



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: 11320-00372
Date Received: 7/11/11
Commission/Group: Clintonville
Existing Zoning: C-4 Application Accepted by: JO Reiss Fee: \$1,900.00
Comments: 9/20/11

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 Code section CCC 3372.600 prohibits automatic changeable copy signs in Oakland PK Urban Commercial Overlay

LOCATION

1. Certified Address Number and Street Name 3388 INDIANOLA AVE
City Columbus State OH Zip 43214
Parcel Number (only one required) 010-064941

APPLICANT

2. Name Dennis Clark - Branham Sign Co
3. Address 127 Cypress St SW City/State Reynoldsburg OH Zip 43068
4. Phone # 740 964 9550 Fax # 740 964 9558 Email denny@branhamsign.com

PROPERTY OWNER(S)

2. Name UNITED DAIRY FARMERS
3. Address 3955 Montgomery Rd. City/State CINCINNATI, OH Zip 45212
4. Phone # 513 396-8700 Fax # 513-396-5114 Email jfynn@udfine.com

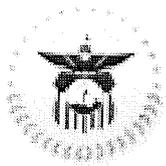
Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Dennis Clark / Branham Sign Co Inc
9. Address 127 Cypress St SW City/State Reynoldsburg OH Zip 43068
10. Phone # 740 964-9550 Fax # 740 964 9558 Email denny@branhamsign.com

SIGNATURES

11. Applicant Signature [Signature]
12. Property Owner Signature [Signature]
13. Attorney / Agent Signature _____



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

11320-00372
3388 Indianola Ave.

One Stop Shop Zoning Report Date: Wed Jul 13 2011

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3388 INDIANOLA AVE COLUMBUS OH 43214

Mailing Address: 3955 MONTGOMERY RD
CINCINNATI, OH 45212-3798

Owner: UDF PROPERTIES LLC

Parcel Number: 010064941

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: INDIANOLA AVE/ OAKLAND PARK UCO

Graphic Commission: N/A

Area Commission: Clintonville 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

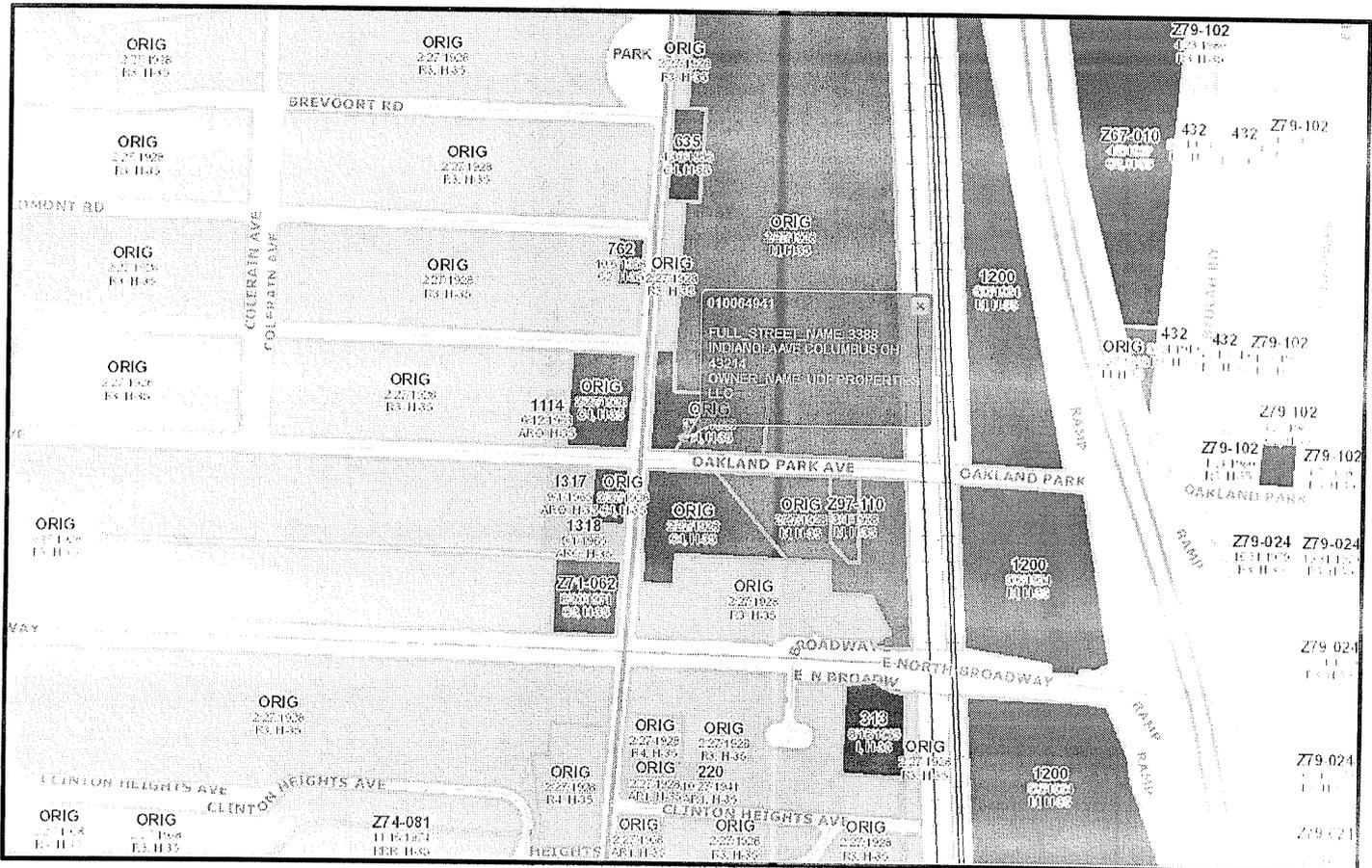
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





