



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Sep 29 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 457 E 5TH AVE COLUMBUS OH 43201

Mailing Address: 842 N FOURTH ST SUITE 200
COLUMBUS OH 43215-1584

Owner: STRAIT REAL ESTATE LLC 2

Parcel Number: 010019405

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M
effective 2/27/1928, Height District H-60

Board of Zoning Adjustment (BZA): BZA15-023

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Milo-Grogan Area Commission

Planning Overlay: I-670 Graphics Control

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

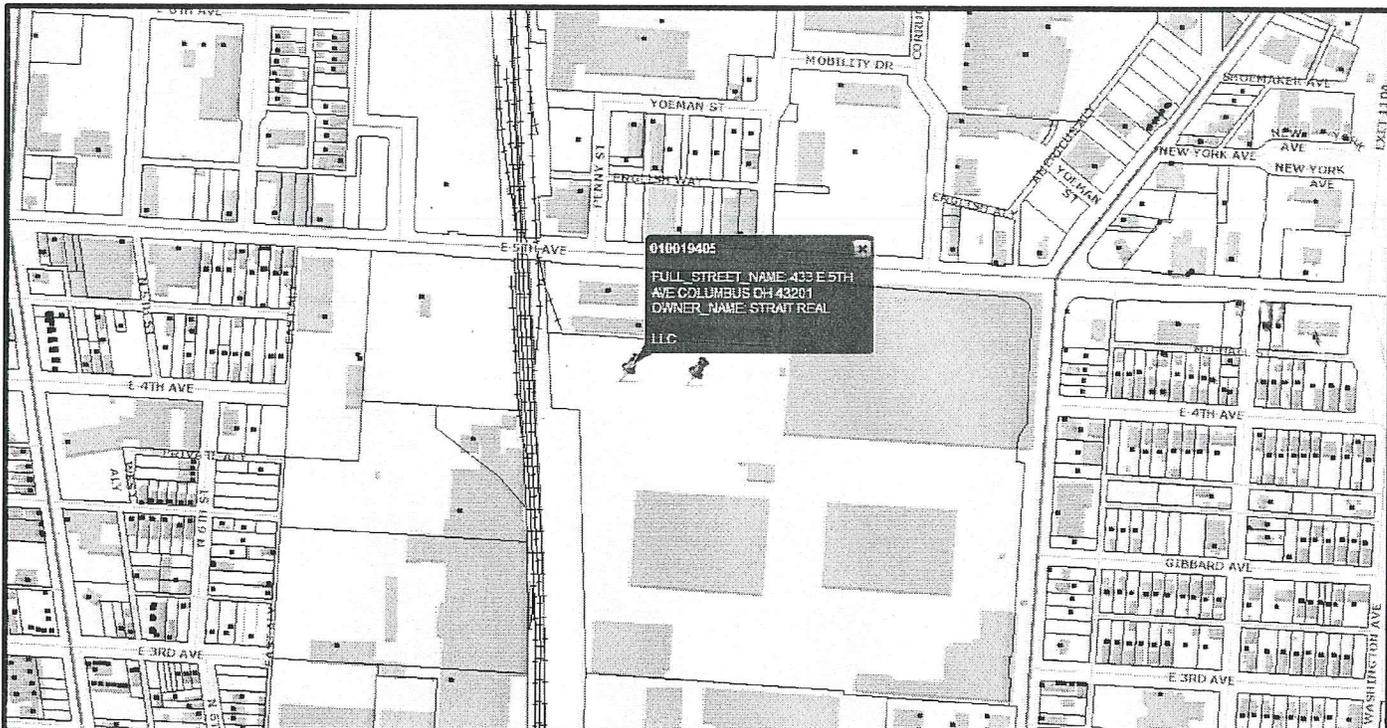
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Graphics Commission Application

DEPARTMENT OF BUILDING AND JOINING SERVICES

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

OFFICE USE ONLY Application Number: GC16-017 Date Received: 12 SEP. 2016 Application Accepted by: MILO GROGAN Fee: \$1900 Commission/Civic: M. Manufacturing Existing Zoning: M. Manufacturing Comments:

TYPE(S) OF ACTION REQUESTED (Check all that apply): [X] Variance [X] Graphics Plan [] Special Permit [] Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections/State what it is you are requesting. Roof sign UCO Prohibited 3372.606 - \$670 3380

LOCATION 1047 Certified Address: 1047 Cleveland Ave City: Columbus OH Zip: 43201

Parcel Number(s): 010-019405 / 010-295456

APPLICANT Applicant Name: Richard D Bigham Sr Phone Number: 614-267-8913 Ext.: 20 Address: 326 Canyon Dr S City/State: Columbus OH Zip: 43214 Email Address: rbigham326@aol.com Fax Number: 614-267-8913

PROPERTY OWNER(S) [] Check here if listing additional property owners on a separate page Name: Coulter Properties LLC Phone Number: Ext.: Address: 269 National Rd SE City/State: Hoboken OH Zip: 43025 Email Address: Fax Number:

ATTORNEY / AGENT (Check one): [] Attorney [] Agent Name: Richard D Bigham Sr Phone Number: 614 267-8913 Ext.: 20 Address: 326 Canyon Dr S City/State: Columbus OH Zip: 43214 Email Address: rbigham326@aol.com Fax Number: 614-267-8913

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



DEPARTMENT OF BUILDING AND ZONING SERVICES

Graphics Commission Application

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 Richard D. Bigham
of (1) MAILING ADDRESS 326 Canyon Dr S Columbus OH 43214

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) Coulter Properties
269 National Dr, SE
Hoboken OH 43025

APPLICANT'S NAME AND PHONE # (same as listed on front application) Richard D Bigham
(614) 267-8913

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Milo Geogan

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. Includes handwritten entries for Milo Geogan.

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

(8) SIGNATURE OF AFFIANT [Handwritten Signature]

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

(8) SIGNATURE OF NOTARY PUBLIC ALEXANDER PSEKOS
NOTARY PUBLIC - OHIO
My Commission Expires 10/23/17



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Graphics Commission Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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:

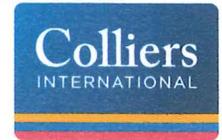
Multiple horizontal lines provided for the applicant to describe how their application satisfies the four criteria for a variance.

Signature of Applicant [Handwritten Signature] Date 8/19/2016

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Two Miranova Place
Suite 900
Columbus, Ohio 43215

MAIN +1 614 436 9800
FAX +1 614 436 9700
www.colliers.com



August 19, 2016

City of Columbus: Department of Building and Zoning Services
c/o Graphics Commission
757 Carolyn Avenue
Columbus, OH 43224

RE: Statement of Hardship – Rogue Fitness

To Whom It May Concern:

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

Regarding Section A-2 of the above referenced section; The project in question located at 511-545 E 5th Avenue, is an important project to the city and especially the neighborhood of Milo-Grogan. As part of such, the owner has taken great pride in ensuring the design is representative. The signage in question is another way to differentiate the project as it is one of the first new builds within the immediate vicinity. The overall design of the building is a hail to the past, the signage is no different to when roof top scaffolding signs were more prevalent, such as the Columbus Dispatch sign downtown. The business, Rogue Fitness ("Rogue"), that will operate there has goals and expectations to become woven into the fabric of the city and this neighborhood similarly; to become a business where multiple generations have and will work. The hopes are the sign, building and business will far outlast any of us to become a key indicator to the Mio-Grogan community.

