

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: GC16-009 Date Received: 1 JUNE 2016
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: Star East
Existing Zoning: CPD
Comments: 8/16/16

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

- [X] Variance [] Graphics Plan [] Special Permit [] Miscellaneous Graphic

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

LOCATION

Certified Address: 5380 E. Broad Street City: Columbus, OH Zip: 43213

Parcel Number(s): 010-206062

APPLICANT

Applicant Name: Signvision Company Phone Number: 614-475-5161 Ext.:

Address: 987 Claycraft Road City/State: Columbus, OH Zip: 43230

Email Address: lauras@signvisionco.com Fax Number: 614-864-0302

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

Name: CSL Columbus LLC Phone Number: 972-770-5600 Ext.:

Address: 14160 Dallas Parkway STE 300 City/State: Dallas TX Zip: 75254

Email Address: WPetis@capitalsenior.com Fax Number: 972-770-5666

ATTORNEY / AGENT (Check one): [] Attorney [X] Agent

Name: Robert Schorr Phone Number: 614-519-2819 Ext.:

Address: 10601 Lithopolis Road NW City/State: Canal Winchester, OH Zip: 43110

Email Address: rsch.1511@att.net Fax Number: N/A

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature] 5-12-16

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

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 Robert Schorr of (1) MAILING ADDRESS 10601 Lithopolis Road NW Canal Winchester, OH 43110

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 5380 E. Broad Street Columbus, OH 43213 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) CSL Columbus LLC 14160 Dallas Parkway STE 300 Dallas, TX 75254

APPLICANT'S NAME AND PHONE # (same as listed on front application) Sign Vision Company 987 Claycraft Rd. Columbus, OH 43230

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Far East Area Commission 2500 Park Crescent Dr. Columbus, OH 43232 Jennnifer Chamberlain, Chair

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: See Attached List, blank, blank.

(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 23 day of May, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]



Commission Expires CHARLOTTE SEIDLE Notary Public, State of Ohio My Comm. Expires 7-22-2020

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GC16-009
5380 East Broad Street

CSL Columbus LLC
14160 Dallas Parkway STE 300
Dallas, TX 75254

010-206062 Owner

Arbors East RE LLC
21001 N. Tatum Blvd. STE1630-630
Phoenix, AZ 85050

010-196382 & 010-198395 Owner

Steven, Jan Roberts
70 Brassic Way
Columbus, OH 43213

010-255972 Owner

Signvision Company
987 Claycraft Rd.
Columbus, OH 43230

Applicant

Woodlands Apartments of Columbus III
590 W. Kennedy BL. 2nd FL.
Lakewood, NJ 08701

010-198690 Owner

Kathryn Reho
128 Brassic Way
Columbus, OH 43213

010-259766 Owner

Robert Schorr
10601 Lithopolis Rd. NW
Canal Winchester, OH 43110

Agent

John Minter III
46 Brassic Way
Columbus, OH 43213

010-255969 Owner

Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
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 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:

See the attached statement which covers the graphic sections as to which we are asking the variance for,

Do the fact the right of way lines setbacks are 27' + and the 15' setback required would require the

signage to setback approx. 42' back of the traveled right of way

Signature of Applicant

Jaura Schweitzer Date 5-14-2016

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Please make checks payable to the Columbus City Treasurer

Variance Request for The Woodland Apartments 5380 E. Broad Street

The existing ground sign(A) located at the south frontage of property was installed in 2000 with a permit which stated the sign would be installed @ a 15' set back, we found the setback to be approx. 4' back of the right of way, we are requesting a variance to leave the sign at 4' set back and request approval to reface the sign when necessary without additional variances. This sign is on a secondary street (Tolliver) and the right of way set back is 31' from that street. The sign was installed to have visibility when west bound on E. Broad Street.

Sign (B) is located on the southwest corner at a 45-degree angle to Tolliver and Cardinal Park this sign is visible from the traffic light at the corner of E. Broad and Cardinal Park, it is the only identification of the property as to where to turn off E. Broad to Cardinal Park. We couldn't find a permit for this sign but we feel it to be important to identify the property, we would like to replace the existing sign with a new 32 square foot sign non-illuminated at 15' set back from each right of way. This sign is affected by code section 3377.10A no more than one ground sign directed to each street that abuts the property.

