



**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:** 4202 TRANSIT DR COLUMBUS, OH 43230

**Mailing Address:** 1301 DUBLIN RD STE 200  
COLUMBUS OH 43215

**Owner:** BUCKEYE HOSPITALITY EASTC

**Parcel Number:** 600150027

**ZONING INFORMATION**

**Zoning:** Z13-035, Commercial, LC4  
effective 10/23/2013, Height District H-60

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

**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

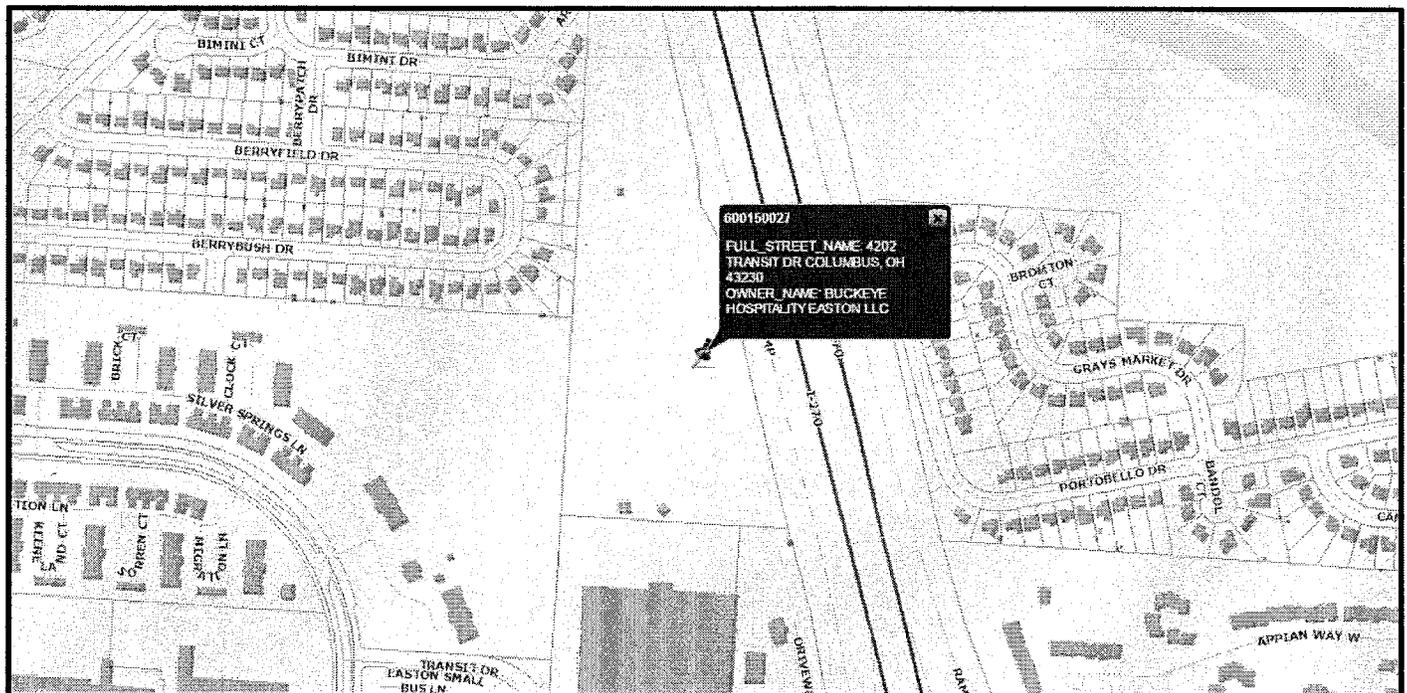
**PENDING ZONING ACTION**

**Zoning:** N/A

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

**Council Variance:** N/A

**Graphic Commission:** N/A



4202 TRANSIT DRIVE  
Graphics Commission Application

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

OFFICE USE ONLY

Application Number: GC15-009 Date Received: 9 MAR. 2015  
Application Accepted by: [Signature] Fee: \$1900  
Commission/Civic: NORTHLAND & NORTH BROAD  
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.

