City of Columbus
Mayor Andrew Ginther

Department of Building & Zoning Services
757 Carolyn Avenue
Columbus, Ohio 43224

(614) 645-4522

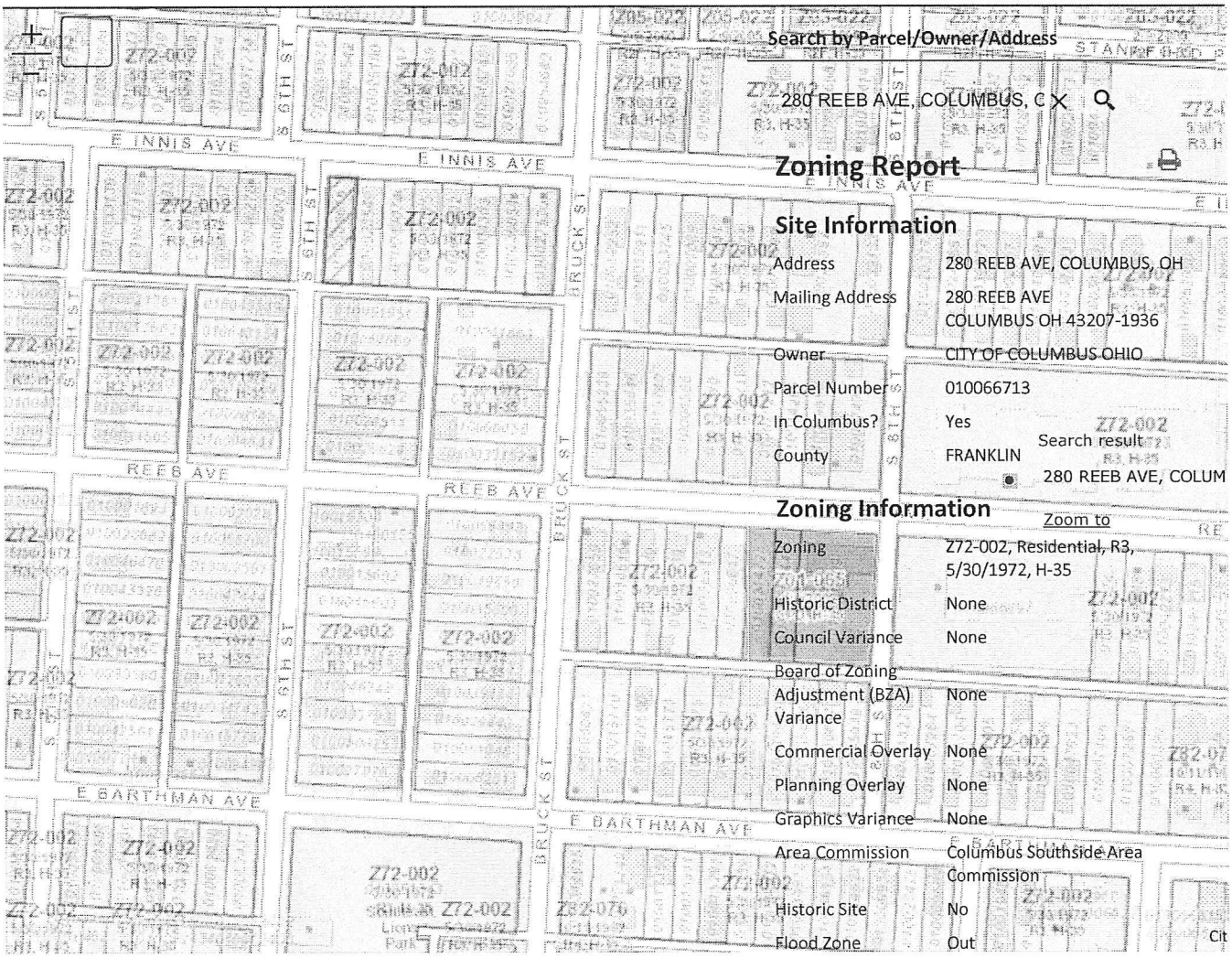
Exhibits

for cases scheduled for the

April 18, 2017

Graphics Commission Hearing

THE CITY OF US Columbus Zoning Map



Zoning Report

Site Information

Address	280 REEB AVE, COLUMBUS, OH
Mailing Address	280 REEB AVE COLUMBUS OH 43207-1936
Owner	CITY OF COLUMBUS OHIO
Parcel Number	010066713
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z72-002, Residential, R3, 5/30/1972, 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	Columbus Southside 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

200ft

39.924 -82.985 Degrees

GC17-003
280 Reeb Avenue

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Graphics Commission Application

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

OFFICE USE ONLY

Application Number: GC17-003 Date Received: 2/14/17
Application Accepted by: D. Reiss Fee: -0-
Commission/Civic: South Side
Existing Zoning: R-3
Comments: 4/18/17

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

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.
CC3376.09 (A) Variance to permit four signs oriented to Reeb Avenue
CC3376.09 (A)(2) Variance to reduce ground sign set back to one foot
CC3376.09 (A)(4) Variance to permit graphic area required to count for the three existing ground signs which total 43.5 sq. ft. and the proposed 91 sq. ft. wall sign for a total of 134.5 sq. ft.

LOCATION
Certified Address: 280 Reeb Avenue City: Columbus Zip: 43207
Parcel Number(s): 010-066713

APPLICANT
Applicant Name: BARRY N. BRYANT Phone Number: 614-483-5632 Ext.:
Address: 90 W. BROAD ST., SUITE 416 City/State: COLUMBUS, OH Zip: 43215
Email Address: bnbryant@columbus.gov Fax Number: 614-645-0254

PROPERTY OWNER(S) ☐ *Check here if listing additional property owners on a separate page*
Name: City of Columbus, c/o Barry Bryant Phone Number: 614-483-5632 Ext.:
Address: 90 W. Broad Street City/State: Columbus, OH Zip: 43215
Email Address: bnbryant@columbus.gov Fax Number: 614-645-0254

ATTORNEY / AGENT (Check one): ☐ Attorney ☐ Agent
Name: Rex Hagerling Phone Number: 614-461-4664 Ext.: 225
Address: 300 Spruce Street, Suite 300 City/State: Columbus, OH Zip: 43215
Email Address: Rhagerling@moodynolan.com Fax Number: 614-280-8881

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

tmt 11/16

GC17-003
280 Reeb Avenue

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 Rex Hagerling
of **(1)** MAILING ADDRESS 300 Spruce St., Ste. 300, Columbus, 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 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)** City of Columbus
90 W. Broad Street
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front application) City of Columbus, c/o Barry N. Bryant
90 W. Broad St., Columbus, OH 43215

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS **(5)** South Side Area Commission, ATTN: Curtis Davis
P.O. Box 7845, Columbus, OH 43207

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 Rex Hagerling

Sworn to before me and signed in my presence this 16th day of FEBRUARY, in the year 2017