Regarding Section A-3 of the above referenced Variance Section; Rogue will consolidate all of their operations here, which include manufacturing, distribution, back office, design, and retail/counter sales. As part of such, the sign will have additional impact in bringing business to the retail store and thus consumer traffic to the neighborhood. This is a direct correlation and benefit to Rogue, but certainly the surrounding businesses.

Regarding Section A-4 of the above reference Variance Section; The building sits within an area of industrial uses and similar zoning, though retail and food service is also adjacent along Fifth Avenue. The height district for such M zoning, as the parcel is zoned, is 60 feet, which the top of the sign is well below such (50' high is the very top of the sign). The American flag pole on site will be in line with such height, sitting at 45' tall. These will be well below the adjacent water tower at Clark Grave Vault.

We are excited to start operating at the new site, and bringing additional excitement to the neighborhood. Please advise if there are any questions or clarifications needed on the signage or the application.

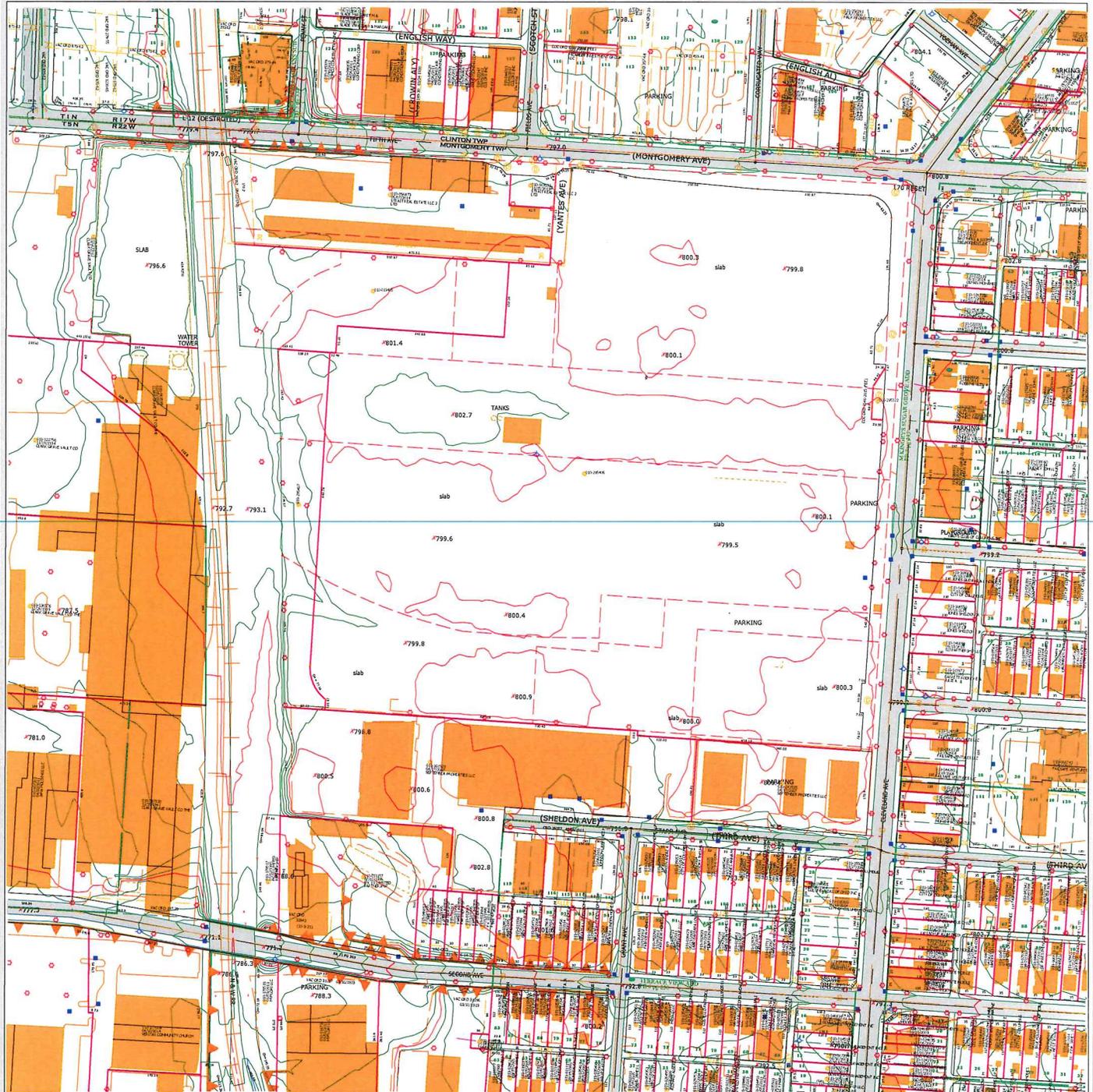
Regards,

A handwritten signature in black ink, appearing to read "Joel Yakovac".

Joel R. Yakovac, SIOR
Brokerage Executive Vice President | Principal
Columbus Industrial Team



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
MAP ID: S DATE: 8/22/16



Disclaimer

Scale = 300



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.

Total Sign sqft North wall 771.9 Allowable 1364.8 [972 X 30 = 29160 sqft 170.6 mass X 8]

