

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: GC15-041 Date Received: November 9, 2015
Application Accepted by: Jamie Freise Fee: \$1,900.00
Commission/Civic: Greater Hilltop Area Commission
Existing Zoning: M2
Comments: 1/19/16

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.

To permit a wall graphic to exceed the allowable graphic area as determined by the Table of Elements

CC: 3377.20(D) 227 - 901.500 (diff of 674.500)

LOCATION

Certified Address: 660 N. Hague Avenue City: Columbus Zip: 43204

Parcel Number (only one required): 570-184657

APPLICANT

Applicant Name: Stanley W. Young III, DaNite Sign Co Phone Number: (614) 564-9432 Ext.: n/a

Address: 1640 Harmon Avenue City/State: Columbus, Ohio Zip: 43223

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

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

Name: Donald W. Dick Phone Number: (614) 975-3425 Ext.: _____

Address: 3080 Valleyview Drive City/State: Columbus, Ohio Zip: 43204

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one): Attorney Agent

Name: Stanley W. Young, III DaNite Sign Co. Phone Number: (614) 564-9432 Ext.: n/a

Address: 1640 Harmon Avenue City/State: Columbus, Ohio Zip: 43223

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

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

APPLICANT SIGNATURE Stanley W. Young, III

PROPERTY OWNER SIGNATURE Stanley W. Young, III (Agent for Owner)

ATTORNEY / AGENT SIGNATURE Stanley W. Young, III

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 Stanley W. Young, III
of (1) MAILING ADDRESS 1640 Harmon Avenue, Columbus, Ohio 43223

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 660 N. Hauge Avenue, Columbus, Ohio 43204
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) November 9, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) Donald W. Dick
3080 Valleyview Drive
Columbus, Ohio 43204

APPLICANT'S NAME AND PHONE # (same as listed on front application) Stanley W. Young, III DaNite Sign Co.
(614) 564-9432

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Greater Hilltop Area Commission P.O.Box 28052
Columbus, Ohio 43228 Lane Newcome, Chairman
(614) 272-1112 lanenewcome@theghac.com

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:

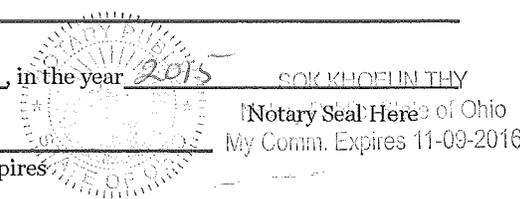
(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS (PLEASE SEE ATTACHED LIST)	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT Stanley W. Young, III

Sworn to before me and signed in my presence this 9th day of November, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC _____
My Commission Expires 11/09/16



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Easy Peel® Labels
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Feed Paper

Bend along line to
expose Pop-Up Edge™

 **AVERY® 8160®**

Home Connections Group, LLC
672 N. Hague Avenue
Columbus, Ohio 43204

Ballantyne Family Ltd ET AL
1119 Regency Dr.
Columbus, Ohio 43220

Trinity Sign Group
2379 Hardesty Drive N
Columbus, Ohio 43204

Home Connections Group, LLC
672 N. Hague Avenue
Columbus, Ohio 43204

Ballantyne Family Ltd ET AL
1119 Regency Dr
Columbus, Ohio 43220

Trinity Sign Group
2379 Hardesty Dr., N
Columbus, Ohio 43204

Three Cousins L P
601 N. Hague Avenue
Columbus, Ohio 43204

VM Real Estate Co LLC
4220 Stellar Dr.
Hilliard, Ohio 43026

Three Cousins L P
610 N. Hague Aveue
Columbus, Ohio 43204

VM Real Estate Co LLC
4220 Stellar Dr.
Hilliard, Ohio 43206

BBI Realty Inc.
610-665 N. Hague Avenue
Columbus, Ohio 43204

2700 Harrison Avenue Holdings LLC
2700 Harrison Avenue
Columbus, Ohio 43204

BBI Realty Inc.
601-665 N. Hague Avenue
Columbus, Ohio 43204

2700 Harrison Avenue Holdings LLC
2700 Harrison Avenue
Columbus, Ohio 43204

Boss Excavating & Grading Inc.
5379 Franklin Street
Hilliard, Ohio 43026

Alfred Nickles Bakery Inc
26 Main St, N.
Navarre, Ohio 44662

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Hilliard, Ohio 43026

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Navarre, Ohio 44662

Donald W. Dick
3080 Valleyview Dr.
Columbus, Ohio 43204

Greater Hilltop Area Commission
P.O.Box 28052
Columbus, Ohio 43228

Donald W. Dick
3080 Valleyview Dr.
Columbus, Ohio 43204

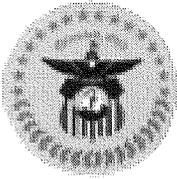
Greater Hilltop Area Commission
P.O.Box 28052
Columbus, Ohio 43228

