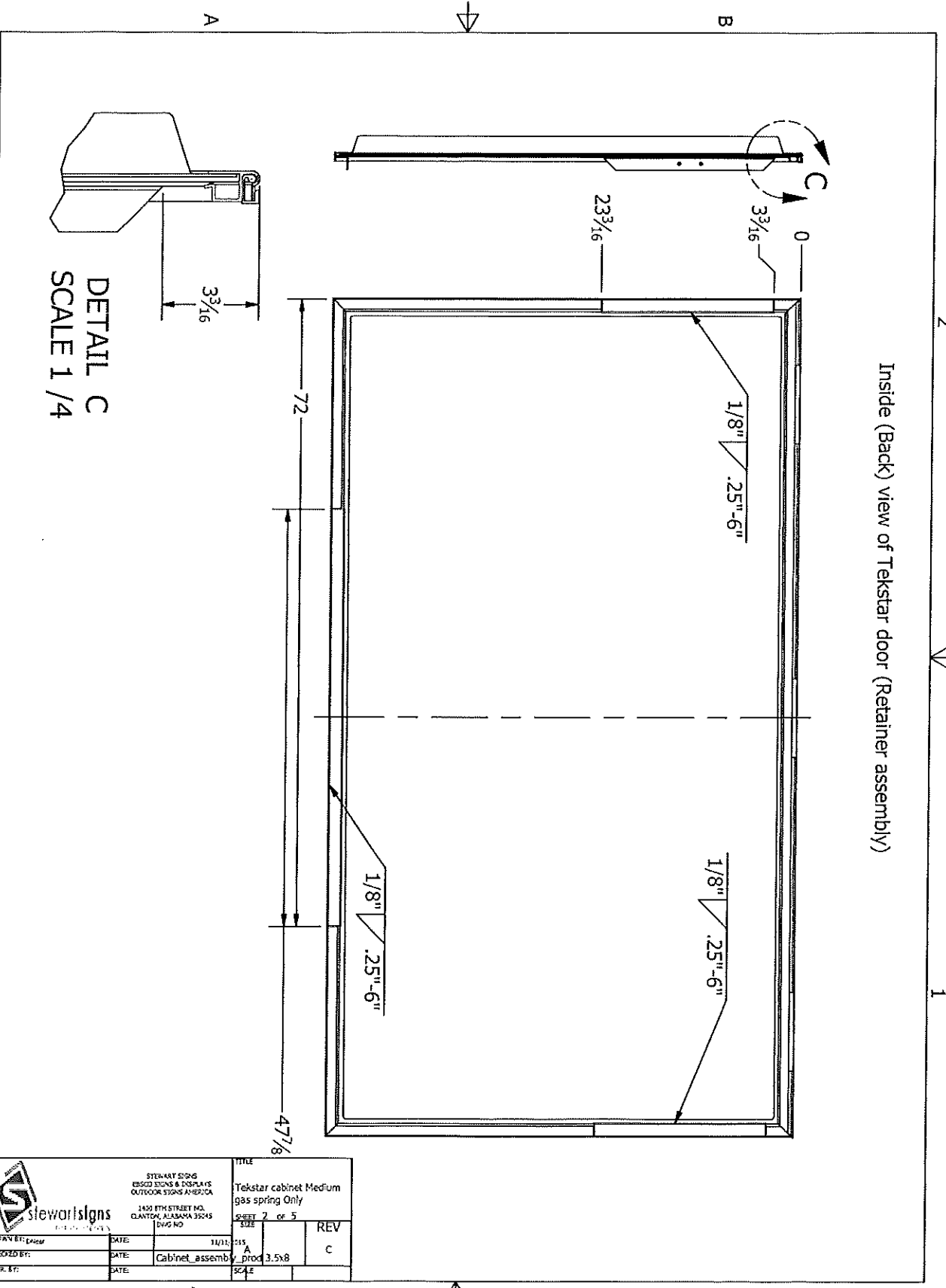
# BOTTOM VIEW








Inside (Back) view of Tekstar door (Retainer assembly)

