



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: 14320-00787
Date Received: 11/3/14
Commission/Civic: 5th by Northwest
Existing Zoning: M Application Accepted by: R. Reiss Fee: \$1,900⁰⁰
Comments: 1/20/15

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 SEE ATTACHED

LOCATION

1. Certified Address Number and Street Name 880 W. 3RD AVE.
City COLUMBUS State OH Zip 43224
Parcel Number (only one required) 010292733

APPLICANT

2. Name CICOGNA ELECTRIC & SIGN CO. / BRAD PETRO
3. Address 4330 N. BEND RD. City/State ASHTABULA, OH Zip 44004
4. Phone # (440) 998-2637 Fax # (440) 992-8021 Email bpetro@cicognasign.com

PROPERTY OWNER(S)

2. Name NATIONWIDE REALTY INVESTORS
3. Address 375 N. FRONT ST., STE 200 City/State COLUMBUS, OH Zip 43215
4. Phone # (614) 857-2334 Fax # (614) 402-4806 Email nussg@nationwide.com

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

ATTORNEY / AGENT

8. Name BRAD PETRO
9. Address 4330 N. BEND RD City/State ASHTABULA, OH Zip 44004
10. Phone # (440) 998-2637 Fax # (440) 992-8021 Email bpetro@cicognasign.com

SIGNATURES

11. Applicant Signature [Signature]
12. Property Owner Signature [Signature] NLI 11/3/14
13. Attorney / Agent Signature [Signature]



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

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AFFIDAVIT

14320-00787
880 W. 3rd Ave.

(See next page for instructions)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BRAD PETRO
of (1) MAILING ADDRESS 4330 N. BEND RD. ASHTABULA, OH 44004
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 880 W. 3RD AVE.
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) NATIONWIDE REALTY INVESTORS
375 N. FRONT ST. STE 200
COLUMBUS, OH 43215

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

CLOGNA ELECTRIC & SIGN CO
(440) 998-2637

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

(5) 5TH by NORTHWEST AREA Commission
Bruce McKibben (614) 488-6137
1094 Lincoln Rd.
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
<u>Christopher Kern</u>	<u>900 W. 3rd Ave.</u>	<u>900 W. 3rd Ave. Columbus, Oh 43212</u>
<u>North of Third LLC</u>	<u>8100 W. 3rd Ave.</u>	<u>375 N. Front St. Ste 200 Columbus, Oh 43215</u>
<u>Seraph LTD</u>	<u>909 W. 3rd Ave.</u>	<u>3220 River Highlands wby Dublin, Oh 43017</u>
<u>895 W. Third Ave. LLC</u>	<u>895 W. 3rd Ave.</u>	<u>375 N. Front St. Ste 200 Columbus, Oh 43215</u>

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

SIGNATURE OF AFFIANT

(8) [Signature]
Subscribed to me in my presence and before me this 3 day of November, in the year 2014
(8) Christy Ollis
3-11-17

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



CHRISTY OLLIS
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 3-11-2017

Applicant:

Cicogna Electric & Sign Company
4330 N. Bend Road
Ashtabula, OH 44004

Property Owner:

Nationwide Realty Investors
375 N. Front St. Ste. 200
Columbus, OH 43215

Area Commission:

5th by Northwest Area Commission
c/o Bruce McKibben
1094 Lincoln Road
Columbus, OH 43212

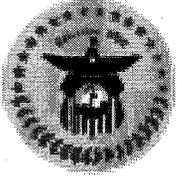
Surrounding Property Owners:

Christopher Kern
900W. 3rd Ave.
Columbus, OH 43212

North of Third, LLC
375 N. Front St. Ste. 200
Columbus, Oh 43215

Seraph LTD
3220 River Highlands Way
Dublin, OH 43017

14320-00787
880 W. 3rd Ave.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00787
880 W. 3rd Ave.

