



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: GC16-006 Date Received: 9 MAY 2016  
Application Accepted by: [Signature] Fee: \$1900-  
Commission/Civic: Clintonville  
Existing Zoning: C-4  
Comments: 7/19/16

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.

A variance from C.C. Section 3377.17 to reduce the minimum required setback for an on-premises ground sign along High Street from 15 feet to 4.5 feet, as measured from the street right-of-way line.

LOCATION

Certified Address: 3592 North High Street City: Columbus, Ohio Zip: 43214

Parcel Number (only one required): 010-058314 & 010-058312

APPLICANT

Applicant Name: Wendy's Phone Number: 614.764.8414 Ext.: \_\_\_\_\_

Address: One Dave Thomas Boulevard City/State: Dublin, Ohio Zip: 43017

Email Address: greg.alexander@wendys.com Fax Number: \_\_\_\_\_

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

Name: Berlin Rhoma V D M SU, Trustee Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 3636 North High Street City/State: Columbus, Ohio Zip: 43214

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

ATTORNEY / AGENT (Check one):  Attorney  Agent

Name: David Hodge, Esq. Phone Number: 614.335.9320 Ext.: \_\_\_\_\_

Address: Underhill & Hodge LLC, 8000 Walton Pkwy., Suite 260 City/State: New Albany, Ohio Zip: 43054

Email Address: david@uhlfirm.com Fax Number: 614.335.9329

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

APPLICANT SIGNATURE Wendy's By: [Signature]

PROPERTY OWNER SIGNATURE Berlin Rhoma V D M SU, Trustee By: [Signature]

ATTORNEY / AGENT SIGNATURE [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

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AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge, Esq.  
of (1) MAILING ADDRESS Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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 3592 North High Street, Columbus, Ohio 43214

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 (4) Berlin Rhoma V D M SU, Trustee  
AND MAILING ADDRESS 3636 North High Street  
Columbus, Ohio 43214

APPLICANT'S NAME AND PHONE # (same as listed on front application) Wendy's  
614.764.8414

AREA COMMISSION OR CIVIC GROUP (5) Clintonville Area Commission  
AREA COMMISSION ZONING CHAIR Dana Bagwell  
OR CONTACT PERSON AND ADDRESS 3982 North High Street, Columbus, Ohio 43214

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:

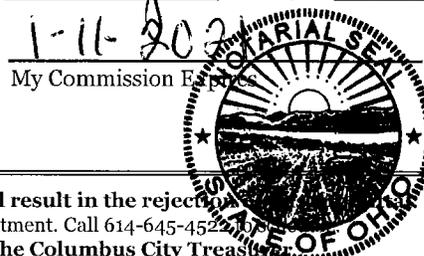
(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>Please see attached list.</u>		

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

(8) SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 9th day of May, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC Kimberly R. Grayson



Notary Seal Here

KIMBERLY R. GRAYSON  
Notary Public, State of Ohio  
My Commission Expires  
January 11, 2021

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Applications must be submitted by appointment. Call 614-645-4522.  
Please make checks payable to the Columbus City Treasurer.

**PROPERTY OWNER:** Berlin Rhoma V D M SU, Trustee  
3636 North High Street  
Columbus, Ohio 43214

**APPLICANT:** The Wendy's Corporation  
Attn: Greg Alexander  
One Dave Thomas Boulevard  
Dublin, Ohio 43017

**ATTORNEY:** David Hodge, Esq.  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**AREA COMMISSION:** Clintonville Area Commission  
Attn: Dana Bagwell  
3982 North High Street  
Columbus, Ohio 43214

**SURROUNDING PROPERTY OWNERS:**

Robert & Joan McClean  
20 Torrence Road  
Columbus, Ohio 43214

Patricia Rugola  
30 Torrence Road  
Columbus, Ohio 43214

Robert & Ann Shelly  
35 East Brevoort Road  
Columbus, Ohio 43214

Thomas & Victoria Palmer  
29 Brevoort Road  
Columbus, Ohio 43214

Larry and Susan Alley  
23 Brevoort Road  
Columbus, Ohio 43214

Cory Wiseman  
17 Brevoort Road  
Columbus, Ohio 43214

Central Ohio Youth for Christ, Inc.  
3630 North High Street  
Columbus, Ohio 43214