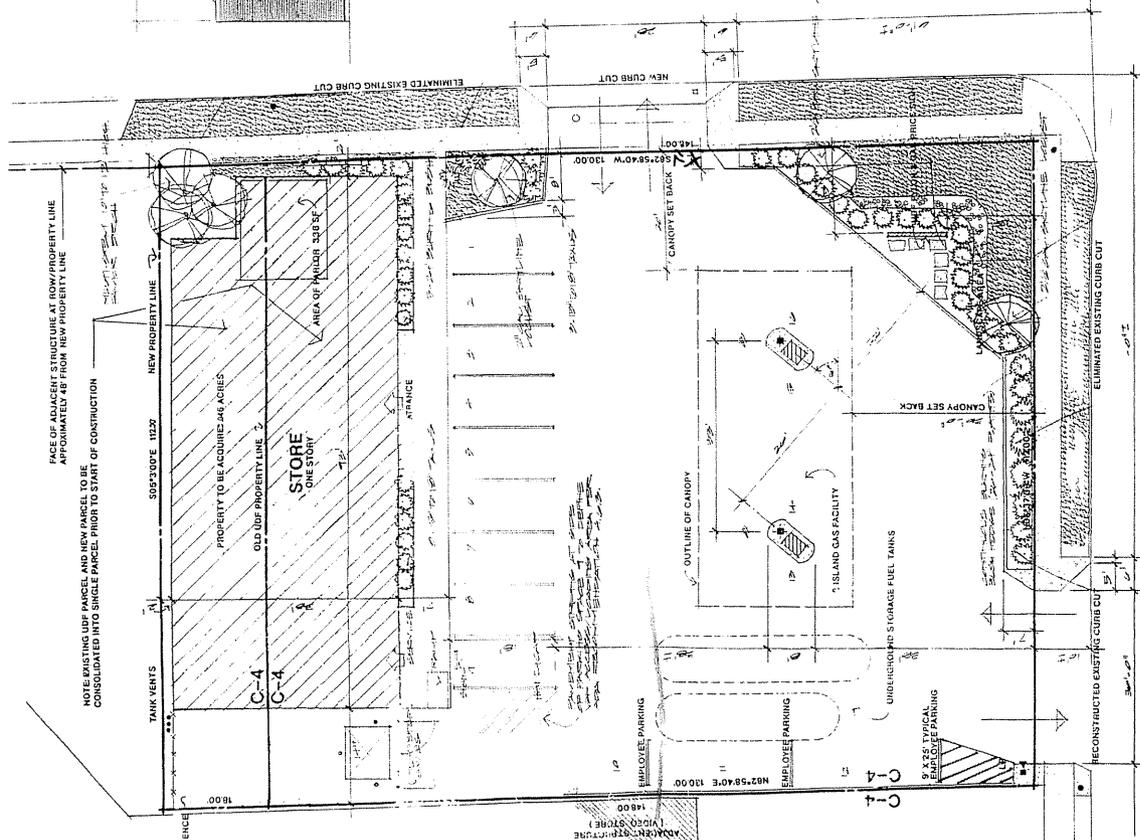
“Hardship” considerations, manual placard price sign vs. Everbrite LumiDigit II LED price sign

