



Comments: Re-scheduled to 9/21/10. Application Number: 10320-00192 Commission/Group: Northwest Civic Assn.
 Date Received: 6/8/10 Planning Area: _____
 Date of Hearing: 8/17/10 Acreage: _____
 Fee: \$1,900.00 Existing Zoning: CPD
 Accepted by: A. Reiss Zoning Map #: _____

GRAPHICS COMMISSION APPLICATION

TYPE(S) OF ACTION REQUESTED

- (Check all that apply)
- Variance
 Graphics Plan
 Appeal
 Special Permit
 Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: SEEK VARIANCE TO SECTION 3372.806(C) TO REPLACE AND RELOCATE AN EXISTING OFF-PREMISE SIGN STRUCTURE APPROXIMATELY 150' TO THE EAST.

LOCATION

1. Certified Address Number and Street Name 3697 W DUBLIN GRANVILLE RD
 City COLUMBUS State OH Zip 43017
 Parcel Number (only one required.) 590-158966

APPLICANT

2. Name CLEAR CHANNEL OUTDOOR
 3. Address 770 HARRISON DR. City COLUMBUS Zip 43204
 4. Phone# 614-276-9761 Fax # 614-276-3105
 5. Email Address SCOTT.HOOVER@CLEARCHANNEL.COM

PROPERTY OWNER(S)

6. Name FESTIVAL CENTER LLC
 7. Address 3016 MARLYND AVE City COL Zip 43205
 8. Phone# 614-237-3726 Fax # _____
 9. Email Address _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name NONE
 11. Address _____ City _____ Zip _____
 12. Phone# _____ Fax # _____
 13. Email Address _____

SIGNATURES

14. Applicant Signature [Signature] VP Real Estate, Clear Channel Outdoor
 15. Property Owner Signature [Signature] Festival Center LLC
 16. Attorney/Agent Signature [Signature] by: Gloria S. Hatten, Trustee of the Bernard R. Hatten Irrevocable Trust for Children, via b, 11/10/10, Manager

590158966	FESTIVAL CENTER LLC	2783 MARTIN RD COLUMBUS OH 43017
590158966	FESTIVAL CENTER LLC	2787 MARTIN RD COLUMBUS OH 43017
590158966	FESTIVAL CENTER LLC	2711 MARTIN RD COLUMBUS OH 43017
590158966	FESTIVAL CENTER LLC	6138 SAWMILL RD OH
590158966	FESTIVAL CENTER LLC	6627 REFLECTIONS DR OH
590158966	FESTIVAL CENTER LLC	6629 REFLECTIONS DR OH
590158966	FESTIVAL CENTER LLC	2793 MARTIN RD OH
590158966	FESTIVAL CENTER LLC	6136 SAWMILL RD OH
590158966	FESTIVAL CENTER LLC	2750 MARTIN RD COLUMBUS OH 43017
590158966	FESTIVAL CENTER LLC	6140 SAWMILL RD COLUMBUS OH 43017

Base Zoning Report

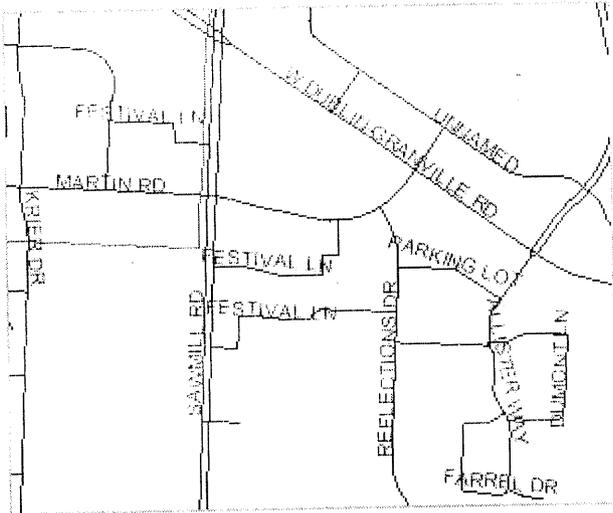
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ANNEX5760	C3	H-35	10	Commercial	(View Document)
ANNEX5760	C3	H-35	10	Commercial	(View Document)
Z93-096	CPD	H-35	10	Commercial	(View Document)

Zoning Overlay District

Overlay Name	District Name	Planning Overlay
SAWMILL ROAD RCO	REGIONAL COMMERCIAL OVERLAY	P
SR 161 (DUBLIN-GRANVILLE ROAD) RCO	REGIONAL COMMERCIAL OVERLAY	P

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

Statement of Hardship

If it were not for the recently passed Northwest Commercial Overlay, this application would have been outright approved by the Development Dept. Everything about this application is consistent with the existing Graphics Code with the exception that this very short area of Dublin-Granville Rd. was included in with the Bethel Rd. and Sawmill Rd. Overlay District.

The Commercial Overlays single out the off-premise sign industry in that it is the only industry in which there is an effective ban by each passage of an Overlay. Every other industry, on-premise signs, fencing, parking, landscaping, building design may have greater restrictions, but they are not banned. Off-premise signs are banned from any new development in any passed Commercial Overlay District.

