



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Apr 2 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 625 N HIGH ST COLUMBUS, OH
Mailing Address: 2 MIRANOVA PL STE 220
COLUMBUS OH 43215

Owner: PIZZUTI SHORT NORTH OFFICE
Parcel Number: 010002258

ZONING INFORMATION

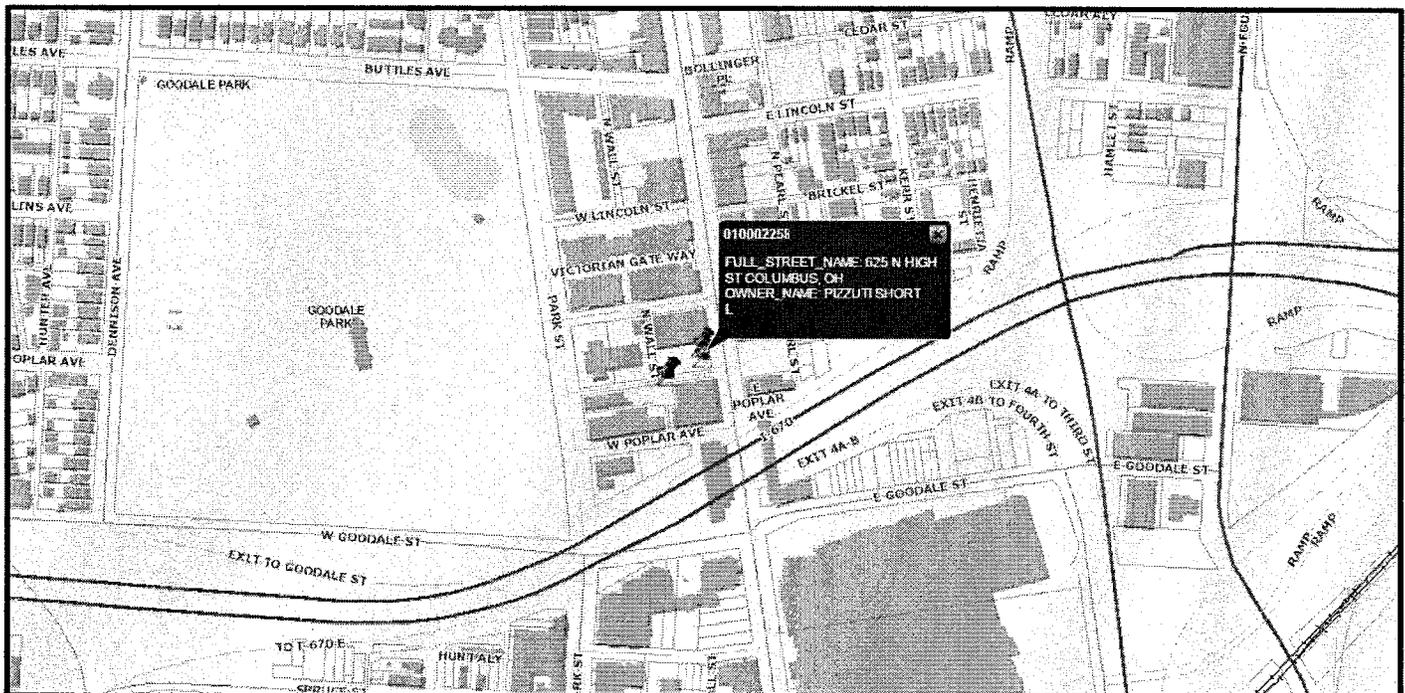
Zoning: Z11-027, Commercial, CPD
effective 4/4/2012, Height District H-110
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Victorian Village Commission
Planning Overlay: I-670 Graphics Control

Historic District: Victorian Village
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



623 NORTH HIGH STREET
Graphics Commission Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: GC15-008 Date Received: 9 MAR 2015
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: VIC VILLAGE
Existing Zoning: _____
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.

