



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: GC15-027  
Date Received: 10 JULY 2015  
Commission/Civic: Far Northwest Coalition  
Existing Zoning: \_\_\_\_\_ Application Accepted by: JF Fee: \$1900  
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 permit additional sign on the Billingsley Road frontage for the automobile dealerships tire and auto center

### LOCATION

1. Certified Address Number and Street Name 7250 Sawmill Road  
City Columbus State Ohio Zip 43235  
Parcel Number (only one required) 590-138156

### APPLICANT

2. Name Germain Real Estate Company LLC  
3. Address 4250 Morse Crossing City/State Columbus, Ohio Zip 43219  
4. Phone # 614-383-4601 Fax # \_\_\_\_\_ Email germainford.com

### PROPERTY OWNER(S)

2. Name Same as applicant  
3. Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
4. Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

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

### ATTORNEY / AGENT (CIRCLE ONE)

8. Name Jeffrey L. Brown - Smith & Hale LLC  
9. Address 37 West Broad Street, Suite 460 City/State Columbus, Ohio Zip 43215  
10. Phone # 221-4255 Fax # 221-4409 Email jlbrown@smithandhale.com

### SIGNATURES

By: Germain Real Estate Company LLC  
11. Applicant Signature [Signature]  
12. Property Owner Signature Germain Real Estate Company LLC By: [Signature]  
13. Attorney / Agent Signature [Signature]



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

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## AFFIDAVIT

**GC15-027**  
**7250 Sawmill Rd.**

(See next page for instructions)

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

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, Ohio 43215  
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 7250 Sawmill Road  
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) Germain Real Estate Company LLC  
4250 Morse Crossing  
Columbus, OH 43235

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

Germain Real Estate Company LLC  
614-383-4601

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

(5) Far Northwest Coalition  
John Murley  
3607 Waterbury Lane  
Powell, OH 43235

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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 10/2 day of July, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) \_\_\_\_\_  
(8) Natalie C Timmons  
7/4/15



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

**APPLICANT/PROPERTY OWNER**

Germain Real Estate Company LLC  
4250 Morse Crossing  
Columbus, OH 43219

**ATTORNEY**

Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

**AREA COMMISSION**

Far Northwest Coalition  
John Murley  
3600 Waterbury Lane  
Powell, OH 43235

**SURROUNDING PROPERTY OWNERS**

Chowdhury Enterprises LLC  
7211 Sawmill Road  
Dublin, OH 43016

Chaman & Neelam Gupta  
3162 Ardmore Court  
Powell, OH 43065

F W Englefield IV  
Benjamin B Englefield  
447 James Parkway  
Newark, OH 43056

Newmarket Acquisition Ltd.  
250 Civic Center Drive, #500  
Columbus, OH 43215

Campbell Real Estate Ltd.  
611 Erie Street South  
Massillon, OH 44646

Loyal M Peterman Jr.  
2700 Sawbury Blvd.  
Columbus, OH 43235

Taco Bell of America Inc.  
17901 Von Karmen Avenue  
Irvine, CA 92614

germain-sawmill.lbl (nct)  
7/6/15 S:Docs/s&hlabels/2015

**GC15-027**  
**7250 Sawmill Rd.**



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

**GC15-027**  
**7250 Sawmill Rd.**

**One Stop Shop Zoning Report** Date: Tue Jun 16 2015

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 7270 SAWMILL RD COLUMBUS, OH