Notary Seal Here

Daniel W. Delk
(7) SIGNATURE OF NOTARY PUBLIC

5-27-2021
My Commission Expires

NOTARIAL SEAL
STATE OF OHIO

Daniel W. Delk
Notary Public, State of Ohio
My Commission Expires 05-27-2021

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

GC17-003
280 Reeb Avenue

COMMUNITY DEVELOPMENT FOR ALL PEOPLE (OR CURRENT OCCUPANT) 946 PARSONS AVE. COLUMBUS, OHIO 43206	STEPP CLAUDE A (OR CURRENT OCCUPANT) 277 E. INNIS AVE. COLUMBUS, OH 43207	SOUTHERN GATEWAY HOMES LLC C/O RYAN (OR CURRENT OCCUPANT) PO. BOX 31575 INDEPENDENCE OH 44131
CHRISTOPHER STIMMEL (OR CURRENT OCCUPANT) 305 REEB AVE. COLUMBUS, OH 43207	BARRETT WILLIAM P & ADA M (OR CURRENT OCCUPANT) 329 -331 REEB AVE. COLUMBUS, OH 43207	JALAL PROPERTIES LLC (OR CURRENT OCCUPANT) 207 BORDER ST. COLUMBUS OH 43207
	CORBY JEFFREY (OR CURRENT OCCUPANT) 4515 E. DUBLIN GRANVILLE WESTERVILLE, OH. 43081	CITY OF COLUMBUS REAL ESTATE MANAGEMENT (OR CURRENT OCCUPANT) 90 W BROAD ST, RM 425 COLUMBUS, OH. 43215
MOORE LLOYD (OR CURRENT OCCUPANT) 287 INNIS AVE COLUMBUS, OH. 43207	KING BENJAMIN B & CAROL J (OR CURRENT OCCUPANT) 299 E INNIS AVE. COLUMBUS, OH. 43207	SMITH RICHARD J SMITH SANDRA (OR CURRENT OCCUPANT) 356 INNIS AVE. COLUMBUS, OH. 43207
DOTSON ERNEST RANDALL (OR CURRENT OCCUPANT) 360 E. INNIS AVE. COLUMBUS, OH 43207	KIRK LARRY J (OR CURRENT OCCUPANT) 105 HILLIARD ROME RD. COLUMBUS, OH. 43228	HOWARD MARY D & EDWARD E (OR CURRENT OCCUPANT) 351 E. INNIS AVE. COLUMBUS, OH. 43207
SOUTH SIDE DAY NURSERY (OR CURRENT OCCUPANT) ASSOCIATION 255 REEB AVE. COLUMBUS, OH. 43207	EYERMAN JAMES C & FREDA I (OR CURRENT OCCUPANT) 255 E. INNIS AVE. COLUMBUS, OH. 43207	SOUTH SIDE DAY CARE CENTER (OR CURRENT OCCUPANT) 255 REEB AVE. COLUMBUS, OH. 43207
MARCUM CHARLES & EDNA RANKE (OR CURRENT OCCUPANT) 252 REEB AVE. COLUMBUS, OH. 43207	HERRMANN EDWARD J BISHOP CORPUS CHRISTI CHURCH (OR CURRENT OCCUPANT) 1111 E. STEWART AVE. COLUMBUS, OH. 43207	SPRINT HOME BUYERS LLC (OR CURRENT OCCUPANT) 848 N. RAINBOW BLVD. LAS VEGAS, NV. 89107
SOUTH SIDE LEARNING & DEVELOPMENT CENTER INC (OR CURRENT OCCUPANT) 255 REEB AVE. COLUMBUS, OH. 43207	EYERMAN JAMES C & FREDA I (OR CURRENT OCCUPANT) 255 E INNIS AVE. COLUMBUS, OH. 43207	PARSONS SENIOR LLC (OR CURRENT OCCUPANT) 5309 TRANSPORTATION BLVD. CUYAHOGA HEIGHTS, OH. 44125
JONES MICHAEL D JONES PATRICIA (OR CURRENT OCCUPANT) 260 REEB AVE. COLUMBUS, OH. 43207	MOORE JANITH S MUNCY WILMA (OR CURRENT OCCUPANT) 327 REEB AVE. COLUMBUS, OH. 43207	G REAL ESTATE LLC (OR CURRENT OCCUPANT) 76 HANFORD ST. COLUMBUS, OH. 43206
BALLINGER JUANITA M & JUANITA & PHYLLIS D MCCLASKEY (OR CURRENT OCCUPANT) 26 W. ALCOTT RD. COLUMBUS, OH. 43207	CLEARVIEW PROPERTY MANAGEMENT LLC (OR CURRENT OCCUPANT) 309 E. INNIS AVE. COLUMBUS, OH. 43207	CHATHAM PARTNERS LLC (OR CURRENT OCCUPANT) PO BOX 1944 POWELL, OH. 43065

PROPERTY OWNER CITY OF COLUMBUS C/O BARRY M. BRYANT (OR CURRENT OCCUPANT) 90 W. BROAD ST. COLUMBUS, OH. 43215				
AGENT REX HAGERLING C/O MOODY NOLAN (OR CURRENT OCCUPANT) 300 SPRUCE ST, SUITE 300 COLUMBUS, OH. 43215				
SOUTH SIDE AREA COMMISSION ATTN: CURTIS DAVIS (OR CURRENT OCCUPANT) PO BOX 7845 COLUMBUS, OH. 43207				
HISTORIC RESOURCES COMMISSION ATTN: RANDY BLACK (OR CURRENT OCCUPANT) 50 WEST GAY STREET COLUMBUS, OH. 43215				

Statement of Hardship

Project Background

The Reeb Avenue Center is a social services center which houses multiple agencies that serve the needs of the South Side of Columbus. Completed in 2015, the project encompassed the renovation of the historic Reeb Avenue Elementary School as well as a large one story addition which houses and early learning childcare center. The entire facility is on a 6.11 acre site on the northwest corner of Reeb Avenue and South Washington Street.

Variances Requested

Section CC3376.09 Variance to permit four signs oriented to Reeb Avenue

The original Reeb School and the one story addition give the appearance of two separate buildings.

This is a large site with multiple tenants and functions. Some of the tenants are accessed from different entrances. The signs are needed for way finding and to inform the public of what agencies are housed in the building.

The entire facility has 525 feet of frontage on Reeb Avenue and the existing and proposed signs are relatively small when taken in context with the buildings and site.

Section CC3376.09 (A) (2) Variance to reduce ground sign setback to one foot.

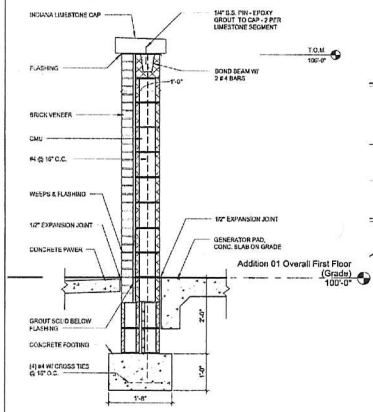
The location of the existing buildings are closer than 15 feet from the right of way, which prevents the signs from conforming with the 15 foot set back requirement. See attached site plan for the setback dimensions of the existing and proposed signs.

Section 3376.09 (A) (4) Variance to permit the graphic area required to increase from 64 square feet to account for the three existing ground signs which total 43.5 square feet and the proposed 91 square foot wall sign for a total of 134.5 square feet.

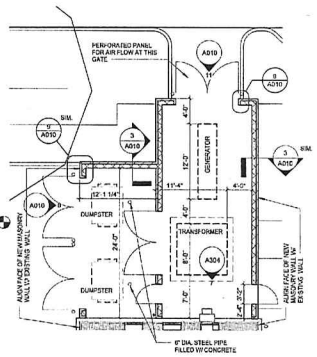
The four signs are spread out across the length of the entire site and are all relatively small when taken in context with the site and buildings. We feel that these signs are warranted given that this facility has multiple tenants serving a variety of social service needs.