Management Plus LLC  
3620 North High Street  
Columbus, Ohio 43214

City of Columbus  
Engine House No. 19  
3601 North High Street  
Columbus, Ohio 43214

Martin & Jessica Jarmond  
27 Torrence Road  
Columbus, Ohio 43214

Margaret Sullivan  
21 Torrence Road  
Columbus, Ohio 43214

Seahorse 2 LLC  
3580 North High Street  
Columbus, Ohio 43214

Thomas & Judith Tansky, Trustees  
3559 North High Street  
Columbus, Ohio 43214

**Statement of Hardship**

**3592 North High Street**

The applicant, Wendy's, currently operates a restaurant on this property, which is located at the northeast corner of High Street and Torrence Road. Wendy's seeks a variance to accommodate a ground sign to be installed in conjunction with a raze and rebuild for a new pilot concept restaurant on the property. The following variance is necessary:

C.C. Section 3377.17 – Setback regulations for permanent on-premises ground signs.

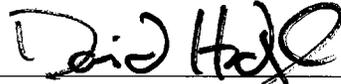
The property currently has a large bi-pole sign that will be removed. The applicant's plans for this development originally proposed the installment of a pylon sign comparable to the existing sign. However, the Clintonville Area Commission has requested that a monument sign be installed instead. The sign is being placed to the north of the vehicular access point on High Street, as indicated on the site plan, and it is necessary that the sign is placed within the setback to ensure it is visible from the public right-of-way. The applicant requests a variance to reduce the minimum required setback for an on-premises ground sign along High Street from 15 feet to 4.5 feet, as measured from the street right-of-way line.

The grant of this variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent or purpose of the Zoning Code. This lot, in terms of its depth and the required development standards, is atypical and the variance here is warranted. Visible ground signage is critical to this type of business.

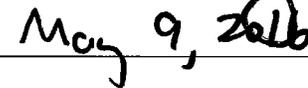
The applicant respectfully requests that the variance be granted.

Wendy's

Signature of Applicant:



Date:



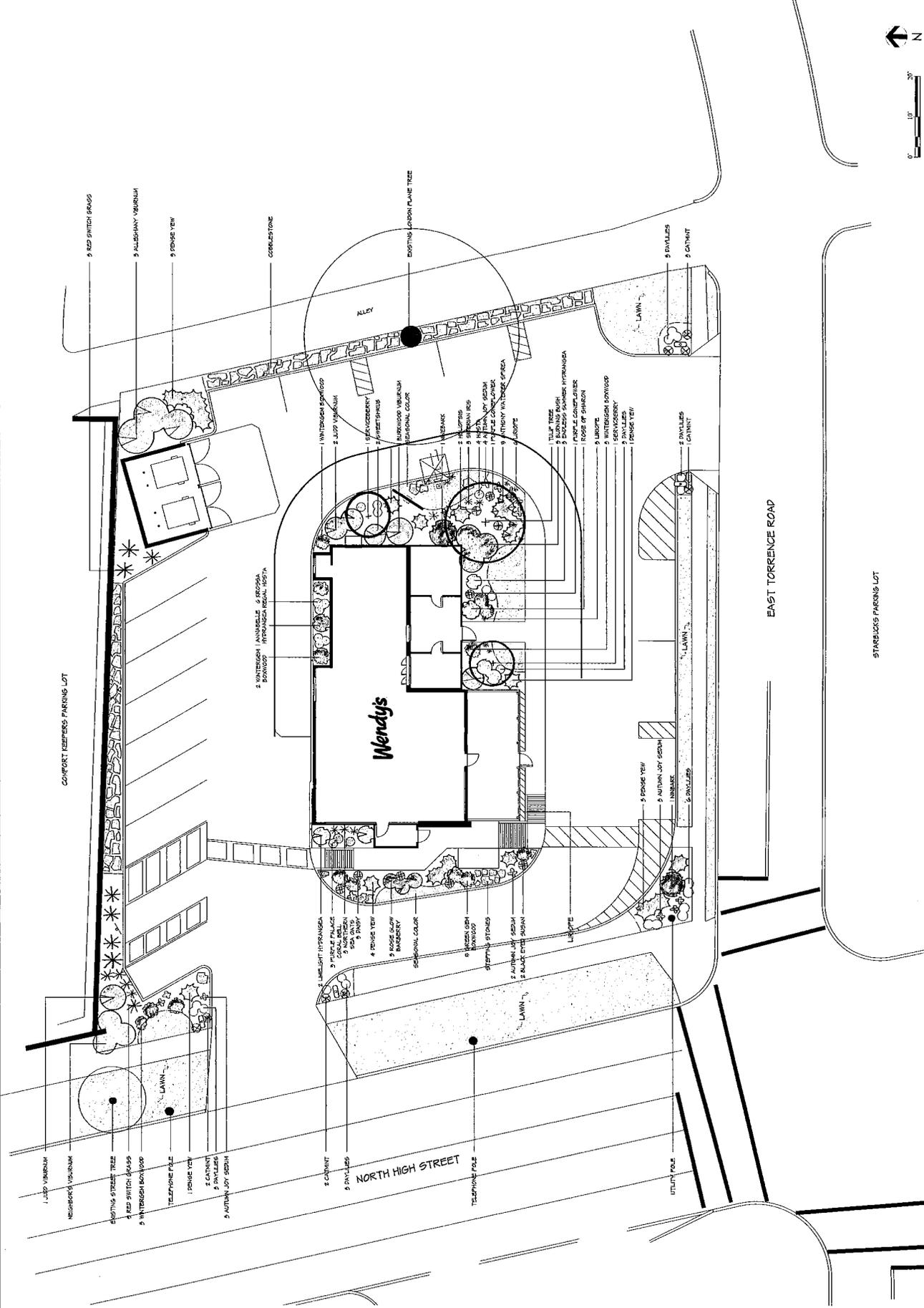
# Wendy's

CLINTONVILLE  
3592 North High Street  
Columbus, OH 43214

**M.J. Design**  
ARCHITECTURE & LANDSCAPE  
1000 N. HIGH STREET, SUITE 100  
COLUMBUS, OH 43214  
PHONE: 614.266.1111  
FAX: 614.266.1112  
WWW.MJDDESIGN.COM

