

# 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: GC15-022 Date Received: June 8, 2015  
Application Accepted by: Mr. Jamie Friese Fee: \_\_\_\_\_  
Commission/Civic: Northland Community Council  
Existing Zoning: C4  
Comments: 8/18/15

**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.

To amend a graphics plan to permit the installation of an off-premises directional sign for Bowling Palace per CC:3377.15 & CC: 3378.01

**LOCATION**

Certified Address: 5776 Cleveland Avenue City: Columbus, Ohio Zip: 43231

Parcel Number (only one required): 010-105120

**APPLICANT**

Applicant Name: Branham Sign Co Stanley W. Young, III Phone Number: (614) 564-9432 Ext.: n/a

Address: 127 Cypress Street City/State: Reynoldsburg, Ohio Zip: 43068

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

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

Name: Westerville Square Inc Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 2000 Henderson Rd, Ste: 500 City/State: Columbus, Ohio Zip: 43220

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**ATTORNEY / AGENT** (Check one):    Attorney    Agent

Name: Branham Sign Co., Stanley W. Young, III Phone Number: (614) 564-9432 Ext.: \_\_\_\_\_

Address: 127 Cypress Street City/State: Reynoldsburg, Ohio Zip: 43068

Email Address: trinitysigngroup@gmail.com Fax Number: (740)964-9558

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

APPLICANT SIGNATURE Stanley W. Young, III

PROPERTY OWNER SIGNATURE Stanley W. Young, III (Agent for Owner)

ATTORNEY / AGENT SIGNATURE Stanley W. Young, III

**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

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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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**GC15-022**  
**5776 Cleveland Ave.**

**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young, III, Branham Sign Co.  
of (1) MAILING ADDRESS 127 Cypress Street, Reynoldsburg, Ohio 43068

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 5776 Cleveland Avenue, Columbus, Ohio 43231

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) June 8, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) Westerville Square Inc.  
2000 Henderson Road, Ste: 500  
Columbus, Ohio 43220

APPLICANT'S NAME AND PHONE # (same as listed on front application) Stanley W. Young, III, Branham Sign Co.  
(614) 564-9432

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Northland Community Council c/o Emmanuel Remy  
P.O.Box 297836, Columbus, Ohio 43229  
(614) 453-5007

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 (Please see attached list)	(6b) PROPERTY OWNER MAILING ADDRESS

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

(8) SIGNATURE OF AFFIANT Stanley W. Young, III

Sworn to before me and signed in my presence this 8th day of June, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 11/09/16



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Fifth Third Bank of Cols  
MD 10ATA1 Corp FAC  
38 Fountain Sq. Plz  
Cincinnati, OH 45263

SH 709 LLC  
6467 Main St  
Williamsville, NY 14221

Harvest Investors OSB LLC  
2700 Dublin-Granville Rd Ste: 01  
Columbus, OH 43231

Fifth Third Bank of Cols  
MD 10ATA1 Corp FAC  
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SH 709 LLC  
6467 Main St  
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2700 Dublin-Granville Rd Ste: 01  
Columbus, OH 43231

City National Bank & Trust Co  
C/O Industry Consulting  
JP Morgan Chase  
P O Box 8562  
Wichita Falls, TX 76307

Primas Realty LLC  
5239 Rosalind Blvd  
Powell, OH 43065

Real Estate Investments Inc.  
C/O Union Savings Bank  
Escrow Dept  
8534 E. Kemper Rd FL 2  
Cincinnati, OH 45249

City National Bank & Trust Co  
C/O Industry Consulting  
JP Morgan Chase  
P O Box 8562  
Wichita Falls, TX 76307

Primas Realty LLC  
5239 Rosalind Blvd  
Powell, OH 43065

Real Estate Investments Inc  
C/O Union Savings Bank  
Escrow Dept  
8534 E. Kemper Rd FL 2  
Cincinnati, OH 45249

