



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: # 14320-00461
Date Received: 1 JULY 2014
Commission/Civic: GREATER HILLTOP
Existing Zoning: M Application Accepted by: [Signature] Fee: \$ 1900-
Comments: 9/16/14

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 TO INCREASE GRAPHIC AREA (A) FROM 224 # TO 993 #
(B) FROM 348 # TO 1450 #
3377.24(B)
3377.07(C)

LOCATION

1. Certified Address Number and Street Name 2189 Eakin Road
City Columbus State OH Zip 43223
Parcel Number (only one required) 570251541

APPLICANT

2. Name Imbus Enterprises, LP (Chris Imbus, Owner)
3. Address 874 St. Rt. 28 City/State Milford, OH Zip 45150
4. Phone # 513/470-1900 Fax # 513/248-9000 Email 7hillsdev@cinci.rr.com

PROPERTY OWNER(S)

2. Name Imbus Enterprises, LP
3. Address 874 St. Rt. 28 City/State Milford, OH Zip 45150
4. Phone # 513/470-1900 Fax # 513/248-9000 Email 7hillsdev@cinci.rr.com

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

ATTORNEY/AGENT (CIRCLE ONE)

8. Name STEVE MOORE / MOORE SIGNS
9. Address 6060 WESTERVILLE RD. City/State WESTVILLE OH Zip 43081
10. Phone # 614-430-5965 Fax # 614-880-5686 Email STEVEMOORESIGNS.BIZ

SIGNATURES

11. Applicant Signature _____
12. Property Owner Signature [Signature: Chris Imbus]
13. Attorney / Agent Signature [Signature: Steve Moore]



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

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AFFIDAVIT

(See next page for instructions)

14320-00461

2189 Eakin Rd.

APPLICATION #

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME STEVE MOORE
of (1) MAILING ADDRESS 6060 WESTERVILLE RD. WST. OH 43081
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 2189 EAKIN RD.
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) IMBUS ENTERPRISES LP
874 SR 28
MILFORD OH 45150

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

IMBUS ENTERPRISES LP / CHRIS IMBUS
513-470-1900

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

(5) GREATER HILTIOP AREA COMMISSION
CHUCK PATRISCH / GREG LARGE
POB 28052
COLUMBUS OH 43228

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

LIST ATTACHED / INCLUDED

(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 30th day of JUNE, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

(8) Stanley Zechariah
2/12/16



Stanley Zechariah
Notary Public, State of Ohio
My Commission Expires 28-12-16

Tony Channakhon
4953 Bixby Ridge Dr W
Groveport, OH 43125

CSX Transportation, Inc
Baltimore & Ohio RY
500 Water St
Jacksonville, FL 32202

Judy A Dennis
239 Powhatan Ave
Columbus, OH 43204

Edwards Transfer & Storage Co
P.O. Box 313
Rootstown, OH 44272

Epic Realty of Ohio II, LLC
52 E 15th Ave
Columbus, OH 43201

Southwest Square II, LLC
191 W Nationwide Blvd
Columbus, OH 43215

BLS Rentals, LLC
4181 Patzer Ave
Grove City, OH 43123

Columbus/Franklin Co Affordable Trust
110 N 17th St
Columbus, OH 43203

Sharon L & Joshua Y Jonas
1722 Laurel Ave
Columbus, OH 43223

Midwest Equipment Sales, LLC
808 Rhodes Ave
Columbus, OH 43205

Lance Sandlian
10913 E 126th St
Fishers, IN 46038

Three C Body Shop, Inc
2300 Briggs Rd
Columbus, OH 43223

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4953 Bixby Ridge Dr W
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10913 E 126th St
Fishers, IN 46038

Three C Body Shop, Inc
2300 Briggs Rd
Columbus, OH 43223

Chuck Patterson/Greg Large
Greater Hilltop Area Commission
P. O. Box 28052
Columbus, OH 43228

Chuck Patterson/Greg Large
Greater Hilltop Area Commission
P. O. Box 28052
Columbus, OH 43228

Steve Moore
Moore Signs
6060 Westerville Rd.
Westerville, OH 43081

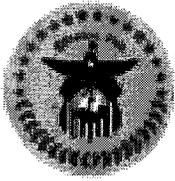
Steve Moore
Moore Signs
6060 Westerville Rd.
Westerville, OH 43081

IMBUS Enterprises Limited Partnership
874 State Route 28
Milford, OH 45150

IMBUS Enterprises Limited Partnership
874 State Route 28
Milford, OH 45150

14320-00461 2189 Eakin Rd.