2-14-2017

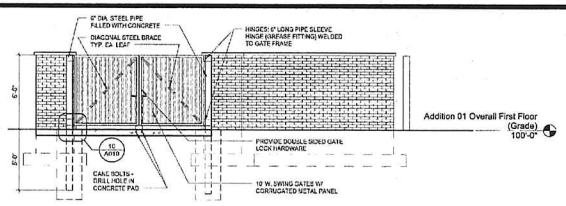
© 2014 Moody/Nolan Inc.



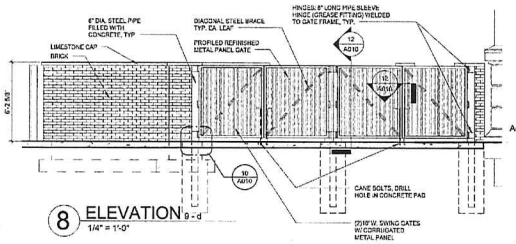
3 SECTION SCREEN WALL SECTION 1
3/4" = 1'-0"



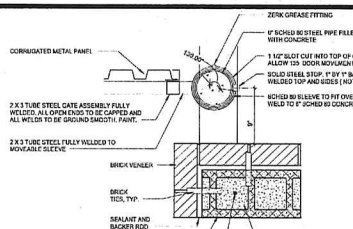
2 PLAN MANSONRY SCREEN WALL
1/8" = 1'-0"



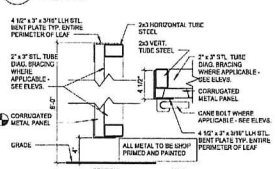
11 ELEVATION 9 - a
1/4" = 1'-0"



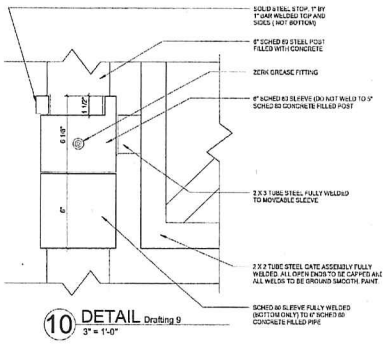
8 ELEVATION 9 - d
1/4" = 1'-0"



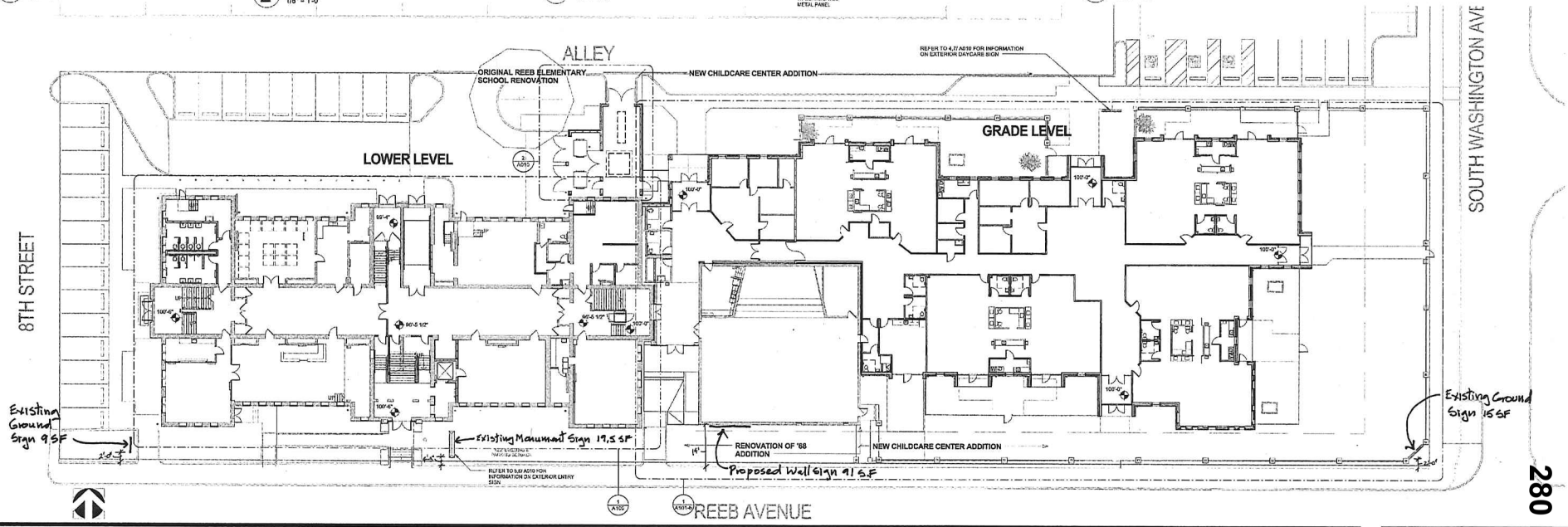
9 DETAIL Callout of MANSONRY SCREEN WALL
1 1/2" = 1'-0"

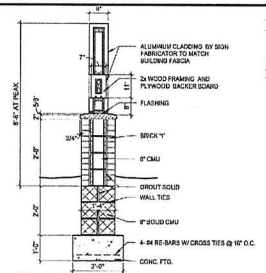


12 DETAIL GATE
1 1/2" = 1'-0"

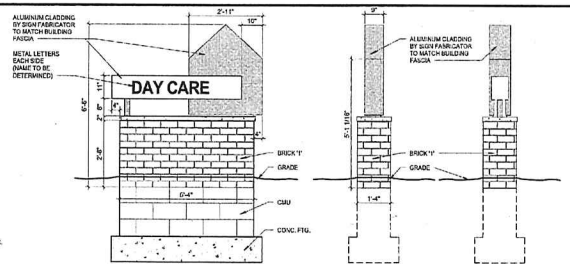


10 DETAIL Drafting 9
3" = 1'-0"

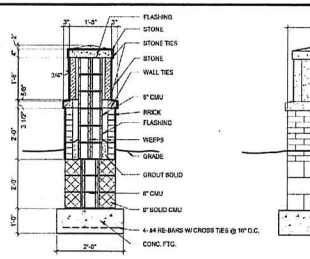




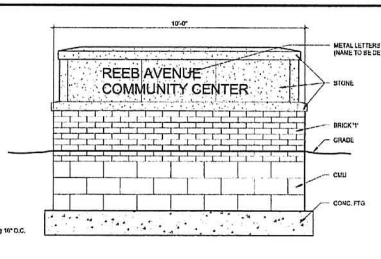
7 SECTION EXTERIOR DAYCARE SIGN
1/2" = 1'-0"



