



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue May 24 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5248 BETHEL-REED PARK COLUMBUS, OH

Mailing Address: 5256 BETHEL REED PARK
COLUMBUS OH 43220-1811

Owner: JC INTERNATIONAL LLC

Parcel Number: 010279862

ZONING INFORMATION

Zoning: Z01-035, Commercial, LC2
effective 8/15/2001, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: BETHEL ROAD RCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: CV06-007

Flood Zone: OUT

Airport Overlay Environs: N/A

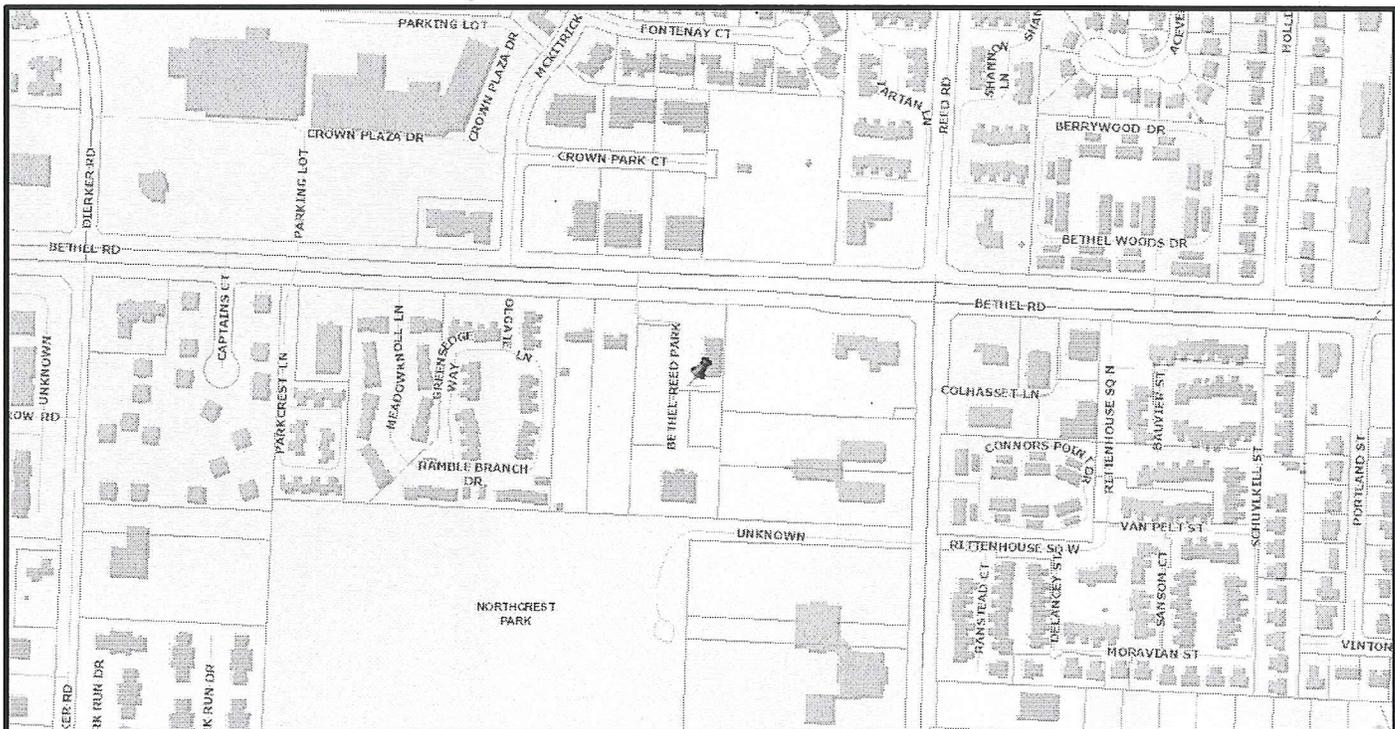
PENDING ZONING ACTION

Zoning: N/A

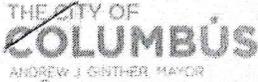
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



5248-56 BETHEL-REED PARK



Graphics Commission Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

Application Number: GC16-004 Date Received: 3 May 2016
Application Accepted by: TF Fee: \$1900
Commission/Civic: NORTHWEST CLINIC
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

