



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Apr 27 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 495 S HIGH ST 450 COLUMBUS, OH

Mailing Address: 495 S HIGH ST STE 10
COLUMBUS OH 43215-5689

Owner: 495 SOUTH HIGH STREET LLC

Parcel Number: 010215363

ZONING INFORMATION

Zoning: Z89-020, Commercial, CPD
effective 10/2/1989, Height District H-200

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SOUTH HIGH ST/ SOUTH FRONT ST UCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: Brewery District

Historic Site: No

Council Variance: CV89-0017

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF COLUMBUS ANDREW J. GINTHER, MAYOR

Graphics Commission Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: GC16-001 Date Received: 4 Apr. 2016
Application Accepted by: BREWERY DIST. Fee: \$1900
Commission/Civic: Existing Zoning: Comments:

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- Variance Graphics Plan Special Permit Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

LOCATION

Certified Address: 495 South High City: Columbus Zip: 43215

Parcel Number(s): 010-215363

APPLICANT

Applicant Name: MORRISON SIGN CO Phone Number: 614-276-1181 Ext.:

Address: 2757 SCIOTO PARKWAY City/State: Columbus, OH Zip: 43221

Email Address: LLAB@MORRISONSIGNS.COM Fax Number:

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: 495 SOUTH HIGH STREET LLC Phone Number: 614-578-1666 Ext.:

Address: 495 SOUTH HIGH City/State: Columbus, OH Zip: 43215

Email Address: JKIZER@ROI REALTY.COM Fax Number:

ATTORNEY / AGENT (Check one): Attorney Agent

Name: MORRISON SIGNS / LARRY LAB Phone Number: 614-276-1181 Ext.:

Address: 2757 SCIOTO PARKWAY City/State: Columbus, OH Zip: 43221

Email Address: LLAB@MORRISONSIGNS.COM Fax Number:

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE PROPERTY OWNER SIGNATURE ATTORNEY / AGENT SIGNATURE

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

THE CITY OF COLUMBUS ANDREW J. GINTHER, MAYOR

Graphics Commission Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Larry LAB of (1) MAILING ADDRESS 2757 Scioto Pkwy Columbus, OH 43221

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 495 South High for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) 495 South High Street LLC 495 South High Street Columbus, OH 43215

APPLICANT'S NAME AND PHONE # (same as listed on front application) MORAWAN SIGN CO / LARRY LAB 614-276-1181

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) BREWERY DISTRICT COMMISSION RANDY BLACK - HISTORIC PRESERVATION OFFICER JAMES GOODMAN

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Row 1: SOB ATTACHED.

(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this April day of 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires February 2, 2017



PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

Variance Request

Client – IBP

Property Address – 495 South High

PID – 010-215363

Zoning - CPD

Elevation 1 (East)

IBP is seeking three variances for two wall signs.

*Graphics Code 3377.20 (a) – allows only a wall sign that encloses said use. We want a variance to allow signs that are not for enclosed use to include all permitted existing signs.

* Graphics Code 3377.20 (b) – only allows for signs on the first and second floor levels. We request a variance to allow signs above the second floor at the top of the building for identification and for any permitted existing signs.

* Graphics Code 377.20 (d) – allows for the total signage on a façade to be no greater than the allowable graphics area by code. Since there is “permitted” signs on the building we request that we be allowed to exceed the maximum signage allowed by code

ALLOWED: 188 sq ft

PROPOSED 194 sq ft

Elevation 2 (West)

