

Zoning Report

Site Information

Address	1299 OLENTANGY RIVER RD, COLUMBUS, OH
Mailing Address	1555 LENNOX TOWN LN COLUMBUS OH 43212-1492
Owner	CAP CITY HOTELS LLC
Parcel Number	010062377
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	361, Manufacturing, M, 10/17/1946, H-110
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	OLENTANGY RIVER ROAD SOUTH CCO
Planning Overlay	None
Graphics Variance	None
Area Commission	5th by Northwest Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	Z14-037, Commercial, CPD, Proposed
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: GC17-032 Date Received: 6/15/17
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: 5th/11.W.
Existing Zoning:
Comments:

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

- [] Variance [X] Graphics Plan [X] Special Permit [] Miscellaneous Graphic

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

Sign package for restaurant/hotel development. See attached graphics plan

LOCATION

Certified Address: 1299 Olentangy River Road City: Columbus, OH Zip: 43212

Parcel Number(s): 010-062377

APPLICANT

Applicant Name: Cap City Hotels LLC Phone Number: 614-824-2742 Ext.:

Address: 1555 Lennox Town Lane City/State: Columbus, OH Zip: 43212-1492

Email Address: dkozar@indushotels.com Fax Number:

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

Name: Cap City Hotels LLC Phone Number: 614-824-2842 Ext.:

Address: 1555 Lennox Town Lane City/State: Columbus, OH Zip: 43212-1492

Email Address: dkozar@indushotels.com Fax Number:

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

Name: Jeffrey L. Brown Phone Number: 614-221-4255 Ext.:

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: 614-221-4409

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

APPLICANT SIGNATURE Cap City Hotels LLC By: [Signature]

PROPERTY OWNER SIGNATURE Cap City Hotels LLC By: [Signature]

ATTORNEY / AGENT SIGNATURE [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



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, 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 1299 Olentangy River Road

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) Cap City Hotels LLC
AND MAILING ADDRESS 1555 Lennox Town Lane
Columbus, OH 43212

APPLICANT'S NAME AND PHONE # (4) Cap City Hotels LLC
(same as listed on front application) 614-824-2742

AREA COMMISSION OR CIVIC GROUP (5) 5th by Northwest
AREA COMMISSION ZONING CHAIR c/o Bruce McKibben
OR CONTACT PERSON AND ADDRESS 1094 Lincoln Avenue
Columbus, OH 43212

and that the following 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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Includes multiple empty rows for listing owners.

(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Handwritten signature]

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

(8) SIGNATURE OF NOTARY PUBLIC [Handwritten signature]

My Commission Expires 9/4/2020 Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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APPLICANT

Cap City Hotels LLC
1555 Lennox Town Lane
Columbus, OH 43212

PROPERTY OWNER

Cap City Hotels LLC
1555 Lennox Town Lane
Columbus, OH 43212

AREA COMMISSION

5th x Northwest Area Commission
c/o Bruce McKibben
1094 Lincoln Avenue
Columbus, OH 43212

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Graces Bend LLC
Or Current Occupant
150 East Broad Street, Suite 305
Columbus, OH 43215

1275 Olentangy LLC
Or Current Occupant
150 E. Broad St., Suite 305
Columbus, OH 43215

Orthopedic & Neurological Associates
Or Current Occupant
70 South Cleveland Avenue
Westerville, OH 43081

840 Third Avenue LLC
Or Current Occupant
375 North Front Street, Suite 200
Columbus, OH 43215

CSX Transportation Inc.
Or Current Occupant
Tax Dept #J910
500 Water Street
Jacksonville, FL 32202

City of Columbus
Real Estate Management
Or Current Occupant
90 West Broad Street, Room 425
Columbus, OH 43215

Spirit Master Funding VII LLC
Or Current Occupant
16767 North Perimeter Drive #210
Scottsdale, AZ 85260

Edwards Tribeca LLC
Or Current Occupant
495 South High Street, Suite 150
Columbus, OH 43215

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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.

I have read Section 3382.05, Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

~~NA Graphics Plan~~
 See Attached...

