

Zoning Report

Site Information

Address	1525 SUNBURY RD
Mailing Address	1525 SUNBURY RD COLUMBUS OH 43219-1437
Owner	CHRISTIAN OUTREACH MINISTRIES
Parcel Number	010212016
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z87-1510, Residential, SR, 11/4/1987, 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	North Central Area Commission
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



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: GC17-002
Date Received: 27 Jan. 2017
Application Accepted by: [Signature]
Fee: \$1900
Commission/Civic: NORTH CENTRAL A.C.
Existing Zoning:
Comments:

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.

Install an LED Message Board in residential zoning area.

3377.08 - Illumination and special effects / 3377.10 - Permanent on premises ground signs - TO ALLOW EMC IN

LOCATION

at RESIDENTIAL ZONING DIST. and TO INCREASE EMC FROM 502 TO 698

Certified Address: 1525 Sunbury Road City: COLUMBUS Zip: 43219

Parcel Number(s): 010 - 212016 - 00

APPLICANT

Applicant Name: Christian Outreach Ministries c/o Duane Hicks Phone Number: 614-565-9573 Ext.:

Address: 1525 Sunbury Road City/State: Columbus, Ohio Zip: 43219

Email Address: dhicks78@columbus.rr.com Fax Number:

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

Name: Christian Outreach Ministries c/o Duane Hicks Phone Number: 614-565-9573 Ext.:

Address: 1525 Sunbury Road City/State: Columbus, Ohio Zip: 43219

Email Address: dhicks78@columbus.rr.com Fax Number:

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

Name: Phone Number: Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

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

APPLICANT SIGNATURE [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



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 Duane Hicks
of (1) MAILING ADDRESS 1525 Sunbury Road, Columbus, Ohio 43219

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 1525 Sunbury Road, Columbus, Ohio 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) Christian Outreach Ministries c/o Duane Hicks
AND MAILING ADDRESS 1525 Sunbury Road
Columbus, Ohio 43219

APPLICANT'S NAME AND PHONE # (4) Christian Outreach Ministries c/o Duane Hicks
(same as listed on front application) 614-565-9573

AREA COMMISSION OR CIVIC GROUP (5) North Central Area Commission
AREA COMMISSION ZONING CHAIR Lorenzo Brent - 614-516 - 7713
OR CONTACT PERSON AND ADDRESS 1804 Lancasshire Road, Columbus, Ohio 43219

and that the attached document (6) 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

(7) SIGNATURE OF AFFIANT Duane Hicks

Sworn to before me and signed in my presence this 26 day of JAN, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires
Notary Seal Here



RONALD H SEYMOUR
Notary Public
In and for the State of Ohio
My Commission Expires
October 20, 2018

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

APPLICANT

Christian Outreach Ministries
c/o Duane Hicks
1525 Sunbury Road
Columbus, Ohio 43219

PROPERTY OWNER

Christian Outreach Ministries
c/o Duane Hicks
1525 Sunbury Road
Columbus, Ohio 43219

**Area Commission or
Neighborhood Group**

North Central Area Commission
c/o Lorenzo Brent
1804 Lancashire Road
Columbus, Ohio 43219

SURROUNDING PROPERTY OWNERS

Awosika Akin
Omikunle Adebomi
4930 Brookview Circle
New Albany, Ohio 43054

Ocwen Loan Servicing LLC
1661 Worthington Road
Suite 100
West Palm, Florida 33409

Ronald A Hibbard
Karen S Hibbard
5715 Sinclair Road
Columbus, Ohio 43229

Constance A. Chaney
1535 Thames Drive
Columbus, Ohio 43219

Danny F Byas
Anita K Byas
7345 Havens Road
Blacklick, Ohio 43004

Fifth Third Bank
DFW4-2
1500 Solana Blvd – Bldg 1
Roanoke, Texas 76262

Christian Outreach Ministries
1525 Sunbury Road
Columbus, Ohio 43219

Buckeye Columbus Inc
436 N. Champion Avenue
Columbus, Ohio 43203

Mr. Butch Inc.
2176 Leonard Avenue
Columbus, Ohio 43219

Williard McIntosh Jr
Angela S McIntosh
2355 Marblevista Blvd
Columbus, Ohio 43204

US Bank Home Mortgage
6053 Fashion Square Drive
Suite 99
Salt Lake City, Utah 84107

Lakeside Reno Ventures LLC
14837 Detroit Avenue
#336
Lakewood, Ohio 44107



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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

SEE ATTACHED HARDSHIP STATEMENT ON SEPARATE PAGE.

