

DEPARTMENT OF BUILDINGS  
AND ZONING SERVICES

## Graphics Commission Application

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

OFFICE USE ONLY

Application Number: GC16-007 Date Received: 16 MAY 2016  
 Application Accepted by: IF Fee: \$1900  
 Commission/Civic: NORTHEAST AE  
 Existing Zoning: CPD  
 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.

Request a change to the existing graphic plan 00320-00000-00049 to replace the roof sign what that was approved at 186 square foot and replace with 69.38" high ( Logo Ashley ) at 173.45 square foot and 21" copy ( Homestore ) Actual total square footage = 199.44 square foot signage, the overall rectangle around all copy is 271.25 square foot. Code Section 7733.26 roof signs.

### LOCATION

Certified Address: 3883 Gramercy Street City: Columbus, Ohio Zip: 43219

Parcel Number(s): 010-247727

### APPLICANT

Applicant Name: Nancy Radke/PR Signs and Service Phone Number: 614-252-7090 Ext.: \_\_\_\_\_

Address: 1184 Bonham Ave. City/State: Columbus, Ohio Zip: 43211

Email Address: nancyradke17@gmail.com Fax Number: \_\_\_\_\_

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

Name: Granddad LLC C/O Susan Holstein Phone Number: 614-469-7500 Ext.: \_\_\_\_\_

Address: 4757 Dunmann Way City/State: Grove City, OH Zip: 43123

Email Address: dana.thorla@e-merge.com Fax Number: N/A

### ATTORNEY / AGENT (Check one): Attorney Agent

Name: Nancy Radke/ PR Signs and Service Phone Number: 614-252-7090 Ext.: \_\_\_\_\_

Address: 1184 Bonham Ave. City/State: Columbus, OH Zip: 43211

Email Address: nancyradke17@gmail.com Fax Number: N/A

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

APPLICANT SIGNATURE Nancy Radke

PROPERTY OWNER SIGNATURE Dana K. Thorla (member Granddad LLC)

ATTORNEY / AGENT SIGNATURE Nancy Radke

**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

Graphics Commission Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Nancy Radke
of (1) MAILING ADDRESS 954 Peppercorn Place, Gahanna, OH 43230

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 3883 Gramercy St. Columbus, OH 43219
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) Granddad LLC
AND MAILING ADDRESS C/O Susan Holstein
4757 Dunmann Way
Grove City, OH 43123

APPLICANT'S NAME AND PHONE # Nancy Radke C/O PR Signs and Service
(same as listed on front application) 1184 Bonham Ave. Columbus, OH 43211

AREA COMMISSION OR CIVIC GROUP (5) Northeast Area Commission C/O Alice Porter
AREA COMMISSION ZONING CHAIR 3130 McCutcheon Place Columbus, OH 43219
OR CONTACT PERSON AND ADDRESS 614-596-2962

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 ATTACHED LIST, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Includes multiple rows for listing owners.

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

(8) SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 13 day of May, in the year 2018

(8) SIGNATURE OF NOTARY PUBLIC [Handwritten Signature] My Commission Expires 11 July 19



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# Graphics Commission Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

## 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 Code.

label size 1" X 2 5/8" compatible with Avery® 5160/8160  
Étiquette de format 25 mm x 67 mm compatible avec Avery® 5160/8160

**STAPLES**

APPLICANT / AGENT

OWNER PARCEL # 010-247727

Nancy Radke / PR signs & Service  
1184 Bonham Ave.  
Columbus, OH 43211

Granddad LLC  
4757 Dunmann Way  
Grove City, OH 43123

list of property owners within 125'