Sign (C) is located approx. 353' north on Cardinal Park at the public entrance/office to the complex this sign was also installed with a permit in 2000 and the permit states 15' set back but we found the setback to be approx.9' from right of way. The right of way on this street is approx. 27' back of the street and if the sign is required to set back 15' the overall setback from street would be approx. 42' back of curb.

We are requesting approval to install a new sign 32 square foot sign at the 9' setback from right of way.

To summarize the request, the variance would be permit sign (A) to remain at a reduced setback of 4' from the right of way Sign (B) to permit more than one sign directed to each street frontage(3377.17A) and Sign (C) to installed at a reduced setback at 9' from the right of way and be permitted to change the face copy, colors etc. without additional variances

milman
National Land Services
Transformation the Industry

Surveying
Engineering
Real Estate
Real Support - The Review

Atlanta Surveying, Inc.
Corporate Headquarters
1714
Midland, OH 44888
Phone 800-526-1179
Fax 330-548-0984
www.milmanurveying.com

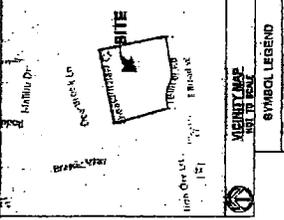
BTS PLAN
PREPARED FOR
**CAPITAL SENIOR
LIVING CORP.**
1414
Phone 817-778-8400

The Woodlands of Columbus
5380 East Broad Street
City of Columbus
County of Franklin
State of Ohio

Sealing Scale
1 inch = 30 ft.

North

Surveyor's Seal
Street No. 1 of 1
Map Project No. 081000



SYMBOL LEGEND

Symbol	Description
(Symbol)	Proposed Building
(Symbol)	Proposed Parking
(Symbol)	Proposed Driveway
(Symbol)	Proposed Walkway
(Symbol)	Proposed Utility
(Symbol)	Proposed Fencing
(Symbol)	Proposed Landscaping
(Symbol)	Proposed Sign
(Symbol)	Proposed Street Light
(Symbol)	Proposed Fire Hydrant
(Symbol)	Proposed Fire Alarm
(Symbol)	Proposed Fire Extinguisher
(Symbol)	Proposed Fire Alarm Control Panel
(Symbol)	Proposed Fire Alarm Pull Station
(Symbol)	Proposed Fire Alarm Sounder
(Symbol)	Proposed Fire Alarm Control Unit
(Symbol)	Proposed Fire Alarm Control Panel
(Symbol)	Proposed Fire Alarm Pull Station
(Symbol)	Proposed Fire Alarm Sounder
(Symbol)	Proposed Fire Alarm Control Unit

MODEL LANDSCAPE NOTES:
1. The model landscape is shown for informational purposes only. It is not intended to be a final design or to represent the actual landscape to be constructed.
2. The model landscape is shown for informational purposes only. It is not intended to be a final design or to represent the actual landscape to be constructed.
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5. The model landscape is shown for informational purposes only. It is not intended to be a final design or to represent the actual landscape to be constructed.