LOCATION

Certified Address: 4202 Transit Drive City: Columbus, OH Zip: 43230  
Parcel Number (only one required): 600-150027

APPLICANT

Applicant Name: Buckeye Hospitality Easton LLC Phone Number: 614-469-8222 Ext.: \_\_\_\_\_  
Address: 1301 Dublin Road, Ste. 200 City/State: Columbus, OH Zip: 43215  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: Same as Applicant Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

ATTORNEY / AGENT (Check one):  Attorney  Agent

Name: Jeffrey L. Brown [Signature] Phone Number: 221-4255 Ext.: \_\_\_\_\_  
Smith & Hale LLC  
Address: 37 West Broad Street, Ste. 460 City/State: Columbus, OH Zip: 43215  
Email Address: jlbrown@smithandhale.com Fax Number: 221-4409

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

APPLICANT SIGNATURE Buckeye Hospitality Easton LLC By: [Signature]  
PROPERTY OWNER SIGNATURE Buckeye Hospitality Easton LLC By: [Signature]  
ATTORNEY / AGENT SIGNATURE [Signature]

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
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Please make checks payable to the Columbus City Treasurer

4202 TRANSIT DRIVE  
Graphics Commission Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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Phone: 614-645-7433 • www.bzs.columbus.gov

**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown  
of (1) MAILING 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 4202 Transit Drive

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 (4) Buckeye Hospitality Easton LLC et al.  
AND MAILING ADDRESS \_\_\_\_\_

APPLICANT'S NAME AND PHONE # (same as listed on front application) Buckeye Hospitality Easton LLC  
614-469-8222

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Northland Community Council  
Dave Paul  
P.O. Box 297836  
Columbus, OH 43229

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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 10<sup>th</sup> day of March, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 9/4/15



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

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Graphics Commission Application

DEPARTMENT OF BUILDINGS  
AND PERMIT 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:**

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N/A

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Signature of Applicant \_\_\_\_\_ By: Buckeye Hospitality Easton LLC Date 3/6/15

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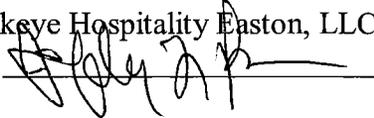
**GC15-009**  
**4202 TRANSIT DRIVE**

Graphics Plan  
Buckeye Hospitality Easton LLC.  
4202 Transit Drive

The applicant has submitted a Graphics Plan for 4202 Transit Drive. The plan consists of a site plan, building elevations and sign exhibits for the proposed hotel located along I-270. These signs may be updated so long as the location does not change nor shall the square footage be increased.

All other signage shall comply with the graphics requirements for the C-4, Commercial District.

Buckeye Hospitality Easton, LLC.