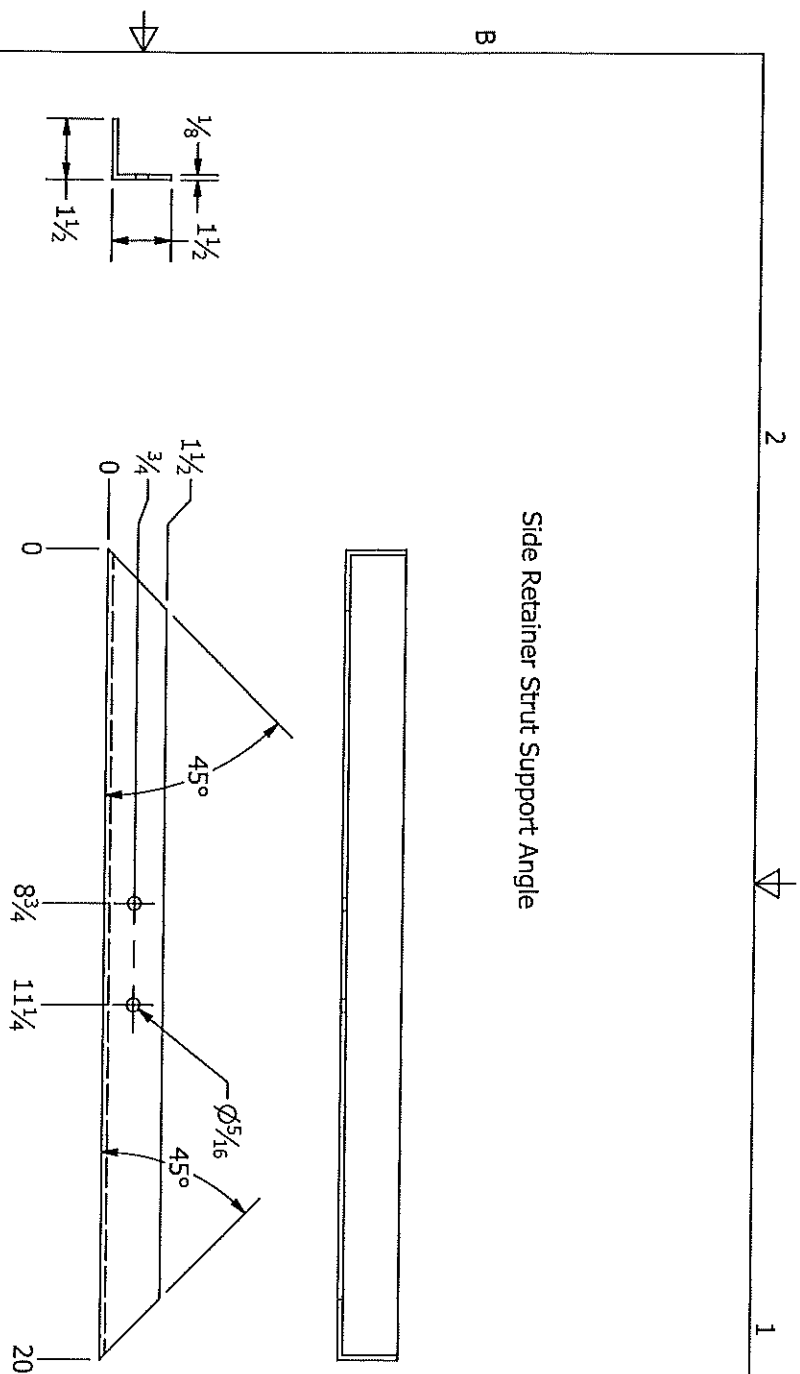


DETAIL C  
SCALE 1/4


 <b>stewart signs</b> <small>EST. 1978</small>		STEWART SIGNS EXHIBIT SIGNS & DISPLAYS OUTDOOR SIGNS AMERICA 1420 FTH STREET NW CLANTON, ALABAMA 36645 (205) 650-1234		TITLE Tekstar cabinet Medium gas spring Only SHEET 2 of 5	
DRAWN BY: <i>Edgar</i> CHECKED BY: APPR. BY:	DATE: 11/11/2015 DATE: Cabinet_assembly_proc 3.5x8 DATE:	SIZE A SCALE	REV C		



