



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: # 14320-00672
Date Received: 17 SEPT. 2014
Commission/Civic: NORTHWEST CIVIC ASSOC.
Existing Zoning: _____ Application Accepted by: JF Fee: \$1900⁰⁰
Comments: _____

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 REQUEST A VARIANCE TO ERECT A PYLON SIGN AND EMC READER BOARD IN THE BETHEL ROAD RCO
SECTION 3372.806 A - EMC; C - POLE SIGN; E - 20' HEIGHT, 96.69 SQ FT; G1 - NO ADDRESS; G2 - 14" BASE; G4 - NOT LIMESTONE
PYLON SIGN AND READER BOARD PROPOSED ARE IN ACCORDANCE WITH SECTION 3377 OF THE ZONING CODE FOR C-4 ZONED COMMERCIAL PROPERTIES

LOCATION

1. Certified Address Number and Street Name 1325 BETHEL ROAD
City COLUMBUS State OH Zip 43220
Parcel Number (only one required) 010-191206

APPLICANT

2. Name TUSHAR PATEL, FOR PRAMUKH VANDAN LLC
3. Address 8235 N. HIGH STREET City/State COLUMBUS, OH Zip 43235
4. Phone # 267.249.7374 Fax # 614.430.9459 Email TSHRPTL@GMAIL.COM

PROPERTY OWNER(S)

2. Name THOMAS R. PIPIC
3. Address 9065 CONCORD ROAD City/State POWELL OH Zip 43065
4. Phone # 740.881.4331 Fax # _____ Email TPIPIC@COLUMBUS.RR.COM

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name N/A
9. Address _____ City/State _____ Zip _____
10. Phone # _____ Fax # _____ Email _____

SIGNATURES

11. Applicant Signature _____
12. Property Owner Signature Thomas R. Pypic, Trustee
13. Attorney / Agent Signature _____



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1325 BETHEL ROAD

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 1 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1325 BETHEL RD COLUMBUS, OH 43220

Mailing Address: 9065 CONCORD RD
POWELL, OH 43065

Owner: PIPIC MARY J TR

Parcel Number: 010191206

ZONING INFORMATION

Zoning: 1354, Commercial, C4
effective 1/12/1966, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: BETHEL 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



THOMAS PIPIC
9065 CONCORD RD
BOWELL, OH 43065

14320-00672
1325 BETHEL ROAD

9/16/14

LIMITED POWER OF ATTORNEY

I hereby give Tushar Patel, for Ramukh Vandan, LLC
limited power of attorney to pursue a zoning variance
and required process for the purpose of installing a
sign at the leased property located at 1325 Bethel
Road, Columbus OH 43220.

Thomas R. Pipic, Trustee

Thomas R. Pipic



BRIAN J. FRANK
Notary Public, State of Ohio
My Commission Expires
July 27, 2016



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

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AFFIDAVIT

(See next page for instructions)

APPLICATION # _____

14320-00672
1325 BETHEL ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME _____
of (1) MAILING ADDRESS _____
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 1325 BETHEL RD, COLUMBUS OH 43220
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) THOMAS R. PIPIC, Successor Trustee of
John J Pipic Family (Credit Shelter) Trust
9065 CONCORD RD
POWELL OH 43065

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

TUSHAR PATEL
267-249-7374

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

(5) Northwest Civic Association
Rosemarie Licks
1035 Stoney Creek Rd, Columbus OH 43231
614-988-1150

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

Please see attached next page - Total 8 properties.

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

SIGNATURE OF AFFIANT

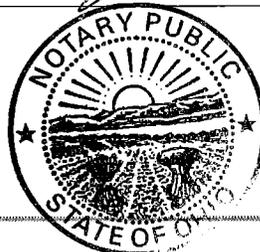
Subscribed to me in my presence and before me this

(8) [Signature]
day of September, in the year 2014
(8) [Signature] 7/27/2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



BRIAN J. FRANK
Notary Public, State of Ohio
My Commission Expires
July 27, 2016



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1325 BETHEL ROAD

STATEMENT OF HARDSHIP

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 PREVIOUS RESTAURANT AT THIS LOCATION HAD A PYLON SIGN AND READER BOARD.