One Stop Shop Zoning Report Date: Mon Nov 10 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 880 W 3RD AVE COLUMBUS, OH 43212

Mailing Address:

Owner: NORTH OF THIRD LLC

Parcel Number: 010292733

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

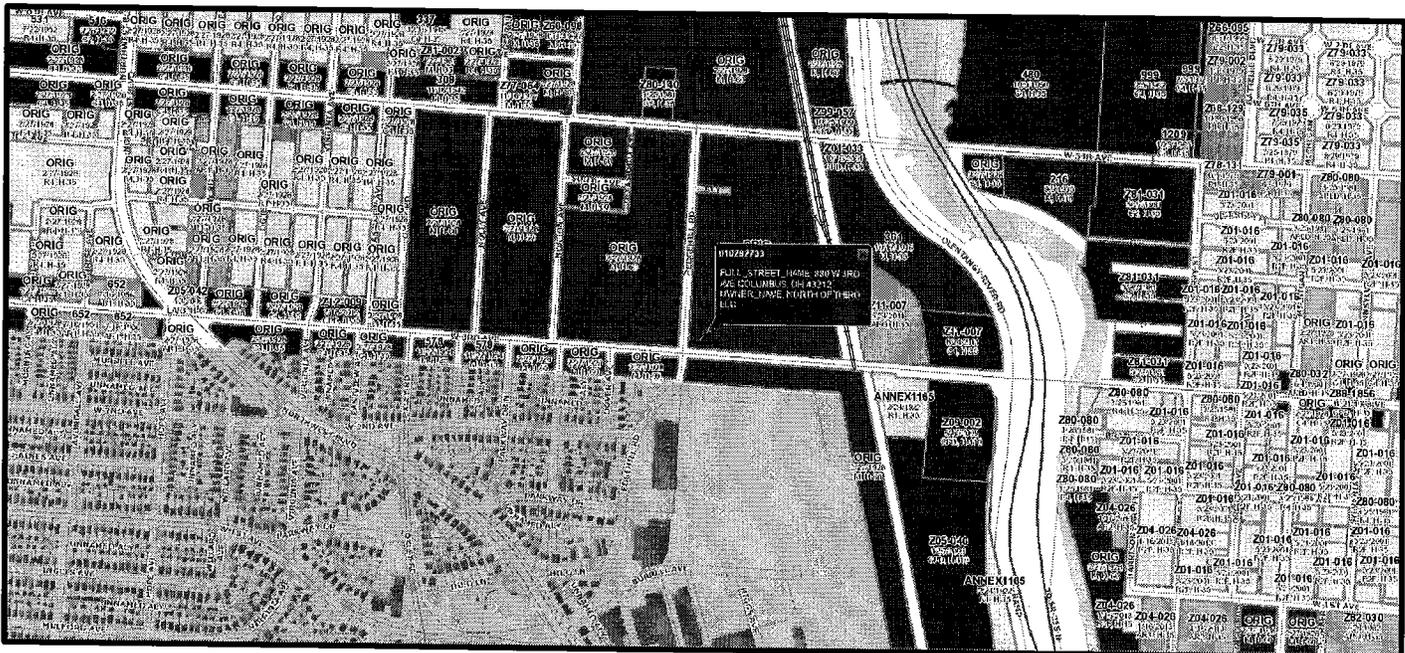
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

14320-00787

880 W. 3rd Ave.

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:

PROPERTY IS IN HIGH END RETAIL AREA, WITH SIGNIFICANT VISIBILITY FROM ALL DIRECTIONS. SHOPPING PLAZA DIRECTLY BEHIND AND BANK TO THE EAST, WILL NOT BE IMPACTED IN A NEGATIVE MANNER, AND DOES NOT EFFECT PUBLIC INTEREST. LACK OF SIGNAGE/ADVERTISING IN HIGHLY TRAFFIC AREAS WILL INHIBIT RETURN OF SERVICE AND TRAFFIC SAFETY