3377.11(A) - TO INCREASE # TENANT PANELS FROM 4-8

3377.11(C) - TO INCREASE PORTION OF TENANT FROM 50% TO 60% 3378.01(D) - SP FOR OFF. PREMISES GRAPHIC

LOCATION Certified Address: 5248-5256 BETHEL REED PARK City: COLS OH Zip: 43220

Parcel Number(s): 010-279-859 010-279-860 010-279-862 010-279-861

APPLICANT Applicant Name: DAVID KEISTER Phone Number: 614-442-9200 Ext.: _____
Address: 5248 BETHEL REED PARK City/State: COLS OH Zip: 43220
Email Address: DAVE KEISTER@SBCGLOBAL.COM Fax Number: 614-442-8718

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page
Name: KEISTER TERBEEK INV, INC Phone Number: 614-442-9200 Ext.: _____
Address: 5248 BETHEL REED PARK City/State: COLS OH Zip: 43220
Email Address: DAVE KEISTER@SBCGLOBAL.COM Fax Number: 614-442-8718

ATTORNEY / AGENT (Check one): Attorney Agent
Name: STEVE MOORE | MOORE SIGNS Phone Number: 614-432-5965 Ext.: _____
Address: 6060 WESTERVILLE RD. City/State: WESTERVILLE OH Zip: 43081
Email Address: STEVE@MOORESIGNS.BIZ Fax Number: 614-882-5686

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

APPLICANT SIGNATURE: David Keister
PROPERTY OWNER SIGNATURE: Kate Terbeck Investment by David Keister, Pres.
ATTORNEY / AGENT SIGNATURE: Steve Moore

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

5248-56 BETHEL-REED PARK 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 STEVE MOORE of (1) MAILING ADDRESS 6060 WESTERVILLE RD WESTERVILLE OH 43081

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 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) KEISTER TERBEEK INDUST. INC. 5248 BETHEL REED PARK COLS OH 43220

APPLICANT'S NAME AND PHONE # (same as listed on front application)

DAVID KEISTER 614-442-9200

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS

(5) NORTHWEST CIVIC ASSOC. ROSEMARIE LISKO 1035 STONEY CREEK RD. COLS OH 43035

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. Content: SEE ATTACHED

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 2 day of May, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 04/17/2018 MICHAEL BOYD Notary Public, State of Ohio



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**SIGNS****Ohio Shelterall Inc.****APPLICANT:****DAVID KEISTER
5248 BETHEL REED PK COLUMBUS, OH 43220****PROPERTY OWNER:****KEISTER TERBEEK INVESTMENTS, INC
5248 BETHEL REED PK COLUMBUS, OH 43220****SURROUNDING PROPERTY OWNERS:****PLAZA 111 ASSOCIATES LTD
5151 REED RD COLUMBUS, OH 43220****BETHEL UNITED PRESBYTERIAN CHURCH
1735 BETHEL RD COLUMBUS, OH 43220****STEVENSON FAMILY VENTURES
5258 BETHEL REED PK COLUMBUS, OH 43220
5055 DIERKER RD COLUMBUS, OH 43220****BIGLER CO LTD
1861 BETHEL RD COLUMBUS, OH 43220
1010 OLD HENDERSON RD COLUMBUS, OH 43220****NORTH WEST CIVIC ASSOC
1035 STONEY CREEK RD COLUMBUS, OH 43235****AGENT:****STEVE MOORE
MOORE SIGNS
6060 WESTERVILLE RD
WESTERVILLE, OH 43081**

5248-56 BETHEL-REED PARK
Graphics Commission Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
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STATEMENT OF HARDSHIP

APPLICATION #

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
 1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use of income compared to other conforming premises in the same district; and
 4. Where the result of granting the Variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3382.05, Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

THIS PARCEL : MONUMENT SIGN ARE ADDRESSED
 TO BETHEL REED PARK , THE SURROUNDING
 BUSINESS : SIGNAGE ARE USING BETHEL RD.
 ADDRESS #S IN THE 1800 - 1900 RANGE
 TOTALLY CONFUSING TO TRAVELING CLIENT
 LOOKING FOR APPLICANTS
 THIS SIGN IS BURIED AMONGST SURROUNDING
 SIGNAGE WITH MULTIPLE TENANT PANEL
 WE ARE LOOKING FOR FEASIBLE PRESENTATION