#6 499.5 sqft painted

On the wall

#5 72.8 sqft on marquee

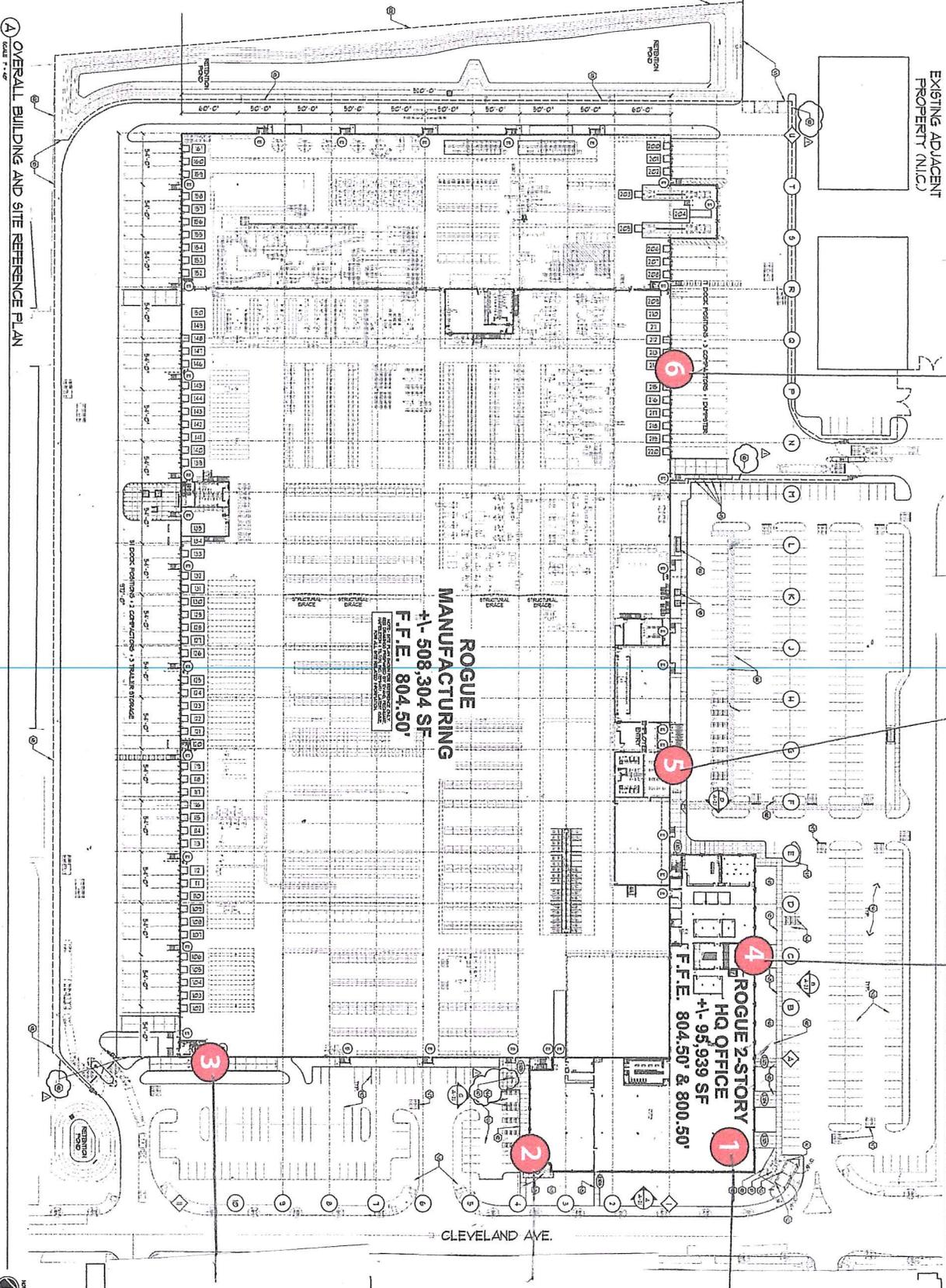
Illuminated

#4 199.6 sqft painted

on the wall

CODED NOTES

- 1. EXISTING SIGNAGE TO REMAIN TO BE MAINTAINED
- 2. EXISTING SIGNAGE TO BE REMOVED
- 3. EXISTING SIGNAGE TO BE RELOCATED
- 4. EXISTING SIGNAGE TO BE REPAIRED
- 5. EXISTING SIGNAGE TO BE REPAIRED AND RELOCATED
- 6. EXISTING SIGNAGE TO BE REPAIRED AND RELOCATED TO A DIFFERENT LOCATION
- 7. EXISTING SIGNAGE TO BE REPAIRED AND RELOCATED TO A DIFFERENT LOCATION AND TO BE ILLUMINATED
- 8. EXISTING SIGNAGE TO BE REPAIRED AND RELOCATED TO A DIFFERENT LOCATION AND TO BE ILLUMINATED AND TO BE PAINTED
- 9. EXISTING SIGNAGE TO BE REPAIRED AND RELOCATED TO A DIFFERENT LOCATION AND TO BE ILLUMINATED AND TO BE PAINTED AND TO BE ILLUMINATED
- 10. EXISTING SIGNAGE TO BE REPAIRED AND RELOCATED TO A DIFFERENT LOCATION AND TO BE ILLUMINATED AND TO BE PAINTED AND TO BE ILLUMINATED AND TO BE PAINTED



- #3 under 10 sqft Non-illuminated
- #2 41.25 sqft on marquee Illuminated
- #1 Roof sign 152 sqft Illuminated

A OVERALL BUILDING AND SITE REFERENCE PLAN

A-10

OVERALL BUILDING AND SITE REFERENCE PLAN

ROGUE - OFFICE HQ BUILDING
 545 EAST 5th AVE. & 1011 CLEVELAND AVE.
 COLUMBUS, OH 43201

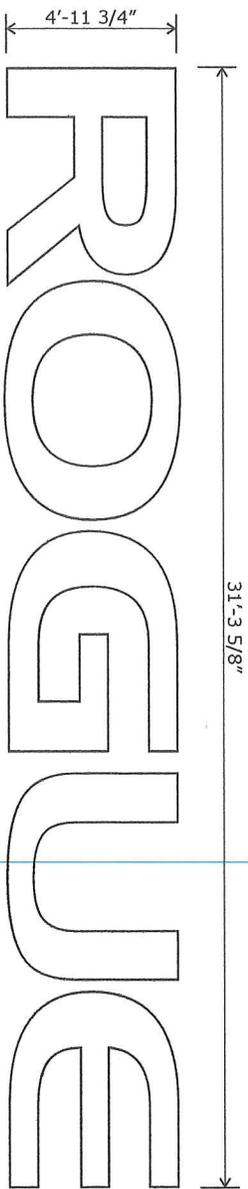
FOR
Rogue Fitness
 1080 Steelwood Road, Columbus, Ohio 43212

FOR THE ARCHITECT

DATE: 06/14/2016

PROJECT: 16-000000

SCALE: AS SHOWN



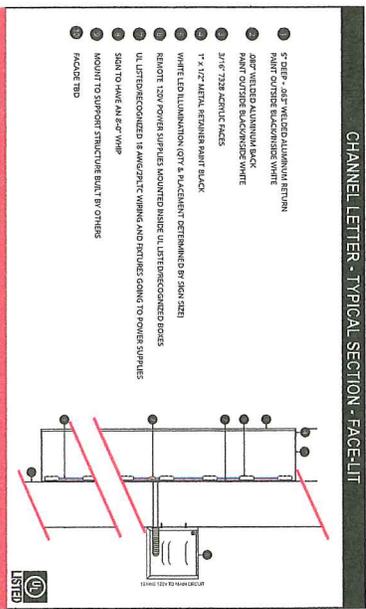
A

LED Illuminated Channel Letters
 "ROGUE" - Mounted to Truss Structure Built by Others

INTERNALLY ILLUMINATED LED CHANNEL LETTERS

- QUANTITY:** ONE (1)
- Overall Size:** 375.625" X 59.75"
- Total Sq.Ft.:** 155.86 ft²
- Returns:** 5" Deep - .063" Welded Aluminum Return
 Paint Outside Black, Inside White
- Backs:** .080" Aluminum Backs
 Paint Outside Black, Inside White
- Faces:** 3/16" 7328 Acrylic
- Retainers:** 1" X 1/2" Metal Retainer Paint Black
- Illumination:** LED Illuminated - WHITE
- Electrical Connection:** Sign to Have 8'-0" Whip
 Remote 120v Power Supplies Mounted Inside U/L
- Power Supply:** Remote 120v Power Supplies Mounted Inside U/L
 Listed/Recognized boxes.
- Mounting:** Mount to Structure Built by Others
 Paint Outside Black, Inside White