BASES OF BEHINDING:
1. The bases of behinding are shown for informational purposes only. It is not intended to be a final design or to represent the actual bases of behinding to be constructed.
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LEGAL DESCRIPTION:
1. The legal description is shown for informational purposes only. It is not intended to be a final design or to represent the actual legal description to be constructed.
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LANDSCAPING REQUIREMENTS:
1. The landscaping requirements are shown for informational purposes only. It is not intended to be a final design or to represent the actual landscaping requirements to be constructed.
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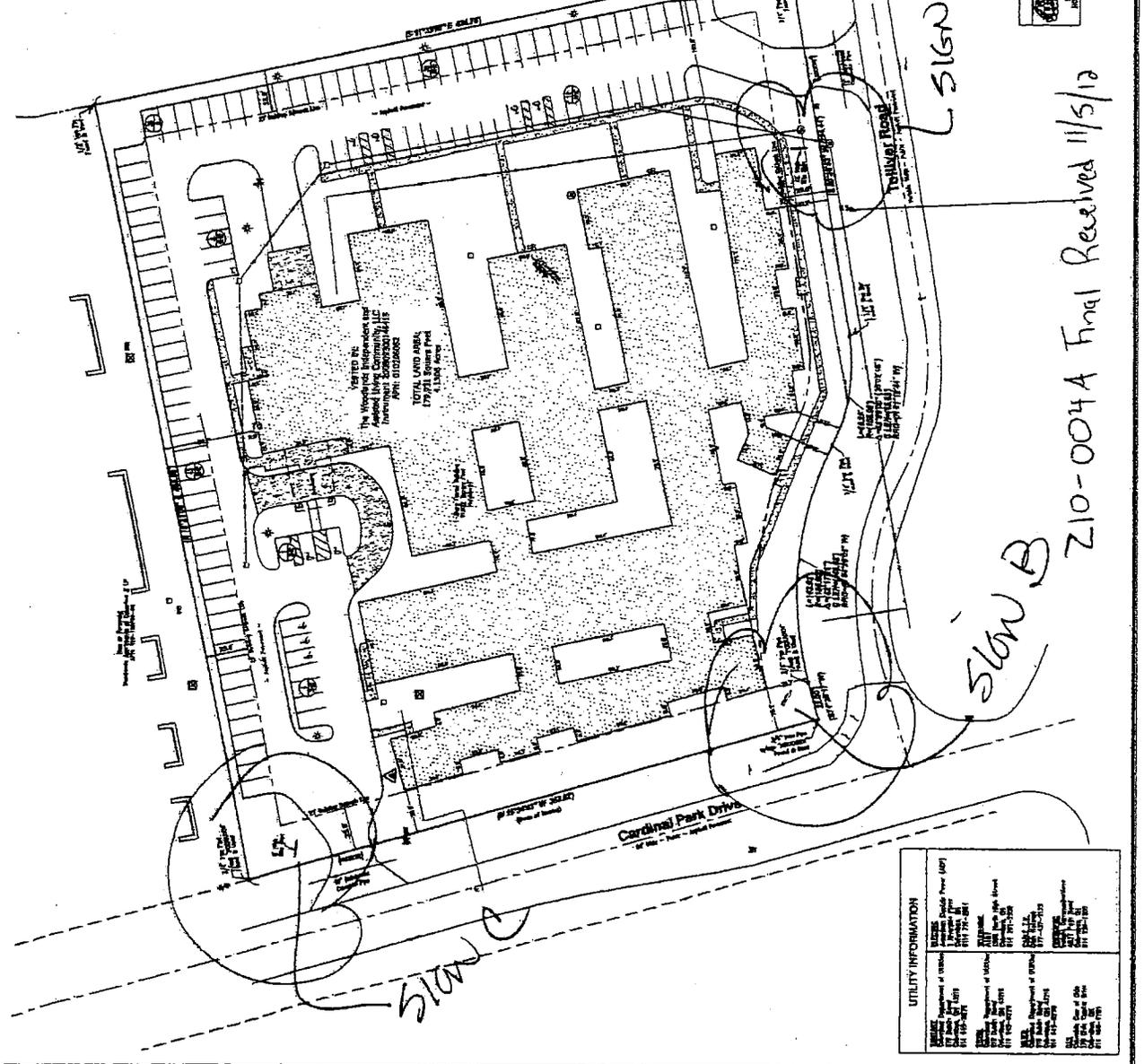
MAXIMUM DENSITY REQUIREMENTS:
1. The maximum density requirements are shown for informational purposes only. It is not intended to be a final design or to represent the actual maximum density requirements to be constructed.
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PARKING:
1. The parking requirements are shown for informational purposes only. It is not intended to be a final design or to represent the actual parking requirements to be constructed.
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FLOOD ZONE:
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ZONING:
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CERTIFICATION:
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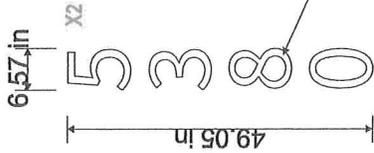
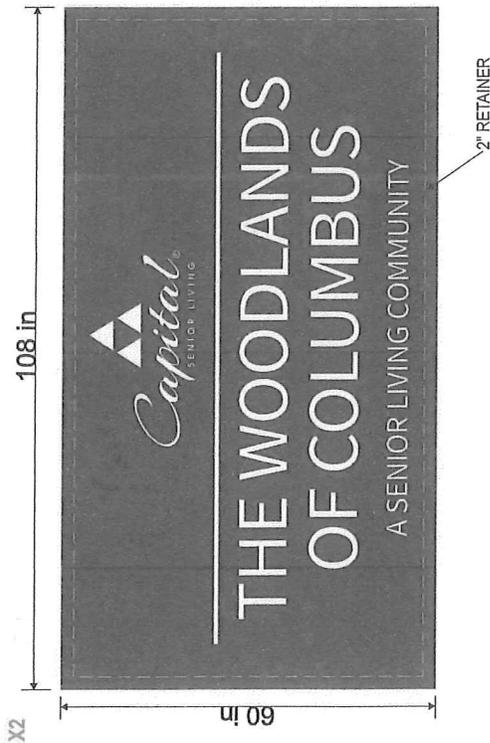


