

Zoning Report

Site Information

Address	1091 GEMINI PL, COLUMBUS, OH
Mailing Address	8800 LYRA DR COLUMBUS, OH 43240-2002
Owner	POLARIS VC LLC
Parcel Number	31843301001000
In Columbus?	Yes
County	DELAWARE

Zoning Information

Zoning	Z91-018C, Commercial, LC4, 7/30/2001, H-110
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	05310-00000-00023, Passed
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	05320-00000-00029, Passed
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

original

THE CITY OF COLUMBUS ANDREW J. GANTHER, MAYOR

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: GC 16-028 Date Received: December 12, 2016 Application Accepted by: Jamie Freise, Planner Graphics Commission Fee: \$1,900.00 Commission/Civic: Far North Columbus Communities Coalition (FNCCC) Existing Zoning: LC4 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.

To permit the installation of a (3) three wall signs that do not have a direct public entrance to the use, or have direct orientation to a public street or right-of-way per 3377.26 (K), requires a Variance Graphics Plan. Portions of wall signs C,D & E, extend beyond the perimeter of the wall to which they are attached in relief of 3377.20(G).

LOCATION

Certified Address: 1091 Gemini Pl City: Columbus Zip: 43240

Parcel Number(s): 31843301001000

APPLICANT

Applicant Name: Stanley W. Young, III Signsmith, LLC Phone Number: 740-497-4713 Ext.: n/a

Address: 220 Pontious Lane City/State: Circleville, Ohio Zip: 43113-1577

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

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

Name: Polaris VC, LLC Phone Number: 614-519-9144 Ext.: n/a

Address: 1091 Gemini Pl City/State: Columbus, Ohio Zip: 43240

Email Address: LSPECTOR@POLARISCENTERS.COM Fax Number: n/a

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

Name: Stanley W. Young, III, Signsmith, LLC. Phone Number: 740-497-4713 Ext.: n/a

Address: 220 Pontious Lane City/State: Circleville, Ohio Zip: 43113-1577

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

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

APPLICANT SIGNATURE Stanley W. Young, III

PROPERTY OWNER SIGNATURE Stanley W. Young, III (Agent For Owner)

ATTORNEY / AGENT SIGNATURE Stanley W. Young, III

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

THE CITY OF COLUMBUS ANDREW J. GANTHER, MAYOR

Graphics Commission Application

DEPARTMENT OF BUILDINGS 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 Stanley W. Young, III

of (1) MAILING ADDRESS 220 Pontious Lane, Circleville, Ohio 43113-1577

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 1091 Gemini Pl, Columbus, Ohio 43240

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) December 12, 2016

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) Polaris VC, LLC 1091 Gemini Pl, Columbus, Ohio 43240

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

Stanley W. Young, III 740-497-4713

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

(5) Far North Columbus Communities Coalition (FNCCC) Jim Palmisano, President jpalmisano@buckeyepower.com FNCCC, P O Box 66, Lewis Center, Ohio 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 (See attached list), (6b) PROPERTY OWNER MAILING ADDRESS. Includes empty rows for listing owners.

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

(8) SIGNATURE OF AFFIANT Stanley W. Young III

Sworn to before me and signed in my presence this 12th day of December, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC Judy L. Turner

Notary Seal Here JUDY L. TURNER Notary Public, State of Ohio My Commission Expires 5/26/2021

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

Hardship Statements

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 / Graphics Plan in the following ways:

This subject site known as 1091 Gemini Place, Columbus, Ohio 43240 is located in the State of Ohio, Delaware County, City of Columbus. This 3.376 Acre Tract was split off the original 34.140 Acre Tract on 2/24/2016. This site is Zoned LC4, and had BZA Variance 05310-00000-00023, and a Graphic's Variance 05320-00000-00029 for other properties not associated with this site, however listed on the Zoning Report for the subject site.

The location of this sight is just North of Polaris Fashion Mall and is surrounded by parking and other retail establishments.