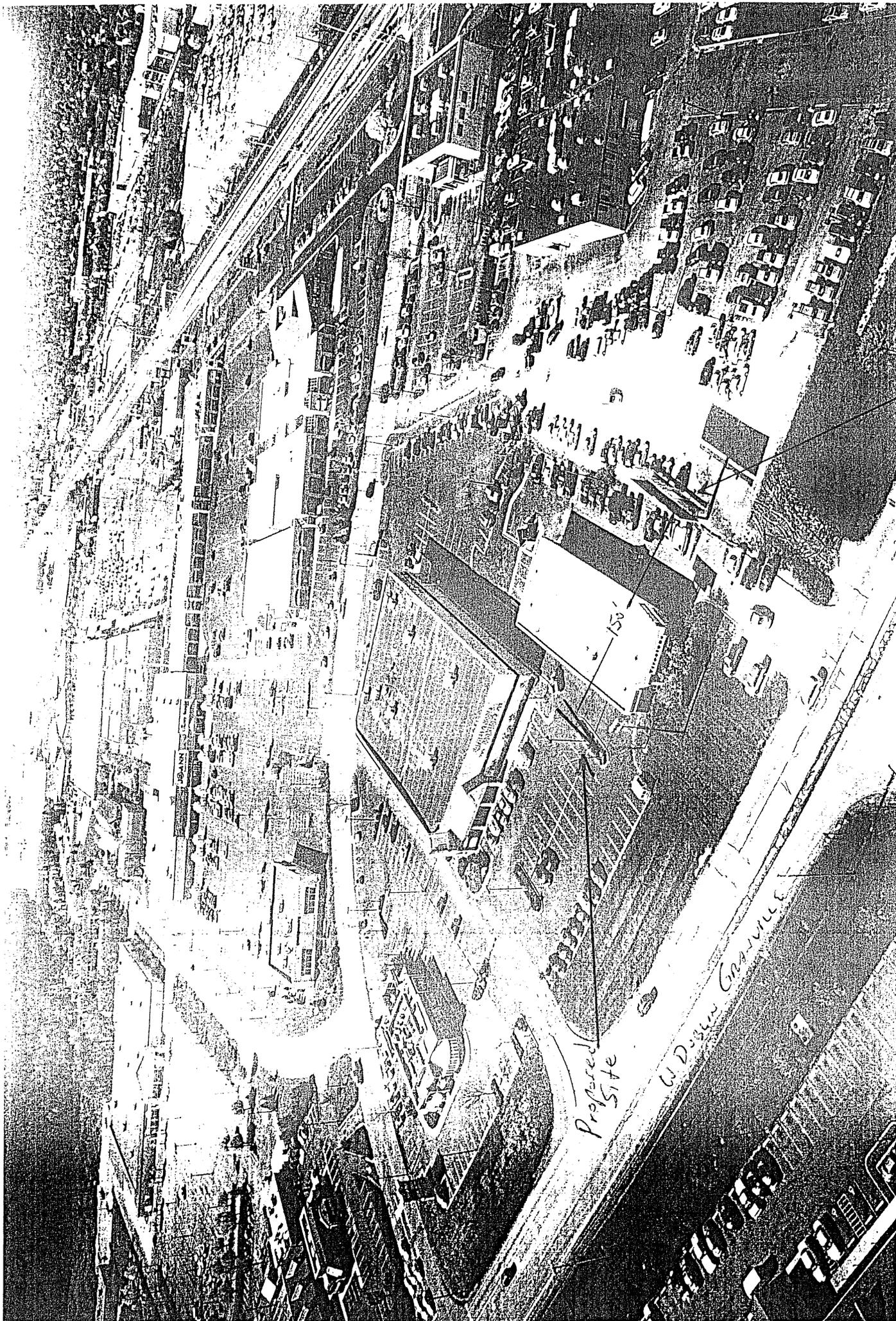
We are simply requesting to be able to replace, not add a new structure, the structure which we lost in May 2010 at the Tansky Toyota lot, 150' to the west of this proposed site. This structure was lost in part to the misstatement that "billboards are not permitted as a result of the Northwest Commercial Overlay".

In April we met with City of Columbus Development Chair, Councilwoman Tyson's staff and discussed the Overlay issue in general and this situation specifically. Due to the extenuating circumstances at this location and the fact that we are attempting to replace the structure only with a like four static posters (no digital or multiple face upgrade) as what existed, we were encouraged to seek a Variance.

State permits are required at this location and have been applied for and expect approval. There is yet another existing off-premise sign approximately 600' further east of this proposed site which has been granted "grandfathered" status.

We respectfully request only to be able to remain "whole" with what we had in this area. We do not believe it is fair, should a structure be lost for whatever reason in a Commercial Overlay District, not to be able to replace it on an adjacent parcel within 500' should all other conditions of the existing Off-premise Sign Graphics Code be able to be met.

