



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: GC15-033 Date Received: 30 SEP. 2015
 Application Accepted by: [Signature] Fee: \$1900
 Commission/Civic: Northwest Civic Ass'n
 Existing Zoning: L-AR-1
 Comments: 12/15/15

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.

Variance from Section 3376.04(D) to allow for identification sign 20 feet in height instead of maximum 12 foot sign height under current zoning code

LOCATION

Certified Address: 4692 Kenny Road City: Columbus, OH Zip: 43220

Parcel Number (only one required): 010-129789

APPLICANT

Applicant Name: Kendall Park LLC Phone Number: 614-901-2400 Ext.: _____

Address: 470 Olde Worthington Road City/State: Westerville, OH Zip: 43082

Email Address: c/o drcook@vorys.com Fax Number: _____

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

Name: Kendall Park LLC Phone Number: 614-901-2400 Ext.: _____

Address: 470 Olde Worthington Road City/State: Westerville, OH Zip: 43082

Email Address: c/o drcook@vorys.com Fax Number: _____

ATTORNEY / AGENT (Check one): Attorney Agent

Name: Deanna R. Cook Phone Number: 614-464-6349 Ext.: _____

Address: 52 East Gay Street, P.O. Box 1008 City/State: Columbus, Ohio Zip: 43215

Email Address: drcook@vorys.com Fax Number: 614-719-5135

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

APPLICANT SIGNATURE X [Signature]

PROPERTY OWNER SIGNATURE X [Signature]

ATTORNEY / AGENT SIGNATURE Deanna Cook [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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Deanna R. Cook
of (1) MAILING ADDRESS 52 East Gay Street, P.O. Box 1008, Columbus, Ohio 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 4692 Kenny 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) Kendall Park LLC
470 Olde Worthington Road
Westerville, Ohio 43082

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

Kendall Park LLC
614-901-2400

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

(5) Northwest Civic Association
c/o Rosemarie Lisko
1035 Stoney Creek Road
Columbus, Ohio 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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

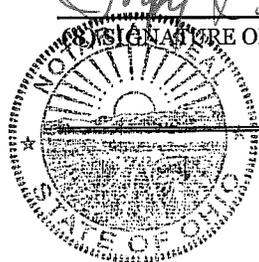
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT Deanna R Cook

Sworn to before me and signed in my presence this 29th day of Sept., in the year 2015

Torpy L. Wilkinson
SIGNATURE OF NOTARY PUBLIC

07-15-2018
Notary Seal Here
My Commission Expires



TORPY L. WILKINSON
Notary Public, State of Ohio

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**GC15-033
4692 Kenny Road**

Heidi Pavoni and Virginia Berry,
Co-Trustees of the Erika Strawn Trust
75 Longview Drive
Dublin, Ohio 43017

James R. Marshall
5504 Blue Ash Road
Columbus, Ohio 43229

John J. Ryle
3854 Maize Road
Columbus, Ohio 43224

John Ryle
208 Piedmont Road
Columbus, Ohio 43214

Thomas R. and Diane L. Persinger
1103 Lanning Drive
Columbus, Ohio 43220

Kenneth A. Kreinbrink
3554 Skipstone Place
Columbus, Ohio 43221

Gamma Club of Omega Tau Sigma Inc.
c/o Omega Tau Sigma
P.O. Box 12136
Columbus, Ohio 43212

E-R Development Northwest LLC
403 East Broad Street
Columbus, Ohio 43215

Carol J. Baker, Trustee
4150 Randmore Court
Columbus, Ohio 43220

Plahuta Properties LLC
4832 Kenny Road
Columbus, Ohio 43220

Kenroad LLC
4658 Kenny Road
Columbus, Ohio 43220

Kenny Road 4660 LLC
3900 Tarrington Lane
Columbus, Ohio 43220

CSX Transportation Inc.
Chesapeake & Ohio RY
c/o Tax Department
500 Water Street (J-910)
Jacksonville, Florida 32202

