THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

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

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

OFFICE USE ONLY

Application Number: GC17-017 Date Received: 10 JULY 2017
Application Accepted by: JF Fee: $1900
Commission/Civic: WEST SCIOTO A.C.
Existing Zoning:
Comments:

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.

3377.04 - REDUCE SETBACK FROM 15' - 8'
3377.11 - INCREASE NUMBER OF TENANT PANELS FROM 4-6.

LOCATION

Certified Address: 1758 Westbelt Dr. City: Columbus Zip: 43228
Parcel Number(s): 560-181272

APPLICANT

Applicant Name: John R. Gelhaus, Sr. Phone Number: 614-361-6244 Ext.:
Address: 1900 Polaris Pkwy Ste 425 City/State: Columbus, Ohio Zip: 43240
Email Address: johng@ham-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: Ext.:
Address: 7802 8th St. City/State: Downey, CA Zip: 90241
Email Address: Fax Number:

ATTORNEY / AGENT (Check one): ☐ Attorney ☒ Agent

Name: Greg Bunger (Lehner Signs) Phone Number: Ext.:
Address: 2983 Switzer Ave. City/State: Columbus OH Zip: 43219
Email Address: greg@lehnersigns.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

tmt 11/16

GC17-017
1758 WESTBELT DR

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 Greg Bunger
of **(1)** MAILING ADDRESS 2983 Switzer 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 1738 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 AND MAILING ADDRESS **(4)** Mark & Julie Gross
7802 8th St.
Downey, CA 90241

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

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

Carolann E Ellingsen
(7) SIGNATURE OF NOTARY PUBLIC

02-21-2022
My Commission Expires

Notary Seal Here

CAROLANN E ELLINGSEN - NOTARY PUBLIC
COMM EXP: FEB 21, 2022
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

tmt 11/16

GC17-017
1758 WESTBELT DR

Gabriel Obeng-Agyekum
or current resident
9152 Quantum Square Dr.
Columbus, OH 43240-1110

Gabriel Obeng-Agyekum
or current resident
9152 Quantum Square Dr.
Columbus, OH 43240-1110

Gabriel Obeng-Agyekum
or current resident
9152 Quantum Square Dr.
Columbus, OH 43240-1110

700 Northfield LLC
or current resident
13060 Centerburg Rd.
Sunbury, OH 43074

700 Northfield LLC
or current resident
13060 Centerburg Rd.
Sunbury, OH 43074

700 Northfield LLC
or current resident
13060 Centerburg Rd.
Sunbury, OH 43074

GMD Silver Inc.
or current resident
715 Hadley Dr.
Columbus, OH 43228

GMD Silver Inc.
or current resident
715 Hadley Dr.
Columbus, OH 43228

GMD Silver Inc.
or current resident
715 Hadley Dr.
Columbus, OH 43228

Icon Owner Pool 3 Midwest
Southest LLC or current resident
c/o Ryan
PO Box 460169
Houston, TX 77056-8169

Icon Owner Pool 3 Midwest
Southest LLC or current resident
c/o Ryan
PO Box 460169
Houston, TX 77056-8169

Icon Owner Pool 3 Midwest
Southest LLC or current resident
c/o Ryan
PO Box 460169
Houston, TX 77056-8169

Birchwood Meat
or current resident
PO Box 639
Kenosha, WI 53141-0639

Birchwood Meat
or current resident
PO Box 639
Kenosha, WI 53141-0639

Birchwood Meat
or current resident
PO Box 639
Kenosha, WI 53141-0639

Provision Inc.
or current resident
PO Box 639
Kenosha, WI 53141-0639

Provision Inc.
or current resident
PO Box 639
Kenosha, WI 53141-0639

Provision Inc.
or current resident
PO Box 639
Kenosha, WI 53141-0639

Meritex Properties LLC
or current resident
24 University Ave. NE #200
Minneapolis, MN 55413

Meritex Properties LLC
or current resident
24 University Ave. NE #200
Minneapolis, MN 55413

Meritex Properties LLC
or current resident
24 University Ave. NE #200
Minneapolis, MN 55413

