

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: 600 S HIGH ST COLUMBUS, OH

Mailing Address: 37 W BROAD ST

COLUMBUS OH 43215-4119

Owner: THE HUNTINGTON NATIONAL B

Parcel Number: 010015982

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-60

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SOUTH HIGH ST/ SOUTH FRONT ST UCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: Brewery District

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 43224

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

OFFICE USE ONLY

Application Number: GC15-034 Date Received: 30 SEP. 2015
Application Accepted by: [Signature] Fee: \$1900-
Commission/Civic:
Existing Zoning:
Comments:

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- [X] Variance [X] Graphics Plan [] Special Permit [] Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Graphics Plan for bank signage including directionals, wall signage not on a public street and outside space occupied by other use. Freestanding signage with reduced setback, and two signs on Willow Street along with accompanying variances.

LOCATION

Certified Address: 600 South High Street City: Columbus, OH Zip: 43215

Parcel Number (only one required): 010-015982

APPLICANT

Applicant Name: Junto Design Group Phone Number: (813) 784-7968 Ext.:

Address: 101 South Franklin Street, #203 City/State: Tampa, FL Zip: 33602

Email Address: bbr@juntods.com Fax Number:

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

Name: Huntington National Bank Phone Number: Ext.:

Address: 37 West Broad Street City/State: Columbus, OH Zip: 43215

Email Address: Fax Number:

ATTORNEY / AGENT (Check one): [X] Attorney [] Agent

Name: Jeffrey L. Brown Phone Number: 221-4255 Ext.:

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: 221-4409

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

APPLICANT SIGNATURE Junto Design Group By: [Signature]

PROPERTY OWNER SIGNATURE Huntington National Bank By: [Signature]

ATTORNEY / AGENT SIGNATURE [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



Graphics Commission Application

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AFFIDAVIT

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, 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 600 South High Street

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 (4) Huntington National Bank
AND MAILING ADDRESS 37 West Broad Street
Columbus, OH 43215

APPLICANT'S NAME AND PHONE # Junto Design Group
(same as listed on front application) (813) 784-7968

AREA COMMISSION OR CIVIC GROUP (5) Brewery District Commission
AREA COMMISSION ZONING CHAIR c/o James Goodman
OR CONTACT PERSON AND ADDRESS 50 West Gay Street, Columbus, OH 43215

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Row 1: Please see attached.

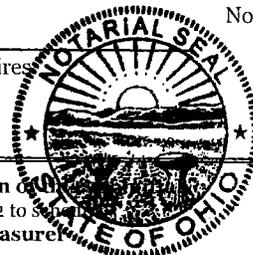
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 30th day of September, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

Notary Seal Here
My Commission Expires 9/4/2020



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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Graphics Commission Application

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STATEMENT OF HARDSHIP

APPLICATION #

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

3382.05 Variance

- 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 of 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 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 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:

see attached statement

Signature of Applicant

[Handwritten signature]

Date

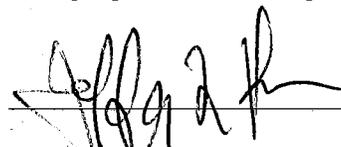
9/30/15

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Statement of Hardship

The applicant wants to repurpose an existing building within the Brewery District Area Commission along South High Street. The proposed use is a financial institution with drive thru. By reusing the existing building it limits the location of the free standing sign along High Street and therefore requires the setback reduction. The applicant worked with the Brewery District Area Commission on the location of the wall signs. Since the sign is vertical in nature it extends beyond the first floor space where the bank is located. The second wall sign is on the south side of the building and is visible to the northbound motorists. This side of the building does not have a public entrance. The city determined that the ATM machines are considered free standing signs. Since both sides face Willow Street a variance is required for the second ATM.

The applicant is experiencing a hardship because an existing building is being repurposed for a new use. This situation differentiate this site from other premises in the same zoning district. The granting of the variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Graphics Code.


9/30/15

juntodesign-hardship.ste (nct)
9/30/15 S:Docs

Graphics Plan

The applicant has submitted a site plan and sign exhibits which are the Graphics Plan exhibits for the proposed development. The signs may change or be refaced so long as the new signs do not exceed the square footage of the original signs. All other signage shall comply with the Graphics Code as it applies to the C-4 Commercial classification.

