Mayor Michael B. Coleman

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433• www.columbus.gov

OFFICE USE ONLY

Application Number: 13320-00904
Date Received: 12/17/13
Commission/Civic: Far South
Existing Zoning: C-4 Application Accepted by: R. Reiss Fee: $1,900.00
Comments: 2/18/14

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.

Describe Request to install an internally illuminated sign mounted to backer panel on a dormer built on roof. Request of variance for 3375.12 of Chapter 3372.806 Graphics Graphics plan required for a roof sign. To allow a rooftop sign

LOCATION

1. Certified Address Number and Street Name 3865 South High St.
City Columbus State OH Zip 43207
Parcel Number (only one required) 010-111591

APPLICANT

2. Name TMX Finance - Rebecca Jansen, Sign Program Manager
3. Address 15 Bull St. City/State Savannah, GA Zip ~~78216~~ 31401
4. Phone # 912-721-6268 Fax # Email

PROPERTY OWNER(S)

2. Name Donaldson Properties Ltd.
3. Address 70 NE Loop 410 Suite 185 City/State San Antonio TX Zip 78216
4. Phone # 210-349-3636 Fax # Email

☐ **Check here if listing additional property owners on a separate page.**

ATTORNEY / AGENT (CIRCLE ONE)

8. Name TMX Finance / Becky Jansen
9. Address 15 Bull St., Suite 200 City/State Savannah GA Zip 31401
10. Phone # 912-721-6268 Fax # 912-639-5190 Email becky.jansen@titlemax.biz

SIGNATURES

11. Applicant Signature Becky Jansen on behalf of TMX Finance
12. Property Owner Signature
13. Attorney / Agent Signature Becky Jansen

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 11/12 tmt

13320-00904
3865 S. High St.

DONALDSON PROPERTIES, LTD

INVESTMENTS • REAL ESTATE
70 N.E. LOOP 410, SUITE 185
SAN ANTONIO, TEXAS 78216
210-349-3636
210-366-9422 Fax

December 10, 2013

To Whom It May Concern:

This letter authorizes TitleMax, 15 Bull Street, Savannah, GA. to apply for a sign variance request with the City of Columbus, OH for property located at: 3865 South High Street, Columbus, OH. 43207. Variance request is for an illuminated building sign.

Authorizing Agent

Name (LL/Property Manager) Donaldson Properties, Ltd./Erica Gold, Regional Property Manager

Address: 70 NE Loop 410, Suite 185, San Antonio, Texas 78216

Phone number: (210) 349-3636, extension 103

Landlord: Donaldson Properties, Ltd., a Texas limited partnership
By: Spigel Properties, Inc., general partner

By: Stanley Spigel, President

12-12-13
Date

THE STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 12th day of December 2013, by Stanley Spigel.

TATIANA DASTON
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
04-23-2017

NOTARY PUBLIC, STATE OF TEXAS

(M) = Item required for Miscellaneous Graphics Commission action, including banners.

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ www.columbus.gov

Mayor Michael B. Coleman

AFFIDAVIT

13320-00904
3865 S. High St.

(See next page for instructions)

APPLICATION #_

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rebecca Jansen
of (1) MAILING ADDRESS 15 Bull St, Suite 200, Savannah GA 31401
deposed 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 3865 South High St. Columbus, OH 43207
for which the 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) Donaldson Properties, LTD
70 NE Loop 410 Suite 185
San Antonio, TX 78216

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
Rebecca Jansen on behalf of
TMX Finance 912-721-6268

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS
(5) Far South Columbus Commission
Becky Walcott, 723 Ivanton South
Columbus 43207

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:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
BEF, 3860 S. High St.;	Donaldson Properties	3750-9095 High St;
EMRO Marketing Co,	3860 S High St.	Lowes, 3899 S. High St.
PFK Co. II LLC, Finnell II, LLC,	High St.;	Zone One, 540 Lock St.
Great Southern Shoppers City, Inc	3711-7233 S. High St.	

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

SIGNATURE OF AFFIANT (8) Rebecca Jansen
Subscribed to me in my presence and before me this 9th 10th day of Dec, in the year 2013
SIGNATURE OF NOTARY PUBLIC (8) Jan H. Kenna
My Commission Expires:

JAN H. KENNA NOTARY PUBLIC My Comm. Exp. May 6, 2017 CHATHAM COUNTY, GA

Notary Seal Here

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 11/12 tmt

Label Set

Applicant:
TMX Finance
Katia Hernandez Tablas
15 Bull Street, Suite 200
Savannah, GA 31401
(P) 912-721-5833
(F) 912-629-5190
katia.hernandez@titlemax.biz

Labels / Addresses approved by David Reiss with ck & E plots

Property Owner
Donaldson Properties Ltd
70 NE Loop 410 Suite 185
San Antonio, Texas 78216
(P) 210-349-3636 Ext 103