10320-00192
3697 W. Dublin-Granville
Road



Proposed Site

W. Dugan Caspance

Existing - to be removed



CLARENCE E. MINGO II

Franklin County Auditor

Property Report

Generated on 05/13/10 at 11:09:44 AM

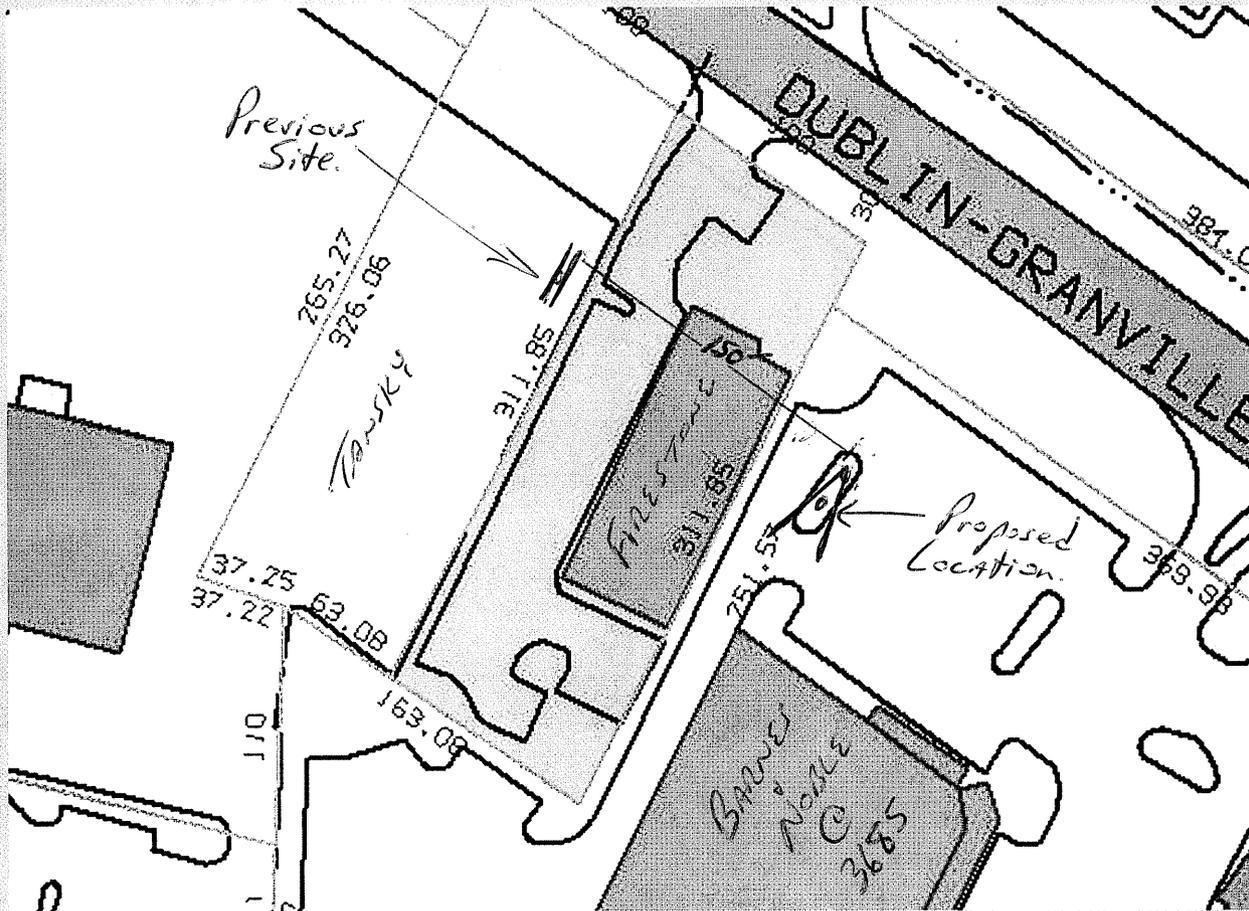
Parcel ID
590-159004-00

Map Routing No
590-0070A -040-00

Card No
1

Location
03709 W GRANVILLE RD

GIS



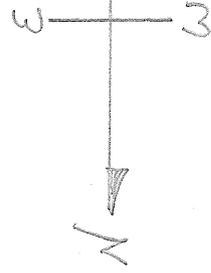
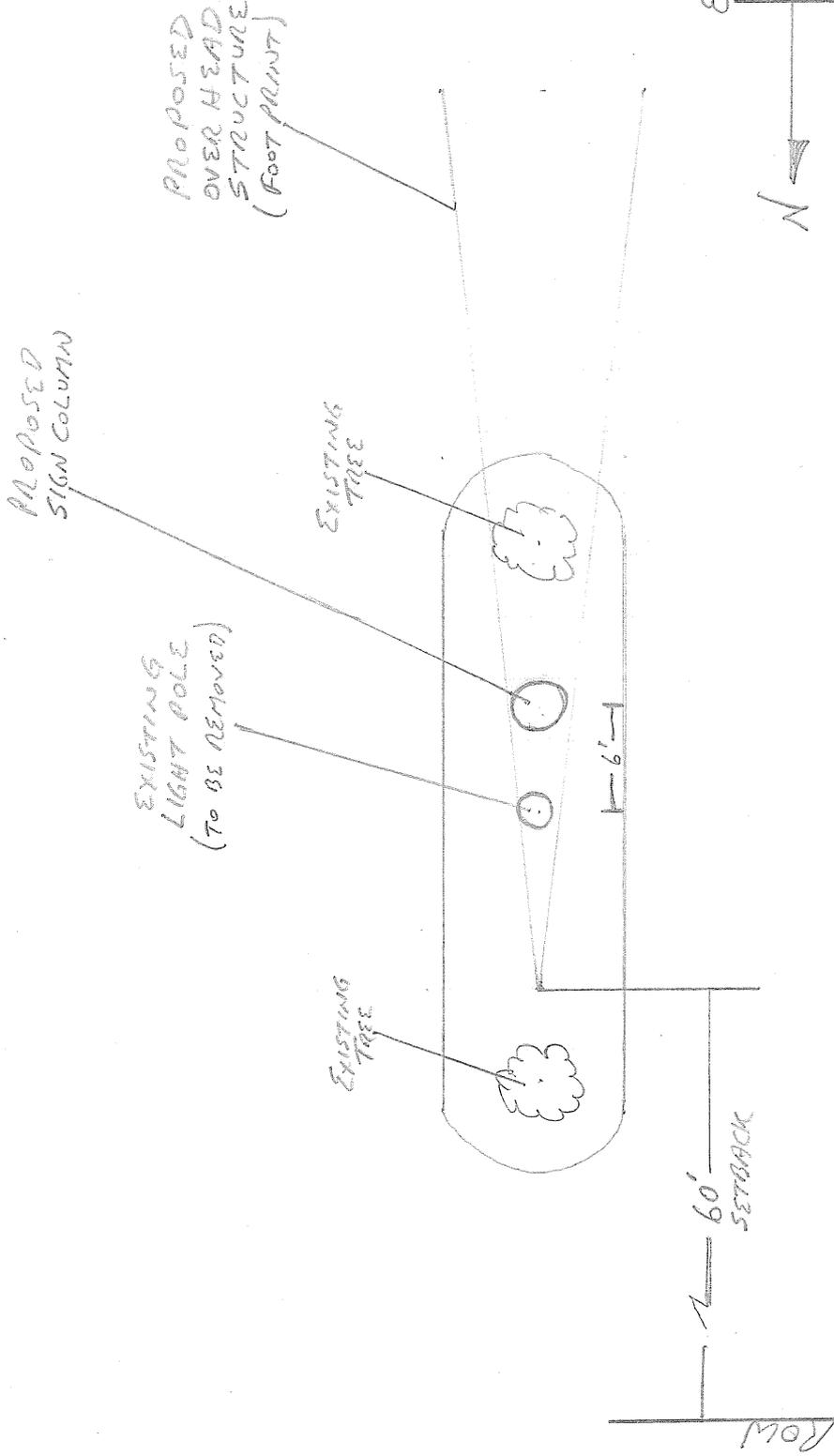
Disclaimer