UTILITY INFORMATION

Utility	Location	Depth
Water	10' to 12' below ground	12" to 18"
Sewer	10' to 12' below ground	12" to 18"
Gas	10' to 12' below ground	12" to 18"
Electric	10' to 12' below ground	12" to 18"
Telephone	10' to 12' below ground	12" to 18"
Cable	10' to 12' below ground	12" to 18"
Other	10' to 12' below ground	12" to 18"

210-004A Final Received 11/5/10

Reface Existing Double Faced Pole Sign - CONSTRUCTION



SIGN A

1 Replacement Faces • Face View

For Production / For Presentation

PROVIDE AND INSTALL TWO (2) REPLACEMENT FACES WITH VINYL GRAPHICS AND FCO ACRYLIC ADDRESS NUMBERS FOR EXISTING D/S ILLUMINATED POLE SIGN

QUANTITY: Two (2)
Overall Height: 60"
Overall Length: 108"
Total Sq.Ft.: 45 ft²

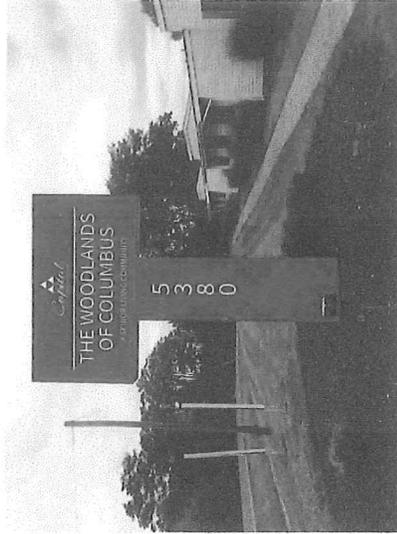
Faces: White Acrylic
Acrylic Letters: 3/8" FCO Acrylic Painted White
RTA Vinyl: 3M 3630-36 Blue (Match PMS 295 C)

- Notes:**
- Install New Replacement Faces with Reverse Weeded Graphics
 - Address Numbers are 3/8" Acrylic Painted 7508 white (to prevent yellowing). Flush Stud Mounted.
 - Paint Cabinet & Pole Cover to Match Pantone 295 C
 - Keep Internal Lights, Make White Light Up.
 - Face replacements require a permit per City of Columbus

PRIMARY ELECTRICAL RUN TO SIGN BY OTHERS.

IF PRIMARY ELECTRICAL EXISTS WITHIN 6' OF SIGN CONNECTION AT TIME OF INSTALL DESIGN CENTER SIGNS WILL CONNECT THE SIGN
 Regulated by the Texas Department of Licensing and Regulation, P. O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599; website: www.license.state.tx.us/complaints
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENT OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE
 LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

AFTER REPLACEMENT FACES, ACRYLIC LETTERS AND FRESH PAINT



DESIGN CENTER SIGNS
 3245 W. Grande Blvd. • Tyler, TX 75703

Project:

Capital Senior Living
 Location: The Woodlands of Columbus
 5380 East Broad St. • Columbus, OH 43213

Estimate Number
52106

Salesperson:
Paul Ingle

Job Number:

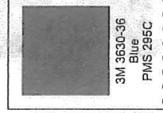
Artist:
Lucinda Butler

Original Artwork: September 4, 2015

Revisions:

FINAL

PM: *[Signature]*



Any artwork created by Design Center Signs is the sole property of Design Center Signs and cannot be reproduced or used without written permission.