Savko Bros. Properties II, L.L.C.
4636 Shuster Road
Columbus, Ohio 43214

William C Brunk
2001 Circle Drive
Columbus, Ohio 43220

Heidi Pavoni
5010 Heathmoor Drive
Columbus, Ohio 43220-2681

Vorys, Sater, Seymour and Pease LLP
Attention: Deanna R. Cook, Esq.
52 East Gay Street
Columbus, Ohio 43215

Northwest Civic Association
Attention: John Ehlers
P.O. Box 20134
Columbus, Ohio 43220

Kendall Park LLC
470 Olde Worthington Road
Westerville, Ohio 43082

Rosemarie Lisko
1035 Stoney Creek Road
Columbus, Ohio 43235



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 21 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4692 KENNY RD COLUMBUS, OH
Mailing Address: 470 OLDE WORTHINGTON RD S
WESTERVILLE OH 43082-7957

Owner: KENDALL PARK LLC
Parcel Number: 010129789

ZONING INFORMATION

Zoning: Z14-029, Multi-family, LAR1
effective 10/22/2014, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: CV14-032

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: N/A

Planning Overlay: N/A

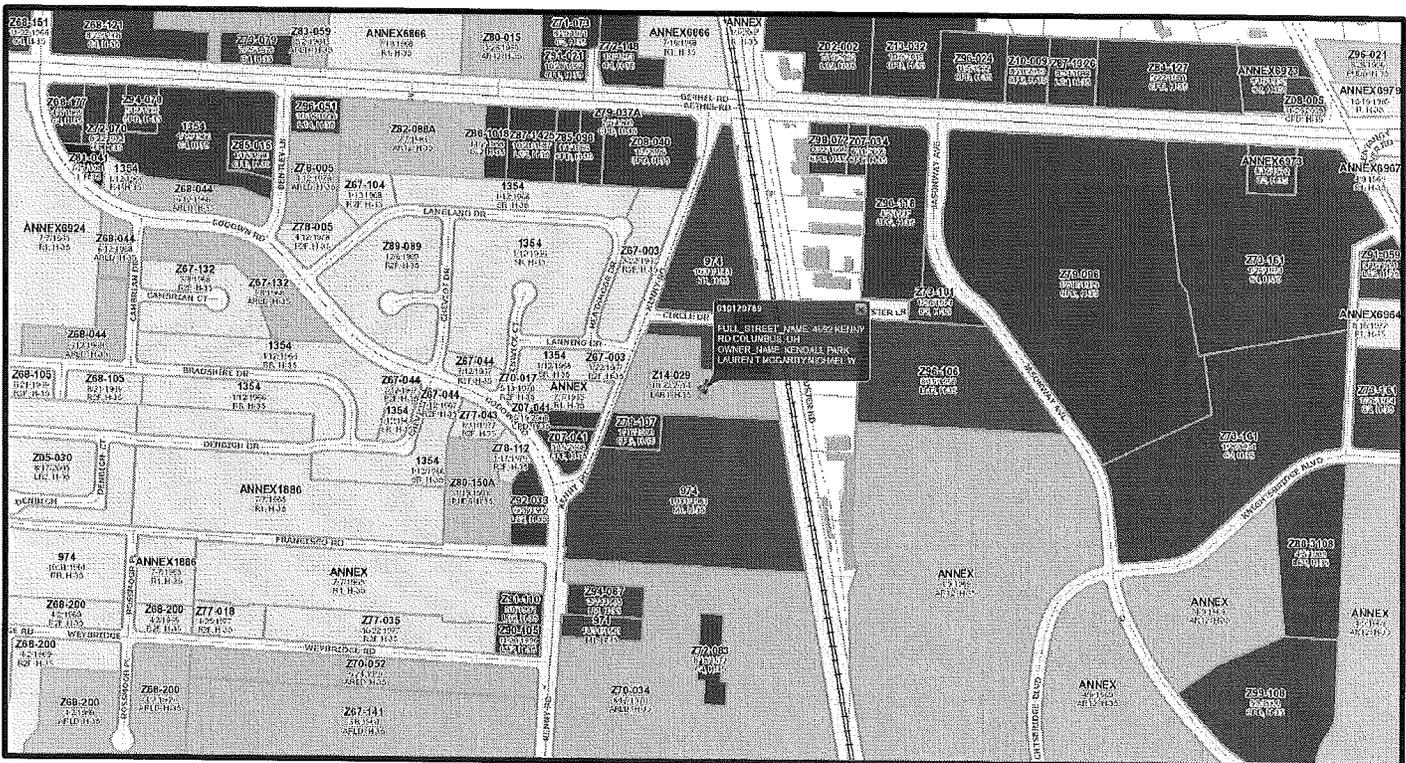
PENDING ZONING ACTION

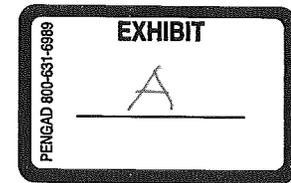
Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