This drawing 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 drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.



10320-00192
3697 W. Dublin-Granville
Road

3685 W. Duane Granville Rd.



1" = 10'



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/28/10



Disclaimer

Scale = 311'



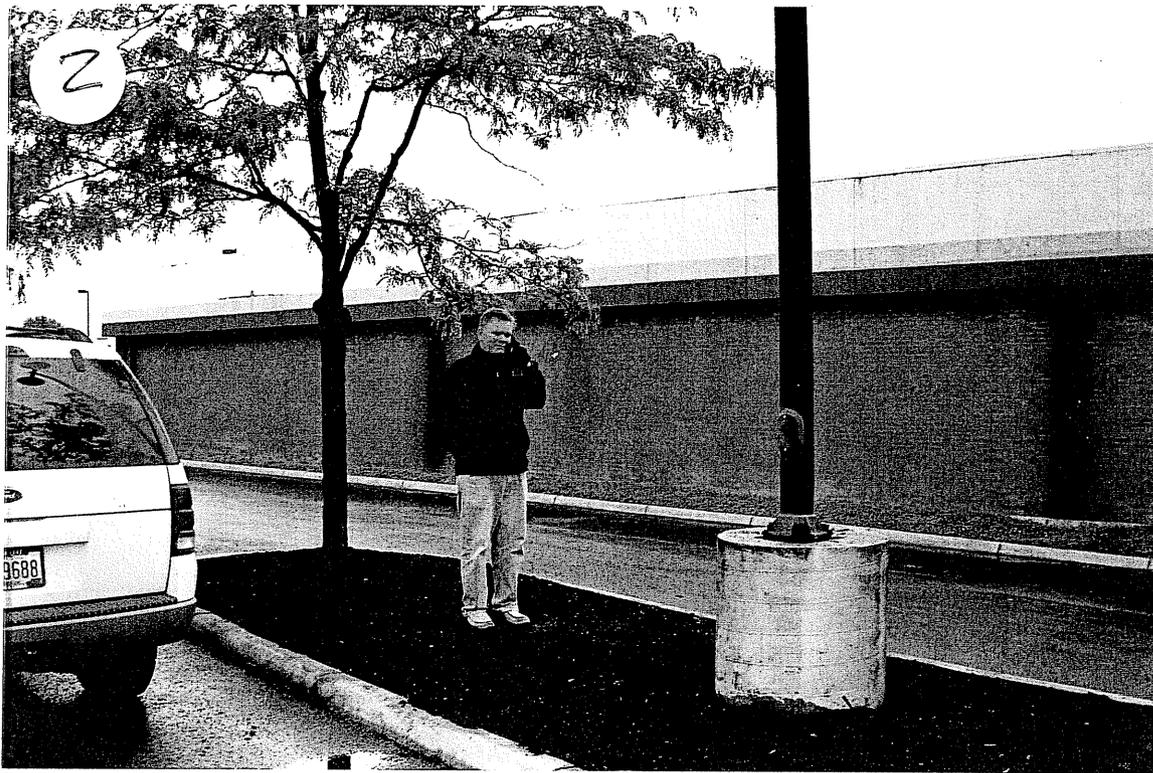
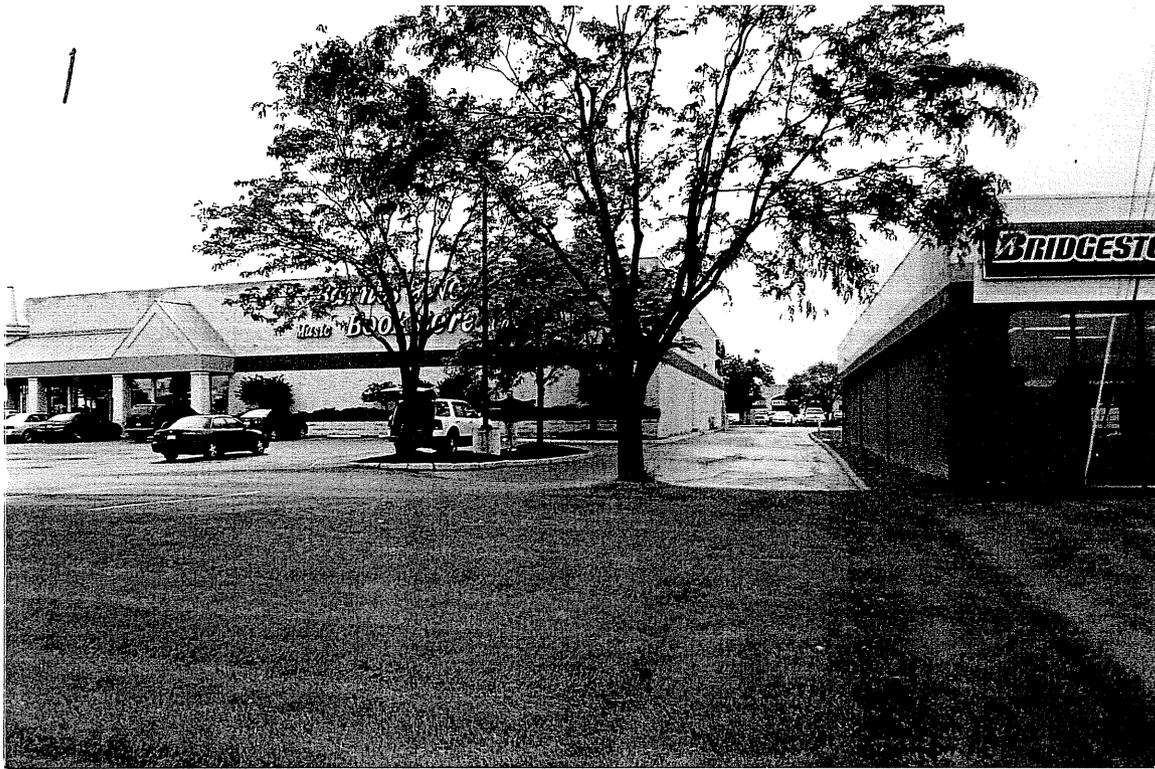
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Real Estate / GIS Department