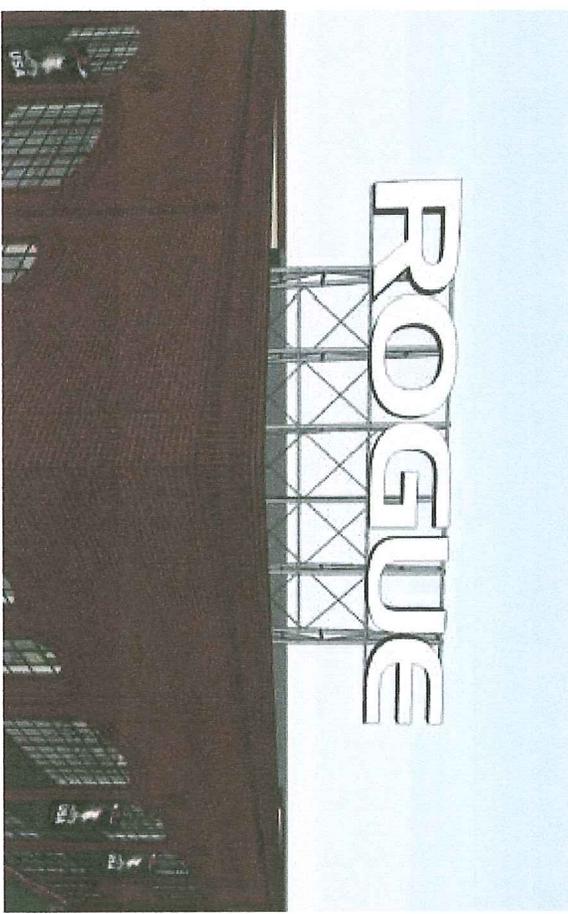
1-B



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



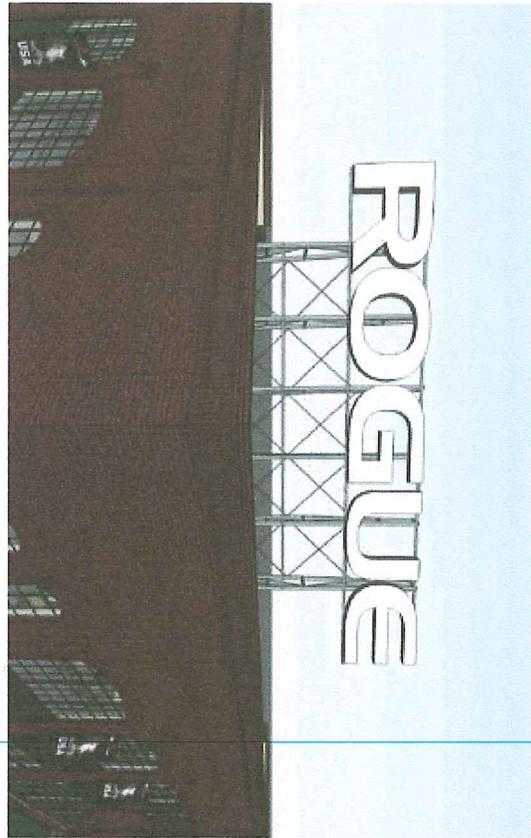
SIGN CITY
 801 GOODALE BOULEVARD, COLUMBUS, OH 43212
 614.486.6700

Client Name: Rogue Fitness
Location: 1011 Cleveland Avenue
 Columbus, Ohio 43201

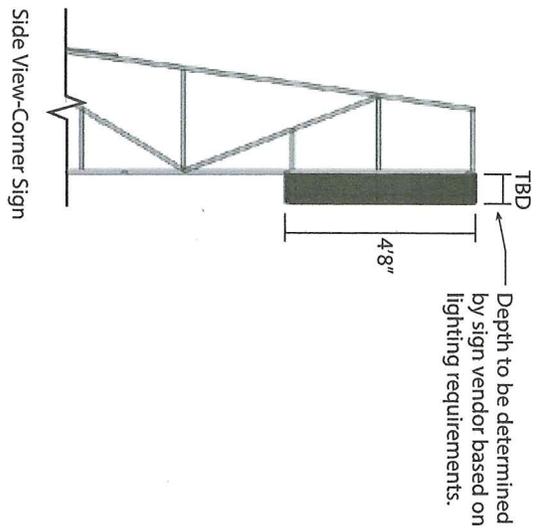
Start Date: 07/20/2016
Last Revision: 07/20/2016
Job#:
Drawing#: 023301-1A.0
Page: 1 of 1

• Client Approval
 • Landlord Approval

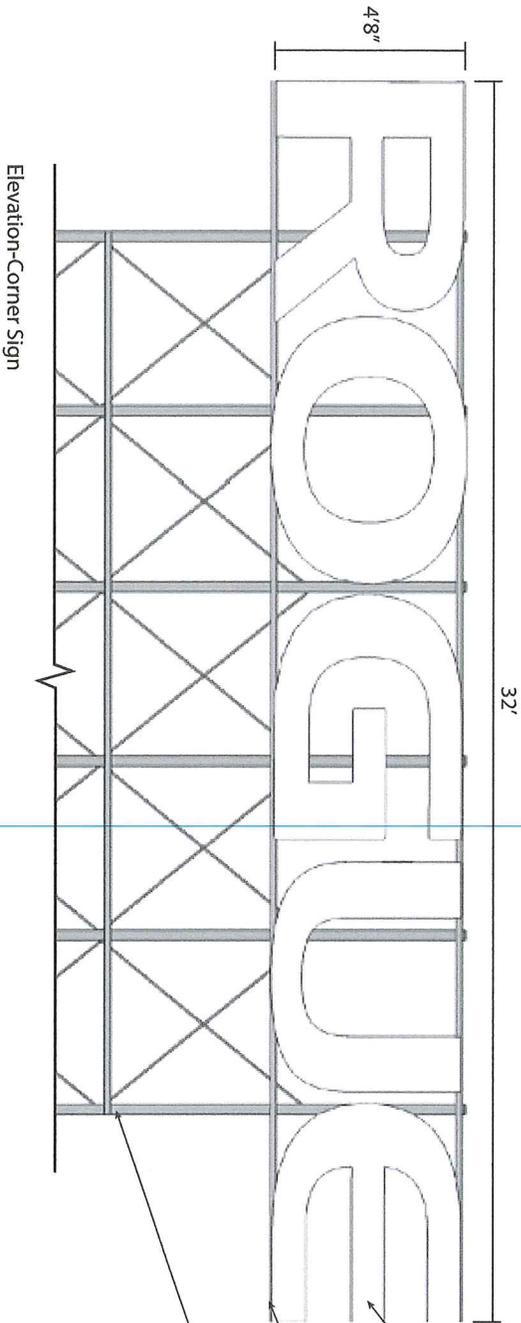
Sales Rep: Ron Moody
Designer: Ron Moody
 MEMBER IFAA LISTED