Shri Nathaji Subway Inc  
5701 Cleveland Ave  
Columbus, OH 43231

Westerville Square Inc  
2000 Henderson Rd Ste: 500  
Columbus, OH 43220

Fujiyama Columbus Partnership  
5755 Cleveland Ave  
Columbus, OH 43231

Shri Nathaji Subway Inc  
5701 Cleveland Ave  
Columbus, OH 43231

Westerville Square Inc  
2000 Henderson Rd Ste: 500  
Columbus, OH 43220

Fujiyama Columbus Partnership  
5755 Cleveland Ave  
Columbus, OH 43231

Fergus Co LLC  
8377 Green Meadows Dr N, Ste: A  
Lewis Center, OH 43035

LCL Palisades LLC  
5650 Knighthood Ln  
Columbus, OH 43231

Childrens Ctr for Dev. Enrichment  
C/O Oakstone Academy  
Finance Dept  
939 S. State St  
Westerville, OH 43081

Fergus Co LLC  
8377 Green Meadows Dr N, Ste: A  
Lewis Center, OH 43035

LCL Palisades LLC  
5650 Knighthood Ln  
Columbus, OH 43231

Childrens Ctr for Dev. Enrichment  
C/O Oakstone Academy  
Finance Dept  
939 S State St  
Westerville, OH 43081

Speedway LLC  
C/O Property Tax  
539 S Main St  
Findlay, OH 45840

Alcisico & Rebecca Carifa  
8154 Central College Rd  
New Albany, OH 43054

Forest Hills Co  
2481 E Dublin Granville Rd  
Columbus, OH 43229

Speedway LLC  
C/O Property Tax  
539 S. Main Street  
Findlay, OH 45840

Alcisio & Rebecca Carifa  
8154 Central College Rd  
New Albany, OH 43054

Forest Hills Co  
2481 E Dublin Granville Rd  
Columbus, OH 43229

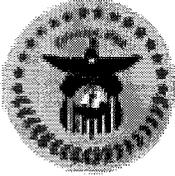
Thomas N. & Ellen L. Tripp TR  
C/O Wallace F. Ackley Co  
695 Kenwick Rd  
Columbus, OH 43209

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C/O Wallace F. Ackley CO  
695 Kenwick Rd  
Columbus, OH 43209

Northland Community Council  
C/O Emmanuel Remy  
P.O.Box 297836  
Columbus, OH 43229

Trinity Sign Group  
2379 Hardesty Dr N  
Columbus, OH 43204-5810

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Columbus, OH 43204-5810



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

GC15-022  
5776 Cleveland Ave.

One Stop Shop Zoning Report Date: Tue Jun 30 2015

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 5776 CLEVELAND AVE COLUMBUS, OH

Mailing Address: 2000 HENDERSON RD STE 500  
COLUMBUS OH 43220

Owner: WESTERVILLE SQUARE INC

Parcel Number: 010105120

### ZONING INFORMATION

Zoning: Z73-076, Commercial, C4  
effective 8/29/1973, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: 08320-00000-00002