Adjacent Properties within 125'

Explanation of Pictures

- 1) Out front of proposed site indicating parking island where proposed column is to be placed within.
- 2) Proposed column will be placed where man is standing.
- 3) East faces of advertising as it existed on property 150' to the west of the proposed site. This structure was removed in May 2010.
- 4) West faces of advertising as it appeared on the removed structure. The light pole can be seen in the background over the Firestone building where the new structure would be placed.
- 5) Another existing off-premise sign which currently exists at the Pizza Hut store approximately 600' further east on Dublin-Granville.



3

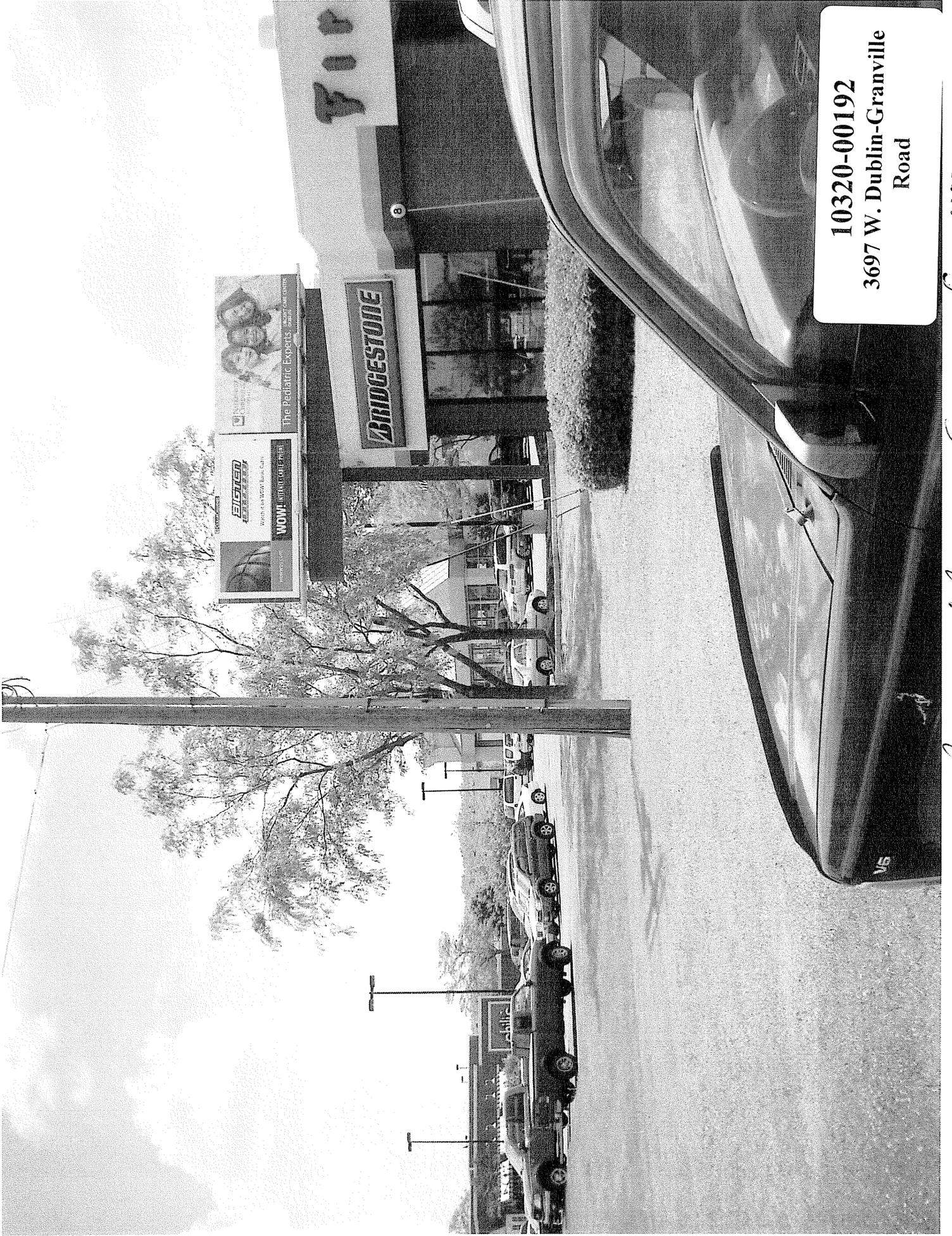


4



5



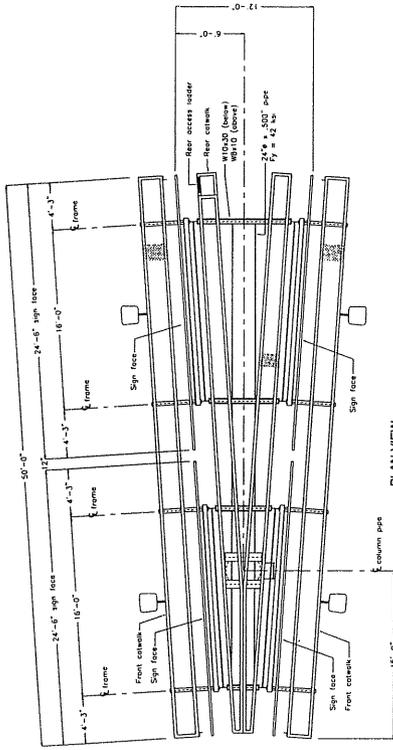


10320-00192
3697 W. Dublin-Granville
Road

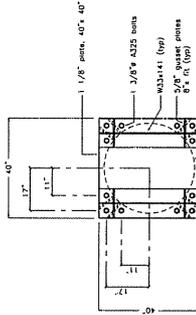
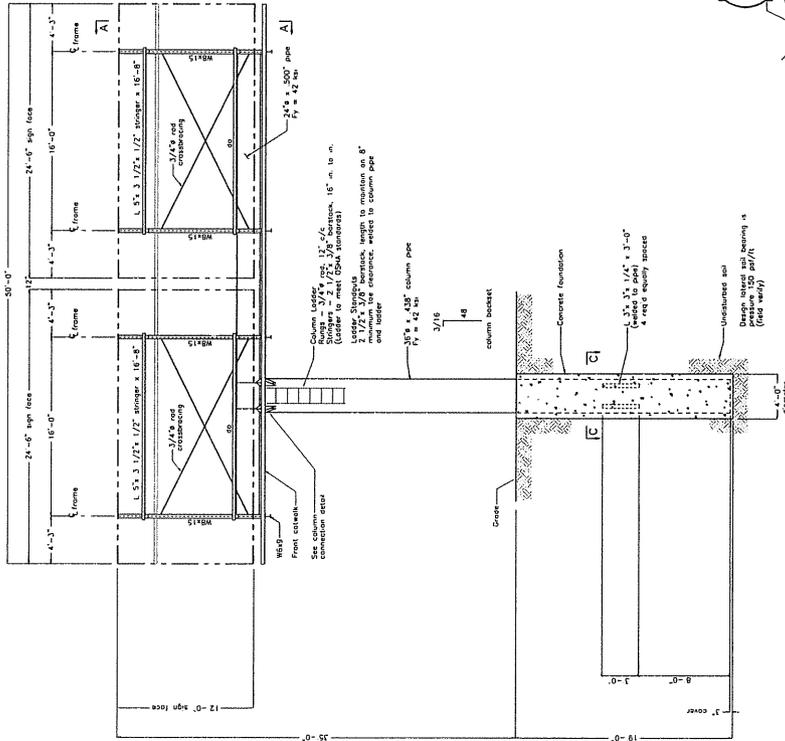
Photo of Proposed Structure from WEST



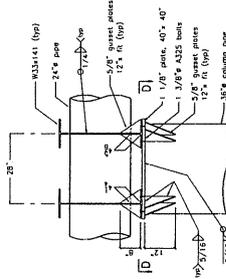
PHOTOGRAPH OF PROPOSED STRUCTURE FROM EN157



PLAN VIEW SIGN STRUCTURE



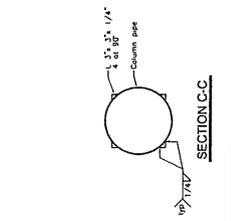
SECTION D-D



COLUMN CONNECTION DETAIL

- NOTES
- Design conforms to the 2007 Ohio Basic Building Code.
 - Design conforms to the 2007 International Building Code (IBC), per ASCE 7-05.
 - Wind resistance factor = 0.85.
 - Pipe shall conform to ASTM A232 or API 5L of appropriate grade.
 - Structural steel shall conform to ASTM A36 except, web flange beams which shall conform to ASTM A992.
 - Steel shall be primed & painted.
 - Welding shall be in accordance with AWS standards.
 - Corrosion protection as 29 esp. compressive strength of concrete shall be in accordance with AWS standards.
 - Structural steel shall be inspected and tested according to the applicable code and approved practices.
 - The contractor shall verify the engineering or monitoring the erection/operation of this structure.
 - For full details, refer to drawings of similar structures or contact the engineer.