Variances

- 3377.17A Setback regulations for permanent on-premises ground sign: to reduce the setback from High Street from 15 to 4 feet.
- 3377.20 Permanent on premises wall and window signs: to permit a wall sign to extend beyond the wall space occupied by the user.
- 3377.24 Wall signs for individual uses: to permit a wall on an elevation that does not have a public entrance nor faces an abutting street and is larger than ten feet (30 sq. ft.)
- 3377.03 Permanent on premises signs: to permit two ground signs facing Willow Street (ATM machines).
- ~~3377.05 Tables of elements for on premises ground signs: to permit two ground signs facing Willow Street.~~ N/A



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 9/25/15



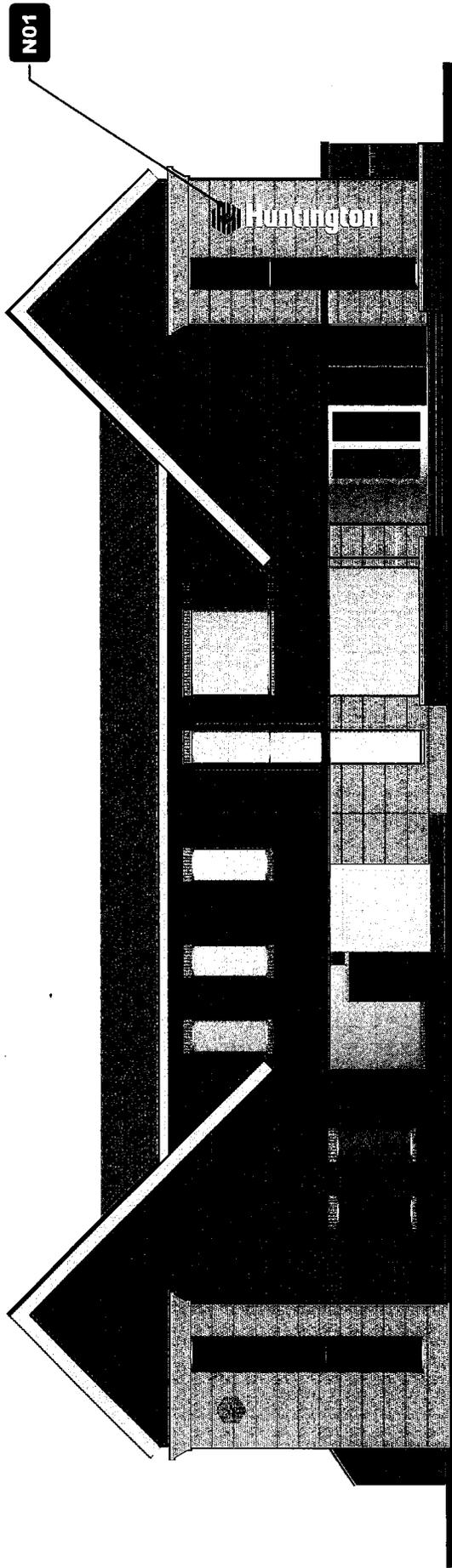
Disclaimer

Scale = 200



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.

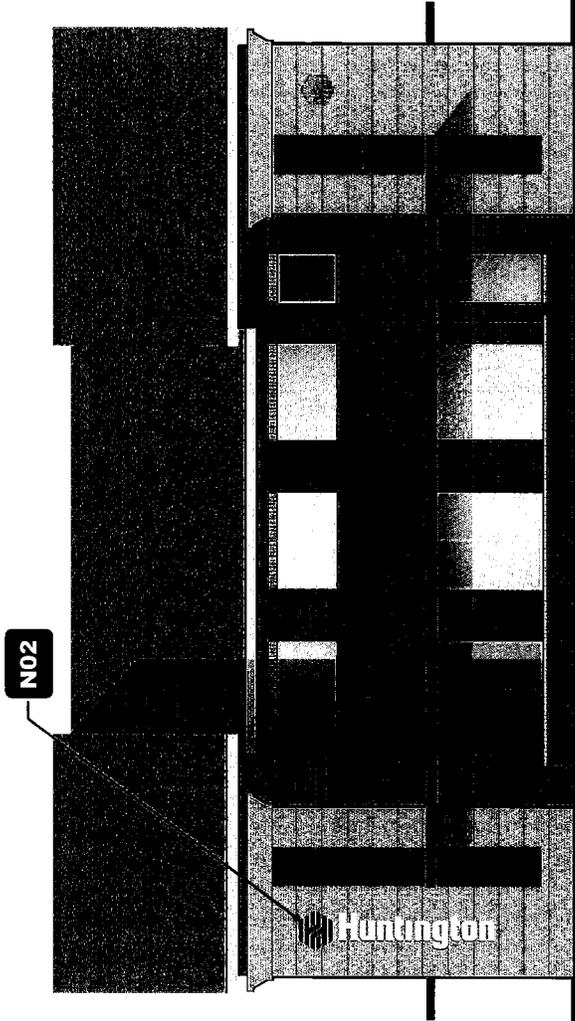
N01 HNT.CUSTOM_21 21"h Halo-Lit Channel Letters - White Faces w/Gm Logo 2' 4-1/2" oah x 12' 4-1/4" oal (29.4 SF)