Signature of Applicant

[Handwritten signature]

Date 1/27/2017

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

STATEMENT OF HARDSHIP

1525 Sunbury Road

Parcel Nos: 010-212016-00

Application Number: _____

INTRODUCTION

The Applicant, Christian Outreach Ministries (COM), is seeking to replace its current sign with an electronic message board because the current letter board sign requires that the message board (front and back) get updated manually via the use of a ladder which is a liability risk and safety hazard.

Christian Outreach Ministries is striving to become a diverse and integral part of the community. In so doing, the church is expecting to grow and capitalize on the use of its facility and community participation and increase membership and involvement.

This year, 2017, will mark the church's 14th church anniversary and the 12th year in its facility. The use of the electronic message board will become a key component of its community-wide communication. The lack of stabilization of the ladder makes it very difficult to almost impossible to change the sign for weeks due to inclement weather; as a result, the sign does not get updated timely with upcoming information / events.

BACKGROUND

The current letter board sign stands 8 feet tall and has a total sign area of approximately 32 sf. That includes: (1) the frame, structure, and manual letter board. The sign is double faced, 1 pole, with double faced manual letter board.

The current sign was installed in 2012 and is within the code requirement.

The current request is to replace the current sign having a manual letter board with a new sign having LED, full color, electronic messaging board. The replacement sign will be the same size as the existing sign and will utilize the existing pole.

Christian Outreach Ministries (COM) is requesting the following variances to allow for this replacement

1. Variance from Columbus City Code 3377.08 to allow a mechanical/LED/electronic message board with changeable message.
2. Variance from Columbus City Code 3377.10 to allow a permanent on premise ground sign

The requested variances are necessary to update this legal sign and allow it to remain functional without causing liability risk and a safety hazard. More so, the message board is a useful tool to the Church, its congregation and community regarding events and programming.

The variances are not substantial - they result in no additional height or overall exterior size increase from what exists, but rather an update with the electronic message board.

This signage relates specifically to the site and the community activities. The signage helps to communicate the overwhelming beneficial work of the Church to this community.