Emerson Ave. Apartments
or current resident
7802 8th St.
Downey, CA 90241

Emerson Ave. Apartments
or current resident
7802 8th St.
Downey, CA 90241

Emerson Ave. Apartments
or current resident
7802 8th St.
Downey, CA 90241

Lehner Signs
Greg Bunger
2983 Switzer Ave.
Columbus, OH 43219

Lehner Signs
Greg Bunger
2983 Switzer Ave.
Columbus, OH 43219

Lehner Signs
Greg Bunger
2983 Switzer Ave.
Columbus, OH 43219

Pat: avery.com/patents

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up®

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 8160

GC17-017
1758 WESTBELT DR

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

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, toppgraphic 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**_____

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

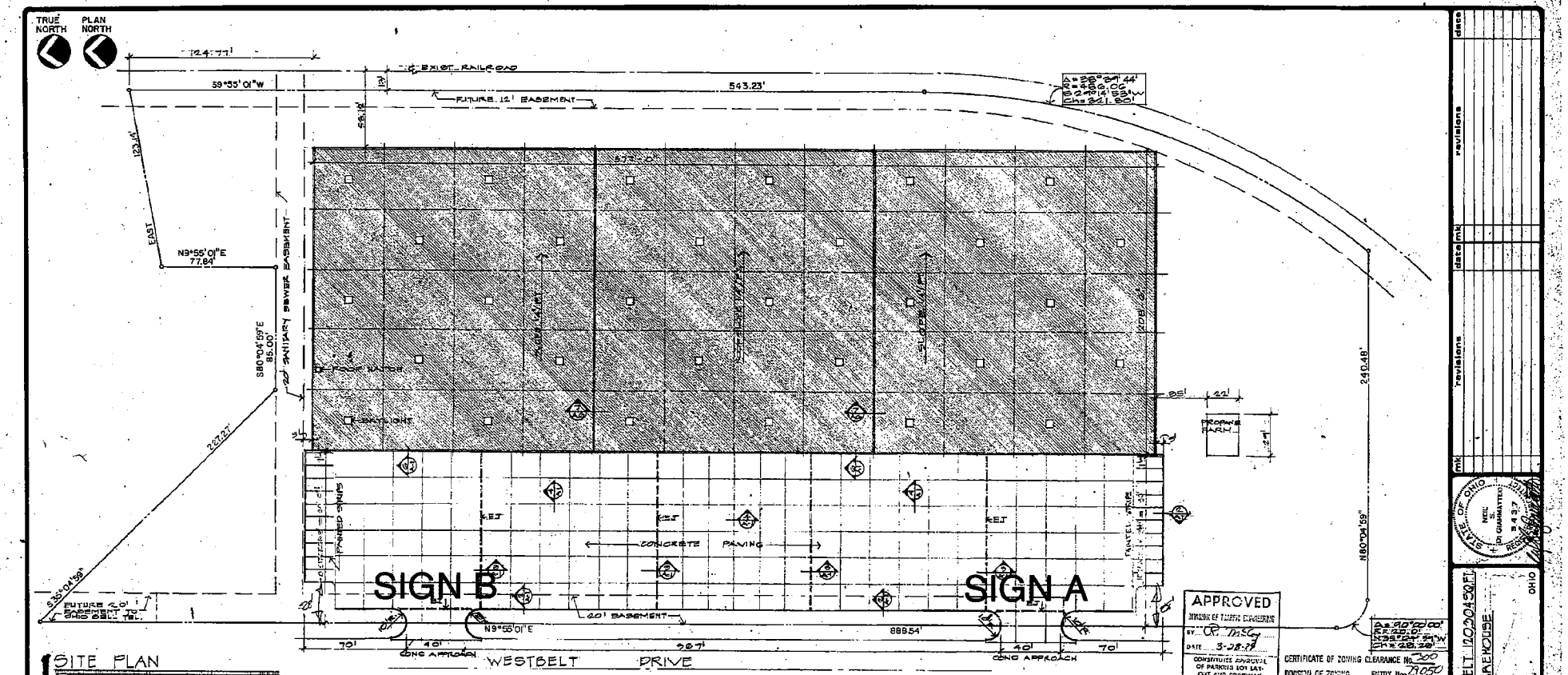
GC17-017
1758 WESTBELT DR

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.