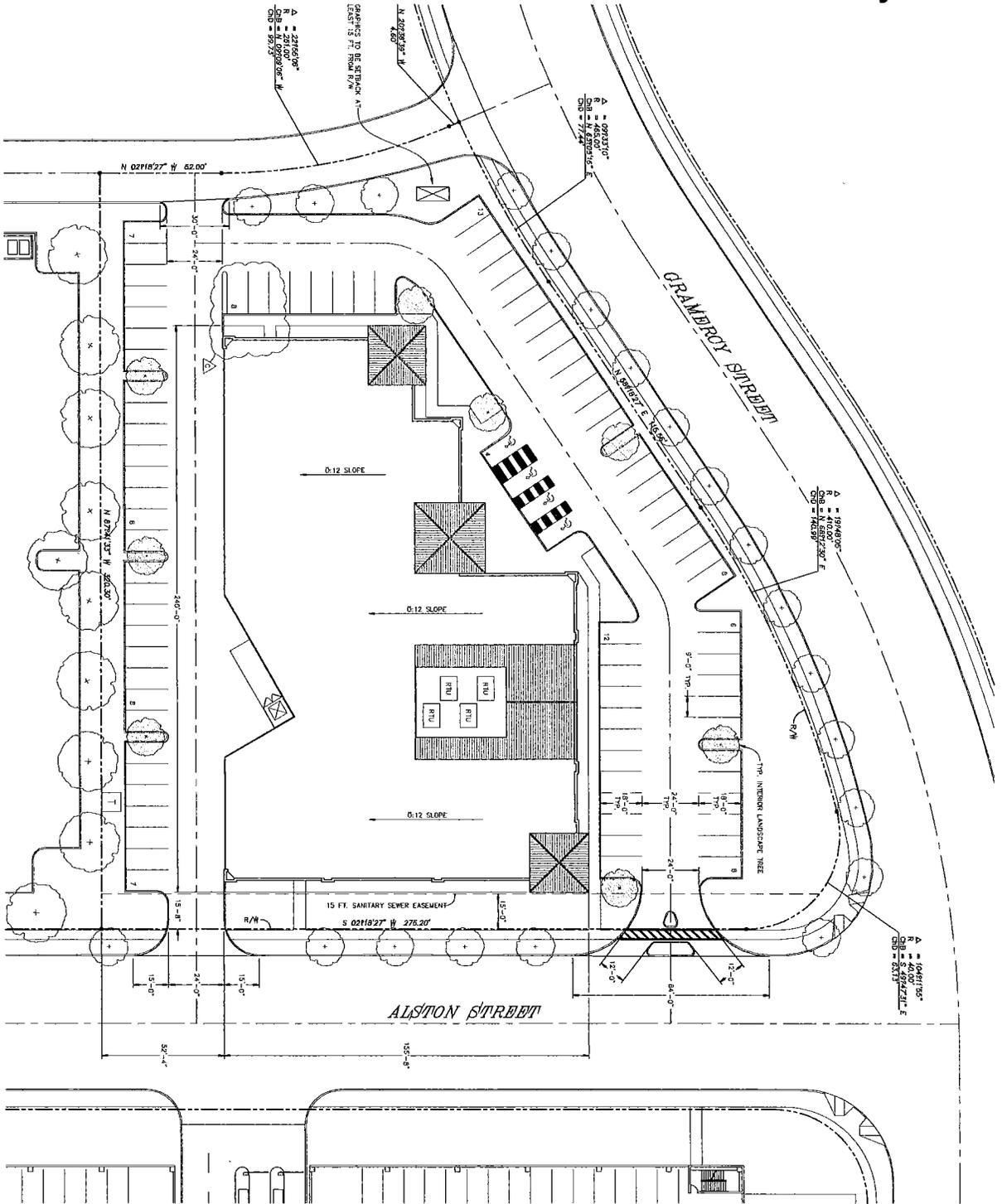
Easton Town Center Ste 201  
4016 Townsfair Way  
Columbus, OH 43219

Columbus Easton Hotel  
1 Corelogic Rd. 4-3-389  
Westlake , TX 76262

Rash & Associates  
P.O.Box 260888  
Plato, TX 76262

ETC Dime LLC  
1 Corelogic Rd. 4-3-389  
Westlake, TX 76

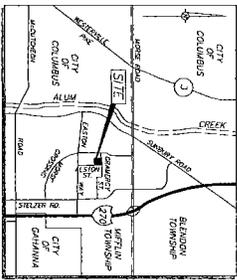
JP Morgan Chase Bank N A  
111 Polaris Parkway  
Columbus, OH 43240



ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'-0"



