



MASTER
2013

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: GC 15-026
Date Received: 6 JULY 2015
Commission/Civic: Far North Columbus Communities Coalition
Existing Zoning: _____ Application Accepted by: JF Fee: \$1950
Comments: 9/15/15

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.

Describe Replacement of existing multi-tenant monument sign that varies from code sections 3377.11 (C) & 3377.11 (A)

LOCATION

1. Certified Address Number and Street Name 8351 N. High ST
City COLUMBUS State OH Zip 43235
Parcel Number (only one required) 610213496

APPLICANT

2. Name Sigacom Inc
3. Address 527 W. Rich ST City/State COLUMBUS Zip 43215
4. Phone # 614 228 9999 Fax # 228 4326 Email buss@sigacominc.com

PROPERTY OWNER(S)

2. Name Orchard Knoll Operating Assoc. c/o Colliers International
3. Address 8800 Lyra Dr., Ste. 650 City/State COLUMBUS, OH Zip 43240
4. Phone # 614-410-5163 Fax # 614-436-9700 Email Catherine.frederick@colliers.com

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Sigacom Inc
9. Address 527 W. Rich ST City/State COLUMBUS Zip 43215
10. Phone # 614 228 9999 Fax # _____ Email _____

SIGNATURES

11. Applicant Signature [Signature]
12. Property Owner Signature Cathy Frederick, as Agent for owner, Orchard Knoll Operating Assoc.
13. Attorney / Agent Signature [Signature]

Graphics Commission Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

GC15-026
8351 N. High St.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Bruce Sommerfelt c/o Syncom Inc
of (1) MAILING ADDRESS 527 W. Rich St 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 8351 N. High St

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) Orchard Knoll operating Assoc
8800 Lyra Dr STE 650
Columbus, Oh 43240
attn: Catherine Fedelick

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

Syncom Inc
614 228 9999

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

(5) _____

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 30th day of June in the year 2015

[Signature]
(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 10-27-2015
Notary Seal Here
BRET R. GILMORE
NOTARY PUBLIC
STATE OF OHIO



SIGNCOM, INC.
ATTN: BRUCE SOMMERFELT
527 WEST RICH STREET
COLUMBUS, OH 43215

COLLIERS INTERNATIONAL
ATTN: CATHY FREDERICK
8800 LYRA DRIVE, STE 650
COLUMBUS, OH 43240

UNITED DAIRY FARMERS INC.
3955 MONTGOMERY ROAD
CINCINNATI, OH 45212

THOMAS 22 LIMITED
5131 POST ROAD, STE 203
DUBLIN, OH 43017

VIOLET V BRATTON
8384 ORCHARD KNOLL LANE
COLUMBUS, OH 43235

JIMMY ANDERSON
8386 ORCHARD KNOLL LANE
COLUMBUS, OH 43235

LYNDA STRAUSS
8388 ORCHARD KNOLL LANE
COLUMBUS, OH 43235

SHERRY GRIFFITH
8390 ORCHARD KNOLL LANE
COLUMBUS, OH 43235

MARILYN ANN ROSE
8374 ORCHARD KNOLL LANE
COLUMBUS, OH 43235

JACK POCOCK
8376 ORCHARD KNOLL LANE
COLUMBUS, OH 43235

WAYNE LOWRY
8378 ORCHARD KNOLL LANE
COLUMBUS, OH 43235

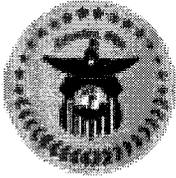
MARLENE ZEMET
8380 ORCHARD KNOLL LANE
COLUMBUS, OH 43235

TIM DONUT U S LTD INC.
4150 TULLER ROAD, STE 236
DUBLIN, OH 43017

BRG LIBERTY CROSSING LLC
C/O BRG REALTY GROUP LLC
7265 KENWOOD RD, STE 111
CINCINNATI, OH 45236

GC15-026
8351 N. High St.





CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

GC15-026
8351 N. High St.