ALL ADJACENT BUSINESSES IN THE IMMEDIATE AREA (UNDER THE SAME RCO) WHICH INCLUDE COMPETITORS HAVE SIMILAR PYLON SIGNS AND READER BOARDS.

PROPOSED PYLON SIGNAGE WILL NOT DIFFERENTIATE OUR PREMISES FROM OTHER PREMISES IN THE SAME ZONING DISTRICT AND GENERAL VICINITY

THE PROPOSED SIGNAGE WOULD BE IN LINE WITH THE OTHER SURROUNDING BUSINESSES IN THE AREA AND NOT BE INJURIOUS TO NEIGHBORING PROPERTINGS

THE LOCATION OF THE PYLON SIGN WOULD NOT HINDER VIEWS OF THE RIGHT OF WAY OR OTHER EXISTING PYLON SIGNS

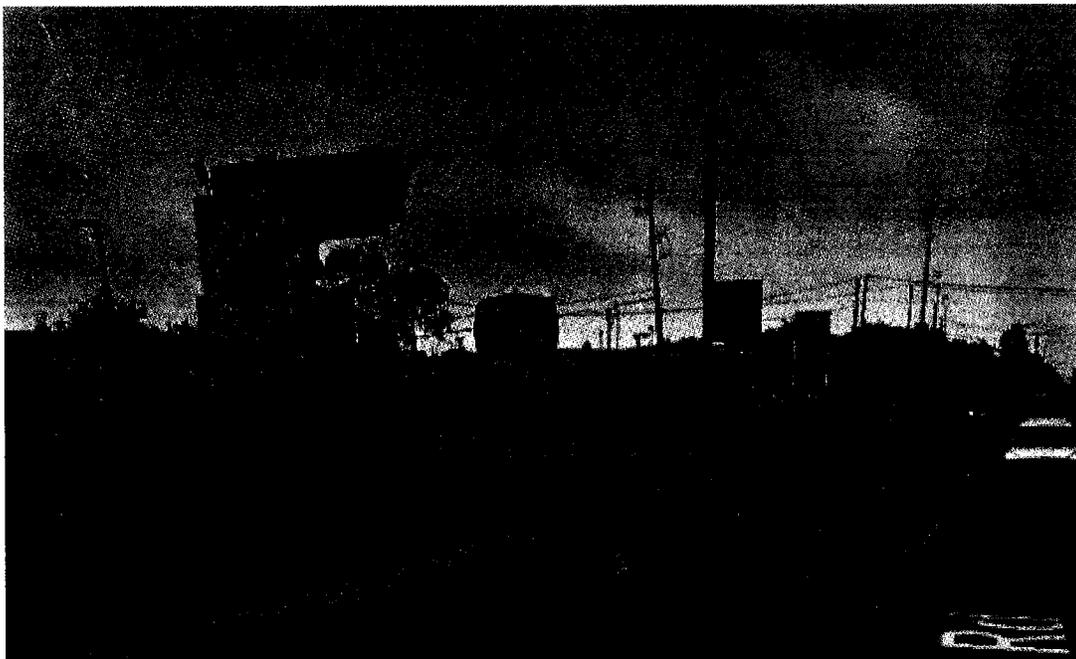
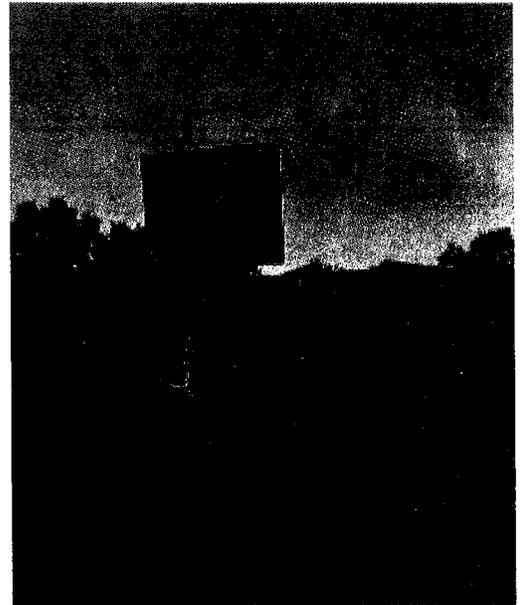
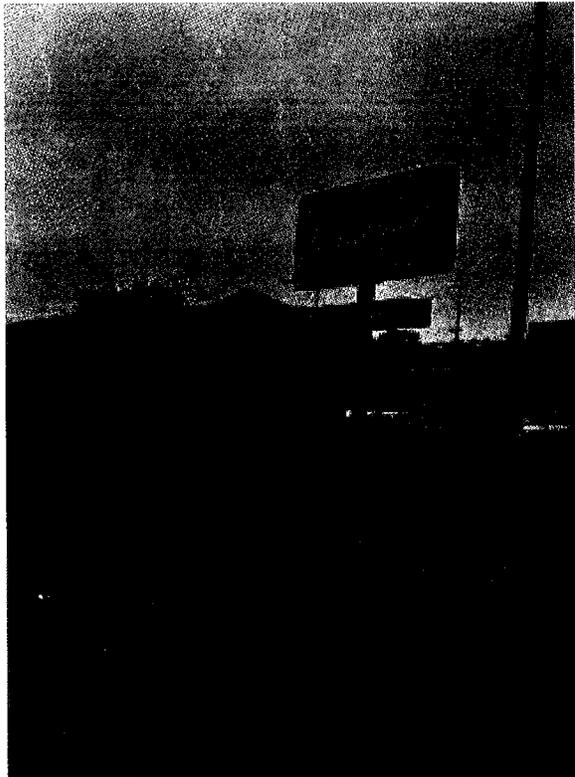
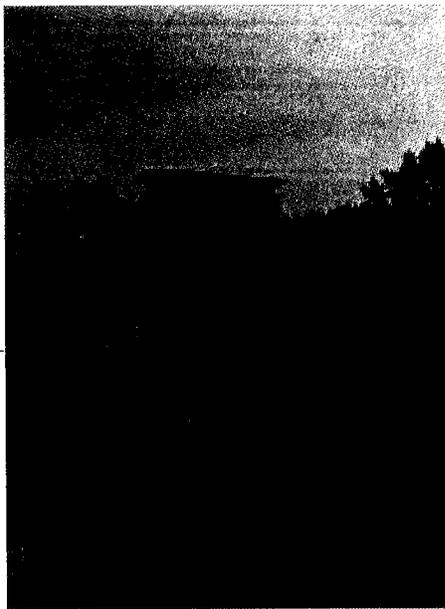
THE LED READER BOARD SHALL BE STATIC (MINIMUM OF 8 SECONDS BEFORE CHANGING), SHALL HAVE NO ANIMATIONS (SCROLLING, FLASHING, ETC) AND NO VIDEOS