- ZONING INFORMATION**
- THE ZONING REQUIREMENTS OF THE PROPERTY IS MOORED BY CITY COUNCIL RESOLUTION ADOPTED SECTION 27-1031
  - ZONING DISTRICT: "COP"
  - SITE AREA: 1.590 ACRES
  - PARKING: A. TOTAL REQUIRED (PER 207-040) RETAIL USE: 100 SPACES  
B. TOTAL PROVIDED (PER 207-040) RETAIL USE: 100 SPACES  
C. TOTAL PARKING PROVIDED BY OTHER SPACES: 0 SPACES  
D. NET AVAILABLE SPACES: 100 SPACES  
E. NET AVAILABLE SPACES PROVIDED BY OTHER SPACES: 0 SPACES  
F. NET AVAILABLE SPACES PROVIDED BY OTHER SPACES: 0 SPACES  
G. TOTAL AVAILABLE SPACES: 100 SPACES  
H. TOTAL AVAILABLE SPACES: 100 SPACES  
I. TOTAL AVAILABLE SPACES: 100 SPACES  
J. TOTAL AVAILABLE SPACES: 100 SPACES  
K. TOTAL AVAILABLE SPACES: 100 SPACES  
L. TOTAL AVAILABLE SPACES: 100 SPACES  
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O. TOTAL AVAILABLE SPACES: 100 SPACES  
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Q. TOTAL AVAILABLE SPACES: 100 SPACES  
R. TOTAL AVAILABLE SPACES: 100 SPACES  
S. TOTAL AVAILABLE SPACES: 100 SPACES  
T. TOTAL AVAILABLE SPACES: 100 SPACES  
U. TOTAL AVAILABLE SPACES: 100 SPACES  
V. TOTAL AVAILABLE SPACES: 100 SPACES  
W. TOTAL AVAILABLE SPACES: 100 SPACES  
X. TOTAL AVAILABLE SPACES: 100 SPACES  
Y. TOTAL AVAILABLE SPACES: 100 SPACES  
Z. TOTAL AVAILABLE SPACES: 100 SPACES



LOCATION MAP  
NOT TO SCALE

<p><b>ARCHITECTURAL ALLIANCE</b> 165 North Fifth Street • Columbus, Ohio 43215 • (614) 459-7300 • fax: 459-0160</p>		<p><b>WHITE'S FINE FURNITURE TOWN CENTER at EASTON</b> COLUMBUS, OHIO</p>	
<p>PROJECT NUMBER: 98976</p> <p>SHEET TITLE: ARCHITECTURAL SITE PLAN</p> <p>SHEET NUMBER: 1.1</p>	<p>DATE: 12/12/08</p> <p>BY: [Signature]</p> <p>REVISIONS: 2/8/09</p>	<p>DATE: 12/12/08</p> <p>BY: [Signature]</p> <p>REVISIONS: 2/8/09</p>	<p>DATE: 12/12/08</p> <p>BY: [Signature]</p> <p>REVISIONS: 2/8/09</p>