GC15-034
600 SOUTH HIGH STREET

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE		TITLE	Huntington	DWG BY	RJW	DATE	04.12.15	REVISION	BY	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONDUCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
		ADDRESS	HNT_NB46 600 South High Street Columbus, OH 43215			DWG NUM	A22956	04.16.15 06.30.15 07.21.15 08.17.15 08.20.15 08.21.15 09.21.15	REVIS ELEVATIONS, N09 REVISED ENTIRE SITE ADDITIONAL OPTIONS ADDED REMOVED AWNINGS AND N02 REVISED MONUMENT ALTERNATE PERSPECTIVE SHOWN SITE PLAN CHANGED	

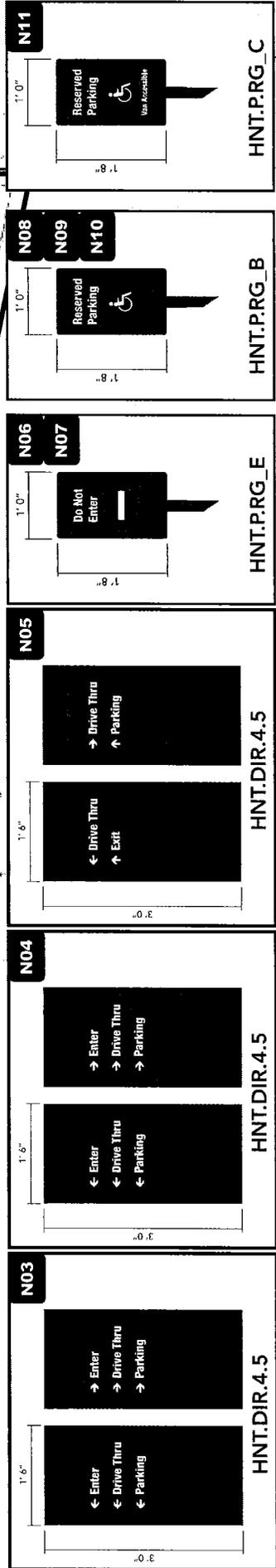
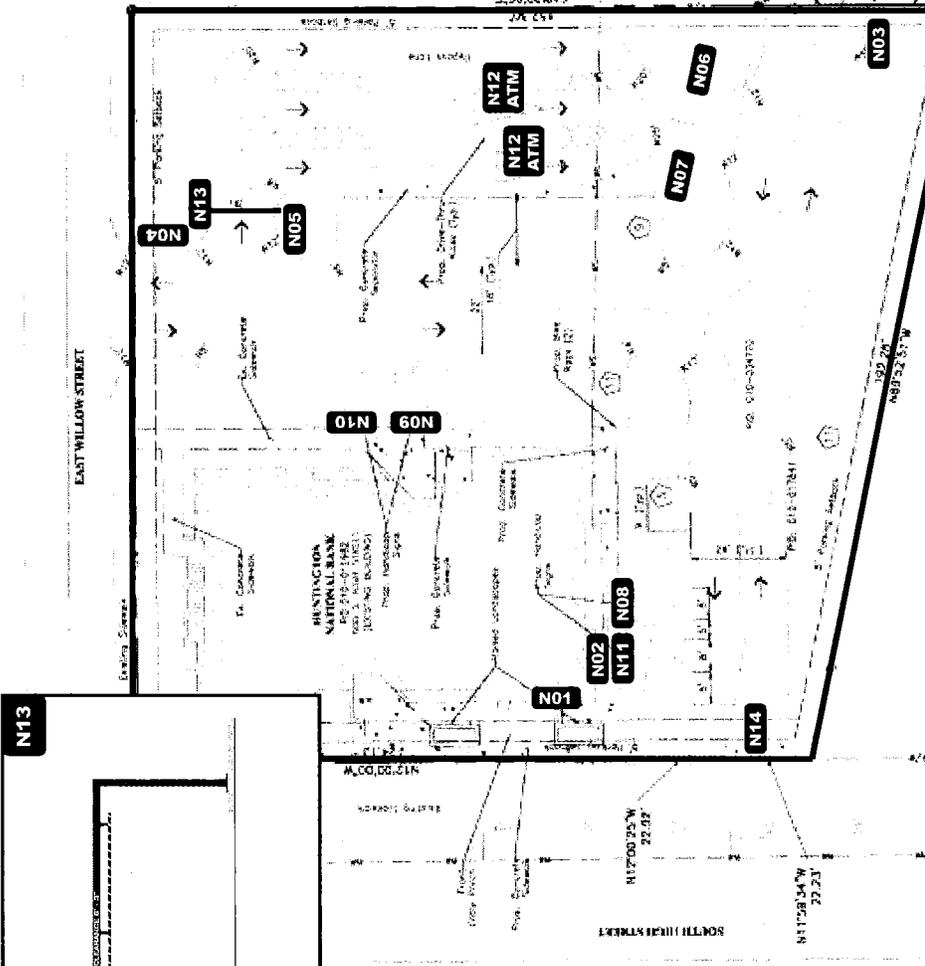
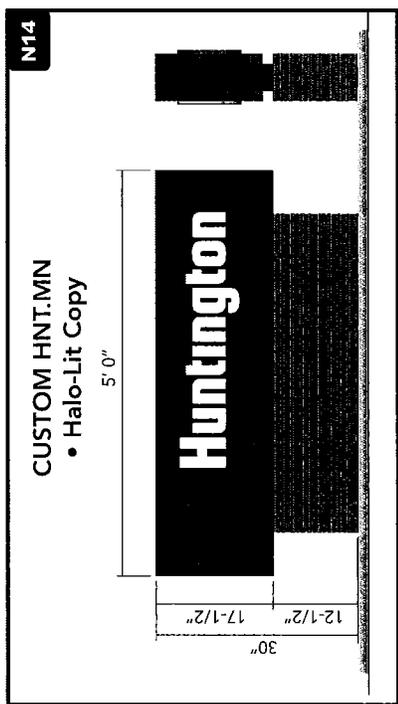
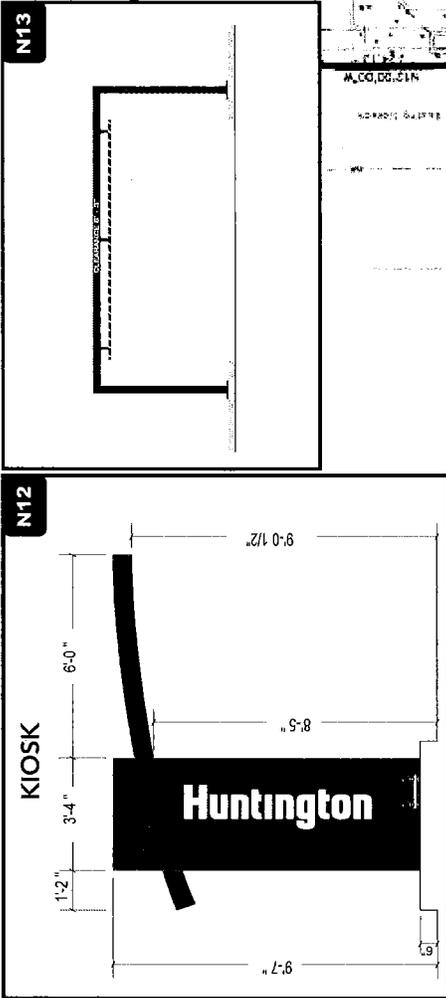
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GC15-034
600 SOUTH HIGH STREET

