



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 14320-00255  
Date Received: 4/23/14  
Commission/Civic: 5<sup>th</sup> City Northwest  
Existing Zoning: M Application Accepted by: D. Reiss Fee: \$1,900.00  
Comments: 7/15/14

### 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 To reduce the ground mounted sign setback from 15' to 3' (a reduction of 12')  
- CCC 3377.05(e) 3377.17 Setback regulations for permanent  
on-premises ground signs.

### LOCATION

1. Certified Address Number and Street Name 820 W. 3rd Avenue  
City Columbus State OH Zip 43212  
Parcel Number (only one required) 010-291726

### APPLICANT

2. Name Giant Eagle  
3. Address 216 Kappa Drive City/State Pittsburgh, PA Zip 15238  
4. Phone # (412) 967-4919 Fax # (412) 967-4984 Email pat.avolio@gianteagle.com

### PROPERTY OWNER(S)

2. Name North of Third LLC c/o Nationwide Realty Inv.  
3. Address 375 North High Street, Suite 200 City/State Columbus, OH Zip 43215  
4. Phone # 875-2330 Fax # 857-2346 Email \_\_\_\_\_

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

### ATTORNEY / AGENT (CIRCLE ONE)

8. Name Jackson B. Reynolds, III c/o Smith & Hale LLC  
9. Address 37 West Broad St., Ste. 460 City/State Columbus, OH Zip 43215  
10. Phone # 221-4255 Fax # 221-4409 Email jreynolds@smithandhale.com

### SIGNATURES

11. Applicant Signature Giant Eagle By: *Jackson B. Reynolds, III*  
12. Property Owner Signature North of Third LLC By: *Jackson B. Reynolds, III*  
13. Attorney / Agent Signature *Jackson B. Reynolds, III*



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

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## AFFIDAVIT

**14320-00255**  
**820 W. 3rd Ave.**

(See next page for instructions)

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III  
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 820 West 3rd Avenue  
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) North of Third LLC  
c/o Nationwide Realty Inv.  
375 North High Street, Suite 200  
Columbus, OH 43215

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

Giant Eagle  
(412) 967-4919

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

(5) 5th by Northwest Commission  
c/o Bruce McKibben  
1094 Lincoln Road  
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:

(6) PROPERTY OWNER(S) NAME      (6A) ADDRESS OF PROPERTY      (6B) PROPERTY OWNER(S) MAILING ADDRESS

See attached sheet

(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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Jackson B. Reynolds III  
22<sup>nd</sup> day of April, in the year 2014  
(8) [Signature]  
9/4/15



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

**APPLICANT**

Giant Eagle  
216 Kappa Drive  
Pittsburgh, PA 15238

**PROPERTY OWNER**

North of Third LLC  
c/o Nationwide Realty Inv.  
375 North Front Street, Suite 200  
Columbus, OH 43215

**ATTORNEY**

Jackson B. Reynolds, III  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

**AREA COMMISSION**

5<sup>th</sup> by Northwest  
c/o Bruce McKibben  
1094 Lincoln Road  
Columbus, OH 43212

**SURROUNDING PROPERTY OWNERS**

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

895 West Third Avenue LLC  
375 North Front Street, Suite 200  
Columbus, OH 43215

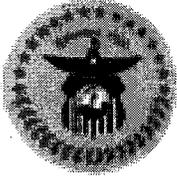
NRI Equity Land Investments LLC  
c/o Nationwide Realty Inv.  
375 North Front Street, Suite 200  
Columbus, OH 43215

North of Third LLC  
c/o North of Third LLC Investment LLC  
375 North Front Street, Suite 200  
Columbus, OH 43215

CSX Transportation Inc.  
500 Water Street (J-910)  
Jacksonville, FL 32202

gianteagle-wthirdave.lbl (nct)  
4/22/14 F:Docs/s&hlabels/2014

**14320-00255**  
**820 W. 3rd Ave.**



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00255  
820 W. 3rd Ave.