Surrounding Property Owners

BEF REIT
BOB EVANS FARMS INC
3776 S HIGH ST
PO BOX 7863
COLUMBUS, OH 43207-0863

EMRO MARKETING CO
SPEEDWAY SUPERAMERICA LLC
539 S MAIN ST
FINDLAY, OH 45840

GREAT SOUTHERN SHOPPERS
INC C/O CASTO STE 200
191 W NATIONWIDE BLVD
COLUMBUS OH 43215

LOWES HOME CENTERS INC
TAX DEPT NB3TA
1000 LOWES BLVD
MOORESVILLE NC 28117

PFK CO II LLC
FINNELL II LLC
155 E BROAD ST
COLUMBUS OH 43215

TH MIDWEST INC
257 CENTERVILLE RD
LANCASTER PA 17603

ZONE ONE LLC
540 LOCK AVE
COLUMBUS OH 43207

13320-00904
3865 S. High St.

13320-00904
3865 S. High St.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Sep 23 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3833 S HIGH ST COLUMBUS, OH

Mailing Address: 78 NE LOOP 410 STE 185
SAN ANTONIO TX 78216

Owner: DONALDSON PROPERTIES LTD

Parcel Number: 010111591

ZONING INFORMATION

Zoning: 783, Commercial, C4
effective 7/21/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SOUTH HIGH STREET RCO

Graphic Commission: N/A

Area Commission: Far South Columbus Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

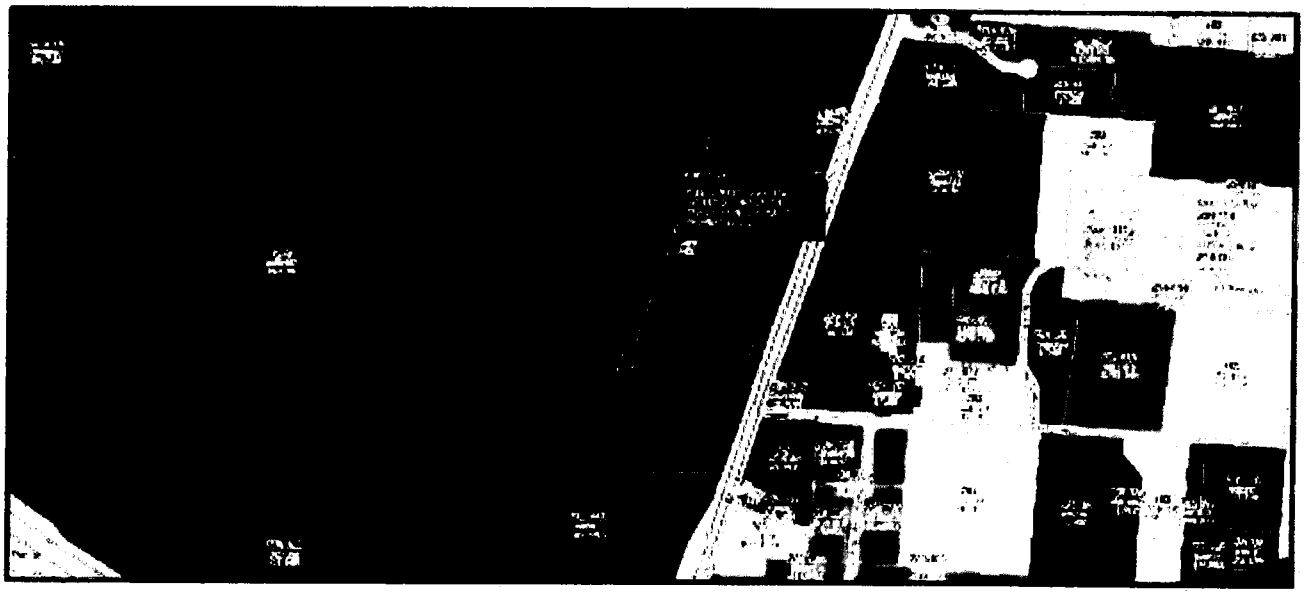
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Mayor Michael B. Coleman

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433• www.columbus.gov

STATEMENT OF HARDSHIP

13320-00904
3865 S. High St.

APPLICATION # _____

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

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 or 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 the 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 zoning 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:

#1 Proposed building sign is in harmony with the area. The dormer and sign will be built specifically to be unobtrusive to the surroundings.

#2 The granting of this variance would not be detrimental to the public. It would not do harm to either public or private interests

#3 The shape of our building creates an hardship because we have no place to add a building sign. This is a physical constraint unique to this property