4 ELEVATION EXTERIOR SIGN - DAYCARE
1/2" = 1'-0"



6 SECTION EXTERIOR ENTRY SIGN
1/2" = 1'-0"



5 ELEVATION EXTERIOR SIGN
1/2" = 1'-0"

#	Date	Change Description

REEB AVENUE BUILDING RENOVATIONS

280 Reeb Avenue, Columbus, Ohio
for
CITY OF COLUMBUS

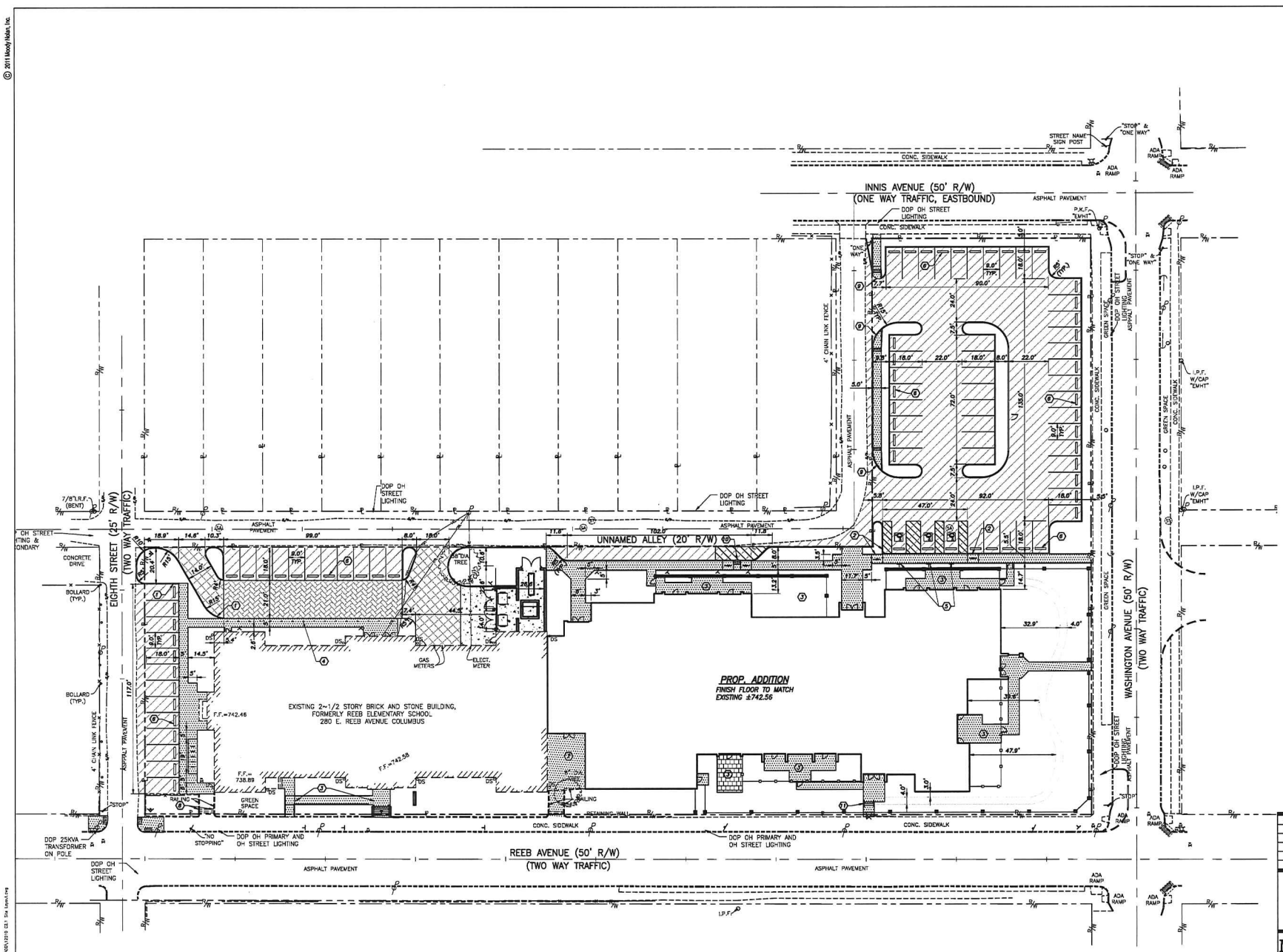
MOODY•NOLAN
RESPONSIVE ARCHITECTURE
330 Spruce Street, Suite 300, Columbus, Ohio 43215
Phone: (614) 461-4664
Fax: (614) 280-8881
www.moodynolan.com
CURTIS J. HOOPP, LIC. # 1, EXP. DATE: 12312014

Dwg. Coord.: Author	Tech. Coord.: Checker	12010
Overall Plan - Lower and Grade		A010
CONST. DOCS: BID SET		6-5-2014

GC17-003
280 Reeb Avenue

PRINT DATE: 6/5/2014 4:52:40 PM
C:\3Files\Final Projects\2014 Projects\12010 Reeb Ave Building Renovation_Lapton.rvt
FILE INFO:

© 2011 Moody Nolan, Inc.



LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERMEABLE PAVERS
- CONCRETE CURB

CODED NOTES

1. TAPER CURB HEIGHT FROM 6" TO 0" IN 10'
2. TAPER CURB/WALK HEIGHT FROM 6" TO 0" IN 6'
3. WALKS AND PLAYGROUND AREA, SEE LANDSCAPE PLANS FOR DETAILS
4. BOLLARDS, TYP. OF 15, SEE LANDSCAPE SHEET SD-1 FOR DETAILS
5. HANDICAP SIGN, SEE DETAIL 8, SHEET C5.1
6. PARKING BLOCK, TYP. OF 65, SEE DETAIL 7, SHEET C5.1
7. SEE ARCH PLANS A100 FOR PLAZA/RAMP DETAILS.
8. EXISTING RAILING TO BE REPAINTED.
9. CURB RAMP PER CITY OF COLUMBUS STD. DWG. 2319 TYPE G.
10. CURB RAMP PER CITY OF COLUMBUS STD. DWG. 2319 TYPE P-1.
11. STEPS SIMILAR TO DETAIL 3 ON SHEET SD-1 WITH THREE 6" RISERS.

#	Date	Change Description

REEB AVENUE BUILDING RENOVATIONS
280 E. REEB AVENUE
COLUMBUS, OH 43207

MOODY·NOLAN
architecture | civil engineering | interior architecture
300 Spruce Street
Suite 300
Columbus, Ohio 43215
Phone: (614) 461-4664
Fax: (614) 280-8881
www.moodynolan.com