PROPOSED PYLON SIGN AND LED READER BOARD ARE SIZED IN ACCORDANCE WITH CHAPTER 3377 OF COLUMBUS CITY ZONING CODE FOR C-4 ZONED PROPERTIES

Signature of Applicant 

Date 9/16/14

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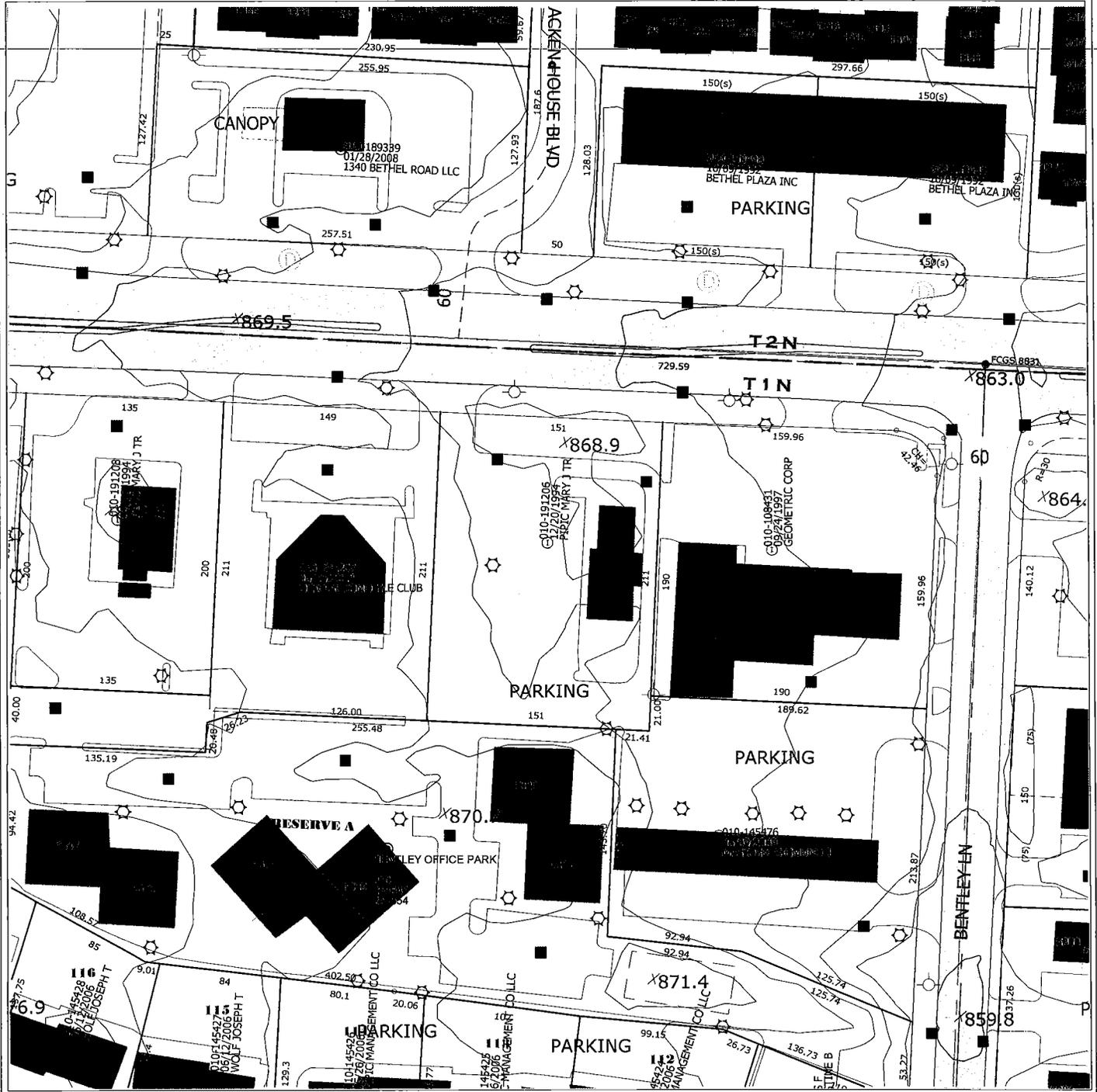
14320-00672
1325 BETHEL ROAD