Revisions	DATE

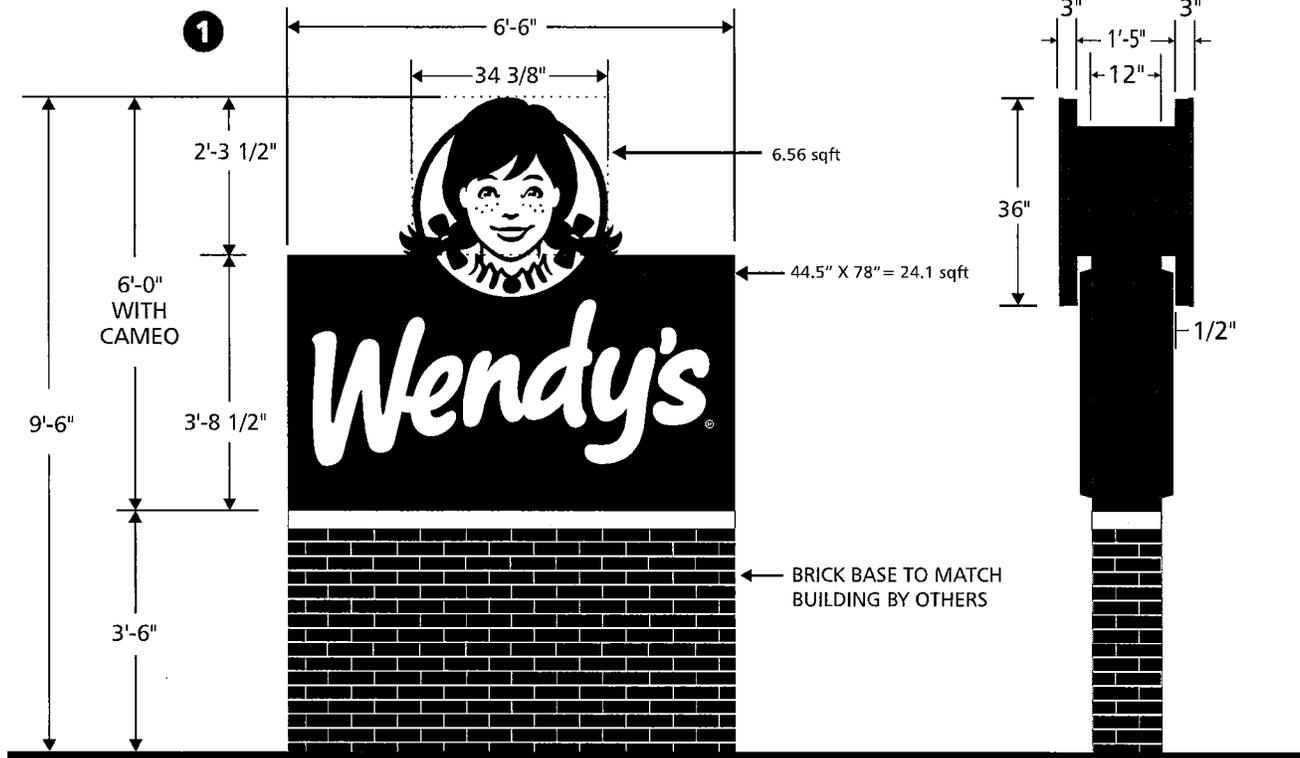
Designed By: Red Italia  
 Drawn By: Gray Cobb  
 Approved By:  
 Date: 4/22/06  
 Sheet Title: LANDSCAPE  
 Scale: 1" = 10'  
 Sheet No.: L-1