One Stop Shop Zoning Report Date: Mon Jul 27 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 8351 N HIGH ST COLUMBUS, OH
Mailing Address: 330 GARFIELD ST
SANTA FE NM 87502

Owner: ORCHARD KNOLL OPERATING ASSOC
Parcel Number: 610213496

ZONING INFORMATION

Zoning: Z80-112, Commercial, CPD
effective 12/24/1980, Height District H-35

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

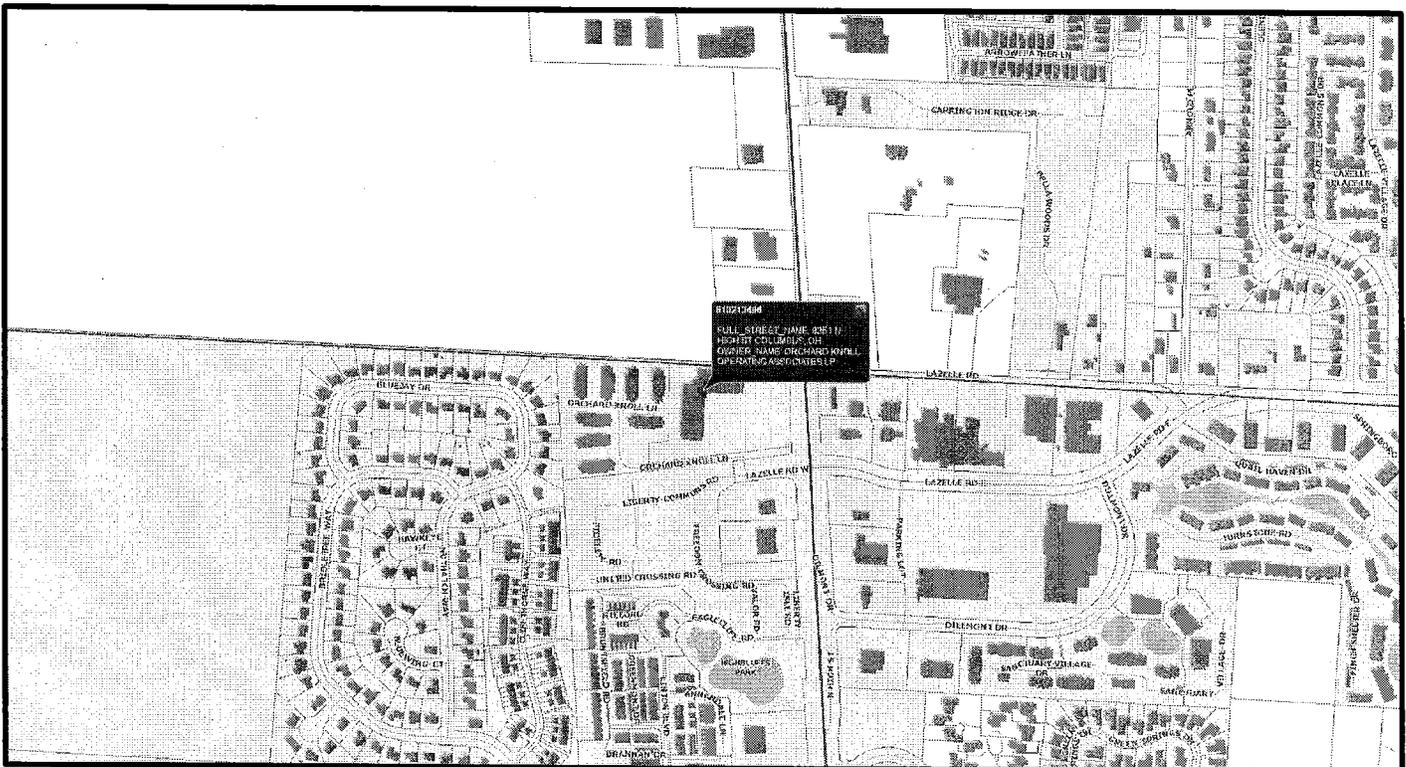
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

GC15-026
8351 N. High St.

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:

- 1.) Due to increased building setback and irregular design, there is little potential to display building signage so we are requesting increased allowance on monument sign.
- 2.) Others in the immediate vicinity have been afforded the increased tenant variance.
- 3.) With graphic visibility, tenants can expect increased service/business.
- 4.) Granting this variance will aid vehicular wayfinding and identification and will not be injurious to neighboring properties.
- 5.) The previous monument removed due to ROW increase exhibited more tenants & less identification area. Now looking for similar replacement.