To allow 4 projecting banners (2 along Mallay Alley at office entrance; 2 along Russell Street at garage entry), and to allow 1 - projecting neon parking sign at garage entry. Code 3377.18A - to allow more than 1 projecting sign per buiding frontage

LOCATION

Certified Address: 623 N. High Street City: Columbus, OH Zip: 43215

Parcel Number (only one required): 010-002258

APPLICANT

Applicant Name: Columbus Sign Company Phone Number: 614-252-3133 Ext.: _____

Address: 1515 E. Fifth Ave. City/State: Columbus, OH Zip: 43219

Email Address: MHoy@columbussign.com Fax Number: 614-252-2494

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Pizzuti Short North Office LLC Phone Number: 614-280-4000 Ext.: _____

Address: 2 Miranova Place, Suite 200 City/State: Columbus, OH Zip: 43215

Email Address: MBird@Pizzuti.com Fax Number: 614-280-5000

ATTORNEY / AGENT (Check one): Attorney Agent

Name: Columbus Sign Company Phone Number: 614-252-3133 Ext.: _____

Address: 1515 E. Fifth Ave. City/State: Columbus, OH Zip: 43219

Email Address: MHoy@columbussign.com Fax Number: 614-252-2494

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Mike Hoy [Signature]

PROPERTY OWNER SIGNATURE Mike Bird, Pizzuti VP. Construction [Signature]

ATTORNEY / AGENT SIGNATURE Mike Hoy [Signature]

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

GC15-008
623 NORTH HIGH STREET



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

To Whom It May Concern:

Stan Young (Trinity Sign Group) will be representing Columbus Sign Company for the Pizzuti project: Joseph Garage and Office. He will be attending the Graphic Commission for the submittal of a "Graphic Plan" for banners and signage at this location.

Sincerely,

A handwritten signature in cursive script that reads 'Mike Hoy'.

Mike Hoy,
President Columbus Sign Company

CERTIFICATE OF APPROPRIATENESS
VICTORIAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 629 N. High St.

APPLICANT'S NAME: Columbus Sign Co. (Applicant) Pizzuti Short North Office, LLC (Owner)

APPLICATION NO.: 15-1-7

MEETING DATE: 1-8-15

EXPIRATION: 1-8-16

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

Approved: Exterior alterations per APPROVED SPECIFICATIONS

Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Approve application #15-1-7, 629 N. High St., as submitted with the following clarifications:

- Install new 3'-0" diameter neon-lit parking sign on associated bracket per submitted drawing.
- Install two (2) new 2'-6" x 7'-6" building mounted banners on south elevation (*Millay Alley*). New brackets to be externally illuminated LED up lighting.
- Install two (2) new 2'-6" x 7'-6" building mounted banners on north elevation (*Russell Street*). New brackets to be externally illuminated LED up lighting.
- The bracket colors are to match the predominant color of each elevation (the brackets Millay Alley to be "Bronze" to match the storefront system, and the brackets on Russell Street are to be "Charcoal" to match the brick).
- The use of banners at this location is appropriate due to the intuitional use of the art gallery and the overall size of the entire Joseph project on both sides of High Street.

MOTION: Decker/Hissem (7-0-0) APPROVED.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black

Historic Preservation Officer



623 NORTH HIGH STREET Graphics Commission Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael S. Hoy of (1) MAILING ADDRESS Attached

deposes 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 Attached for which 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) 629. N. High Street - office building and 33 W. Russell St - attached garage

APPLICANT'S NAME AND PHONE # (same as listed on front application) Michael S. Hoy, 614-252-3133

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Victorian Village Commission Randy Black, Historic Preservation Officer 50 W. Gay Street - Columbus, OH 43215

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Row 1: See attached sheet, blank, blank.

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

(8) SIGNATURE OF AFFIANT [Signature of Michael S. Hoy]

Sworn to before me and signed in my presence this 26th day of February 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature of Richard L. Heple]

My Commission Expires



RICHARD L. HEPLER NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES NOV. 17, 2018

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AND ZONING SERVICES

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STATEMENT OF HARDSHIP

APPLICATION #

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance

- 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 of 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 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 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:

To allow 4 projecting banners (2 along Mallay Alley at office entrance; 2 along Russell Street at garage entry), and to allow 1 - projecting neon parking sign at garage entry. Code 3377.18A - to allow morethan 1 projecting sign per buiding frontage. Client needs these graphic elements to aid in identifying the entrances of both the office entrance and garage entrance. Without these items, these entrances will not be easily visible from N. High Street.