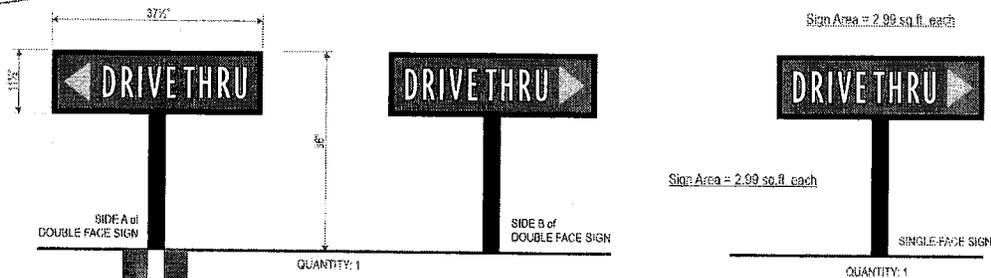
Signature of Applicant 

Date 11/3/14

- **Sign A; GBLW1428370;** North elevation 45.98 sq. ft. internally illuminated wall sign, request a variance to 3377.24(B); illuminated wall identification sign larger than 10 sq. ft. on building elevation without a public entrance that is oriented to a property line.
- **Sign B; GBLW1431444;** North elevation 10.4 sq. ft. directional sign (Drive-Thru) – request approval, Graphics Plan per CCC 3375.12(C)(5).
- **Sign D; GBLW1431442;** West elevation 10.4 sq. ft. directional sign (Drive-Thru) – request approval, Graphics Plan per CCC 3375.12(C)(5).
- **Sign F; GGBB1428380;** 12 sq. ft. internally illuminated directional sign (Drive-Thru) – request approval Graphics Plan per CCC 3375.12(C)(5).
- **Sign G; GBLW1428368;** East elevation, Drive thru component requires Graphics Plan per CCC 3375.12(C)(5),
- **Sign H; GBLW1428371;** East elevation 99.54 sq. ft. internally illuminated wall sign – request approval Graphics Plan that includes a variance to 3377.24(B); illuminated wall identification sign larger than 10 sq. ft. on building elevation without a public entrance that is oriented to a property line, as well as a (4) element sign.

F-Qty: 4

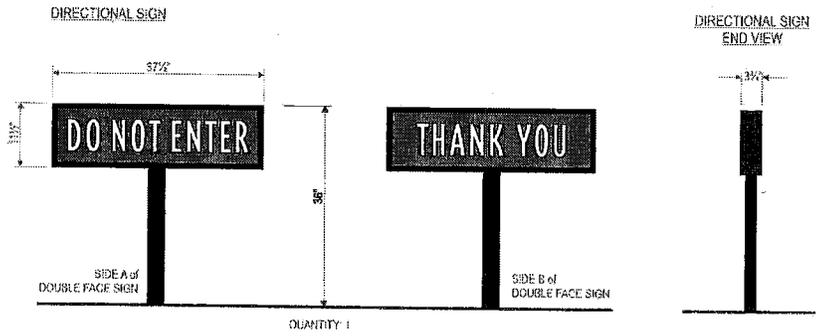
DIRECTIONAL SIGN



DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING

- INTERNALLY ILLUMINATED DIRECTIONAL SIGNS
- 3/2" DEEP .063 ALUM. RETURNS & 1" ALUM. RETAINERS PAINTED BLACK
 - CLEAR POLYCARBONATE FACES
 - OPAQUE PANTONE 5757U GREEN BACKGROUND
 - WHITE COPY WITH BLACK OUTLINES
 - PANTONE 1352 PEACH ARROWS IF REQUIRED
 - WHITE L.E.D. ILLUMINATION
 - BLACK 2" X 3" X 1/4" ALUM. SQ. TUBE POSTS
 - SINGLE FACE SIGNS HAVE FINISHED .080 ALUM. BACKS PAINTED BLACK
 - DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING

ELECTRICAL REQUIREMENTS:
5 AMPS @ 120 VOLTS
TYPICAL FOR ALL SIGNS





CICOGNA
ELECTRIC & SIGN COMPANY, INC.