Signature of Applicant Becky Jan Date 11-9-13

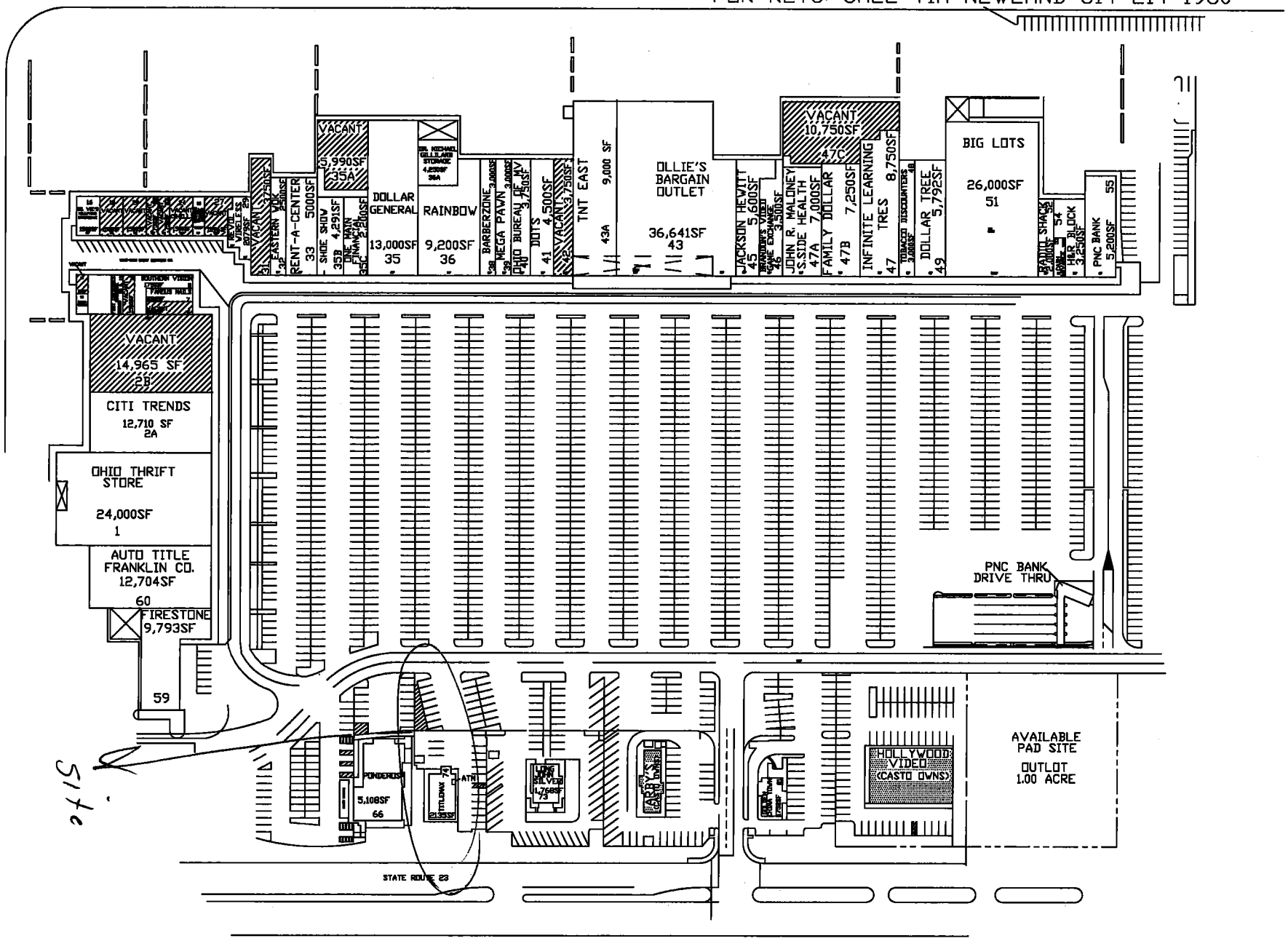
Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 5/9/12