## One Stop Shop Zoning Report Date: Wed Apr 23 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 820 W 3RD AVE COLUMBUS, OH 43212

**Mailing Address:** Null  
Null

**Owner:** NORTH THIRD LLC

**Parcel Number:** 010291861

### ZONING INFORMATION

**Zoning:** ORIG, Manufacturing, M  
effective 2/27/1928, Height District H-60

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** 5th by Northwest 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





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**820 W. 3rd Ave.**

## STATEMENT OF HARDSHIP

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:**

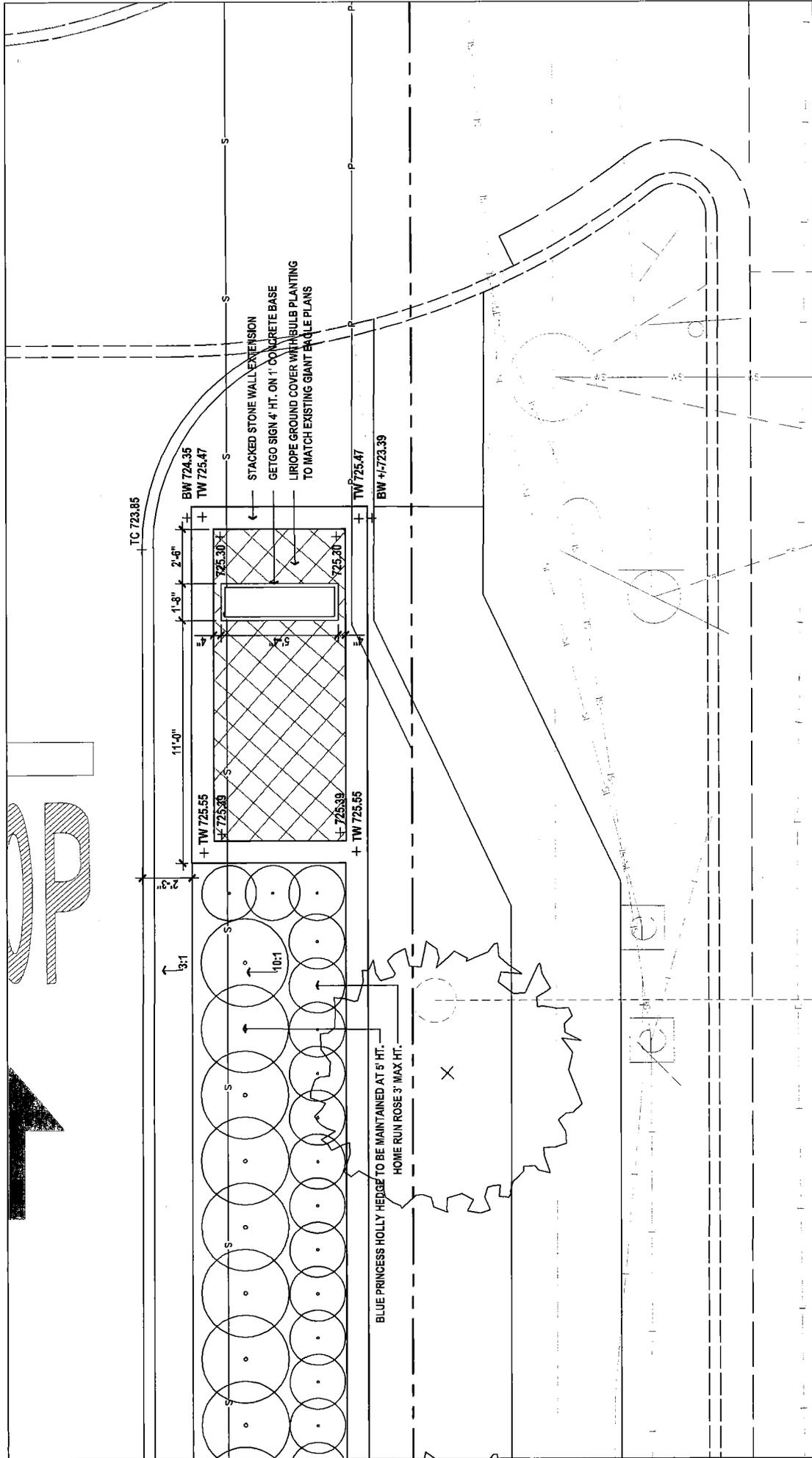
The situation that is peculiar to this site is two (2) fold: one there is a railroad overpass to the east and locating the sign at a 15' setback it is blocked by the support beams of the railroad overpass for that traveling public heading in a westerly direction and the second is the narrowness of the landscape isle that parallels West Third Avenue. For best visibility the sign (which is only 4' x 5' in size) needs to be closer to the right of way or it will be invisible, so the site chosen by the applicant which is the best for traveling public to see the information on the sign. The location to the railroad overpass and the variety of blocking items associated with the bracing structures under the rail line. The sign could be located at other locations on the site but it would not be visible at those locations given both size of the sign and blocking items. The granting of the variance would not be injurious to the neighboring properties nor would the granting of the variance be contrary to the public interest nor the intent of the Graphics Code.