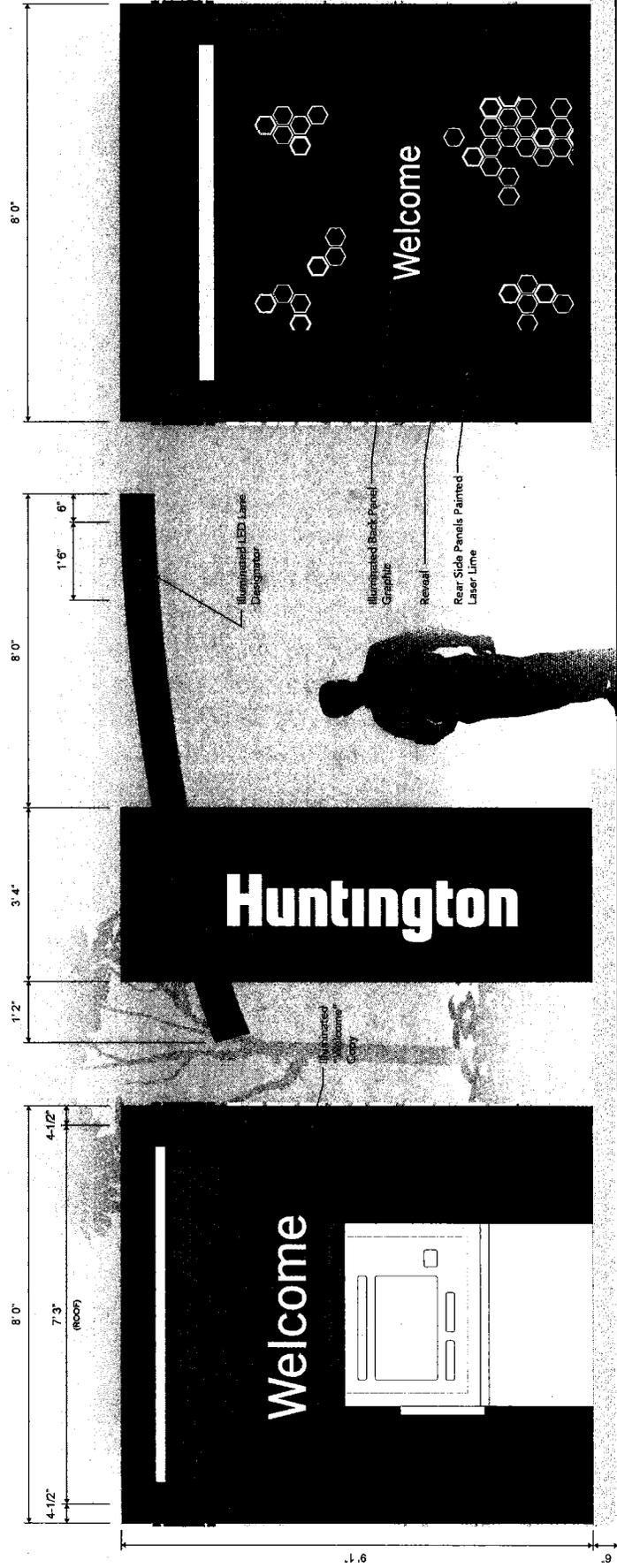
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		ADDRESS	HNT_NB46 600 South High Street Columbus, OH 43215			DWG NUM	A22956	04.16.15	REVISE ELEVATIONS, N09	
						06.30.15	REVISED ENTIRE SITE		AFR	
						07.21.15	ADDITIONAL OPTIONS ADDED		AFR	
						08.17.15	REMOVED AWNINGS AND N02		AFR	
						08.20.15	REMOVED MONUMENT		AFR	
						08.21.15	ALTERNATE PERSPECTIVE SHOWN		AFR	
						09.21.15	SITE PLAN CHANGED		AFR	

707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065 • P: 856-829-1460 • F: 856-829-8549 • WEB: <http://www.philadelphiaign.com>