This subject site is similar in location and nature to other large retail stores that have been given consideration for Variance / Graphic Plan requests of the same nature for wall signage that do not have public entrances or face a dedicated Right-of Way.

This new building is approximately 43,000 square feet of retail space, has large exterior walls that would benefit from having wall signage to help break-up the long walls and add an architectural dimension to the site, and help identify.

The granting of this Variance / Graphics Plan will not injurious to neighboring properties and will not be contrary to the public interest or the intent and spirit of the Graphics Code. We therefore ask for your consideration and approval in our request.

Respectfully Submitted,



Stanley W. Young, III
Applicant / Agent

December 11, 2016

ms consultants, inc.
 2221 SCHROCK RD.
 COLUMBUS, OH 43229
 PHONE: (614) 898-7100
 CONTACT: ERIC ELIZONDO
 MAIL: EELIZONDO@msconsultants.com

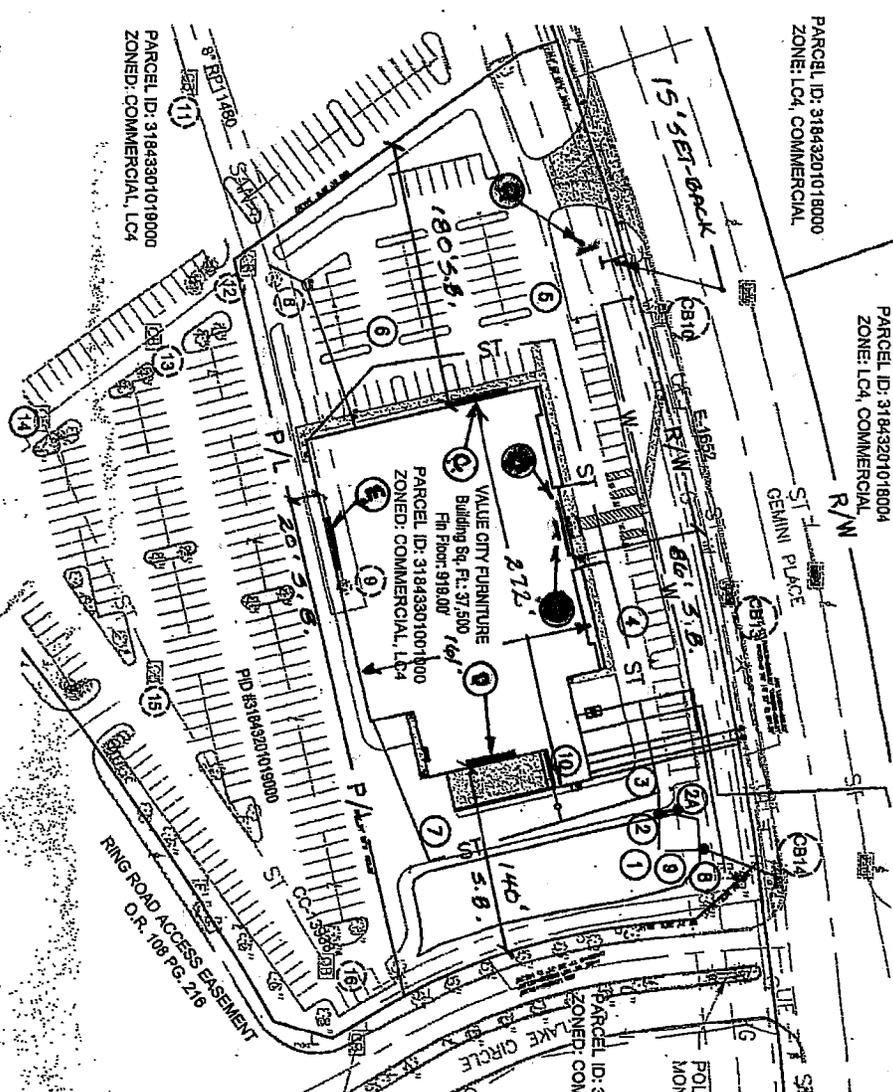
LEP ENGINEER

ms consultants, inc.
 2221 SCHROCK RD.
 COLUMBUS, OH 43229
 PHONE: (614) 898-7100
 CONTACT: MIKE MORELLI
 MAIL: MMORELLI@msconsultants.com