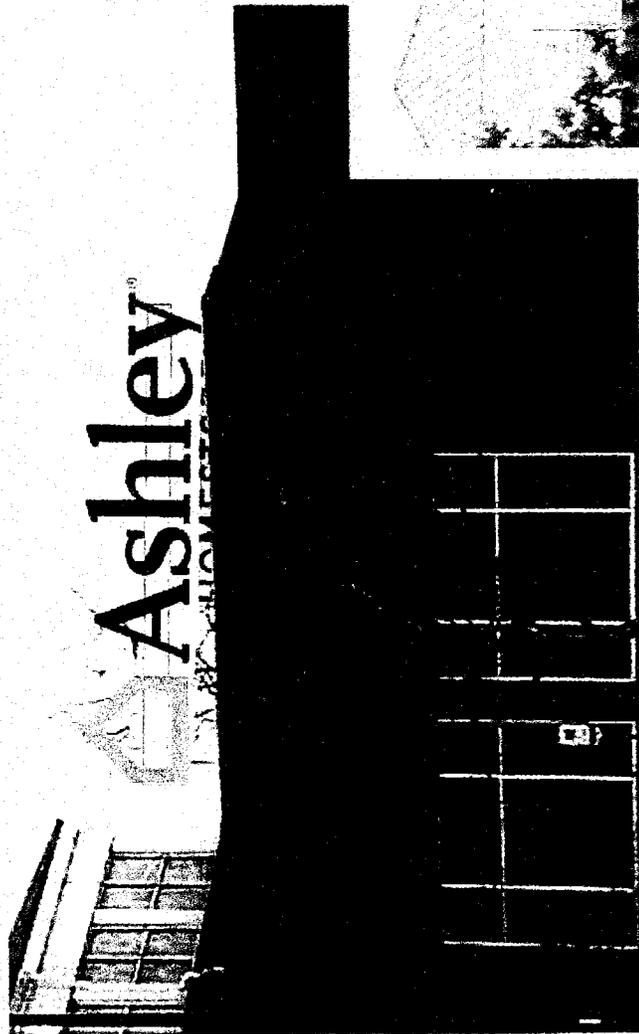
1608 Kurtz Road - Dayton, Ohio 45404

David Blang office (937) 223-2155 • fax (937) 223-7603

Ashley Furniture Store - Easton - 3883 Gramercy St. Columbus, Ohio

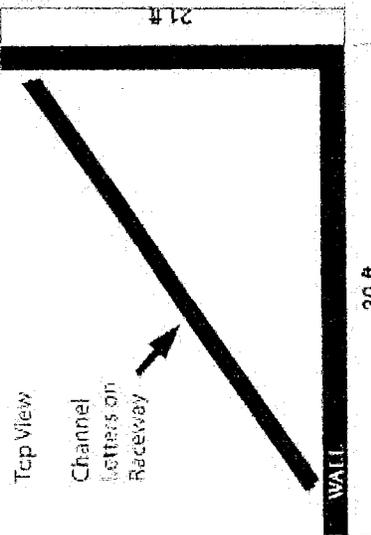
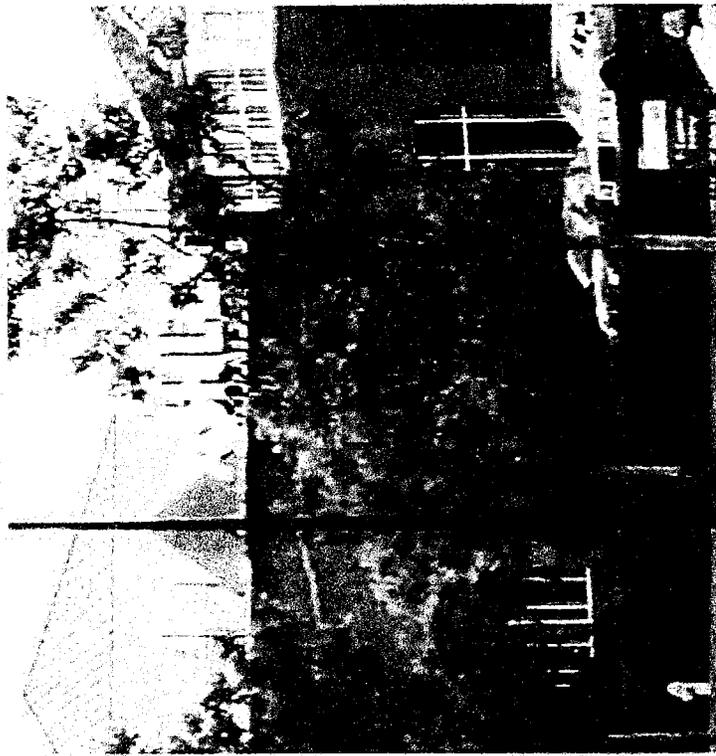
Channel letters (Roof mount)\_Sketch #01 (12-16-2015)

Proposed



Easton ABC  
Approved  
12/16/15  
Dan Blang

Existing - Photo not to scale



Client: Separate sheets that all spelling, colors and specifications for signs to be used on this sketch meet client's station. Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
The original design and/or information contained herein are the property of KAP SIGNS and subject to review. Any reproduction or reuse of this drawing without the express written consent of KAP SIGNS is strictly prohibited.  
We shall not be held responsible for their actions and any visible legal action will be pursued in connection with damages that result from improper use of their materials.

