



CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jul 2 2015
General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2995 GENDER RD COLUMBUS, OH
Mailing Address: PO BOX 25025
GLENDALE, CA 91221-5025

Owner: STORAGE EQUITIES INC/PS PA
Parcel Number: 530196740

ZONING INFORMATION

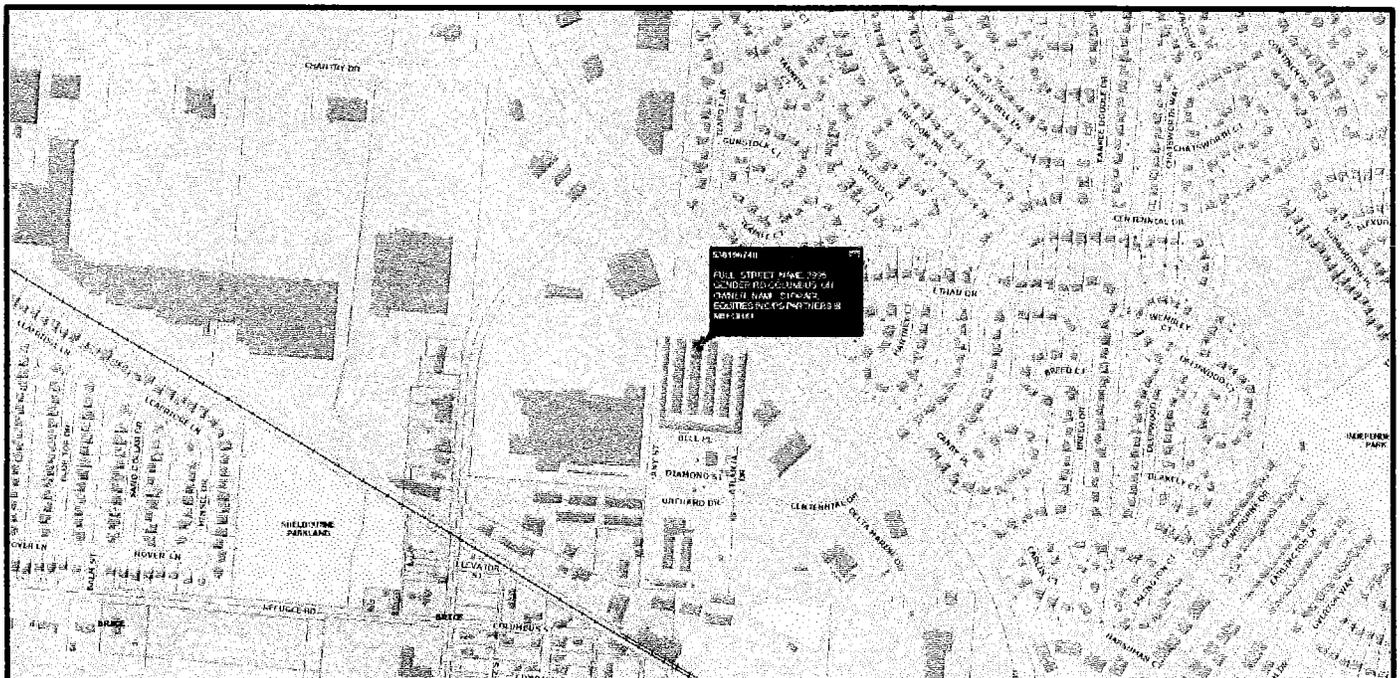
Zoning: Z75-043, Manufacturing, M2
effective 7/2/1975, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Far East Area Commission
Planning Overlay: N/A

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





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: GC15-024
Date Received: 6 JULY 2015
Commission/Civic: _____
Existing Zoning: _____ Application Accepted by: [Signature] Fee: \$1900-
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.

Describe Lowe's proposes to install a new pylon sign located on the Gender road access drive in an effort to gain greater visibility on Gender Road where a greater traffic pattern exists to combat blighted retail conditions in the immediate area. Reference code section 3378.