EOTECHNICAL

PROFESSIONAL SERVICE INDUSTRIES, INC.
 4960 VULCAN AVENUE
 COLUMBUS, OH 43229
 PHONE: (614) 876-8000
 CONTACT: PAUL S. HUNDLEY

CITY OF COLUMBUS
 SITE COMPLIANCE APPROVAL
 Date: 7/14/16
 App#: 16345-187
 By: [Signature]
 Title: [Signature]



INDEX MAP

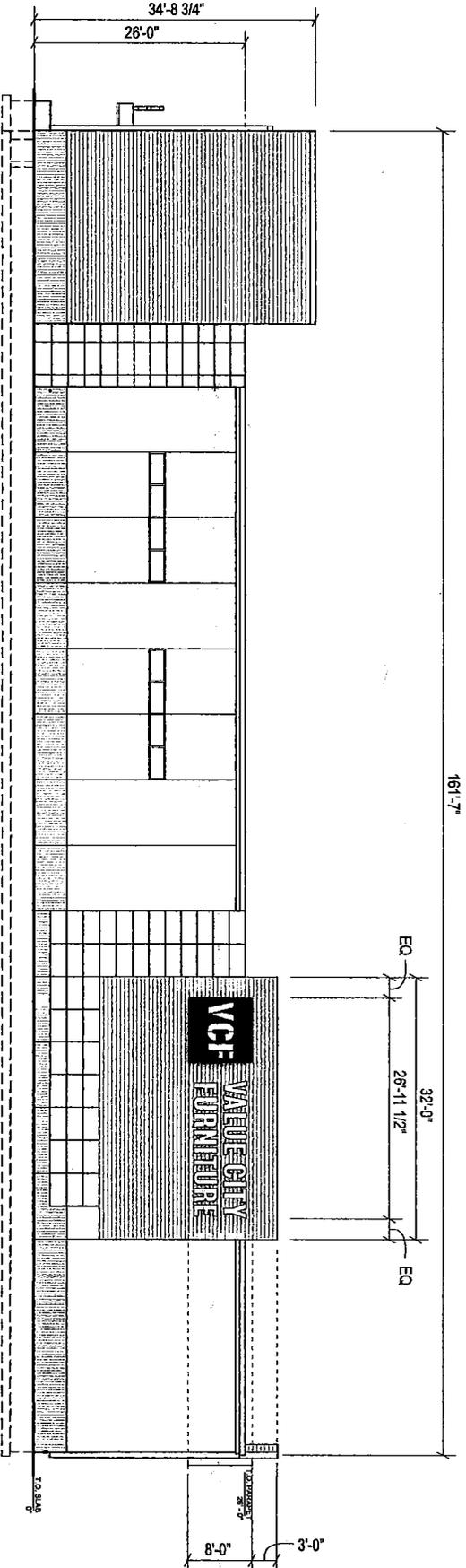
1" = 100'



1 SIGNS A, B, & F ARE APPROVABLES 2-WALL 1-GROUND
 SIGNS C, D & E WILL REQUIRE VARIANCE NOR.O.W. OR
 PUBLIC ENTRANCES.

Job #: 37369

SIGN C	VCF Logo Cab / Value City Furniture C/L's
Type:	Internally Illuminated ROP'T Cabinet Individual Channel Letters Internally Illuminated LED
Illumination:	Internally Illuminated LED
Square Footage:	64 (Cab) / 110.97 (C/L's) = 174.97



Side Elevation (West)
Scale: 1/16" = 1'-0"

NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION

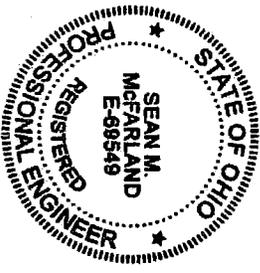
Allowable Square Footage this Elevation:	TBD
N/A	
Actual Square Footage this Elevation:	174.97