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

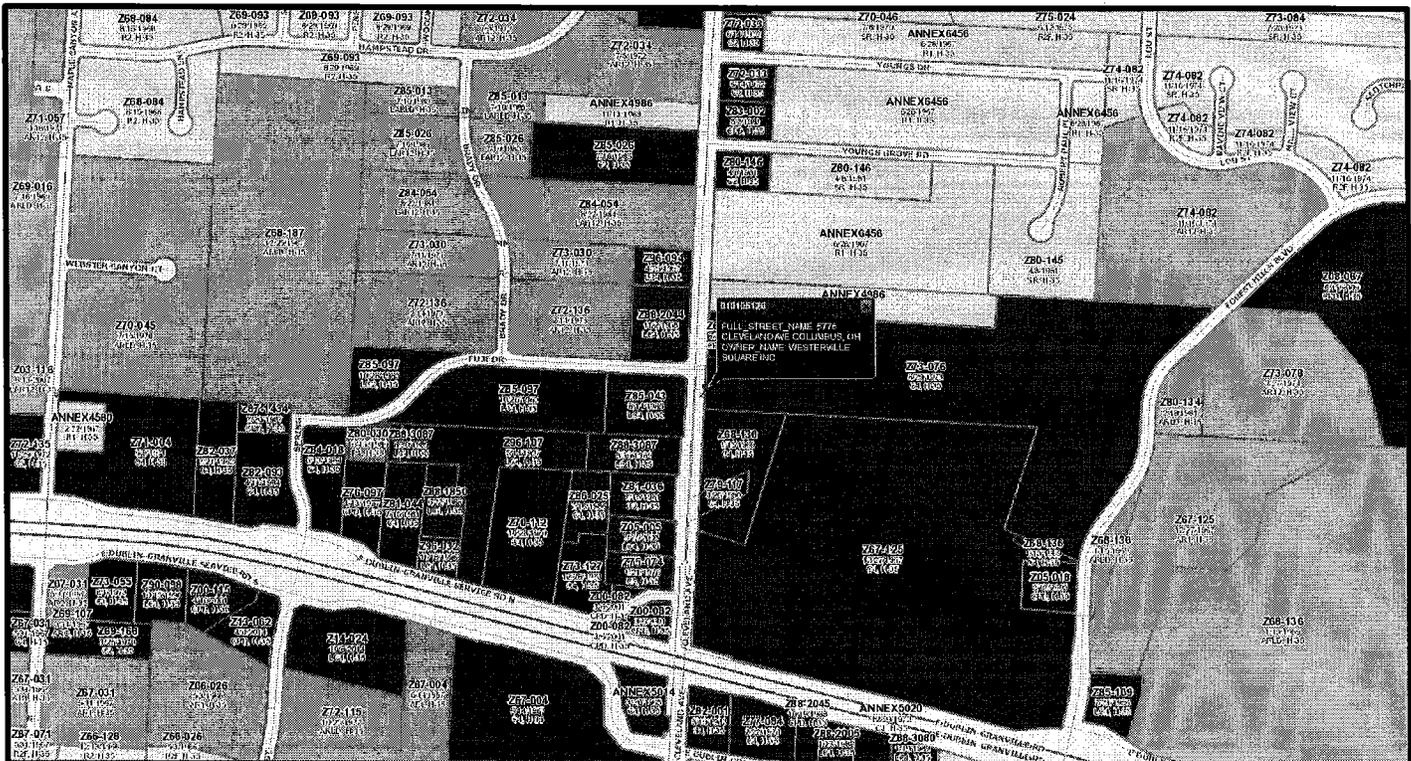
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Property Report