LOCATION

1. Certified Address Number and Street Name 2995 Gender Road
City Columbus State Ohio Zip 43232
Parcel Number (only one required) 530196740

APPLICANT

2. Name Lowe's Home Centers, LLC (James Welch)
3. Address 1605 Curtis Bridge Road City/State Wilkesboro, NC Zip 28697
4. Phone # 336-658-2378 Fax # 336-658-3257 Email james.d.welch@lowes.com

PROPERTY OWNER(S)

2. Name Storage Equities, Inc. / PS Partners III Mid-Ohio (Sharon Linder VP & Senior Real Estate Counsel)
3. Address 701 Western Avenue City/State Glendale, CA Zip 91201
4. Phone # 818-244-8080 x1303 Fax # 818-543-7341 Email slinder@publicstorage.com

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

ATTORNEY AGENT (CIRCLE ONE)

8. Name Lowe's Home Centers, LLC (James Welch)
9. Address 1605 Curtis Bridge Road City/State Wilkesboro, NC Zip 28697
10. Phone # 336-658-2378 Fax # 336-658-3257 Email james.d.welch@lowes.com

SIGNATURES

11. Applicant Signature [Signature]
12. Property Owner Signature [Signature]
13. Attorney / Agent Signature Stanley W. Young III (Agent for Owner)



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

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AFFIDAVIT

(See next page for instructions)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Lowe's Home Centers, LLC (James Welch)
of (1) MAILING ADDRESS 1605 Curtis Bridge Road, Wilkesboro, NC 28697
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 2995 Gender Road, Columbus, OH 43232
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) Storage Equities, Inc / PS Partners III Mid-Ohio
P.O.Box 25025
Glendale, CA 91221-5025

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

Lowe's Home Centers, LLC (James Welch)
336-658-2378

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

(5) Far East Area Commission
Contact: LARRY MARSHALL
2500 PARK CRESSENT BLVD, STE "B"
COLUMBUS, OH 43232
l.marshall@fareastac.org

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

see separate page

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of June, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Handwritten signatures and dates: Lisa H. Sale, 02-17-20

LISA H. SALE
Notary Public, North Carolina
Wilkes County
My Commission Expires
February 17, 2020



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STATEMENT OF HARDSHIP

APPLICATION # _____

3382.05 Variance.

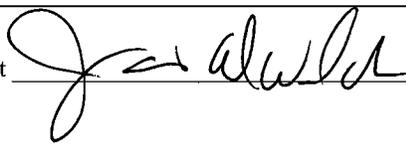
Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

- 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:

 Lowe's Home Centers, LLC requests an additional pylon sign to counter the blighted retail environment surrounding our facility located at 2888 Brice Road, Columbus, OH 43232. The proposed sign would be placed in a dedicated sign easement facing Gender Road at our current access drive near Public Storage.

 Lowe's is an official Partner with FEMA as a supplier for supplies in the event of a natural disaster. With this responsibility, FEMA has contact information of Lowe's managers to be able to access Lowe's buildings in the event of an emergency situation. Lowe's has the necessary supplies on site that FEMA may need to access 24 hours a day; such as flashlights, batteries, chainsaws, rope, chain, plywood, bottled water, heating supplies, etc. Many FEMA emergency responders/ personnel and contracted emergency workers come from various areas and need to be able to locate the store without difficulty. Consequently, Lowe's should have a sign along the roadways to aid FEMA responders in such emergencies as every minute is crucial. Lowe's partnership with FEMA differentiates Lowe's from other retailers in the city.