M McFarland Engineering
444 N. Hildebrand Dr.
Asheville, NC 28806
Structural Sign Design
Engineering Services

VALUE CITY FURNITURE
Address: 1091 GEMINI PLACE
City/State: COLUMBUS, OH
Client: SOUTHWEST SIGNS

ENGINEERING OF
ATTACHMENT TO WALL ONLY.
NO CABINET ENGINEERING
OR EVALUATION OF AS
BUILT WALL CONDITIONS
PROVIDED OR IMPLIED.

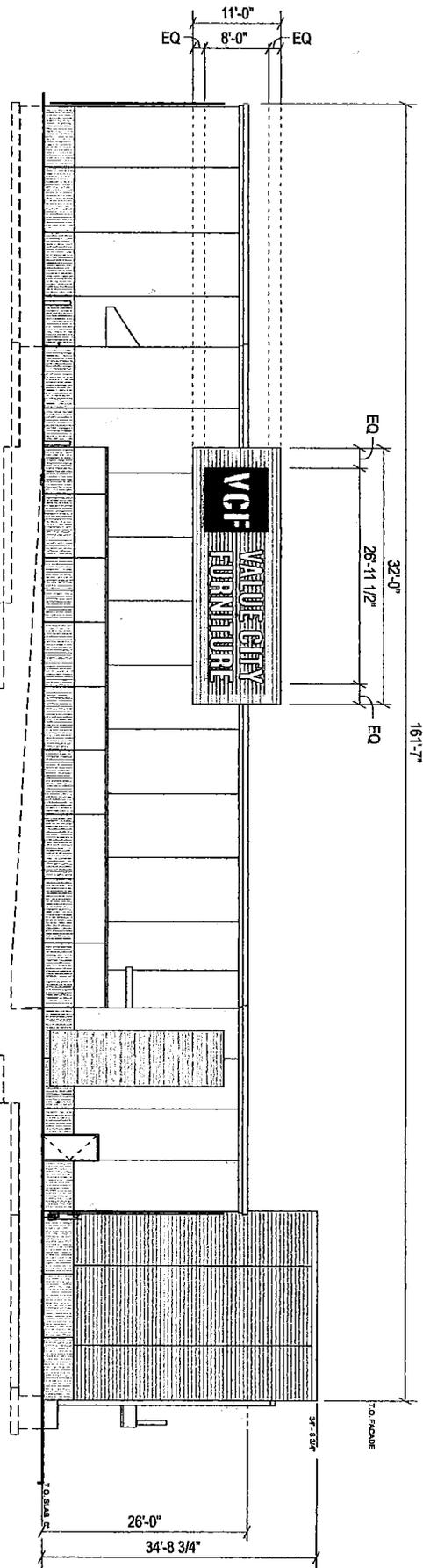
Initial Drawing: _____ (37369) AB



The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on December 1, 2016
Date: 12-1-2016
Sheet #: 2 OF 10
NC Firm Registration#: F-1136
Ohio License Number: 68949
Ohio Expiration Date: 12/31/2017

FILE #: 37369

SIGN D	VCF Logo Cab / Value City Furniture C/L's
Type:	Internally Illuminated ROPT Cabinet Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	64 (Cab) / 110.97 (C/L's) = 174.97



Side Elevation (East)

Scale: 1/16" = 1'-0"

NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION

Allowable Square Footage this Elevation:	TBD
N/A	
Actual Square Footage this Elevation:	174.97

MCFARLAND
Engineering

464 N. Hildebrand Dr.
Asheville, NC 27008

Structural Sign Design
Engineering Services

VALUE CITY FURNITURE

Address: 1091 GEMINI PLACE
City/State: COLUMBUS, OH

Client: SOUTHWEST SIGNS

ENGINEERING OF
ATTACHMENT TO WALL ONLY.
NO CABINET ENGINEERING
OR EVALUATION OF AS
BUILT WALL CONDITIONS
PROVIDED OR IMPLIED.