Signature of Applicant

[Handwritten Signature]

Date

11/6/17

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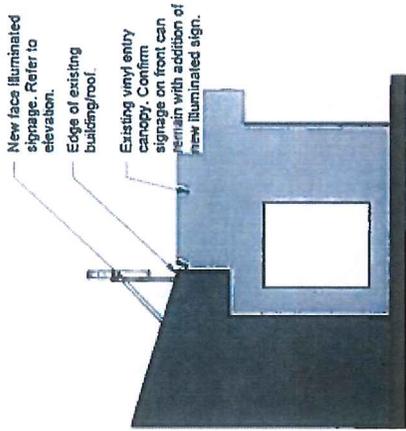
Graphics Plan
1299 Olentangy River Road

The proposed development consists of an existing building which is currently being used as a restaurant and a new hotel development. The Graphics Plan addresses signage for the restaurant and as well as a joint identification for both users at the main driveway. Although the site is currently one tax parcel, financing consideration for the new hotel will probably require a lot split which would render the joint identification sign off premise for one of the two users. The off premise nature of that user would require a special permit. In addition the roof top sign for the restaurant would require the use of the graphic plan.

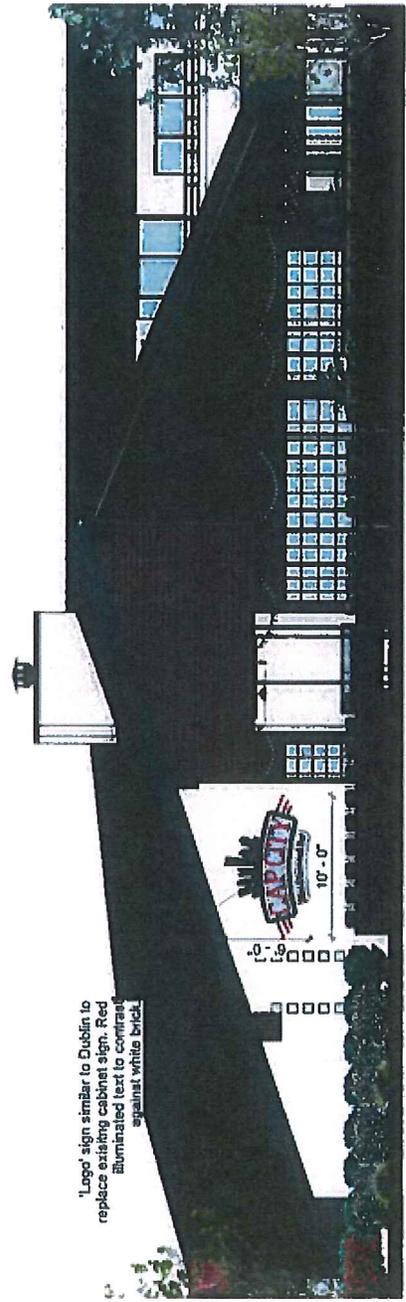
The signage for the hotel and the restaurant shall be as shown on the submitted drawings. Signage may be replaced with different signs so long as the total square footage and height if applicable is not increased. All other signage shall comply with the City Graphics Code.

Variance / Special Permit
Code Sections

- 3372.706B Graphics :permit off premise sign. (Sign 4)
- 3378.01 General provisions: a special permit is required for a off premise sign. (Sign 4)
- 3372.706C4 and C5 Graphics: permit existing ground sign at a setback of 5.9 feet from Olentangy River Road instead of 15 feet and to permit a height of 13 feet 10 inches instead of 6 feet. (Sign 4)
- 3377.26B Permanent on premises roof signs: to permit a roof sign on the restaurant building. (Sign 2)
- Other signs for restaurant north elevation – wall sign (Sign 1)
- And east elevation – awning sign (Sign 3)

