



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: # 14320-00220
Date Received: 4 April 2014
Commission/Civic: _____
Existing Zoning: _____ Application Accepted by: JP 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 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)

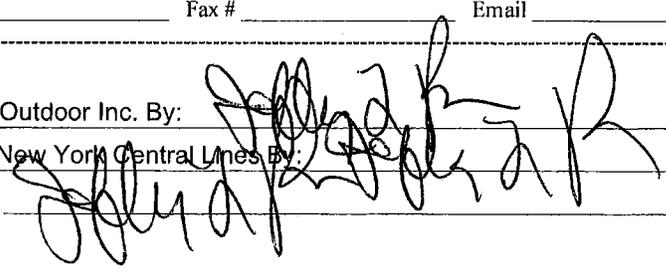
2. Name New York Central Lines
3. Address 500 Water Street City/State Jacksonville, FL Zip 32202
4. Phone # _____ Fax # _____ Email _____

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 Jeffrey L. Brown



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2367 WESTBELT DRIVE

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 LL

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 Environs: N/A

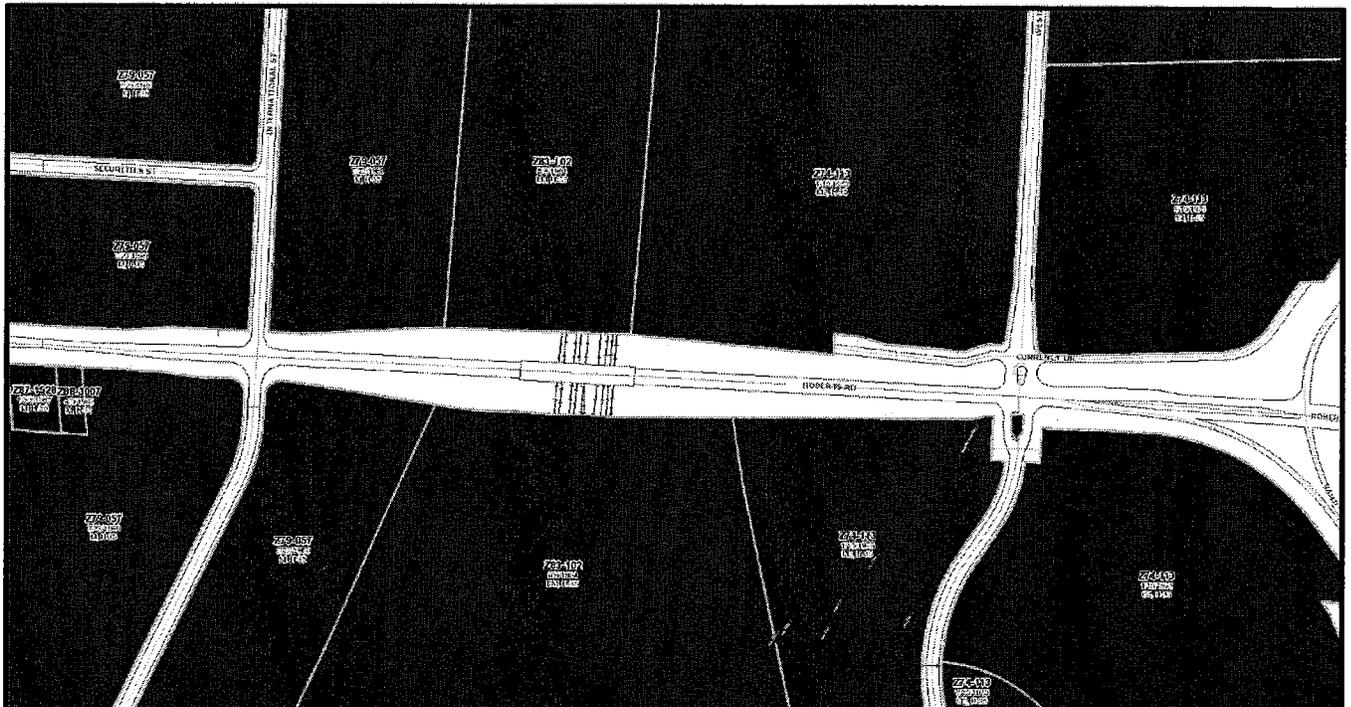
PENDING ZONING ACTION

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.

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AFFIDAVIT

14320-00220

(See next page for instructions)

APPLICATION # _____

2367 WESTBELT DRIVE

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 page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) _____
2/4/15



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



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STATEMENT OF HARDSHIP

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2367 WESTBELT DRIVE

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:

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 be able to 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 _____

CBS Outdoor Inc.

By _____

Date _____

4/7/14



CLARENCE E MIN FRANKLIN COUNTY A

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MAP ID: dlh

DATE: 4/4/14



Disclaimer

Scale = 500



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

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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

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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:

NAME	COMPLETE MAILING ADDRESS
CBS Outdoor Inc.	7500 Pinque Drive, Columbus, OH 43085
New York Central Lines	500 Water Street, Jacksonville, FL 32202

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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