Dwg. Coord.:MAB | Tech. Coord.:MSL | M/N # 12010

SITE LAYOUT PLAN C2.1

BID SET 6/5/2014

280 Reeb Avenue

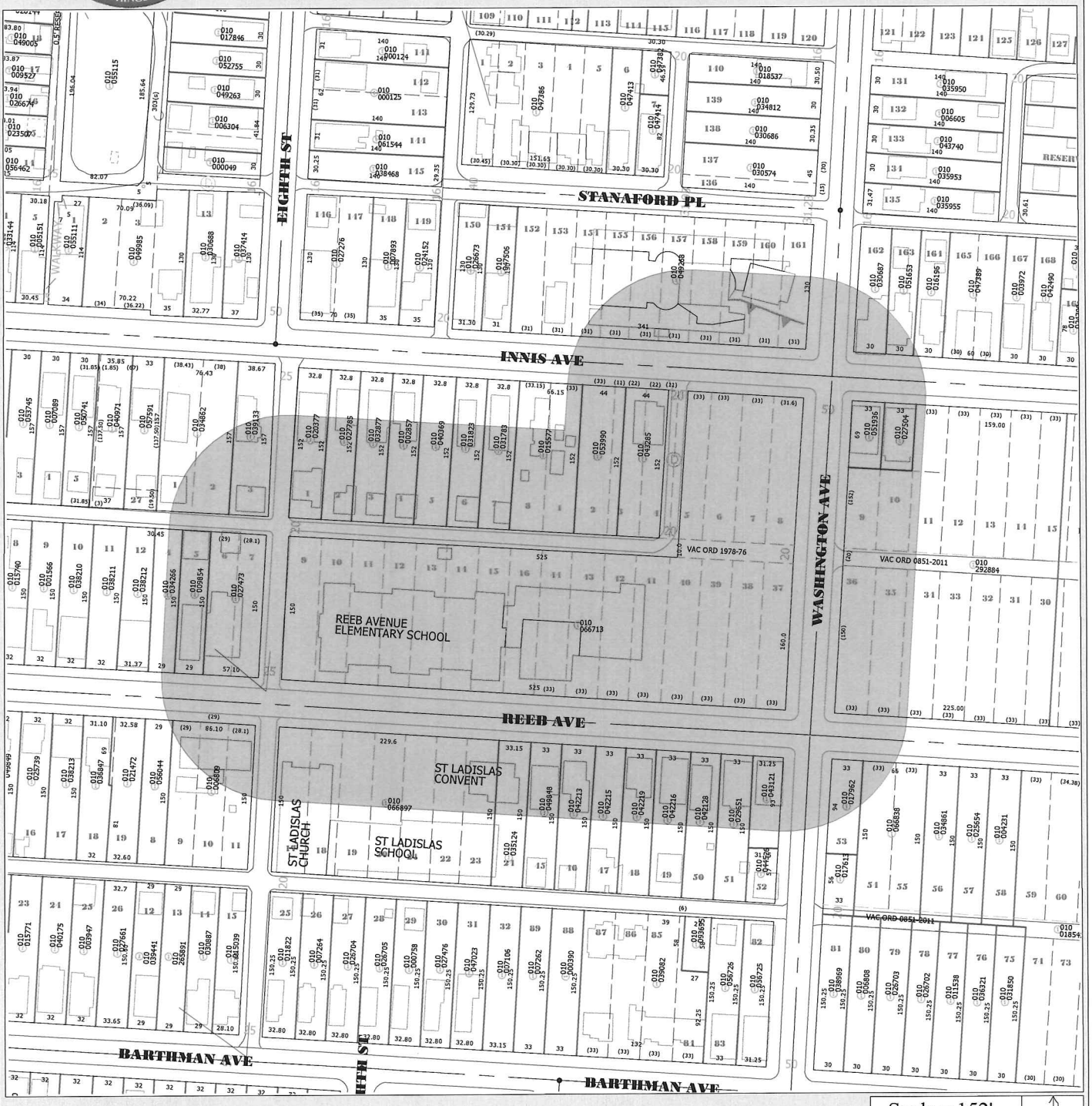
GC17-003

Drive ID: 0B1VE3_Owen School Redevelopment\CADD\12010 C2.1 Site Layout.dwg
Date: 6/5/2014 2:46:17 PM

GC17-003
280 Reeb Avenue

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: N DATE: 1/31/17



Scale = 152'

Grid North

Disclaimer

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.

Real Estate / GIS Department

GC17-003
280 Reeb Avenue

City of Columbus
Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits

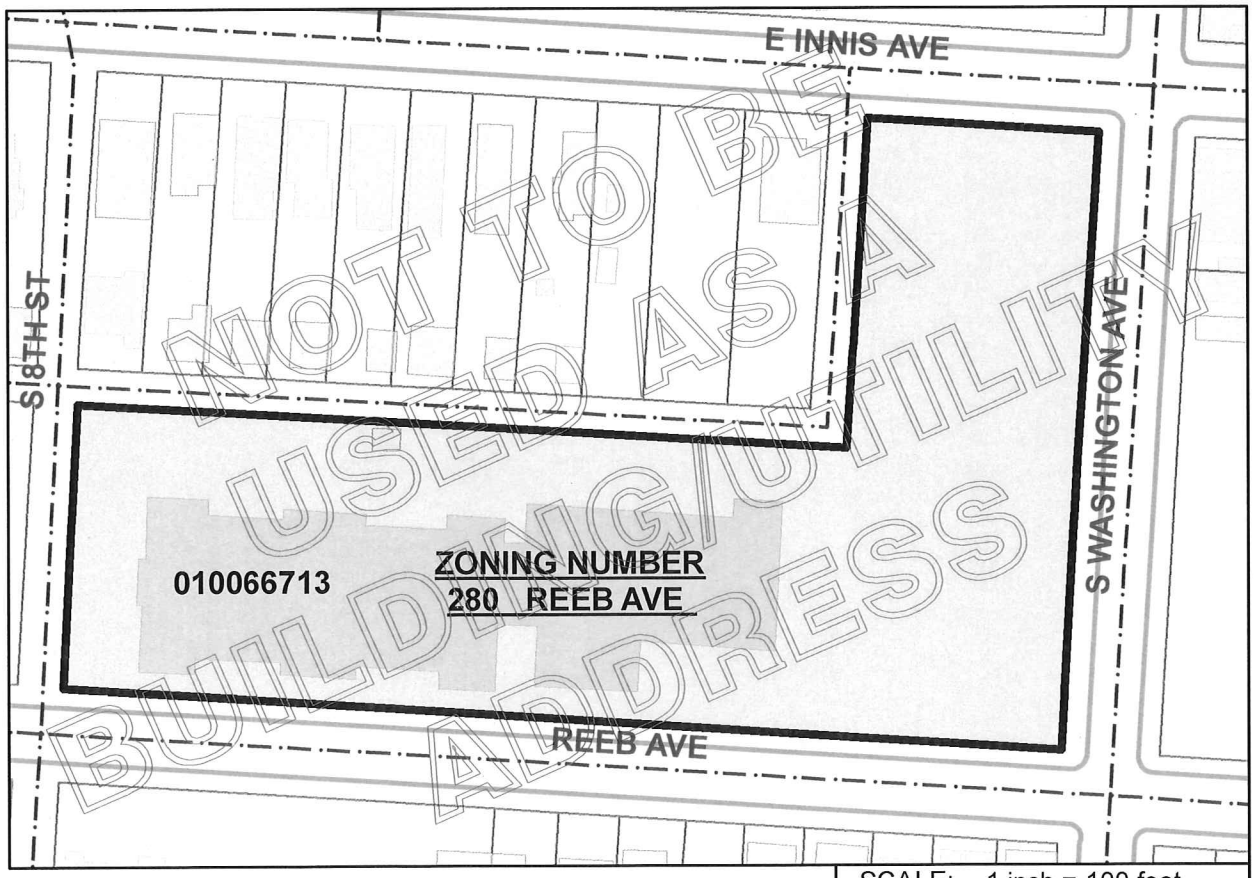
Parcel ID: 010066713

Zoning Number: 280 **Street Name: REEB AVE**

Lot Number: 9-16&5-8, 37-44 **Subdivision: KEMLER & 20TH CENTURY**

Requested By: MOODY-NOLAN, INC (MARK LARRIMER)