- Seismic Design Category: C
- Seismic importance factor (I_e) = 1.0
- Seismic design category: I
- Seismic response coefficient: S_s = 0.15, S₁ = 0.08
- Site class: D
- Spectral response coefficient: S₁ = 0.095
- Seismic design category: B
- Non-building structure not subject to building - signs & billboards
- Design base shear: 1.8 kips
- Seismic response coefficient: S_s = 0.15, S₁ = 0.08
- Seismic importance factor: I_e = 1.0
- Analysis procedure used: Equivalent lateral force method

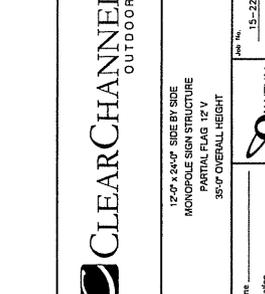
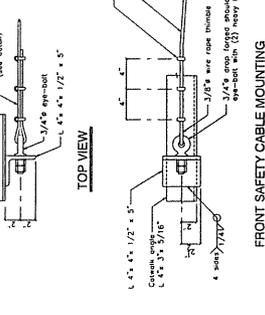
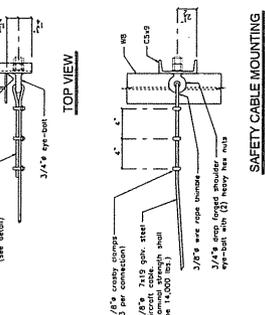
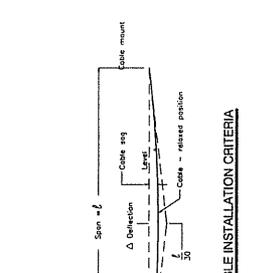
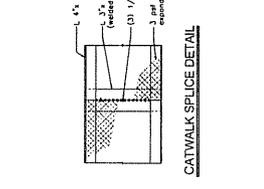
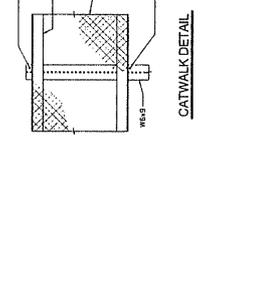
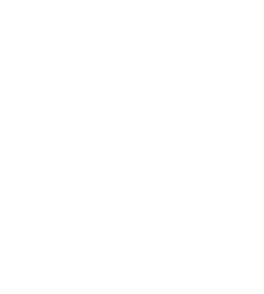
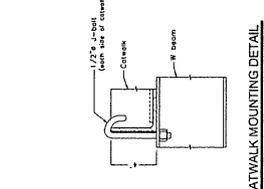
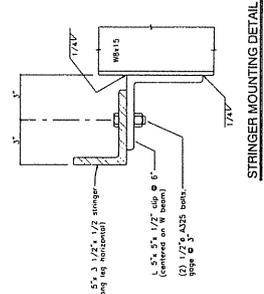
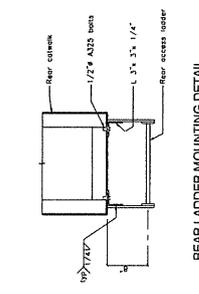
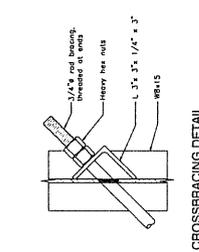
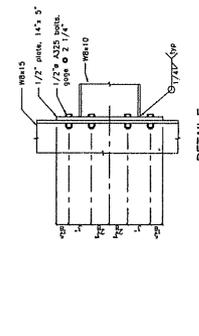
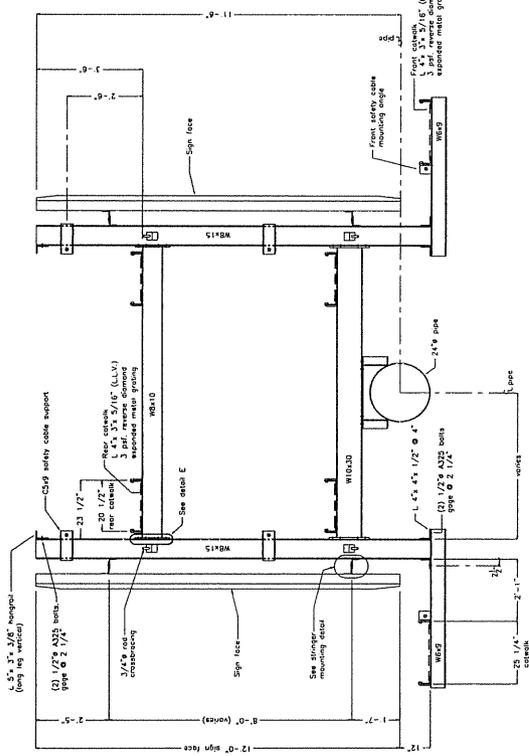


SECTION C-C

12'0" x 24'0" SIDE BY SIDE
MONOPILE SIGN STRUCTURE
PARTIAL FLAG 12' V
35'-0" OVERALL HEIGHT

CLEAR CHANNEL
OUTDOOR

Job No. 15-2240
Job Name: JOURNAL VISION
Job Location: 3685 W. Dublin Granville Rd., Columbus, Ohio





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: 590-158966

House Number: 3697

Lot Number: N/A

Work Done: NEW

Project Name: SIGN

Street Name: W DUBLIN-GRANVILLE RD

Subdivision: N/A

Complex: N/A

Owner: FESTIVAL CENTER LLC

Requested: CLEAR CHANNEL OUTDOOR

Printed By:

Louis D. McCann

Date: 5/24/2010



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

SCALE: 1 inch = 160 feet

GIS FILE NUMBER: 1300198



Post Office Box 20134
Columbus, OH 43220
www.northwestcivic.org

2009-2010
Board of Trustees

August 11, 2009

Jennifer Adair,
President

Development Commission

Marilyn Goodman
Vice President

City of Columbus

Jeanne Ashby
Secretary

757 Carolyn Ave.

Mark Krietemeyer,
Treasurer

Columbus, Ohio 43224

RE: Application 09335-0-000188/ Z09-022 (6350 Sawmill Road)

Scott Voelkel,
Special Trustee of
Communication

Dear Commission:

William Carleton,
Trustee

On August 5, 2009, Application 09335-0-000188/ Z09-022 for 6350 Sawmill Road, Columbus, Ohio, 43017 came before the Northwest Civic Association Board of Trustees for review and recommendation.

Joan Presutti,
Trustee

Carole Rees,
Trustee

The Board determined that Applicant's requested rezoning was acceptable and **approved** by a vote of **9 Yes to 1 No**. This approval was conditioned on the following, which were requested by NWCA to be added to the application text:

Ruth Royal,
Trustee

Juana Sandoval,
Trustee

John Schmidt,
Trustee

- The Northwest Commercial Overlay is applicable if there is a 20% or more expansion to the existing building (former Special Tee Golf Store) located on parcel 590-15900 at any time in the future.

David Shaw,
Trustee

- The Billboard located on parcel 590-159017 will be removed once Tansky Sawmill Toyota has confirmation from the City of Columbus that billboards are not permitted as a result of the Northwest Commercial Overlay.

Doug Hammon,
OSU Airport
Non voting

- A multiuse path/sidewalk will be constructed along State Route 161 (north boundary of all parcels) to connect to the existing sidewalk on Sawmill Road at the time of redevelopment of the parcels owned by Tansky Sawmill Toyota.

The NWCA also requested that Tansky Toyota return to the Board when redevelopment plans have been determined, but prior to construction, in order for the Board to review the proposed project. Tansky Toyota agreed to this request.

This letter serves as NWCA's official recommendation that Application 09335-0-000188/ Z09-022 should be **approved** by the Commission.

Our Mission is to promote a positive quality of life, attractive and safe neighborhoods and a strong economy in Northwest Columbus

10320-00192
3697 W. Dublin-Granville
Road



Post Office Box 20134
Columbus, OH 43220
www.northwestcivic.org

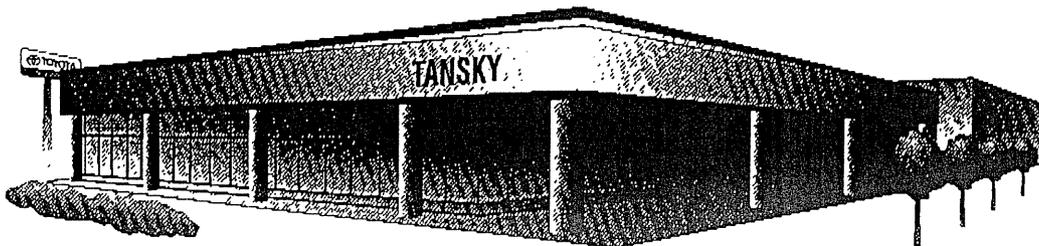
If you have any questions or concerns, please contact me.

Sincerely,



Jennifer Anne Adair, Esq.
President and Zoning Chair
JenniferAAdair@yahoo.com
614-286-6577 (Cell)

Cc: Jeff Brown and David Hodge, Attorneys for Applicant (email)
Priscilla Tyson, Development Chair, Columbus City Council (email)
David Reis, City Planner (email)
File



6300 SAWMILL ROAD • DUBLIN, OHIO 43017 • TELEPHONE 614/ 766-4800

April 7, 2010

SENT VIA FAX TO 614-276-3105 and U.S. MAIL

Clear Channel Outdoor
770 Harrison Drive
Columbus, Ohio 43204
Attn: Real Estate Department

RE: Billboard at 3715 W. Dublin-Granville Road – Lease # 3184

Please let this letter serve as our 30 day written notice to cancel our lease agreement which places a billboard at 3715 W. Dublin-Granville Road. Our property was recently re-zoned by the city of Columbus and as part of the agreement, we must have the billboard removed within 60 days. As such, we are requesting to terminate our lease. The billboard can be removed at your earliest convenience, but no later than May 31, 2010. Please feel free to contact me if you have any questions.

Sincerely,

Nathaniel D. Tansky
Vice-President

10320-00192
3697 W. Dublin-Granville
Road

Elegant BRIDE

313 W. BRIDGE STREET. DUBLIN, OH. 43017

PHONE:(614) 766-0600. FAX (614) 766-9200

E-MAIL: info@theelegantbride.com

June 4, 2010

Re: Variance Request

Columbus Graphics Commission

I would like to take this opportunity to reach out to the city of Columbus to approve the request by Clear Channel Outdoor for a replacement billboard location.

I have been a happy client who has benefitted greatly by using my advertising on Clear Channel's board on Dublin-Granville Road at Sawmill Road. I believe that consumers appreciate information that they can catch at a glance so that when the time is right, it's been branded in their minds to visit a particular business. I know it has helped my business and it has to help others who have also used Outdoor Advertising to reach people in these shopping areas.

I would even be happy to come to a board meeting and share my opinion with you personally. Clear Channel Outdoor has my support and I hope that the city of Columbus will give them their support as well.

Sincerely,



Mike Abulaban
Owner

10320-00192
3697 W. Dublin-Granville
Road

