# Zoning Report

## Site Information

**Address**  
1758 WESTBELT DR, COLUMBUS, OH

**Mailing Address**  
1900 POLARIS PKWY STE 425  
COLUMBUS OH 43240-4083

**Owner**  
EMERSON AVE APARTMENTS LLC, GROSS MARK S TR, GRO

**Parcel Number**  
560181272

**In Columbus?**  
Yes

**County**  
FRANKLIN

## Zoning Information

**Zoning**  
Z74-113, Manufacturing, M2, 1/15/1975, H-35

**Historic District**  
None

**Short North Special Parking Area**  
Out

**Council Variance**  
None

**Board of Zoning Adjustment (BZA) Variance**  
None

**Commercial Overlay**  
None

**Planning Overlay**  
None

**Graphics Variance**  
None

**Area Commission**  
West Scioto 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
GC17-017
1758 WESTBELT DR

Graphics Commission Application

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

Application Number: GC17-017
Date Received: 10 JULY 2017

Application Accepted by: F
Fee: $1900

Commission/Civic: WEST 8 INTO A C!

Existing Zoning: 

Comments: 

TYPE(S) OF ACTION REQUESTED (Check all that apply):
A: Variance □ Graphics Plan □ Special Permit □ Miscellaneous Graphic

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

3377.04 - Reduce STUFA FROM 15° - 9°
3377.11 - INCREASE NUMBER OF TENANT PANELS FROM 6 - 6

LOCATION
Certified Address: 1758 WESTBELT DR. City: Columbus Zip: 43228
Parcel Number(s): 560-181272

APPLICANT
Applicant Name: John R. Geihuis, Jr. Phone Number: 614-361-6244 Ext.: 
Address: 1900 Polaris Pkwy Ste 425 City/State: Columbus, Ohio Zip: 43240
Email Address: john@han-llc.com Fax Number: 614-583-3133

PROPERTY OWNER(S) ☑ Check here if listing additional property owners on a separate page
Name: Mark & Julie Gross Phone Number: 
Address: 7802 8th St. City/State: DeWine, CA Zip: 90241
Email Address: 
Fax Number: 

ATTORNEY / AGENT (Check one): □ Attorney ☑ Agent
Name: Greg Bunger (Lehner Signs) Phone Number: 
Address: 2983 Switzer Ave. City/State: Columbus OH Zip: 43219
Email Address: greg@lehner-signs.com Fax Number: 614-258-0052

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
AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Greg Bruner
of (1) MAILING ADDRESS 1758 SW 32nd Ave, Columbus, OH 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 1758 Westbelt Dr. Columbus, OH 43228
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) Mark 
AND MAILING ADDRESS Julie Gross
7802 8th St.
Downey, CA 90241

APPLICANT’S NAME AND PHONE #
(same as listed on front application)
John R. Geihans, Sr.
614-583-3133

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS
(5) West Scioto Area Commission
David Hoey

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  
Sworn to before me and signed in my presence this 10th day of July, in the year 2017  
Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC
My Commission Expires

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<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City, State, ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gabriel Obeng-Agyekum</td>
<td>1758 Westbelt Dr</td>
<td>Columbus, OH 43240-1110</td>
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<tr>
<td>700 Northfield LLC</td>
<td>13060 Centerburg Rd.</td>
<td>Sunbury, OH 43074</td>
</tr>
<tr>
<td>GMD Silver Inc.</td>
<td>715 Hadley Dr.</td>
<td>Columbus, OH 43228</td>
</tr>
<tr>
<td>Icon Owner Pool 3 Midwest</td>
<td>PO Box 460169</td>
<td>Houston, TX 77056-8169</td>
</tr>
<tr>
<td>Birchwood Meat</td>
<td>PO Box 639</td>
<td>Kenosha, WI 53141-0639</td>
</tr>
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<td>Provision Inc.</td>
<td>PO Box 639</td>
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<tr>
<td>Meritex Properties LLC</td>
<td>24 University Ave. NE #200</td>
<td>Minneapolis, MN 55413</td>
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<td>Lehner Signs</td>
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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, topographical 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.

Signature of Applicant ___________________________ Date ______________
Statement of hardship

Section C

3377.04- If we followed code and had the sign 15’ from R/W it would put the signs in the parking lot and not visible to traffic. We will need to infringe upon this 15’ in order to install the signs. 15’ 8’

3377.11- We are proposing six tenant panels on each sign. There are several in the area that have more than this. This building has been converted to multiple tenants since its build in the 1970’s, therefore requiring each tenant to be listed on the signs. There are trees that line the whole front of the property which make it hard to see each business in the building, thus making monument signs helpful for their clients to locate them.
SIGN A

SIGN FOOTPRINT 53" X 10"
SET BACK 4 FT. FROM RIGHT OF WAY

CONG APPROACH

401
Proposed Sign Modified to meet code 2/21/17; Six tenant panels to be submitted as part of the variance; Tenant panels must amount to less than 50% of the total area.

Header Graphics (Address) consist of Premium Plotted Vinyl Applied to a formed aluminum body, painted with Mathews Acrylic Polyurethane Paint

Decorative pan shaped background panel made of .125" aluminum and painted with MAP. Fitted with threaded inserts (nut-serts). Panel mounted flush to wall with concealed aluminum angle brackets secured to wall.

Tenant Panels made of .125 aluminum and painted with MAP. Attached to pan with painted machine screws into threaded inserts.
Proposed Sign Modified to meet code 2/21/17; Six tenant panels to be submitted as part of the variance; Tenant panels must amount to less than 50% of the total area.

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Tenant Panels made of .125 aluminum and painted with MAP. Attached to pan with painted machine screws into threaded inserts.
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) Greg Binger of (COMPLETE ADDRESS) 2983 Switzer Ave, Columbus, OH 43219 deposes and states that (he/she) is the APPLICANT, AGENT, OR DUTY 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
Mark | Julie Gross

COMPLETE MAILING ADDRESS
2802 8th St.
Downey, CA 90241

Emerson Ave. Apartments

7802 8th St.
Downey, CA 90241

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 11th day of July, in the year 2017

Carol Anne Ellingsen
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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