



DEPARTMENT OF  
DEVELOPMENT

## Zoning Report

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### Site Information

Address	2545 E FARMERS DR
Mailing Address	445 HUTCHINSON AVE STE 15 COLUMBUS OH 43235-8615
Owner	S F + E ASSOCIATES LTD
Parcel Number	590189913
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

Zoning	Z75-109, Commercial, C2, 7/5/1977, 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	None
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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# 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: GC17-029 Date Received: October 10, 2017  
Application Accepted by: Jamie Freise Fee: \$1,900.00  
Commission/Civic: FAR NORTHWEST COALITION  
Existing Zoning: Commercial, C2  
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.

To permit a Permanent On-Premises Wall Sign on the 4th story of the building in relief of CC: 3377.20

(A) (B). & TO ALLOW (2) TWO WALL SIGNS ON THE 4TH FLOOR, NEITHER  
OF WHICH IS THE BUILDING NAME

**LOCATION**

Certified Address: 2545 Farmers Drive City: Columbus Zip: 43235

Parcel Number(s): 590-189913

**APPLICANT**

Applicant Name: Stanley W. Young, III, DaNite Sign Co. Phone Number: 740-497-4713 Ext.: n/a

Address: 1640 Harmon Avenue City/State: Columbus, Ohio Zip: 43223

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

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

Name: SF&E Associates, Ltd. Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 445 Hutchinson Avenue, Suite 15 City/State: Columbus, Ohio Zip: 43235-8615

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**ATTORNEY / AGENT** (Check one):  Attorney  Agent

Name: Stanley W. Young, III, DaNite Sign Co. Phone Number: 740-497-4713 Ext.: \_\_\_\_\_

Address: 1640 Harmon Avenue City/State: Columbus, Ohio Zip: 43223

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

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

APPLICANT SIGNATURE Stanley W. Young, III

PROPERTY OWNER SIGNATURE Stanley W. Young, III (Agent for Owner)

ATTORNEY / AGENT SIGNATURE Stanley W. Young, III

**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 Stanley W. Young, III of (1) MAILING ADDRESS 220 Pontious Lane, Circleville, Ohio 43113-1577

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 2545 Farmers Drive, Columbus, Ohio 43235

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) October 10, 2017

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) SF&E Associates, LTD. 445 Hutchinson Avenue, Suite 15 Columbus, Ohio 43235-8615

APPLICANT'S NAME AND PHONE # (same as listed on front application) Stanley W. Young, III 740-497-4713

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) FAR Northwest Coalition John Morley 3607 WATERBURY Ln, Powell, OH 43065 614-738-9211

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 Stanley W. Young III

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

(7) SIGNATURE OF NOTARY PUBLIC Janet Mclaughlin My Commission Expires 4/28/2018 Notary Seal Here