**Mailing Address:** 7250 SAWMILL RD  
COLUMBUS OH 43235

**Owner:** GERMAIN REAL ESTATE COMP/

**Parcel Number:** 590138156

### ZONING INFORMATION

**Zoning:** Z74-048, Commercial, C4  
effective 8/7/1974, Height District H-35

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

**Commercial Overlay:** SAWMILL ROAD RCO

**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

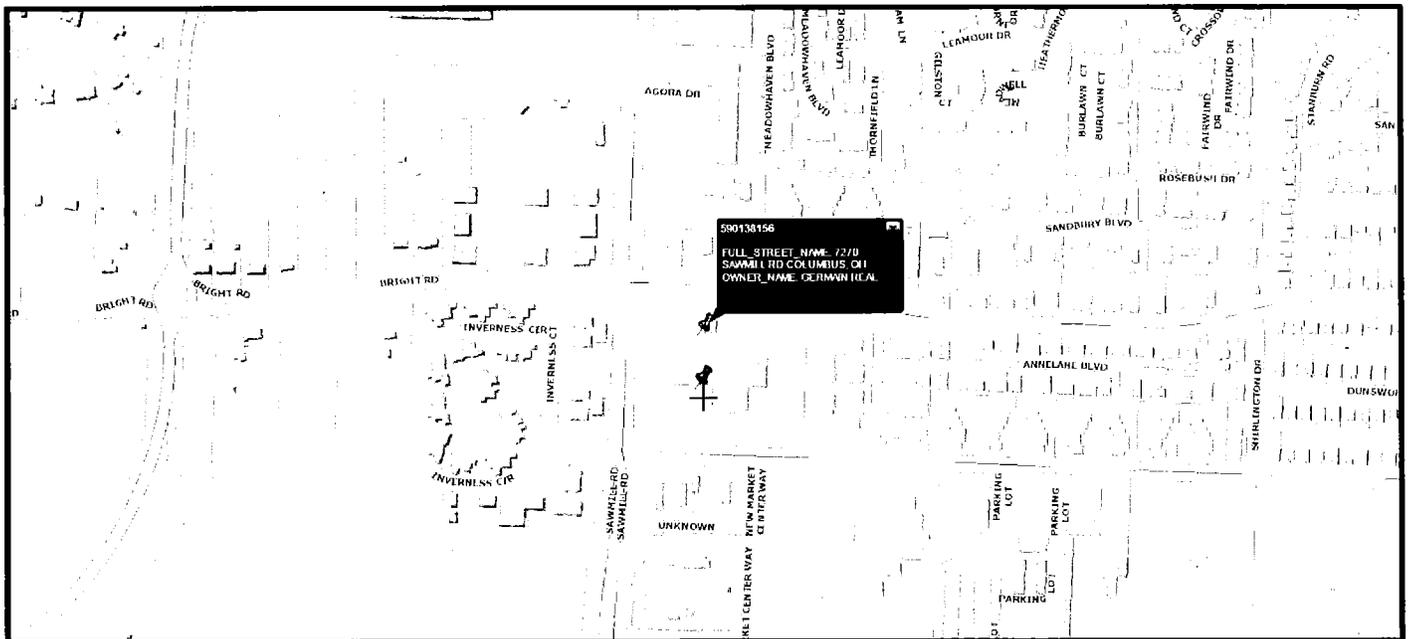
### PENDING ZONING ACTION

**Zoning:** N/A

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

**Council Variance:** N/A

**Graphic Commission:** N/A

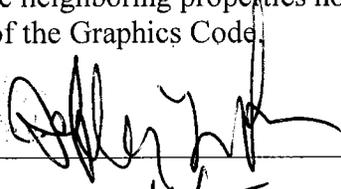


Statement of Hardship

The site is developed with an automobile dealership. The servicing of automobiles is a key element for the success of the dealership. By providing a second sign along Billingsley Road the applicant can inform the public what services are available on the site other than buying new automobiles. The proposed sign is consistent with the existing sign looks on the development.

The automobile business has changed over the years and providing automobile servicing and maintenance has become more important to the overall success of the business. This auto servicing business is a separate franchise. The automobile dealer could put this business in a free standing building or incorporate it within the dealership operation. This auto servicing operation is open to the public and is available to all types of car owners. The business handles more than just the cars that the dealership sells. If this use was in a free-standing building, then it would be entitled to its own ground sign. Different uses are combined in one building on this site, limiting the visibility of this tenant. The setback is consistent the other sign along Billingsley Road. The granting of this variance would not be injurious to the neighboring properties nor would it be contrary to public interest or the intent and purpose of the Graphics Code.