Side Retainer Strut Support Angle



(19)

 <b>stewart signs</b> <small>AN ALASKA COMPANY</small>		STEWART SIGNS LED/SIGNS & DISPLAYS OUTDOOR SIGNS ASSEMBLY 1400 8TH STREET NO. CLANTON, ALASKA 99575 (907) 843-1111		TITLE Tekstar cabinet Medium gas spring Only SHEET 4 of 5	
DRAWN BY: Dneir CHECKED BY: APPROV BY:	DATE: DATE: DATE:	11/21/12 A prod 3.5x8	REV C	SCALE	DATE:



*from sign mfr. Stewart Signs LLC. 11-13-25*

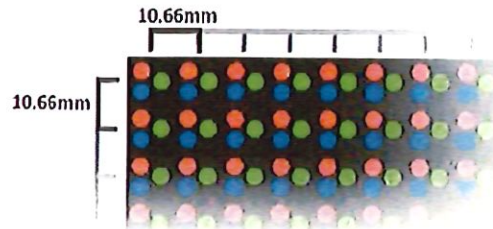
## Capabilities for a 10.66mm 60x150 Full Color LED Display

Your new LED sign will be capable of incredible things! From simple text to amazing animations, our signs allow your organization to thrive through effective communication. Learn more on our LED Sign Education (<https://www.stewartsigns.com/led-sign-education>) page.