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: JP

DATE: 9/16/14



Disclaimer

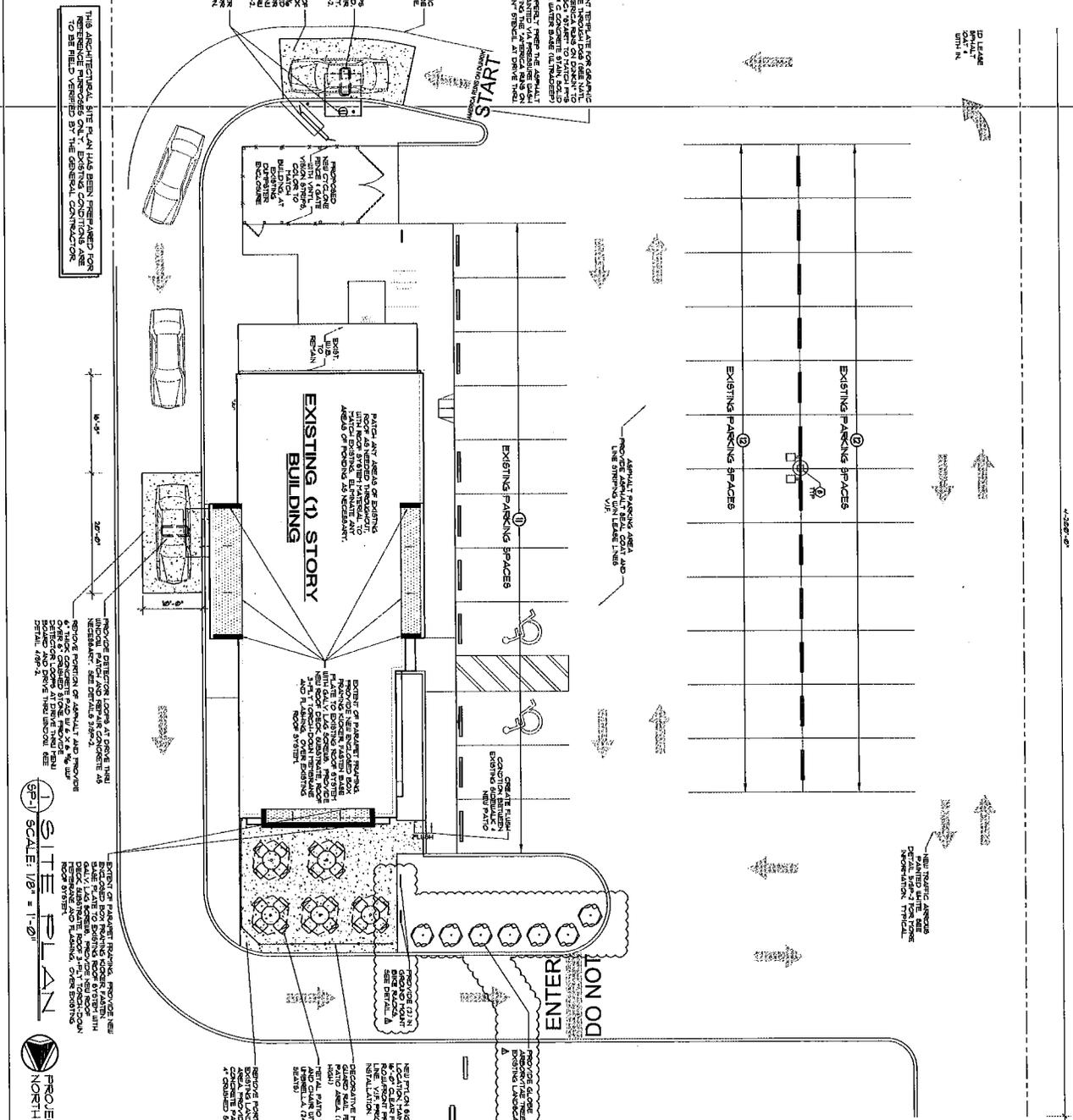
Scale = 100



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map are information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

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THIS ARCHITECTURAL SITE PLAN HAS BEEN PREPARED FOR THE ARCHITECT'S USE ONLY. IT IS NOT TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.

1 SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH

2 TYPICAL IN-GROUND POLE BENE RACK DETAIL
SCALE: NOT TO SCALE

- SITE PLAN NOTES:**
1. CONCRETE SHALL BE CAST IN PLACE WITH REINFORCING BARS AND BOLT LAYS. SEE DETAIL 100-1 FOR REINFORCING BARS AND BOLT LAYS. SEE DETAIL 100-2 FOR CONCRETE CURING AND PROTECTION.
 2. EXISTING CONCRETE SHALL BE REPAIRED AND REFINISHED TO MATCH ADJACENT AREAS. SEE DETAIL 100-3 FOR REPAIR AND FINISH.
 3. EXISTING CONCRETE SHALL BE REPAIRED AND REFINISHED TO MATCH ADJACENT AREAS. SEE DETAIL 100-3 FOR REPAIR AND FINISH.
 4. EXISTING CONCRETE SHALL BE REPAIRED AND REFINISHED TO MATCH ADJACENT AREAS. SEE DETAIL 100-3 FOR REPAIR AND FINISH.
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 7. EXISTING CONCRETE SHALL BE REPAIRED AND REFINISHED TO MATCH ADJACENT AREAS. SEE DETAIL 100-3 FOR REPAIR AND FINISH.
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 18. EXISTING CONCRETE SHALL BE REPAIRED AND REFINISHED TO MATCH ADJACENT AREAS. SEE DETAIL 100-3 FOR REPAIR AND FINISH.
 19. EXISTING CONCRETE SHALL BE REPAIRED AND REFINISHED TO MATCH ADJACENT AREAS. SEE DETAIL 100-3 FOR REPAIR AND FINISH.
 20. EXISTING CONCRETE SHALL BE REPAIRED AND REFINISHED TO MATCH ADJACENT AREAS. SEE DETAIL 100-3 FOR REPAIR AND FINISH.

