Mayor Michael B. Coleman

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: 14320-00625
Date Received: 9/2/14
Commission/Civic: None
Existing Zoning: CPD Application Accepted by: A. Reiss Fee: $1,900.00
Comments: 11/18/14

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 3372.806 Graphics To allow a 15-ft. tall ground sign at a 0-ft. setback without a sign base constructed of limestone or limestone veneer, horizontally coursed with flush-raked mortar joints.

LOCATION

1. Certified Address Number and Street Name 3121 Olentangy River Rd.
   City Columbus State Ohio Zip 43202
   Parcel Number (only one required) 010-117369

APPLICANT

2. Name Kabil Associates, Inc. - Gary Davis
3. Address 5900 Sharon Woods Blvd. City/State Columbus, Ohio Zip 43229
4. Phone # (614) 899-6707 Fax # (614) 899-7503 Email gdavis@kabil.com

PROPERTY OWNER(S)

2. Name Jai Guru LLC
3. Address 3045 Olentangy River Rd. City/State Columbus, Ohio Zip 43202
4. Phone # (614) 447-1212 Fax # (614) 447-1211 Email

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Kabil Associates - Gary Davis
9. Address 5900 Sharon Woods Blvd. City/State Columbus, Ohio Zip 43229
10. Phone # (614) 899-6707 Fax # (614) 899-7503 Email gdavis@kabil.com

SIGNATURES

11. Applicant Signature Gary Davis
12. Property Owner Signature [signature] 8/29/14
13. Attorney / Agent Signature Gary Davis

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

Revised 11/12 tmt

Mayor Michael B. Coleman

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

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

AFFIDAVIT

(See next page for instructions)

APPLICATION # **14320-000625**
3121 Olentangy River Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Gary Davis
of (1) MAILING ADDRESS Kabil Associates, 5900 Sharon Woods Blvd., Columbus, Ohio 43229
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 3121 Olentangy River Rd., Columbus, Ohio 43202
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) Jai Guru, LLC
3045 Olentangy River Rd.
Columbus, Ohio 43202

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
Gary Davis-Kabil Associates
(614) 899-6707

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS
(5) N/A

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
Jai Guru, LLC	3121 Olentangy River Rd.	3045 Olentangy River Rd., Columbus, OH 43202

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

SIGNATURE OF AFFIANT (8) Gary Davis
Subscribed to me in my presence and before me this 28th day of July, in the year 2014
SIGNATURE OF NOTARY PUBLIC (8) Maria DeAngelis
My Commission Expires: 9/12/18

MARIA DEANGELIS, NOTARY PUBLIC, STATE OF OHIO, COMM. EXP. SEP. 12, 2018

Notary Seal Here

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

Revised 11/12 tmt

KABIL ASSOCIATES, INC.
ATTN: GARY DAVIS
5900 SHARON WOODS BLVD.
COLUMBUS, OHIO 43229

JAI GURU LLC
3045 OLENTANGY RIVER RD
COLUMBUS, OH 43202

MATTHEW A. LABUHN, ESQ.
ONDA LABUHN RANKIN & BOGGS CO., LPA
35 N. FOURTH ST., SUITE 100,
COLUMBUS, OH 43215

MEDIA GENERAL OPERATIONS INC
ATTN: KENNETH E CAMPBELL
333 E FRANKLIN ST
RICHMOND VA 23219

RIVERVIEW COMMONS INC
3145 N HIGH ST
COLUMBUS OH 43202

515 RIVERVIEW LLC
515 RIVERVIEW DR
COLUMBUS OH 43202

FOLK REAL ESTATE HOLDINGS LLC
3085 OLENTANGY RIVER RD
COLUMBUS, OH 43202

ABOU-RASS BASHAR
ABOU-RASS MAHA
5105 PROVINCIAL DR
BLOOMFIELD HILLS MI 48302

PLAZA CORE HOTEL LLC
1515 LAKE SHORE DR
COLUMBUS OH 43204

14320-000625
3121 Olentangy River Rd.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-000625
3121 Olentangy River Rd.

One Stop Shop Zoning Report Date: Fri Sep 5 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3121 OLENTANGY RIVER RD COLUMBUS, OH 43202
Mailing Address: 3045 OLENTANGY RIVER RD
COLUMBUS OH 43202

Owner: JAI GURU LLC
Parcel Number: 010117369

ZONING INFORMATION

Zoning: Z11-031A, Commercial, CPD
effective 5/2/2012, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: OLENTANGY RIVER ROAD RCO
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