Signature of Applicant

Date

4/23/24



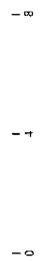


ENLARGEMENT

GRANDVIEW YARD  
NATIONWIDE REALTY INVESTORS  
Date 2014 04 11

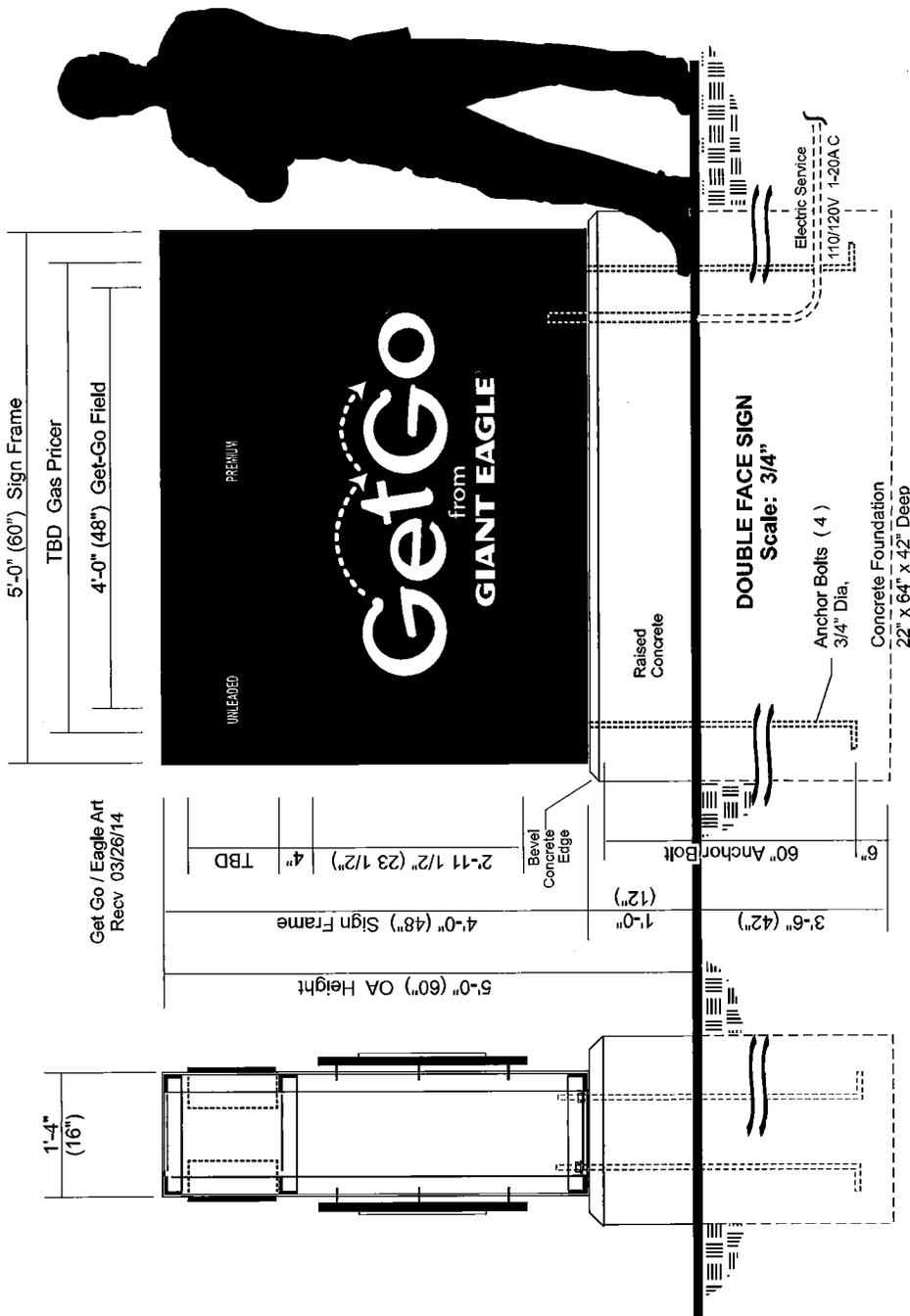
**14320-00255**  
**820 W. 3rd Ave.**

**MKSK**



**DBLE FACE CUSTOM FABRICATED STEEL SIGN**  
Scale: 3/4"

- \* Qty=( 1 )
- \* Double Face, Custom Fabricated Steel Sign
- Exposed Steel Face and Sign Frame
- Steel Plate, 1/4" Thick
- \* Steel Components to Rust Naturally in Weather
- \* "Get Go" Giant Eagle Graphic
  - Reverse Channel Fabricated Alum Tenant Pan
  - Aluminum Face and 2" Deep Returns
  - Back Panel: Clear 1/4" Thick Polycarbonate
  - Oval Mounted Offset 1 1/2" from Steel Faces
- \* Service Doors
  - Removable Top Panel
  - Concealed Lift Nuts Located on Bottom Side of Panels
- \* Illumination:
  - Get Go, Giant Eagle Graphics and Secondary Text Push Thru White Acrylic
  - Get Go, Giant Eagle Graphics and Secondary Text Illuminate with White LED Units
- \* Gasoline Pricer Signs ( Two Single Face, Back/Back)
  - Pricer Sign Cabinets Furnished by Federal Health Co. ( CSC will Mount FH Pricers in the CSC Sign Cabinet )
  - Sunshine Display Inc.
  - Digit Size: 10" Color: Red
  - OA Cabinet Size: --- TBD ---
  - Octane Labels:
  - Digitally Printed 3M label
  - Text Color: White
  - Bkgrnd Color: 3M-3630-57, Oly Blue
  - Wireless Keypad Control ( 300ft Range)
- \* Sign Anchors
  - Steel Anchor Bolts, 3/4" Dia Ea. ( Four ) ( Ea. Corner)
  - Anchor bolts set per Detail Shown Above
- \* Foundation:
  - Concrete: 22" x 64" x 54" Dp Slab ( 42" Below Grade)
  - Bevel Top Exposed Edge
- \* Electric Service
  - 110/120 Volt Electric 1-20A Circ
- \* Electric to Site by Client/Owner