MANUFACTURING FACILITY:
4210 NORTH BEND AVENUE
ANN ARBOR, MI 48104
TEL: 734.769.1100
FAX: 734.769.1101

WWW.CICOGNA.COM

LEAD TIME: 2-3 WEEKS (SEE SPECIFICATIONS FOR DETAILS)

Meeting Our Customers' Needs For Over 30 Years

ALL RIGHTS AND PRIVILEGES OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF CICOGNA ELECTRIC & SIGN CO.

NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SHOWN IN REALITY.

TYPE OF SIGN:
DIRECTIONAL SIGNS

SALESMAN: **PETRO**

PROJECT: **PANERA BREAD**

LOCATION: **VARIOUS**

DATE OF DRAWING: **4/30/14**

DRAWN BY: **CZUP**

PRINT # **PANERA-1430**

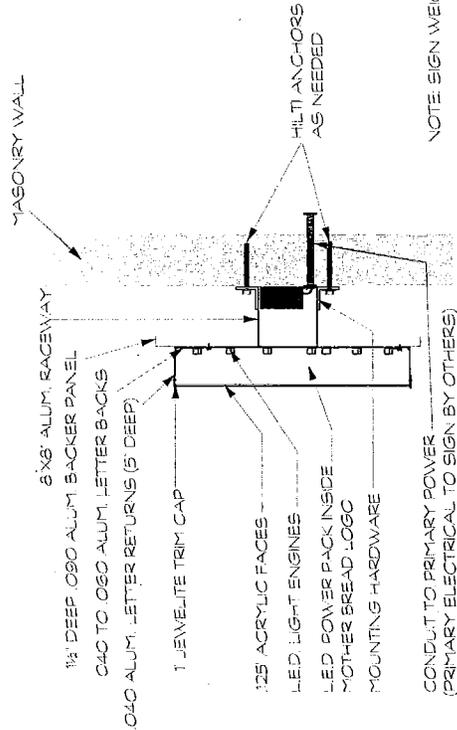
SCALE: **3/4" = 1'**

FONT(S): **T.B.D.**

IND. INT. ILLUM. L.E.D.CHANNEL LETTERS ON ALUM. PLAQUE



DETAIL SIDE VIEW OF CHANNEL LETTERS



NOTE: SIGN WEIGHT 250 LBS.

Meeting Our Customers' Needs For Over 30 Years!		DATE: 9/2/14	PRINT#: CLIENT LOGO
JOB: PANERA BREAD	SALESMAN: PETRO	SCALE: 1/2" = 1'	
TYPE OF SIGN: IND. INT. ILLUM. L.E.D.CHANNEL LETTERS ON ALUM. PLAQUE			
LOCATION: GRANDVIEW YARD		PRINT #: PANERA-1463	

ALL RIGHTS AND PRIVILEGES OF THIS PRINT BEING EXCLUSIVELY TO

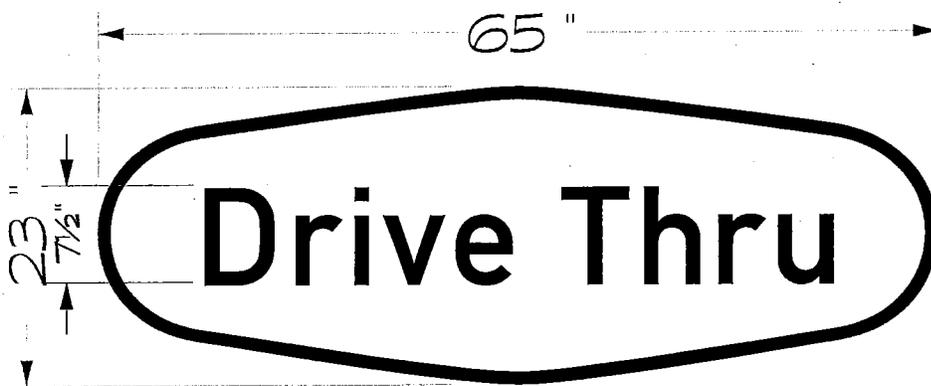
CICCOGNA
ELECTRIC & SIGN COMPANY, INC.