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CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Dec 2 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 660 N HAGUE AVE COLUMBUS OH 43204

Mailing Address: 3080 VALLEYVIEW DR
COLUMBUS OH 43204-2011

Owner: DICK DONALD W

Parcel Number: 570184657

ZONING INFORMATION

Zoning: Z80-010, Manufacturing, M2
effective 5/14/1980, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Greater Hilltop Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: CV15-031

Flood Zone: OUT

Airport Overlay Environs: N/A

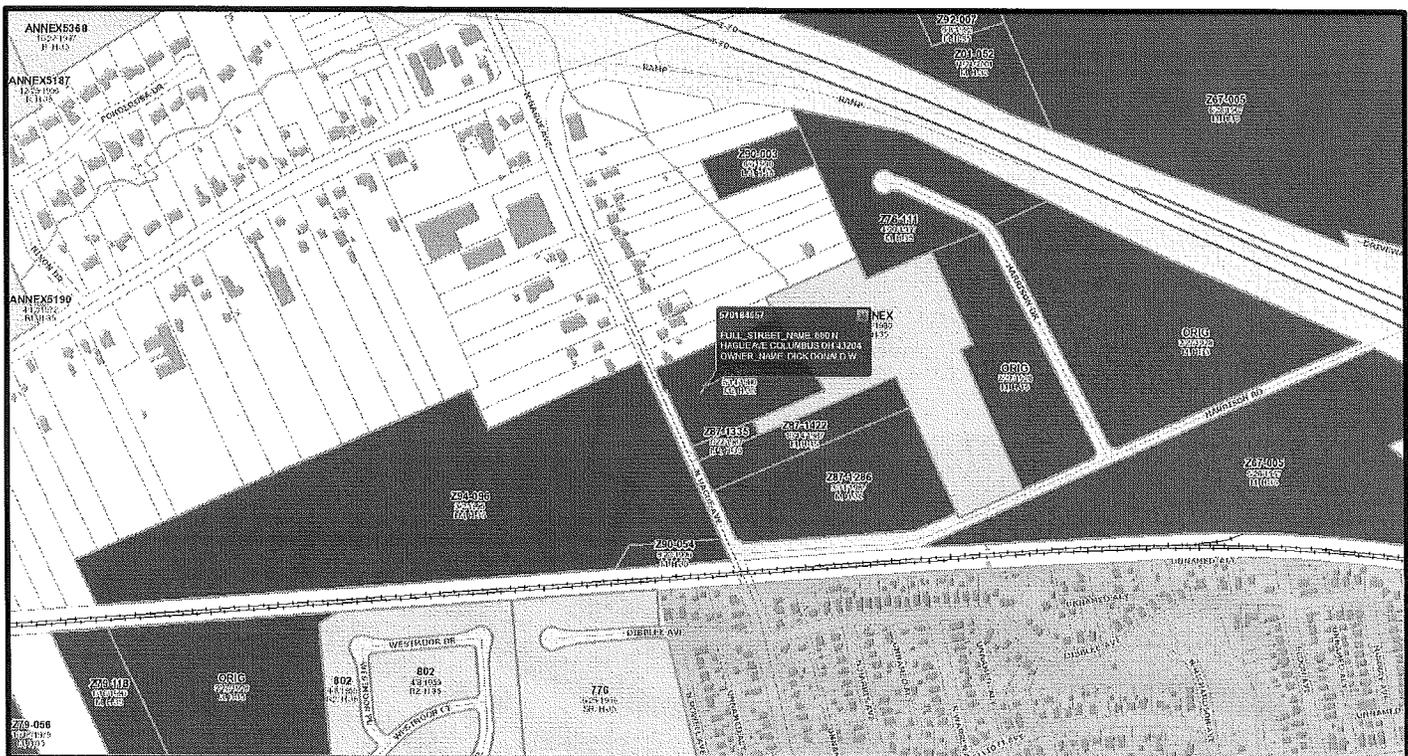
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Hardship Statements

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:

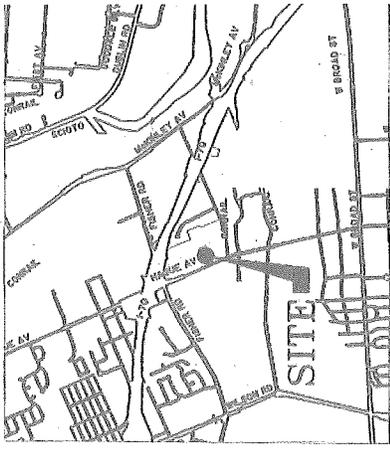
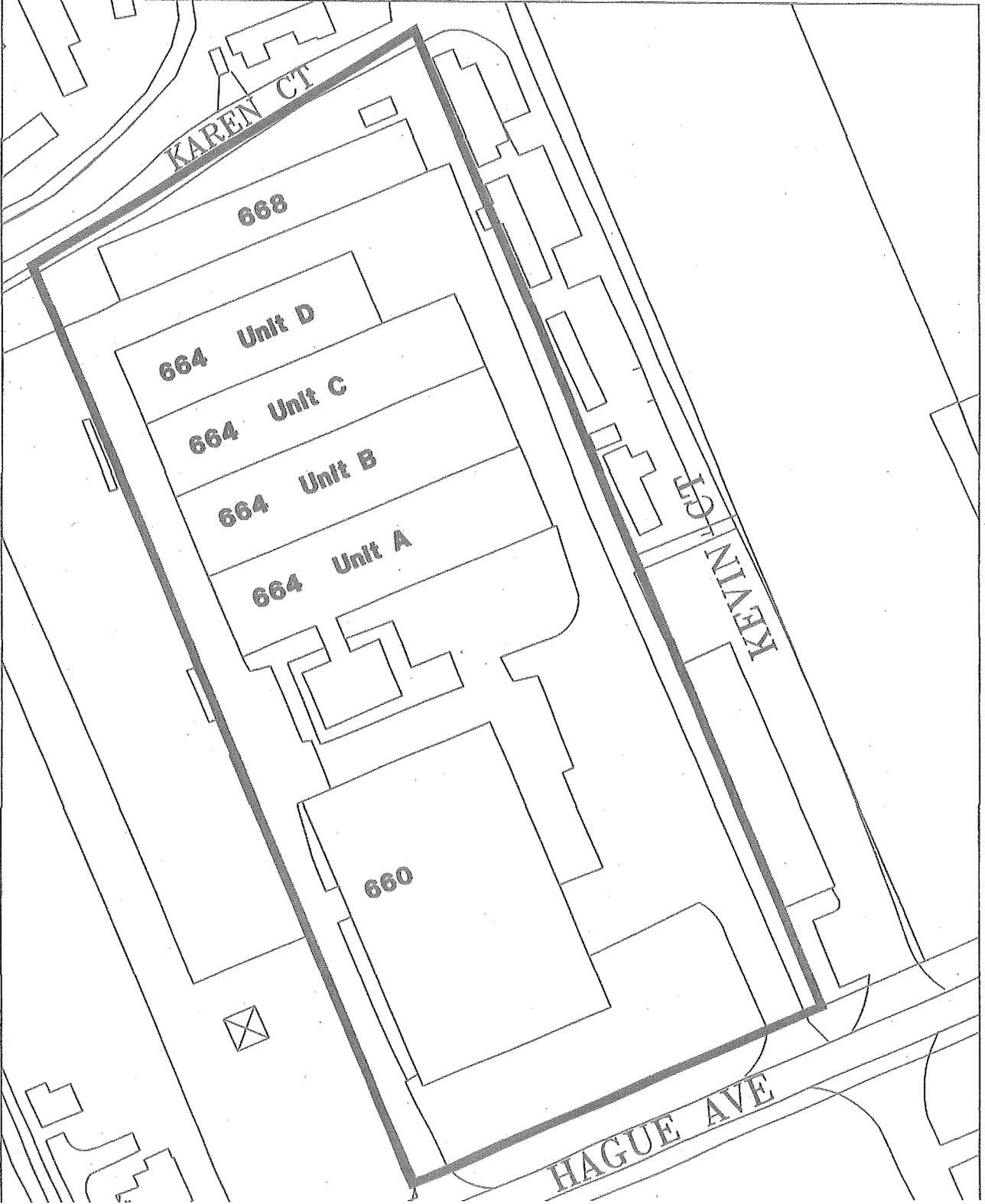
This subject site known as 660 N. Hague Avenue is zoned M2 and is located in a mixed area of both commercial, residential and some industrial parcels. This site was granted a council variance CV15-031 , to permit the operation of a Brewery with an ancillary tasting room, with retail sales and a reduction in distance from a residential zoning district. Because this site will garner a large percentage of sales from the retail side of the business , being able to locate it via effective and visible building & ground graphics will be critical to it's over all success. There is existing a small ground sign to the north of the curb-cut as you enter the property. The building sits 50' from the right-of way, which seems somewhat consistent to other uses in the area. As a part of their brand, a large wall sign painted on the west side of the building is being proposed. This proposed wall sign is 901.58 square feet in size. The graphics code permits 227 square feet of sign area according to the table of elements, based on zoning, street classification, speed limit and distance from the right-of way. This proposed painted wall sign is 674.58 square feet over what the sign code permits. The size of this graphic given it's size does balance well with the building face and will help new customers identify the site. The granting of this variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent, spirit and purpose of the Graphics Code. We therefore respectfully request your consideration of our request.