Signature of Applicant 

Date 3-9-2015

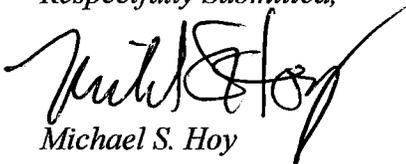
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GC15-008
623 NORTH HIGH STREET

Graphics Plan for The Joseph Offices & Garage

This proposed graphics plan involves (2) two parcels and addresses for a Pizzuti Development located in the Victorian Village Commission Area. This development involves The Joseph Offices located in Franklin County, City of Columbus, known as 623 N. High Street, Columbus, Ohio 43215, PID# 010-002258, zoning is Commercial Planned Development 'CPD'. Zoning # Z11-027 copy attached to this package. The other subject site is The Joseph Garage development known as 33 W. Russell Street, Columbus, Ohio 43215, PID# 010-052208. The proposed graphics plans includes and covers both buildings involving projecting signage. The Joseph Office Building will have (2) two projecting double faced banners being 30"x 90" and have external lighting. These banners will be on each side of the entry doors located on the Millay Alley south building elevation per drawing 14-290 page 1. The Joseph Garage will have (2) two projecting double faced banners being 30" x 90" and will have external lighting. These banners will be above the entrance and exit of the parking garage. Between the banners will be a 3'-0" diameter dimensional aluminum internally illuminated projecting sign per drawing #14-290 page 3. All of the attached banner and sign exhibits have been reviewed and approved by the Victorian Village Commission application no. 15-1-7, on January 8, 2015. By approving this graphics plan would permit the installation of more than (1) one projecting sign on an individual building in relief of City of Columbus Graphics Code section CC: 3377.18A. This request also falls within the graphics code section CC: 3377.19, which would permit the City of Columbus Graphics Commission an opportunity to approve this request as a part of a comprehensive Graphics Plan for (1) one or more projecting signs to identify or provide directions to functions within an institutional, commercial or manufacturing use, including but not limited to, parking facilities, service facilities or emergency facilities. On behalf of the Pizzuti Companies we respectfully request your professional review and approval of our request.

