

## Zoning Report

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### Site Information

Address	1260 AUTO MALL DR
Mailing Address	3820 PARKWAY LN HILLIARD OH 43026-1275
Owner	GROWCAR HOLDINGS LLC
Parcel Number	010269893
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

Zoning	Z88-3075, Manufacturing, LM, 2/8/1989, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Westland Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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### Pending Zoning Action

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

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THE CITY OF COLUMBUS ANDREW J GINTHER, 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: GC16-030 Date Received: 12 DEC. 2016
Application Accepted by: [Signature] Fee: \$1900-
Commission/Civic:
Existing Zoning:
Comments:

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

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

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

Seeking all necessary approvals for Nissan sign package
See attached

LOCATION

Certified Address: 1260 Auto Mall Drive City: Columbus Zip: 43228

Parcel Number(s): 010-269893

APPLICANT

Applicant Name: Nissan Inc / Georgesville, Nissan Phone Number: 6145176494 Ext.:

Address: 1260 Automall Drive City/State: Columbus OH Zip: 43228

Email Address: tpires@buckeyecars.com Fax Number: 6147712363

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

Name: Growcar Holdings LLC Phone Number: 6145176494 Ext.:

Address: 3820 Parkway Lane City/State: Hilliard OH Zip: 43026

Email Address: tpires@buckeyecars.com Fax Number: 614-771-2363

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

Name: Tracey Dien Phone Number: 614-828-8215 Ext.:

Address: 6487 Hilliard Drive City/State: Canal Winchester OH Zip: 43110

Email Address: tracey@etd.website Fax Number: 206 350 1097

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [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 Tracy Diehl of (1) MAILING ADDRESS 6487 Hilliard Dr 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 1260 Auto Mall Drive 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) Growcar Holdings LLC 3820 Parkway Lane Hilliard OH 43026

APPLICANT'S NAME AND PHONE # (same as listed on front application) Georgesville Nissan 614-517-6494

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Westland Area Commission Mike McKay 6336 Clover Meadow Court, Galloway OH 43119

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 entries for Hatfield Enterprises LLC, White Family Real Estate, and Memorial P.

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

(8) SIGNATURE OF AFFIANT Tracy Diehl

Sworn to before me and signed in my presence this 12 day of Dec. in the year 2012

(8) SIGNATURE OF NOTARY PUBLIC Melba L Cottrill

Notary Seal Here My Commission Expires 6/18/2015



MELBA L. COTTRILL Notary Public, State of Ohio My Commission Expires 6/18/2015

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**APPLICANT**

GEORGESVILLE NISSAN  
TIMOTHY SPIRES  
3820 PARKWAY LANE  
HILLIARD, OHIO 43026

**PROPERTY OWNER**

GROWCAR HOLDINGS LLC  
3820 PARKWAY LANE  
HILLIARD, OH 43026

**AGENT**

TRACEY DIEHL  
6487 HILLIARD DRIVE  
CANAL WINCHESTER, OHIO 43110

**AREA COMMISSION**

WESTLAND AREA COMMISSION  
SCOTT TAYLOR COMMISSION CHAIR  
581 SIMBURY STREET  
COLUMBUS, OHIO 43228

WESTLAND AREA COMMISSION  
MIKE MCKAY ZONING CHAIR  
6336 CLOVER MEADOW COURT  
GALLOWAY, OHIO 43119

**SURROUNDING PROPERTY OWNERS**

HATFIELD ENTERPRISES  
  
1333 AUTO MALL DRIVE  
COLUMBUS, OHIO 43228

HATFIELD ENTERPRISES  
  
1333 AUTO MALL DRIVE  
COLUMBUS, OHIO 43228

HATFIELD ENTERPRISES  
  
1333 AUTO MALL DRIVE  
COLUMBUS, OHIO 43228

WHITE FAMILY REAL ESTATE  
  
6480 MONROE STREET  
SYLVANIA, OHIO 43560

MEMORIAL P  
  
633 W THIRD ST  
COVINGTON, KENTUCKY 41011

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AND ZONING SERVICES

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**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:

The nature of the dealership is unique - multiple services and brands typically occupy one lot. Other properties of this type have variances for signs. Other properties of this nature have the same extenuating circumstances. Signs provide information that allow motorists to navigate to their destination safely. The granting of a variance will not be harmful to neighboring properties. Lack of signs will prevent the dealership from being able to take their place here among competitors.