### Understanding Your LED Display

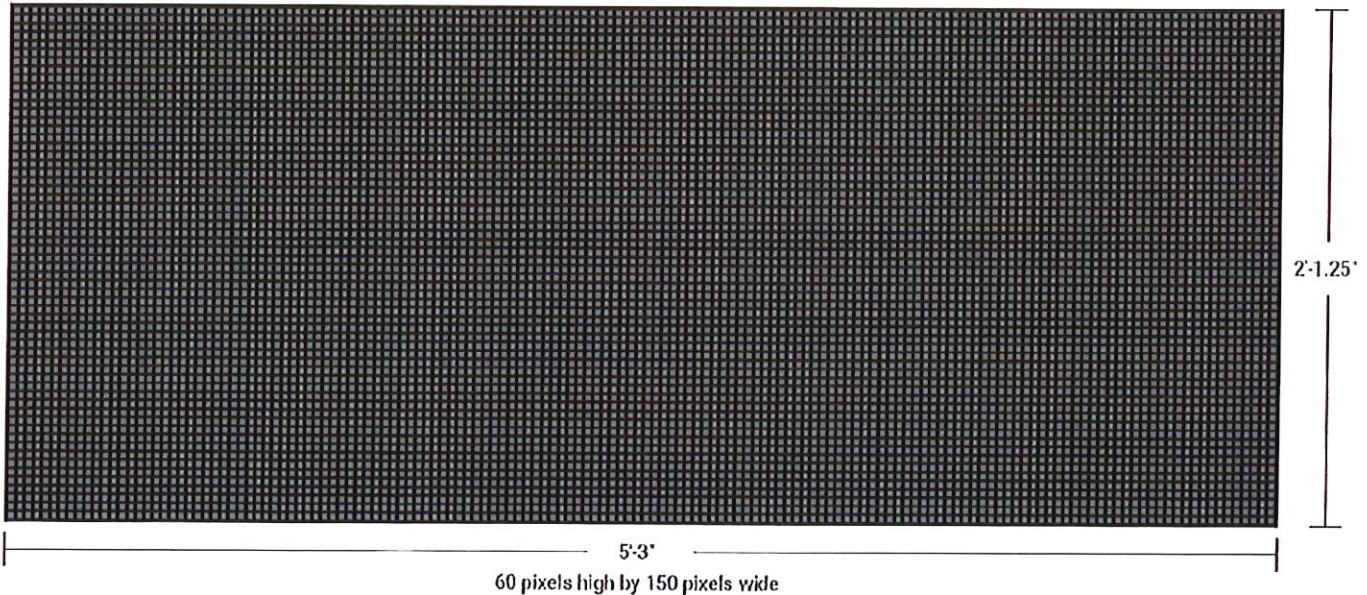
#### Pixel Pitch

10.66mm (0.42 in.) is the pixel pitch. This is the distance between the centers of individual pixels (points of light) in the LED display. The smaller the pitch, the more pixels can fit inside of the display.



#### Matrix Size

60x150 is the matrix size. This is the number of pixels high (60) and the number of pixels wide (150) of the display. That's 9,000 pixels! The more pixels, the higher the clarity and amount of detail that can be shown.



[View larger image >>](https://www.stewartsigns.com/img/capabilities/matrix/10.66mm_60x150_color.png) ([https://www.stewartsigns.com/img/capabilities/matrix/10.66mm\\_60x150\\_color.png](https://www.stewartsigns.com/img/capabilities/matrix/10.66mm_60x150_color.png))

#### Display Colors

This full-color display is capable of showing an enormous number of colors by combining red, green and blue light in different amounts!



Example of colors only. Amount of details dependent on matrix size.

## Optimum Viewing Distance

The optimum viewing distance for this display is between 34' and 110'. Images and video clips at closer than 34' will be discernible, but will appear pixelated. Greater than 110' will decrease the display's readability. Learn more. (<https://www.stewartsigns.com/led-sign-education#sizes>)

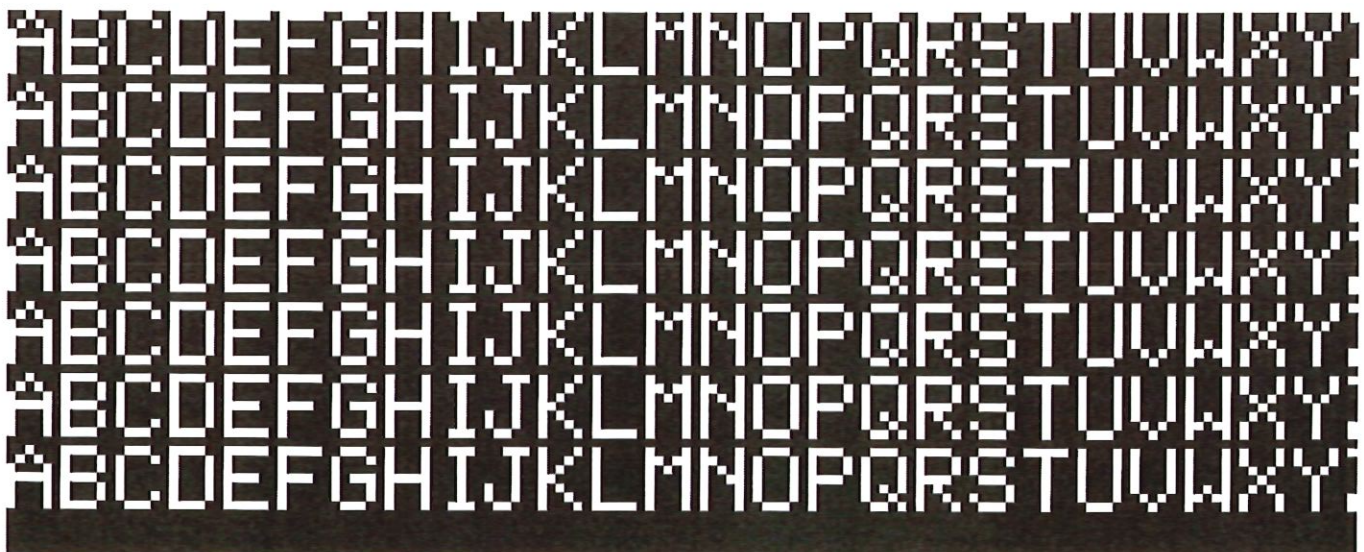


The display area is approximately 2'-1.25" high by 5'-3" wide, or 11.0 sq.ft.