Signature of Applicant _____

Cashy Frederick
as agent for Owner

Date _____

6/26/15

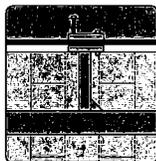
NEW D.F. MONUMENT SIGN - INTERNAL ILLUMINATION 117 SQ.FT.
 OVERALL ALUMINUM CLAD CONSTRUCTION, ASSEMBLED OVER WELDED ALUMINUM FRAMEWORK. "ORCHARD KNOLL" ROUTED .090 ALUMINUM PANEL, WITH TRANSLUCENT POLYCARBONATE BACK UP. INDIVIDUAL TENANT PANELS - 3/16" THICK TRANSLUCENT POLYCARBONATE.

ACCESS THRU EVENLY SPACED COUNTERSUNK SCREWS ALONG DIVIDER BARS.

CABINET SECURED TO (2) 4"x4"x0.25" STEEL PIPES WITHIN BRICK COLUMNS. MOUNTING PLATES EXTEND OUT FROM COLUMNS TO MEET MATCHING PLATES INSIDE CABINET. (See Diagram)

STEEL PIPE SUPPORTS SET IN CONCRETE CAISSONS - 36" DIA. x 5' DEEP.

ABOVE GROUND MASONRY AND UNDERGROUND SUPPORT CONCRETE FOOTERS BY OTHERS.



Cabinet Secured to Match Plates Protruding from Brick Columns

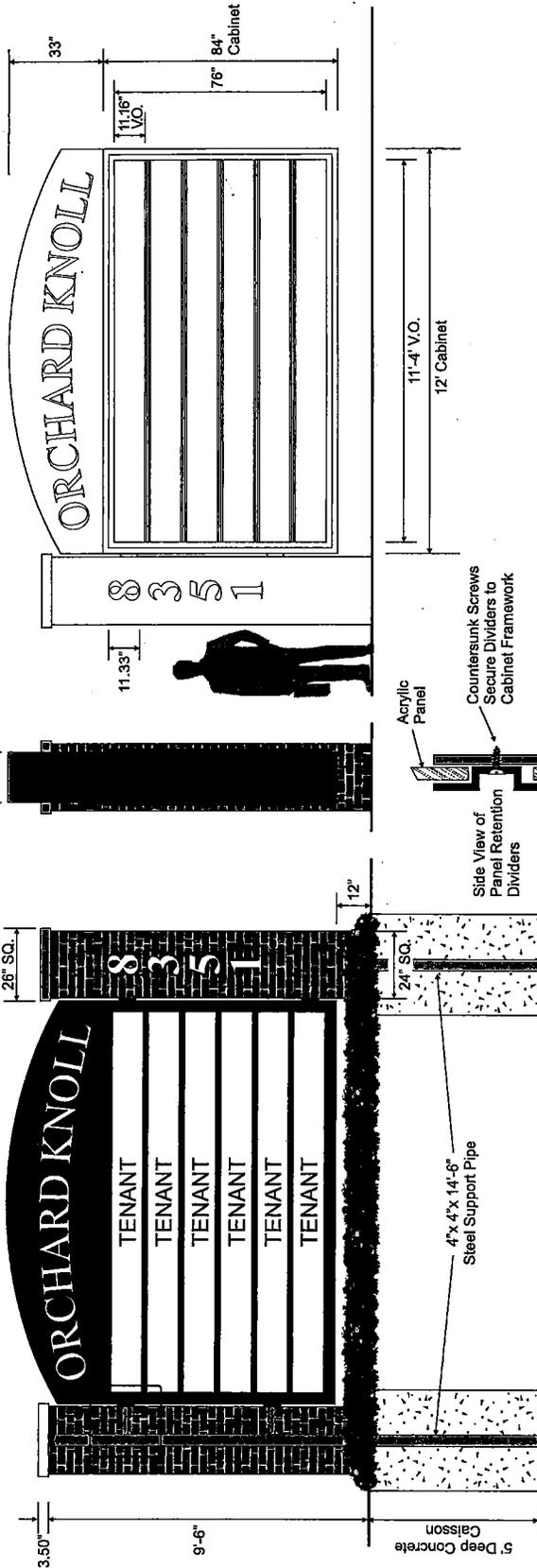
BRICK COLUMNS TO MATCH BUILDING BRICK AS CLOSELY AS POSSIBLE. COLUMNS TOPPED WITH LIMESTONE SLABS.