Perspective-Corner Sign



Side View-Corner Sign

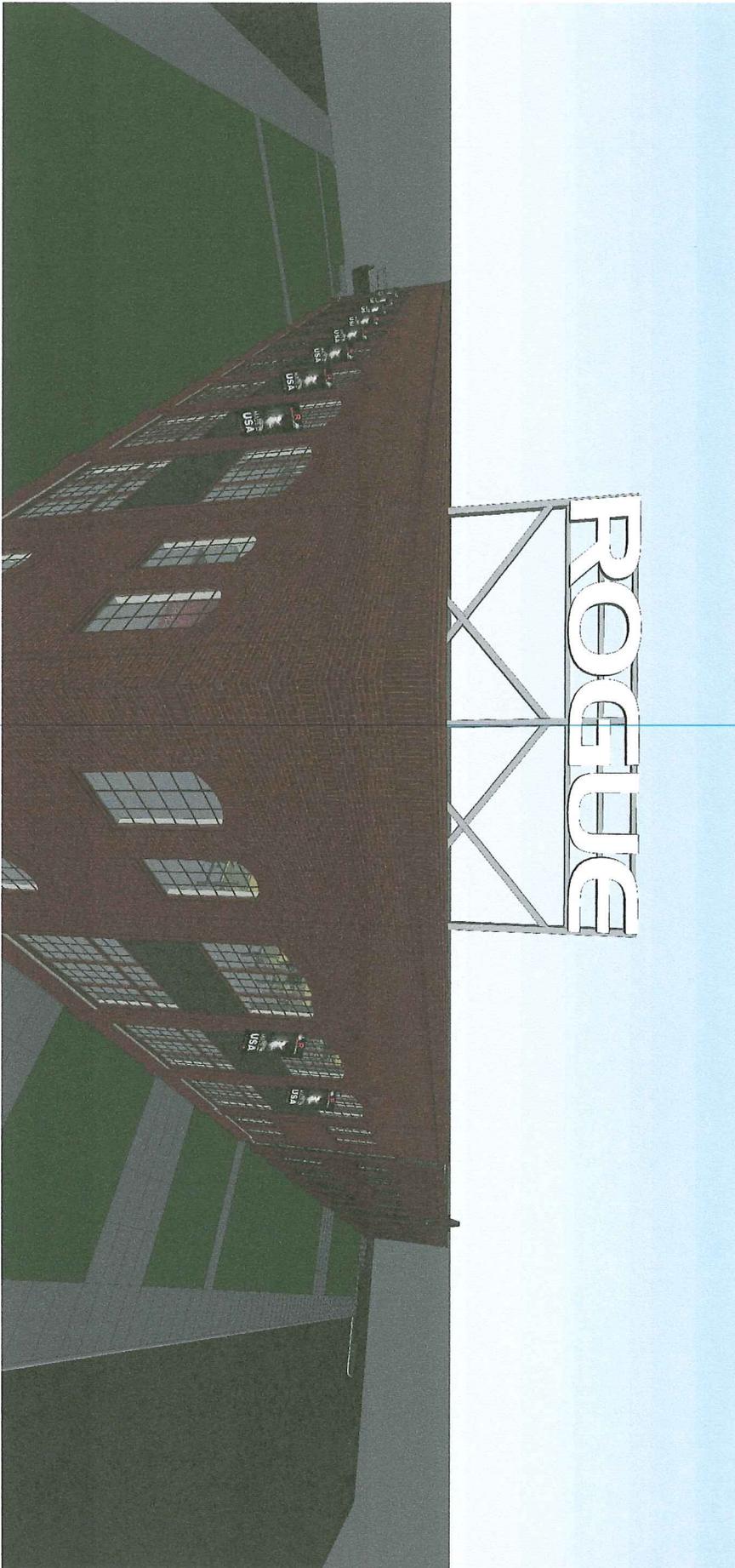


Elevation-Corner Sign

Channel letters with illuminated acrylic faces. Letter faces are white with black trimcaps and returns.

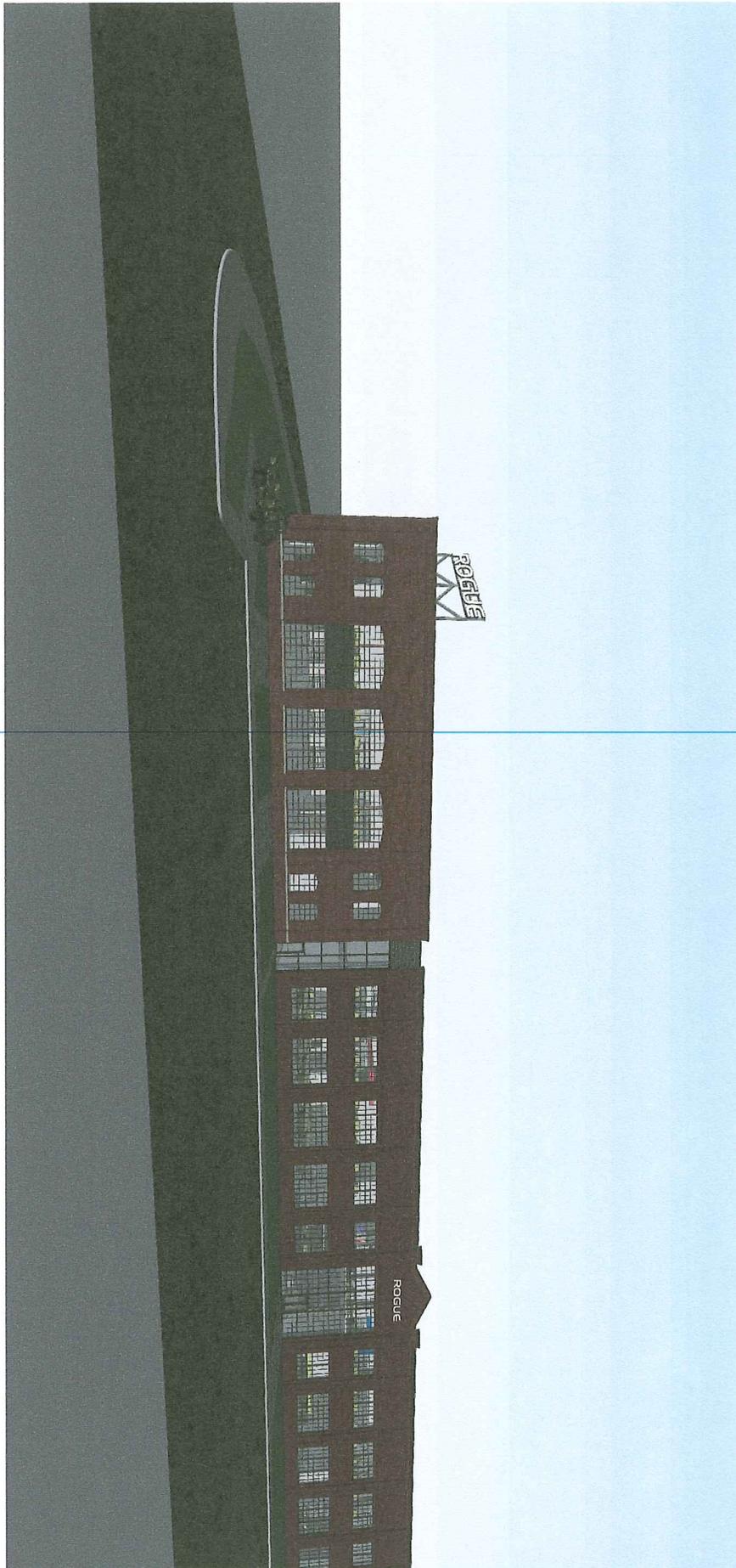
Reinforced letters bolted to raceway.

