

GC15-014

1519 OLENTANGY RIVER ROAD

RIVER RD

KING AVE

ZM-008  
66201  
CPD.H36

ORIG  
2971928  
CA.H36

10061943

LENNOX TOW

420297759



Graphics Commission Application

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

OFFICE USE ONLY

Application Number: GC15-014 Date Received: 10 APR. 2015
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: 5th/NW
Existing Zoning:
Comments:

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- Variance [ ] Graphics Plan [X] Special Permit [X] Miscellaneous Graphic [ ]

Indicate what the proposal is and list applicable code sections. State what it is you are requesting to relocate existing off premise sign

SETBACK = 10.77 FEET / 4 PANELS \*

LOCATION

Certified Address: 1519 Olentangy River Road City: Columbus, OH Zip: 43212

Parcel Number (only one required): 010-292089

APPLICANT

Applicant Name: Indus Companies Phone Number: 614-280-0367 Ext.:

Address: 511 North Park Street City/State: Columbus, OH Zip: 43215

Email Address: dkozar@induscompanies.com Fax Number:

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

Name: Gray Gables Realty LLC Phone Number: Ext.:

Address: 2555 Brice Road City/State: Reynoldsburg, OH Zip: 43068

Email Address: Fax Number:

ATTORNEY / AGENT (Check one): [X] Attorney [ ] Agent

Name: Jeffrey L. Brown Phone Number: 221-4255 Ext.:

Address: 37 West Broad Street, Suite 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)

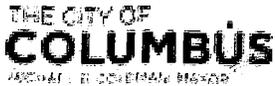
APPLICANT SIGNATURE Indus Companies By: [Signature]

PROPERTY OWNER SIGNATURE Gray Gables Realty LLC By: [Signature]

ATTORNEY / AGENT SIGNATURE [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

1519 OLENTANGY RIVER ROAD



Graphics Commission Application

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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 1519 Olentangy River Road

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) Gray Gables Realty LLC
2555 Brice Road
Reynoldsburg, OH 43068

APPLICANT'S NAME AND PHONE # (same as listed on front application) Indus Companies
614-280-0367

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) 5th x Northwest
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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Includes empty rows for listing owners.

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

(8) SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 9/4 day of April, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires 9/4/15



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

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Graphics Commission Application

THE CITY OF COLUMBUS  
OFFICE OF THE CITY MANAGER

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

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:

N/A

Multiple horizontal lines for providing details of the variance criteria.

Signature of Applicant By: [Signature] Indus Companies Date 4/2/15

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**1519 OLENTANGY RIVER ROAD**

Graphics Plan  
1519 Olentangy River Road

The purpose of this Graphics Plan is to relocate the free standing sign to the north end of the site. The sign and the location of the sign are attached as exhibits. Tenant panels are limited to those tenants which are located on parcels 420-291759 and 420-291760. Sign panels will have a white background and the lettering shall lie flat against the sign panel. No automatic changeable copy signage shall be permitted. The base of the sign pole shall be landscaped with shrubbery.



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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 3/17/15