By:  \_\_\_\_\_

GC15-009

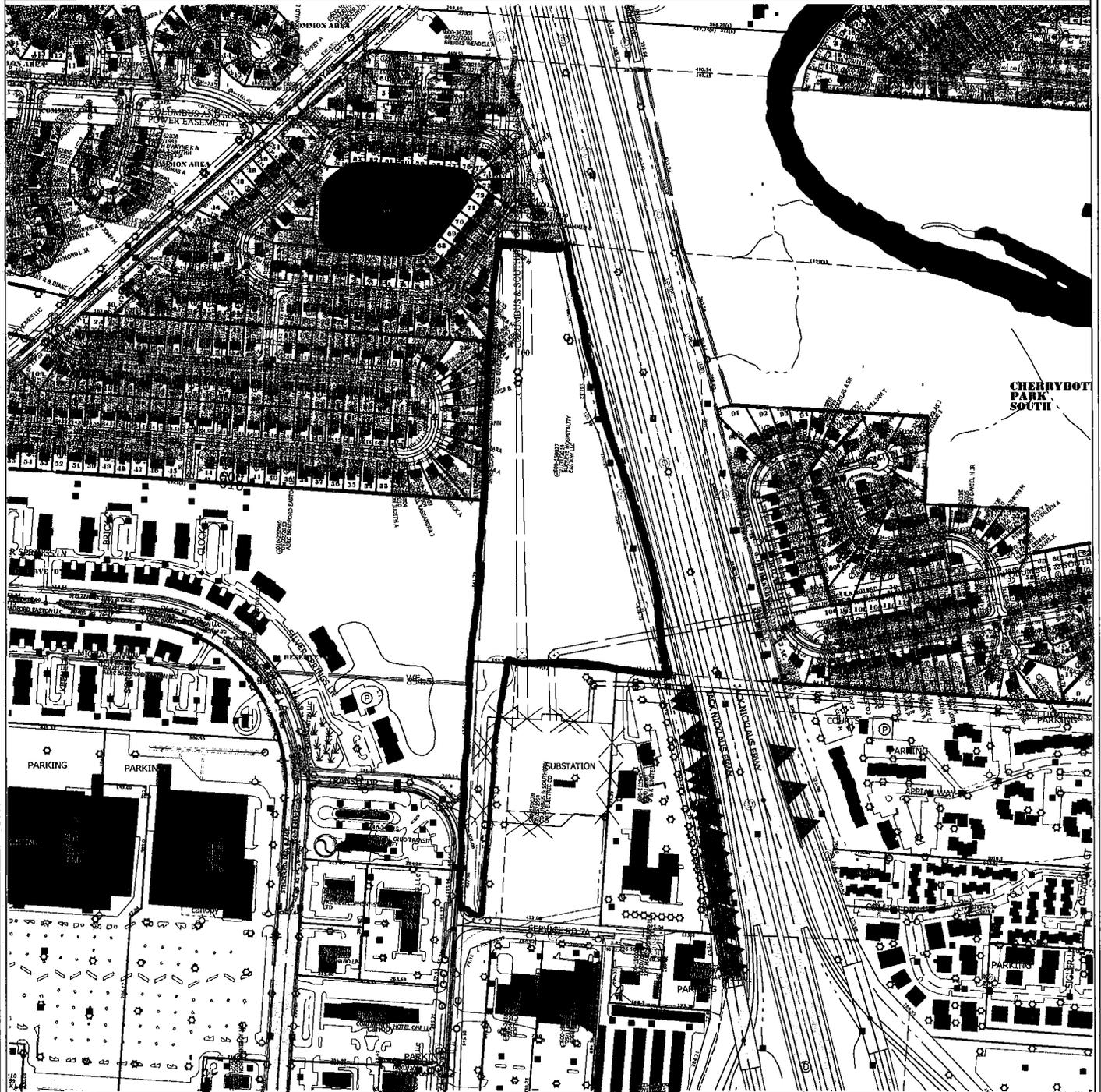
4202 TRANSIT DRIVE

CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 3/5/15



Disclaimer

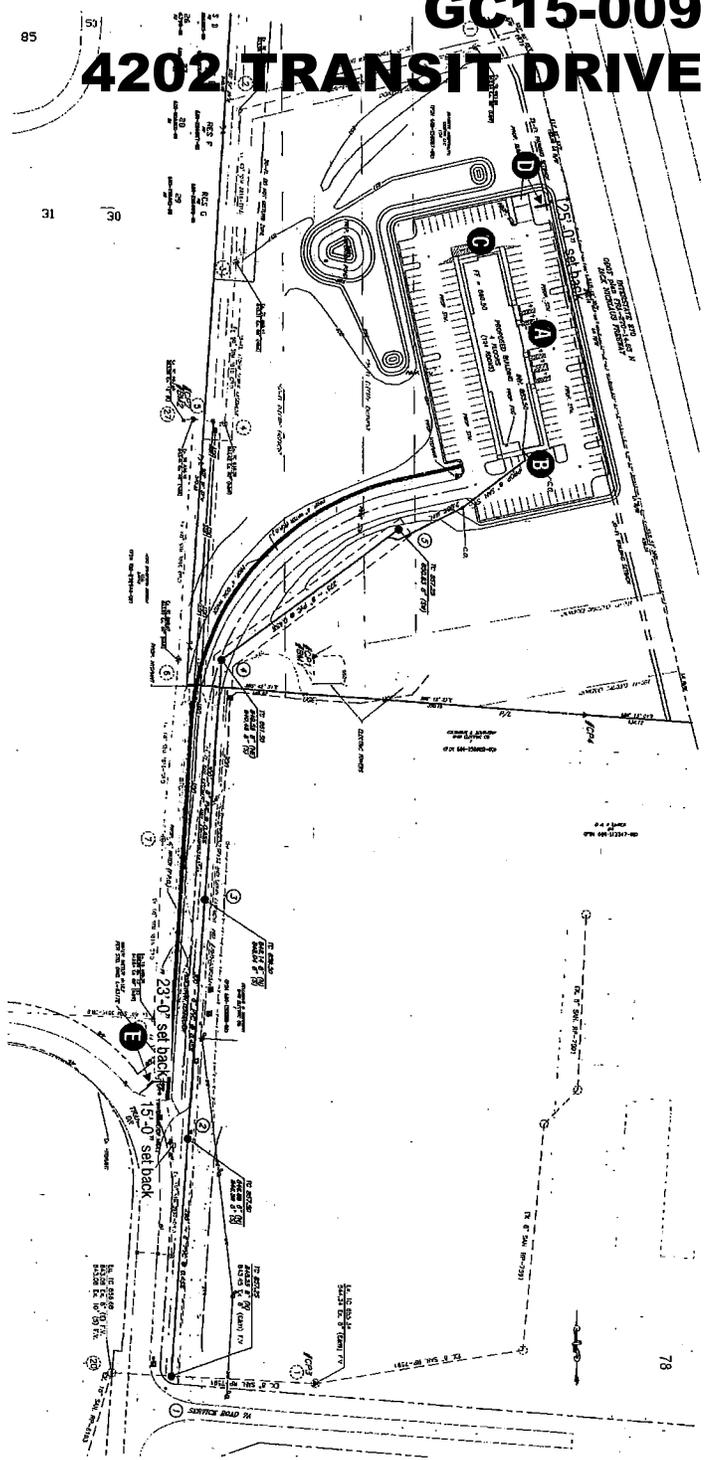
Scale = 500



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

# GC15-009 4202 TRANSIT DRIVE



- Ⓐ** SIGN TYPE: MANUFACTURE AND INSTALL ONE S/F STANDARD FLEX FACE LED ILLUMINATED WALL SIGN (94 SQ FT)
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- Ⓓ** SIGN TYPE: MANUFACTURE AND INSTALL ONE D/F STANDARD LED ILLUMINATED PRICE CHANGER POLE SIGN @ 25'-0" OVERALL HEIGHT (282.8 SQ FT)
- Ⓔ** SIGN TYPE: MANUFACTURE AND INSTALL ONE D/F "NON STANDARD" LED ILLUMINATED MONUMENT DIRECTIONAL SIGN @ 6'-0" OVERALL HEIGHT (24.0 SQ FT)

**FEDERAL HEATH**  
SIGN COMPANY  
2300 North Hippening 121 - Edison, NJ 08839  
(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing District:  
Ocala, FL; Ft. Lauderdale, FL; Columbus, OH  
Office Locations:  
Channahon, IL; Las Vegas, NV; Dayton, OH  
Houston, TX; Grand Prairie, TX; Indianapolis, IN  
Jacksonville, FL; Knoxville, TN; Columbia, SC  
Wilmington, NC; Tampa, FL; Denver, CO  
Tampa, FL; Spring House, PA; Chicago, IL