4330 NORTH BEND RD.
ASHTABULA FACILITY:
ASHTABULA, OH 44004
PHONE: (440) 242-8482
FAX: (440) 242-8481

VISIT US ON THE WEB AT WWW.CICCOGNA.COM

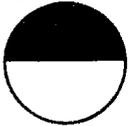
NOTE: THE COLORS OF THIS PRINT MAY VARY SLIGHTLY FROM THE COLORS SHOWN BELOW

TWO (2) IDENTICAL S/F INT. ILLUM. DRIVE THRU SIGNS



NOTE: FOR NORTH AND SOUTH ELEVATIONS

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CICOGNA
ELECTRIC & SIGN COMPANY, INC.

ASHTABULA FACILITY:
4330 NORTH BEND RD.
ASHTABULA, OH. 44004
1 (800) 242-8462
FAX: (440) 992-8021

VISIT US ON THE WEB AT [WWW.CICOGNASIGN.COM](http://www.cicognasign.com)
E-MAIL: artdept@cicognasign.com

Meet Our
Customer Needs
For Over 30 Years!

JOB: PANERA BREAD

SALESMAN: PETRO

DATE: 8/18/14

FONT(S):

NONE

DRAWN BY: CZUP

SCALE: 1"=1'

TYPE OF SIGN: TWO (2) IDENTICAL S/F INT. ILLUM. DRIVE THRU SIGNS

LOCATION: GRANDVIEW YARD

PRINT #: PANERA-1455

DIRECTIONAL SIGN



QUANTITY: 1

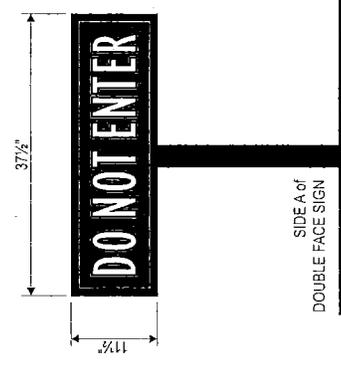
INTERNALLY ILLUMINATED DIRECTIONAL SIGNS

- 3/4" DEEP .063 ALUM. RETURNS & 1" ALUM. RETAINERS PAINTED BLACK
- CLEAR POLYCARBONATE FACES
- OPAQUE PANTONE 3757U GREEN BACKGROUND
- WHITE COPY WITH BLACK OUTLINES
- PANTONE 1355 PEACH ARROWS IF REQUIRED
- WHITE L.E.D. ILLUMINATION
- BLACK 2" X 3" X 1/4" ALUM. SQ. TUBE POSTS
- SINGLE FACE SIGNS HAVE FINISHED .080 ALUM. BACKS PAINTED BLACK
- DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING

DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING

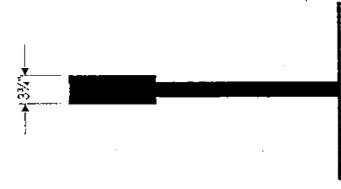
ELECTRICAL REQUIREMENTS:
 .5 AMPS @ 120 VOLTS
 TYPICAL FOR ALL SIGNS

DIRECTIONAL SIGN



QUANTITY: 1

DIRECTIONAL SIGN END VIEW





CICOGNA
ELECTRIC & SIGN COMPANY, INC.
4415 NORTH 48TH AVENUE
MILWAUKEE, WI 53218
TEL: (414) 424-4400
FAX: (414) 983-1651

WWW.CICOGNA.COM
E-MAIL: artdegn@cicognasign.com

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TYPE OF SIGN:
DIRECTIONAL SIGNS

SALESMAN:
PETRO

PROJECT:
PANERA BREAD

LOCATION:
VARIOUS

DATE OF DRAWING:
4/30/14

DRAWN BY:
CZUP

PRINT #
PANERA-1430

SCALE:
3/4" = 1'

FONT(S):
T.B.D.