JANET MCLAUGHLIN Notary Public, State of Ohio My Comm. Expires 04/28/2018

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**2545 FARMERS DRIVE**

Western Row Investments  
3492-3500 Snouffer Rd  
Columbus, Ohio 43235

F&A Investment LTD.  
7322 Chaparral Rd  
Columbus, Ohio 43235

Carole Minnich  
7398 Chaparral Rd  
Columbus, Ohio 43235

Western Row Investments  
3492-3500 Snouffer Rd  
Columbus, Ohio 43235

F&A Investment LLC.  
7322 Chaparral Rd  
Columbus, Ohio 43235

Carole Minnich  
7398 Chaparral Rd  
Columbus, Ohio 43235

SF&E Associates LTD.  
445 Hutchinson Ave Ste: 15  
Columbus, Ohio 43235

Itikala Swathilakshimi  
7326 Chaparral Rd  
Columbus, Ohio 43235

David E. Corsi  
7400 Chaparral Rd  
Columbus, Ohio 43235

SF&E Associates Ltd.  
445 Hutchinson Ave, Ste: 15  
Columbus, Ohio 43235

Itikala Swathiakshimi  
7326 Chaparral Rd  
Columbus, Ohio 43235

David E. Corsi  
7400 Chaparral Rd  
Columbus, Ohio 43235

Mercer Square LLC.  
7331 Skyline Dr  
Columbus, Ohio 43235

Hojat Jaleh SU TR  
7328 Chaparral Rd  
Columbus, Ohio 43235

Precision Real Estate  
7402 Chaparral Rd  
Columbus, Ohio 43235

Mercer Square LLC.  
7331 Skyline Dr  
Columbus, Ohio 43235

Hojat Jaleh SU TR  
7328 Chaparral Rd  
Columbus, Ohio 43235

Precision Real Estate  
7402 Chaparral Rd  
Columbus, Ohio 43235

Farmers New World Life Ins. Co.  
2500 Farmers Dr  
Columbus, Ohio 43235

L M Properties of Ohio LTD  
7332 Chaparral Rd  
Columbus, Ohio 43235

Diane S. Mergel  
7404 Chaparral Rd  
Columbus, Ohio 43235

Farmers New World Life Ins. Co.  
2500 Farmers Dr  
Columbus, Ohio 43235

L M Properties of Ohio LTD.  
7332 Chaparral Rd  
Columbus, Ohio 43235

Diane S. Mergel  
7404 Chaparral Rd  
Columbus, Ohio 43235

Kenmore Realty LLC.  
7318 Chaparral Rd  
Columbus, Ohio 43235

Ohio Realty LLC  
7374 Chaparral Rd  
Columbus, Ohio 43235

Equitable Mortgage Corp  
3520 Snouffer Rd  
Columbus, Ohio 43235

Kenmore Realty LLC.  
7318 Chaparral Rd  
Columbus, Ohio 43235

Ohio Realty LLC.  
7374 Chaparral Rd  
Columbus, Ohio 43235

Equitable Mortgage Corp  
3520 Snouffer Rd  
Columbus, Ohio 43235



8160™/MC

Easy Peel® Address Labels |  
Bend along line to expose Pop-up Edges

**GC17-029**  
Go to [avery.com/templates](http://avery.com/templates) |  
Use Avery® template 8160 |

**2545 FARMERS DRIVE**

Sean Clark  
DaNite Sign Co  
1640 Harmon Ave  
Columbus, Ohio 43223

Sean Clark  
DaNite Sign Co.  
1640 Harmon Ave  
Columbus, Ohio 43223

Trinity Sign Group  
220 Pontious Lane  
Circleville, Ohio 43113-1577

Trinity Sign Group  
220 Pontious Lane  
Circleville, Ohio 43113-1577

Mr. John Murley  
President , Far North Coalition  
3607 Waterbury Lane  
Powell, Ohio 43065



Graphics Commission Application

DEPARTMENT OF BUILDING 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.

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):

(PLEASE SEE ATTACHED STATEMENTS)

Multiple horizontal lines provided for the applicant to list attached statements.

Signature of Applicant Stanley W. Young III

Date October 10, 2017

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**3377.20 - Permanent on-premises wall and window signs.**

This section contains the general provisions for regulating permanent on-premises wall and window signs serving institutional, commercial or manufacturing uses. Where a lot is developed with a single use or activity, regardless of size, wall and/or window signs shall be allowed based on the characteristics of the entire use. Permanent on-premises wall and window signs are also subject to the provisions of C.C. 3377.21 to C.C. 3377.25, inclusive.

The following provisions shall apply to all wall and window signs allowed by this chapter:

- A.** In order to qualify for a wall and/or window sign to be installed on the subject building, the use or activity to be served by the sign must occupy a portion of said building. Said sign shall be displayed only on a wall, or that portion of a wall, enclosing said use or activity.
- B.** Permanent wall signs serving individual uses or activities shall be displayed only on a wall enclosing the ground and first (or first and second) floor levels of the building. However, an allowable permanent wall sign which serves to identify the entire use or building may be displayed on any part of said wall or facade including its parapet.
- C.** Along each facade of a building, in addition to allowable window signs and/or under-canopy signs, each individual