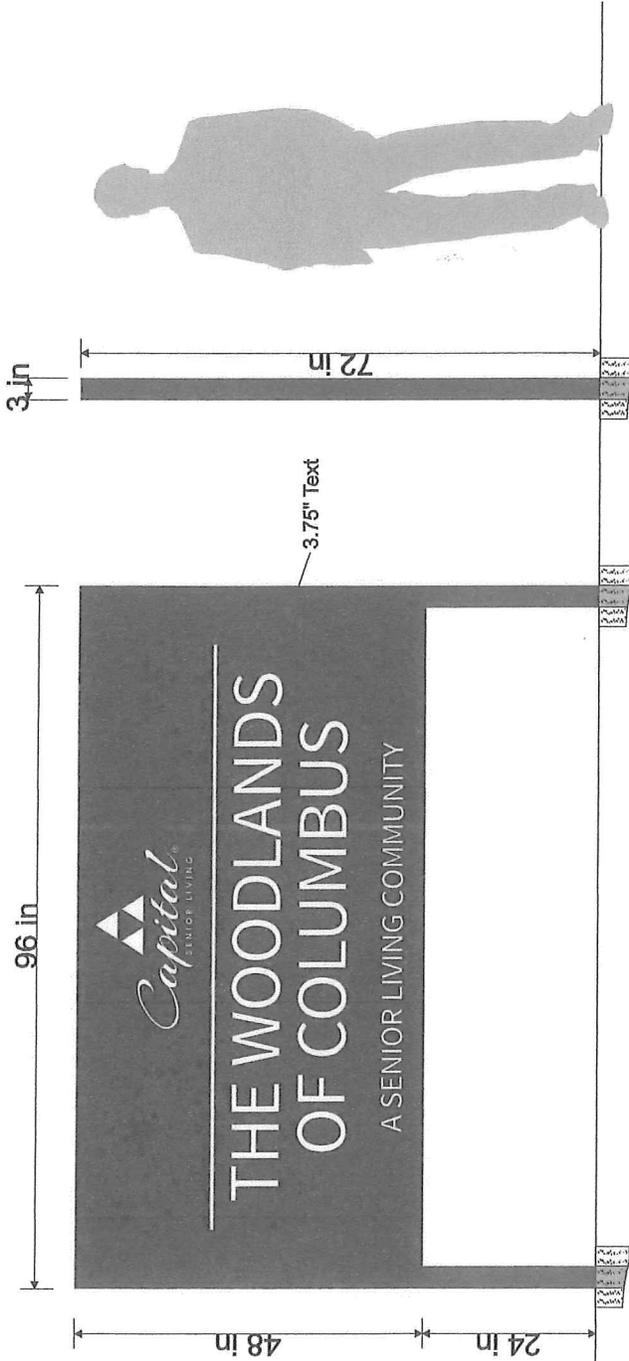
Colors may vary by individual computer monitor from the actual final product.

If exact color is needed, please order a test print sample to ensure proper color match and artwork specifications.

This photo representation of your sign is for illustrative purposes only.

CUSTOMER SIGNATURE: APPROVED APPROVED WITH CHANGES RESUBMIT PROOF

Aluminum Post and Panel Signs - CONSTRUCTION



2 Post and Panel Signs • Front View
 For Production / For Presentation
 PROVIDE AND INSTALL TWO (2) SIS POST AND PANEL SIGNS

QUANTITY: Two (2)
Overall Height: 48"
Overall Length: 96"
Total Sq.Ft.: 32 ft²

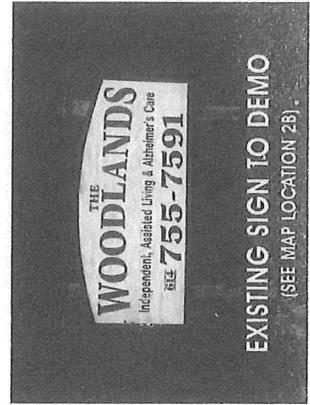
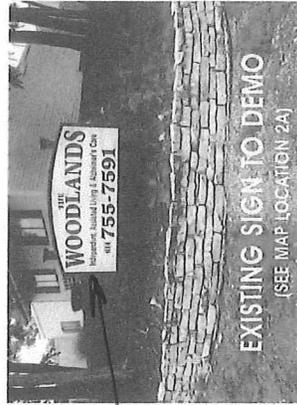
Material: Aluminum, 3" frame
Post: 3" Aluminum with caps
Painted: PTM Blue 295C
First Surface Vinyl: Oracal 651 White (all)
Install: 24" Above Grade