1. Manual change placard price signs are more difficult to read from a distance than LED digits which provide a clear and bright display. Motorists will avoid a location that has a less visible rather than more visible price display.
2. Manual change placard price signs allow dirt and debris buildup between placard and sign face surfaces and in the tracks that hold the placards. This means a dirty looking sign or the cost and effort of frequent cleaning. A dirty display creates the impression that the property is not well cared for and this, in turn, may cause customers to avoid visiting the location. LED displays eliminate the dual surfaces and the tracks so there is no dirt build up problem. The signs look clean and convey an image of cleanliness and safety within the location. By upgrading the appearance of the property, the LED display helps improve the appearance and value of neighboring properties.
3. For signs placed taller than the height of a person, manual change placard price signs are a serious safety risk. The number placards are changed by use of pole mounted suction cups onto which the placards are attached and then lifted into place. Especially with larger placards, older suction cups, inexperienced or physically weaker personnel, or poor weather, there is risk the placards will come off the suction cups mid-air and strike and injure the employee changing the price. Also, falling price placards can strike and damage nearby autos resulting in claims and lawsuits for such damage.
4. In the event a price placard falls off a changer arm during a price change, it is likely to break upon impact with the driveway and the owner will have the cost and inconvenience of replacing it.

Please keep in mind the following regarding Everbrite LumiDigit II LED remote change price signs and retro fit kits:

1. They are 100% static displays. The only time the display changes is when the fuel prices are changed. These displays have no capability to “flash” the price or alternate it with a different price. It is NOT an LED electronic message center and cannot provide a “moving” display of any kind. Therefore there is no additional traffic hazard or visual annoyance created by an LED fuel price sign vs. a conventional placard display.
2. The maximum brightness level of the LED digits can be adjusted down to a level appropriate for the location. Properly adjusted, a LumiDigit II price sign is no more obtrusive visually than a comparable placard price sign.

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3388 Indianola Ave.



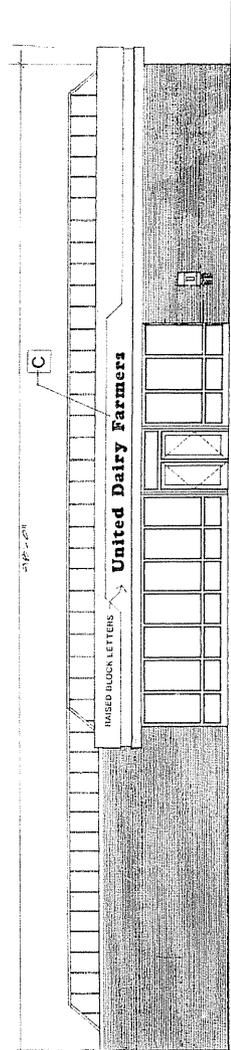
FACE OF ADJACENT STRUCTURE AT ROW/PROPERTY LINE APPROXIMATELY 48' FROM NEW PROPERTY LINE

NOTE: EXISTING UDF PARCEL AND NEW PARCEL TO BE CONSOLIDATED INTO SINGLE PARCEL PRIOR TO START OF CONSTRUCTION

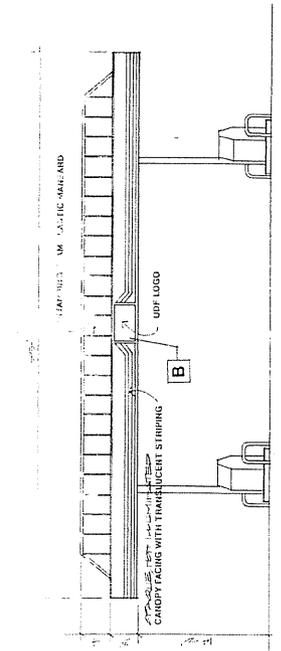
SITE PLAN EXISTING UDF PROPERTY - 0.345 ACRES
 BUILDING GROSS SQUARE FOOTAGE = 3,445 GSF
 SCALE: 1" = 10' - 0"