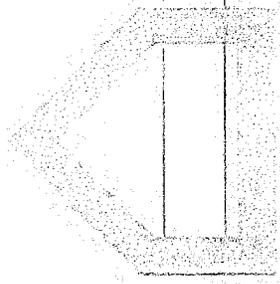
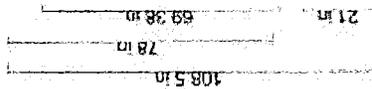


7066 Kuntz Road Dayton, Ohio 45404

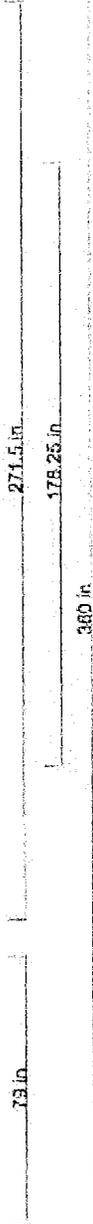
David Blang office (937) 223-2155 fax (937) 223-7603

Ashley Furniture Store - Easton - 3883 Gramercy St. Columbus, Ohio

Channel letters (Roof mount), Sketch #01 (12-16-2015)



# ASHLEY<sup>®</sup> HOMESTORE



*Easton ARC*  
*Approved*  
*1/2/16*  
*Don [Signature]*

Existing set of channel letters to be removed and discarded  
 Furnish and install one (1) set of front illuminated, flush mounted channel letters  