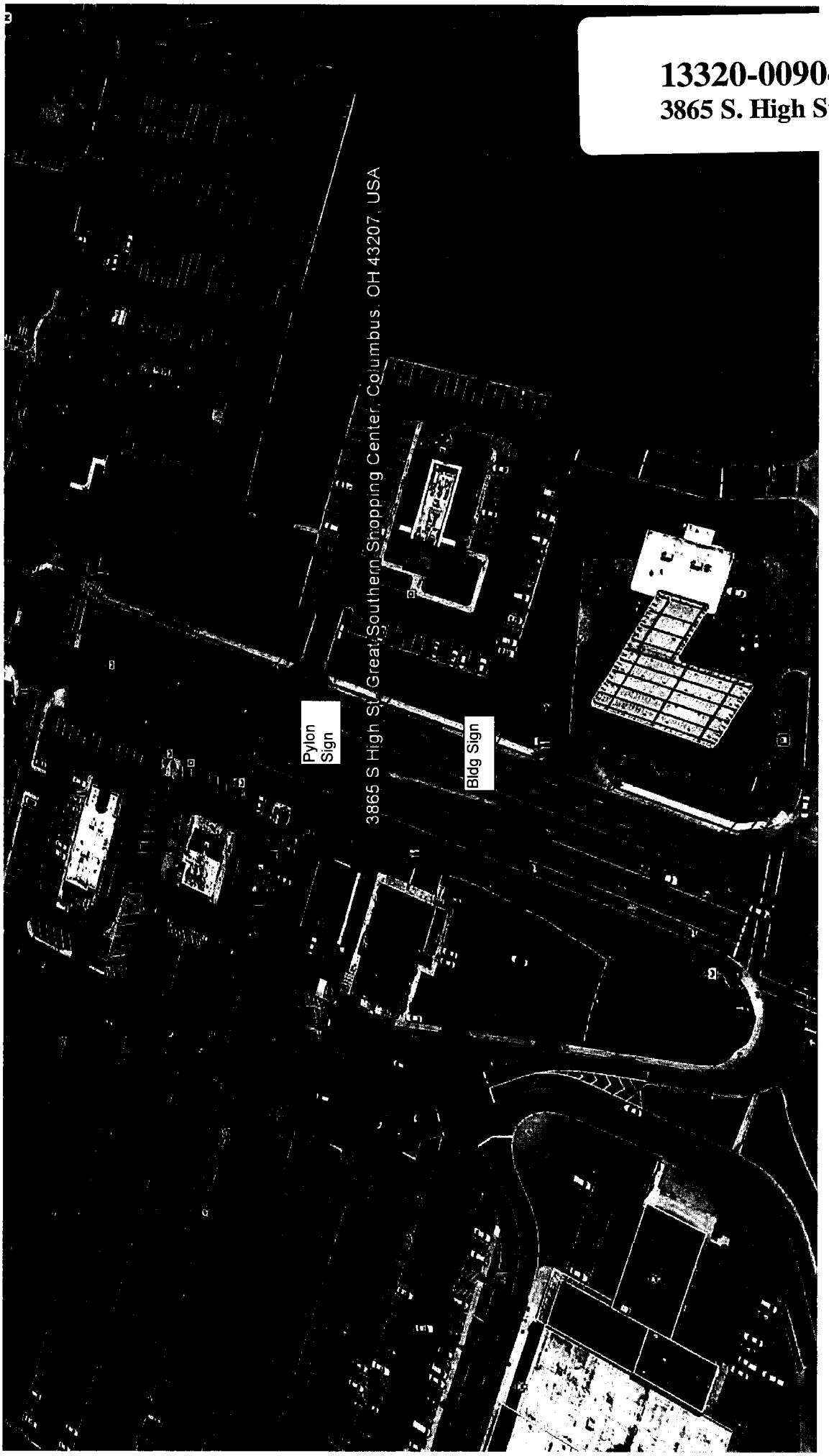
GREAT SOUTHERN SHOPPING CENTER
GREAT SOUTHERN BLVD @ SOUTH HIGH STREET
COLUMBUS, OHIO 43207
(UPDATED 10/25/13)

13320-00904
3865 S. High St.

FOR KEYS: CALL TIM NEWLAND 614-214-1960



13320-00904
3865 S. High St.

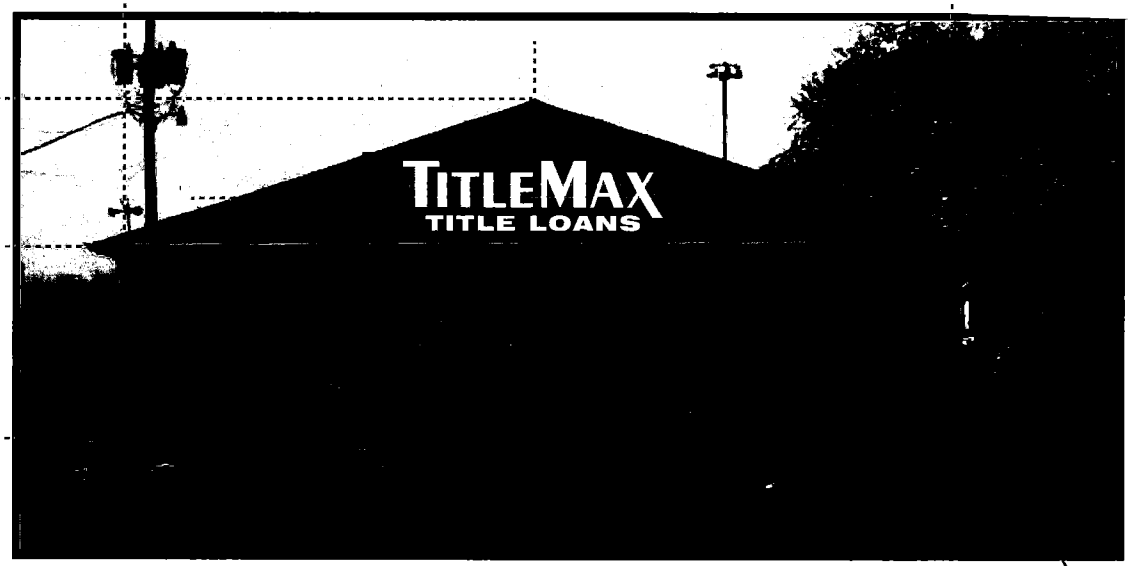


13320-00904
3865 S. High St.