## Text Capabilities

### Maximum Text

The maximum amount of text for your LED display is 7 rows of 2.9" text. This size uses pixel text for optimum screen usage and clarity.



### Optimum Text

A message can also be created using 3 rows of 8.2" text. This sized text is suitable for traffic speeds of up to 56 mph.



*Amount of detail is dependent on matrix size.*

## Fonts & Styles

In addition to pixel text, your message can be shown in many fonts and styles. Color and outline options are also available for full-color displays.



*Amount of detail is dependent on matrix size.*

## Full Text Capabilities

This display is capable of the following text sizes. Miles per hour are based on five seconds of readability at that constant speed.

7 rows of 2.9" text \* (Up to 20 mph)

6 rows of 3.8" text \* (Up to 26 mph)

5 rows of 4.2" text \* (Up to 29 mph)

5 rows of up to 4.9" text (Up to 33 mph)

4 rows of up to 6.1" text (Up to 42 mph)

3 rows of up to 8.2" text (Up to 56 mph)

2 rows of up to 12.4" text (Up to 70+ mph)

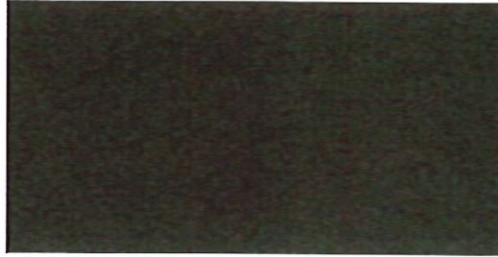
1 row of up to 25.2" text (Up to 70+ mph)

\* Using pixel text.

# Media Capabilities

## Media Library

Our cloud-based software has over 2,500 built-in video clips and images for use on any sized display. Get the maximum impact from your sign immediately with our continually growing library!



(<https://www.signcommand.com/library/>)

*Amount of detail is dependent on matrix size.*

Learn more about our Media Library » (<https://www.signcommand.com/library/>)

## Animation Templates

Make compelling, eye-catching custom messages for your sign! Your text will be brought to life with movement and visual interest. If you can type, you can build amazing sign messages!



Text



(<https://www.signcommand.com/animation-templates/>)

*Check local ordinances regarding sign content.*

Learn more about our Animation Templates » (<https://www.signcommand.com/animation-templates/>)

Of course, you can upload and use your own images and video clips as well. We support AVI, BMP, GIF, JPG, MOV, MP4, MPG, PNG, TIF and WMV formats, with unlimited media file storage. Learn more about your new sign's capabilities with our cloud-based software SignCommand.com (<https://www.signcommand.com/>)!



(<https://www.signcommand.com/>)

## Want More?

We make LED displays to fit every budget and need.

Upgrade to a higher resolution display for even more amazing clarity and increased capabilities!

This  
Display

8.88mm 72x180 (<https://www.stewartsigns.com/capabilities/8.88mm-72x180?ci=civic&dc=color&hd=1&hl=&hm=&hp=&ht=&hu=1&org=American%20Legion%20Paschall%20Post%20Grove%20City%2C%20OH%20&pr10=0&pr16=0&pr20=0&pr8=0&si=0&sr=>)

9,000  
total  
pixels

7 rows of  
text

12,960  
total pixels

9 rows of text

*44% increase in resolution (3,960 more pixels) from 10.66mm 60x150*

*View this sign (<https://www.stewart-signs.com/capabilities/888mm-72x180?ct=civic&dc=color&hd=1&hi=&hm=&hp=&ht=&hw=1&org=American%2520Legion%2520Paschal%2520Post%2520Grove%2520City%2C%2520OH%20&pr10=0&pr16=0&pr20=0&prB=0&sl=0&sr=0>)*

## We Are Stewart Signs

We provide the quality signs and services needed for your organization to thrive through effective communication.