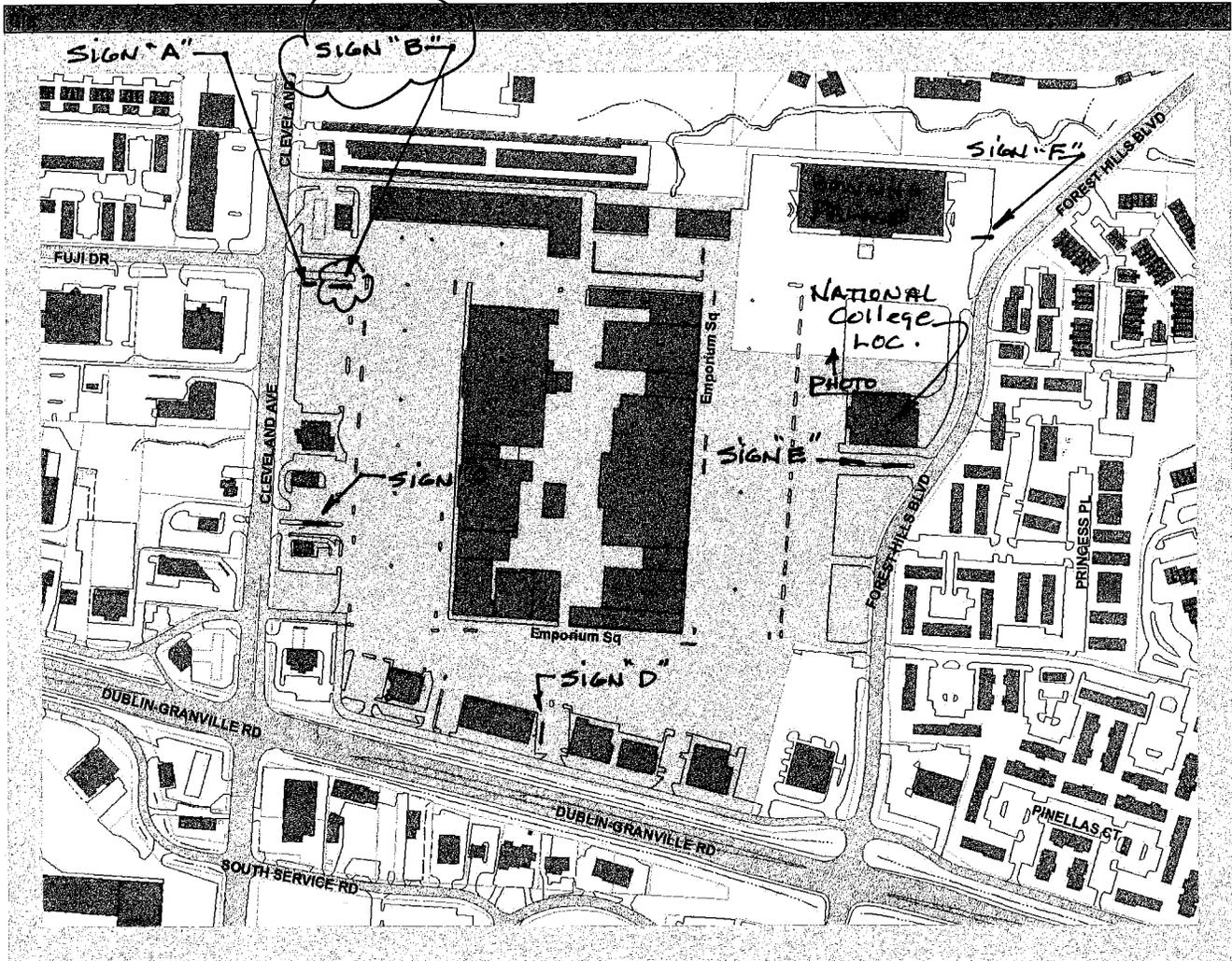
Generated on 02/12/15 at 01:11:56 PM

Parcel ID  
010-105120-00

Map Routing No  
010-0003A -011-00

Card No  
1

Location  
5727 EMPORIUM DR



This drawing 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 drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

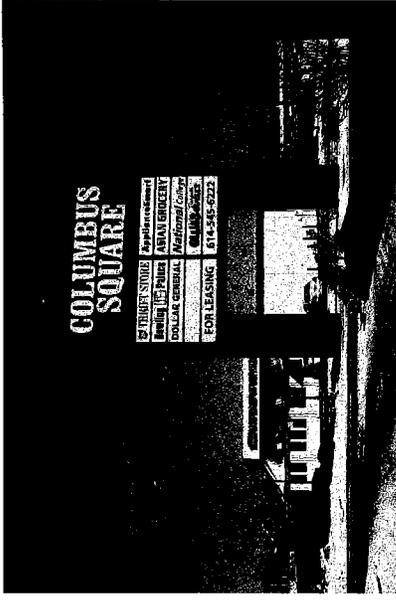
Sign "B" is where the sign will be placed over  
The Existing Columbus Square & National College.  
Bowling Palace is on another parcel. The  
Graphics plan that we are wanting to amend  
is attached & has the address of 5727 Emporium  
Drive.



SIGN "A"



SIGN "E"



SIGN "C"

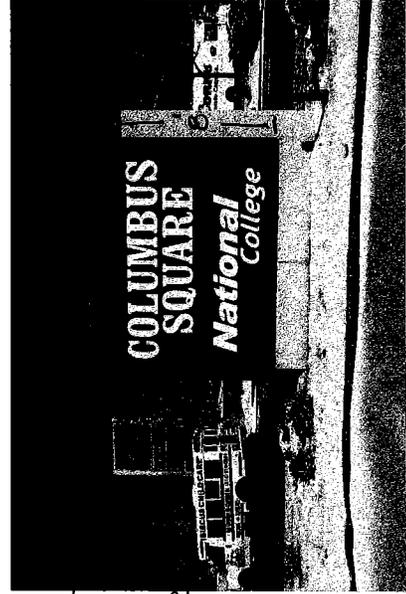


SIGN "F"



SIGN "D"

JEFF, SIGN "B" IS LOCATED @ CLEVELAND AVE. & THE ENTRY. THIS IS THE SIGN I SAID, COULD BE INCREASED IN SIZE TO ACCOMMODATE BOWLING PALACE. NATIONAL COLLEGE IS LOCATED @ THE EXTREME EAST OF THE PROPERTY. IT WOULD REQUIRE A VARIANCE "SPECIAL PERMIT" DUE TO BEING "OFF PREMIS" FOR BOWLING PALACE.