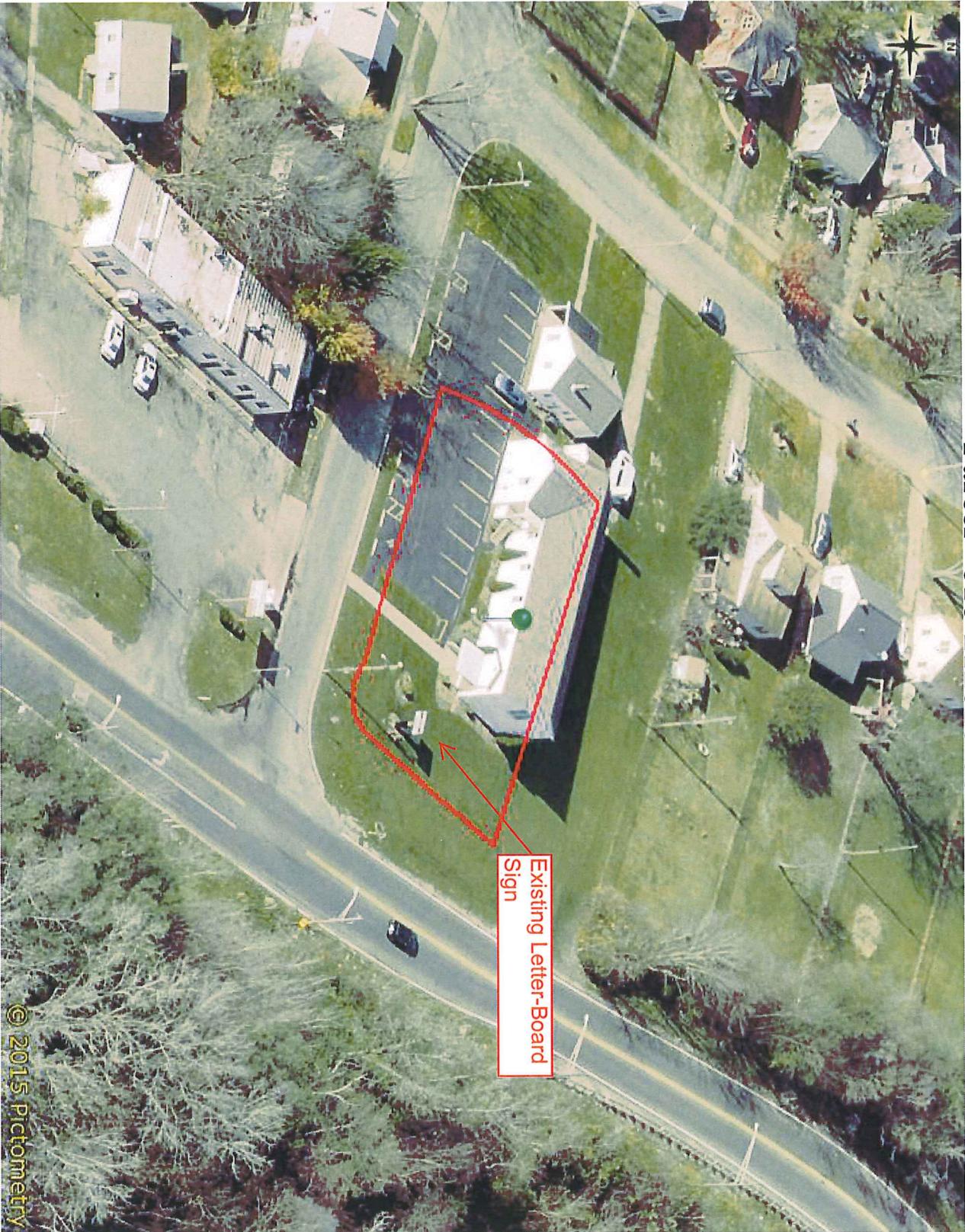
The requested variances do not alter or adversely affect the essential character of the neighborhood. Again, there is not an exterior size/height increase. The character of the neighborhood is mixed use, and ~~many~~ several existing billboards and other large commercial signs exist within the corridor. Sunbury Road is a two lane road which carries significant volumes of traffic; however, the sign will not affect the current flow of traffic. This sign is of a size and scope (currently) that is appropriate for the area's traffic and existing/future land uses. Furthermore, the Church is home to a large congregation and wider community. The work of the Church and sign helps sets the character of the neighborhood; and, a working sign furthers that communication.

There will be no adverse effects on the neighborhood.