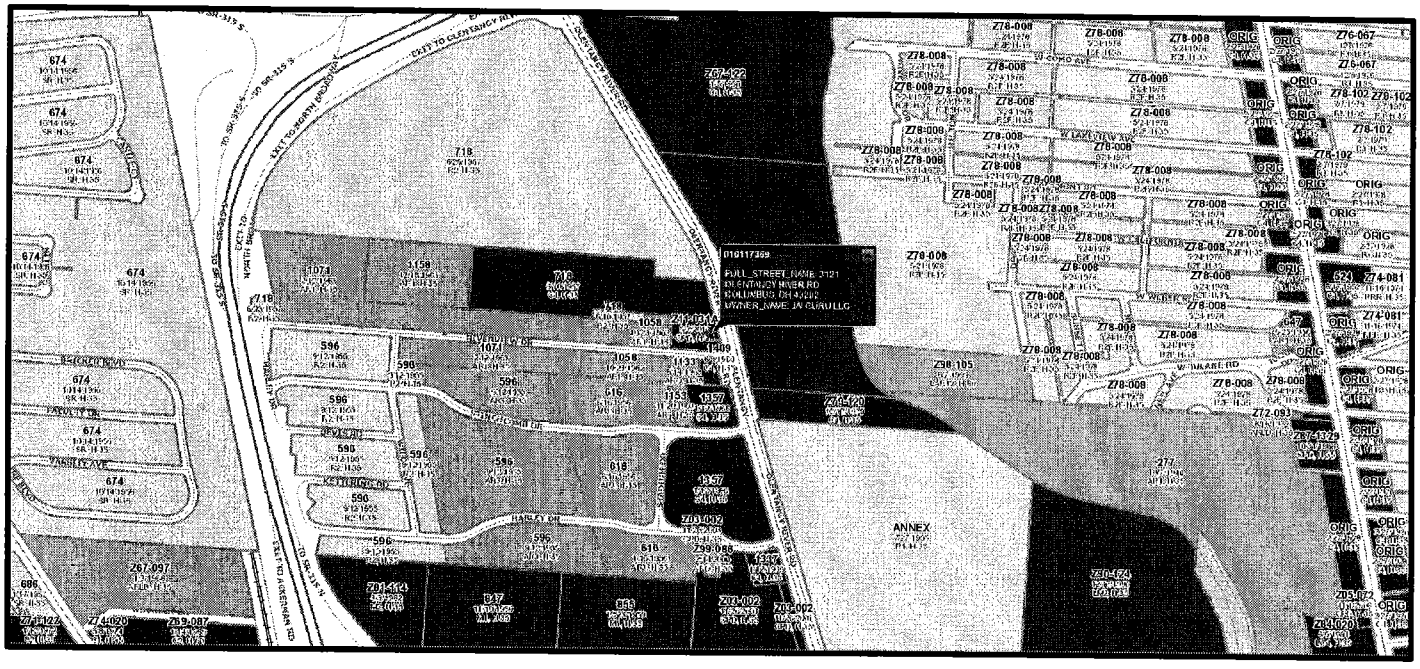
Historic District: N/A

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



SEP - 4 REC'D

Mayor Michael B. Coleman

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

STATEMENT OF HARDSHIP

14320-000625
3121 Olentangy River 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:

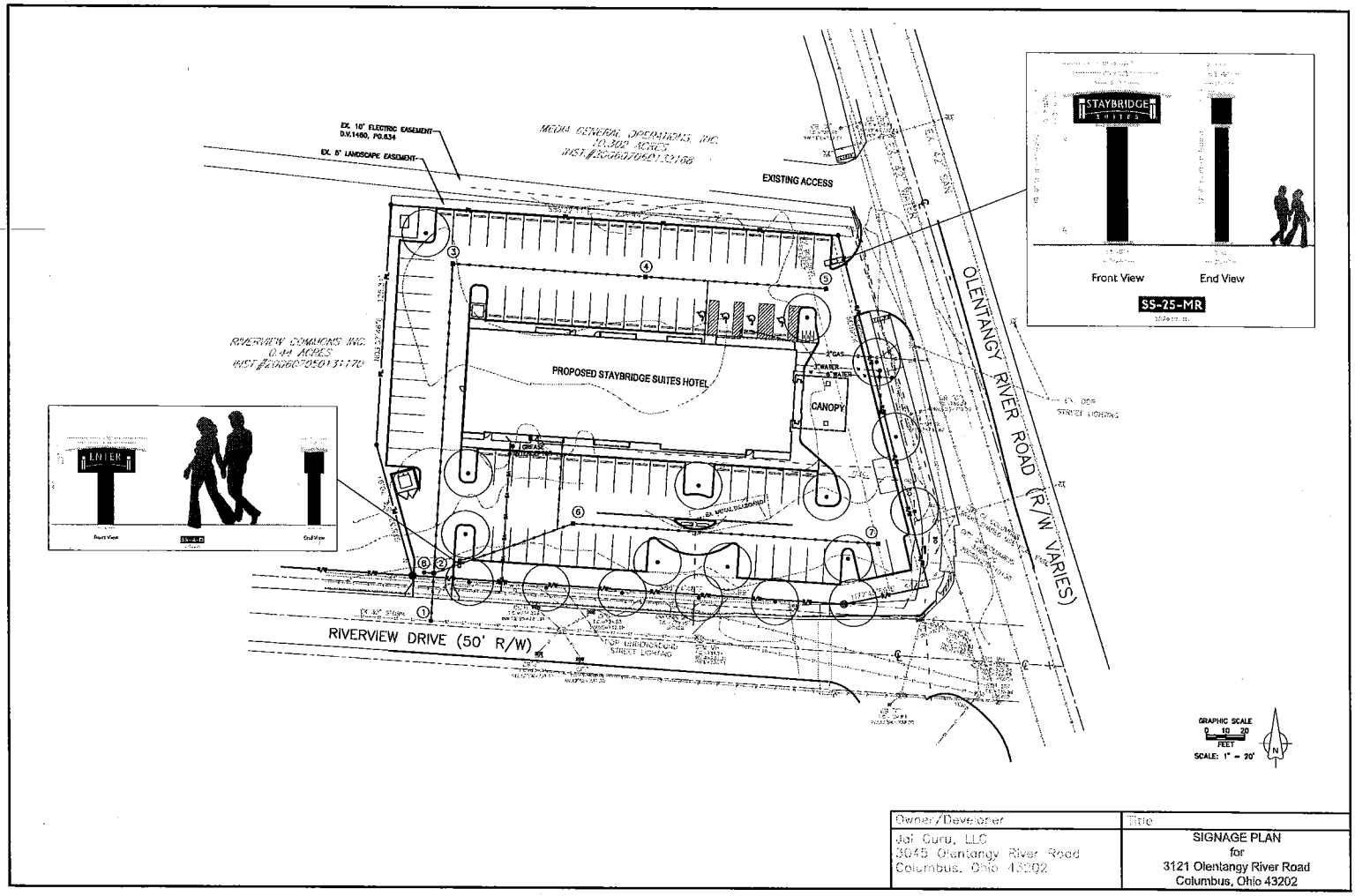
The owner requests a variance for the required sign setback per A1 above. The required dedication of an additional 7½ feet of public right of way along Olentangy River Rd. has created a situation where there is a very small area near the entrance along this road that a sign can be located. The setback would have to be zero for the sign to fit in this area. The owner would also like to request a variance for the allowable height of the sign under A3 above. Code requires a height of six feet or less. This would create a financial hardship because neighboring hotels have much taller and more visible signs. The owner would like to request a height of 15 feet. He owns another hotel just to the south that was approved for a 20 foot sign along Olentangy River Rd. several years ago.