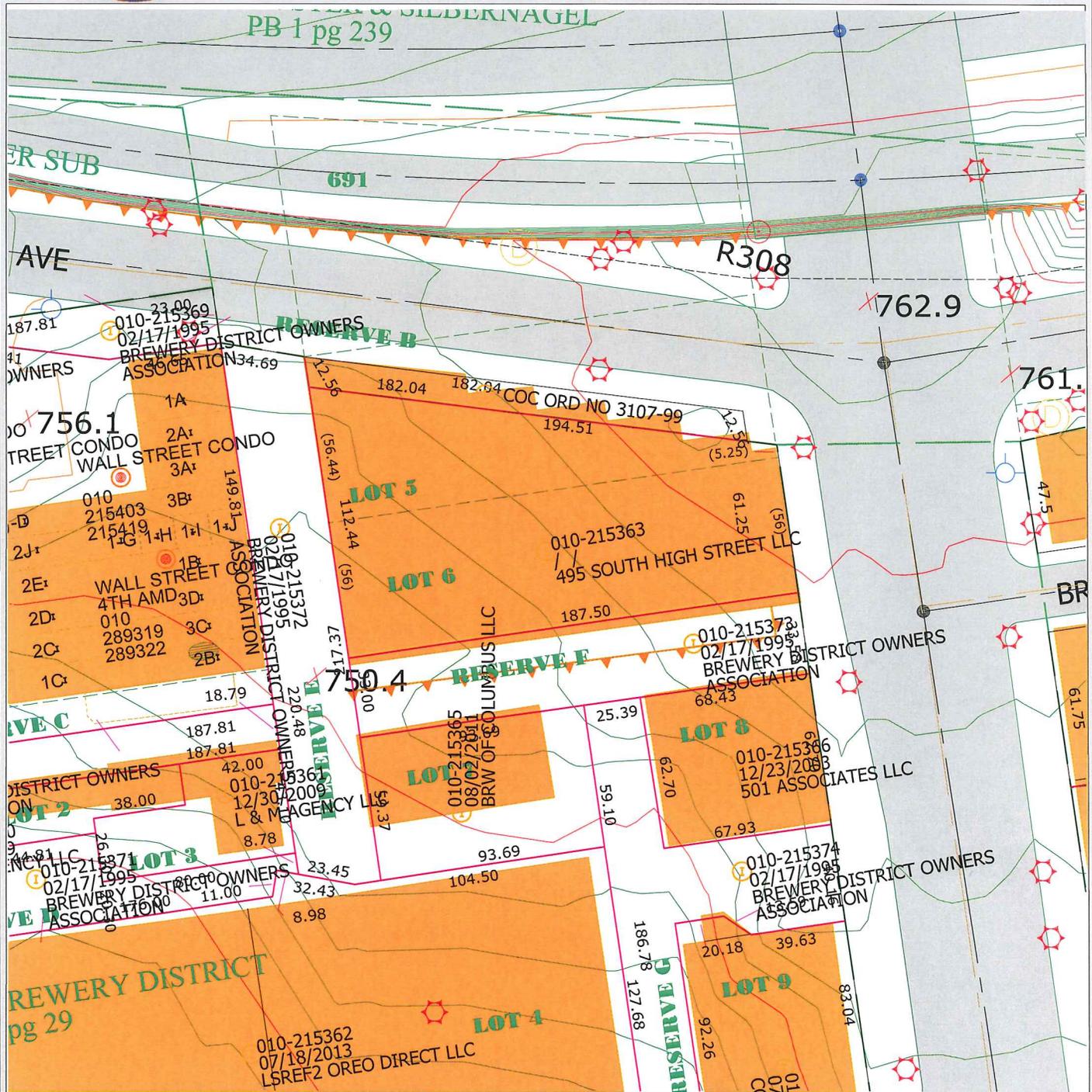
3377.20 (a) allow a sign that does not enclose the use.
 on a wall



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

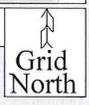
MAP ID: N

DATE: 3/29/16



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

STEVEN R. SCHOENY
Director



**CERTIFICATE OF APPROPRIATENESS
BREWERY DISTRICT COMMISSION**

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearances and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 495 S. High St.
APPLICANT'S NAME: Dwight Robertson (Applicant) 495 South High Street, LLC (Owner)
APPLICATION NO.: 15-12-4 MEETING DATE: 12-3-15 EXPIRATION DATE: 12-3-16

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3321 and the architectural guidelines:

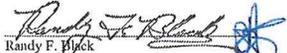
- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