Respectfully Submitted,



Michael S. Hoy

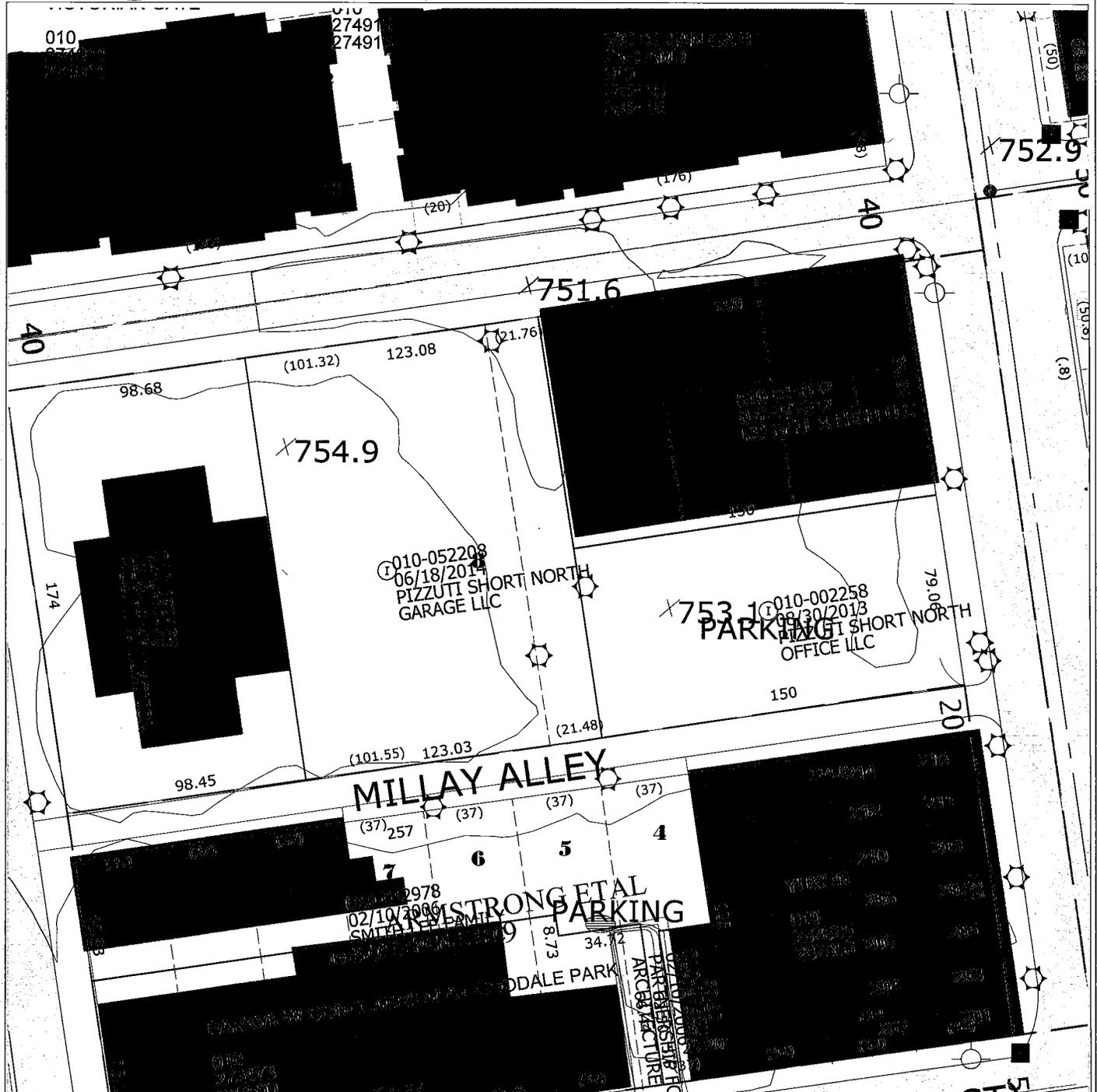
Dated March 6, 2015

623 NORTH HIGH STREET
CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 3/5/15



Disclaimer

Scale = 60

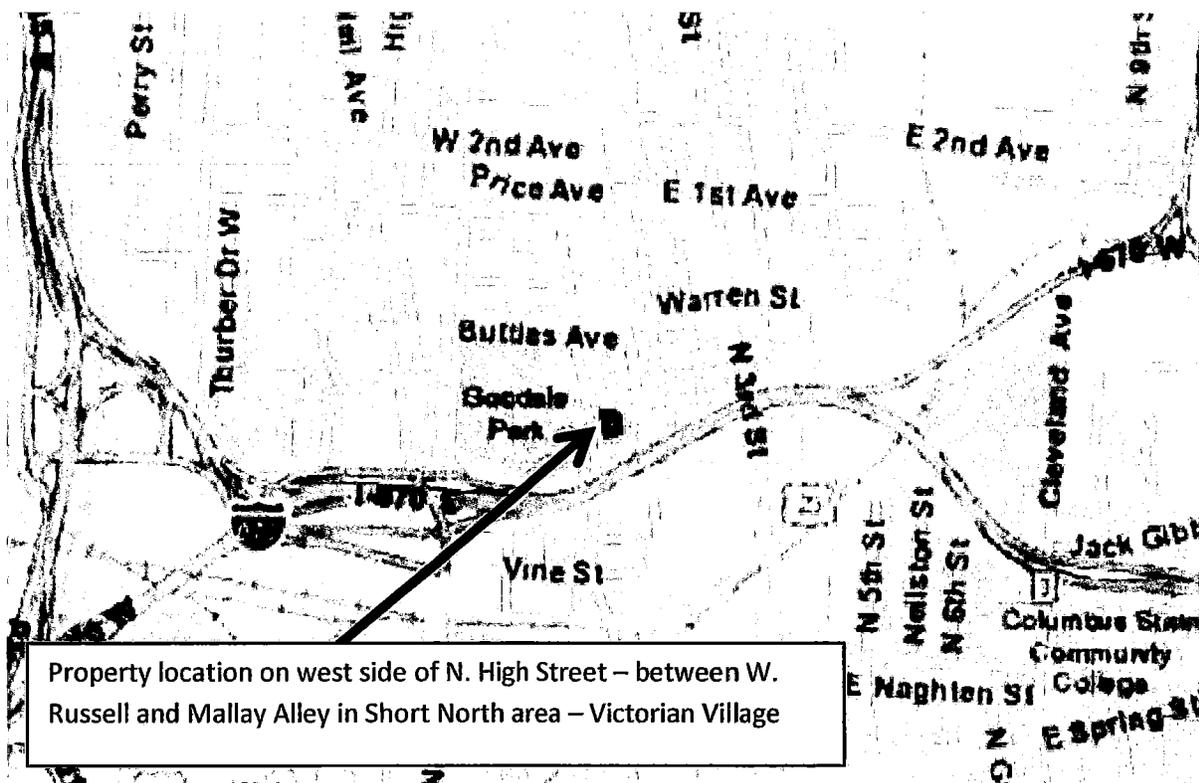