48" x 60" D/F SIGN

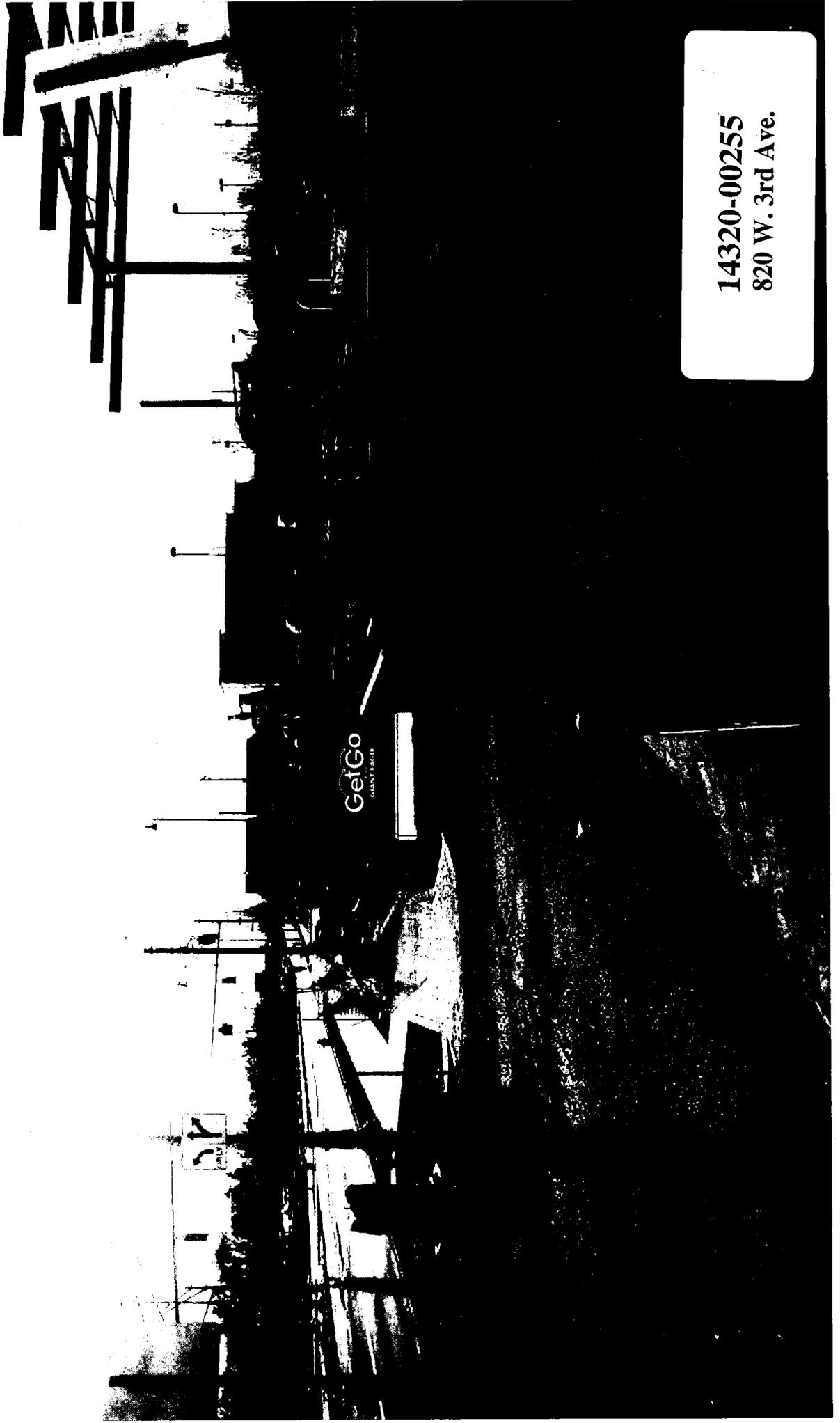


1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494

Revised: 04/05/14 Scale: MH/RH  
 Revised: \_\_\_\_\_ Salesperson: UK  
 U/L Required: YES NO Drawn By: \_\_\_\_\_  
 Client: Giant Eagle Get-Go Date: 04/05/14 Dwg: 214-0183  
Grandview Yard

**14320-00255**  
**820 W. 3rd Ave.**

SIGN: 4'ht x 5'wd



14320-00255  
820 W. 3rd Ave.

SIGN: 4'ht x 5'wd



14320-00255  
820 W. 3rd Ave.