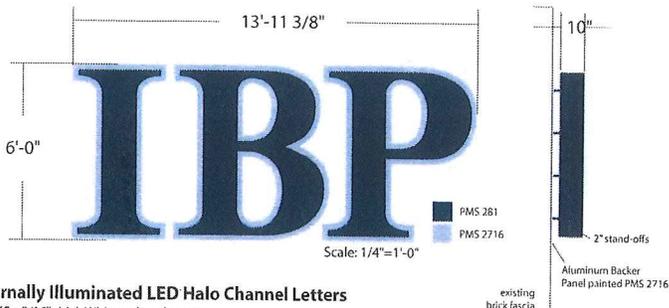
- Approve application #15-12-4, 495 S. High St., as submitted:
- Install new 6' x 13'-11 3/8" halo-lit sign on the east elevation.
 - Install new 6' x 13'-11 3/8" halo-lit sign on the west elevation.
- MOTION: Hugus/Schottenstein (4-0-0) APPROVED.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

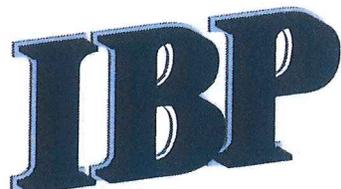
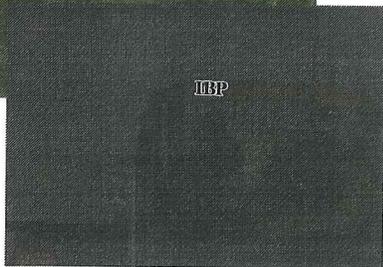
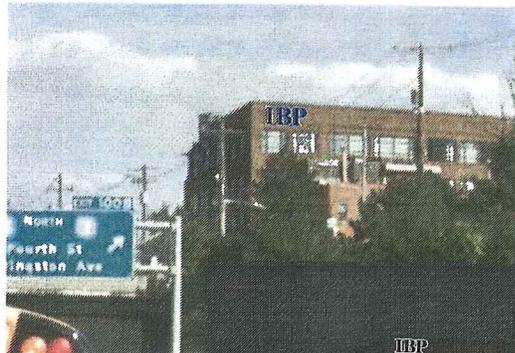
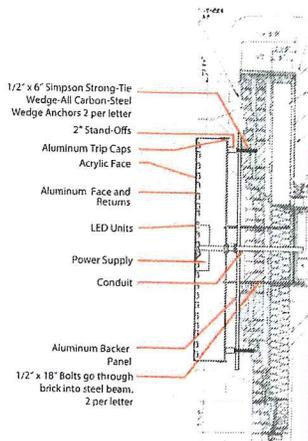

Randy F. Bluck
Historic Preservation Officer





Internally Illuminated LED Halo Channel Letters

BACKS: 3/16" thick White polycarbonate
RETURNS/SIDES: Letters - 0.063" aluminum X 10" deep, finished PMS 281 Blue
FACES: 0.063" aluminum w/ 2" Blue aluminum angle trim cap.
ILLUMINATION: Letters - White LED unites - as req'd. for proper illumination, (1) 20 Amp Circuit
MOUNTING: Letters are mounted to fascia with 1/2" thick bolts, bolted through brick fascia and into steel beam.
 Letters also have 1/2" x 6" Simpson Strong-Tie Wedge-All anchors.
 All mounting and electric per U.L. approved specifications.

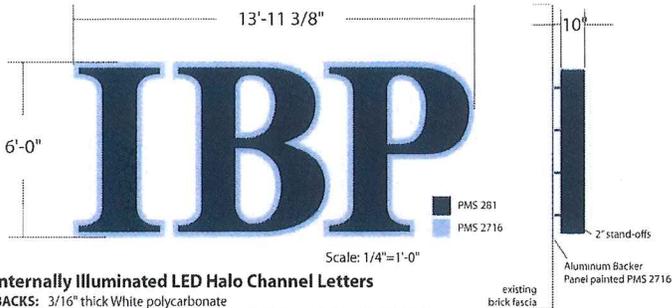


MORRISONSIGN
 SINCE 1979
 2751 Scioto Parkway, Columbus, OH 43221
 T: 614.276.1181 F: 614.274.4046
 morrisonsigns.com