Respectfully Submitted,

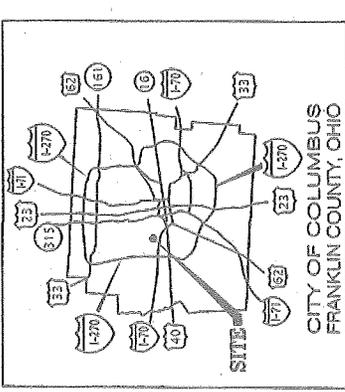
Stanley W. Young, III
Stanley W. Young, III

November 3, 2015

ASSIGNMENT OF COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



OTHER MAP REFERENCES
 CITY LAND USE MAP: 34-B
 GIS FACET NUMBER: 180607150



CITY OF COLUMBUS
 FRANKLIN COUNTY, OHIO

VERIFIED HOUSE NUMBER
 HOUSE NUMBERS SHOWN ON ATTACHED
 PLATE ARE CERTIFIED FOR SECURING
 OF BUILDING & UTILITY PERMITS

Issued by *Patricia A. Austin* 12/18/
 PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
 DIVISION OF PLANNING AND OPERATIONS
 109 N. FRONT ST.
 COLUMBUS, OH. 43215



ADDRESS FILE NUMBER - 02-017

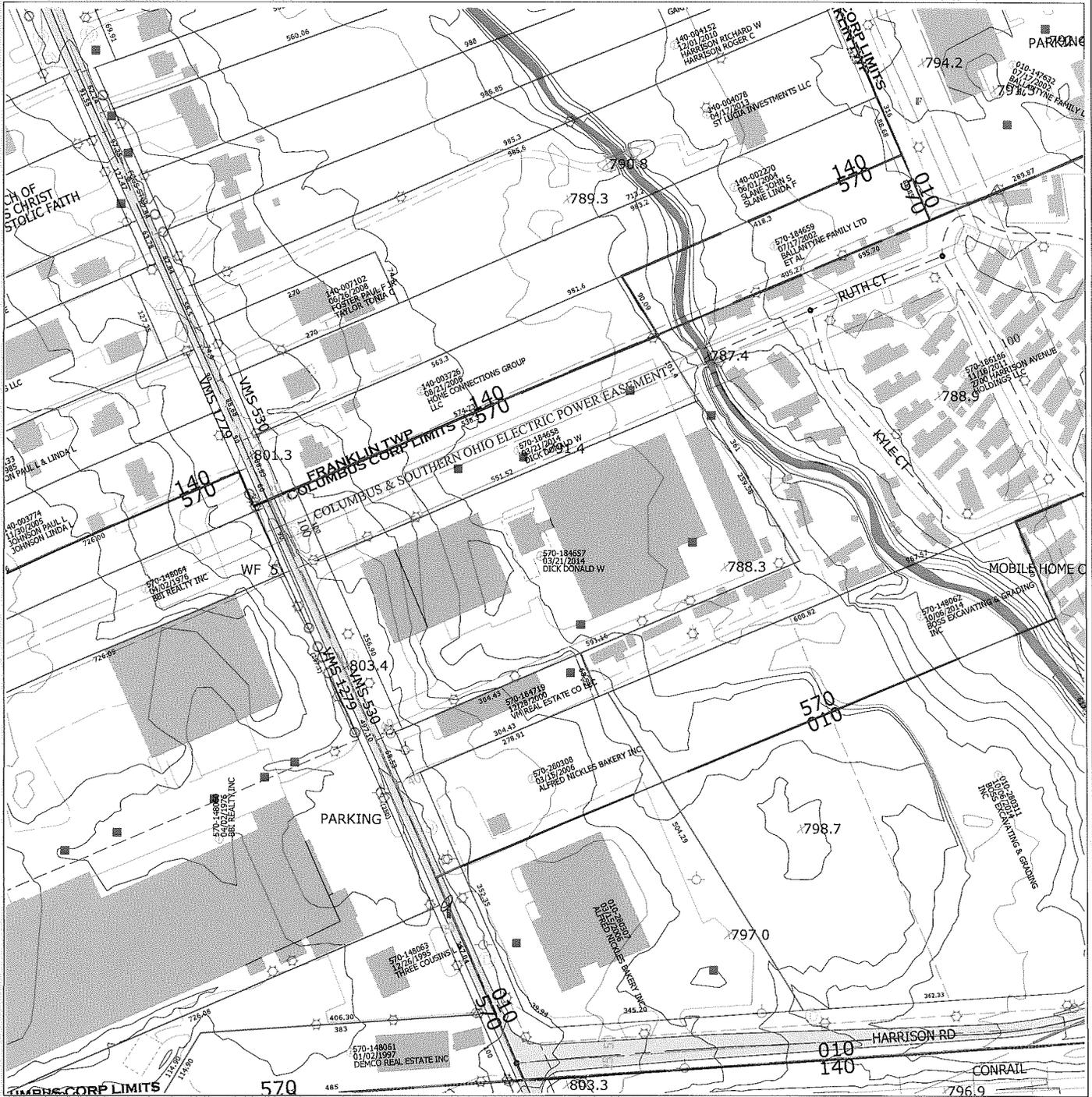
DEVELOPED BY:	DONALD W. DICK
ENGINEERING CONSULTANT:	DONALD W. DICK
DONALD W. DICK RENTALS RETAIL SHOPS & OFFICES	
ORIGINAL PARCEL NUMBER:	NOT SEOTTN
DRAWN BY:	JPR
CHECKED BY:	PYS