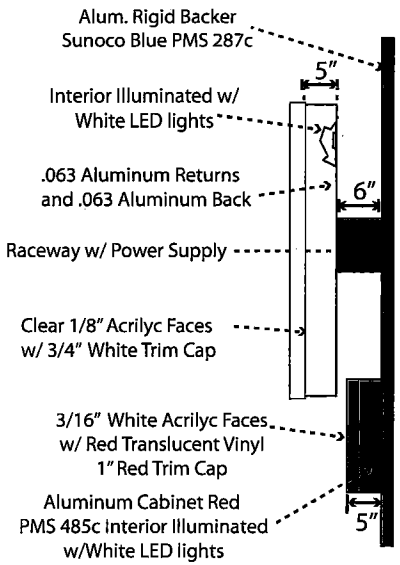
35' 0"

8' 11"

8' 6"



)E VIEW



4' 0"

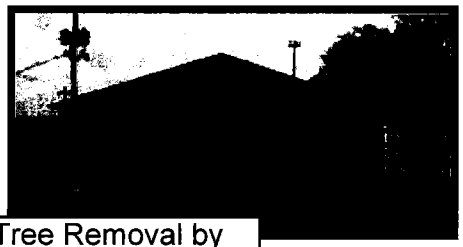
25"

12"

19"

12' 0"

15' 2"



Tree Removal by sign installer

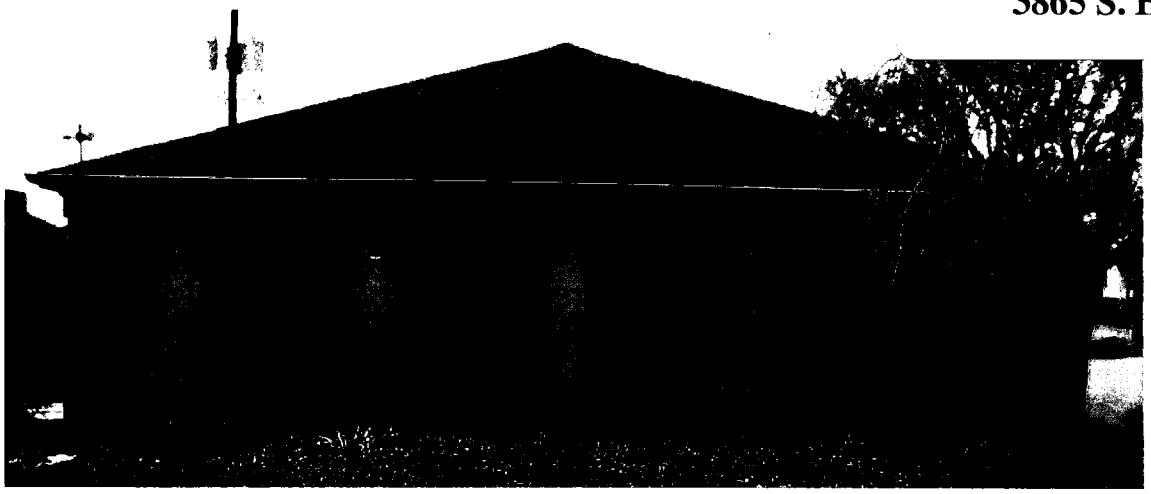
Sign – 60.67 ft²

UL LISTED

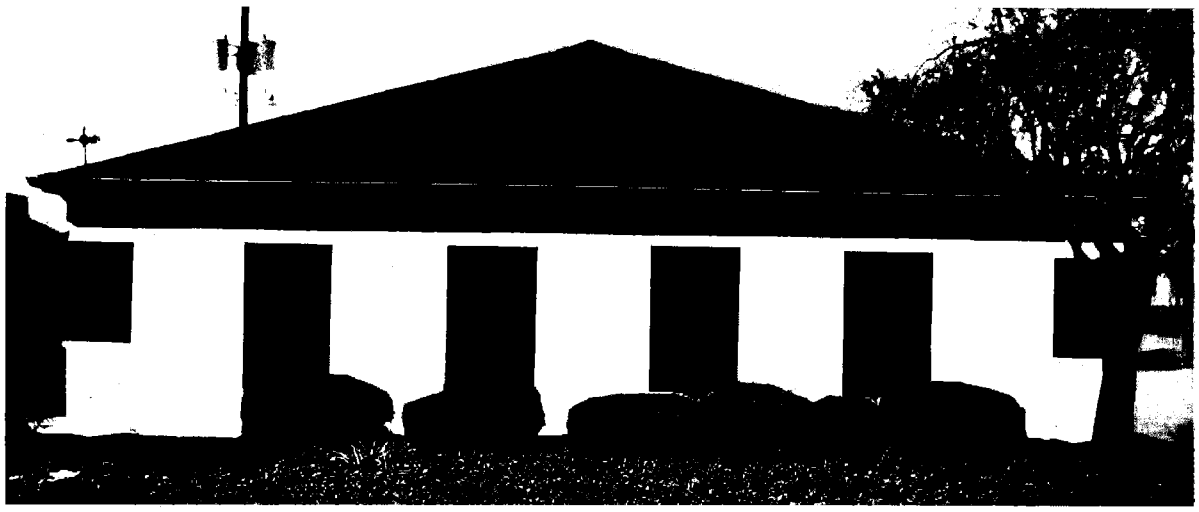
eureka!signs 4585 RIPLEY DR. BLDG 1 EL PASO, TX 79922 P 915.875.800 F 915.875.8099 www.eurekasigns.com	PROJECT TITLEMAX APRIL 15, 2013 RENDER BY FRANCISCO TORRES	COLUMBUS, OH 10138 3865 S. HIGH ST.	This is an original drawing created by Eureka Signs. It is submitted for your personal use, however, it shall at all times remain the property of Eureka Signs. It may be used in connection with the project being planned for you by Eureka Signs but not otherwise. You are not authorized to show this drawing to anyone outside your organization, nor is it to be reproduced, used, copied, or exhibited in any fashion. All signs will be manufactured to accomodate 120 volts current. All primary electrical service to the sign and final connection thereof, is the responsability of the buyer.	APPROVALS **APPROVED** ***By Katia Hernandez at 3:18 pm, May 21, 2013***

PROPOSED EXTERIOR CHANGES

13320-00904
3865 S. High St.



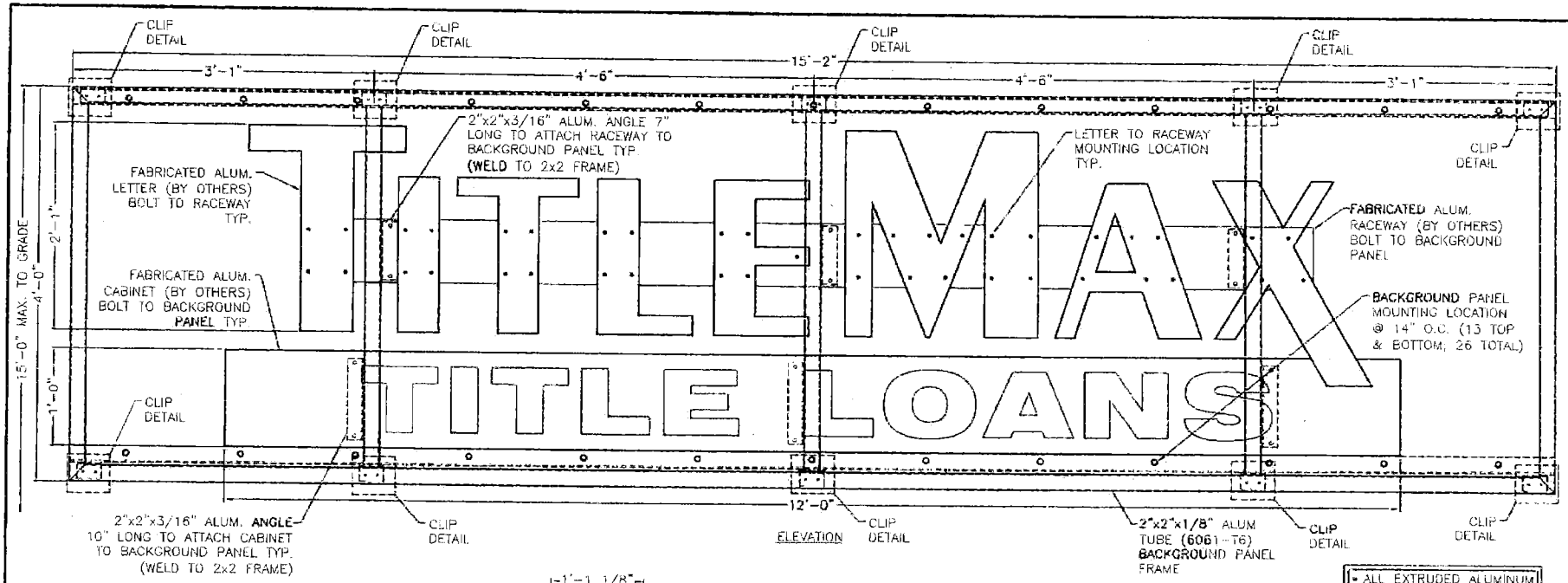
FRONT ELEVATION EXISTING CONDITION

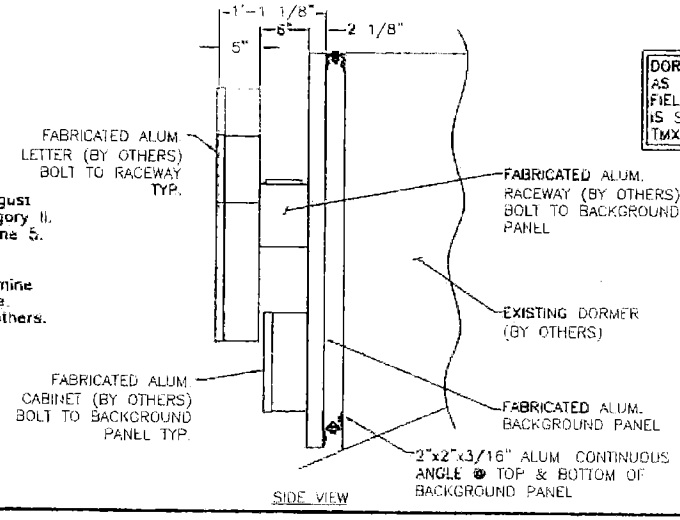


FRONT ELEVATION PROPOSED CHANGES

SCOPE OF WORK

1. **Pressure Wash Exterior of Building, Site, Sidewalks and curbs.***
2. **Remove applied window trim. Replace existing windows with new storefront w/ 18" sill as indicated. Reference plans for all storefront changes.***
3. **Prep/Paint walls and/or trim TM White.***
4. **Provide/install new roof shed dormer for signage as indicated with flashing as required. See detail in plan set. Coordinate size with sign vendor. Prep/paint TM Blue.***
5. **Furnish/install new asphalt shingle roof per TMX specs.***
6. **Prep/Paint fascia/gutter TM Blue.***
7. **Verify all exterior lighting is in good working order.**
8. **Clean Up and Trim Landscape Areas; Trim back bushes as indicated. Spray weed killer throughout site/ building exterior.***
9. **Verify with lease provisions and fill all paving cracks with highway spec caulk. Patch all pot holes in paving. Re-stripe Parking areas, curbs Handicap parking, lane markers etc.***
10. **Provide Electric service and Connection to all New Sign Locations. Coordinate with Sign Installer.***
11. **G/C shall coordinate with Sign Mfr. and ascertain electrical power req., exact location for the electrical power to terminate and the exact type of termination required. The G/C shall verify the existence of an electrical circuit to the sign or insure that a new circuit is established if no circuit is determined to exist.***





DORMER CONSTRUCTION DEPICTED IS AS REPORTED BY CLIENT. SHOULD FIELD CONDITIONS VARY FROM WHAT IS SHOWN, INSTALLER SHALL CONTACT TMX FINANCE LLC FOR **DIRECTION.**

- ALL EXTRUDED ALUMINUM SHAPES SHALL BE 6061-T6 ALLOY.
- ALL ALUMINUM SHEET SHALL BE 5003-H14 ALLOY
- ALL ALUMINUM PLATE SHALL BE 5052-H34 ALLOY.

NOTES:

1. Design is based on 90 mph 3 second gust design wind speed per OBC 2011, Category II, Exposure C, components & cladding, zone 5.
2. Additional wind catching surfaces are added to the building structure. The customer's building engineer is to determine the adequacy of the supporting structure.
3. Letter, raceway and cabinet design by others. Electrical design by others.
4. Max tension per wall fastener: 45 lbs Max shear per wall fastener: 15 lbs.
5. All fasteners shall be zinc coated to prevent corrosion.
6. All wall penetrations shall be sealed to prevent water intrusion.
7. This design is intended to be installed at the address shown and should not be used at other locations.

STATE OF OHIO
GREGORY A. CAMPBELL
PE-56240
REGISTERED PROFESSIONAL ENGINEER
9-25-13

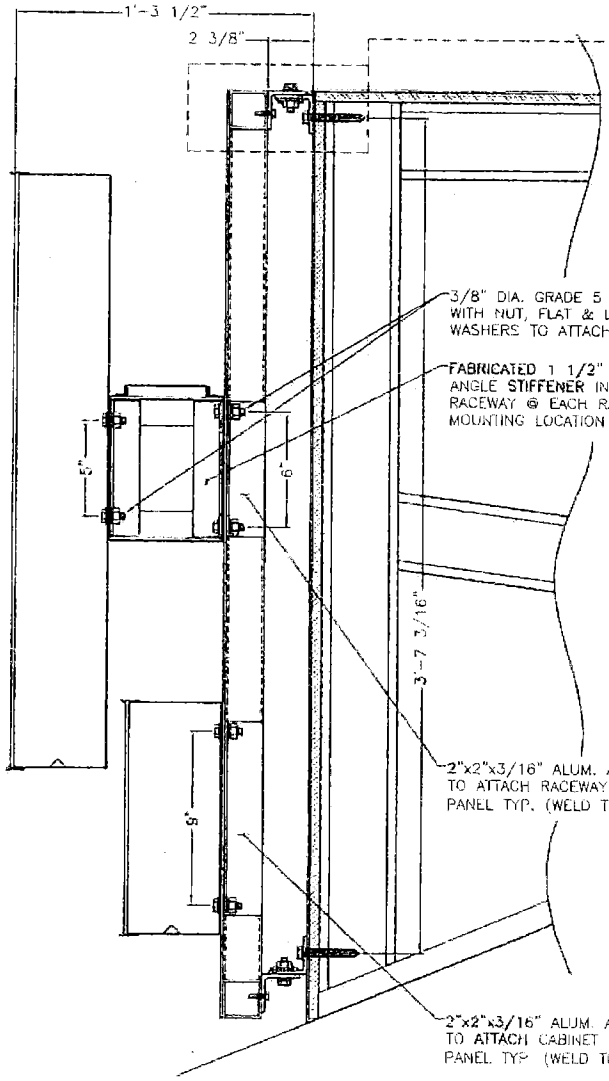
INSTALLATION ADDRESS:
TITLE MAX
3865 S. HIGH ST
COLUMBUS, OH 43207

CLIENT:
TMX FINANCE LLC
15 BULL ST
SAVANNAH, GA 31401

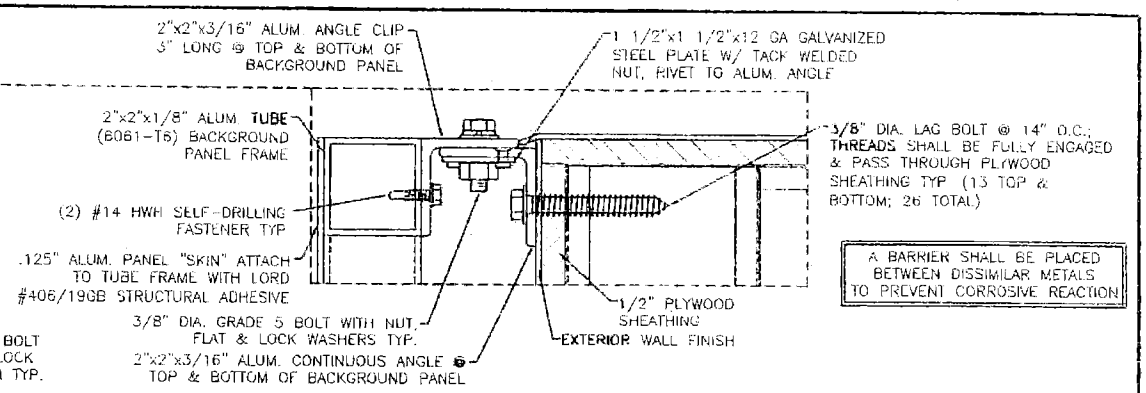
LINK Engineering, L.L.C.
135 South Bond Lane • Knoxville, Tennessee 37922
Phone: (865) 539-4001 • Fax: (865) 539-0851
Online: www.linkeng.com

SHT.	BY:	Project Number:
1	MSS	13-0912
OF 2	DATE: 9/25/13	Drawing Number: B334016

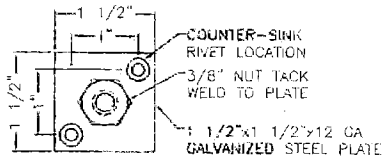
13320-00904
3865 S. High St.



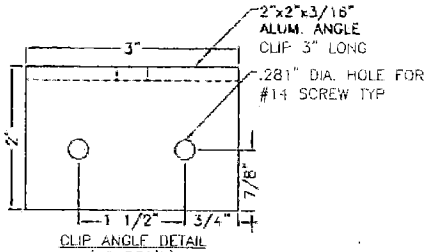
TYPICAL SECTION



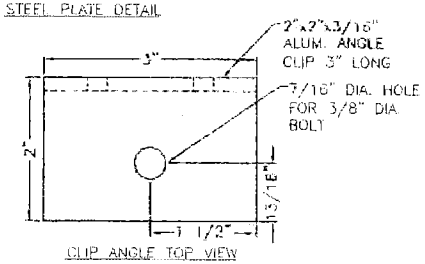
A BARRIER SHALL BE PLACED BETWEEN DISSIMILAR METALS TO PREVENT CORROSIVE REACTION



STEEL PLATE DETAIL



CLIP ANGLE DETAIL
(10 REQ'D)



CLIP ANGLE TOP VIEW

This drawing and parts furnished as this drawing are the exclusive property of LINK Engineering, L.L.C. unless specifically in the initial project fee. All these drawings or parts for any purpose other than the intended application shall be published without the written consent of LINK Engineering, L.L.C. Reproduction of any of the information included herein, without consent of LINK, is a violation of intellectual property law and will be prosecuted.

STATE OF OHIO
GREGORY A. CAMPBELL
PE-58240
REGISTERED PROFESSIONAL ENGINEER
9-25-13

INSTALLATION ADDRESS:
TITLE MAX
3865 S. HIGH ST
COLUMBUS, OH 43207

CLIENT:
TMX FINANCE LLC
15 BULL ST
SAVANNAH, GA 31401

LINK Engineering, L.L.C.
135 South Grand Lane • Knoxville, Tennessee 37922
Phone: (865) 539-4001 • Fax: (865) 539-0351
Online: www.linkeng.com

SHT:	BY:	Project Number:
2	MSS	13-0912
OF 2	DATE: 9/25/13	Drawing Number: B334016

13320-00904
3865 S. High St.

13320-00904
3865 S. High St.

Clarence E. Mingo, II
Franklin County Auditor

MAP(GIS)

Generated on 10/30/13 at 02:55:42 PM

Parcel ID	Map Routing No	Card No	Location
010-111591-00	010-O023A -002-00	1	3811 -909S HIGH ST

GIS

Disclaimer

This drawing 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 drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.