Signature of Applicant Doug Dart Date 9/4/2014

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

Revised 11/12 tmt

SEP - 4 REC'D



Owner/Developer	Title
Jai Guru, LLC 3045 Olentangy River Road Columbus, Ohio 43202	SIGNAGE PLAN for 3121 Olentangy River Road Columbus, Ohio 43202

14320-000625

3121 Olentangy River Rd.

SECTION 4

Mid-Rise Signs

SS-25-MR & SS-50-MR Mid-Rise Signs

TOP CAP
Construction: aluminum tube with aluminum skin
Exterior Finish: painted brushed aluminum

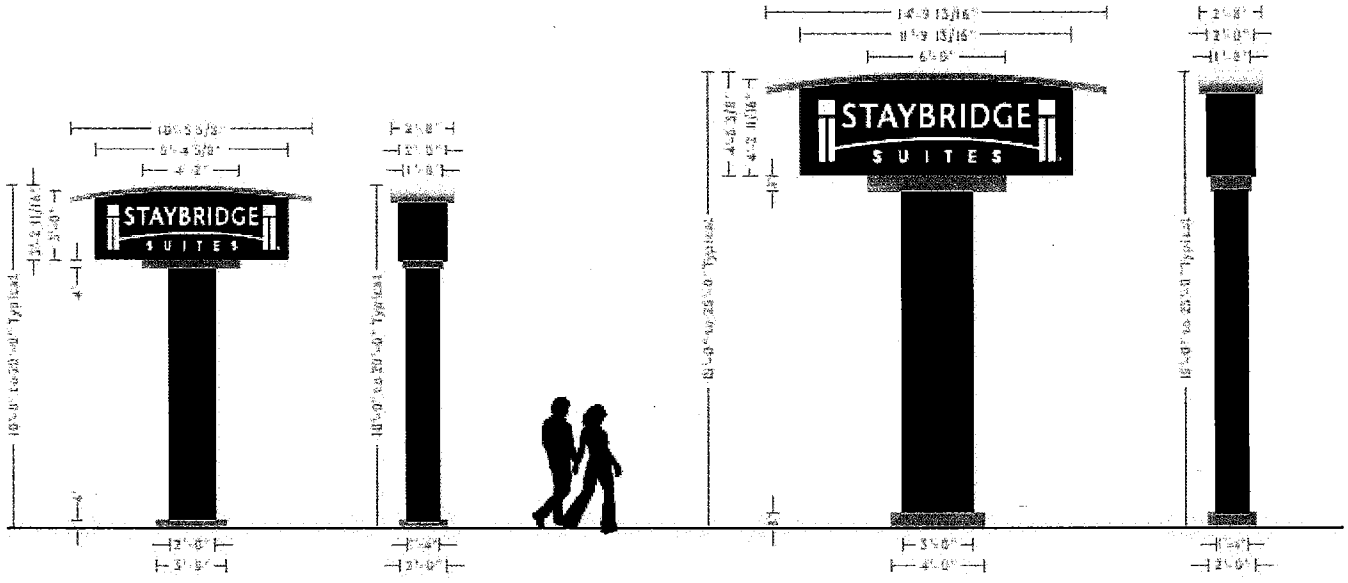
SIGN CABINET
Construction: aluminum angle with aluminum skin
Exterior Finish: painted Pantone® 4625 C gloss brown
Illumination: Cool White fluorescent
Face Construction: routed aluminum with polycarbonate backer
Decoration: white solar grade polycarbonate backer

SHROUD
Construction: bent-up aluminum
Exterior Finish: painted brushed aluminum

POLE COVER
Construction: aluminum angle with aluminum skin
Exterior Finish: painted Pantone® 4625 C gloss brown

BASE COVER
Construction: bent-up aluminum
Exterior Finish: painted brushed aluminum

Mid-Rise Elevation
Scale: 1/8" = 1'-0"



Front View | End View

SS-25-MR
25.16 sq. ft.

Front View | End View

SS-50-MR
49.92 sq. ft.