SIGN "B"

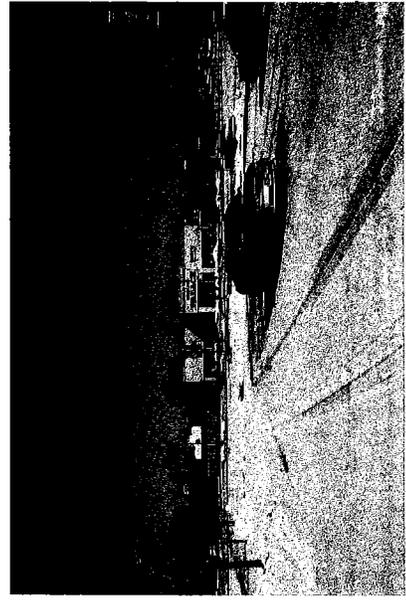


PHOTO 1

GC15-022  
5776 Cleveland Ave.

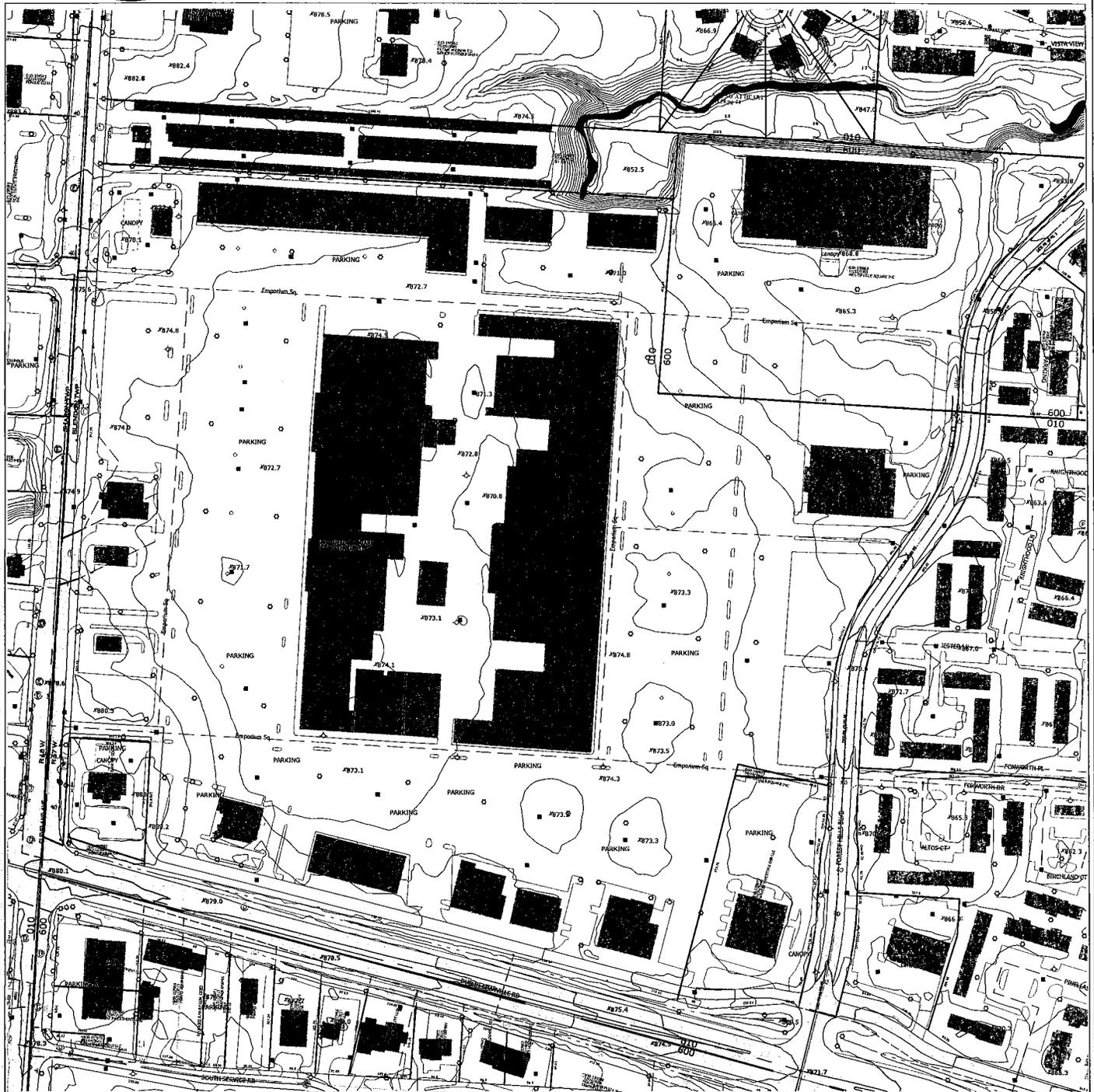




# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 5/7/15



Disclaimer

Scale = 300

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 not information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities for. Please notify the Franklin County GIS Division of any discrepancies.