INDIANOLA AVENUE

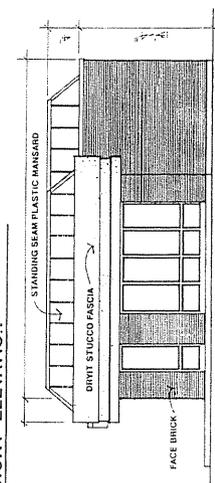
PLAN DEVELOPMENT BASED ON FIELD SURVEY DATA PREPARED BY JOHN D. JOHNSTON ARCHITECTS, INC., CINCINNATI, OHIO AND NOTED ON THEIR DOCUMENT DATED JULY, 1991



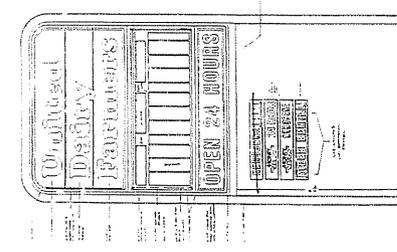
FRONT ELEVATION



GAS CANOPY FRONT ELEVATION



SIDE ELEVATION (PARLOR)



PYLON

PROPOSED SIGN TYPES & INFORMATION

TYPE	DESCRIPTION
A	27" x 36" high pylon sign with 48" x 12" x 1/2" aluminum extrusion framing and 1/2" x 1/2" x 1/2" aluminum extrusion framing supporting top sign. Sign face to be fabricated from 1/2" x 1/2" x 1/2" aluminum extrusion. Sign face to be fabricated from 1/2" x 1/2" x 1/2" aluminum extrusion. Sign face to be fabricated from 1/2" x 1/2" x 1/2" aluminum extrusion.
B	Individual, intricately illuminated black letters, 18" high, total length approximately 24'.
C	24" x 36" sign face finished with the "non-fire" finish. Sign face to be fabricated from 1/2" x 1/2" x 1/2" aluminum extrusion. Sign face to be fabricated from 1/2" x 1/2" x 1/2" aluminum extrusion. Sign face to be fabricated from 1/2" x 1/2" x 1/2" aluminum extrusion.

- REVISIONS**
- | NO. | DESCRIPTION | DATE |
|-----|--|----------|
| 1 | ADJUST SIGN TYPES FOR REFINISHED SIGN FACE | 12/15/92 |
| 2 | ADJUST SIGN TYPES FOR REFINISHED SIGN FACE | 12/15/92 |
| 3 | ADJUST SIGN TYPES FOR REFINISHED SIGN FACE | 12/15/92 |

MANAGER REQUIRED FOR DEVELOPMENT OF SITES

1. PARKING - Allow for 12 parking spaces on site in line with property line.
2. PARKING - Allow for the parking of vehicles along both property lines in front of dumpster.
3. CIRCULATION - Allow for a reduction of the required 10' green area along portions of the site.

SIZE INFORMATION/DATA

PRESENT SIGNING AND USE OF DUMPSTER/STORAGE
 UDF PROPERTY - CONVENIENCE STORE
 PROPERTY (UDF) - ANTIQUE STORE
 PROPERTY (UDF) - ANTIQUE STORE

PROPOSED USE OF NEW UDF SITES:
 CONVENIENCE STORE WITH ICE CREAM PARLOR AND CIGARETTE SALES FACILITY.

AREA OF SITE (EXISTING UDF ONLY) 15,028.20 SF
 AREA OF SITE (UDF TRACES INCLUDING PARCELS TO BE ACQUIRED FROM PROPERTY TO THE NORTH) 17,031.36 SF

SEAL

STATE OF OHIO
 JOHN D. JOHNSTON
 4139
 REGISTERED

DRAWING REVISIONS SITE PLAN
PROPOSED REDEVELOPMENT
 STORE 635
 COLUMBIAN AVENUE
 CINCINNATI, OHIO 45201

JOHN D. JOHNSTON ARCHITECTS
 3925 MONTGOMERY ROAD
 CINCINNATI, OHIO 45212 (513) 631-3385

SHEET NO. 8046
 DRAWN BY [Signature]
 CHECKED BY [Signature]
 DATE 12/02/92
 OF 3 SHEETS



GRAPHICS COMMISSION APPLICATION

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

AFFIDAVIT

11320-00372

3388 Indianola Ave.

(See next page for instructions)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dennis Clark
of (1) MAILING ADDRESS 127 Cypress St SW Reynoldsburg, Ohio 43068
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 3388 Indianola Ave Columbus, Oh 43214
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) United Dairy Farmers
3955 Montgomery Rd
Cincinnati, OH 45212