PROTOTYPE-WM25

30.67 SqFt TOTAL



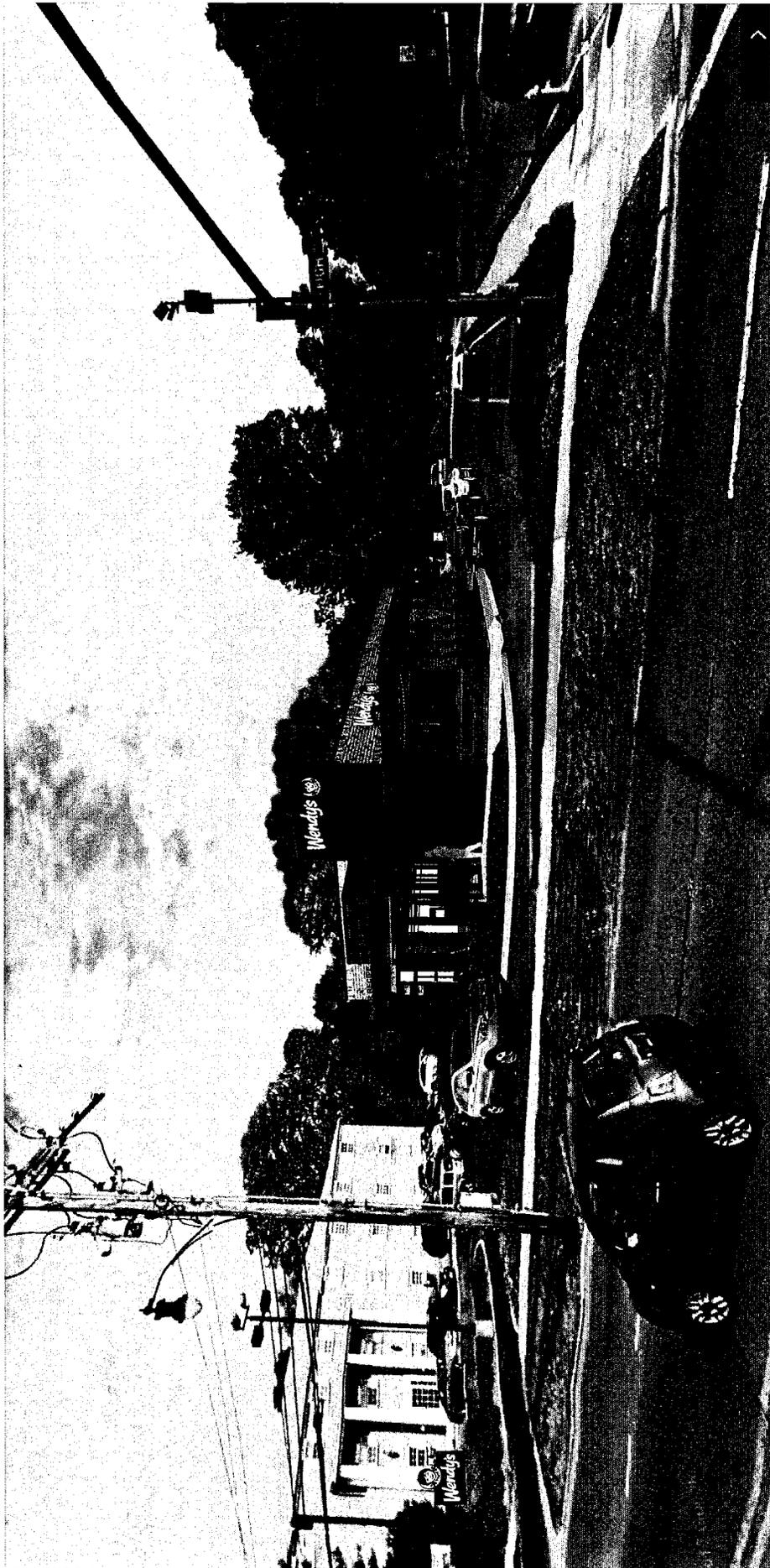
HEIGHT OF BASE TO RAISE SIGN ABOVE RETAINING WALL



ALL WIRING MEETS NEC 2014 SPECIFICATIONS.  
SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT.  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.  
THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/> ILLUMINATED  <input checked="" type="checkbox"/> GROUND	- 12" SA ALUMINUM CABINET PAINTED 313 DARK BRONZE. - .150 PAN FORMED EMBOSSED SOLAR GRADE POLYCARBONATE FACES.  CAMEOS - FORMED POLYCARBONATE WITH PRINTED GRAPHICS SECOND SURFACE WITH LED ILLUMINATION. - ALUMINUM RETURNS AND BACKS PAINTED 313 DARK BRONZE	<input checked="" type="checkbox"/> 313 DARK BRONZE <input checked="" type="checkbox"/> PMS 186 RED <input type="checkbox"/> WHITE <input checked="" type="checkbox"/> PMS 186 RED HAIR <input checked="" type="checkbox"/> PMS 201 BURGUNDY HAIR <input checked="" type="checkbox"/> PMS 299 BLUE <input type="checkbox"/> PMS 698 PINK <input checked="" type="checkbox"/> PMS 439 BROWN	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED  If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
<b>FILENAME:</b> PROTOTYPE-WM25 <b>DATE:</b> 12/1/15	<b>REV#</b> <b>REV.DATE:</b>	<b>SCALE:</b> 3/8" = 1' <b>DGNR:</b> MDA SALES: T. SHEEHY	<b>Approval Signatures</b> Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.	<b>CUSTOMER:</b> _____ <b>DATE:</b> _____ <b>LANDLORD:</b> _____ <b>DATE:</b> _____

Full Service Sign Company  
 3200 Valleyview Drive  
 PH: 614-279-6700  
 Columbus, OH 43204  
 FX: 614-279-7525  
 This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2005 All rights reserved.