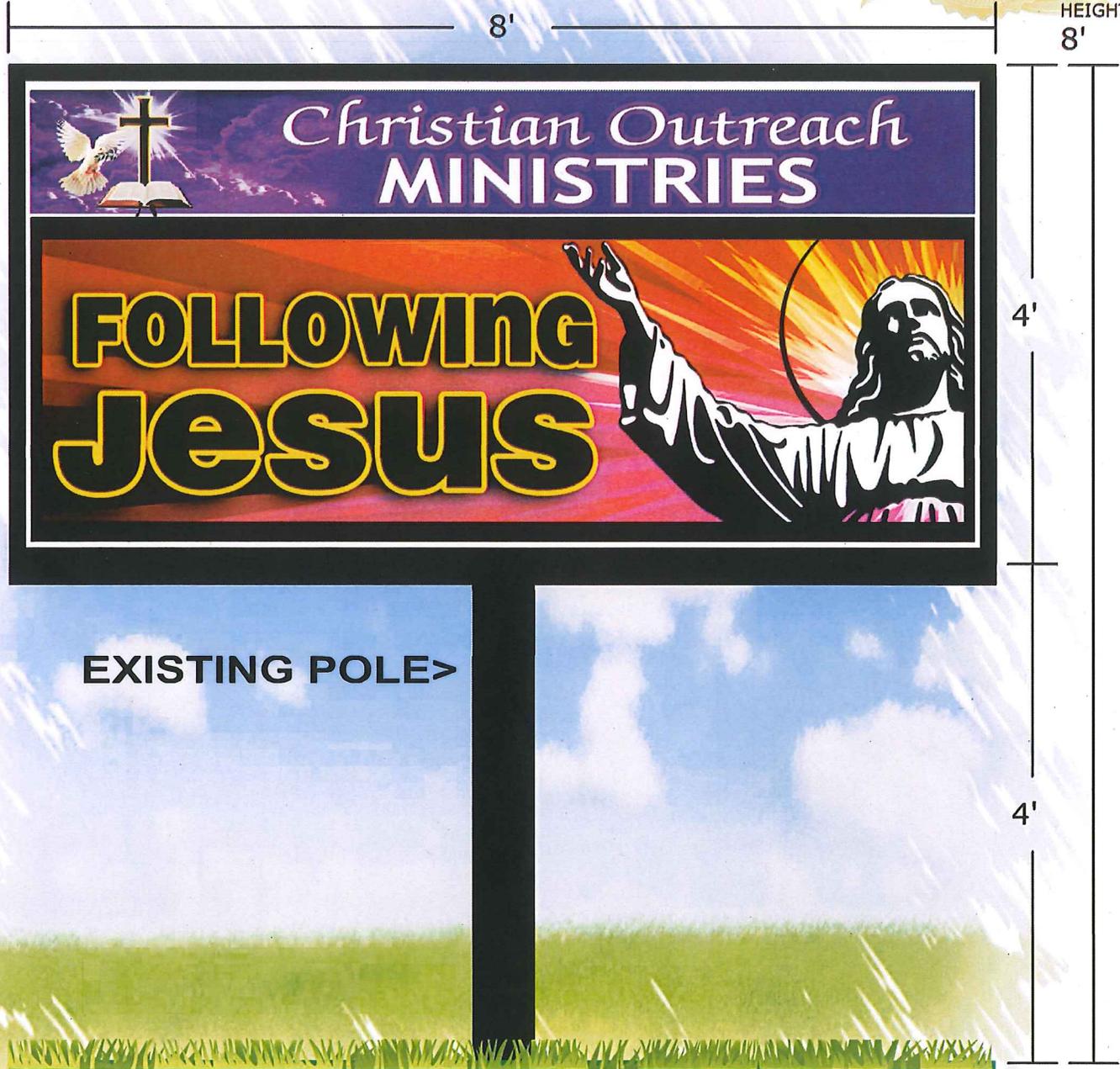
There is no effect on the delivery of governmental services (e.g., water, sewer, garbage) and there is no change in the current position of the sign and it meets the minimum requirement of 15 ft. from the right of way.

Ultimately, the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance. The Church has made outstanding use of this ground to make even bigger/more impactful contributions to our community. Allowing the continued work of this community partner would do substantial justice under the zoning code.

1525 Sunbury Rd Coles, OH
Parcel - 010-212016-00



LED Board
Replacing existing
board in same
location.



EXISTING POLE >

TekStar 16mm 40x140 4'x8'

Cabinet: 4' x 8'
Mount: Pedestal Custom (4' x 6")

Cabinet Color: Black
Face Color: White
Line Colors: WhiteBlack

Outline Color: Custom (102 51 102)
Fonts: Zapf Chancery, Trebuchet(b), Arial(b)
Logos: 13964017961311, 13964017961311logo



ORIGINAL DESIGN DO NOT DUPLICATE
DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL, FAINT, OR LED COLOR. ARTIST'S REVISIONS OF BRICKWORK, MASONRY AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL. ANY MEASUREMENTS SHOWN ARE APPROXIMATIONS; DIMENSIONS OF FINAL PRODUCT MAY VARY. LED IMAGES SHOWN ARE SIMULATED TO REPLICATE RESOLUTION FROM OPTIMUM VIEWING DISTANCE. A STEWART SIGN IS DESIGNED TO BE ILLUMINATED AT ALL TIMES, AS IT RELEASES THE LIFE OF THE SIGN'S LIGHTING COMPONENTS. SKETCHES ARE BASED OFF OF THIS PREMISE.

APPROVED AS SHOWN. X _____ DATE _____ 1. _____
APPROVED WITH LISTED CHANGES. X _____ DATE _____ 2. _____
X _____ DATE _____ 3. _____



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) Duane Hicks
of (COMPLETE ADDRESS) 1525 Sunbury Road, Columbus, Ohio 43219

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: Christian Outreach Ministries, Christian Outreach Ministries c/o Duane Hicks, 1525 Sunbury Road, Columbus, Ohio 43219.

SIGNATURE OF AFFIANT [Handwritten Signature: Duane Hicks]

Sworn to before me and signed in my presence this 26 day of JAN, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature] My Commission Expires _____

Notary Seal Here



RONALD H SEYMOUR
Notary Public
In and for the State of Ohio
My Commission Expires
October 20, 2018

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