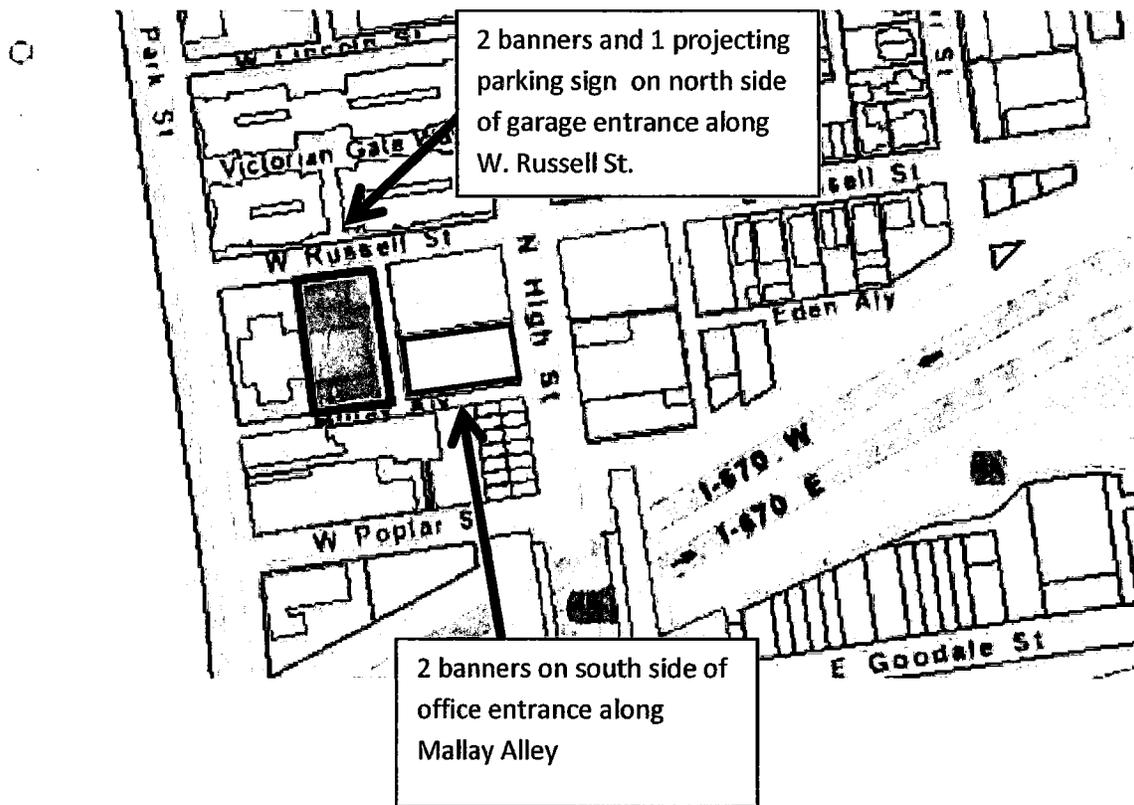


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

GC15-008

623 NORTH HIGH STREET

Pizzuti – Joseph Garage and Office – Graphic Plan – 33 W. Russell St and 629 N. High St.