<p>PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE</p>	ADDRESS Huntington HNT_NB46 600 South High Street Columbus, OH 43215	DATE 04.16.15 06.30.15 07.21.15 08.20.15 08.21.15 09.21.15	REVISION REVISE ELEVATIONS, N09 REVISED ENTIRE SITE ADDITIONAL OPTIONS ADDED REMOVED AWINGS AND N02 REVISED MONUMENT ALTERNATE PERSPECTIVE SHOWN SITE PLAN CHANGED	DWG NUM A22956 SHEET 3	HNT.PRG.C HNT.PRG.B HNT.PRG.E HNT.DIR.4.5 HNT.DIR.4.5 HNT.DIR.4.5
	DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.	R/W AFR AFR AFR AFR AFR	01 01 01 01 01 01	1'-0" 1'-0" 1'-0" 1'-0" 1'-0" 1'-0"	1'-0" 1'-0" 1'-0" 1'-0" 1'-0" 1'-0"

2020 Kiosk #1



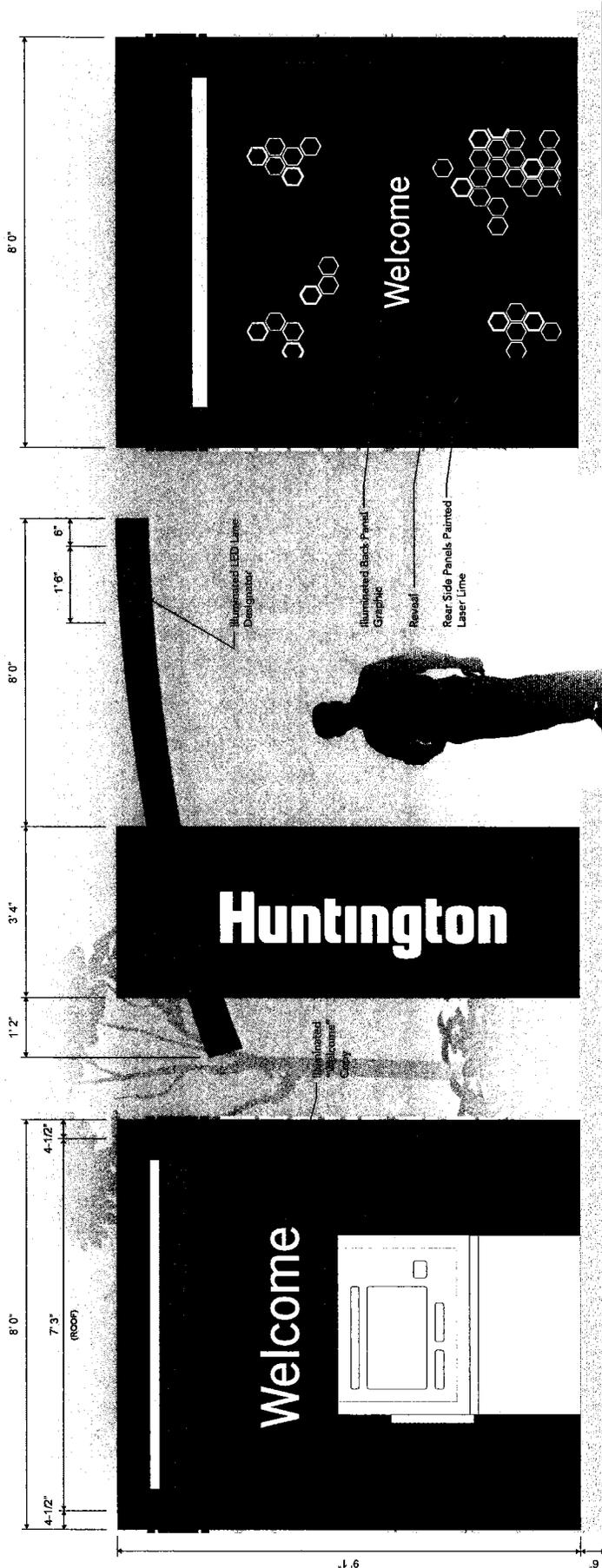
FRONT ELEVATION
 SCALE: 1/2" = 1'0"

SIDE ELEVATION
 SCALE: 1/2" = 1'0"

REAR ELEVATION
 SCALE: 1/2" = 1'0"