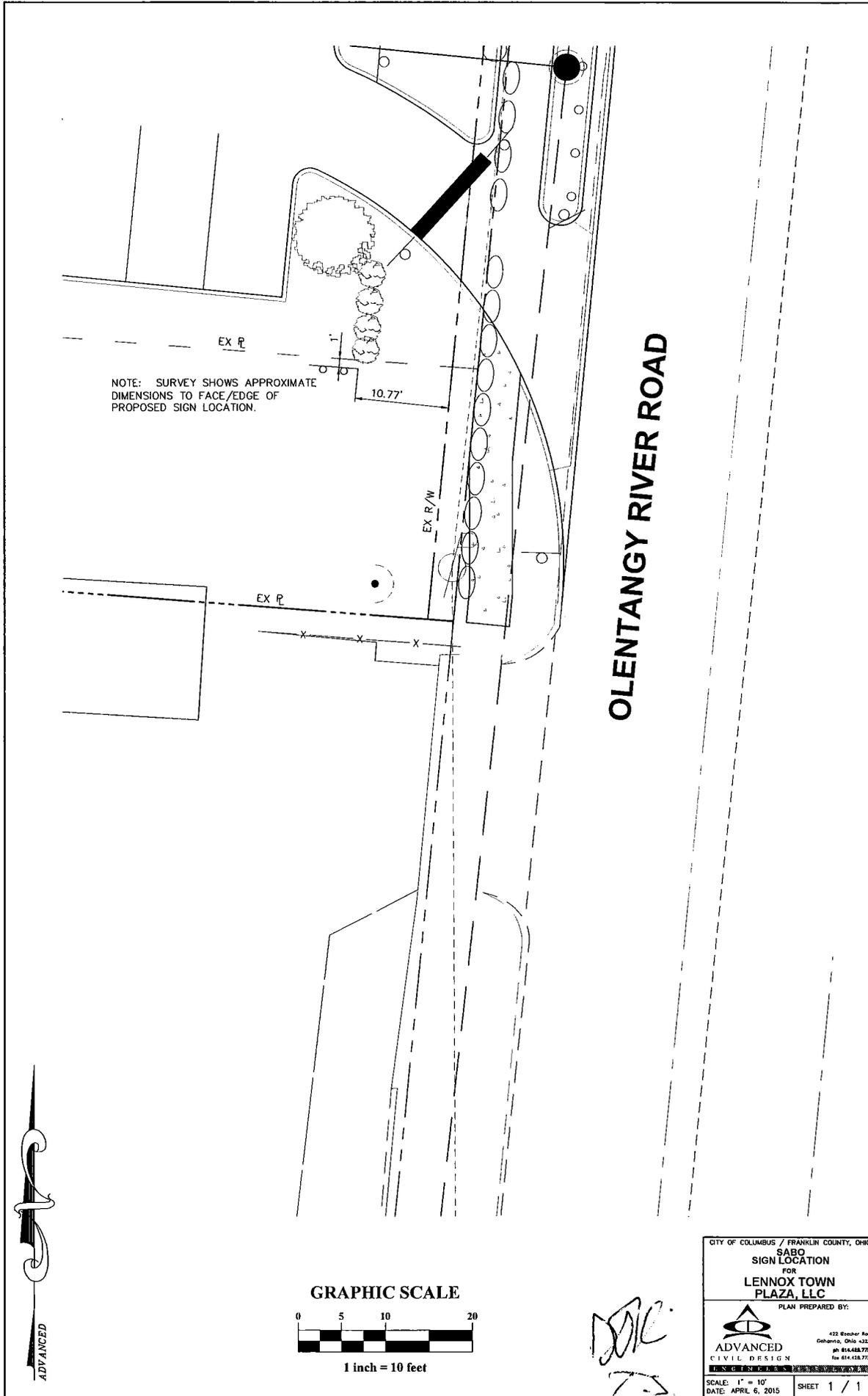


Disclaimer

Scale = 100



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.



NOTE: SURVEY SHOWS APPROXIMATE DIMENSIONS TO FACE/EDGE OF PROPOSED SIGN LOCATION.

EX P

10.77'

EX R/W

EX P

OLENTANGY RIVER ROAD

Z:\11-0004-390\dwg\EXHIBIT\0004-390 sabo sign location 2.dwg 11x17 - portrait Apr 06, 2015 - 1:18:02pm onickell



GRAPHIC SCALE



1 inch = 10 feet

*DATE*

CITY OF COLUMBUS / FRANKLIN COUNTY, OHIO	
SABO SIGN LOCATION FOR LENNOX TOWN PLAZA, LLC	
PLAN PREPARED BY:	
 <b>ADVANCED CIVIL DESIGN</b>	
<small>422 Wooster Road Columbus, Ohio 43230 ph 614.488.7750 fax 614.488.7755</small>	
SCALE: 1" = 10'	SHEET 1 / 1
DATE: APRIL 6, 2015	

1519 OLENTANGY RIVER ROAD

**ADVANCE SIGN GROUP**  
 "YOUR NATIONAL SIGN SOURCE"  
 519 WALCOTT COURT COLUMBUS, OHIO 43228  
 PH: 614-429-2111 FAX: 614-429-2109

INDUS -  
 LENNOX TOWN PLAZA  
 753 CHAMBERS ROAD  
 COLUMBUS, OH 43212

CONSULTANT:  
 A. WASSERSTROM  
 PROJECT MANAGER:  
 LESLIE WARTHMAN  
 DESIGNER:  
 DANIELLE ANGLIN  
 CHECKED:

THIS IS AN ORIGINAL DESIGN, CREATED FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ADVANCE SIGN GROUP. THIS PRINT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ADVANCE SIGN GROUP. ADVANCE SIGN GROUP IS NOT RESPONSIBLE FOR THE PRODUCTION OF THIS DESIGN.