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

Dennis Clark
740 964-9550

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

(5) CLINTONVILLE
Sandy Simbro 45 Orchard Lane
614-263-0818
Sandy@simbro.net

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

See ATTACHED

(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

X (8) Dennis Clark
1 day of July, in the year 2011
(8) Mary Miller
11-6-12

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Notary Seal Here

My Commission expires: 11-6-12



City of Columbus

Address Plat

CERTIFIED HOUSE NUMBERS

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

Parcel ID: 010064941

Project Name: UDF SIGN

House Number: 3388

Street Name: INDIANOLA AVE

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

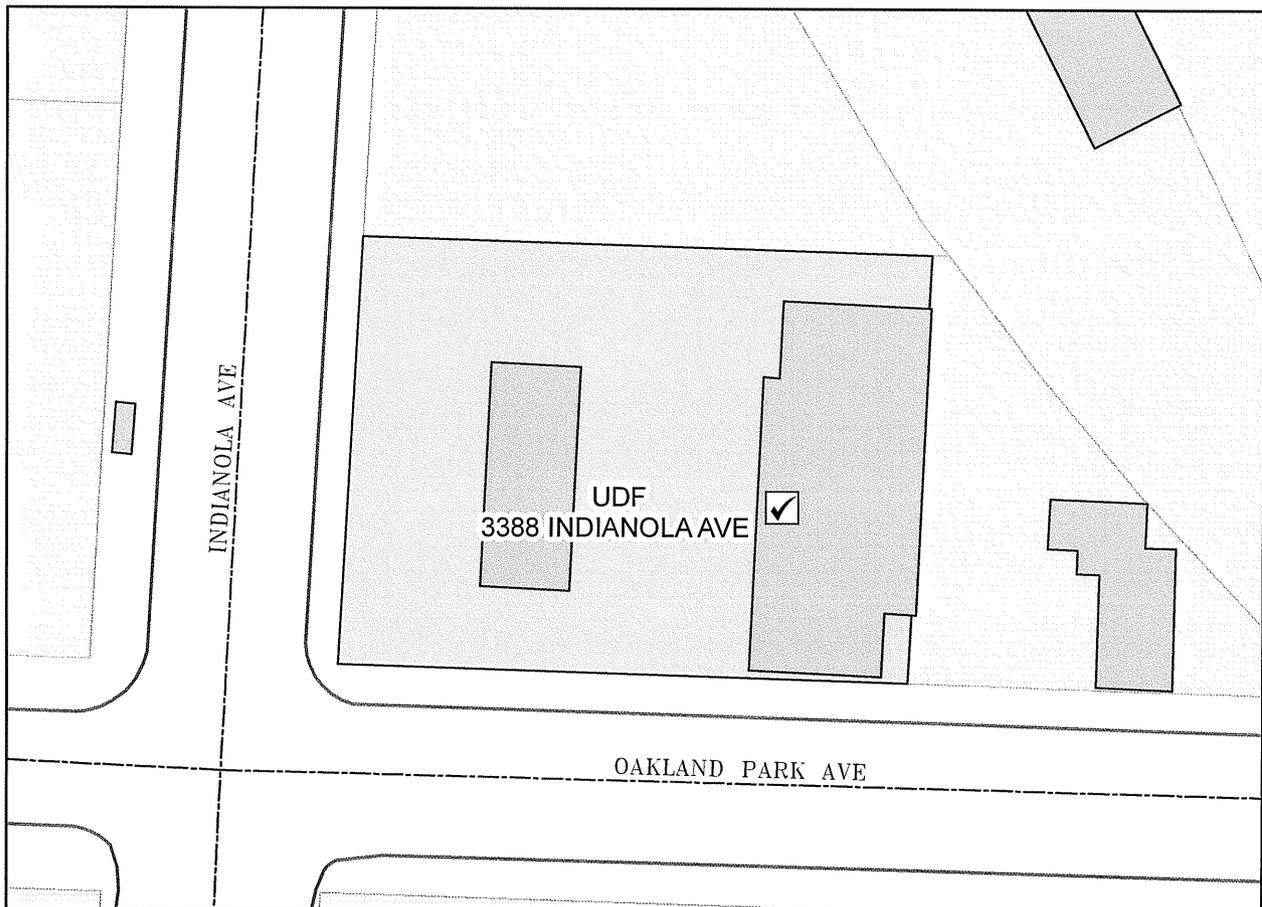
Complex: N/A

Owner: UDF PROPERTIES LLC

Request By: BRANHAM SIGN

Issued By: *Louis O. McCann*

Date: 6/29/2011



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 627557