For over half a century, we have been the trusted partner for sign projects of all sizes. Find out why!

LEARN MORE ABOUT US



(<https://www.bbb.org/us/fl/sarasota/profile/sign-company/stewart-signs-C653-6024969#bbb:seal>)

### Products

OUTDOOR LED SIGNS



CHANGEABLE LETTER SIGNS



LIGHT BOX SIGNS



MONUMENT SIGNS



Software & Hardware

[SIGNCOMPANY.COM](http://SIGNCOMPANY.COM)



# Communication Methods

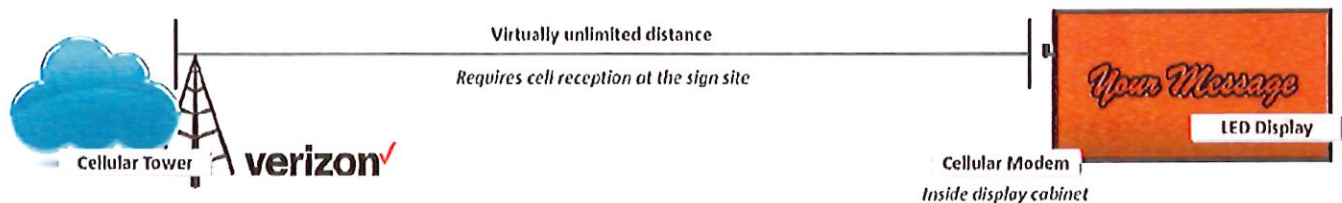
## For Outdoor LED Signs

An important aspect of purchasing an LED sign is the planning and preparation of how it will communicate over the Internet with our cloud-based software (<https://www.stewartsigns.com/software>). We offer several different methods of communication for our outdoor LED signs.

The following factors are important when deciding on a communication method:

- The availability of internet service at your organization
- The distance between the sign site and the network
- The possibility of trenching or burying data cables
- The speed and reliability of the connection
- The potential for additional costs associated with the chosen communication method

## Cell Connect



The sign connects to the internet through a cellular modem that is pre-installed inside the display. Wireless data plan is managed by Stewart Signs, and includes unlimited data in either 5-Year or Lifetime data plans. Provided by Verizon Wireless' extensive coverage area.

### Distance

Virtually unlimited

### Advantages

"Plug-and-play" setup for sign - just connect electrical. No trenching for cables or limit to distance. Highly reliable and cost effective when compared to extensive trenching.

### Disadvantages

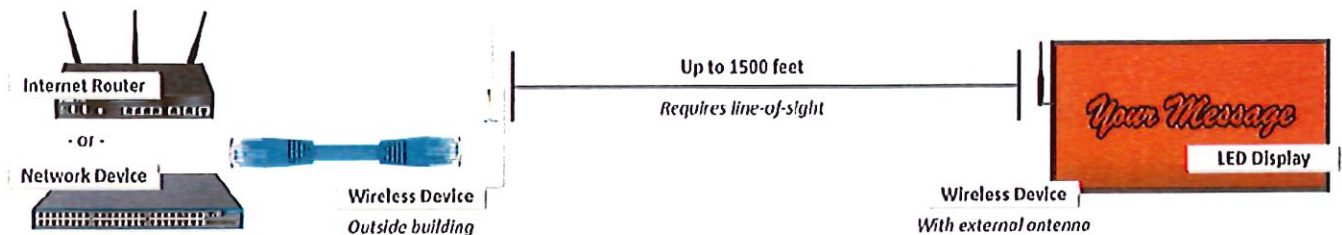
Extra cost for data plan.