CABINET INTERNALLY ILLUMINATED WITH H.O. FLUORESCENT LIGHTING. ALL ELECTRICAL COMPONENTS AND POWER UNITS HOUSED INSIDE SIGN CABINET.

ELECTRICAL POWER BROUGHT TO SITE BY OTHERS.

ADDRESS NUMBERS - 1/4" SAW PLATE ALUMINUM WITH CONCEALED STUDS. MOUNT TO STREETSIDE COLUMN WITH SILICONE ADHESIVE INTO PRE-DRILLED BORES.

COLORS:
 CABINET - DURADONIC, PMS #3630-69
 "ADDRESS" - WHITE, PMS #7725-10



SCALE 1/4" = 1'

SCALE 1:2

GC15-026

8351 N. High St.
 ATORON, OHIO 43215

TEL: 614-228-9999

REVISION REF. 07498-C

PROJECT NAME ORCHARD KNOLL

PRODUCTION ART REQUIRED Colors on Printed Documents May Vary

CLIENT APPROVAL

DATE



DATE 5-8-15
 SCALE Noted
 PROJECT# 15288

SALES RMS
 DESIGN KDIRAF
 SIZE 14

REVISION

STATE

CITY

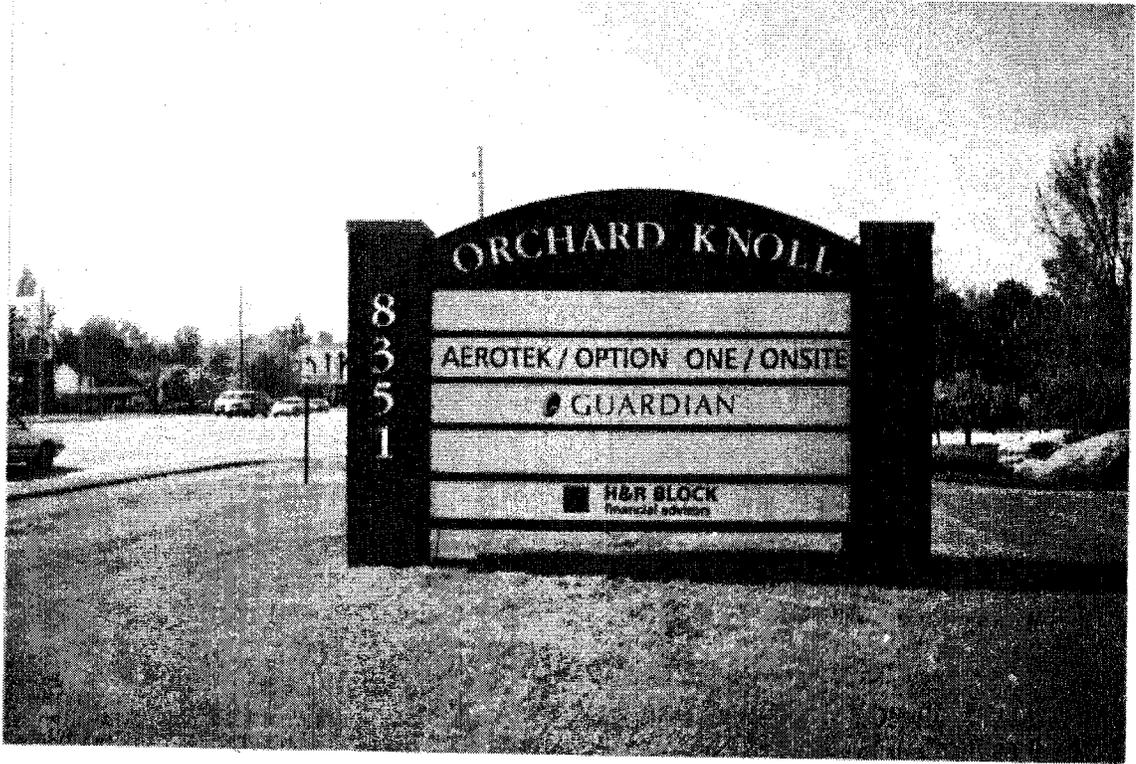
LOCATION 8351 N HIGH

WEST RICH STREET

527

COLUMBUS, OHIO 43215

FAX: 614-228-4326



GC15-026
8351 N. High St.