Issued By: Adriana Amariam **Date: 12/5/2013**



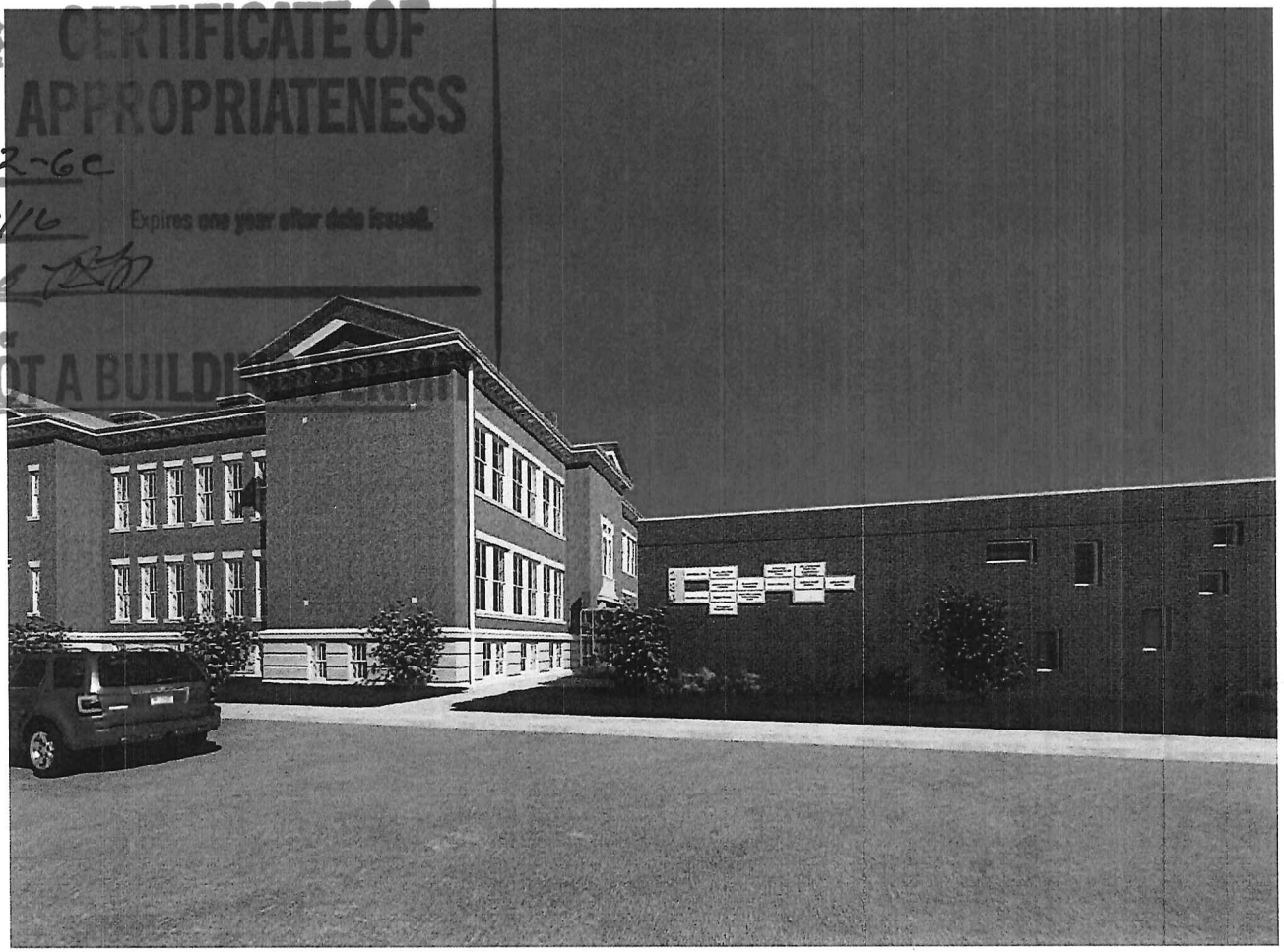
SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 16103

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

printed: 12/5/2013 8:32:53 AM - K:\Maproom\GIS\MAPS\AMW

CITY OF COLUMBUS
CERTIFICATE OF APPROPRIATENESS
Application # 14-2-6C
Date Issued 11/29/16 Expires one year after date issued.
Randy F. Black
Historic Preservation Officer
THIS IS NOT A BUILDING PERMIT



SIGN TYPE
TENANT SIGN

Client: REEB Avenue Building	Project: Interior/Exterior Signs	Date: 9/2/16	Account Rep: FH	Designer: ML	File: IN609

This is an original, unpublished drawing created by Ellet Sales & Services, Inc. It is submitted for your personal use in connection with the project being planned for you by Ellet Sales & Services, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied, or exhibited in any fashion whatsoever. All or any part of this design, excepting registered trademarks, remain the property of Ellet Sales & Services, Inc. Upon acceptance of contract or letter of quotation, Ellet Sales & Services, Inc. requires the customer to initial the copy of the sketch and indicate any changes you desire and return one copy along with the signed contract to our office before we begin any work.

Approved _____ Date _____

PH 1-330-628-9907
FX 1-330-628-8347
TOLL FREE 1-888-652-8607
www.elletneon.com

ELLET NEON & PLASTIC
Signs
Established 1948
3041 E WATERLOO RD
AKRON OH 44312

INSTALLER ONLY: I have read and understand the details and scope of work this project contains: Installer _____ Date _____

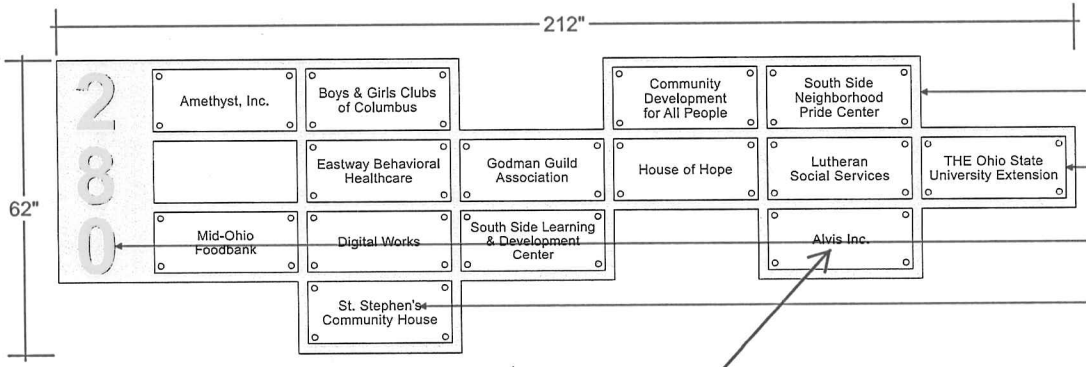
For artistic presentation only to be released into production and installation, drawing must be approved: Sales Agent _____ Date _____

Materials used for fabrication:

280 Reeb Avenue GC17-003

COLOR TO BE MP55840 COOL GREY
LRV47.2

~~PAINTED FINISH COLOR TO~~
~~TBD PROVIDE COLOR SAMPLES~~



2.5"

212" x 62" x 2" fabricated aluminum cabinet, broken into (2) pieces due to size, shoe box type mounting (returns slide over and fasten to angle mounted to brick face of exterior wall), painted 41342SP Brushed Aluminum

30" x 13" x 1/4" acrylic panel with subsurface white vinyl, mounted to aluminum face with 1" stainless steel standoffs 2" from edge of aluminum and from other acrylic panels