Initial Drawing: _____ (37369) AB



The electronic seal appearing on this document was
advanced by Sean M. McFarland, PE on December 1, 2016

Date: 12-1-2016

Sheet #: 3 OF 10

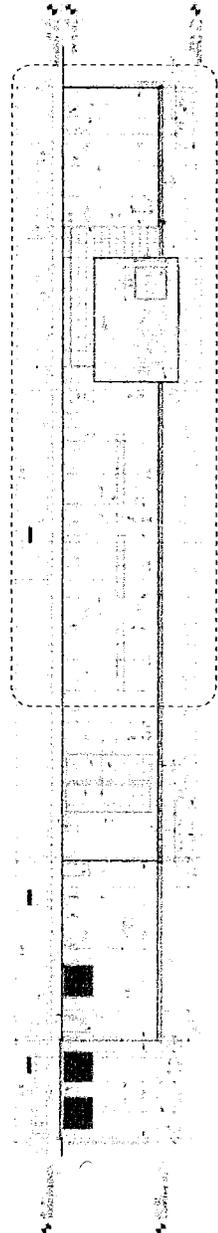
NC Firm Registration: F-1166

Ohio License Number: 69949

Ohio Expiration Date: 12/31/2017

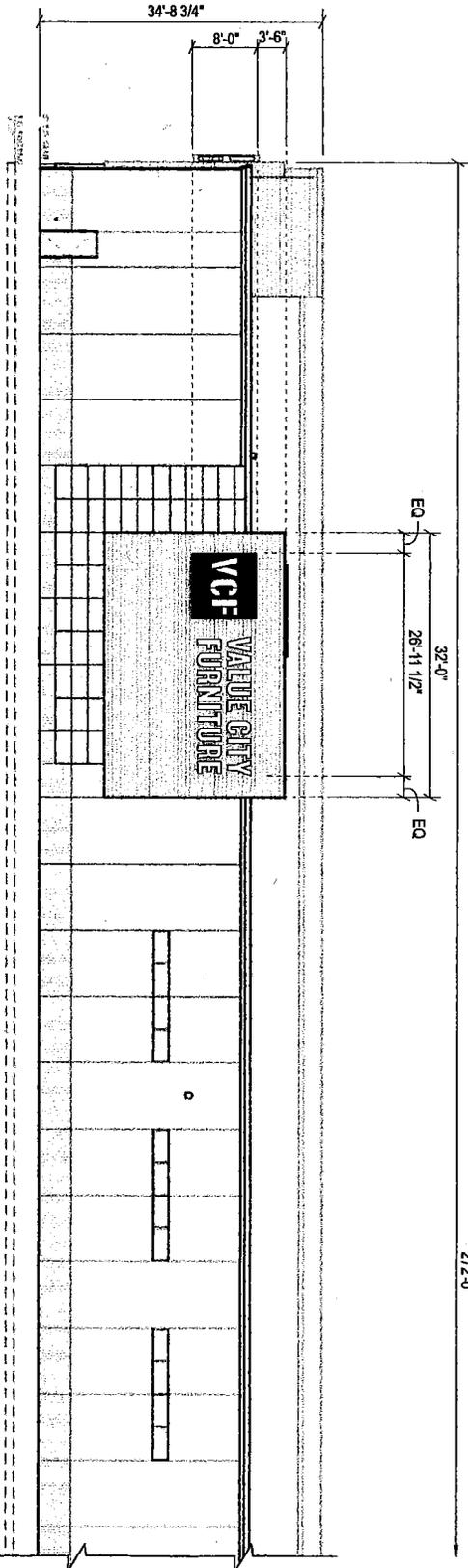
ME #: 37369

SIGN E	VCF Logo Cab / Value City Furniture C/L's
Type:	Internally Illuminated ROPt Cabinet Individual Channel Letters Internally Illuminated LED
Illumination:	64 (Cab) / 110.97 (C/L's) = 174.97
Square Footage:	



Full Rear Elevation

Scale: NTS



Partial Rear Elevation (South)

Scale: 1/16" = 1'-0"

NOTES: DRAWINGS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION.