1 SITE PLAN
SCALE: 50' = 1'-0"

2 CURB @ GRADE
SCALE: 1" = 1'-0"

3 EXPANSION JOINT
SCALE: 1" = 1'-0"

4 PAVING CONTRACTION JOINT
SCALE: 1" = 1'-0"

5 CONSTRUCTION JOINT
SCALE: 1" = 1'-0"

6 PAVING @ BUILDING
SCALE: 1" = 1'-0"

PAVING NOTES

(1) NO FOUR OF CONC. TO EXCEED 15,000 SF. A SA. FOUR IS KEYED TO NEXT FOUR PER -S/A-1.

(2) ALL PAVING DIM'S ARE TO THE BACK SIDE OF CURB.

PROJECT DATA

LAND AREA	287,757.4 SF
BUILDING AREA	120,204.26 SF
PERCENT COVERAGE	42%
TOTAL PARKING	24 SPACES

LEGAL DESCRIPTION

Situate in the State of Ohio, County of Franklin, City of Columbus, and being part of Virginia Military Surveys Nos. 2468, 5239 and 5241, and being part of that original 257.553 acre tract conveyed to The Prudential Insurance Company of America of record in Deed Book 1462, Page 301, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at the point of intersection of the easterly line of Westbelt Drive with the northerly line of Trabue Road, as the aforesaid roads are shown on the plat of Westbelt Business Park as shown of record in Plat Book 50, Page 61;

Thence the following four (4) courses and distances along the easterly line of the aforesaid Westbelt Drive and crossing the aforesaid original 257.553 acre tract:

(1) Thence N 20° 13' 56" W, a distance of 236.58 feet to a point of curvature;

(2) Thence with a curve to the left having a radius of 430.00 feet and a central angle of 48° 15' 14", the chord to which bears N 35° 33' 27" W, a distance of 351.53 feet to a point of tangency;

(3) Thence N 59° 41' 04" W, a distance of 189.24 feet to a point of curvature;

(4) Thence with a curve to the right having a radius of 420.00 feet and a central angle of 60° 36' 35", the chord to which bears N 24° 53' 01" W, a distance of 423.41 feet to a point of tangency;

Thence N 9° 55' 01" E, along the easterly line of the aforesaid Westbelt Drive a distance of 205.00 feet to the point of true beginning for the herein described tract;

Thence N 9° 55' 01" E, along the easterly line of the aforesaid Westbelt Drive a distance of 888.54 feet to a point in the easterly line of a tract of land owned by the Manor Real Estate Company;

Thence the following three (3) courses and distances along the easterly line of a tract of land owned by the Manor Real Estate Company and along the westerly line of the aforesaid original 257.553 acre tract:

(1) Thence S 35° 04' 59" E, a distance of 227.87 feet to a point;

(2) Thence S 80° 04' 59" E, a distance of 85.00 feet to a point;

(3) Thence N 9° 55' 01" E, a distance of 77.84 feet to a point;

Thence the following five (5) courses and distances crossing the aforesaid original 257.553 acre tract:

(1) Thence EAST, a distance of 123.14 feet to a point;

(2) Thence S 9° 55' 01" W, a distance of 543.23 feet to a point of curvature;

(3) Thence with a curve to the right having a radius of 486.06 feet and a central angle of 35° 39' 44", the chord to which bears S 29° 16' 53" W, a distance of 321.80 feet to a point of tangency;

(4) Thence N 80° 04' 59" W, a distance of 240.48 feet to a point of curvature;

(5) Thence with a curve to the right having a radius of 20.00 feet and a central angle of 90° 00' 00", the chord to which bears N 35° 04' 59" W, a distance of 28.28 feet to the point of true beginning containing 6.636 acres, more or less, and being subject to all building lines, easements and restrictions shown of record.