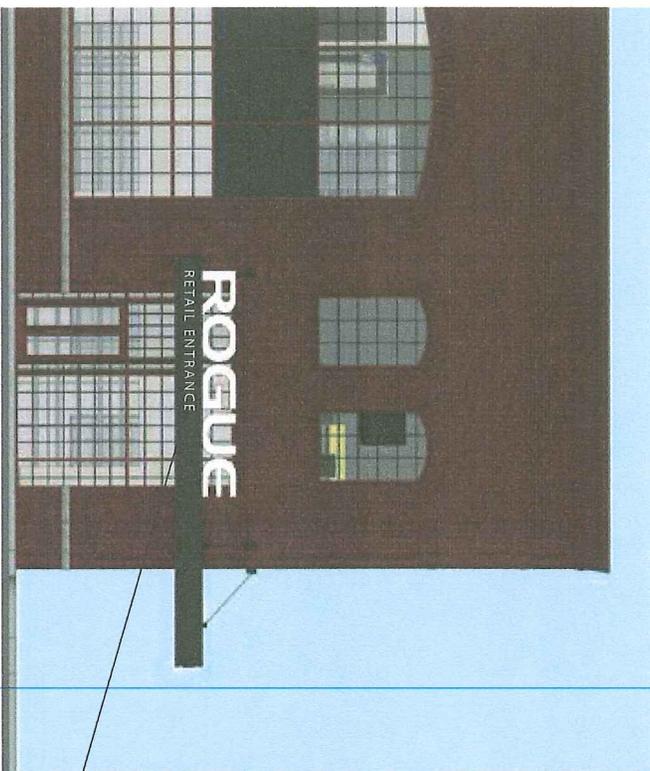
NOTE: Steel Truss structure will be designed and built by another firm. Signage fabricator to work with steel vendor to ensure raceway and letters are properly mounted to truss structure. Signage vendor is fabricating Letters and raceway only.







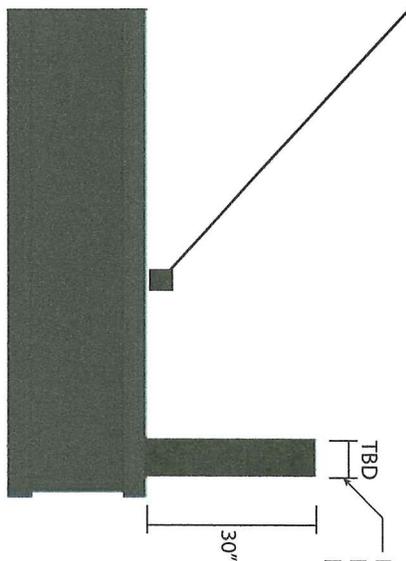




Elevation-Rogue Retail Corner Sign

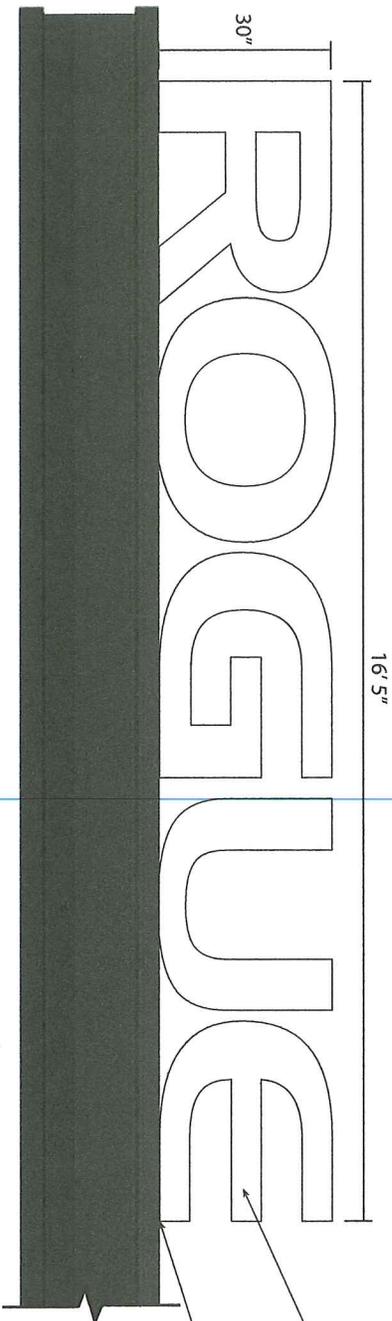
Pin-Mounted canopy letters detailed on page 6

Side View-Rogue Retail Corner Sign



TBD
Depth to be determined by sign vendor based on lighting requirements.

30"

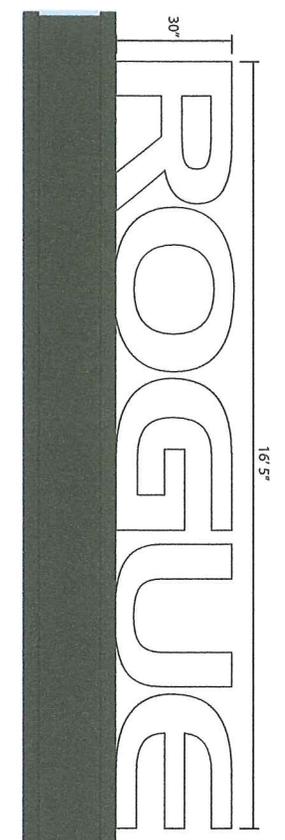


30"

16' 5"

Channel letters with illuminated acrylic faces. Letter faces are white with black trimcaps and returns.
Reinforced letters bolted to canopy.

Detail Elevation-Rogue Retail Corner Sign

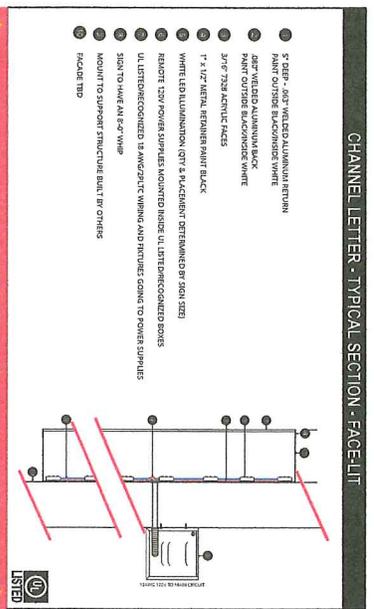


A LED Illuminated Channel Letters
 "ROGUE" - Mounted to Canopy Built by Others

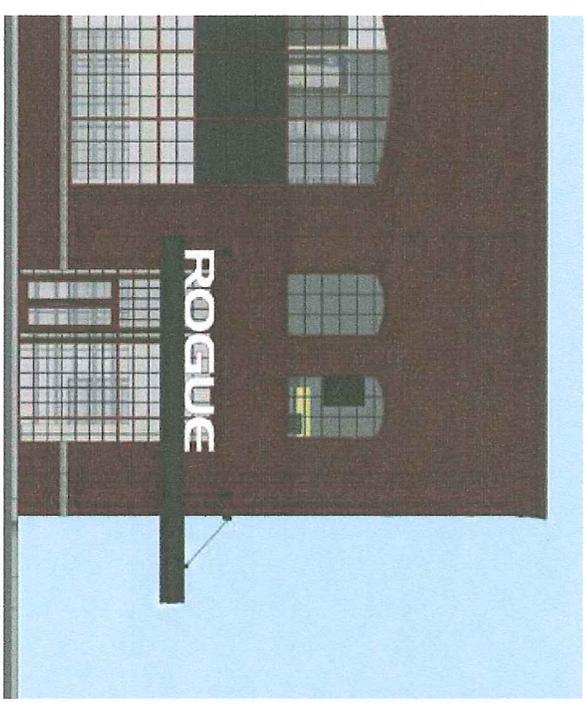
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- Faces:** .080" Aluminum Backs
- Retainers:** Paint Outside Black, Inside White
- 3/16" 7328 Acrylic**
- 1" X 1/2" Metal Retainer Paint Black**
- LED Illuminated - WHITE**
- Electrical Connection:** Sign to Have 8'-0" Whip
- Power Supply:** Remote 120v Power Supplies Mounted Inside U/L Listed/Recognized boxes.
- Mounting:** Mount to Structure Built by Others
- Paint Outside Black, Inside White**