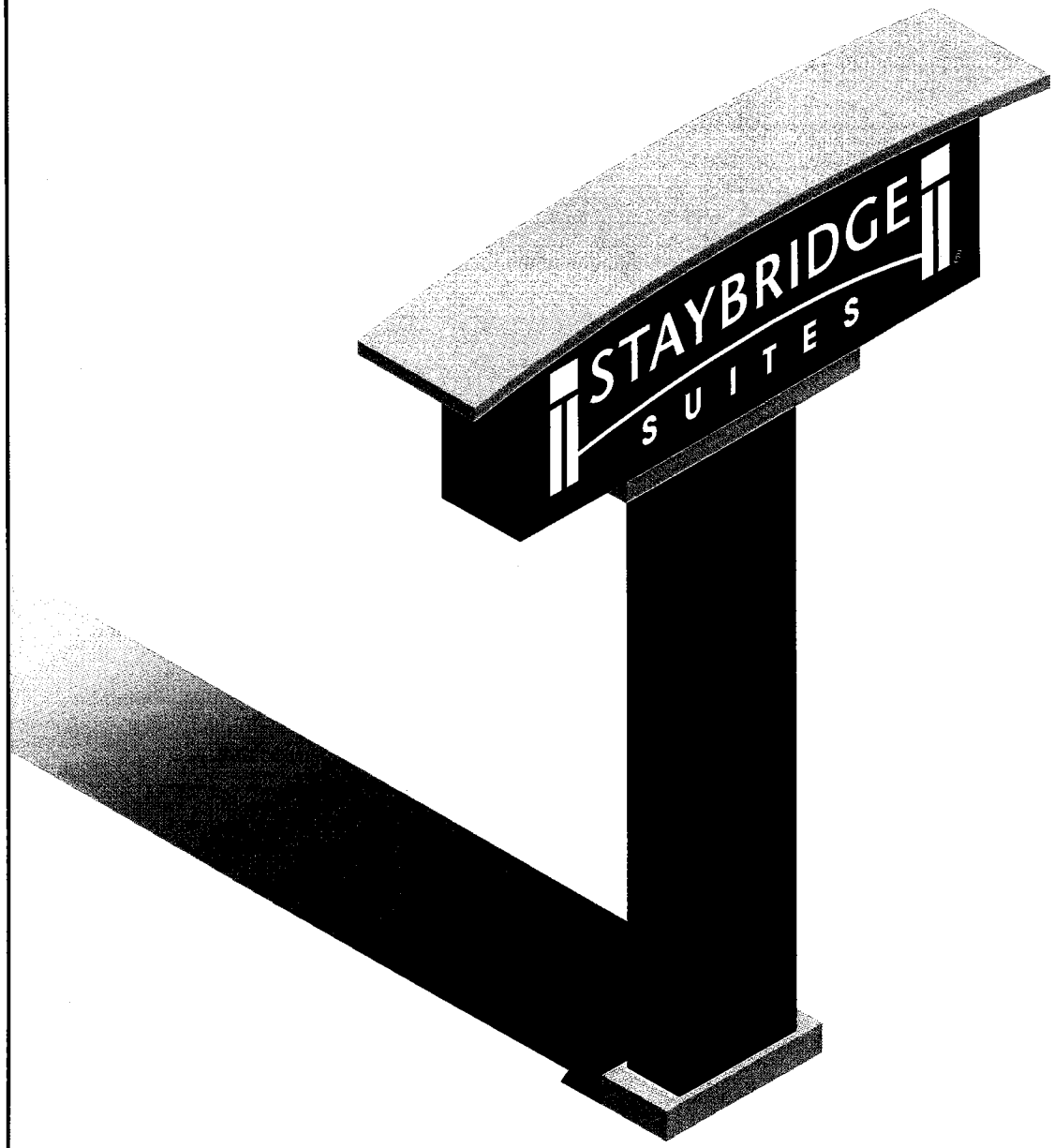
VARIANCE REQUESTED FOR THIS SIGN TYPE, 15 FEET TALL, AT THE OLENTANGY RIVER RD. ENTRANCE.

SECTION 4

Mid-Rise Signs

Staybridge Suites properties are required to have a primary sign. This primary sign is to be visible from the main entrance of the property. One example of a primary sign is the mid-rise sign. The other option for a primary sign is the monument sign.

If local code does not allow for a primary sign to be installed on the property, channel letters visible from the main property entrance may be an acceptable alternative.