**GC15-022**  
**5776 Cleveland Ave.**

Real Estate / GIS Department



# 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: 010105120

Project Name: TENANT MONUMENT SIGN

House Number: 5776

Street Name: CLEVELAND AVE

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

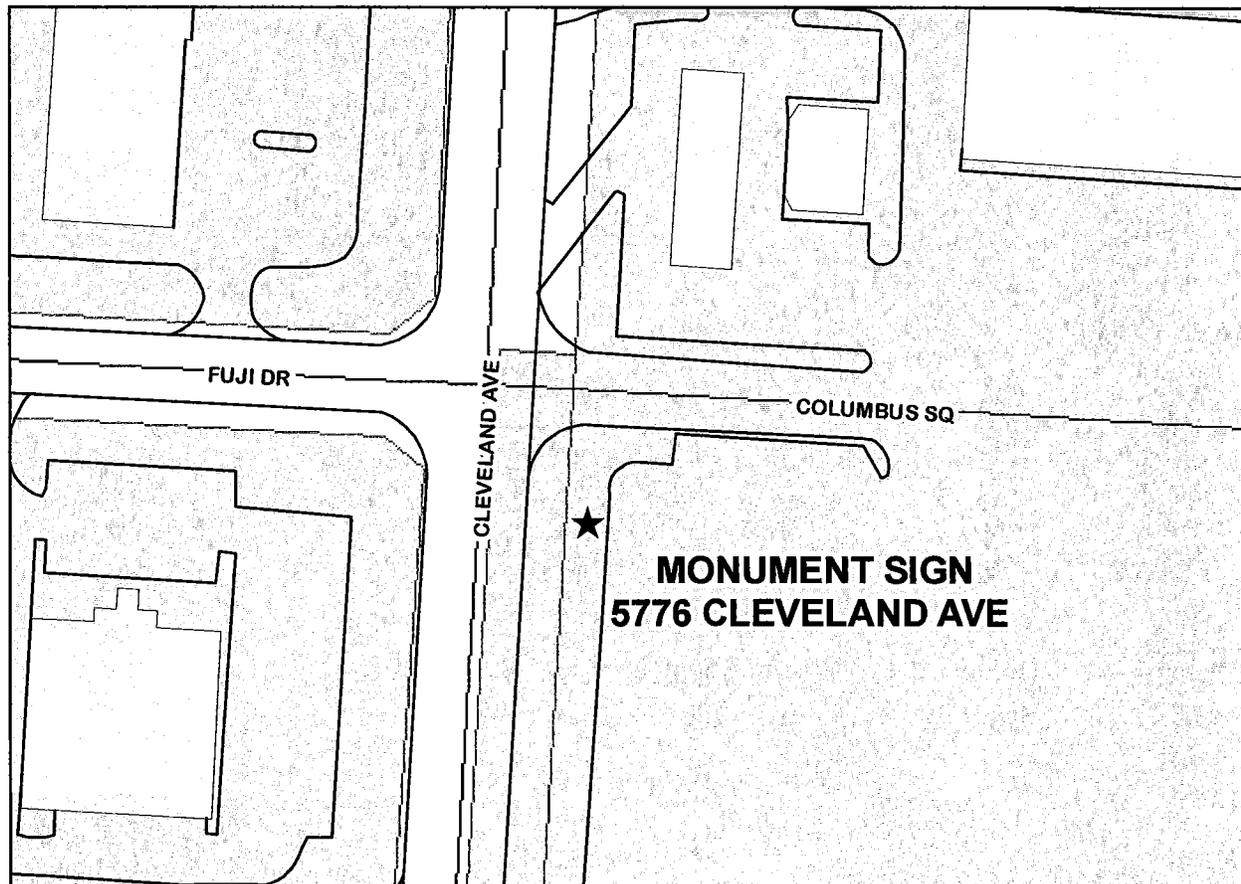
Complex: COLUMBUS SQUARE SHOPPING CENTER