Revisions: R1/27/14 (Unit Change Sign "E" to 23'0" pole height, add monument direction)  
R2/27/14 (Unit Change Sign "E" to 24'0" pole height)  
R3/27/14 (Unit Change Sign "E" to 25'0" pole height)  
R4/27/14 (Unit Change Sign "E" to 26'0" pole height)  
R5/27/14 (Unit Change Sign "E" to 27'0" pole height)  
R6/27/14 (Unit Change Sign "E" to 28'0" pole height)  
R7/27/14 (Unit Change Sign "E" to 29'0" pole height)  
R8/27/14 (Unit Change Sign "E" to 30'0" pole height)  
R9/27/14 (Unit Change Sign "E" to 31'0" pole height)  
R10/27/14 (Unit Change Sign "E" to 32'0" pole height)  
R11/27/14 (Unit Change Sign "E" to 33'0" pole height)  
R12/27/14 (Unit Change Sign "E" to 34'0" pole height)  
R13/27/14 (Unit Change Sign "E" to 35'0" pole height)  
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R72/27/14 (Unit Change Sign "E" to 94'0" pole height)  
R73/27/14 (Unit Change Sign "E" to 95'0" pole height)  
R74/27/14 (Unit Change Sign "E" to 96'0" pole height)  
R75/27/14 (Unit Change Sign "E" to 97'0" pole height)  
R76/27/14 (Unit Change Sign "E" to 98'0" pole height)  
R77/27/14 (Unit Change Sign "E" to 99'0" pole height)  
R78/27/14 (Unit Change Sign "E" to 100'0" pole height)

Account Rep: **DEE WALLACE**  
Project Manager: **AMY POTTER**  
Drawn By: **MICHAEL HARRIS**

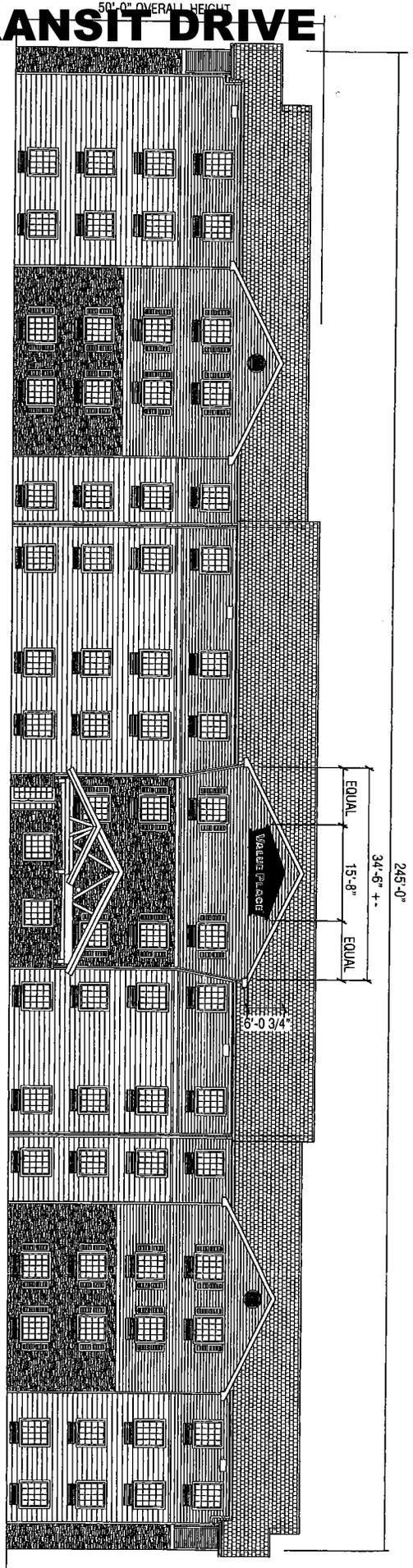
Project/Location: **WALWORTH PLAZA**  
4202 Transit Dr.  
Columbus, OH  
43085-0000

Job Number: 23-28518-10  
Date: November 21, 2014  
Sheet Number: 1 of 6  
Design Number: 23-28518-10-R6