STATEMENT OF HARDSHIP

Graphics Variance Application

Applicant: Kendall Park LLC

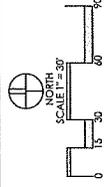
Address: 4692 Kenny Road

The applicant is seeking a variance from Section 3376.04(D) of the City of Columbus Zoning Code to allow for the installation of a residential complex identification ground sign. A sign illustration is included as Appendix A to this Statement of Hardship, and a site plan showing the location of the identification ground sign on the subject site is included as Appendix B to this Statement of Hardship. Specifically, the applicant is seeking a variance from the requirement that an identification sign be no more than 12 feet in height. The proposed sign is 20 feet in height.

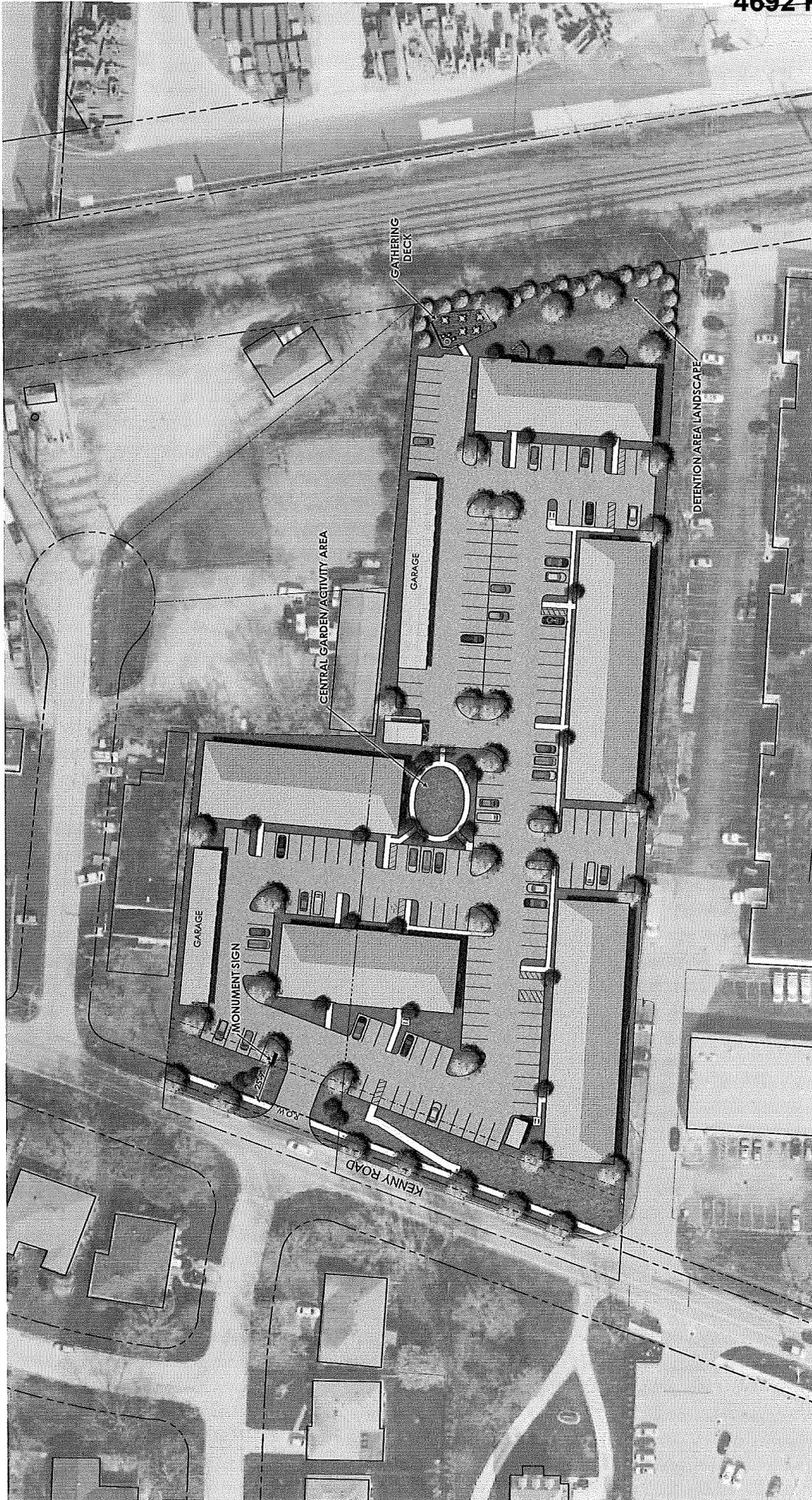
The applicant is constructing a 114 unit multi-family apartment project on an approximate 3.772 acre parcel located on Kenny Road south of Bethel Road (the "Subject Property"). To the north and south of the Subject Property is existing industrial land; to the east are railroad tracks; and to the west across Kenny Road is property zoned R2F.