Signature of Applicant

Date

11-30-16

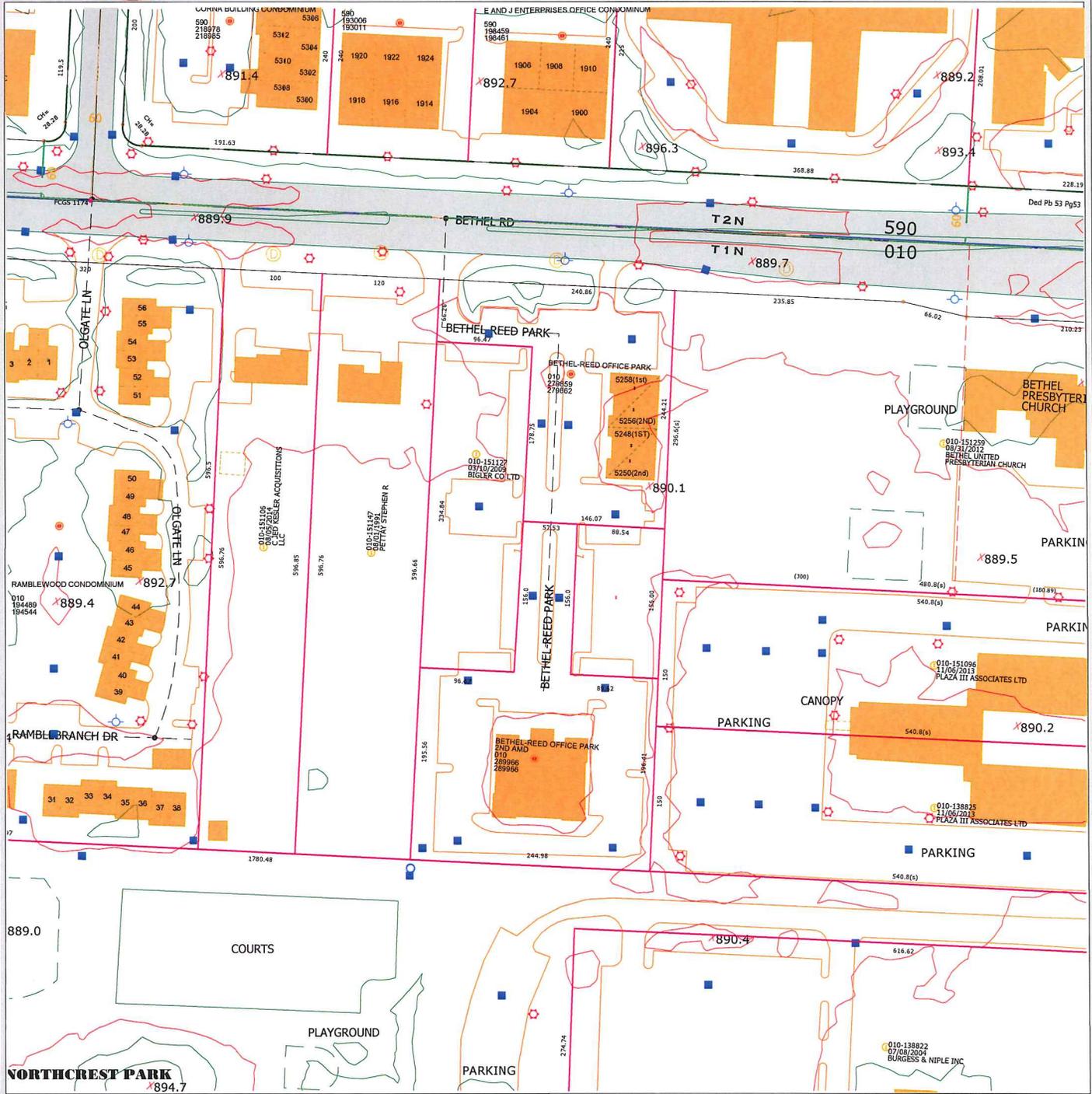
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 4/20/16