City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010292733

Project Name: PANERA BREAD

House Number: 880

Street Name: W 3RD AVE

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

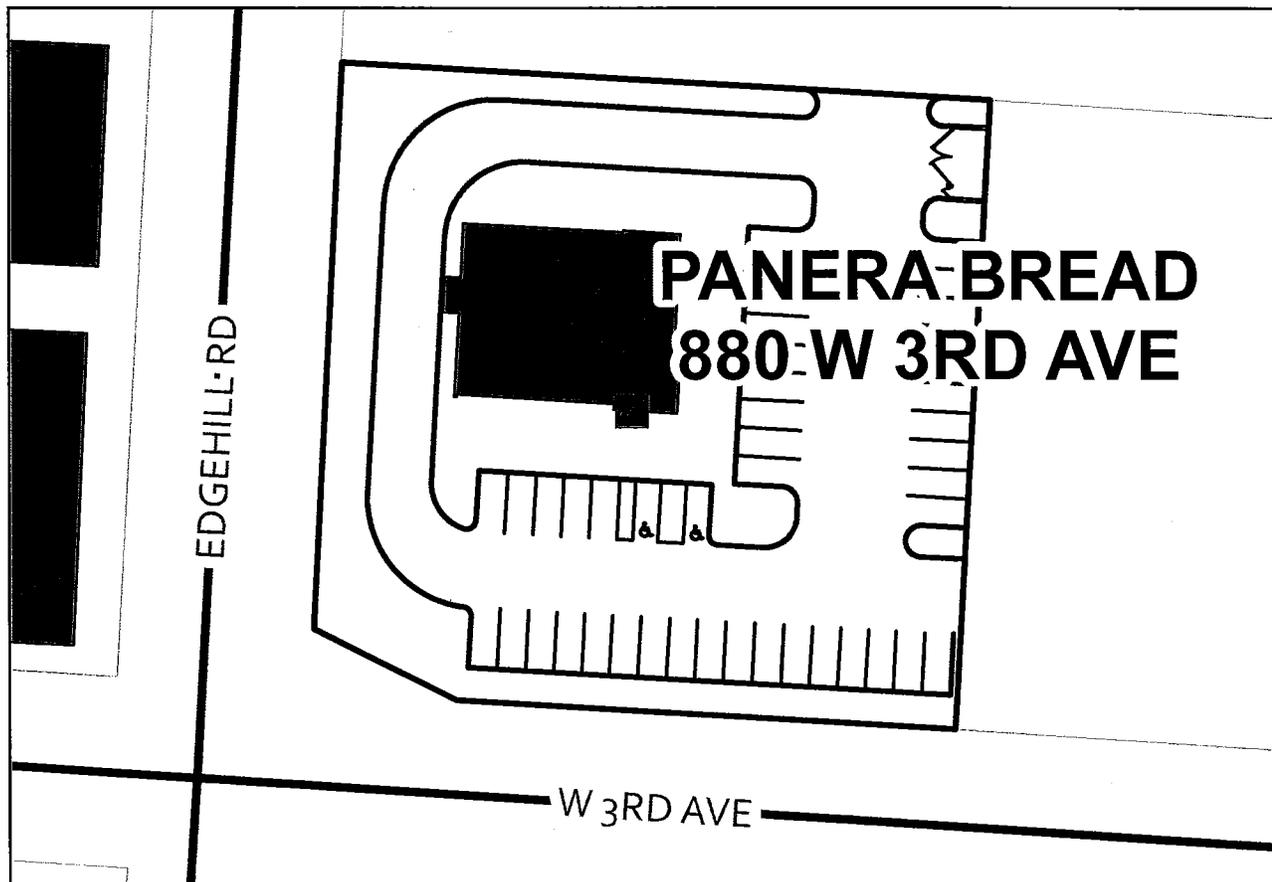
Complex: GIANT EAGLE SUPERMARKET

Owner: NORTH OF THIRD LLC

Requested By: EMH&T (SEAN STEELE)

Printed By: Cassandra Sampaou

Date: 1/27/2014



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

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 1329553