See attachments "EXHIBIT F"

Signature of Applicant  Date 11/21/16

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Graphics PlanSite Summary

This Graphics Plan submitted December 12<sup>th</sup>, 2016 supplements and replaces any previous Graphics Plan and variances for this property. The Nissan located at 1260 Auto Mall Drive PID 010-269893 has street frontage on Auto Mall Drive and Interstate 270. The property is zoned M. The building setback from the right of way on the west side of the property is 160'. The four elevations of this building have entrances and garage entrances. This building houses multiple services; Nissan Sales, Nissan Service, Nissan Commercial Vehicles. This automotive dealership has parking lot entrances on Auto Mall Drive. There are parking areas all around the building oriented towards each elevation. The signs proposed are illustrated in detail on "Exhibit D"

Wall Signs

"Exhibit A" shows the site plan location of wall signs.

"Exhibit C" shows the elevation details for wall signs.

**North Elevation** oriented towards parking lot and southbound traffic on Auto Mall Drive. This elevation has a public garage entrance and exit. Setback from right of way 78'.

One (1) 3' 2.75" x 22' 4.0625" = 72.13 sq. ft. internally illuminated channel letter wall sign to read "Nissan" (Labeled D on the plans)

One (1) 2' 5.0625" x 21' 2.75" = 51.41 sq. ft. internally illuminated channel letter wall sign to read "Georgesville" (Labeled E on the plans)

**East Elevation** oriented towards Interstate 270 and this elevation has multiple public entrances, and garage entrances. Setback from right of way 100' and up, the property line runs at an angle. Variances are required for these signs. Section 3375.06.E.1

One (1) 3' 2.75" x 22' 4.0625" - 72.13 sq. ft. Internally illuminated channel letter wall sign to read "Nissan" (Labeled D on the plans)

One (1) 2' 5.0625" x 21' 2.75" = 51.41 sq. ft. internally illuminated channel letter wall sign to read "Georgesville" (Labeled E on the plans)

One (1) 18" x 24' 11.5" = 37.44 sq. ft. internally illuminated channel letter wall sign to read "Certified Pre-Owned" (Labeled K on the plans)

**South Elevation** oriented towards parking lot and northbound traffic on Auto Mall Drive. This elevation has multiple public entrances and the service entrance is on this elevation. Setback from Right of way 220'.

Nissan Logo Tablet; 14' 8.6875" x 12' 11" = 190.18 sq. ft.

One (1) 3' 2.75" x 22' 4.0625" = 72.13 sq. ft. Internally illuminated channel letter wall sign to read "Nissan" (Labeled D on the plans)

One (1) 2' 5.0625" x 21' 2.75" = 51.41 sq. ft. internally illuminated channel letter wall sign to read "Georgesville" (Labeled E on the plans)

One (1) 1' 7.375" x 9' 1.0625" = 14.67 sq. ft. internally illuminated channel letter wall sign to read "Service" (Labeled F on the plans)

There are three signs that are wall mounted directional style signs. 1' x 12' = 12 sq. ft. directional. "Exit" "Express" "Service" over the service entrance. (Labeled G on the plans)

**West Elevation** oriented towards Auto Mall Drive. This elevation has the public entrance for commercial sales. This elevation setback is 160' from the right of way.

One (1) internally illuminated wall sign 4' 4.0125" x 7' 2.875" = 31.45 sq. ft. to read "Nissan Commercial Vehicles". (Labeled L on the plans)

#### Ground Signs

"Exhibit B" shows the site plan orientation of ground signs.

**North Elevation** does not have any ground signs associated with it.

**East Elevation** facing Interstate 270, variance are required for this sign because there are already three wall graphics oriented towards this elevation. Section 3375.06.E.1 - No more than one on-premises ground sign or wall sign directed to said freeway shall be displayed on any lot, or no more than two single-faced wall signs shall be utilized with each sign face directed to vehicular traffic in only one direction. This elevations has multiple public entrances and there are also garage entrances

Freeway Pylon "Nissan" 50' overall height, this sign is 224 sq. ft. per sign face, it has two sign faces. This sign is for motorists to identify their destination when traveling on Interstate 270. Sign is setback 15' from the property line. (Labeled C on the plans)

**South Elevation** oriented towards parking lot and northbound traffic on Auto Mall Drive. This elevation has the primary entrance for sales and a vehicle service entrance.

Quantity of two signs that indicate "Customer Parking" These signs are 8' in overall height and 16 sq. ft. per sign face, two sign faces each sign. They are oriented at the southeast corner of the building and southwest corner of the building. (Labeled I on the plans)

Ground directional that is intended to direct customer traffic in the complex. This sign is 3' in overall height and 6.23 sq. ft. per sign face, it has two sign faces. (Labeled H1 on the plans)

**West Elevation** oriented towards Auto Mall Drive, the main driveway cut entrances for the dealership are on this street. This elevation has the entrance for commercial vehicles.