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010291726

Zoning Number: 820

Street Name: W 3RD AVE

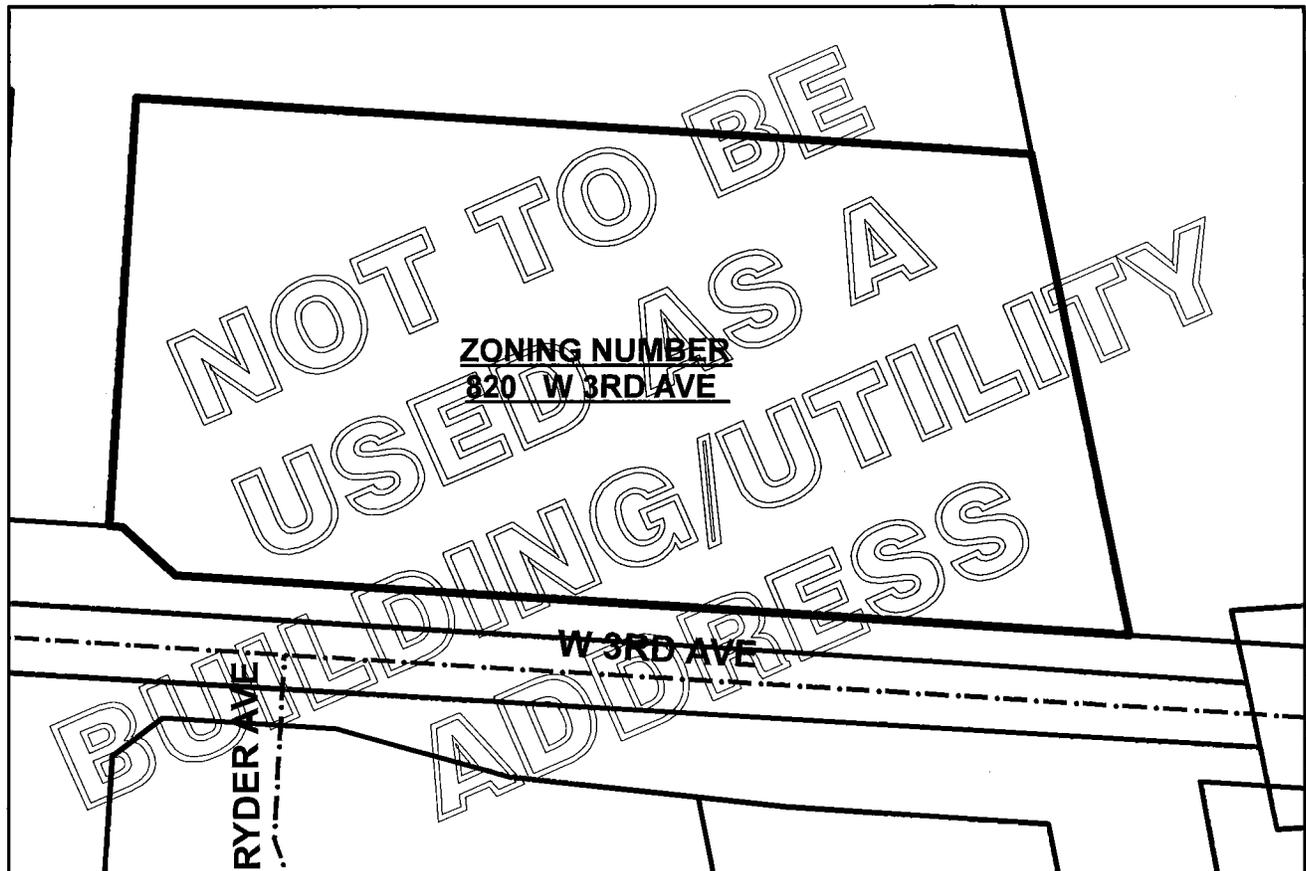
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Patricia Austin*

Date: 4/18/2014



SCALE: 1 inch = 80 feet

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 19634



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 4/18/14



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are no information sources should be consulted for verification of the informati county and the mapping companies assume no legal responsibilities for Please notify the Franklin County GIS Division of any discrepancies.

**14320-00255**  
**820 W. 3rd Ave.**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 4/18/14



Disclaimer

Scale = 700



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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**

**14320-00255**  
**820 W. 3rd Ave.**

APPLICATIO

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III - c/o 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
Giant Eagle	216 Kappa Drive, Pittsburgh, PA 15238
North of Third LLC	375 North High Street, Suite 200, Columbus, OH 43215

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 22<sup>nd</sup> day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

Notary Seal Here



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