### Requirements

Option purchased with sign and cell reception at sign site. Must be within the United States (including Puerto Rico) with coverage shown on the Verizon Coverage Map (<https://www.verizonwireless.com/reusable-content/landing-page/coverage-map.html>).

Learn More About Cell Connect » (<https://www.stewartsigns.com/outdoor-led-signs/cell-connect>)

## Wi-Fi via Radio Frequency Modems



The sign connects to your organization's internet router or network device through a pair of wireless network devices. One device is pre-installed inside the sign with an exposed antenna, and the other is typically installed on an outside wall that is facing the display. This wireless device is connected to the network device via an Ethernet cable. The two devices communicate with each other using RF technology that operates on the 2.4 GHz frequency.

### Distance

Maximum of 1,500 feet\* between antennas

### Advantages

Wireless, no trenching for cables. Inexpensive method for communicating to sign. Fast data transfer rates.

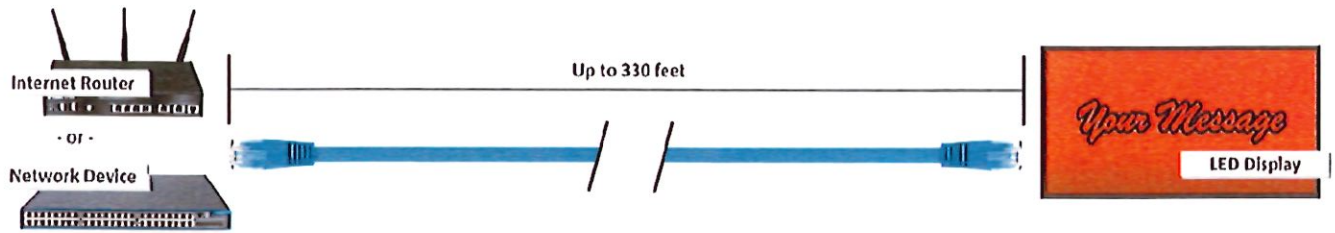
### Disadvantages

\*Requires line-of-sight between both antennas with no obstructions. Obstructions may reduce the distance between devices, result in intermittent connectivity or in no connectivity. Requires the installation of a device outside, typically on the side of the building. Subject to interference from other wireless systems and electromagnetic emissions, such as cordless phones and two-way radios.

### Requirements

Line-of-sight between antennas.

# Ethernet Cable



The sign communicates to your organization's internet router or network device with an Ethernet network signal. This is done through a Cat5e or Cat6 cable, up to 330 feet in length, that is connected between the sign and network device.

## Distance

Maximum cable length of 330 feet.

## Advantages

No additional cost and no extra devices required.

## Disadvantages

Maximum cable length is 330 feet, and cable must be run to the sign site. Costs associated with trenching for data cable needs to be considered, especially if running cable across a paved parking lot.

## Requirements

Outdoor Cat5e or Cat6 cable, such as Belden 7919A or Belden 1594A, and the separation of electrical and Ethernet cables by a minimum distance of 12 inches.

# USB Drive



The user exports the new display message or other settings to a provided USB drive. The USB drive is then brought out to the display and plugged into the USB port for transfer. Once transfer is complete, the USB drive can be removed. This method is available standard on all outdoor LED sign products, and is typically used as a secondary method of communication in case of issues with the primary method.

### Distance

None. The user must have physical access to the USB port.

### Advantages

No additional cost and no extra devices required. Can be used as a backup in case of an issue with another communication method.

### Disadvantages

User must walk out to the display to change the message.

### Requirements

Accessibility of the USB box. This may require special consideration for high wall-mounted displays, or otherwise inaccessible display cabinets.

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### Products

OUTDOOR LED SIGNS



CHANGEABLE LETTER SIGNS



LIGHT BOX SIGNS



MONUMENT SIGNS



### Software & Hardware

SIGNCOMMAND.COM



LED SIGN EDUCATION



SIGN INSTALLATION