12" Arial Bold, first surface yellow vinyl

2" Arial, subsurface black vinyl

~~PROVIDE SAMPLE~~

EXACT TEXT TBD BY OWNER

QTY (1)

Sample approved is 'Acrylic wall sign with black print backed with white vinyl (clear acrylic)'

CITY OF COLUMBUS
CERTIFICATE OF APPROPRIATENESS
Application # 14-2-6e
Date Issued 11/19/15
Expires one year from date issued
Approved
THIS IS NOT A BUILDING PERMIT

SIGN TYPE
TENANT SIGN

Client: REEB Avenue Building	Project: Interior/Exterior Signs	Date: 9/2/16	Account Rep: FH	Designer: ML	File: IN609

This is an original, unpublished drawing created by Ellet Sales & Services, Inc. It is submitted for your personal use in connection with the project being planned for you by Ellet Sales & Services, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied, or exhibited in any fashion whatsoever. All or any part of this design, excepting registered trademarks, remain the property of Ellet Sales & Services, Inc. Upon acceptance of contract or letter of quotation, Ellet Sales & Services, Inc. requires the customer to initial the copy of the sketch and indicate any changes you desire and return one copy along with the signed contract to our office before we begin any work.

PH 1-330-628-9907
FX 1-330-628-8347
TOLL FREE 1-888-652-8607
www.elletneon.com

ELLET NEON & PLASTIC
Signs
Established 1948
3041 E WATERLOO RD
AKRON OH 44312

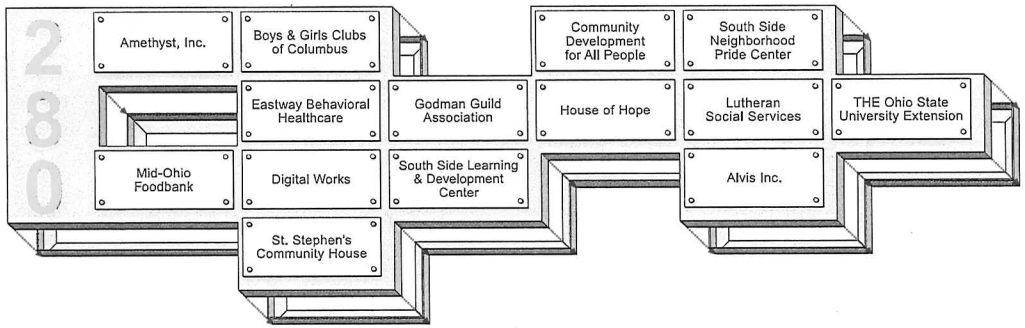
Approved _____ Date _____

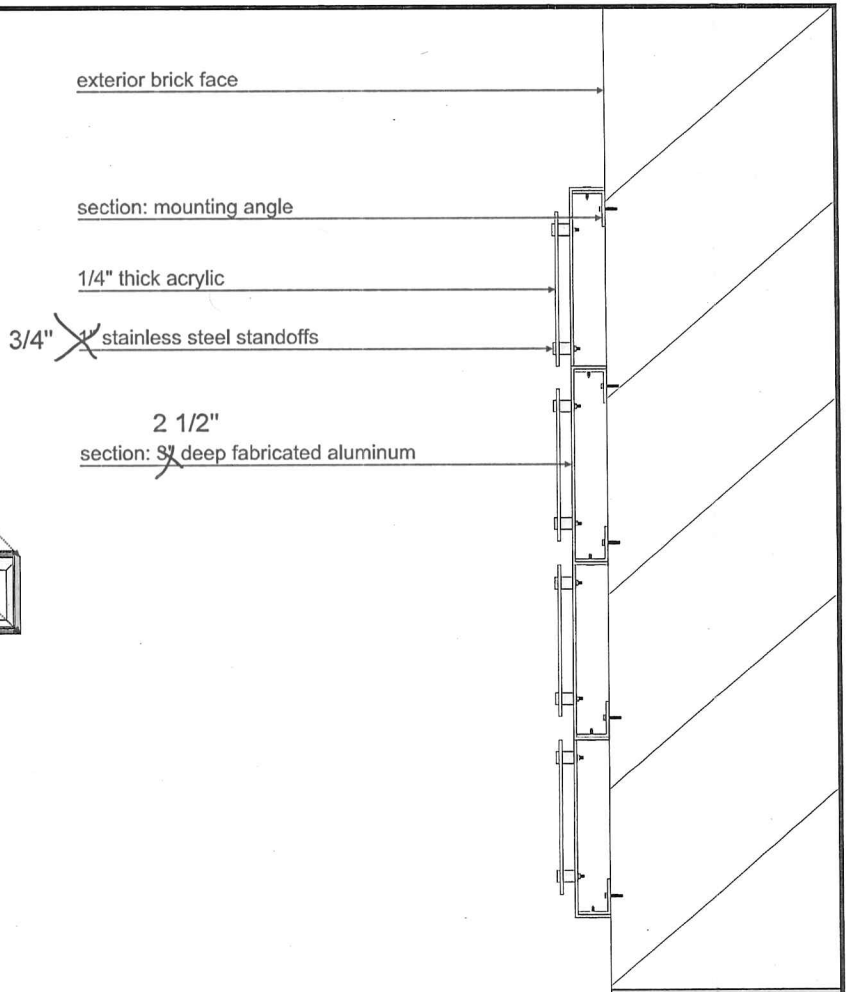
INSTALLER ONLY: I have read and understand the details and scope of work this project contains: Installer _____ Date _____

For artistic presentation only to be released into production and installation, drawing must be approved: Sales Agent _____ Date _____

Materials used for fabrication:

280 Reeb Avenue
GC17-003





CITY OF COLUMBUS

CERTIFICATE OF APPROPRIATENESS

Application # 14-2-6e

Date Issued 11/19/15 Expires one year after date issued.

Randy A. Black

THIS IS NOT A BUILDING PERMIT

SIGN TYPE

TENANT SIGN

Client: REEB Avenue Building	Project: Interior/Exterior Signs	Date: 9/2/16	Account Rep: FH	Designer: ML	File: IN609

This is an original, unpublished drawing created by Ellet Sales & Services, Inc. It is submitted for your personal use in connection with the project being planned for you by Ellet Sales & Services, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied, or exhibited in any fashion whatsoever. All or any part of this design, excepting registered trademarks, remain the property of Ellet Sales & Services, Inc. Upon acceptance of contract or letter of quotation, Ellet Sales & Services, Inc. requires the customer to initial the copy of the sketch and indicate any changes you desire and return one copy along with the signed contract to our office before we begin any work.