The property adjacent to the Subject Property is primarily commercial, which permits signs closer to the right of way than permitted on the Subject Property. As such visibility of typical monument signage for the new apartment community is limited. The proposed sign would be positioned so as to give visibility to the new apartment community, thereby meeting the goal of the Graphics Code to facilitate communication between people and their environment, by allowing reasonable visibility of the sign to a passerby. The increased visibility will also aide in the continued economic viability of the apartment community as a revenue producing business.

Section 3375.02 of the Graphics Code provides that signs should be compatible with their surroundings, aid orientation, or identify activities, or advertise or promote the interest of persons, products or services. The proposed sign is of compatible size of other signs in the area, including a substantially similar sign for the nearby community commonly known as Madison Park, located at 4515 Desantis Court. As proposed, the sign aids orientation of passing motorists or pedestrians and it advertises and promotes services and products available on the site. Further, Section 3375.02 states that the Graphics Code should encourage signs that are readable. By allowing a variance from the permitted sign height of 12 feet, to 20 feet, citizens will be better able to read the identification sign.



Appendix B

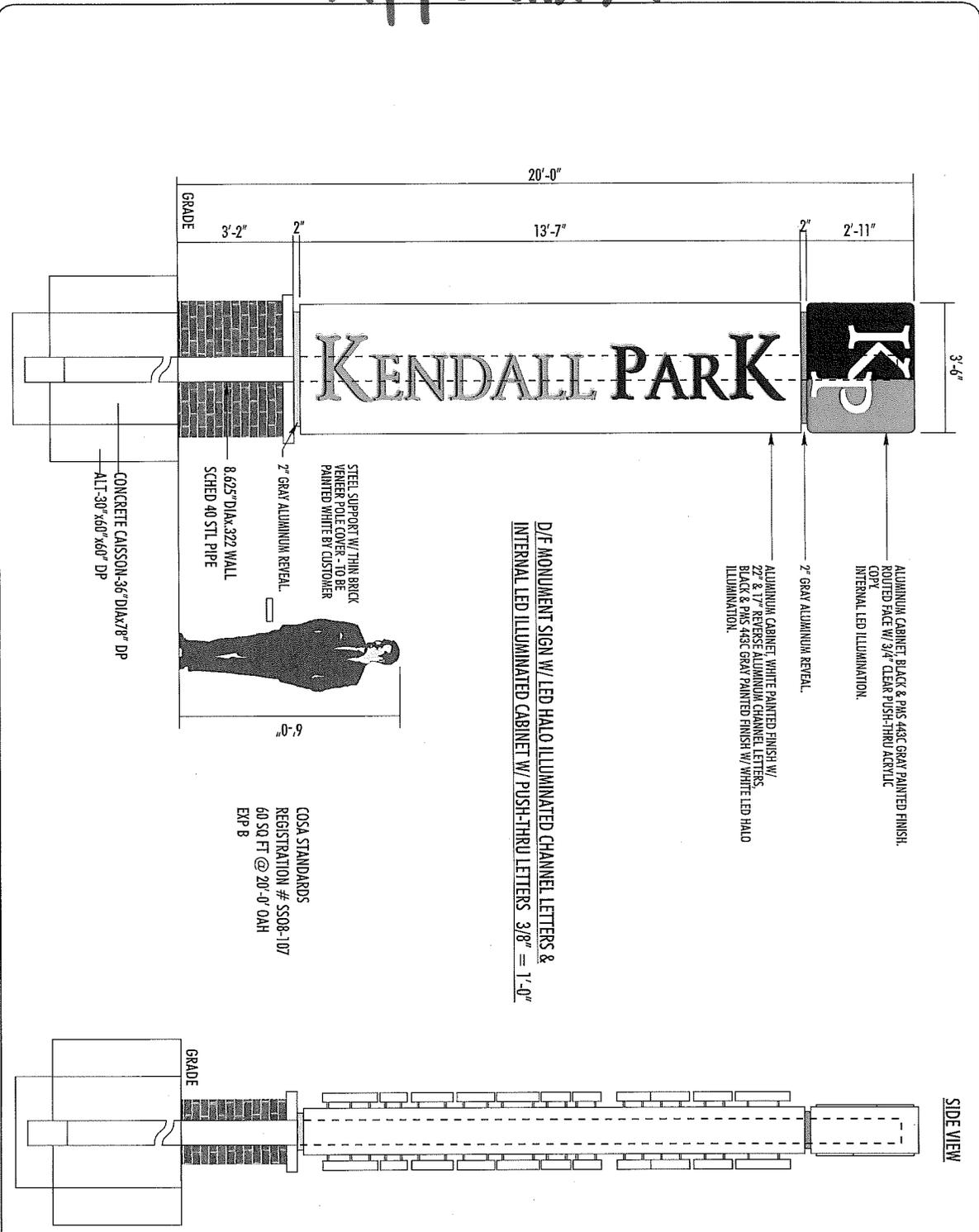


SITE PLAN

KENNY ROAD
PREPARED FOR PREFERRED LIVING
DATE 9.30.15

Appendix A

GC15-033
4692 Kenny Road



Danite Sign Co.

Proudly Serving Central Ohio Since 1954

1640 Harman Ave Columbus, Ohio 43223
(614) 444-3333 (FAX) 444-9026
www.danitesign.com

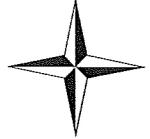
APPROVED-CUSTOMER	DATE	
SIGN DESIGN CONSULTANT	DATE	

JOB NAME: KENDALL PARK #28549	ADDRESS: 4692 KENNY RD.	CITY/STATE: COLUMBUS, OH
LOCATION: MONUMENT	SKETCH #: 15-655 R3	DATE: 7/31/15 REV. 8/28/15
TITLE NAME: KENDALL PARK CDR	DIRECTION: KE1H > 2015 > K	SCALE: 3/8" = 1'-0" SHEET: LD DESIGNER: KS