*Graphic Summery*

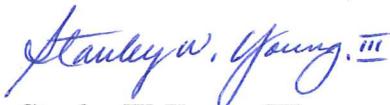
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*This subject site known as 2545 Farmers Drive, Columbus, Ohio 43235, is situated in the State of Ohio, County of Franklin, City of Columbus, Dublin City School District. The subject site has a parcel ID # 590-189913 and is Zoned Commercial C2 . The building was built in 1985 and is a (4) four story brick elevator office building. It sets back from Farmers Drive about 173.6 feet and 849.5 feet from I-270. The site has no ground signage, has a 'Health Management Solutions' wall sign on the 4<sup>th</sup> floor northwest corner of the building, and previously had a 'EnergiTech' wall sign on the 4<sup>th</sup> floor elevation on the northeast corner, this sign has been removed as they are no longer in the building. Currently Make-A-Wish, the Ohio, Kentucky and Indiana Office occupies the 3<sup>rd</sup> floor and leases 7,200 square feet of office area. This office employes about (4) four employees and is dedicated to helping and empowering children that have been diagnosed with life-threatening medical conditions. In 2014 this office passed a milestone of granting 13,000 wishes to children facing complex medical conditions. This office has been at this site for 7 years, and has recently signed a 10 year lease with an option on more space as much work is left to do. Make-A-Wish desires to place a wall sign on the northeast corner of the building on the 4<sup>th</sup> floor elevation giving them a presence and the opportunity of all those that have a heart of giving to support this wonderful organization. A lower location on the building for the sign would not be visible due to building location and landscaping to include trees located at the north portion of the property.*

*Every day is a new chance to reach eligible local children in the hope that a granted wish can help them cope with, and even overcome, their medical condition. There has never been a greater need than to install a sign for this organization to mark it's presence and have the opportunity to give, making a difference in the lives of those children with the greatest challenge of all...to be empowered and make them feel better for a brighter future.*

*By approving the installation of this requested wall sign, this will help deliver hope, strength, and joy to waiting and in need children today in our own community. Therefore, we respectfully request your consideration and approval in our request for this Variance.*

*Respectfully Submitted,*



*Stanley W. Young, III*

*October 10, 2017*

*Hardship Statements*

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*I have read the section regarding Variance Hardships and believe my application for relief from CC:3377.20(A) (B), Graphics Code, satisfies the requirements of the Zoning Code, and if approved will not adversely affect surrounding property owners and will comply with any and all conditions that the Graphics Commission would impose if approved.*

*The location of this building and it's landscaping to include trees that block the 1<sup>st</sup>-3<sup>rd</sup> floors preclude installing a sign at less than the requested 4<sup>th</sup> floor.*

*There are similar office buildings to the north that face I-270 that have wall signs above the 1<sup>st</sup> and 2<sup>nd</sup> floors. These building share the same Zoning and configuration.*

*The need for a wall sign for Make -A- Wish is needed, as there are no ground signs at this site identifying tenants.*

*The granting of the requested Variance would not be injurious to neighboring properties and will not be contrary to the public interest or the intent, and spirit of the City of Columbus Graphics Code.*

*Based on the foregoing Hardship Statements, we respectfully request your consideration and approval in our Variance request.*