CLIENT: IBP
DATE: 9-15-15
DRAWING# 15-141-ong-rev1
PROJECT LOCATION: Channel Letters
SALESPERSON: LL DESIGNER: PB

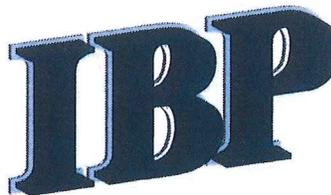
This sign is intended to be used in accordance with the provisions of the International Building Code and applicable local codes. This includes proper siting, marking and bowing of the sign.

This is a signed and sealed drawing created by Morrison Sign Co. Inc. It is intended for professional use and is not to be used for any other purpose. Morrison Sign Co. Inc. is not responsible for any errors or omissions in this drawing and shall not be held liable for any such errors or omissions. Morrison Sign Co. Inc. is a registered professional sign company in the state of Ohio.



Internally Illuminated LED Halo Channel Letters

- BACKS:** 3/16" thick White polycarbonate
 - RETURNS/SIDES:** Letters - 0.063" aluminum X 10" deep, finished PMS 281 Blue
 - FACES:** 0.063" aluminum w/ 2" Blue aluminum angle trim cap.
 - ILLUMINATION:** Letters - White LED unites - as req'd. for proper illumination, (1) 20 Amp Circuit
 - MOUNTING:** Letters are mounted to fascia with 1/2" thick bolts, bolted through brick fascia and into steel beam. Letters also have 1/2" x 6" Simpson Strong -Tie Wedge-All anchors.
- All mounting and electric per U.L. approved specifications.



MORRISONSIGN
 SINCE 1979
 2757 Scioto Parkway, Columbus, OH 43221
 T: 614.278.1181 F: 614.278.6943
 morrisonsign.com

CLIENT: IRP
DATE: 9-15-15
DRAWING# 15-141-A-eng-rev1
PROJECT LOCATION: Channel Letters
SALESPERSON: LL
DESIGNER: PB

This sign is intended to be installed in accordance with the applicable electrical code and other applicable local codes. This includes proper grounding and bonding of the sign.

This is a digital computerized drawing created by Morrison Sign Co. Inc. It is intended for your information and is not to be used for any other purpose. Morrison Sign Co. Inc. is not responsible for any errors or omissions in this drawing. All rights reserved. Morrison Sign Co. Inc.