Approved _____ Date _____

PH 1-330-628-9907
FX 1-330-628-8347
TOLL FREE 1-888-652-8607
www.elletneon.com

ELLET NEON & PLASTIC Signs
Established 1948
3041 E WATERLOO RD
AKRON OH 44312

INSTALLER ONLY: I have read and understand the details and scope of work this project contains: Installer _____ Date _____

For artistic presentation only to be released into production and installation, drawing must be approved: Sales Agent _____ Date _____

Materials used for fabrication:

280 Reeb Avenue

GC17-003

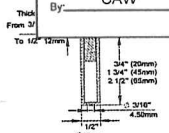
Solid Stainless Steel Standoffs Flat Screwing and Locking Head (2 Finishes)

For Indoor and Outdoor Use

1/2" (12 mm) Diameter

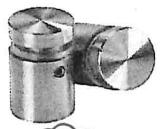
Brushed	Polished	Standoff
LBLS12-25	LBLP12-25	3/4" (20 mm)
LBLS12-50	LBLP12-50	1 3/4" (45 mm)
LBLS12-70	LBLS12-70	2 1/2" (65 mm)

Use for Drywall : 2208 Screw and Anchor ANC5
Use for Concrete : 2208 Screw and Anchor ANC1



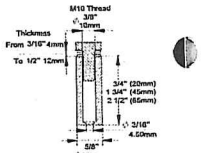
Hole Diameter to be drilled for your Material: 3/8"

5/8" (16 mm) Diameter



Brushed	Polished	Standoff
LBLS16-25	LBLP16-25	3/4" (20 mm)
LBLS16-50	LBLP16-50	1 3/4" (45 mm)
LBLS16-70	LBLP16-70	2 1/2" (65 mm)

Use for Drywall : 2208 Screw and Anchor ANC5
Use for Concrete : 2208 Screw and Anchor ANC1

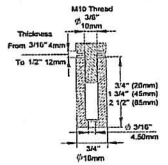


Hole Diameter to be drilled for your Material: 7/16"

3/4" (19 mm) Diameter

Brushed	Polished	Standoff
LBLS19-25	LBLP19-25	3/4" (20 mm)
LBLS19-50	LBLP19-50	1 3/4" (45 mm)
LBLS19-70	LBLP19-70	2 1/2" (65 mm)

Use for Drywall : 2216 Screw and Anchor ANC6
Use for Concrete : 2216 Screw and Anchor ANC2



Hole Diameter to be drilled for your Material: 7/16"

Extend Head Up to 1" Thickness Material

Item #	Finish	Special Head
S19SSS304	Brushed	For 1" Tck material
S19SSP304	Polished	

See Screw and Anchor page: 56

Reviewed
Approved
Approved as Corrected
Revise and Resubmit
Rejected

Fabrication / Installation may be undertaken. Approval does not authorize changes to the Contract Sum or Contract Time.

Fabrication and or Installation MAY NOT be undertaken In resubmitting, limit corrections to items marked.

Review / approval neither extends nor alters any contractual obligations of the Architect or Contractor.

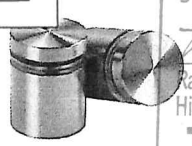
MOODY·NOLAN, INC.
By: CAW Date: 09/16/16

CITY OF COLUMBUS
CERTIFICATE OF APPROPRIATENESS
Application # 14-2-60
Date Issued 11/19/15
Expires one year after date issued.
Randy L. Black
Historic Preservation Officer
THIS IS NOT A BUILDING PERMIT

Solid Stainless Steel Standoffs Flat Screwing and Locking Head (2 Finishes)

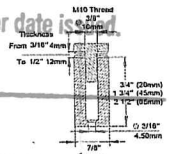
For Indoor and Outdoor Use

mm) Diameter



Brushed	Polished	Standoff
LBLS22-25	LBLP22-25	3/4" (20 mm)
LBLS22-50	LBLP22-50	1 3/4" (45 mm)
LBLS22-70	LBLP22-70	2 1/2" (65 mm)

Use for Drywall : 2216 Screw and Anchor ANC6
Use for Concrete : 2216 Screw and Anchor ANC2



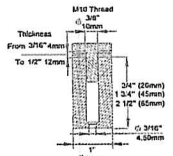
Hole Diameter to be drilled for your Material: 7/16"

Item #	Finish	Special Head
S22SSS304	Brushed	For 1" Tck material
S22SSP304	Polished	

1" (25 mm) Diameter

Brushed	Polished	Standoff
LBLS25-25	LBLP25-25	3/4" (20 mm)
LBLS25-50	LBLP25-50	1 3/4" (45 mm)
LBLS25-70	LBLP25-70	2 1/2" (65 mm)

Use for Drywall : 2216 Screw and Anchor ANC6
Use for Concrete : 2216 Screw and Anchor ANC2

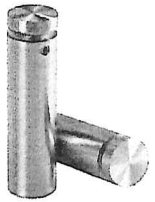


Hole Diameter to be drilled for your Material: 7/16"

Extend Head Up to 1" Thickness Material

Item #	Finish	Special Head
S25SSS304	Brushed	For 1" Tck material
S25SSP304	Polished	

3 Heights 3/4" 1 3/4" and 2 1/2" For Each Diameter



GC17-003
280 Reeb Avenue

GC17-003
280 Reeb Avenue

GC17-003
280 Reeb Avenue

GC17-003
280 Reeb Avenue

GC17-003
280 Reeb Avenue

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR
DEPARTMENT OF
DEVELOPMENT

Certificate of Appropriateness
HISTORIC RESOURCES COMMISSION

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 280 Reeb Avenue Individually Listed Columbus Register Property
APPLICANT'S NAME: City of Columbus Real Estate Management [c/o Barry N. Bryent, P. E.] (Applicant/Owner)

APPLICATION NO.: 14-2-6e **HEARING DATE:** 11/19/15 **EXPIRATION:** 11/19/16

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3117 and the architectural guidelines:

☒ **Approved**: Exterior alterations per APPROVED SPECIFICATIONS
☐ **Recommendation for Approval**: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:
Approve Application #14-2-2e, 280 Reeb Avenue, Individually Listed Columbus Register Property, as submitted and with all clarifications as indicated:
Signage—New Addition
- Install new signage on approved new addition per submitted rendering.
- The proposed signage is in accordance with the commission guidelines and City Code Chapter 3116.13c.

MOTION: Clark/Morgan (5-0-0) APPROVED

Reason(s) for Approval :
The signage is in accordance with the following City Code and Commission Guidelines and Standards:
3116.12 Standards for New Construction:
The following standards shall apply to the evaluation of the appropriateness of proposed new construction. (A)New structures should look new, reflecting contemporary design standards while using contemporary design elements that relate to existing contributing properties surrounding the new structure.
3116.13 - Standards for Site Improvements:
(C) Signs are regulated by Chapters 3375, 3377, 3379 and 3381, C.C., but shall also be in keeping with the character of the adjacent environment. Excessive size and inappropriate placement results in visual clutter and shall be avoided. A good sign should relate harmoniously to exterior building material, texture and color; express a simple, clear message; and contain a minimum number of words.
Guidelines—Signage (p. 72)
Signage has been an integral part of many commercial and industrial buildings. The style, size, and amount of signage for a building particularly depend upon the size, location, and architectural style of the building.

☒ **Drawing Required**
This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

Randy F. Black
Historic Preservation Officer

THE CITY OF
COLUMBUS

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) BARRY N. BRYANT
of (COMPLETE ADDRESS) 90 W. BROAD ST., SUITE 416, COLUMBUS, 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
BARRY N. BRYANT	CITY OF COLUMBUS
	DEPARTMENT OF FINANCE
	AND MANAGEMENT
	90 WEST BROAD ST.
	SUITE 416
	COLUMBUS, OH 43215

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 10 day of February, in the year 2017

_____ 2/2/2021
SIGNATURE OF NOTARY PUBLIC My Commission Expires

Notary Seal Here

KYLE SEVER HART - NOTARY PUBLIC
MY COMMISSION EXPIRES 02-02-2021
STATE OF OHIO

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