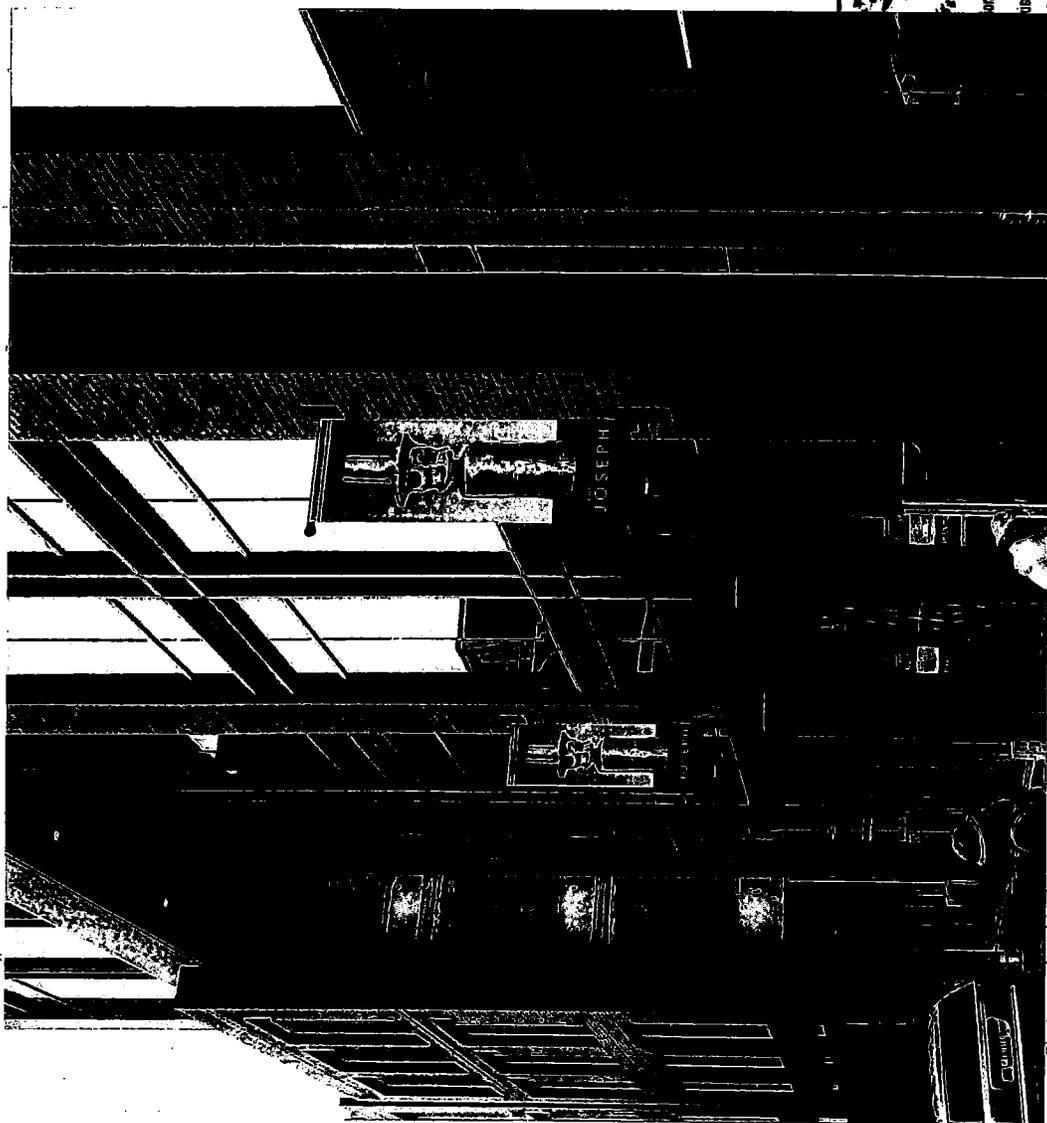
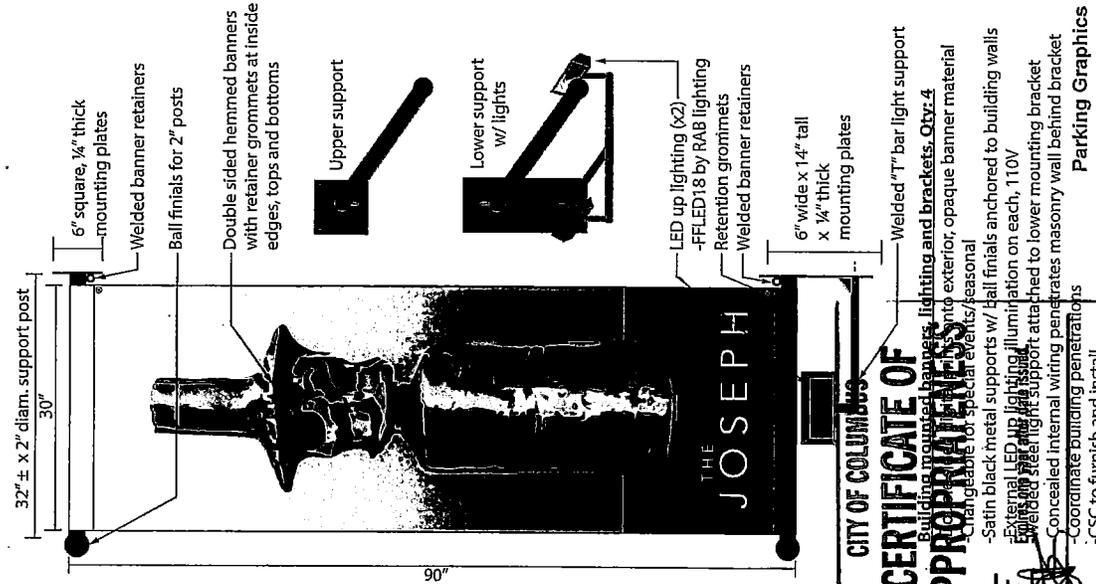