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010129789

Zoning Number: 4692

Street Name: KENNY RD

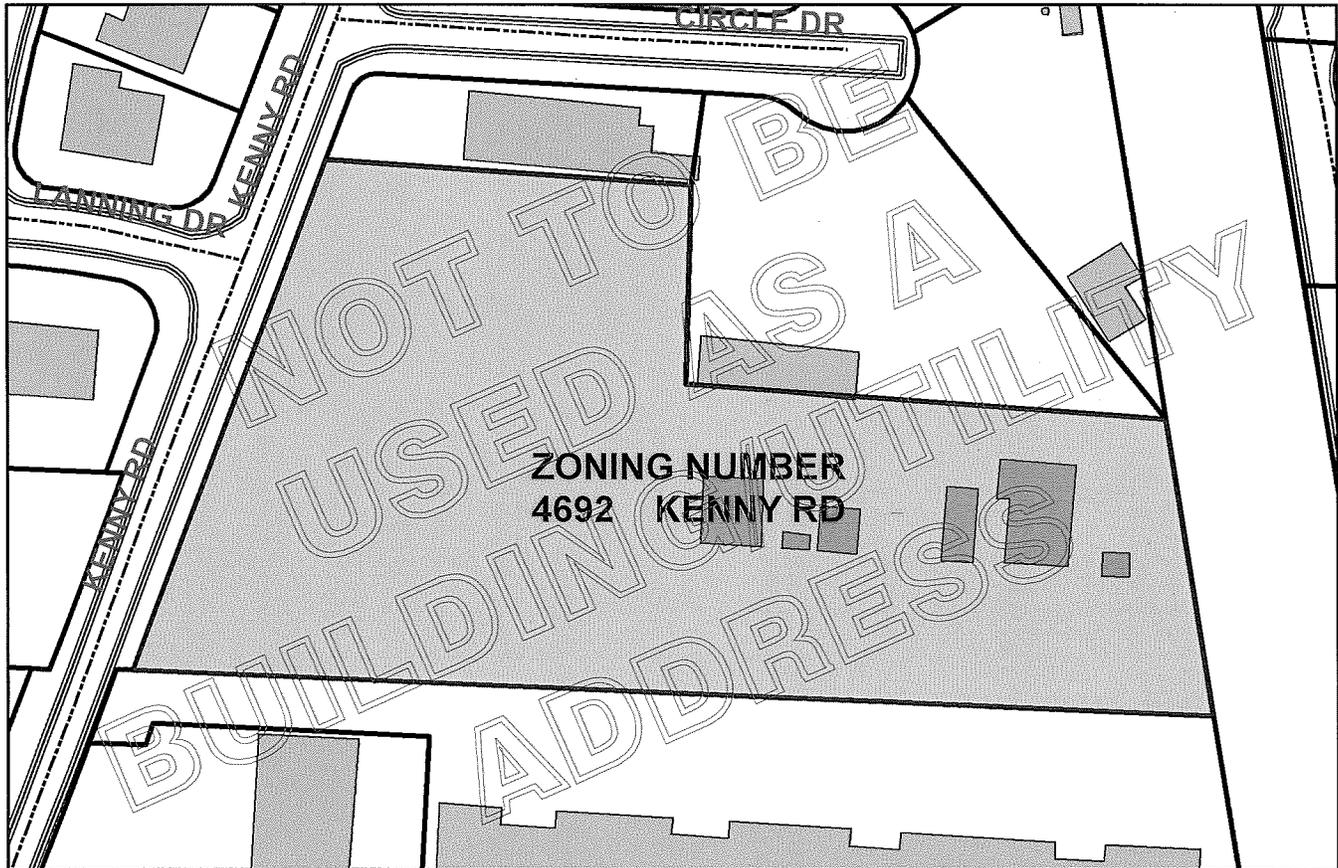
Lot Number : N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE (DEANNA COOK)