*Respectfully Submitted,*



*Stanley W. Young, III*

*October 10, 2017*



# Google Maps 2545 Farmers Dr

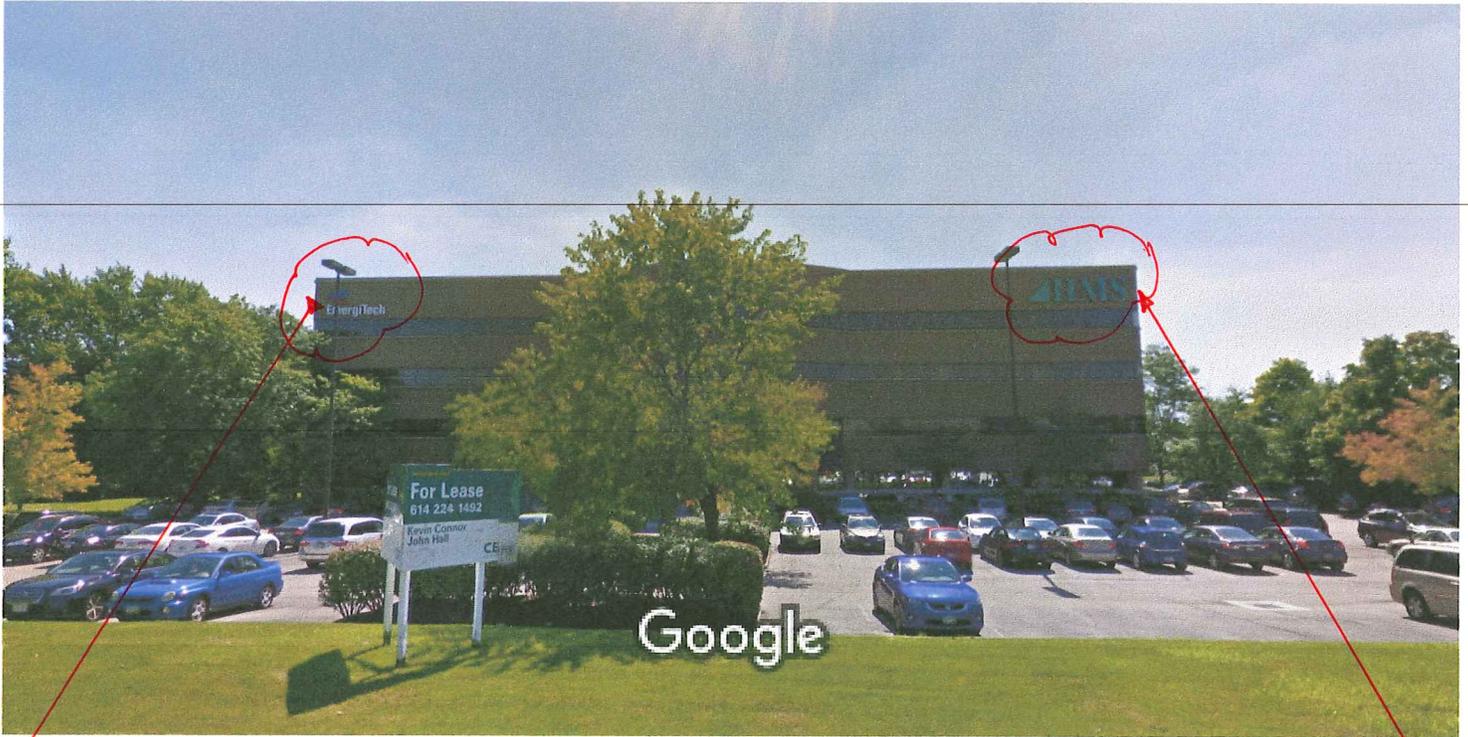


Image capture: Sep 2016 © 2017 Google United States

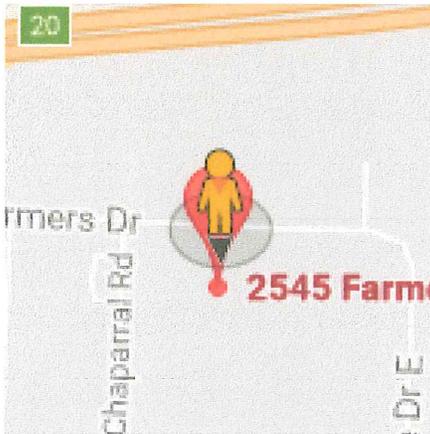
PREVIOUS "EnergiTech" WALL SIGN

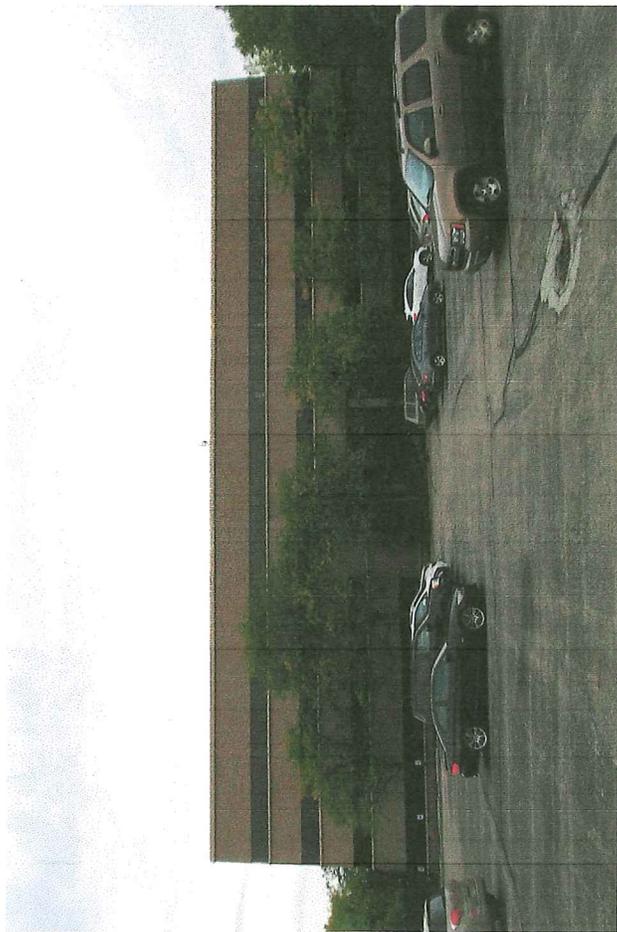
EXISTING "HMS" WALL SIGN

Col



Stre





REAR BUILDING ELEVATION (SOUTH)



FRONT BUILDING ELEVATION (NORTH)



EAST BUILDING ELEVATION

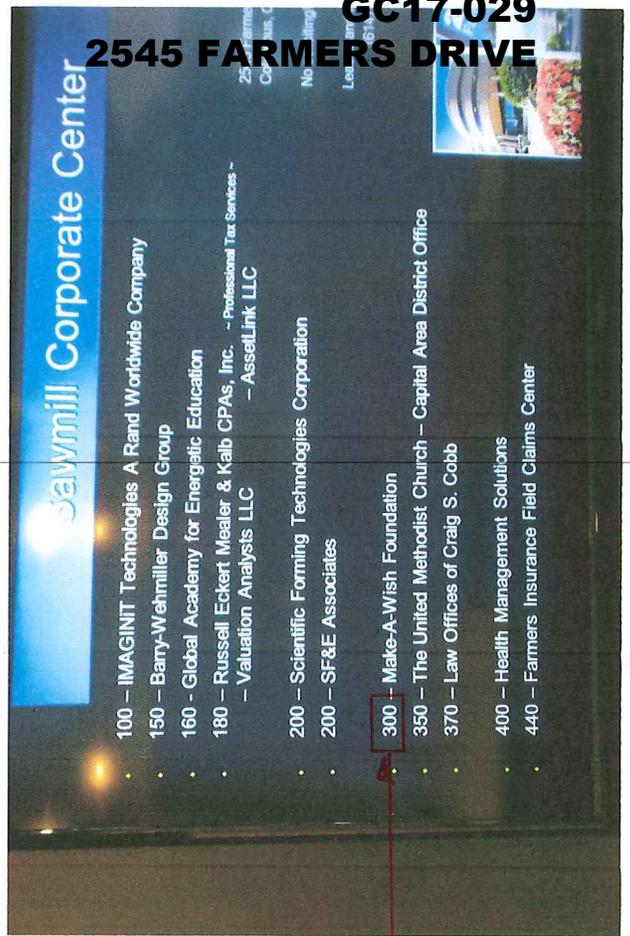


WEST BUILDING ELEVATION

GC17-029  
2545 FARMERS DRIVE



INTERIOR SUITE DIRECTORY



INTERIOR SUITE DIRECTORY



LOOKING WESTBOUND (NO GROUND SIGN)



LOOKING EAST BOUND (NO PERMANENT GROUND SIGN)

GC17-029  
2545 FARMERS DRIVE

Sawmill Corporate Center

- 100 – IMAGINIT Technologies A Rand Worldwide Company
- 150 – Barry-Wehmler Design Group
- 160 – Global Academy for Energetic Education
- 180 – Russell Eckert Mealer & Kalb CPAs, Inc. – Professional Tax Services – Valuation Analysis LLC
- 200 – Scientific Forming Technologies Corporation
- 200 – SF&E Associates
- 300 – Make-A-Wish Foundation
- 350 – The United Methodist Church – Capital Area District Office
- 370 – Law Offices of Craig S. Cobb
- 400 – Health Management Solutions
- 440 – Farmers Insurance Field Claims Center