ALLOWABLE - 188 S/F
 PRESENT SIGNS - 110 S/F
 NEW SIGN - 84 S/F



495 SOUTH HIGH STREET

GC16-001



MORRISON SIGNS
 SINCE 1979

2757 Scioto Parkway, Columbus, OH 43221
 T: 614.276.1181 F: 614.274.6048
 morrison signs.com

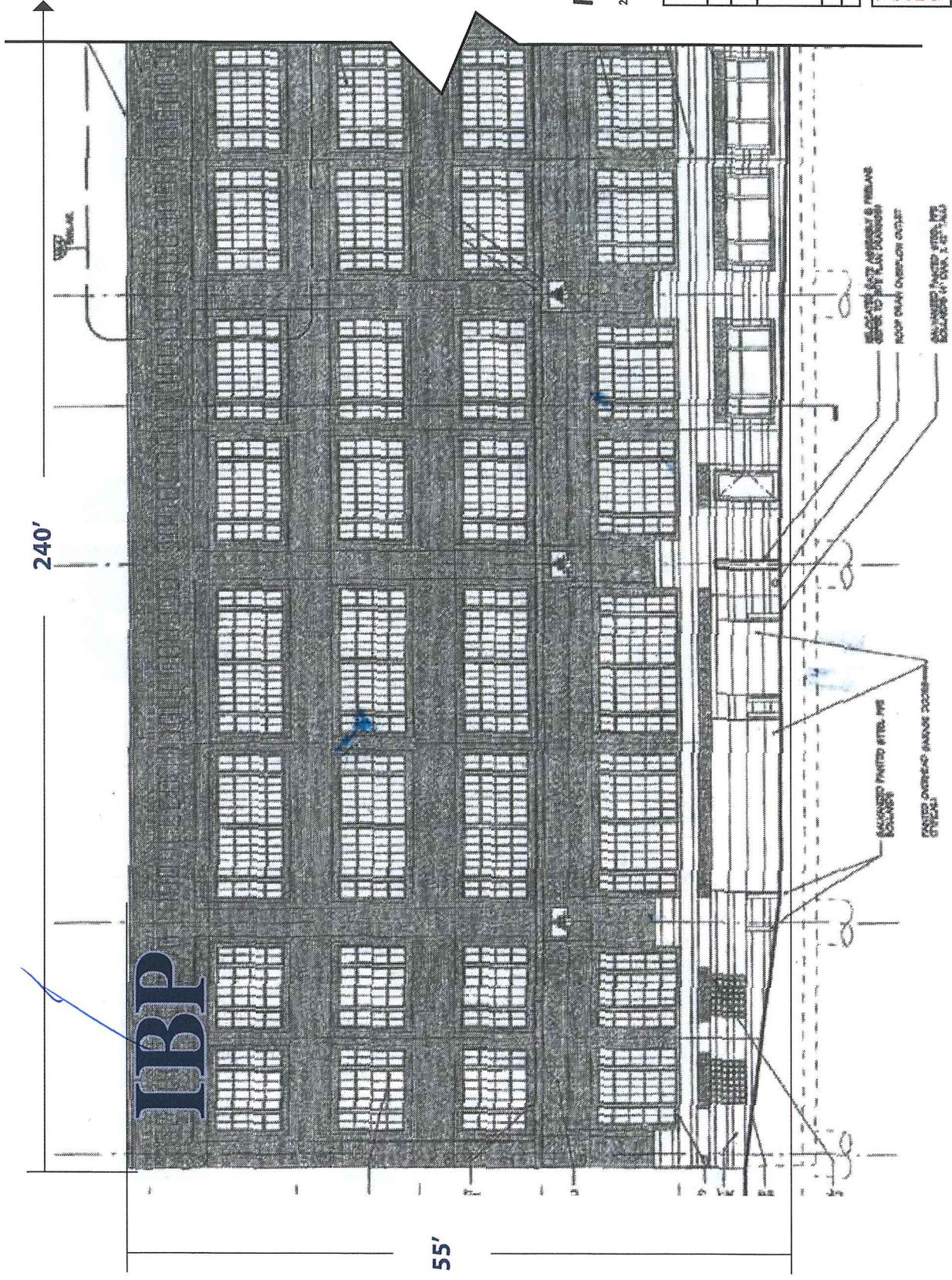
CLIENT: IBP
DATE: 3-28-16
DRAWING#: 15-141-C
PROJECT LOCATION:
SALESPERSON: LL
DESIGNER: PB

This sign is intended to be installed in accordance with article 600 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original unpublished drawing created by Morrison Signs Co., Inc. It is submitted for your personal use in connection with the project being planned by you or Morrison Signs Co., Inc. It is not to be shown to anyone outside your organization, nor to be used, reproduced, copied or exhibited without written consent. All in part of this design with the Morrison Signs Co., Inc. logo and/or other trademarks remain the property of Morrison Signs Co., Inc.