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 10/30/15



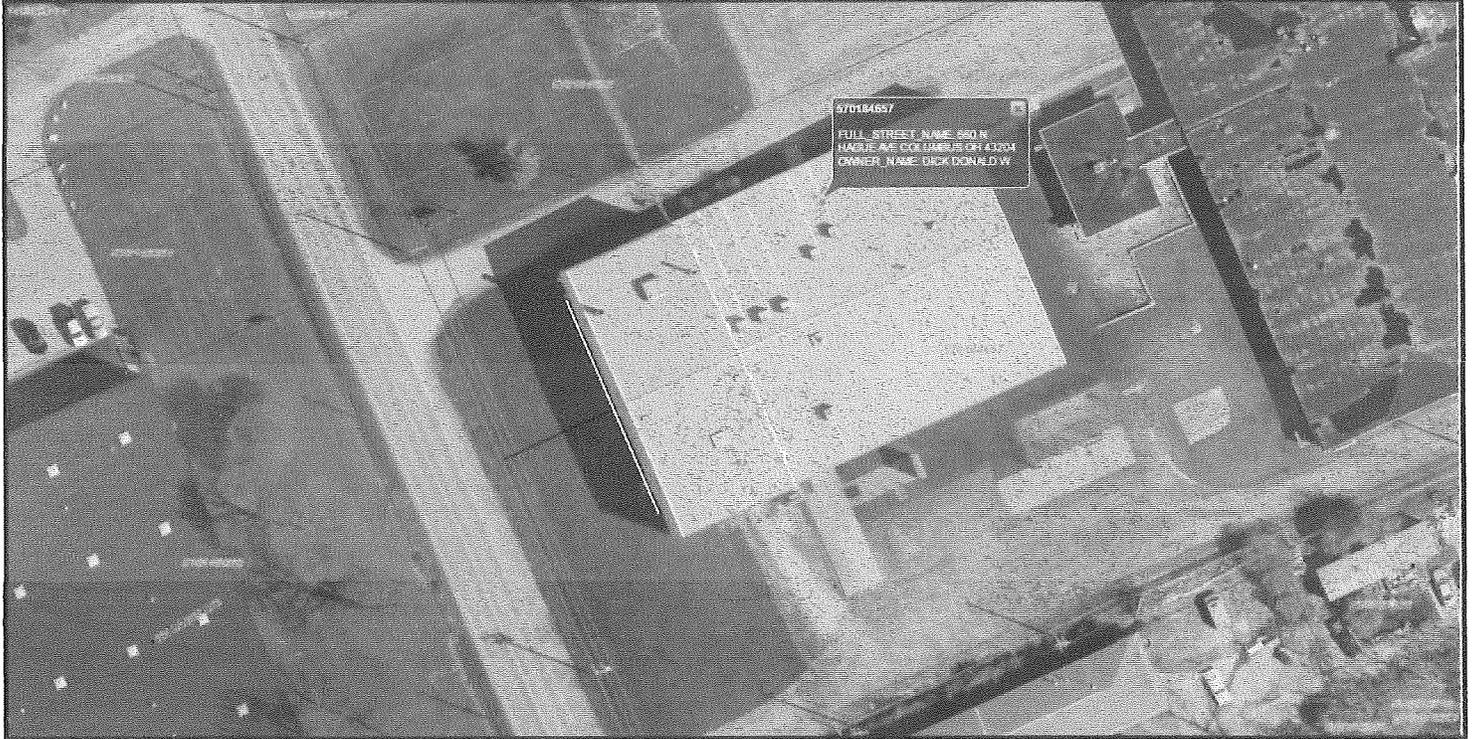
Disclaimer

Scale = 200



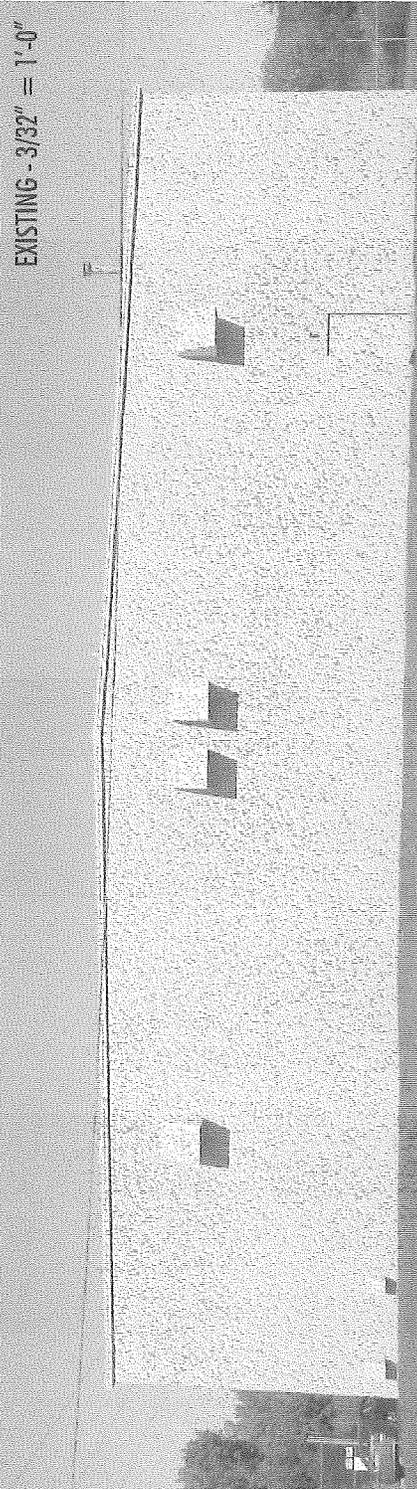
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

~~660~~ N Hague
Four String Brewing



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Proposed sign location 50' from R.O.W.



EXISTING - 3/32" = 1'-0"



PROPOSED CONCEPTUAL - 3/32" = 1'-0"

115'-0"

"Ohio's Miller Beer"

FOUR STRING
Brewing Co.



Danite Sign Co.

Proudly Serving Central Ohio Since 1954
1640 Harmon Ave Columbus, Ohio 43223
(614) 444-3333 (FAX) 494-3026
www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO: E60042 DANITE SIGN CO.

For identical illuminated signs. For non-illuminated signs, UL does not apply.