COPYRIGHT © 1979 VSL, INC.

mk	date	revisions

STATE OF OHIO — NEIL S. QUAMMEN — 8437 — REGISTERED ARCHITECT

WESTBELT 120/204.50 Ft.
WAREHOUSE
COLUMBUS, OHIO

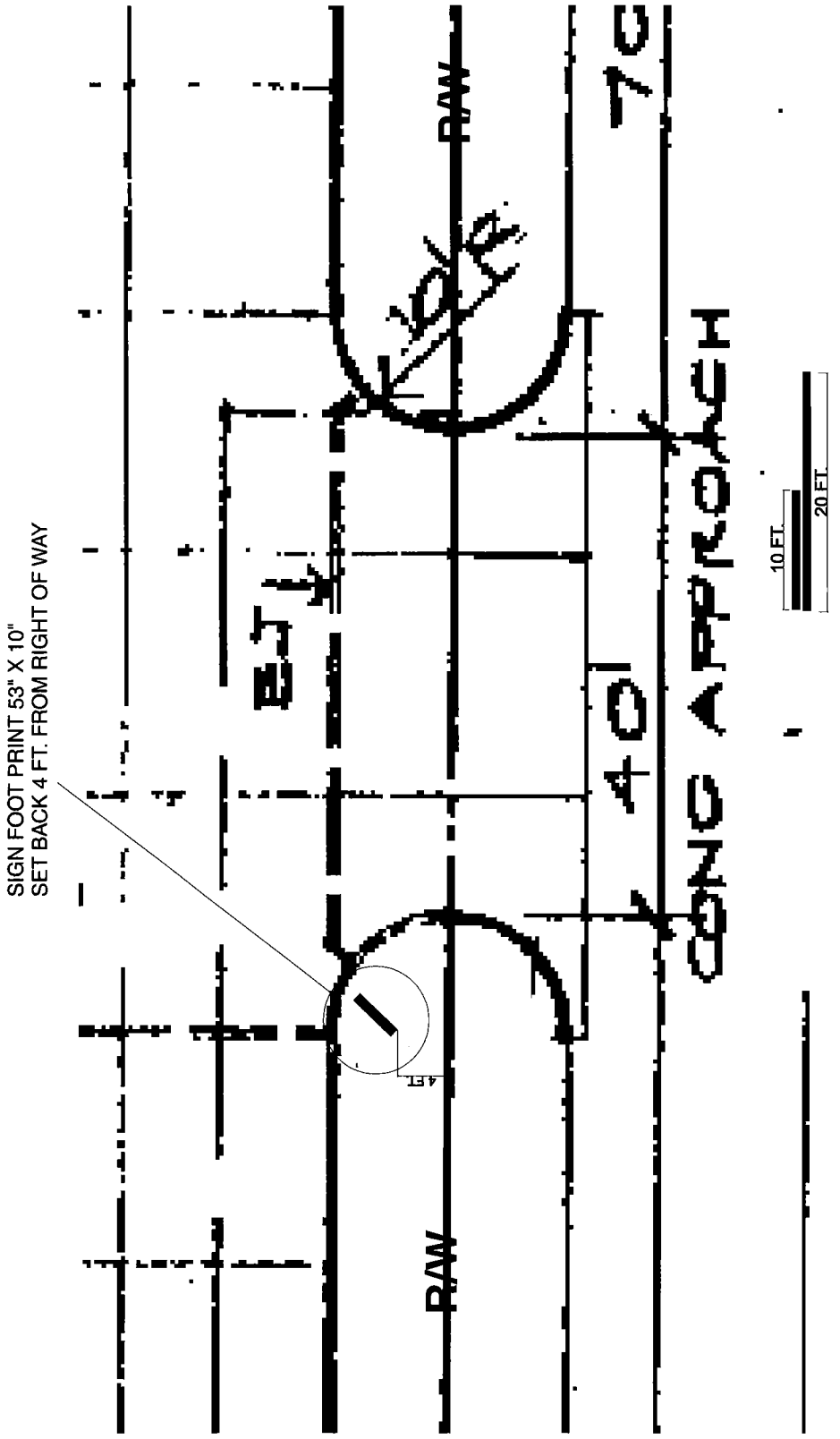
vsl incorporated
2525 stemmons fwy. · suite 227
dallas, texas 75207 · 631-0500