 <p>PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE</p>		<p>TITLE: Huntington</p> <p>ADDRESS: HNT_NB46 600 South High Street Columbus, OH 43215</p>	<p>DATE: 04.12.15</p> <p>DWG NUM: A22956</p> <p>SHEET: 5</p>	<p>REVISION</p> <p>DATE</p> <p>04.16.15 06.30.15 07.21.15 08.17.15 08.20.15 08.21.15 09.21.15</p>	<p>BY</p> <p>RJW AFR AFR AFR AFR AFR</p>	<p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.</p>
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2020 Kiosk #2



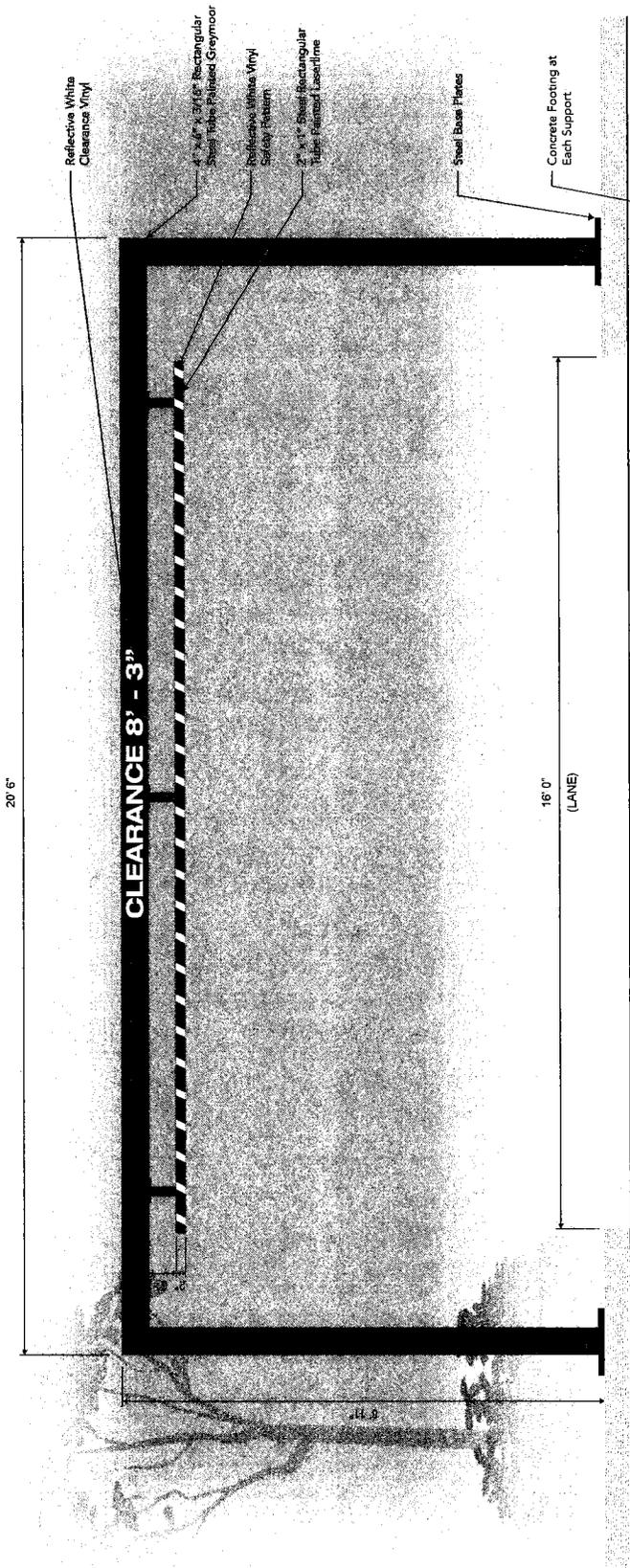
FRONT ELEVATION
SCALE: 1/2" = 1'0"

SIDE ELEVATION
SCALE: 1/2" = 1'0"

REAR ELEVATION
SCALE: 1/2" = 1'0"

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N13 : 2020 Headache Bar



MAIN ENTRY HEADACHE BAR ELEVATION
 SCALE: 1/2" = 1' 0"

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		SHEET				7			



Graphics Commission Application

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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 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:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Includes entries for Junto Design Group and Huntington National Bank.

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 30th day of September, in the year 2015

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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