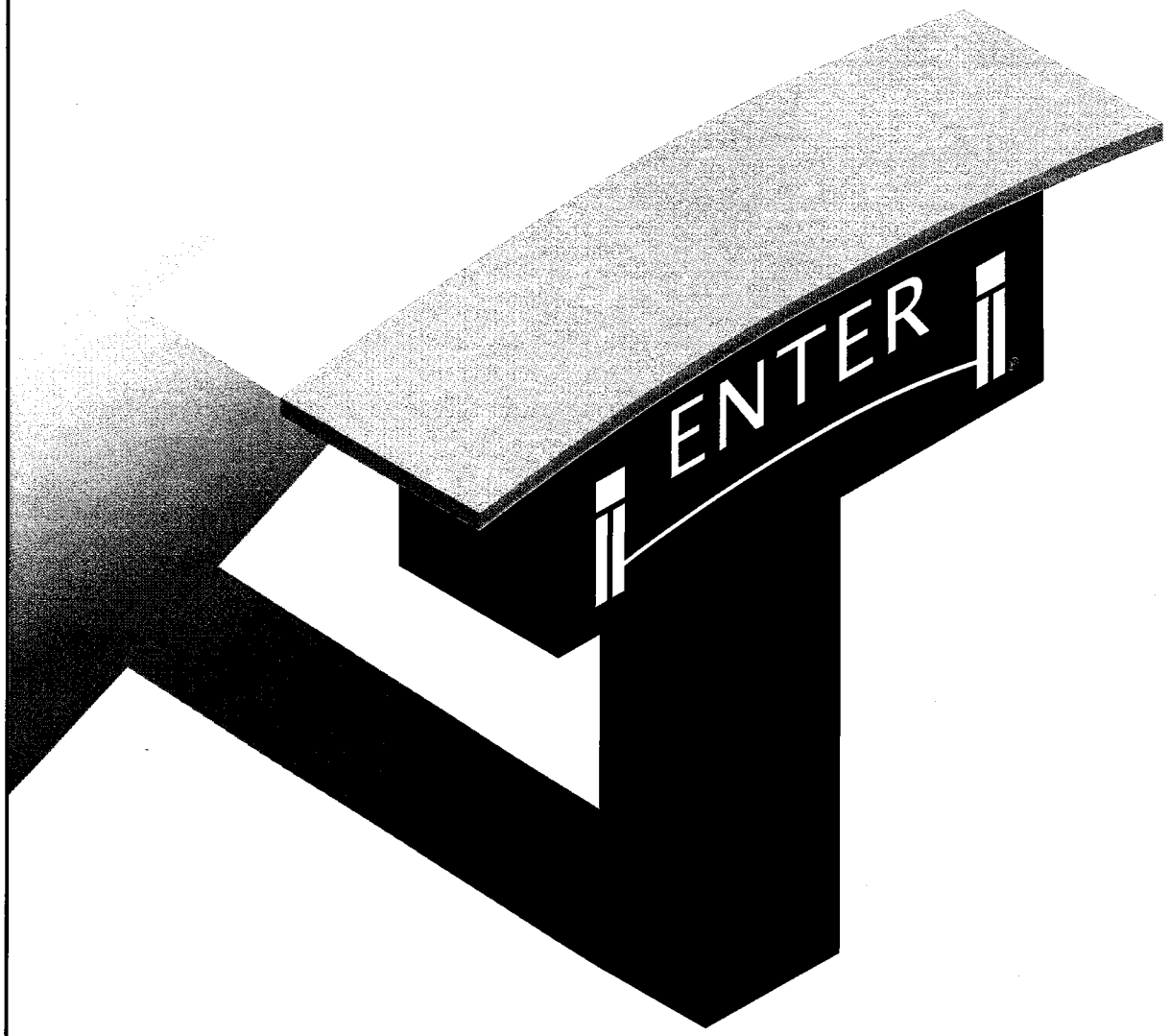


Please address any questions relating to Staybridge Suites brand signage to your regional InterContinental Hotels Group Brand Management Department.

SECTION 6

Wayfinding Signs

Directional signs provide the guest information regarding where to enter the property and provide navigational aids when traveling about the property.



Please address any questions relating to Staybridge Suites brand signage to your regional InterContinental Hotels Group Brand Management Department.

SECTION 6

Wayfinding Signs

SS-4-D Wayfinding Signs

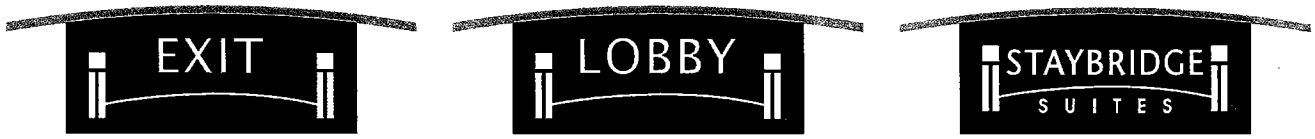
TOP CAP
Construction: aluminum tube with aluminum skin
Exterior Finish: painted brushed aluminum

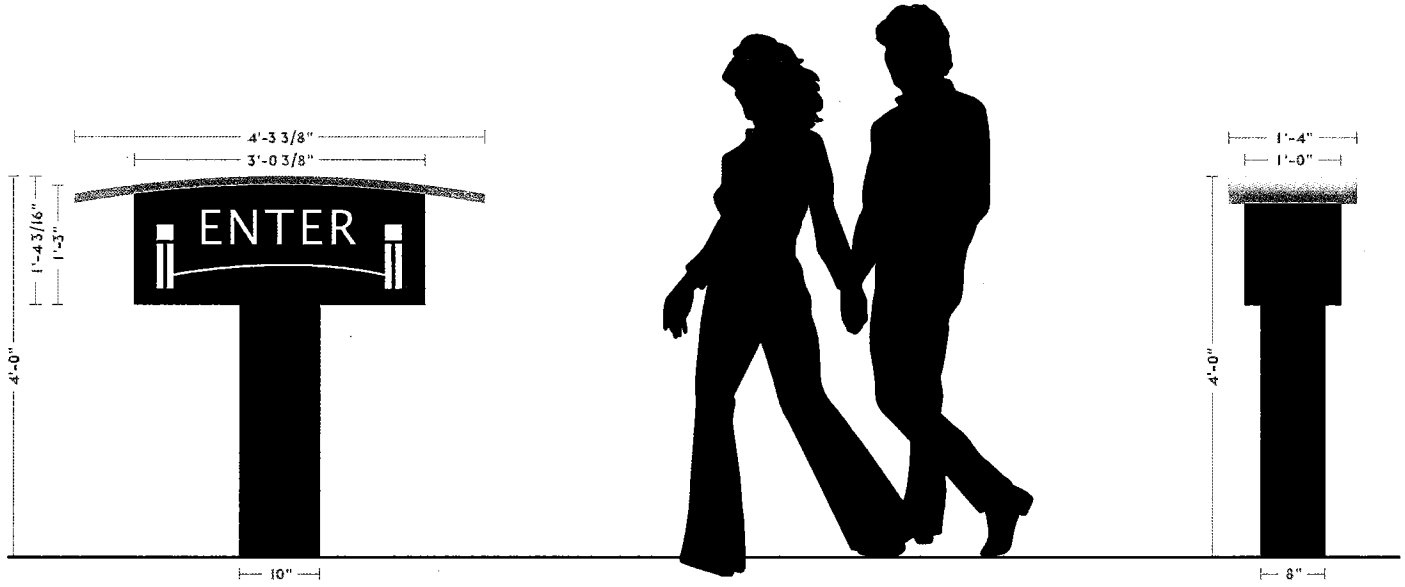
SIGN CABINETS
Construction: aluminum angle with aluminum skin
Exterior Finish: painted Pantone® 4625 C gloss brown
Illumination: Cool White fluorescent
Face Construction: routed aluminum with polycarbonate backer
Decoration: white solar grade polycarbonate backer