Photo overlay showing proposed onice entrance identification banners

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

Revised -2- 12/01/14 -P Sign Scale: _____
 Revised -3- 12/19/14 -Night views Salesperson: MH _____ IAR
 U/I Required YES NO Drawn By: TN _____

Approved for installation by: _____

Client: The Joseph Garage -Fading banners

Date: 11/18/14

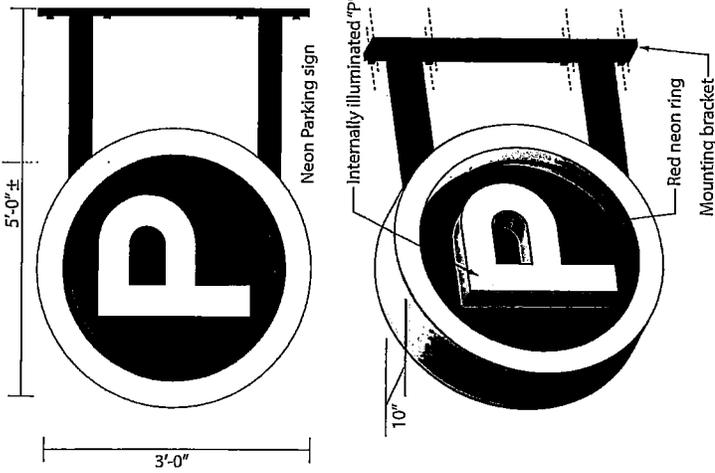
Dwg: 14-290

Page: 1

CITY OF COLUMBUS
CERTIFICATE OF
 BUILDING APPROPRIATENESS
APPROPRIATENESS
 # 15-1-7
 1-8-15
 Randy Black
 Historic Preservation Officer
THIS IS NOT A BUILDING PERMIT

LED up lighting (x2)
 -FFLED18 by RAB lighting
 Retention grommets
 Welded banner retainers
 6" wide x 14" tall
 x 1/4" thick
 mounting plates
 Welded "T" bar light support
 lighting and brackets, Qty: 4
 into exterior, opaque banner material
 Changeable for special events/seasonal
 -Satin black metal supports w/ ball finials anchored to building walls
 External LED up lighting illumination on each, 110V
 Welded steel support attached to lower mounting bracket
 Concealed internal wiring penetrates masonry wall behind bracket
 -Coordinate building penetrations
 -CSC to furnish and install
Parking Graphics





Internally illuminated parking sign, Qty: 1
 -Double sided, dimensional aluminum sign with red and white neon illumination
 -Attaches to exterior of building with welded bracket, painted satin black
 -Recessed, inset red neon ring, open face white neon "P" and outer circle
 -Concealed internal wiring penetrates through hole in building
 -Coordinate with electrician for wiring and installation

CITY OF COLUMBUS
CERTIFICATE OF APPROPRIATENESS

Application # 15-1-7
 Date Issued 1-8-15
 Expires one year after date issued.
 Parking Graphics
 Randy P. Black
 Historic Preservation Officer