(15)



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00461

2189 Eakin Rd.

One Stop Shop Zoning Report Date: Mon Jul 21 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2189 EAKIN RD COLUMBUS, OH

Mailing Address: 874 STATE ROUTE 28
MILFORD OH 45150

Owner: IMBUS ENTERPRISES LIMITED PARTN

Parcel Number: 570251541

ZONING INFORMATION

Zoning: Z73-033, Manufacturing, M
effective 7/25/1973, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Southwest Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

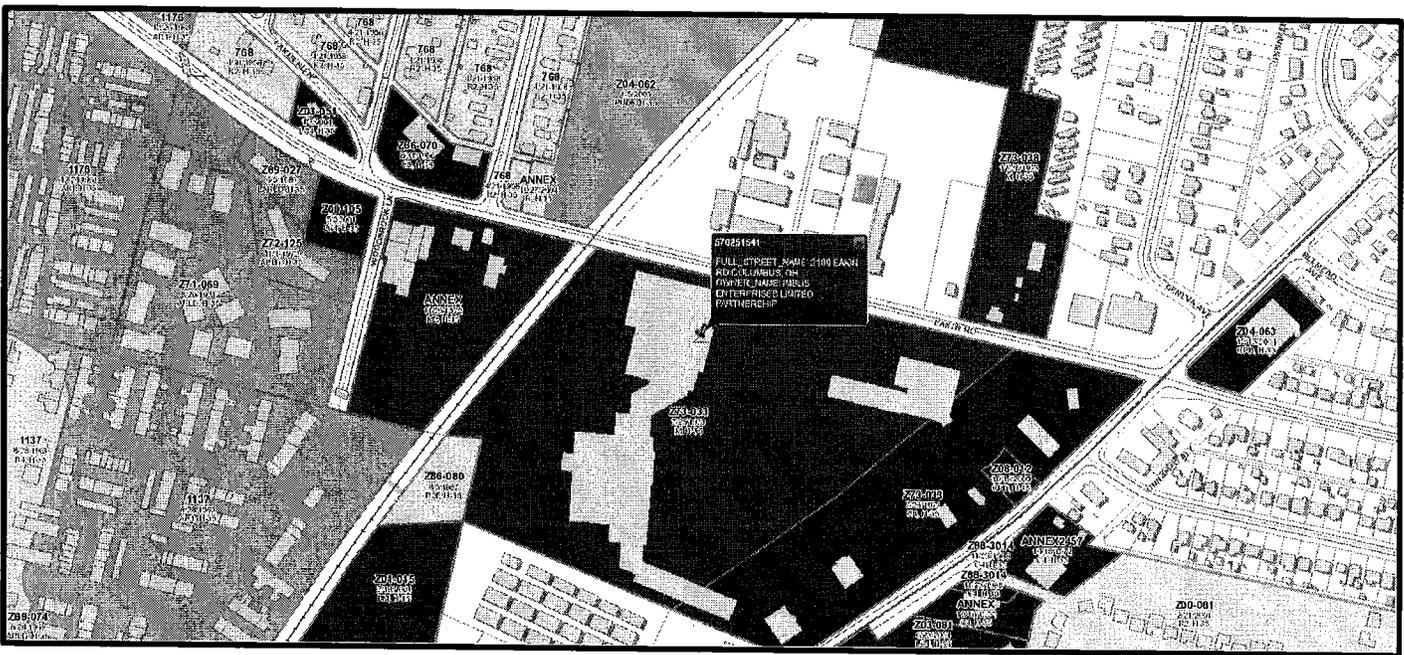
PENDING ZONING ACTION

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

14320-00461

2189 Eakin Rd.

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:

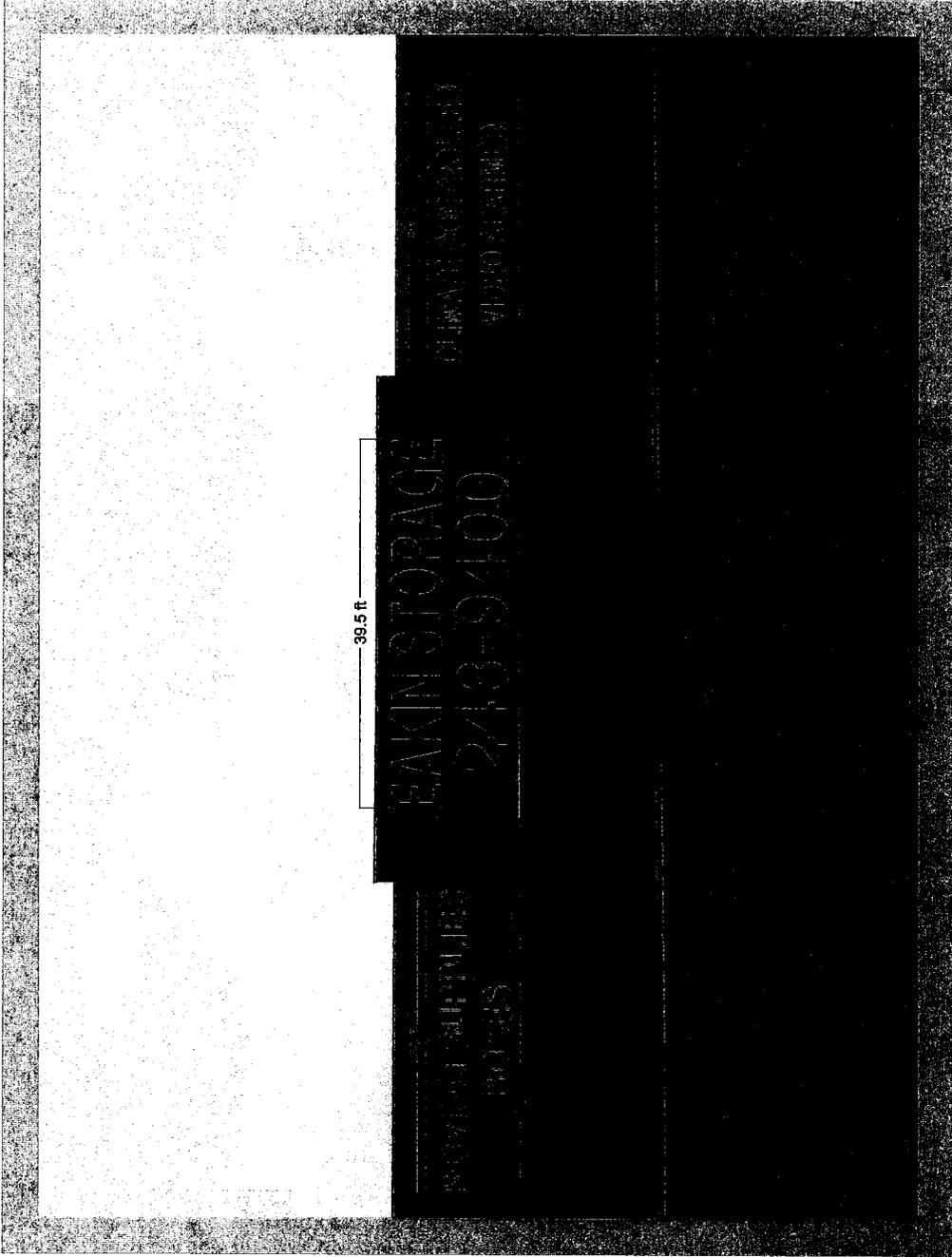
We are attempting to revitalize the neighborhood along with bringing new life to the Southwest Shopping Center. Although we have exposure on Eakin Road, we have no signage available to us on Harrisburg Pike "St. Rt. 3". That is the main street that we need visible recognition. This could have been the problem 12 years ago, and possibly the reason for the failure of Ames Dept. Store. We feel with your cooperation and understanding in this matter, we will be able to maintain a presence and become an asset to the community. We are proposing a clean and neat sign that shouldn't pose anyone any problems.

Signature of Applicant

Chris Columbus

Date

6/24/14



39.5 ft

MOORE

SIGNS

Westerville, Ohio 614.882.1110 www.mooreesigns.biz

EAKIN STRG FRNT WALL PRF.fs
6.30.14 MOE

PROOF

14320-00461
2189 Eakin Rd.



14320-00461
2189 Eakin Rd.

MOORE

SIGNS

Westerville, Ohio 614.882.1110 www.mooreesigns.biz

EAKIN STR6 SIDE WALL PRF.fs
6.30.14 MOE

PROOF



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2189 Eakin Rd.

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.

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STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) STEVE MOORE
Of (COMPLETE ADDRESS) 6060 WESTERVILLE RD. WST. OH 43081
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
100% - Imbus Enterprises, LP	874 St. Rt. 28, Milford, OH 45750
↓	
50% John E. Imbus	116 McCormick Pt., Milford OH 45750
50% J. Chris Imbus	175 Bares Run Rd., Loveland, OH 45740

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of JUNE, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Seal Here
Stanley Zechariah
Notary Public, State of Ohio
My Commission Expires 28-12-16