POLE COVER
Construction: bent-up aluminum
Exterior Finish: painted Pantone® 4625 C gloss brown

Wayfinding Sign Elevation
Scale: 1/2" = 1'-0"

Optional Faces





Front View

SS-4-D
3.79 sq. ft.

End View

SECTION 7

Color and Material Specifications

Strict adherence to the color and material specifications as listed will ensure a consistent Staybridge Suites image. The material specifications have been carefuly selected based on field testing to ensure a high quality image consistent with Staybridge Suites and longevity of the products to meet or exceed the industry standards.

Please address any questions relating to Staybridge Suites brand signage to your regional InterContinental Hotels Group Brand Management Department.

Staybridge Suites Paint Finishes

Brown	Pantone® 4625 C Brown, Gloss Finish
Brushed Aluminum	IHG Brushed Aluminum

Acrylic Sign Face Material

White	7328 white acrylic with no decoration

Polycarbonate Sign Face Material

White	White solar grade polycarbonate with no decoration

3M Films

Brown	3M Scotchcal 7725-19 Deep Mahogany Brown opaque film

City of Columbus
Address Plat

N

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form are Herein Certified for Securing of Building & Utility Permits

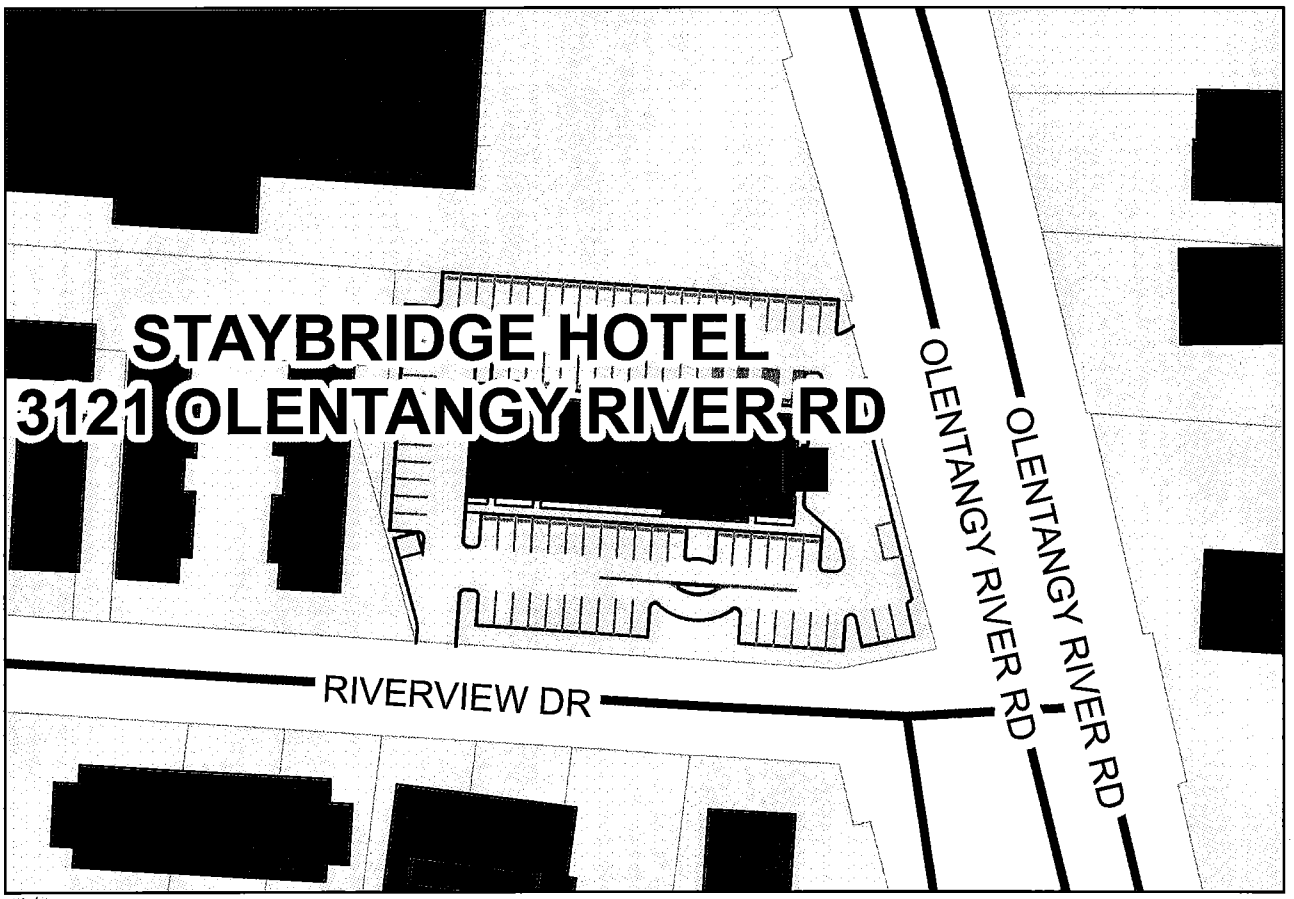
Parcel ID: 010-117369
House Number: 3121
Lot Number: 71-72
Work Done: NEW