WRC | SCHEM | A-1 | 6/14 | 78226

1758 WESTBELT DR.
GC17-017

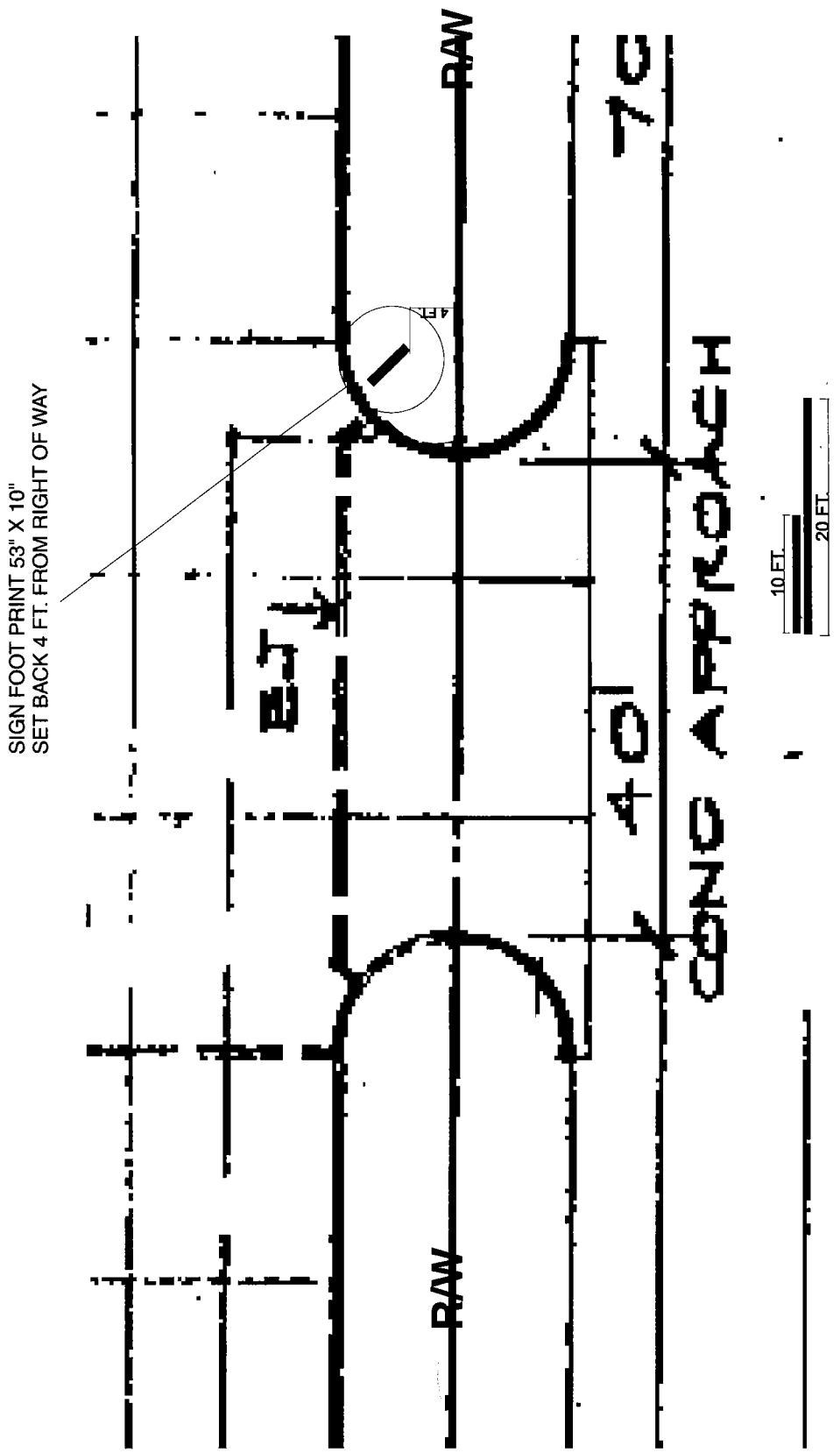
GC17-017
1758 WESTBELT DR

SIGN A