2 -B



ELECTRICAL NOTES
 Sign Company DOES NOT provide primary electrical to sign.
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 Each sign must have:
 1. A minimum of one dedicated 120V/20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral



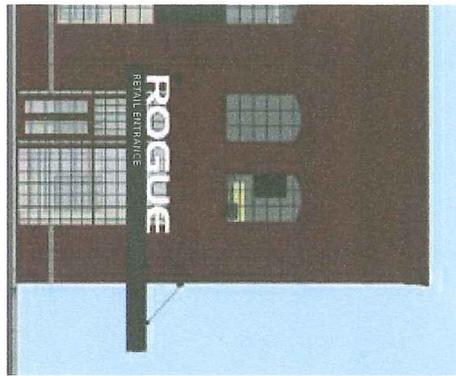
SIGN CITY
 801 GOODALE BOULEVARD, COLUMBUS, OH 43212
 614.486.6700

Client Name: Rogue Fitness
Location: 1011 Cleveland Avenue
 Columbus, Ohio 43201

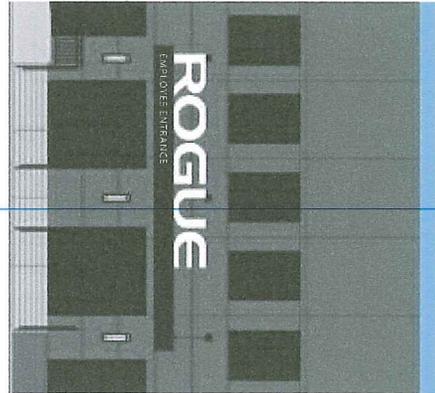
Start Date: 07/20/2016
Last Revision: 07/20/2016
Job#:
Drawing#: 023391-2.0
Page: 1 of 1

Client Approval
 Landlord Approval

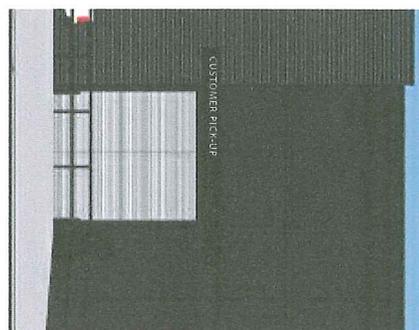
Sales Rep: Ron Moody
Designer: Ron Moody
 MEMBER INTERNATIONAL SIGN ASSOCIATION LISTED