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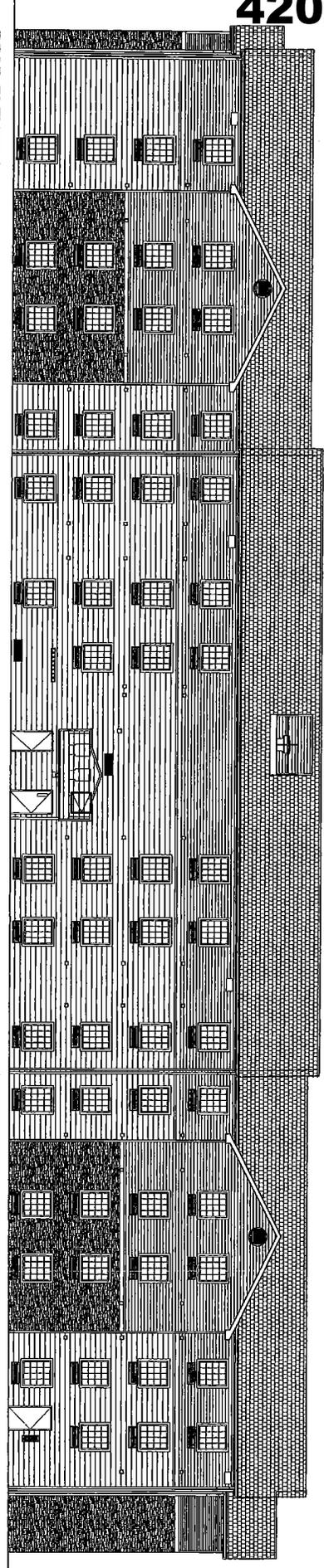


4202 TRANSIT DRIVE



FRONT ELEVATION

SIGN TYPE **A** MANUFACTURE AND INSTALL ONE S/F STANDARD FLEX FACE LED ILLUMINATED WALL SIGN (94 SQ FT)



REAR ELEVATION  
NO SIGNS REQUIRED



**FEDERAL HEALTH**  
SIGN COMPANY  
www.federalhealth.com  
2300 North Highway 121, Edinburg, Texas 76039  
(817) 685-9077 (800) 577-9495 Fax (817) 685-9103

Manufacturing Centers:  
Columbus, GA, Dallas, TX, Houston, TX, Phoenix, AZ  
Chicago, IL, Denver, CO, Las Vegas, NV  
Edinburg, TX, El Paso, TX, Jacksonville, FL, San Antonio, TX  
Houston, TX, Corpus Christi, TX, Indianapolis, IN  
Milwaukee, WI, New York, NY, Oklahoma City, OK  
Spring, TX, Denver North, TX, Chicago, IL

Revolutions: 8 1/2" x 11" (H) Change Sign "X" to #12 Sign design, add horizontal dimension  
R3: 20" x 11" (H) Reverse Direction Sign "X" on Sign  
R4: 20" x 11" (H) Under and Under on Sign (for horizontal and Down Arrow Sign)  
R5: 20" x 11" (H) Under and Under on Sign (for horizontal and Down Arrow Sign)  
R6: 20" x 11" (H) Under and Under on Sign (for horizontal and Down Arrow Sign)  
Colors Dependent on the Rendering May Not Match Actual Finished Materials Refer to Product Samples for Exact Color Match  
Client Approval/Date: \_\_\_\_\_  
Landed/ Approval/Date: \_\_\_\_\_

Account Rep: **DEE WALLACE**  
Project Manager: **AMW POTTER**  
Drawn By: **MICHAEL HARRIS**  
Underwritten by: **ALLIANCE**  
Laboratories Inc. **ALLIANCE**  
ALL RIGHTS RESERVED  
THE FEDERAL HEALTH SIGN COMPANY IS A DIVISION OF ALLIANCE



Project Location:  
4202 Transit Dr.  
Columbus, OH  
43085-0000

Job Number: 23-28518-10  
Date: November 21, 2014  
Sheet Number: 3 of 6  
Design Number: 23-28518-10-R6

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4202 TRANSIT DRIVE  
Graphics Commission Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

**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.

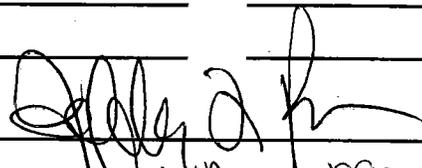
APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

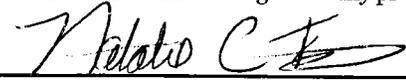
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

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
Buckeye Hospitality Easton LEC	1301 Dublin Road, Suite 200, Columbus, OH 43215
Columbus & Southern Ohio Electric Co.	P.O. Box 16428, Columbus, OH 43216

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 10<sup>th</sup> day of March, in the year 2015

  
SIGNATURE OF NOTARY PUBLIC

9/4/15  
My Commission Expires



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

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