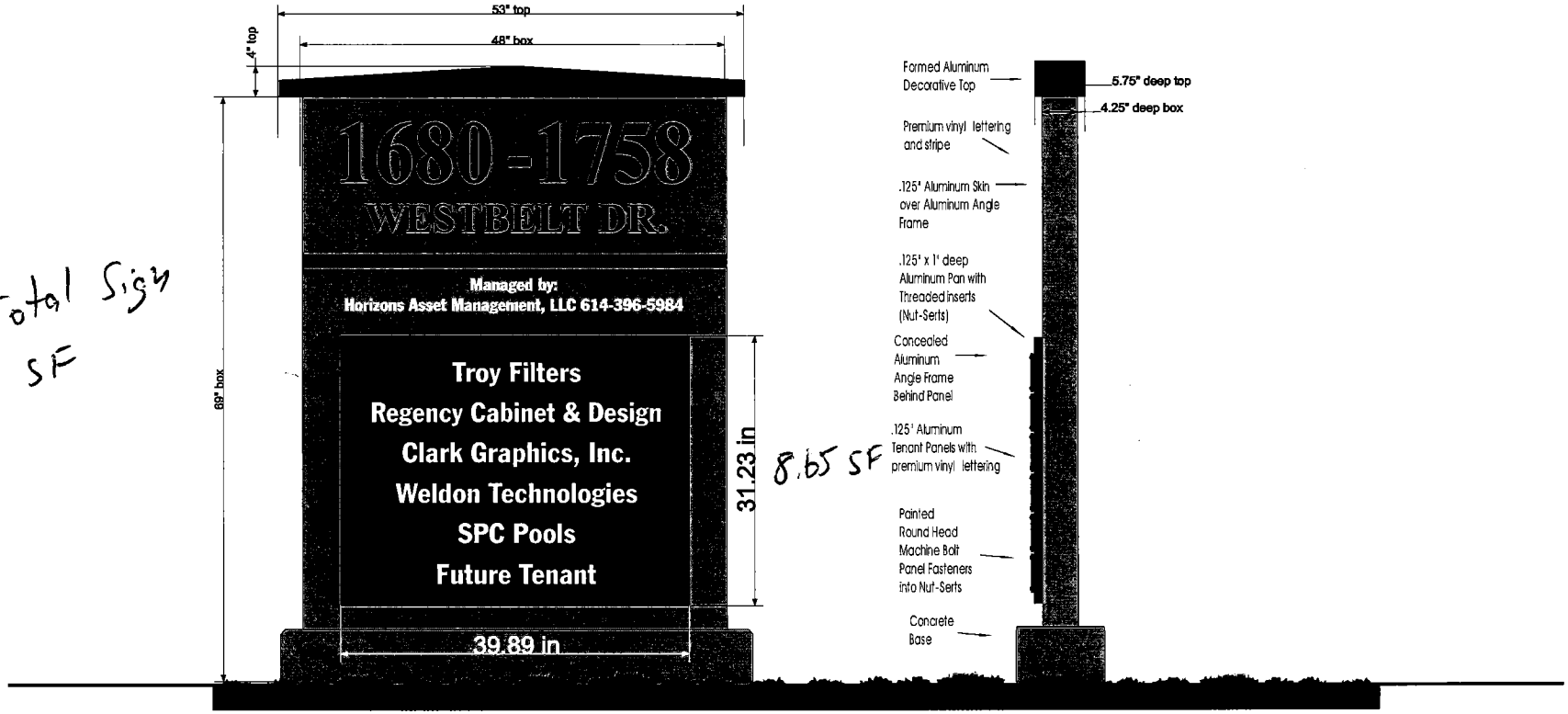
GC17-017
1758 WESTBELT DR

SIGN B



Sign A

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.