Owner: HADLER COMPANY

Requested By: SIGNCOM INC (BRUCE SOMMERFELT)

Issued By: *Alfred Combs*

Date: 9/10/2009



SCALE: 1 inch = 100 feet



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

GIS FILE NUMBER: 1289355

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**RESULTS****GRAPHICS COMMISSION  
CITY OF COLUMBUS, OHIO  
DECEMBER 15, 2009**

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1. **Application No.:** 09320-00286  
**Location:** 5727 EMPORIUM DRIVE (43231), located at the southeast corner of Emporium Dr. & Cleveland Ave.  
**Area Comm./Civic:** Northland Community Council  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Graphics Plan & Special Permit(s) to Section(s):  
3377.15, Ground signs requiring graphics plan approval.  
To allow the installation of a third ground sign on the same street frontage with at least 600 ft. of continuous lineal feet along the same street frontage.  
3378.01, General provisions.  
To allow the installation of an off-premises tenant panel on a ground sign.  
3377.11, Tenant panels and changeable copy.  
To permit the installation of a four tenant panel sign with one panel being 50% of the total graphic area serving a commercial use with five (5) or more tenants and not using at least 50% of the sign area to identify the entire use.  
3377.13, Large lot frontage provisions.  
To allow the installation of a third ground sign within 300 ft. of an existing ground sign on the same street frontage.  
**Proposal:** A shopping center.  
**Applicant(s):** Bruce Sommerfelt; c/o Signcom, Inc.  
527 W. Rich St.  
Columbus, Ohio 43215  
**Property Owner(s):** Mark Murphy; c/o Westerville Square, Ind.  
2000 W. Henderson Rd.  
Columbus, Ohio 43220  
**Attorney/Agent:**  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov#http://DJReiss@Columbus.gov#

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**RESULTS: APPROVAL VOTE: 5-0****CONDITIONS:**

1. Any tenant panel currently displayed on the primary identification sign for the shopping center will be removed if the use is to be identified on the new sign, proposed.
2. The sign approved by the Graphics Commission for display shall maintain a design submitted for the Commission's consideration at the hearing, identified as (#6) 12/10/2009 in the 'revision' section of the elevation drawing. The top 50% will identify the shopping center; the next 30% will identify an on-site user (now, 'National College') and the bottom 20% may identify an off-premises user who uses the nearest driveway to the sign as an access point to the business ('Bowling Palace') at this time.

**SUBJECT TO COMPLIANCE WITH ALL CITY CODES.**

This ruling pertains to the above referenced section of the Zoning Code. It does not modify any other obligation you may have under other City or State codes.

**GC15-022**  
**5776 Cleveland Ave.**

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# 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 # \_\_\_\_\_

**GC15-022**  
**5776 Cleveland Ave.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young, III, Branham Sign Co.  
of (COMPLETE ADDRESS) 127 Cypress Street, Reynoldsburg, Ohio 43068

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>Westerville Square Inc.</u>	<u>2000 Henderson Rd. Ste: 500, Columbus, Ohio 43220</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

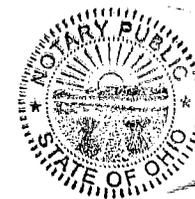
SIGNATURE OF AFFIANT Stanley W. Young, III

Sworn to before me and signed in my presence this 8<sup>th</sup> day of June, in the year 2015

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

11/07/16  
My Commission Expires

Notary Seal Here



SOK KHOEUN THY  
Notary Public, State of Ohio  
My Comm. Expires 11-09-2016

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