GC16-006

3592 North High Street

# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010058314,010058312

Zoning Number: 3592

Street Name: N HIGH ST

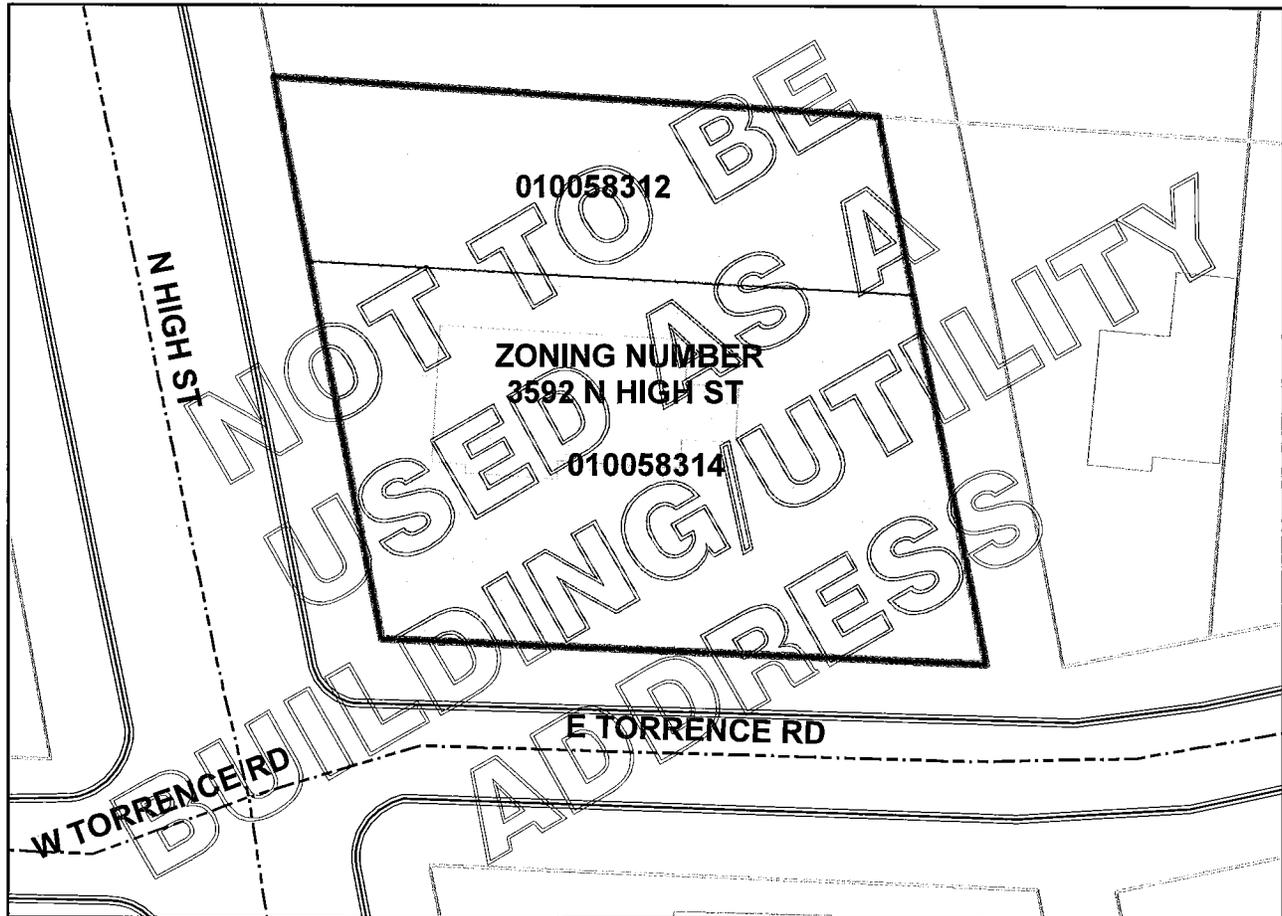
Lot Number: N/A

Subdivision: N/A

Requested By: UNDERHILL & HODGE LLC (DAVID HODGE)

Issued By: *Adyana Amararam*

Date: 4/12/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 61876

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AND ZONING SERVICES

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## 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) David Hodge, Esq.  
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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
Wendy's	One Dave Thomas Boulevard, Dublin, Ohio 43017

SIGNATURE OF AFFIANT *David Hodge*

Sworn to before me and signed in my presence this 9th day of May, in the year 2016

*Kimberly R. Grayson*  
SIGNATURE OF NOTARY PUBLIC

1-11-2021  
My Commission Expires

Notary Seal Here



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
January 11, 2021

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