Signature of Applicant: \_\_\_\_\_

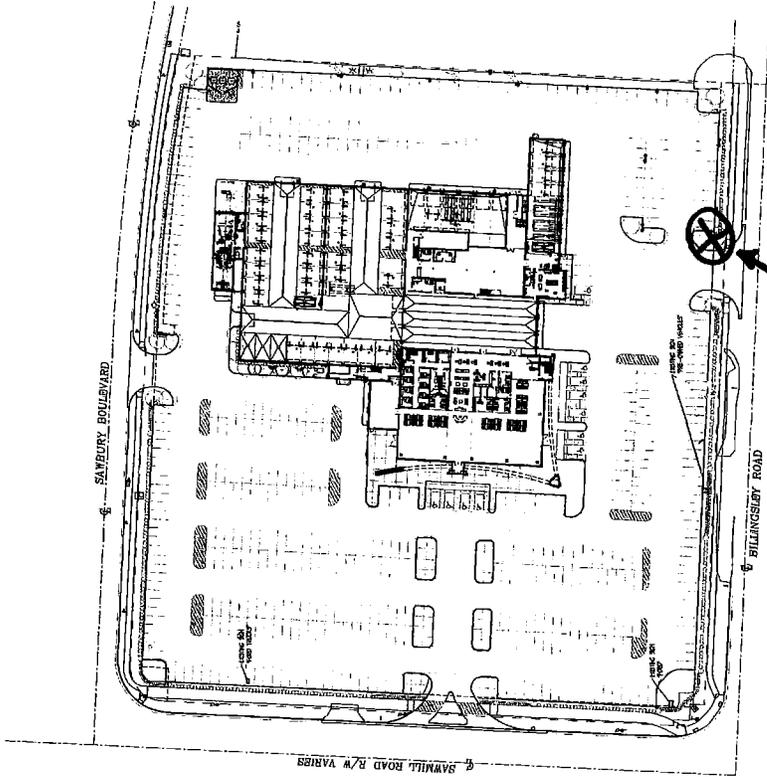


Date: \_\_\_\_\_

7/6/15

1	PROPOSED
2	EXISTING
3	AS SHOWN
4	AS NOTED
5	AS NOTED
6	AS NOTED
7	AS NOTED
8	AS NOTED
9	AS NOTED
10	AS NOTED
11	AS NOTED
12	AS NOTED
13	AS NOTED
14	AS NOTED
15	AS NOTED
16	AS NOTED
17	AS NOTED
18	AS NOTED
19	AS NOTED
20	AS NOTED