Total Sign
23 SF

8.65 SF

Lehnersigns

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

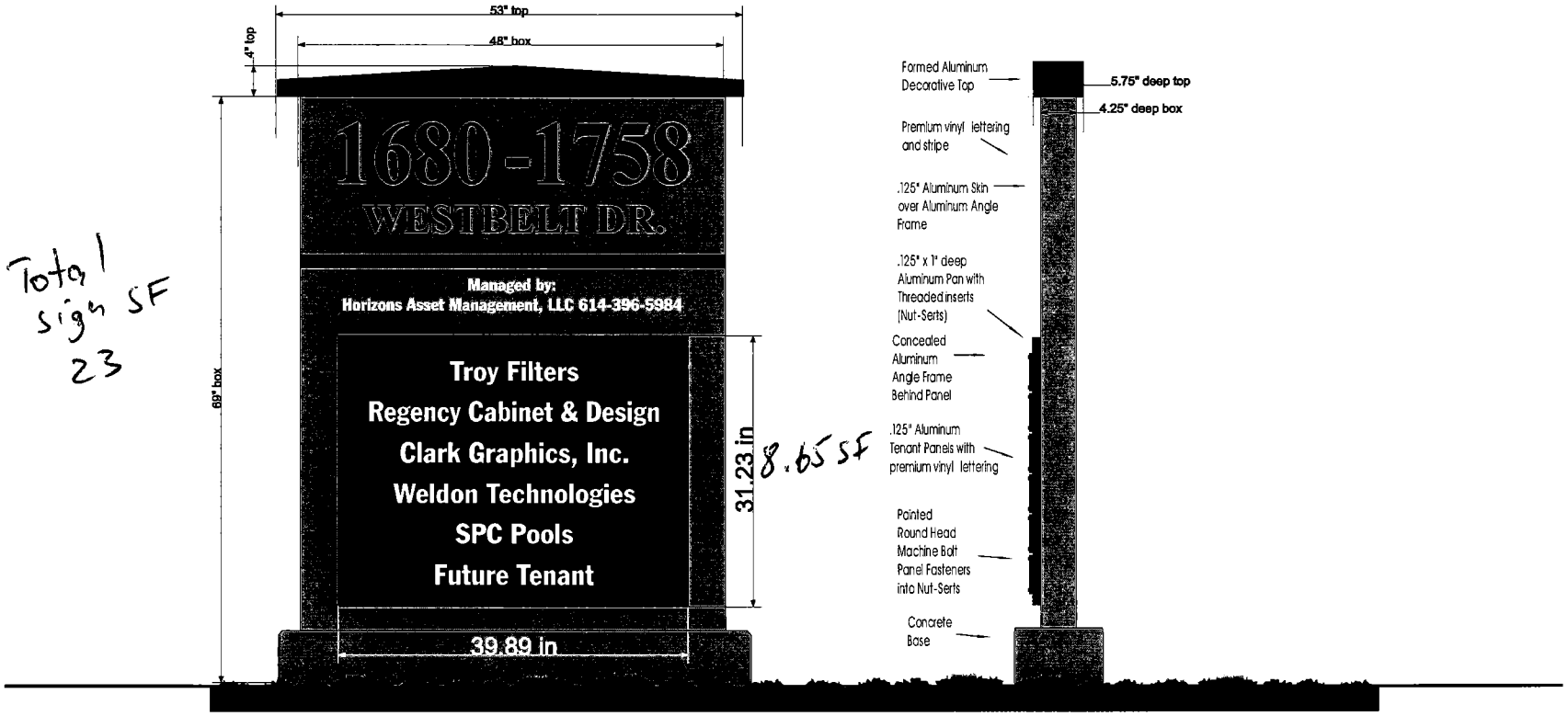
Decorateive pan shaped background panel made of .125" aluminum and painted with MAP. Fitted with threaded inserts (nut-serts). Panel mounted flush to wall with concealed aluminum angle brackets secured to wall.

Tenant Panels made of .125 aluminum and painted with MAP. Attached to pan with painted machine screws into threaded inserts.

GC17-017
1758 WESTBELT DR

Sign B

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.



Total sign SF 23

Lehnersigns

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

Decorateive 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.

GC17-017
1758 WESTBELT DR

GC17-017
1758 WESTBELT DR

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

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 Bunger
of (COMPLETE ADDRESS) 2983 Switzer 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 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
Mark | Julie Gross	7802 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

Carolann E Ellingsen
SIGNATURE OF NOTARY PUBLIC

02-21-2022
My Commission Expires

Notary Seal Here

CAROLANN E ELLINGSEN - NOTARY PUBLIC
COMM EXP: FEB 21, 2022
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

tmt 11/16