Accountable - 229.8 s/f
New Sign - 84 s/f

84 s/f



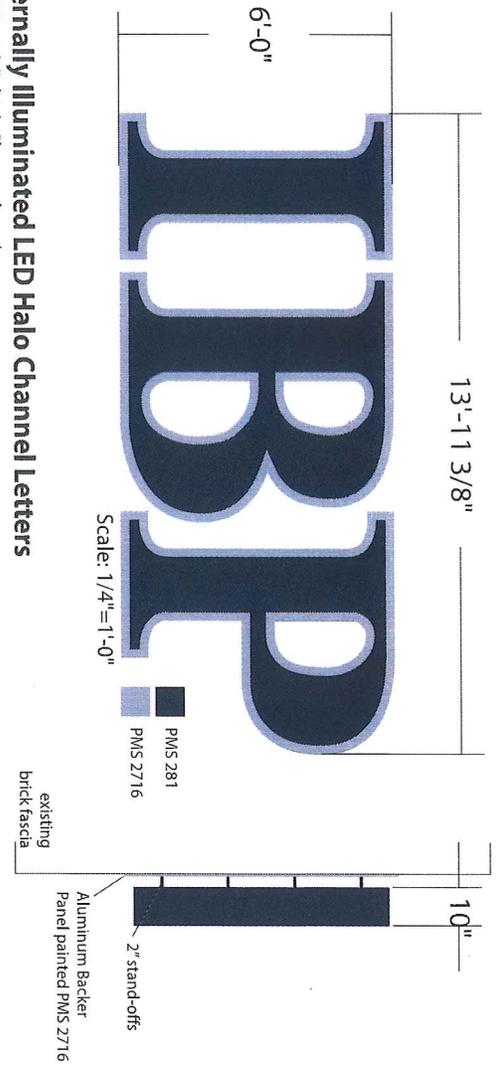
MORRISONSIGNS
SINCE 1979

2757 Scioto Parkway, Columbus, OH 43221
T: 614.276.1181 F: 614.274.6048
morrisonsigns.com

CLIENT:	IBP
DATE:	3-31-16
DRAWING#:	15-141-d
PROJECT LOCATION:	
SALESPERSON:	LL
DESIGNER:	PB

This sign is intended to be installed in accordance with article 600 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original unpublished drawing created by Morrisonsigns Co., Inc. It is submitted for your personal use in connection with the project being planned for you by Morrisonsigns Co., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited without written consent. All or part of this design with the registered trademark(s) remain the property of Morrisonsigns Co., Inc.

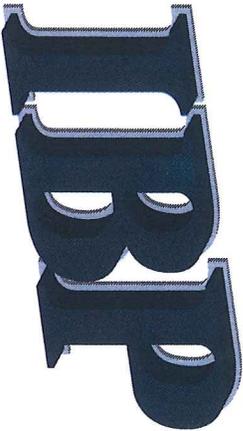
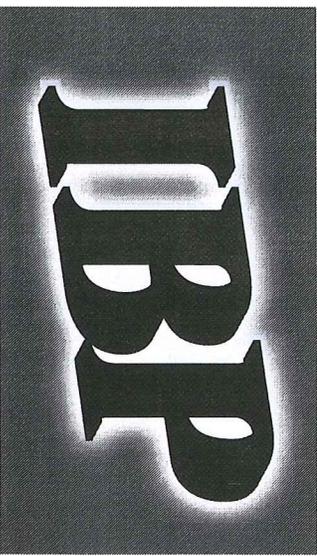
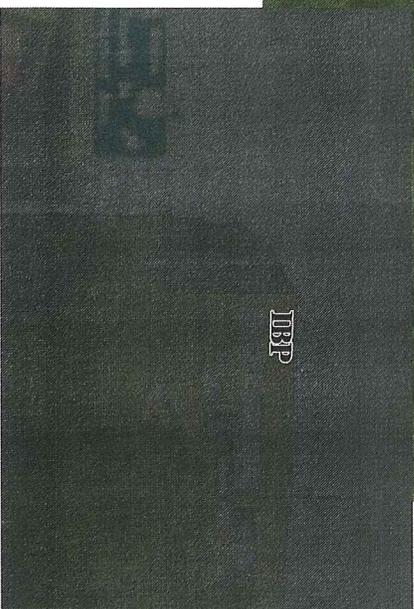
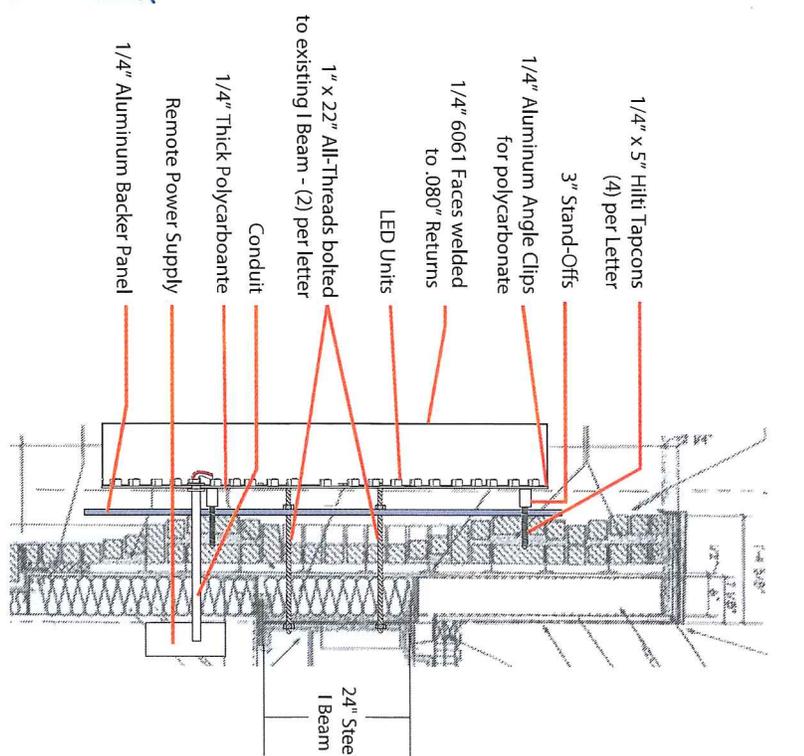