Notes:

- Faces with be adhesive laminated to sign frame
- 9-18-15 Donald Bier with the City of Columbus, This site is zoned CPD, Commercial Planned Development (Z10-004A). Maximum height not to exceed 8 ft. for the Cardinal Park Dr. sign and 12 ft. for the Tolliver Road sign.

SIGN B

SIGN C



DESIGN CENTER SIGNS
 3245 W. Grande Blvd. • Tyler, TX 75703

Project:
 Capital Senior Living
 Location: The Woodlands of Columbus
 5380 East Broad St. • Columbus, OH 43213

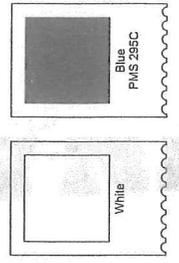
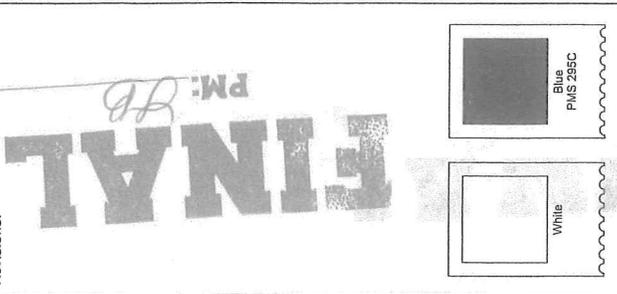
Salesperson:
 Paul Ingle

Estimate Number:
 52106

Artist:
 Lucinda Butler

Job Number:
 -

Original Artwork: September 4, 2015
Revisions:



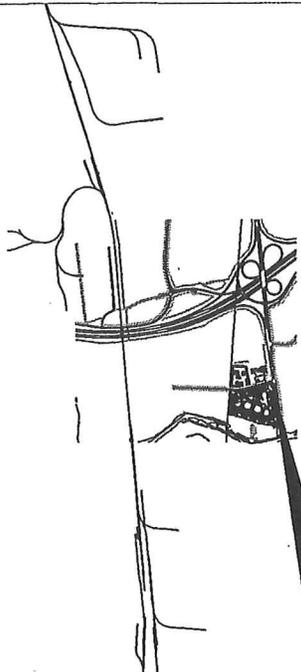
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If exact color is needed, please order a test print sample to ensure proper color match and artwork specifications.

This photo representation of your sign is for illustrative purposes only.

CITY OF COLUMBUS ADDRESS PLAT



REFERENCE MAP

OTHER MAP REFERENCES

CITY LAND USE MAP:	29-C
GIS FACET NUMBER:	186607200

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

issued by *Pamela A. Clawson* Date 4/12/01



PAMELA A. CLAWSON, CITY ENGINEER
ENG. & CONSTRUCTION DIVISION
COLUMBUS, OHIO

ADDRESS FILE NUMBER - 99-273R

DEVELOPED BY:	RETIREMENT MGMT CO
ENGINEERING CONSULTANT:	ANGEL ALVEREZ

WOODLANDS RESIDENTIAL
CARE FACILITY
5380 E BROAD STREET

PARCEL NO	SEE DRAWING
EAST OF	CARDINAL PARK DRIVE

REVISED 4/12/01

Graphics Commission Application

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) Robert Schorr
of (COMPLETE ADDRESS) 10601 Lithopilis Rd. NW Canal Winchester, OH 43110

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
CSL Columbus LLC	14160 Dallas Parkway STE 300 Dallas, TX 75254

SIGNATURE OF AFFIANT *Robert Schorr*

Sworn to before me and signed in my presence this 23 day of May, in the year 2016

Charlotte Seidle
SIGNATURE OF NOTARY PUBLIC

7-22-2020 Notary Seal Here
My Commission Expires



CHARLOTTE SEIDLE
Notary Public, State of Ohio
My Comm. Expires 7-22-2020

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