COLORS

■ BLACK

APPROVED-CUSTOMER

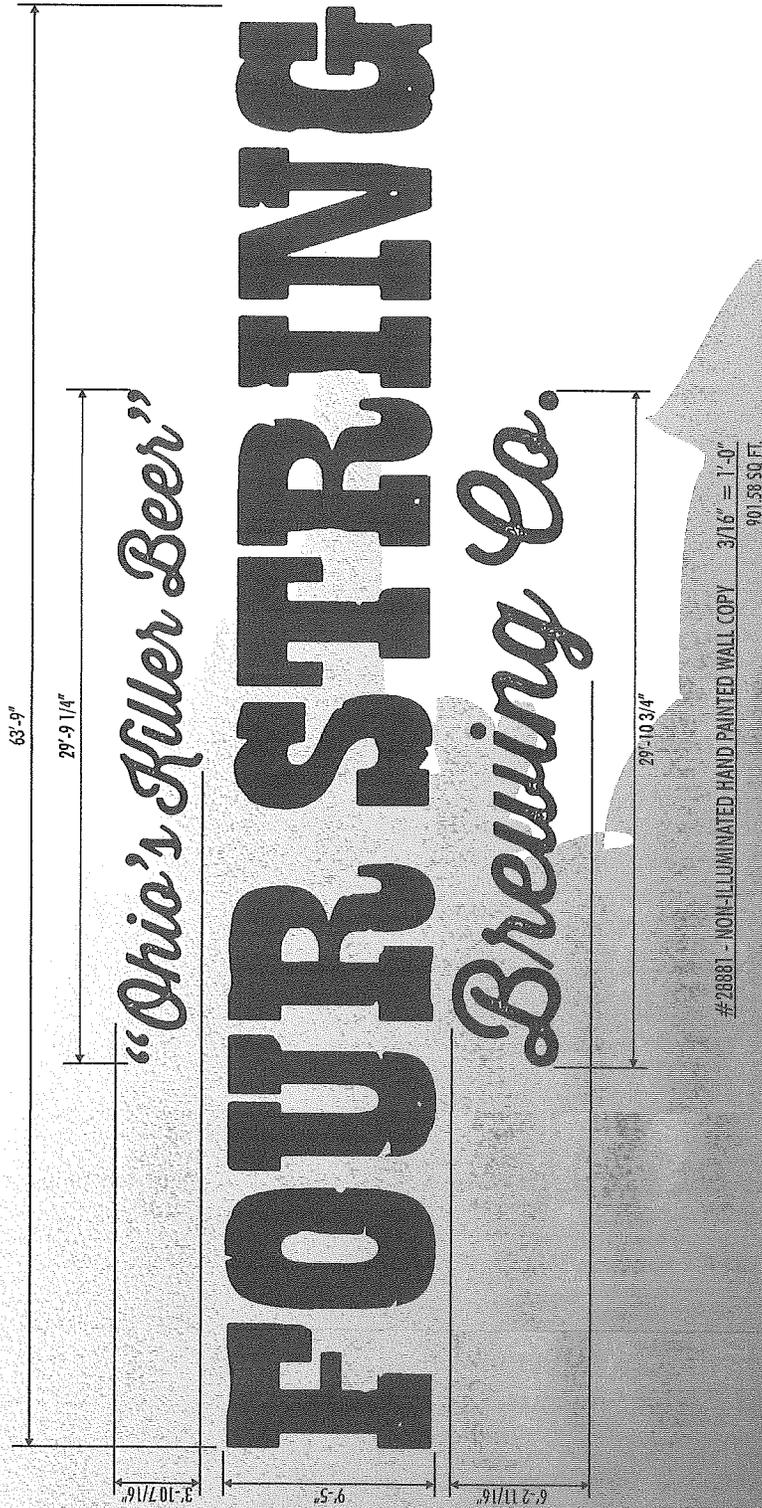
DATE



JOB NAME: FOUR STRING BREWING #28881
STREET: 860 N. HAGUE
CITY STATE: COLUMBUS, OH
LOCATION: HAND PAINTED BLDG LETTERS
SKETCH #: 15-793
DATE: 9/22/15
FILE NAME: FOUR STRING BREWING CDR
DIRECTORY: KEITH > 2015 > F

SCALE: AS NOTED S: 1/8" = 1'-0" D: 1/8" = 1'-0" K3

This sign is a reproduction of the design and content of the original sign. It is not a copy of the original sign. The use of this sign is subject to the terms and conditions of the license agreement. The use of this sign is subject to the terms and conditions of the license agreement. The use of this sign is subject to the terms and conditions of the license agreement.



Proudly Serving Central Ohio Since 1954
1640 Ettramon Ave Columbus, Ohio 43223
(614) 444-3333 (FAX) 444-3026
www.dantesign.com

UNLISTED via STANDARD UL48
FILE NO: E60042 DANITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.