THESE PLANS ARE CONFIDENTIAL PROPERTY OF PINKET BRANDS, INC. UNDER RESTRICTED ACCESS.

DATE	04/18/14
SCALE	AS NOTED
DRAWN	ER
CHECKED	D.K.
DATE	06/13/14
DESCRIPTION	REVISIONS
APPD	AAT

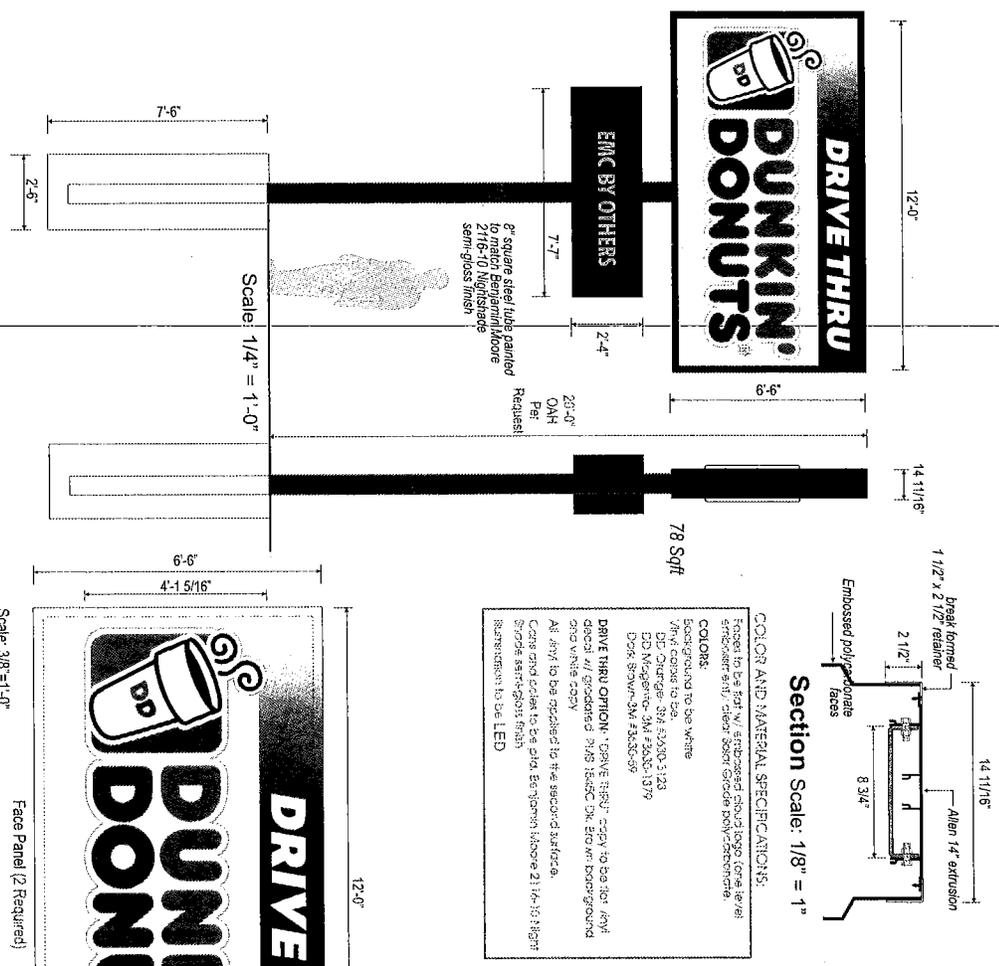
DOCUMENTS PREPARED FOR
MR. TUSHAR PATEL
1325 BETHEL ROAD
FRANKLIN COUNTY, OH 43122

ATA131227.10/PC#353077

ALBERT TAUS & ASSOCIATES, ARCHITECTS
ALBERT TAUS, AIA, ARCHITECT
ARCHITECTURE PLANNING INTERIOR DESIGN ENGINEERING
1827 WOODFIELD ROAD PHILADELPHIA, PA 19115-2829
PHONE: 215 388-1351 FAX: 215 388-1352
atausarchitects.com

