



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: # 14320-00066
Date Received: 4 FEB 2014
Commission/Civic: NORTHWEST
Existing Zoning: _____ Application Accepted by: JF Fee: \$1900
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.

Describe A variance to permit a ground sign at a 8' set-back per CC3377.17(A)(E)(1) PID 010-011168.
A special permit to allow for a permanent 'off-premises' ground sign at 8' set-back per CC3378.01(D)
and per CC3377.17(A)(E)(1) PID 010-190839

LOCATION

1. Certified Address Number and Street Name 1227 Benchmark Park Drive
City Columbus State Ohio Zip 43220
Parcel Number (only one required) 010-011168

APPLICANT

2. Name Stanley W. Young III, Columbus Sign Co., Inc.
3. Address 1515 E. Fifth Avenue City/State Columbus, Ohio Zip 43219
4. Phone # 564-9432 Fax # 252-2494 Email trinitysigngroup@gmail.com

PROPERTY OWNER(S)

2. Name Benchmark Apartments LLC
3. Address 661 High Street City/State Worthington, Ohio Zip 43085
4. Phone # 795-5000 Fax # _____ Email _____

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Stanley W. Young III, Columbus Sign Co., Inc., Agent for owner
9. Address 1515 E. Fifth Avenue City/State Columbus, Ohio Zip 43219
10. Phone # 564-9432 Fax # 252-2494 Email trinitysigngroup@gmail.com

SIGNATURES

11. Applicant Signature Stanley W. Young III, Columbus Sign Co. Inc.
12. Property Owner Signature Stanley W. Young III Agent for Owner
13. Attorney / Agent Signature Stanley W. Young III Agent.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00066
1227 BENCHMARK PARK
DRIVE

One Stop Shop Zoning Report Date: Fri Feb 28 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4550 KENNY RD COLUMBUS, OH

Mailing Address: 661 HIGH ST

WORTHINGTON OH 43085

Owner: BENCHMARK APARTMENTS LLC

Parcel Number: 010011168

ZONING INFORMATION

Zoning: Z11-017, Commercial, C4

effective 10/17/2011, Height District H-35

Board of Zoning Adjustment (BZA): 07310-00000-00031

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: CV11-015

Flood Zone: OUT

Airport Overlay Environs: N/A

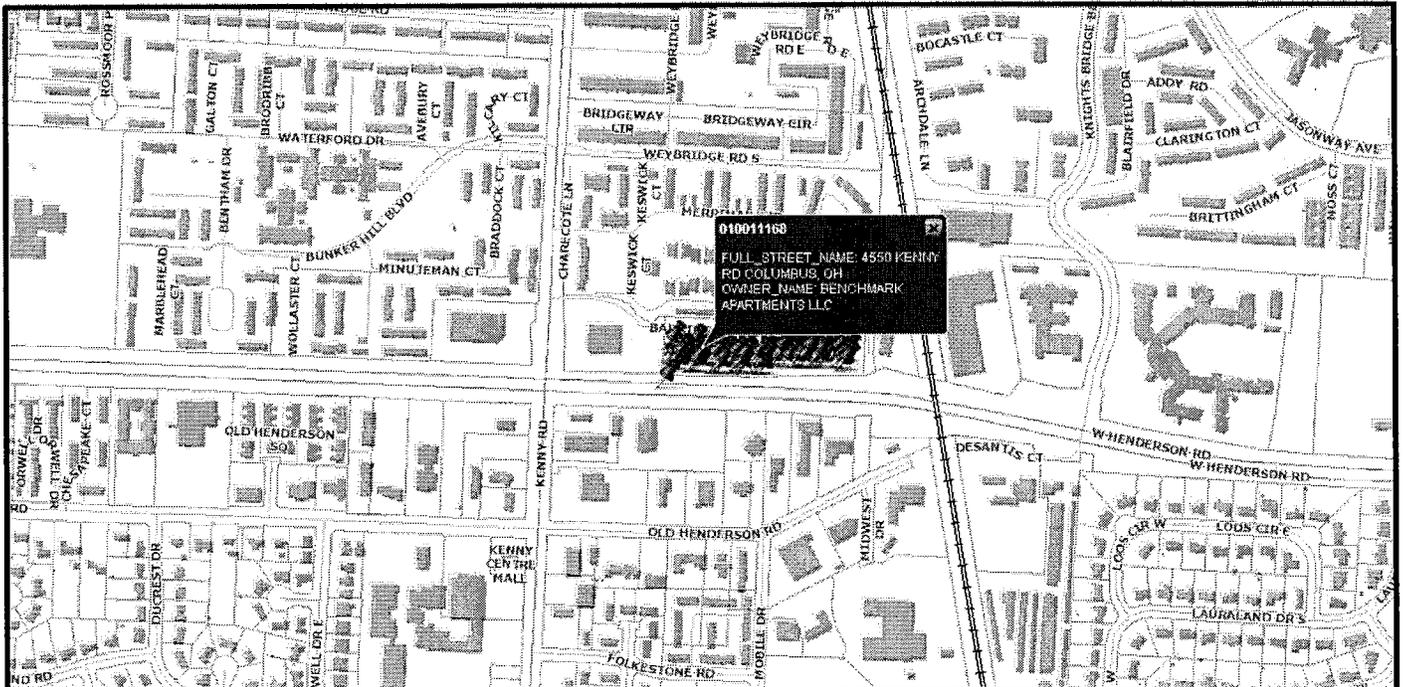
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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

GRAPHICS COMMISSION APPLICATION

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AFFIDAVIT

14320-00066
1227 BENCHMARK PARK DRIVE

(See next page for instructions)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young III, Columbus Sign Co., Inc.
of (1) MAILING ADDRESS 1515 E, Fifth Avenue, Columbus, Ohio 43219
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 1227 Benchmark Park Drive, Columbus, Ohio 43220
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) Benchmark Apartments LLC
661 High Street, Worthington, Ohio 43085

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Stanley W. Young III, Columbus Sign Co., Inc.
564-9432

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Northwest Civic Assn. c/o Rosemarie Lisko
1035 Stoney Creek Rd., Columbus, Ohio 43235
PH. 985-1150 rosemarielisko@sbcglobal.net

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

(Please see attached list)

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3 day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



MARK E. BORDEN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOV. 20, 2018

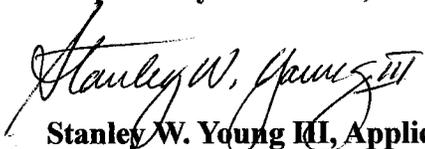
STATEMENT OF HARDSHIP FOR VARIANCE PID 010-011168

- 1). This variance request is directed at the proposed single face free-standing sign on the Henderson Road elevation. Due to the exceptional shallowness and shape of the grass area in front of the parking lot, this is the **ONLY** place for this ground sign. If for example this sign were set-back the required 15' as set forth in CC3377.17(A) it would end up in the parking area and be an obstruction to vehicles and reducing the required number of parking spaces. Also, there is within the required 160' of the sign a line of large pine trees to the north further blocking visibility.
- 2). What makes this property unique is the construction of Henderson Road , with the side walk and retaining wall.
- 3). Because of the limited area for a free-standing sign to display the new apartments, this site remains unique as compared to other conforming properties and would restrict a reasonable return in service and revenue.
- 4). The granting of this variance request would not be injurious to neighboring properties, and would not be contrary to public interest , as this is a reasonable request given the size, scope and nature of this development.

STATEMENT OF HARDSHIP FOR THE SPECIAL PERMIT PID 010-190839

- 1). This special permit request is directed to a proposed monument style sign to replace an existing 'off-premises' monolithic four sided sign that has been in it's current location for many years. It currently advertizes the Benchmark Apartments with temporary banners. Due to it's poor condition, and configuration our proposal is to remove this sign completely and replace it with a lower profile monument style sign at a 8' set-back due to existing landscaping and lot configuration. Attached please find the 1982 deed granting parcel /sign easement considerations and the nine deeds that have occurred since 1982 that show transfer of use to Benchmark Apartment Homes.
- 2). A considerable amount of traffic will enter this north entry / exit for the apartments hence the need for entry identification on an off-premises location.
- 3). By not having a sign at this entrance would be confusing, and a lot of traffic looking to find the site for the first time would be difficult., thereby giving this new development a more difficult time competing with like or similar properties in the area.
- 4). Our proposal would not be injurious to neighboring properties , or contrary to public interest , or the graphics code. By removing the larger old sign and replacing it with a new more pleasing design we believe our request is reasonable and within the spirit and intent of the graphics code. We therefore ask for your consideration and approval of our variance and special permit requests.

Respectfully Submitted,


Stanley W. Young III, Applicant.

14320-00066
1227 BENCHMARK PARK
DRIVE



CLARENCE E MILLER FRANKLIN COUNTY

14320-00066
1227 BENCHMARK PARK
DRIVE

MAP ID: S

DATE: 1/23/14



Disclaimer

Scale = 200

Grid North

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

Real Estate / GIS Department

14320-00066
1227 BENCHMARK PARK
DRIVE

THE BENCHMARK.COM
614.795.5000



NOW
LEASING

THE BENCHMARK

healthc

14320-00066
1227 BENCHMARK PARK
DRIVE

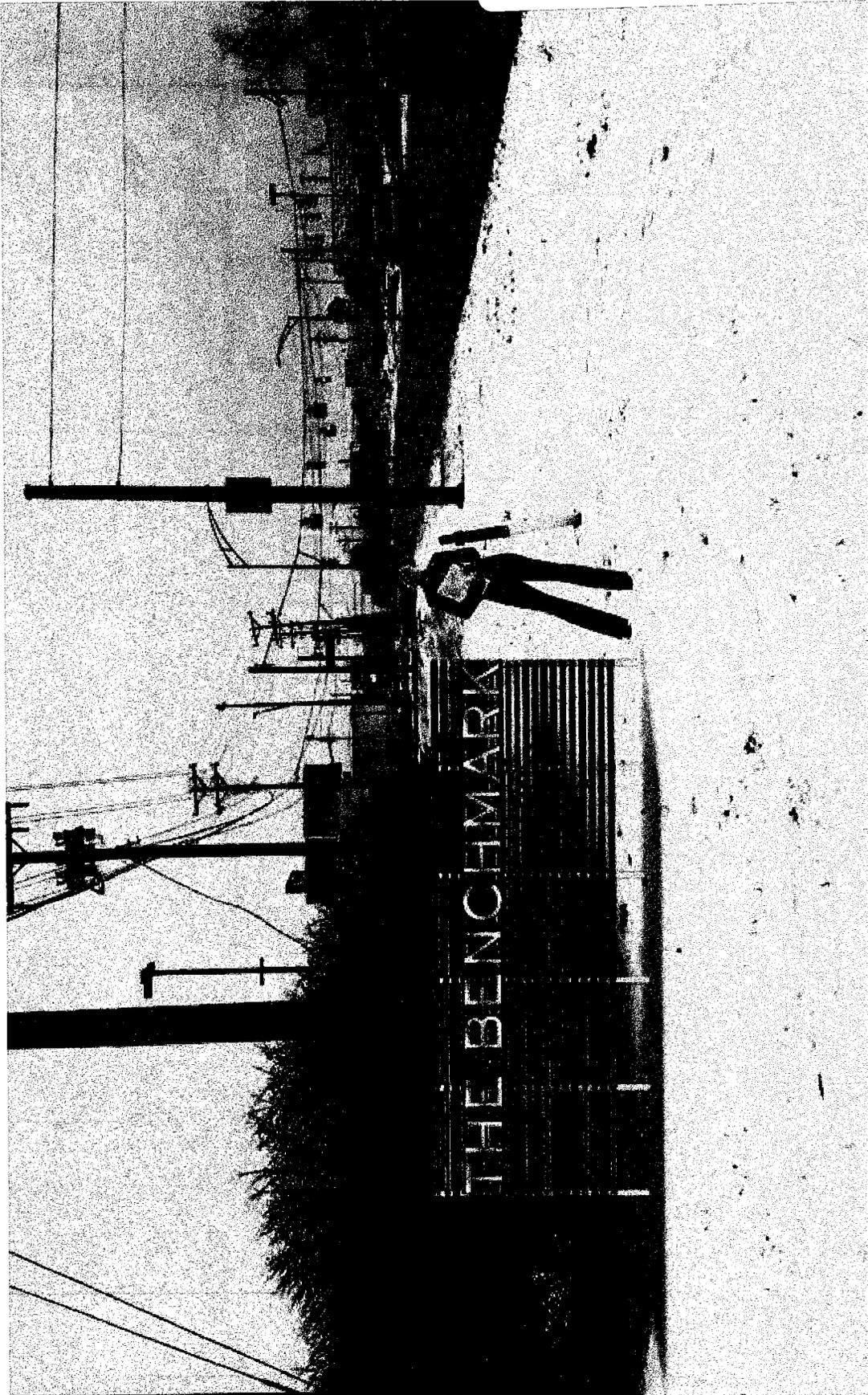


Photo overlay North site sign
-Sign shown at 13'-6" wide (estimated)
-Sign shown at 15'-0" away from street curb (estimated)

The Benchmark Apartments

1240 Benchmark Park Dr
Columbus, OH 43220 P: (614) 795-5000
1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494

Revised 01/10/14 S Sign Lc/in.
Revised 01/30/14 ROW Info
U/L Required YES NO

Scale: CR AFR
Salesperson: TN
Drawn By: TN

Client: Benchmark Apts.

Approved for installation by: / /

North Site Sign



Date: 11/19/13 Dwg: 13-580

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1227 BENCHMARK PARK
DRIVE

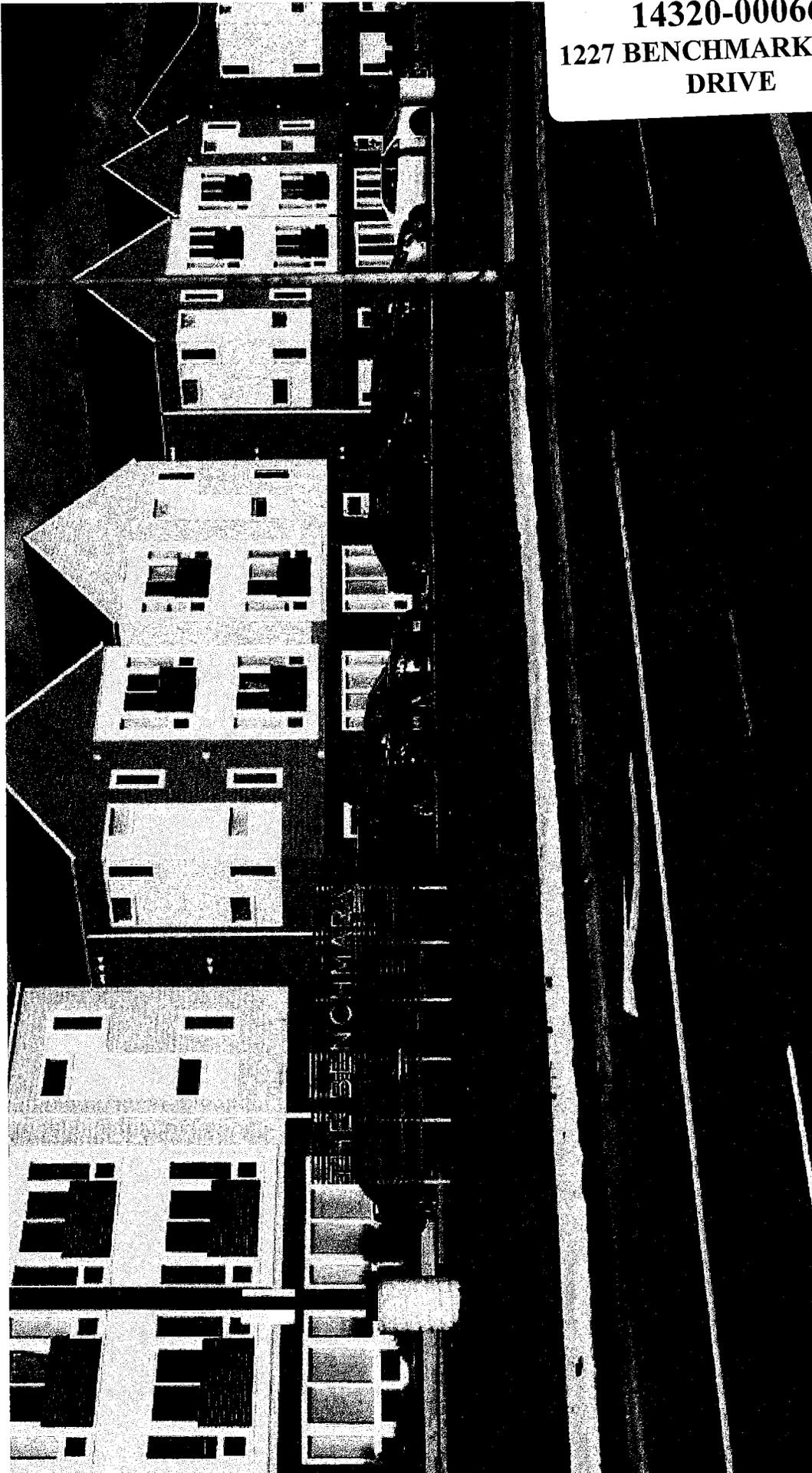


Photo overlay, new location shown

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Columbus, OH 43220 P: (614) 795-5000

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South Site Sign



Revised 01/10/14 s sign Lcfn.

Revised 01/30/14 ROW Info

U/L Required YES NO

Scale:

Salesperson: CR AFR

Drawn By: IN

Client: Benchmark Apts.

Approved for installation by:

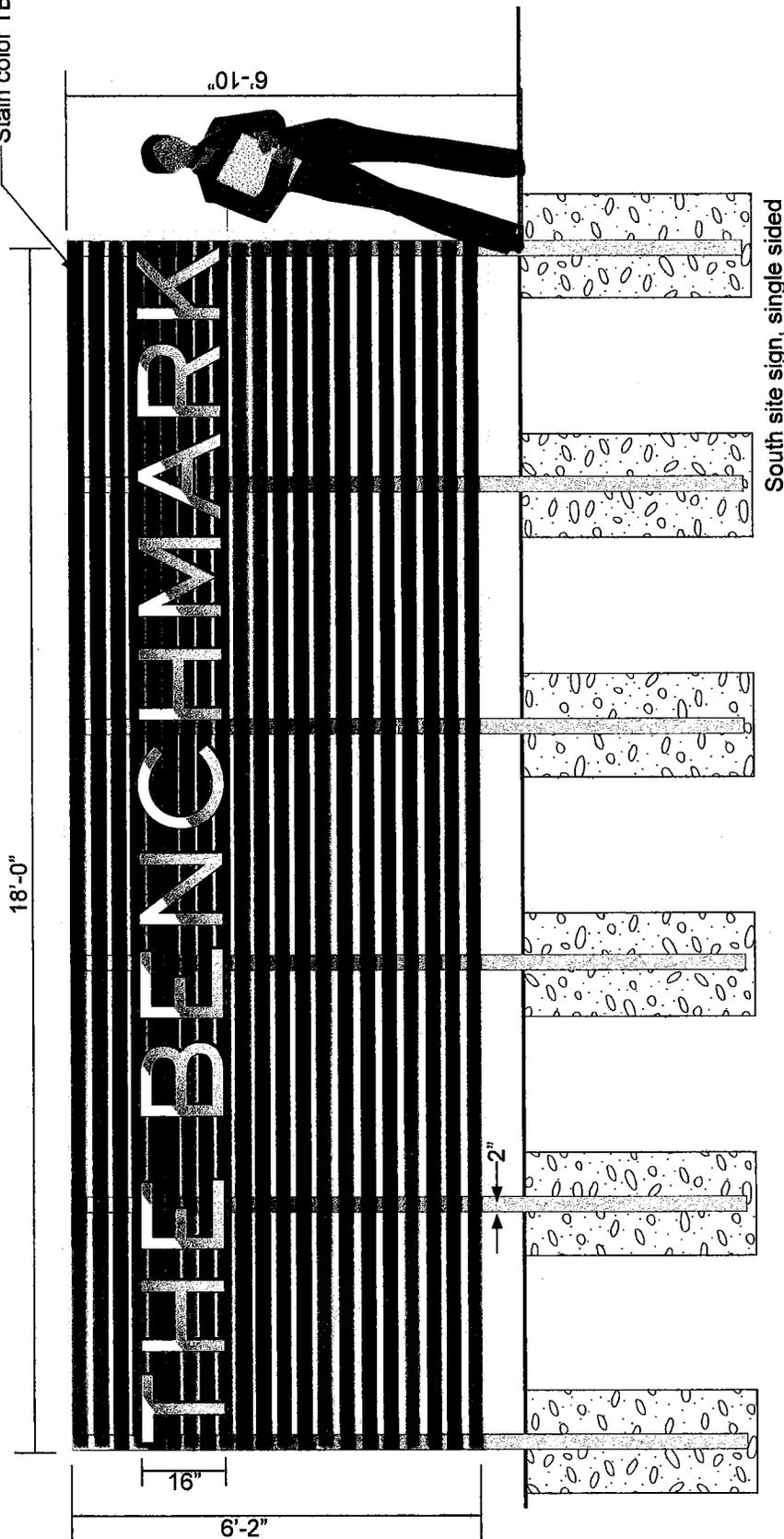
Date: 11/19/13

Dwg: 13-580

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14320-00066
 1227 BENCHMARK PARK
 DRIVE

Stain color TBD by customer



Wood and metal site sign. Qty: 1

- 2" Square silver aluminum sign supports/posts with concrete foundations
- 2" x 1" horizontal western red cedar wood slats stained and sealed, slat spacing to be tighter behind lettering
- 16" Tall computer cut 1/4" thick plate aluminum letter forms with satin brushed metallic finish and protective top coat
- Wood slats attach to metal supports with aluminum angle brackets and mechanical fasteners on back side
- Letters attach to wood slats with concealed welded and threaded studs and associated hardware
- Mounting pattern required
- CSC to furnish and install in dirt area

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 1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494

Revised 01/10/14 S Sign Lcfln.

Revised 01/30/14 ROW Info

U/L Required YES NO

Scale:

Salesperson: CR AFR

Drawn By: TN

Client: Benchmark Apts.

Approved for installation by:

Site Sign



Date: 11/19/13 Dwg: 13-580

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