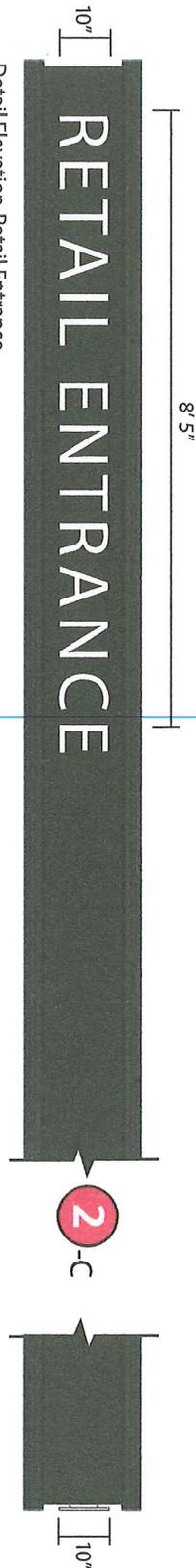
Elevation - Retail Entrance



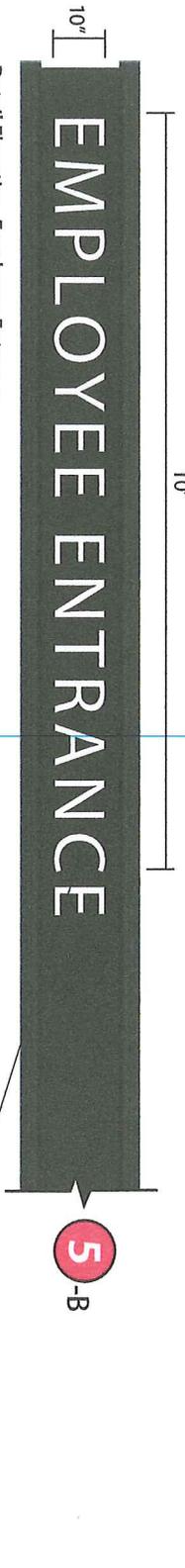
Elevation - Employee Entrance



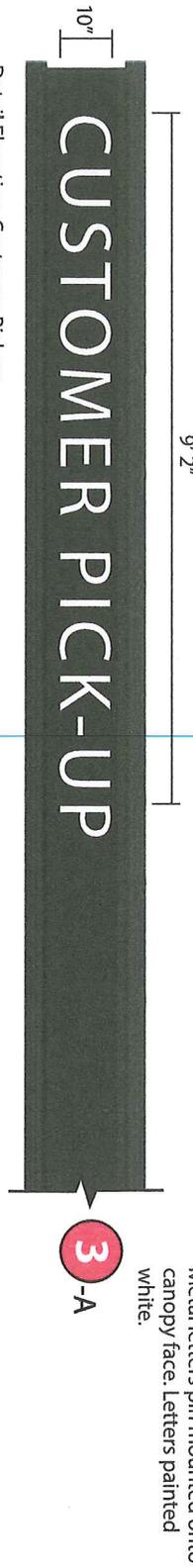
Elevation - Customer Pick-up Entrance



Detail Elevation-Retail Entrance

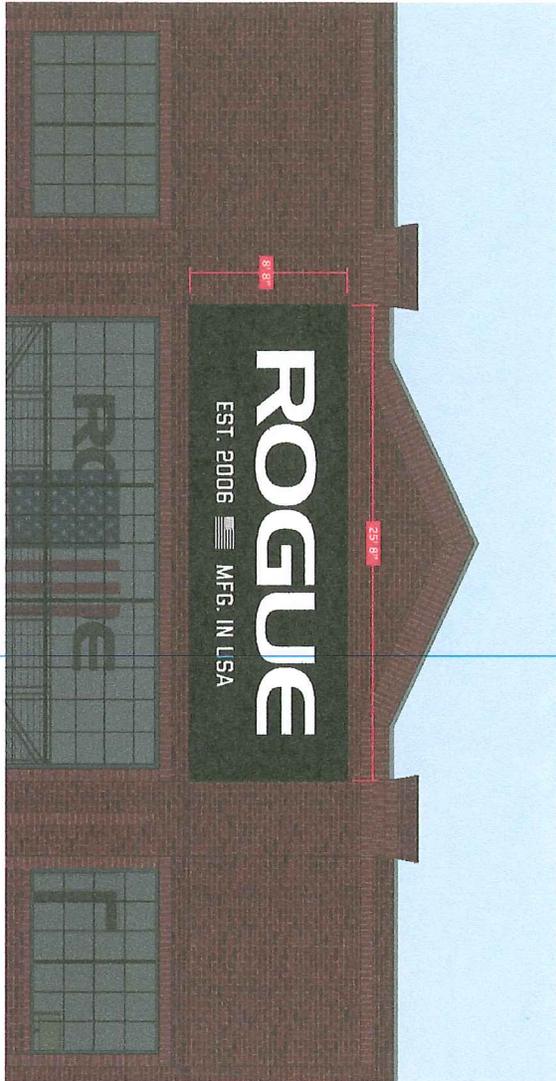


Detail Elevation-Employee Entrance



Detail Elevation-Customer Pick-up

ROGUE EXTERIOR SIGNAGE
ROGUE MAIN OFFICE SIGNAGE



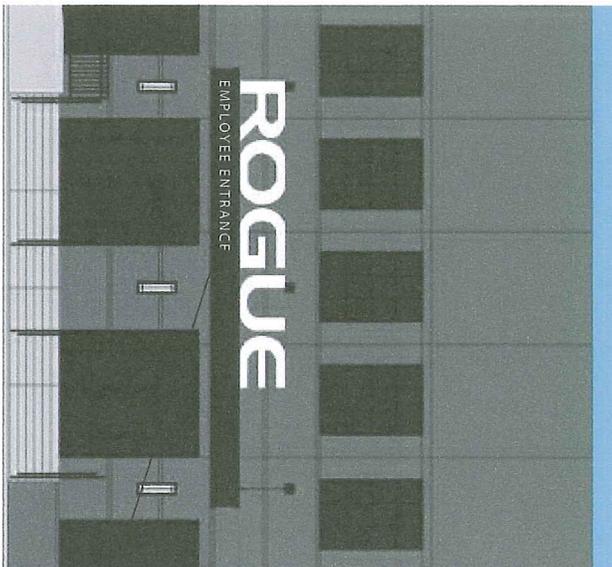
Black box and text hand painted directly onto masonry surface.

Elevation-Rogue Main Office Signage

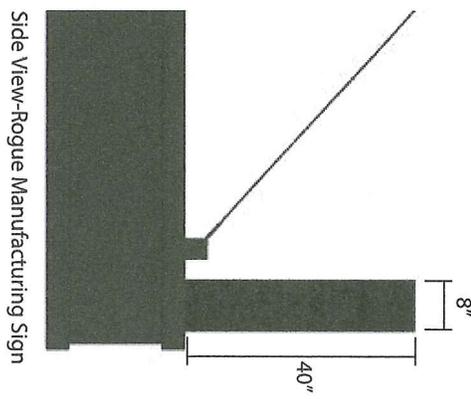


Detail Elevation-Rogue Main Office Signage

Black box and text hand painted directly onto masonry surface.

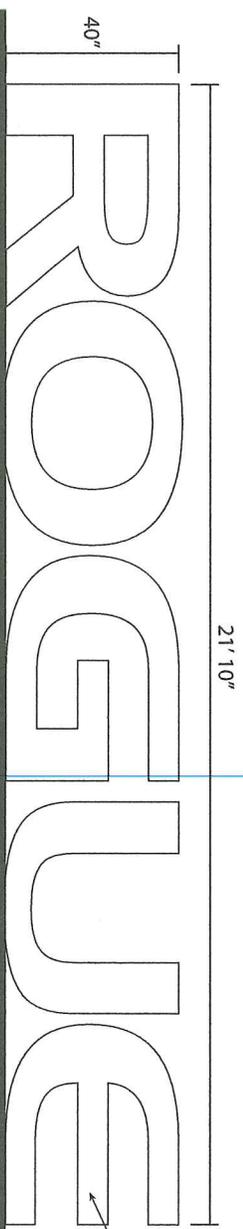


Elevation-Rogue Manufacturing Sign



Side View-Rogue Manufacturing Sign

Pin-Mounted Canopy Letters
detailed on page 6

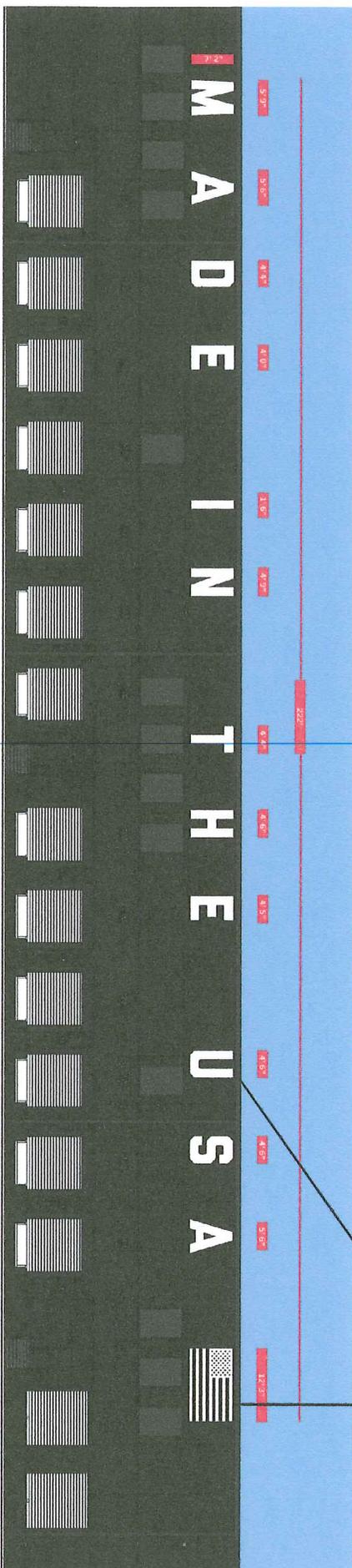


21' 10"

40"

Current Rogue retail letters to be reused here. Signage vendor to quote cost for removing letters from existing building and installing on new canopy.

Detail Elevation-Rogue Manufacturing Sign



Text and flag hand painted directly onto masonry surface.

TEXT AND GRAPHIC TO BE PAINTED DIRECTLY TO MASONRY SURFACE

QUANTITY: ONE (1)
 Overall Size: 222" X 72"
 Total Sq.Ft.: 471.82 ft² (Actual Graphic Size)
 Paint: Sherwin-Williams SherCryl High-Performance Acrylic - (WHITE).



Graphics Commission Application

DEPARTMENT OF BUILDINGS
AND POLING 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) JOEL YAKOVAC
of (COMPLETE ADDRESS) Two Miranara Pl, Ste. 900, Col., OH 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>Mr. William Henniger</u> | <u>1080 Steelwood Rd, Col., OH 43212</u> |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 19th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

7-31-18
My Commission Expires

Notary Seal Here



ANNA MARIA TRIMPE
Notary Public, State of Ohio
My Comm. Expires 7-31-2018

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