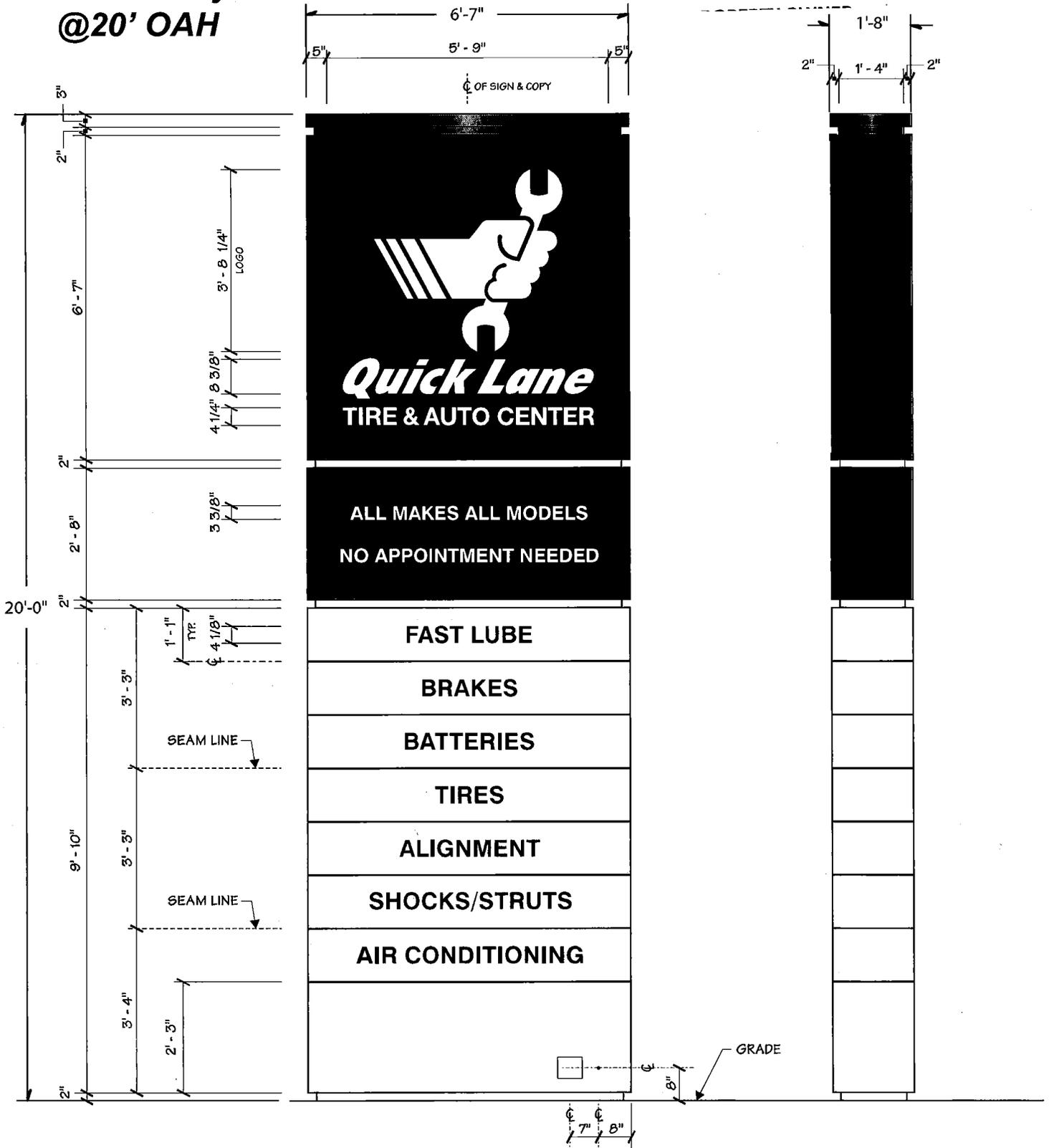
**PROFESSIONAL SEAL**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF OHIO  
 No. 10101  
 DATE: 11/10/15  
 SCALE: 1/8" = 1'-0"  
 SHEET NO. 1.01



① SITE PLAN  
**QUICK LANE TIRE & AUTO CENTER - PYLON SIGN**  
**EAST SIDE OF THE BILLINGSLEY ROAD ENTRANCE**

**Quick Lane Pylon  
@20' OAH**

**GC15-027  
7250 Sawmill Rd.**



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<p>Title: Quick Lane Pylon @ 20ft. OAH</p>	<p>Customer: Ford</p>	<p><b>Architectural Graphics, Inc.</b></p>
<p>Date: 8/3/12</p>	<p>Drawn by: M. McCaslin</p>	<p>2655 International Pkwy., Virginia Beach, VA 23452 PHONE: (757) 427-1900 - Fax (757) 430-1297</p>
<p>Customer Rep: N/A</p>	<p>Scale: 3/8"=1'</p>	<p>www.AGISign.com</p>



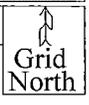
# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

**MAP ID: c                      DATE: 6/19/15**



Disclaimer

Scale = 150



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.