Issued By: Deanna Umariam

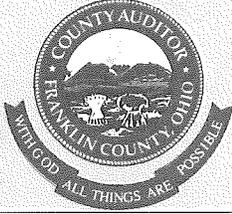
Date: 9/25/2015



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 120 feet

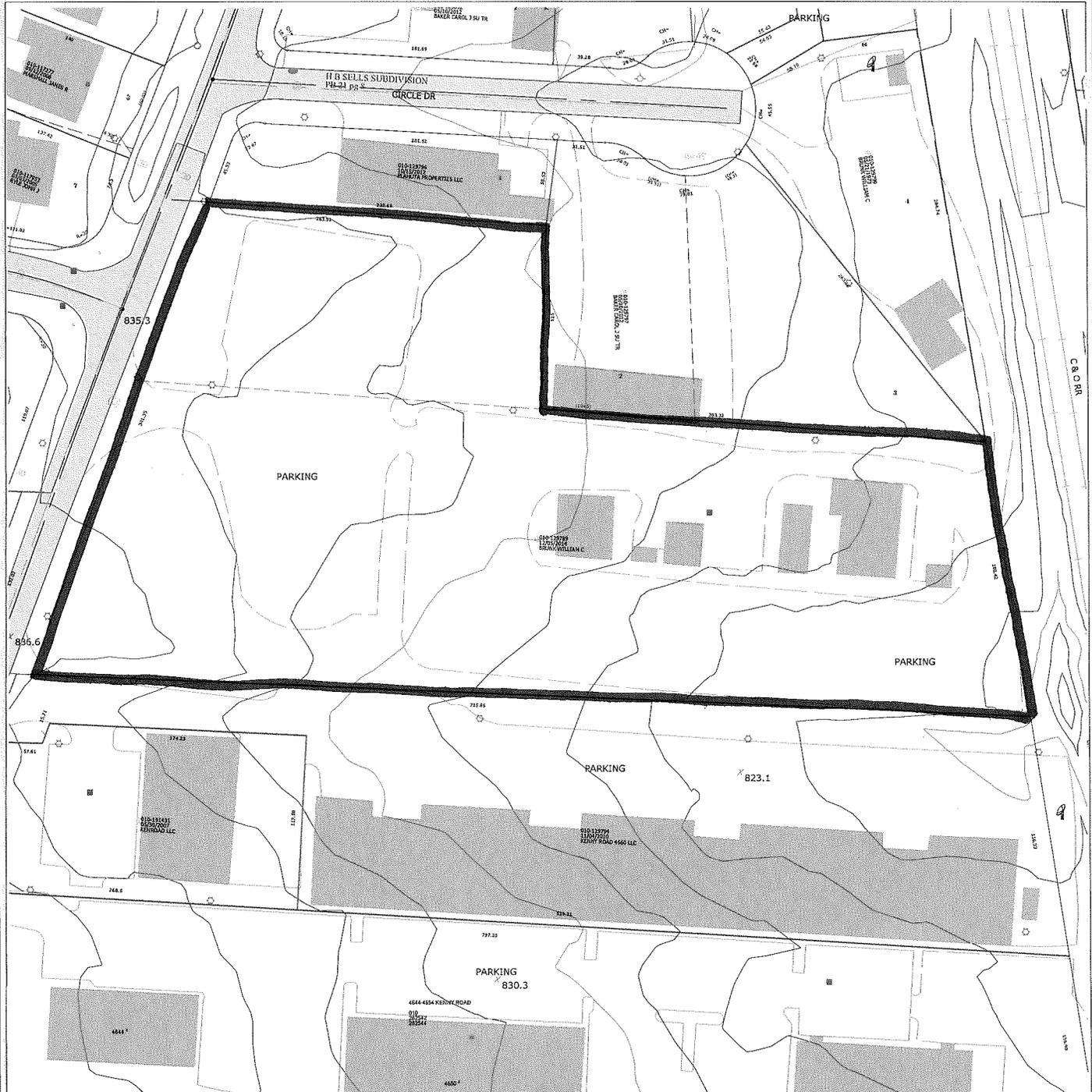
GIS FILE NUMBER: 20923



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 9/24/15



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.

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AND ZONING SERVICES

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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) Deanna R. Cook
of (COMPLETE ADDRESS) 52 East Gay Street, P.O. Box 1008, Columbus, Ohio 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>Kendall Park LLC</u>	<u>470 Olde Worthington Road</u>
_____	<u>Westerville, OH 43082</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFIANT *Deanna R. Cook*

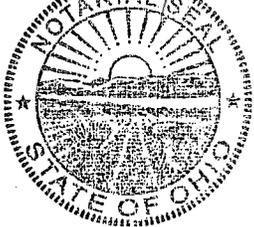
Sworn to before me and signed in my presence this 28th day of Sept., in the year 2015

Torpy L. Wilkinson

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

07-15-2018
My Commission Expires



TORPY L. WILKINSON
Notary Public, State of Ohio
My Commission Expires
07-15-2018

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