Disclaimer

Scale = 150



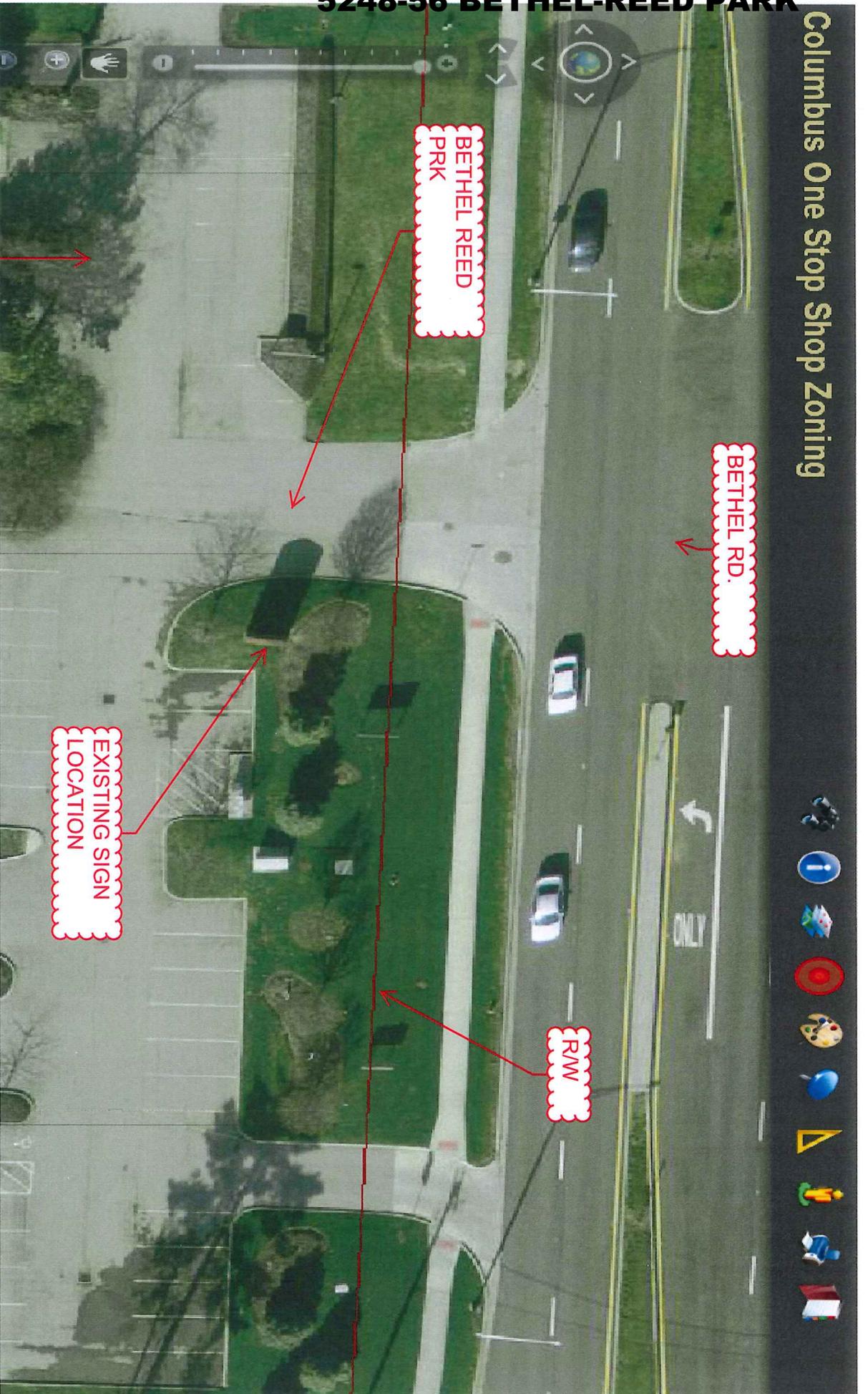
Grid North

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.

GC16-004

5248-56 BETHEL-REED PARK

Columbus One Stop Shop Zoning





MONUMENT SIGN WAY FINDING DIRECTORY PANELS.
ADD TO EXISTING MONUMENT SIGN.



SIGNS

Westerville, Ohio 614.882.1110 www.moore-signs.biz

MONMNT SIGN GC APP FA
4.30.16 MOE

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

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) STEVE MOORE of (COMPLETE ADDRESS) 6060 WESTERVILLE RD. WST OH 43081

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:

Table with 2 columns: NAME and COMPLETE MAILING ADDRESS. Rows include Keister Tenbeck Investments, Inc., Miracle Eyebrows Inc., Stevenson Family Ventures, JC International LLC, and JSLI Properties LLC.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 2 day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 04/17/2018 Notary Seal Here



MICHAEL BOYD Notary Public, State of Ohio My Commission Expires 04/17/2018 Recorded in Franklin County

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