COLORS
■ BLACK

APPROVED-CUSTOMER DATE



JOB NAME	FOUR STRING BREWING #28881
STREET	660 N. HAGUE
CITY, STATE	COLUMBUS, OH
OCCASION	HAND PAINTED BLDG LETTERS
SKETCH #	15-793
DATE	9/22/15
FILE NAME	FOUR STRING BREWING CDR
DIRECTORY	KEITH > 2015 > F

SCALE AS NOTED FILE: PC DESIGNER KS

This plan is the property of Dante Sign Co. and is not to be reproduced or used in any way without the written consent of Dante Sign Co. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV 15-031

Address 662 NORTH HAVRE AVE

Group Name GREATER HILTOP AREA COMMISSION

Meeting Date JUNE 2, 2015

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- Approval
- Disapproval

NOTES:

Vote FOR AGAINST ABSTAIN
13 0 0

Signature of Authorized Representative



SIGNATURE

CO-CHAIR ZONING COMTE, GTRC

RECOMMENDING GROUP TITLE

614-653-7653

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building and Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

Applications must be submitted by appointment. Call 614-645-4522 to schedule

Statement of Hardship

To permit a brewery (Section 3367.01, M-2, Manufacturing District) with an ancillary tasting room (which will include retail sales) and a reduction in the distance from a residential zoning district. (Section 3363.19 Location requirement) The brewery needs a new location to serve its expanding customer base. The existing warehouse building is zoned M-2, Manufacturing, which permits only less objectionable uses. The City Codes classifies brewery as a more objectionable use which requires 600 feet separation from a residential zoning district. There is residential to the north, east and south within 600 feet but the predominate use in the area is one of the City's manufacturing district (reduction from 600 feet to zero). As for the brewing process there will be a 12 in. flue on top of the building to vent the steam from boiling malt extract (wort). The applicant will boil about six hours per day mostly during business hours.

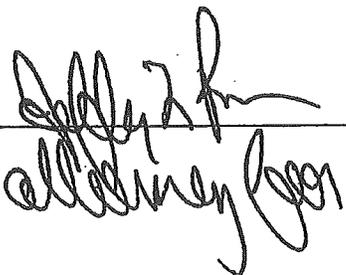
The flue doesn't vent anything controlled or toxic. The applicant is basically venting the steam from malt sugar water. The flue gas is most water vapor, some food compounds that contain cooked corn aromas, and the smell of hops. Many people, including the applicant, find this aroma pleasing. The applicant does not believe its operations will have a detrimental effect on the surrounding properties.

We believe the code exists to protect residential neighborhoods for enormous beer factories like the ABI plant at I-71 and I-270 near Westerville. Our plant is tiny by comparison.

Breweries now include tasting rooms to increase the interest in their products. The applicant wants to include a tasting room on site with the brewery. Customers will be able to buy brewery products in the tasting room.

The granting of these variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of Applicant _____



Date _____

6/3/15

DaNite Sign Co.

1640 Harmon Avenue, Columbus, Ohio 43223-3300 Ph: (614) 444-3333 / Fax: (614) 444-3026

November 3, 2015

City of Columbus
Department of Development
757 Carolyn Avenue

RE: Filing of variance

To Whom it May Concern:

Please accept this letter to allow Stan Young with Trinity Signs to file variance paperwork on behalf of DaNite Sign Company.

Please use soft account #99060-5670 to post fees to.

Thanks



Jill Waddell

Graphics Commission Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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) Stanley W. Young, III
of (COMPLETE ADDRESS) 1640 Harmon Avenue, Columbus, Ohio 43223

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:

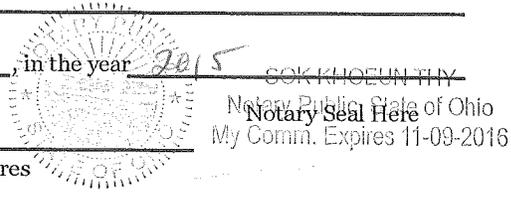
NAME	COMPLETE MAILING ADDRESS
<u>Donald W. Dick</u>	<u>3080 Valleyview Drive, Columbus, Ohio 43204</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFIANT Stanley W. Young, III

Sworn to before me and signed in my presence this 9th day of November, in the year 2015

SIGNATURE OF NOTARY PUBLIC

11/09/16
My Commission Expires



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