Main ID sign for the site "Nissan" Pylon. 100 sq. ft. per sign side overall height is 30'. This sign is for motorists to identify their destination when traveling on Auto Mall Drive. Sign setback is 15' from the right of way. (Labeled A on the plans)

Ground directional that is intended to direct customer traffic in the complex. This sign is 3' in overall height and 6.23 sq. ft. per sign face, it has two sign faces. Sign setback is 15' from the right of way. (Labeled H2 on the plans)

"Electric Vehicle Parking" this sign is 8' overall height and 16 sq. ft. per sign face, it has two faces. (Labeled M on the plans)

### Purpose of Graphics Plan

The unique nature of a dealership which houses many services would require many signs to represent those services. The graphics plan here represents the minimum necessary to achieve that directive given the multiple entrances to the public, vehicle entrances to the public, and the multiple services which are offered here. There are dealerships surrounding this property and fair competition throughout this area is imperative to the success of this dealership, the signs allow Nissan to take its place in the community amongst their direct competitors.

Exhibit A – Wall sign layout plan

Exhibit B – Ground sign layout plan

Exhibit C – Wall elevation details

Exhibit D – Complete Dealer Brand book

Exhibit E - Site plan scaled 2 copies full size 2 copies 8.5" x 11"

Exhibit F- Statement of Hardship

Exhibit G- Sign illustrations to include detailed plans for each sign

Exhibit H- Location Maps

Exhibit I- Legal Description

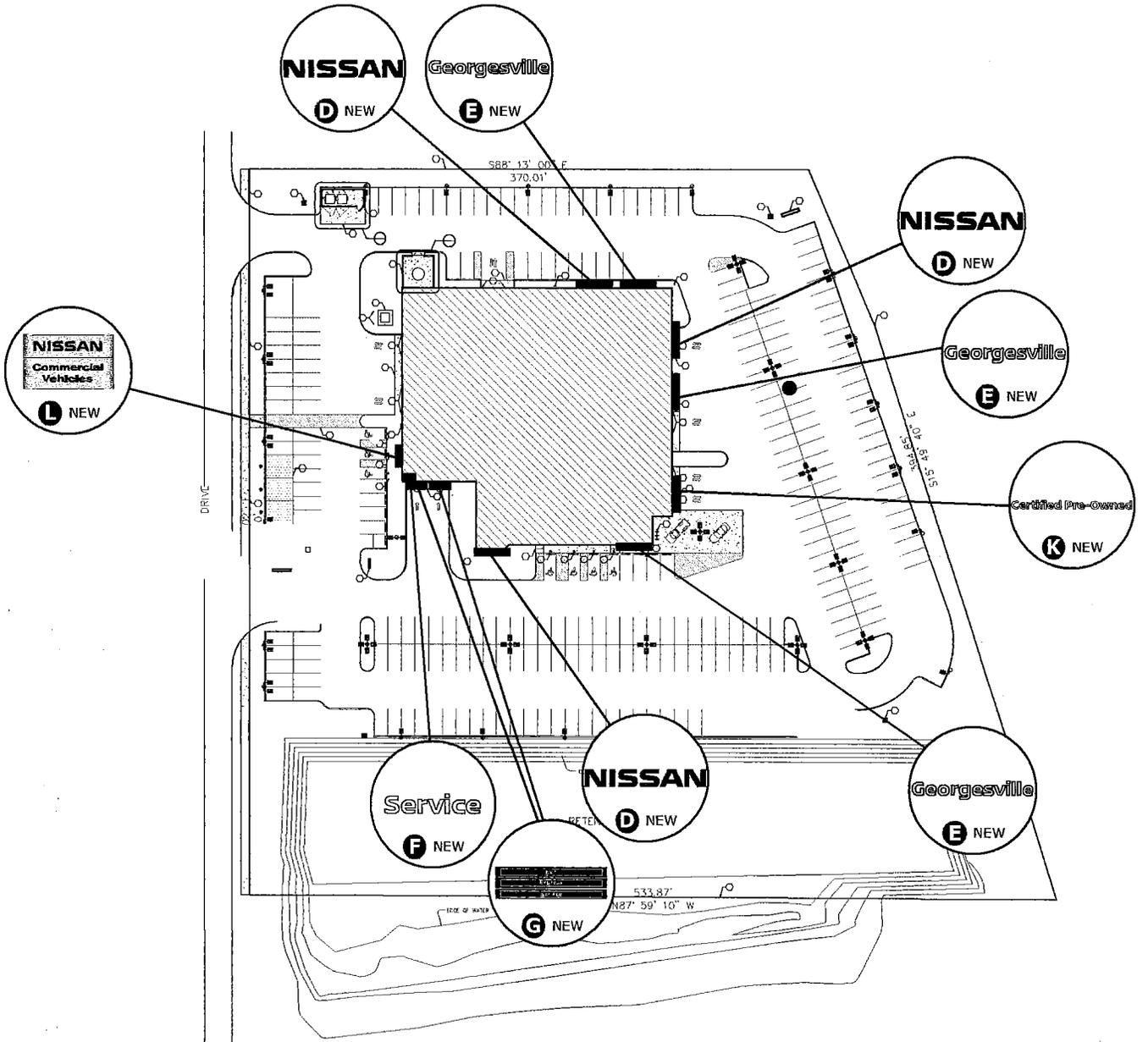
Exhibit J – Zoning Report for property and Franklin County Tax Report