Project Name: STAYBRIDGE HOTEL
Street Name: OLENTANGY RIVER RD
Subdivision: FRANK P COLWELLS RIVERVIEW
Complex: N/A

Owner: JAI GURU LLC

Requested By: KABIL ASSOCIATES, INC. (GARY DAVIS)

Printed By: Cassandra Sampeur **Date: 8/19/2014**



JENNIFER L. GALLAGHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

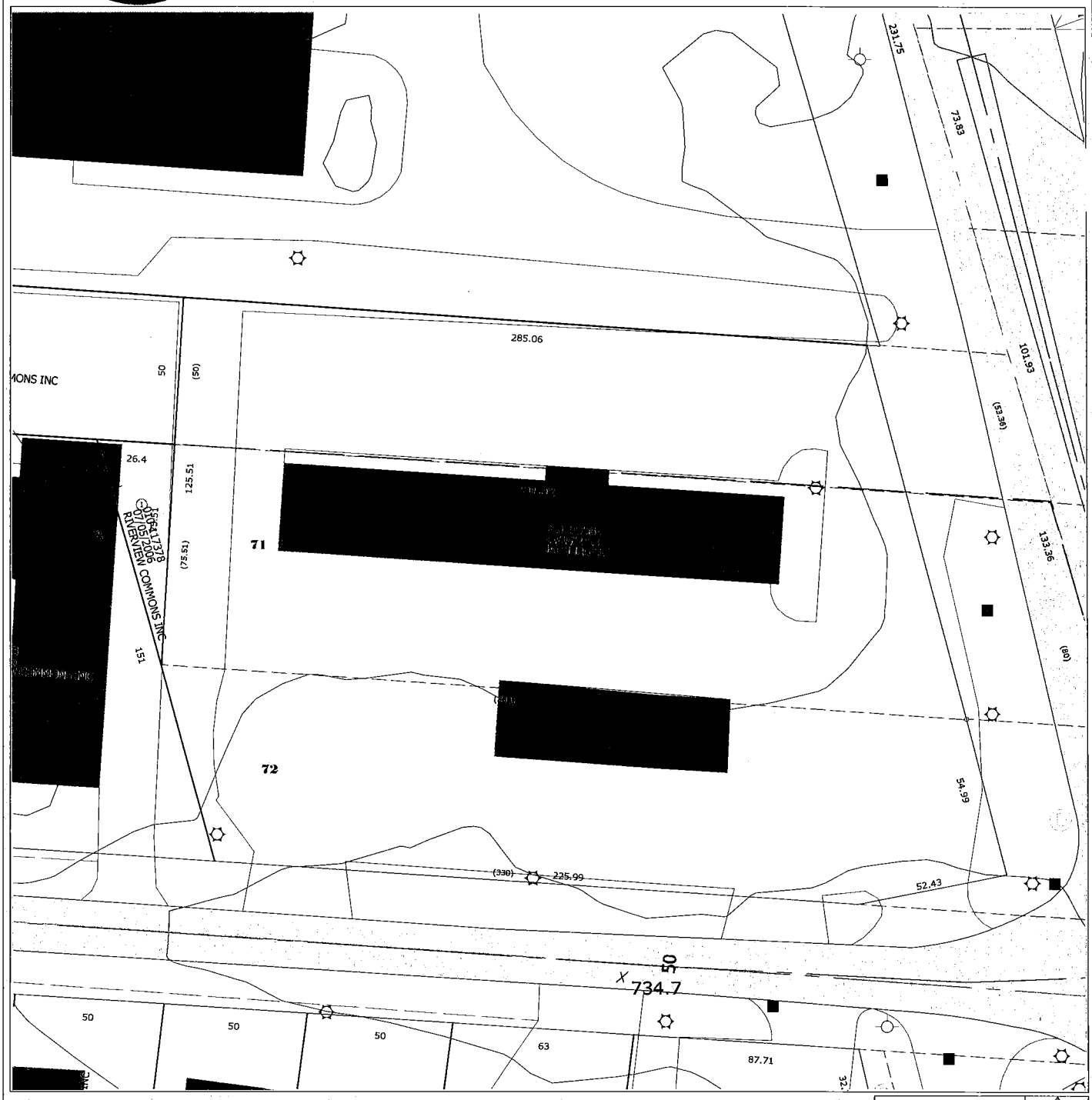
SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 566645

Printed: 8/19/2014 1:05:19 PM - C:\Users\ccsampeur\Desktop\temp .mxd\staybridge.mxd, ccsampeur