 Overall size is 108 1/2" x 350" in length, totaling 271.25 square feet  
 Existing mounting structure to be utilized

House logo

Face to be #2447 Acrylic with first surface applied 3M Kuremat Orange vinyl  
 Retainer to be aluminum painted PMS 715c (if logo is taller than 5")  
 Note: Trim cap to be 1" Gem Trim painted PMS 715c (if logo is under 5" tall)  
 Returns to be 5" deep, aluminum painted PMS 715c  
 Backs to be roured aluminum

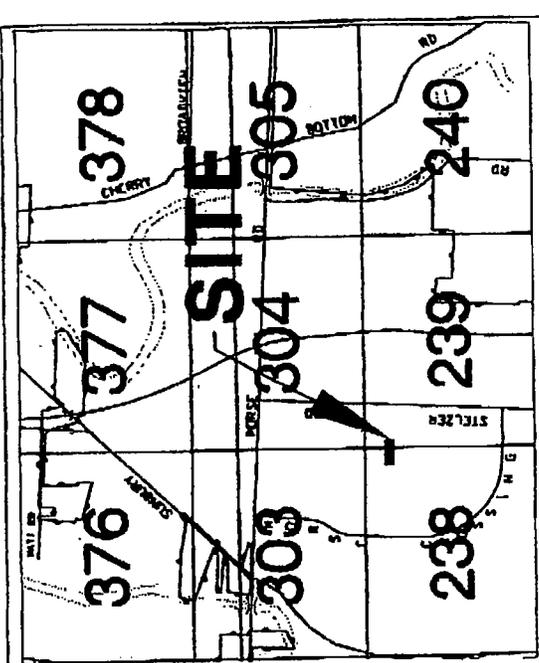
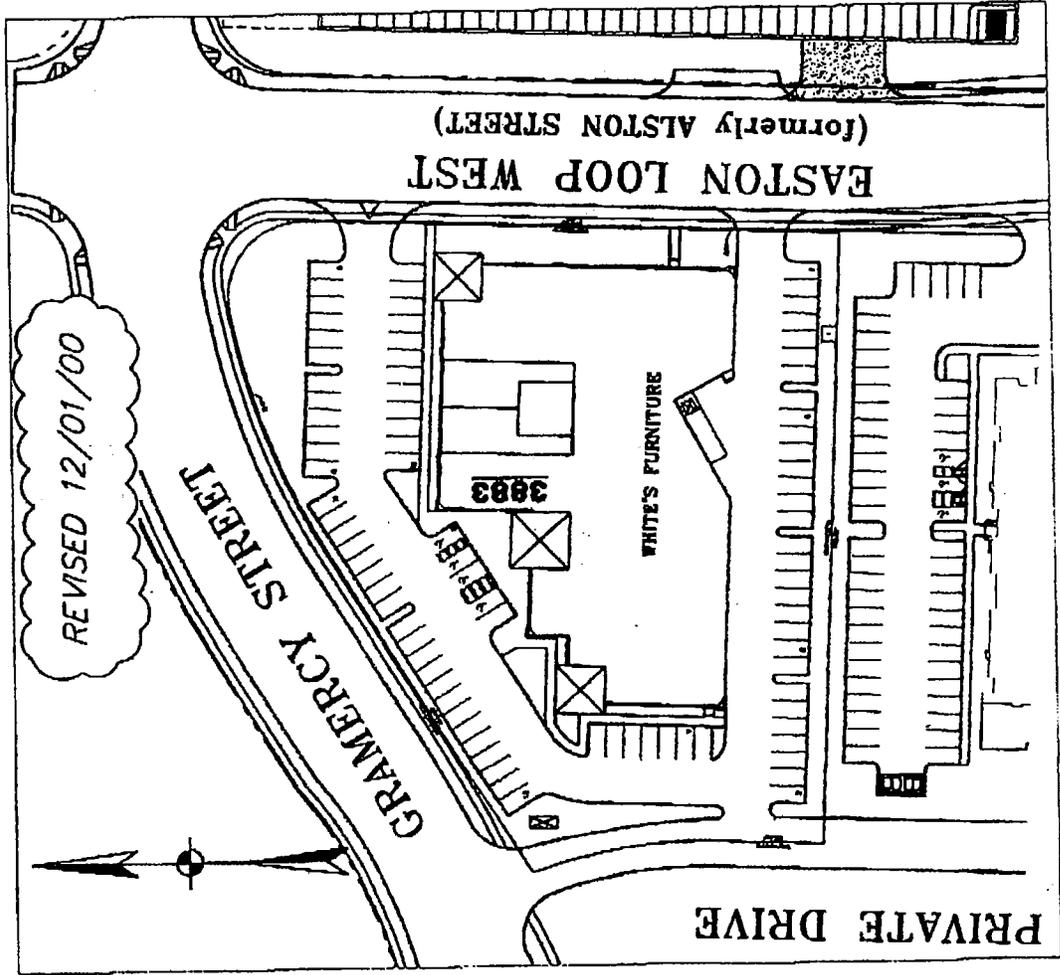
Ashley & HOMESTORE