Internally Illuminated LED Halo Channel Letters

- BACKS: 1/4" thick Clear polycarbonate
 - RETURNS/SIDES: 0.080" aluminum X 10" deep, finished PMS 281 Blue
 - FACES: 1/4" 6061 aluminum faces finished PMS 281 Blue
 - ILLUMINATION: Letters - White LED units - as req'd. for proper illumination, (1) 20 Amp Circuit
 - MOUNTING: see cross view section
- All mounting and electric per U.L. approved specifications.



WIND LOAD:
90 MPH - EXPOSURE B
2011 OBC



MORRISON SIGN
SINCE 1979

2757 Scobio Parkway, Columbus, OH 43221
T: 614.274.1181 F: 614.274.4046
morrisonsigns.com

CLIENT: IBP
DATE: 1-6-16
DRAWING#: 15-14-eng-rev2
PROJECT LOCATION: Channel Letters
SALESPERSON: LL
DESIGNER: PB

This sign is intended to be installed in accordance of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This is a digital reproduction of a drawing created by Morrison Sign Co., Inc. It is intended for your personal use only and is not to be used for any other purpose without the express written consent of Morrison Sign Co., Inc. Morrison Sign Co., Inc. is not responsible for any reproduction, distribution, or use of this drawing without the express written consent of Morrison Sign Co., Inc.

CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

Graphics Commission Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jennifer W Kizer # Cols. 215
of (COMPLETE ADDRESS) ROI Realty Services, 855 Grandview Ave 215 43215
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Tenant:</u>	
<u>Installed Building Products, LLC</u>	
<u>is wholly owned by:</u>	
<u>Installed Building Products, LLC.</u>	<u>495 S. High Street</u>
	<u>Suite 500</u>
	<u>Columbus, Ohio 43215</u>

SIGNATURE OF AFFIANT

Jennifer W Kizer

Sworn to before me and signed in my presence this 30 day of MARCH, in the year 2016

Theresa J Flinn

SIGNATURE OF NOTARY PUBLIC

06-19-2018
My Commission Expires

Notary Seal Here



THERESA J FLINN
Notary Public, State of Ohio
My Commission Expires 06-19-2018

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer