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

Application Number: 14320-00220
Date Received: 7 Apr 2014
Commission/Civic: 
Existing Zoning: Application Accepted by: 
Comments: Fee: $1900

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 to permit a billboard in the M-2, Manufacturing district, Section 3378.03 (Location requirements)

LOCATION
1. Certified Address Number and Street Name 2367 Westbelt Drive
   City Columbus State OH Zip 43228
   Parcel Number (only one required) 560-203914

APPLICANT
2. Name CBS Outdoor Inc.

3. Address 7500 Pinque Drive
   City/State Columbus, OH Zip 43085

4. Phone # 800-336-3403 Fax # Email tim.keaton@cbsoutdoor.com

PROPERTY OWNER(S)
2. Name New York Central Lines

3. Address 500 Water Street
   City/State Jacksonville, FL Zip 32202

4. Phone # Fax # Email

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

ATTORNEY / AGENT (CIRCLE ONE)
8. Name Jeffrey L. Brown - Smith & Hale LLC

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

10. Phone # 221-4255 Fax # Email

SIGNATURES
11. Applicant Signature CBS Outdoor Inc. By:

12. Property Owner Signature New York Central Lines By:

13. Attorney / Agent Signature

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

Revised 11/12 int
CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu May 1 2014
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 2365 WESTBELT DR COLUMBUS, OH
Mailing Address: 500 WATER ST (J-910)
JACKSONVILLE, FL 32202

Owner: NEW YORK CENTRAL LINES LLC
Parcel Number: 560203914

ZONING INFORMATION
Zoning: Z74-113, Manufacturing, M2
effective 1/15/1975, Height District H-35
Board of Zoning Adjustment (BZA): 11310-00387
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: N/A
Flood Zone: OUT
Airport Overlay Environments: N/A

PENDING ZONING ACTION
Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A
AFFIDAVIT

(See next page for instructions)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown - Smith & Hale LLC
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215
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 2367 Westbelt Drive
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) New York Central Lines
500 Water Street
Jacksonville, FL 32202

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

CBS Outdoor Inc.
800-336-3403

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

(5) N/A

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

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

SIGNATURE OF AFFIANT
Subscribed to me in my presence and before me this ________________________ day of November, 2014, in the year 2014

SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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Revised 11/12
STATEMENT OF HARDSHIP

APPLICATION #

14320-00220
2367 WESTBELT DRIVE

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:
The request is to vary Section 3378.03(A) Location requirements which limits a billboard to only the C-3, C-4, C-5 and M. The site is located in an industrial area but is zoned M-2 and is part of the railroad operation. Other nearby properties would have a billboard due to their zoning. Given the industrial uses that are permitted in M-2, a billboard would be a compatible use and would 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.

Signature of Applicant

By

Date 4/7/14
Disclaimer

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
# 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 non

14320-00220

APPLICATION 2367 WESTBELT DRIVE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC

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>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CBS Outdoor Inc.</td>
<td>7500 Pinque Drive, Columbus, OH 43085</td>
</tr>
<tr>
<td>New York Central Lines</td>
<td>500 Water Street, Jacksonville, FL 32202</td>
</tr>
</tbody>
</table>

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this _______ day of April, ____________, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Ohio

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