Signature of Applicant  Date 6.3.15

PS-10

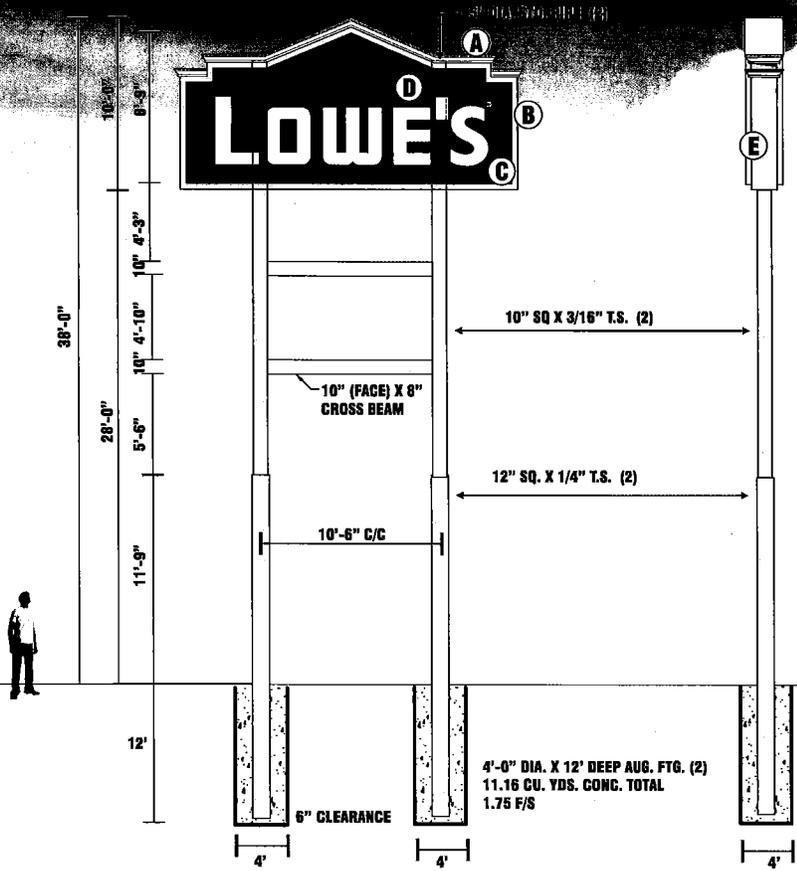
HILTONDISPLAYS

GREAT SIGNS FOR GREAT COMPANIES

www.hiltondisplays.com

125 Hillside Dr. (864) 233-0401
Greenville, SC (800) 353-9132
29607 Fax: (864) 242-2204

JOB NAME: LOWE'S
LOCATION: COLUMBUS OH
DATE: 7-2-12
REV. DATE: 0-0-0
SCALE: 1/8" = 1'
PROJECT MANAGER: ERIC SPEARS
DESIGNER: MARK RICHARDSON
/2012/LOWE'S/COLUMBUS OH/12-17122/COLUMBUS OH_Pyl

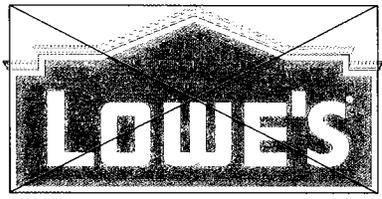


*PRIMED STEEL TO GET FINAL COAT OF PAINT ON SITE

LOWE'S COLOR SPECS
 RED-SW LOWE'S RED (PMS200)
 BLUE-SW LOWE'S BLUE (2114/PMS280)
 BEIGE-SW LOWE'S LT. BEIGE (PMS7529)

- A** CROWN MOLDING (WHITE)
- B** 18" DEEP SURROUND WITH 4" FACE (LOWE'S LT. BEIGE)
- C** 4" RETAINER (RED ON FACE/LT. BEIGE ON SIDE)
- D** FLEXFACE (WHITE COPY, LOWE'S BLUE B/G)
- E** 26" DEEP CABINET
INTERNAL ILLUMINATION WITH HOLOPHANE LAMPS(4)

277 VOLT/1-20 AMP CIRCUIT REQUIRED



197 SQUARE FEET

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