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: C **DATE: 7/30/14**



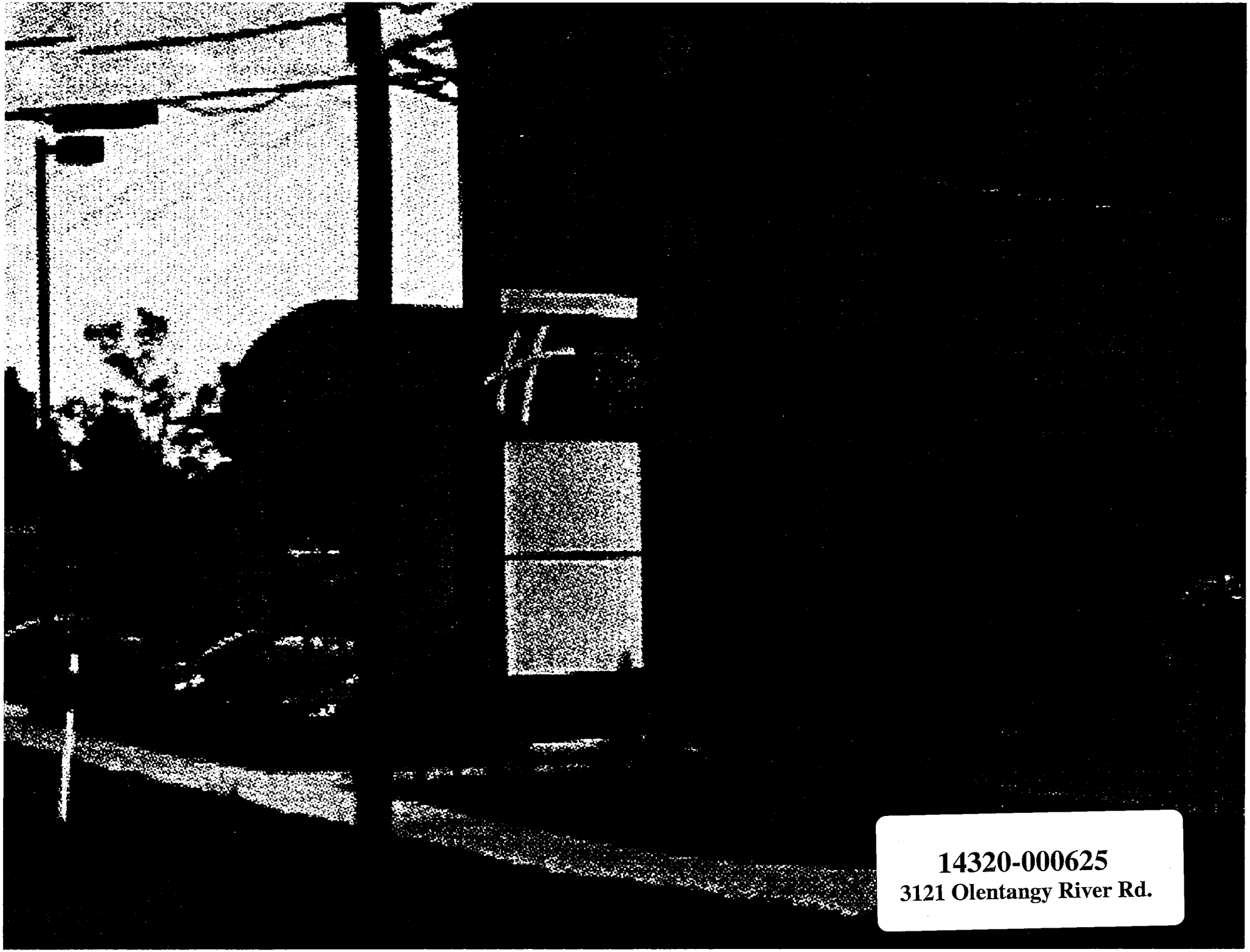
Scale = 50

Grid North

Disclaimer

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.

Real Estate / GIS Department


14320-000625
3121 Olentangy River Rd.

Kabil Associates
Engineers Architects Planners

5900 Sharon Woods Blvd., Suite B
Columbus, Ohio 43229

Phone: 614•899•6707
Fax: 614•899•7503
Email: kabil@kabil.com

August 29, 2014

Building and Zoning Services
Graphics Commission
757 Carolyn Avenue
Columbus, OH 43224

Dear Commission Members,

We understand that Les Thompson is a member of the City of Columbus Graphics Commission. Mr. Thompson was previously employed by Kabil Associates, Inc. Mr. Thompson also has a previous association with J.D. Singh by performing engineering work on the subject property of which Mr. Singh is the owner and developer. The previous association between Mr. Thompson and Mr. Singh ended on less than ideal terms. For these reasons, we strongly request that Mr. Thompson recuse himself from the Graphics Commission proceedings involving this project and abstain from any decision making activities due to a possible conflict of interest as a result of these previous relations.

Respectfully,

Gary Davis
Site Designer

14320-000625
3121 Olentangy River Rd.

Mayor Michael B. Coleman

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

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

APPLICATION # **14320-000625**
3121 Olentangy River Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Gary Davis
Of (COMPLETE ADDRESS) Kabil Associates, 5900 Sharon Woods Blvd., Columbus, Ohio 43229
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
Jai Guru, LLC	3045 Olentangy River Rd.
J.D. Singh	Columbus, Ohio 43202

SIGNATURE OF AFFIANT _____

Subscribed to me in my presence and before me this 28 day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC Maria DeAngelis

My Commission Expires: 9/12/18

MARIA DEANGELIS, NOTARY PUBLIC
STATE OF OHIO
COMM. EXP. SEPT. 12, 2018
Notary Seal Here

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

Revised 11/12 tmt