Allowable Square Footage this Elevation:	TBD
N/A	
Actual Square Footage this Elevation:	174.97

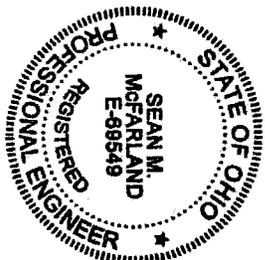
M McFarland Engineering
 464 N. Hillsidebrook Dr.
 Advance, NC 27006
 Structural Sign Design
 Engineering Services

Ph: (281) 813-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

VALUE CITY FURNITURE
 Address: 1091 GEMINI PLACE
 CLEVELAND, OH
 Client: SOUTHWEST SIGNS

ENGINEERING OF
 ATTACHMENT TO WALL ONLY.
 NO CABINET ENGINEERING
 OR EVALUATION OF AS
 BUILT WALL CONDITIONS
 PROVIDED OR IMPLIED.

Initial Drawing: _____
 (37369) AB

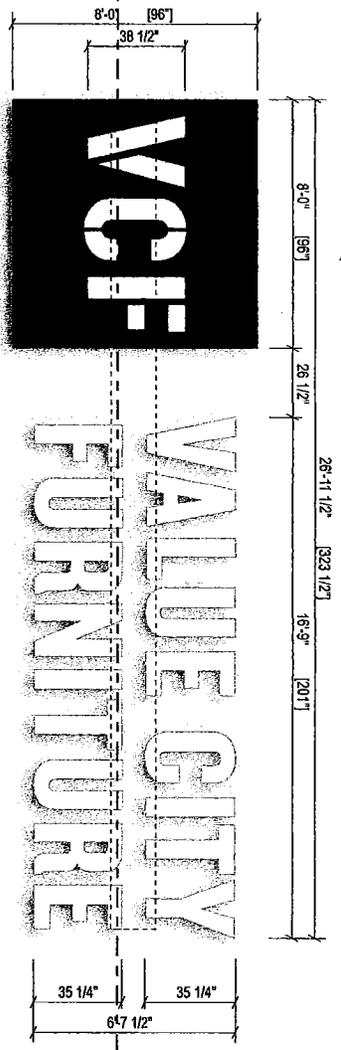


The electronic seal appearing on this document is authorized by Sean M. McFarland, PE on December 1, 2016

Date: 12-1-2016
 Sheet #: 4 OF 10
 NCE Firm Registration: F-1136
 Ohio License Number: 69549
 Ohio Expiration Date: 03/12/2017

ME # 37369

SIGN C	Type: VCF Logo Cab / Value City Furniture C/L's
Illustration:	Internally Illuminated ROPT Cabinet Individual Channel LED
Square Footage:	64 (Cab) / 110.97 (C/L's) = 174.97
SIGN D	Type: VCF Logo Cab / Value City Furniture C/L's
Illustration:	Internally Illuminated ROPT Cabinet Individual Channel LED
Square Footage:	64 (Cab) / 110.97 (C/L's) = 174.97
SIGN E	Type: VCF Logo Cab / Value City Furniture C/L's
Illustration:	Internally Illuminated ROPT Cabinet Individual Channel LED
Square Footage:	64 (Cab) / 110.97 (C/L's) = 174.97



Sign Layout Detail
Scale: 1/4" = 1'-0"

ALL PENETRATIONS TO BE WATERTIGHT SEALED

Color Specifications

■	3M 3630-33 Red
■	3M 3630-20 White
■	PMS 485C
■	White
□	Support Color TBD

Electrical Details:

White LEDs
(X) 60W Power Supplies
Total Amps: XXX
(1) 20 amp 120V Circuit Req.