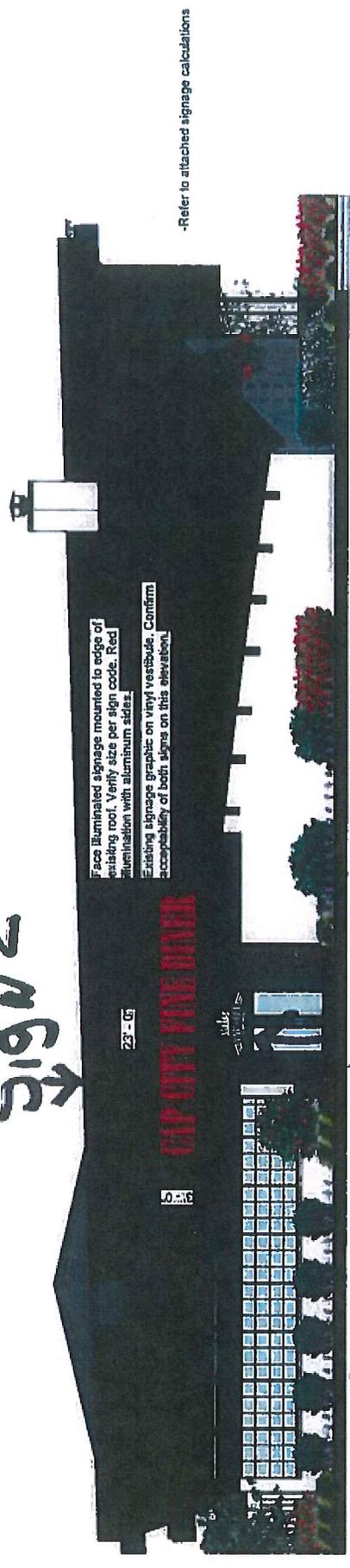


2 Sign Section
Scale: 3/16" = 1'-0"



1 Sign 1
Scale: 1/8" = 1'-0"

Sign 2



Sign 3

3 Sign 2 + 3
Scale: 1/8" = 1'-0"

3D View

Sheet Issue Date: 01/08/10

Cap City, Grandview
1299 Olentangy River Road
Columbus, Ohio 43212 (Franklin County)

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3D View
Sheet Issue Date: 01/08/10

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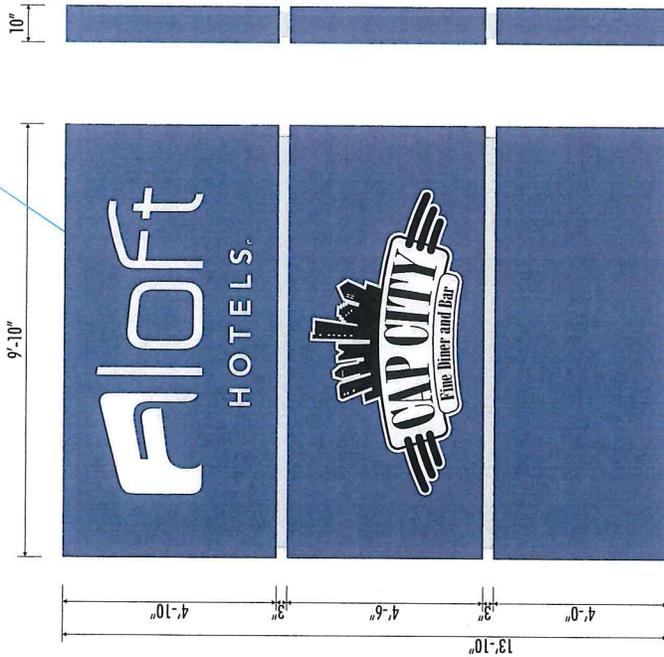
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NEW REPLACEMENT CABINET



#S1-32285: REPLACEMENT PAN FACES FOR D/F INTERNALLY ILLUMINATED SIGN 3/8" = 1'-0"

- FACES: 7" DEEP .090 ALUMINUM PANS
- GRAPHICS: ROUTED AND BACKED WITH WHITE ACRYLIC
- PAINT REVEALS PMS COOL GRAY 2.
- RETROFIT WITH WHITE LED.

OPTION 2

<p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.</p>	CUSTOMER APPROVAL: _____ DATE: _____	DRAWING NO: D-ORDER: #090891.00 ARTIST: AAAJ DATE: 10-12-17 SHEET: 6 OF 6
	ALOFT HOTEL 1303 OLENTANGY RIVER RD COLUMBUS, OH 43212	DATE: _____ BY: _____ REV. #1: _____ REV. #2: _____ REV. #3: _____



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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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Row 1: Cap City Hotels LLC, 1555 Lennox Town Lane, Columbus, OH 43212

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 6th day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature] My Commission Expires 9/4/2020 Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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