Property Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

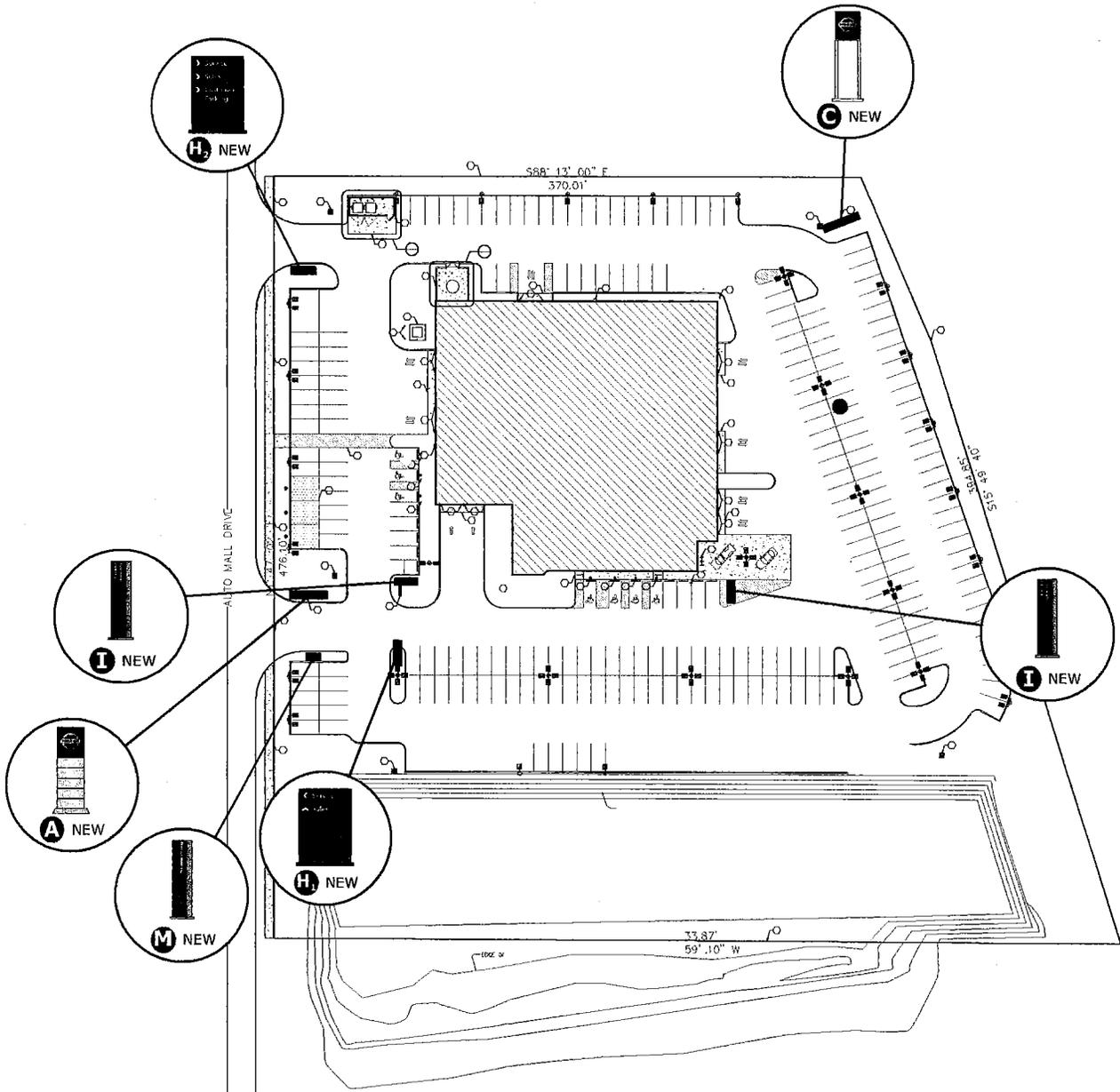
12/9/16

A



**GC16-030**  
**1260 AUTOMALL DRIVE**

B





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) Tracey Diehl of (COMPLETE ADDRESS) 6487 Hilliard Dr 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:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Row 1: Growcar Holdings LLC, 3820 Parkway lane, Hilliard OH 43026

SIGNATURE OF AFFIANT Tracey Diehl

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

SIGNATURE OF NOTARY PUBLIC Melda L Cottrill

My Commission Expires 6/18/2019



MELDA L. COTTRILL Notary Public, State of Ohio My Commission Expires 6/18/2019

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