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Custom DD Logo Cabinet & Pylon
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Section Scale: 1/8" = 1"

COLOR AND MATERIAL SPECIFICATIONS:
 Finish to be per w/ approved color (see color review sheet) for all steel components.
COLORS:
 Background to be white
 V.M. colors to be:
 DD Orange 3M #3630-3123
 DD Magenta 3M #3630-1379
 DD Dark Brown 3M #3630-59
DRIVE THRU OPTION: DRIVE THRU COPY to be per local code w/ gradient of 2% (see local code for background and vinyl copy)
 All vinyl to be applied to the second surface.
 Colors used on the sign shall be the same as those shown on the above 2116-10 Night Sign Reference to be LED

Centroid Height: 15.870 ft
Sign Area: 95,690 sq ft
Number of Support Columns: 1
Steel type: new
Wind Pressure: 28,000 lbs/ sq ft

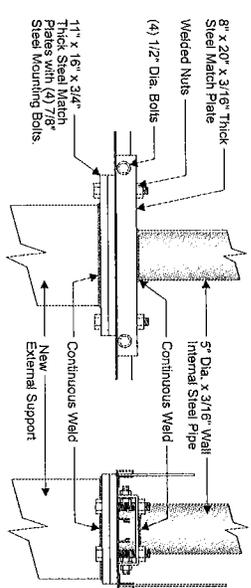
Section Modulus: 17,008 per column
Schedule 40 pipe (in inches, ROUND):
8,000 inch Steel SQUARE Tube:(0.375
inch wall), each column

Caisson type: Circular
Base Diameter/Width: 2,500 ft
Yart. Bearing Soil Pressure: 2000
Lateral Bearing Soil Pressure: 200
Est. Sign Weight: 1300,000 lbs
Est. Column Weight: 50,000 lbs/each

Footing Depth: 7,500 ft per column
Valid Footing Diameter: 2,500 ft per column
Concrete Yards: Approx. 2 CY

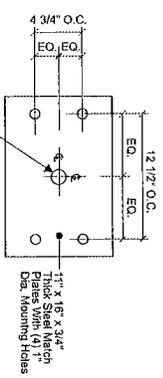
Note: See Following Page For LED layout and Specs.

Color Match Specs
 DD Orange 3M #3630-3123
 DD Magenta 3M #3630-1379
 Dark Brown 3M #3630-59
 Dark Brown B.M. 2116-10 Nightshade

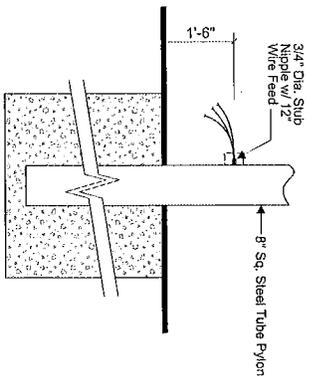


Front View - Saddle Bracket Detail
Scale: N.T.S.

Side View



Top View - Matchplate Detail
Scale: N.T.S.



Footings Detail (As Req'd)
Scale: N.T.S.

Client Review Status
 Allen Industries, Inc. requires that an "Approved" drawing be cleared from the client prior to any production release or production release. It is submitted for your personal use in connection with the project being prepared for you by Allen Industries, Inc. It is not to be shown to anyone else without the written consent of Allen Industries, Inc. All design and trademark(s) remain the property of Allen Industries, Inc.

Name _____ Date _____
 Title _____

Client Review Status
 Approved Approved as noted Revised & Resubmit

Date / Description
 08/04/14 Issue Date
 08/28/14 Revised Per Request
 09/03/14 Revised Per Request

Project Information
 Client: Dunkin Donuts
 1325 Bethel Rd #43220
 Columbus OH 43220
 File: DD-133 Columbus OH F3
 MW AK

Allen Industries
 www.allenindustries.com
Signs and Image Solutions
 Corporate Headquarters
 6434 Bunt Point Road, Greensboro, NC 27409
 Phone 800-567-2553 336-668-2751 Fax 336-668-7815