THIS IS NOT A BUILDING PERMIT

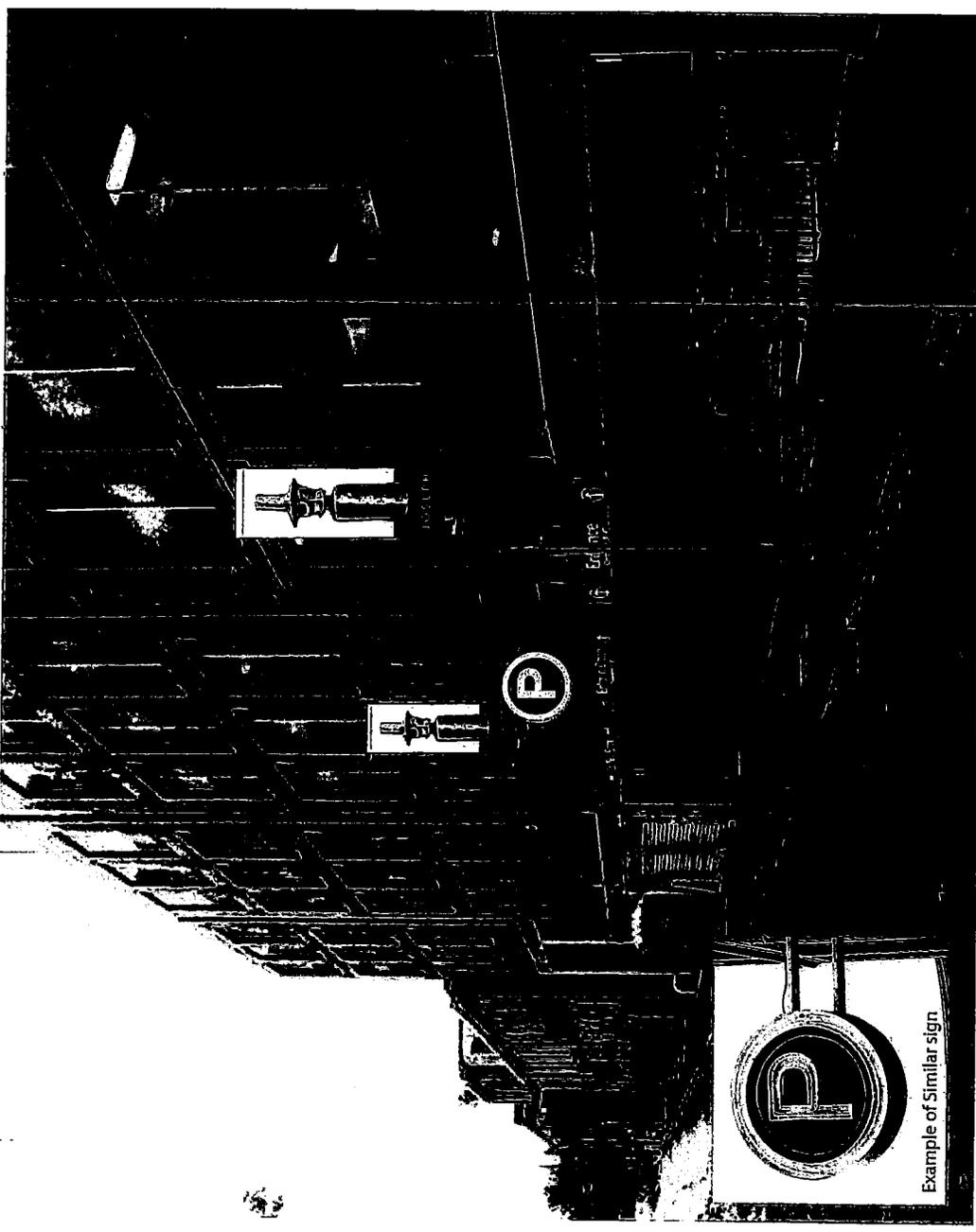


Photo overlay showing proposed parking identification banners, Layout 1

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

Revised 2-12/01/14 -P Sign Scale: _____
 Revised 3-12/19/14 -Night Views Salesperson: MH
 U/L Required YES NO NO Drawn by: IN [ATR]

Approved for installation by: / /

Client: The Joseph Garage -Parking banners

Date: 11/18/14

Dwg: 14-290

Page: 3



623 NORTH HIGH STREET
Graphics Commission Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
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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 indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael S. Hoy
of (COMPLETE ADDRESS) 1515 E. Fifth Ave., Columbus, OH 43219

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
Pizzuti Short North Office LLC	2 Miranova Place, Suite 200, Columbus, OH 43215

SIGNATURE OF AFFIANT *Michael S. Hoy*

Sworn to before me and signed in my presence this 26th day of February, in the year 2015

Richard L. Heiple
SIGNATURE OF NOTARY PUBLIC

11-17-2018
My Commission Expires

Notary Seal Here



RICHARD L. HEIPLE
NOTARY PUBLIC STATE OF OHIO
MY COMMISSION EXPIRES NOV. 17, 2018

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