No existing  
Leased and Managed by ZRE  
(914) 468-9772



Sawmill Corporate Center

- 100 – IMAGINIT Technologies A Rand Worldwide Company
- 150 – Barry-Wehmler Design Group
- 160 – Global Academy for Energetic Education
- 180 – Russell Eckert Mealer & Kalb CPAs, Inc. – Professional Tax Services – Valuation Analysis LLC
- 200 – Scientific Forming Technologies Corporation
- 200 – SF&E Associates
- 300 – Make-A-Wish Foundation
- 350 – The United Methodist Church – Capital Area District Office
- 370 – Law Offices of Craig S. Cobb
- 400 – Health Management Solutions
- 440 – Farmers Insurance Field Claims Center

No existing  
Leased and Managed by ZRE  
(914) 468-9772



27'-10"

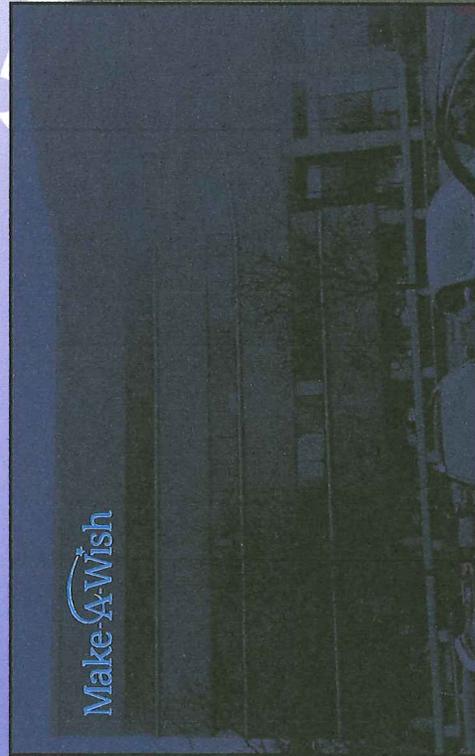
# Make-A-Wish

6'-0"  
3'-7 3/4"

#S1-32125-R3: FLUSH MOUNT (LED) ILLUMINATED CHANNEL LETTERS

- LETTERS: WHITE RETURNS AND WHITE TRIM-CAP
- LETTER FACES: WHITE ACRYLIC WITH DIGITALLY PRINTED VINYL TO MATCH CUSTOMER ARTWORK.

3/8" = 1'-0"



Proudly Serving Central Ohio Since 1954  
 1640 Harmon Ave Columbus, Ohio, 43223  
 (614) 444-3333 (FAX) 444-3026  
 www.donitesign.com

UL LISTED via STANDARD UL48  
 FILE NO: E60042 DONITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.



COLORS

- WHITE
- DIGITALLY PRINTED VINYL - PMS 2935

APPROVED-CUSTOMER DATE



JOB NAME: MAKE A WISH #S1-32125-R3  
 STREET: 2545 FARMERS DRIVE  
 CITY STATE: COLUMBUS, OH  
 SIGN TYPE: CHANNEL LETTERS

DATE: 3/6/17 REV. DATE: 8/3/17  
 FILE NAME: MAKE A WISH.CDR  
 DIRECTORY: ANVA > 2017 > M

SCALE AS NOTED SALE: SC DESIGNER: JAG

This project is an original unpublished design concept protected by copyright. Inquiries, including those addressed to Donite Sign Co., should be directed to the Donite Sign Co. office at 1640 Harmon Ave, Columbus, OH 43223. The use of any part of this document without the written permission of Donite Sign Co. is prohibited.

# 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) Stanley W. Young, III  
of (COMPLETE ADDRESS) 220 Pontious Lane, Circleville, Ohio 43113-1577

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
<u>SF&amp;E Associates, Ltd.</u>	<u>445 Hutchinson Avenue., Suite 15, Cols, Oh 43235</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFILIANT *Stanley W. Young, III*

Sworn to before me and signed in my presence this 10<sup>th</sup> day of October, in the year 2017

*Janet Mclaughlin*  
SIGNATURE OF NOTARY PUBLIC

4/28/2018  
My Commission Expires

Notary Seal Here



JANET MCLAUGHLIN  
Notary Public, State of Ohio  
My Comm. Expires 04/28/2018

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