Faces to be #7328 White Acrylic decorated with Duranzelc translucent  
 vinyl 3M #3630-69  
 Gem Trim cap to be white  
 Returns to be 5" deep, aluminum painted to  
 match Duranzelc or New Bronze  
 Backs to be roured aluminum

Client: Easton ARC, 3883 Gramercy Street, Easton, Ohio 45820. Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

The original design and information contained herein are the property of KAP SIGNS and its affiliates. Any reproduction or reuse of this drawing without the express written consent of KAP SIGNS is strictly prohibited. This set of drawings shall be used for the purpose of manufacturing only and shall not be used for any other purpose.

# CITY OF COLUMBUS ADDRESS PLAT



CITY OF COLUMBUS, OHIO 200 SCALE CITY MAP LOCATION

### OTHER MAP REFERENCES

CITY LAND USE MAP: 13-D  
 GIS FACET NUMBER: 185107475

HOUSE NUMBERS SHOWN ON ATTACHED  
 PLATE ARE CERTIFIED FOR SECURING  
 OF BUILDING & UTILITY PERMITS

issued by *Robert C. Smith* Summary Date **11/09/98**



ROBERT C SMITH, CITY ENGINEER  
 ENG. & CONSTRUCTION DIVISION  
 COLUMBUS, OHIO

ADDRESS FILE NUMBER - **J-98-193**

DEVELOPED BY: **WHITES GRAMERCY LLC**

ENGINEERING CONSULTANT: **ARCHITECTURAL ALLIANCE**

**WHITE'S FURNITURE  
 STORE**

**3883 GRAMERCY STREET**

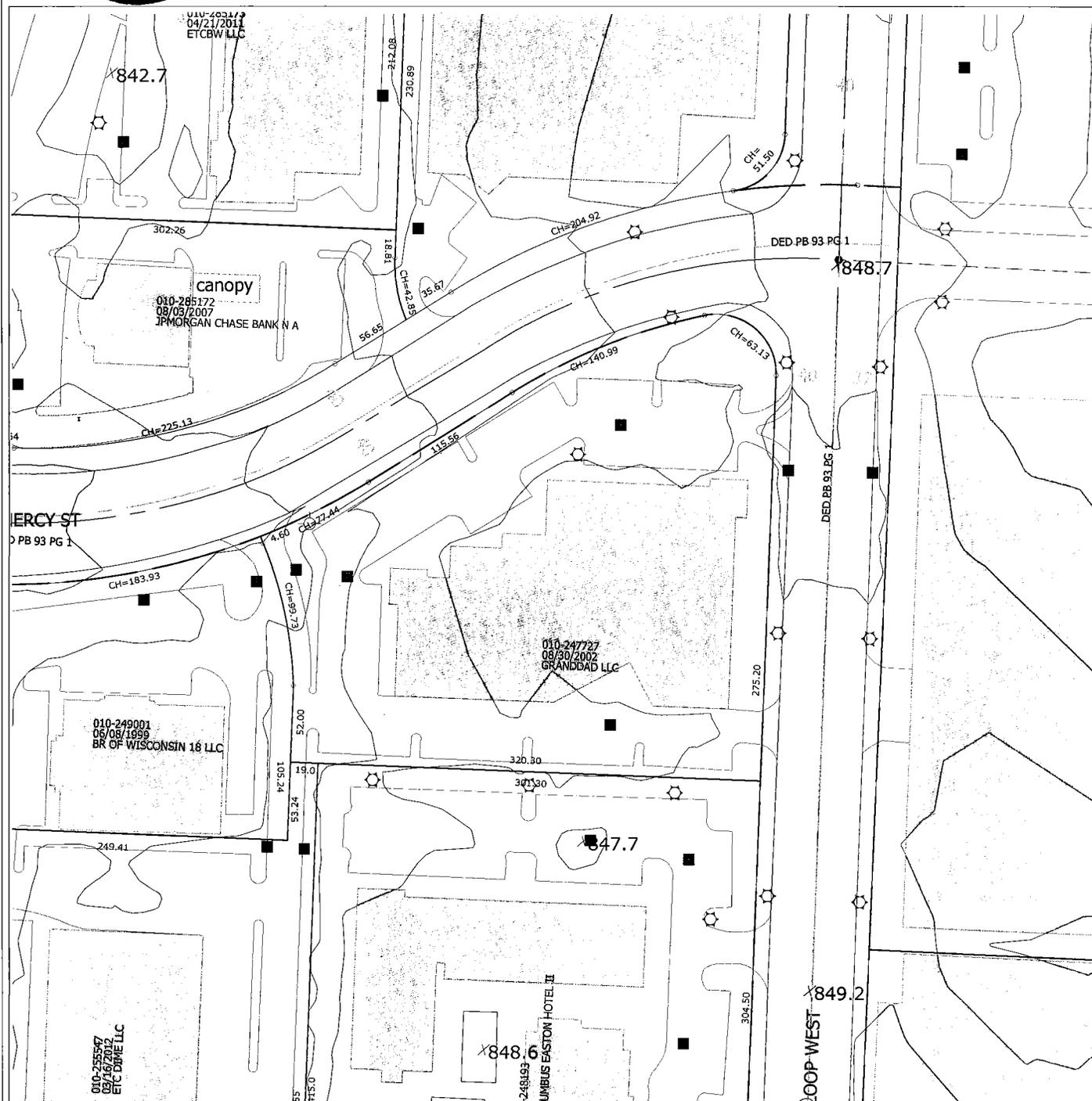
PARCEL ID **010-247727**

ALSO SEE **ADDRESS PLAT 99-006**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S                      DATE: 3/28/16



Disclaimer

Scale = 100



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.

Graphics Commission Application

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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) Nancy Radke
of (COMPLETE ADDRESS) 1184 Bonham Ave. Columbus, OH 43211

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, COMPLETE MAILING ADDRESS. Row 1: Granddad LLC, C/O Susan Holstein, 4757 Dunmann Way, Grove City, OH 43123.

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 13 day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature] My Commission Expires 11 July 18



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