NOTES:  
 (1) THIS SIGN IS INTENDED TO BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

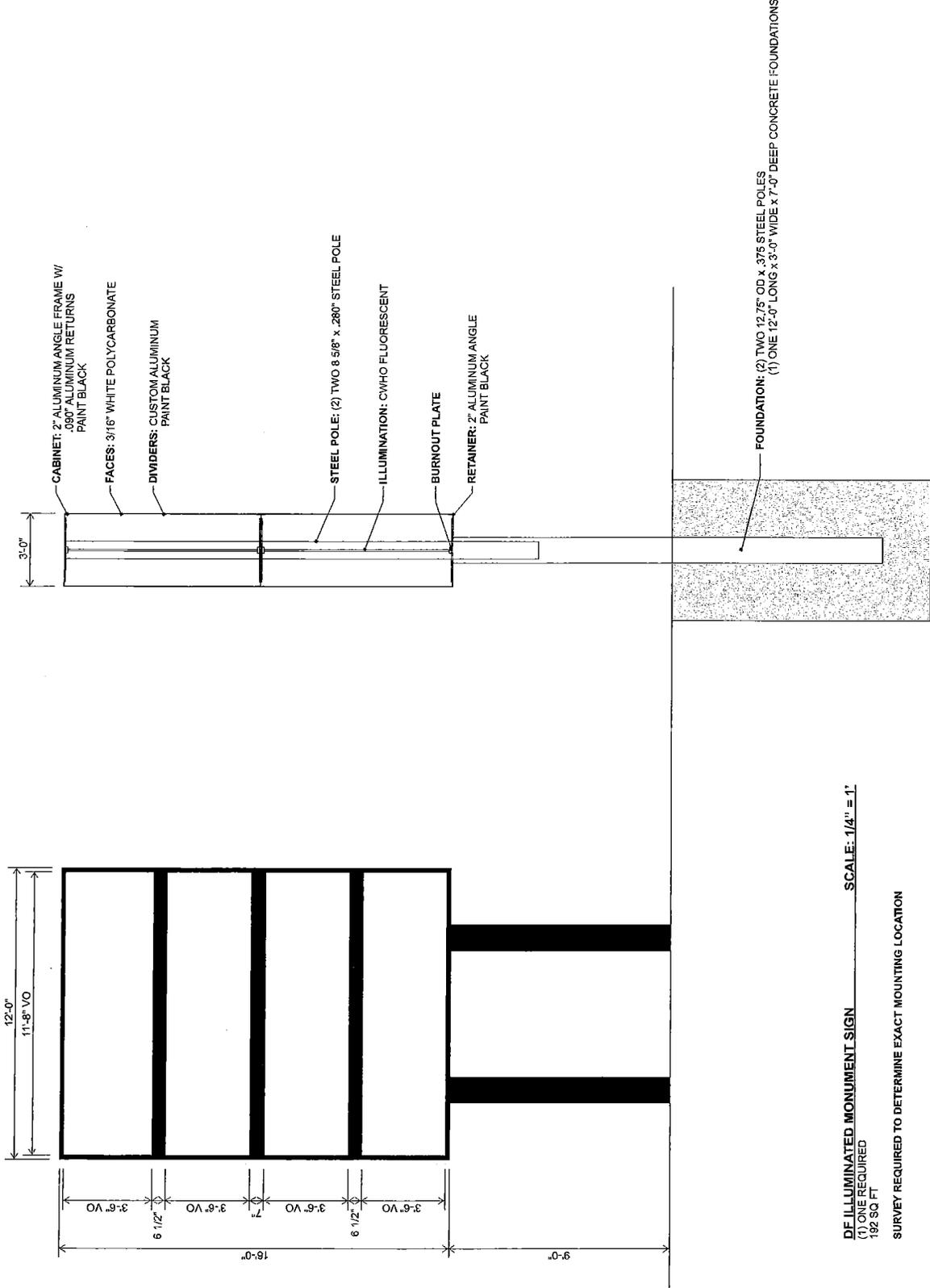
REVISIONS

1:	
2:	
3:	
4:	
5:	
6:	
7:	
8:	
9:	

(10) THIS DRAWING SUPERSEDES ALL OTHERS DRAWINGS PROVIDED BY OTHERS CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNMAN SHALL BE TAKEN ON THE DRAWING TO PROCEED WITH FABRICATION.

CLIENT APPROVED SIGNATURE: \_\_\_\_\_  
 DATE

DRAWING	02007
DATE:	6/6/14
REVISION #	1
	1.0



DE ILLUMINATED MONUMENT SIGN  
 (1) ONE REQUIRED  
 182 SQ. FT.  
 SCALE: 1/4" = 1'

SURVEY REQUIRED TO DETERMINE EXACT MOUNTING LOCATION

1519 OLENTANGY RIVER ROAD



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THE CITY OF COLUMBUS  
PLANNING & COMMUNITY 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.

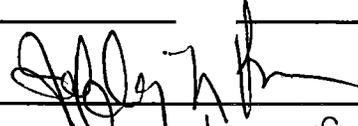
APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

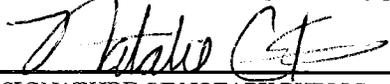
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

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
<u>Gray Gables Realty LLC</u>	<u>2555 Brice Road, Reynoldsburg, OH 43068-3401</u>
<u>Indus Companies</u>	<u>511 North Park Street, Columbus, OH 43215</u>

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 2nd day of April, in the year 2015

  
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

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