General Notes:

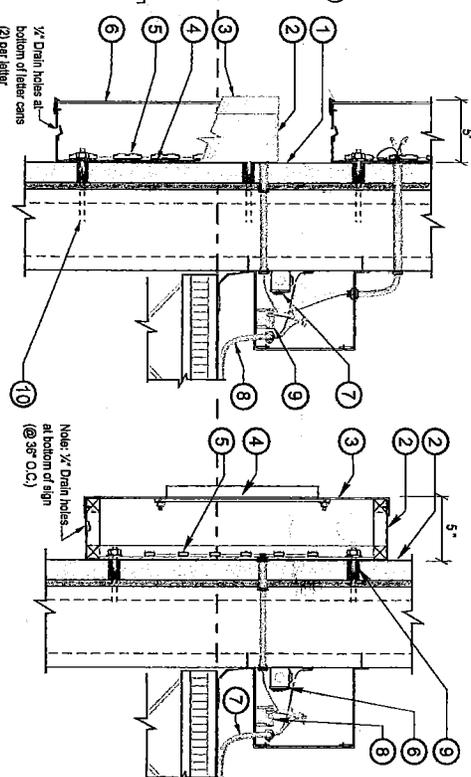
- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- 1) Grounded and bonded per NEC 600.7/NEC 250
 - 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - 3) Sign is to be UL listed per NEC 600.3
 - 4) UL disconnect switch per NEC 600.6 - required per sign component before leaving manufacturer*
- *For multiple signs, a disconnect is permitted but not required for each section

Specifications: Illuminated Cabinet

1. Existing Facade: To be determined
2. Internally illuminated box sign constructed of 1" aluminum on tube frame and 1" x 2" aluminum angle verticals, 0.090" aluminum beading. Returns to be PTM PMS 485C Red
3. 0.125" routed aluminum base (PTM PMS 485C Red) w/ 1" clear push-in. Applied white flat surface vinyl and second surface diffuser
4. 0.090" aluminum becker secured to return with rivets; PTM PMS 485C outside & painted white inside for maximum illumination
5. Sign cabinet containing white LEDs and power supplies
6. Waterproof disconnect switch per NEC 600-6
7. Flex conduit running to primary electrical source
8. Power Supplies within continuous 0.090" x custom aluminum wireway. Length of wireway to match letters width. Access panels on back of wireway
9. Mounting Hardware to suit

Section @ LED Channel Ltr
Parapet Wireway
Scale: N.T.S.

Section @ S/F Wall Cabinet
Parapet Wireway
Scale: N.T.S.



McFarland Engineering

464 N. Haldenbrook Dr.
Advance, NC 27006

Structural Sign Design
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

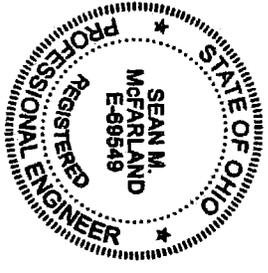
VALUE CITY FURNITURE

Address: 1091 GEMINI PLACE
City/State: COLUMBUS, OH

Client: SOUTHWEST SIGNS

ENGINEERING OF
ATTACHMENT TO WALL ONLY.
NO CABINET ENGINEERING
OR EVALUATION OF AS
BUILT WALL CONDITIONS
PROVIDED OR IMPLIED.

Initial Drawing: _____ (37369) JAB



The electronic seal appearing on this document was authorized by Sean M. McFarland, PE on December 1, 2016

Date: 12-1-2016
Sheet #: 7 OF 10
NC Firm Registration: F-1136
Ohio License Number: 69519
Ohio Expiration Date: 12/31/2017

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) Stanley W. Young, III of (COMPLETE ADDRESS) 220 Pontious Lane, Circleville, Ohio 43113-1577

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: Polaris VC, LLC, 1091 Gemini Pl, Columbus, Ohio 43240

SIGNATURE OF AFFIANT Stanley W. Young III

Sworn to before me and signed in my presence this 12th day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC Judy L. Turner

5/26/2021 My Commission Expires

Notary Seal Here



JUDY L. TURNER Notary Public, State of Ohio My Commission Expires 5/26/2021

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