



10320-00332
#10320-00331

OFFICE USE ONLY

Comments: _____ Application Number: _____ Commission/Group: _____
 Date Received: 9 AUG. 2010 Planning Area: _____
 Date of Hearing: Oct. 2010 Acreage: _____
 Fee: \$1900 Existing Zoning: _____
 Accepted by: _____ Zoning Map #: _____

GRAPHICS COMMISSION APPLICATION

PAID
AUG 09 2010

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: We would like to provide one ground sign with eight tenant panels
fourth for each building.
 Code Sections: 3377.11 & 3378.01D

LOCATION

1. Certified Address Number and Street Name 2742 Westbelt Dr
 City Columbus State OH Zip 43228
 Parcel Number (only one required.) 560-181275

APPLICANT

2. Name Jared Adkins (Columbus Sign Company)
 3. Address 1515 E. Fifth Ave City Columbus, OH Zip 43219
 4. Phone# (614) 252-3133 Fax # (614) 252-2494
 5. Email Address jadkins@columbusign.com

PROPERTY OWNER(S)

6. Name Trident Capital Group
 7. Address 15 Broad St City Boston, MA Zip 02109
 8. Phone# (617) 210-7942 Fax # _____
 9. Email Address dpizzotti@tridentcapitalgroup.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name Columbus Sign Company (Jared Adkins)
 11. Address 1515 E. Fifth Ave City Columbus, OH Zip 43219
 12. Phone# (614) 252-3133 Fax # (614) 252-2494
 13. Email Address jadkins@columbusign.com

SIGNATURES

14. Applicant Signature [Signature]
 15. Property Owner Signature [Signature] Dave Pizzotti
 16. Attorney/Agent Signature [Signature]

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 8/26/2010 9:32:49 AM

Parcel Report

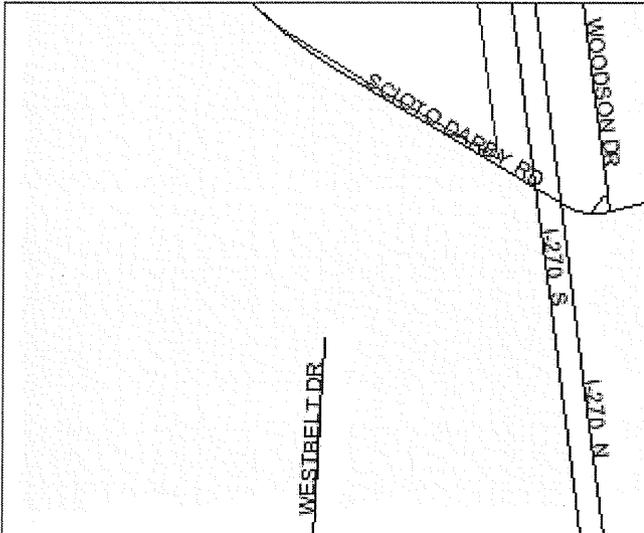
Parcel ID	Owner	Address
560181275	TCG BUCKEYE WESTBELT 2771-2779 LLC	2763 WESTBELT DR COLUMBUS OH 43228
560181275	TCG BUCKEYE WESTBELT 2771-2779 LLC	2761 WESTBELT DR COLUMBUS OH 43228
560181275	TCG BUCKEYE WESTBELT 2771-2779 LLC	2759 WESTBELT DR COLUMBUS OH 43228
560181275	TCG BUCKEYE WESTBELT 2771-2779 LLC	2757 WESTBELT DR COLUMBUS OH 43228
560181275	TCG BUCKEYE WESTBELT 2771-2779 LLC	2755 WESTBELT DR COLUMBUS OH 43228
560181275	TCG BUCKEYE WESTBELT 2771-2779 LLC	2753 WESTBELT DR COLUMBUS OH 43228
560181275	TCG BUCKEYE WESTBELT 2771-2779 LLC	2749 WESTBELT DR COLUMBUS OH 43228
560181275	TCG BUCKEYE WESTBELT 2771-2779 LLC	2745 WESTBELT DR COLUMBUS OH 43228
560181275	TCG BUCKEYE WESTBELT 2771-2779 LLC	2742 WESTBELT DR COLUMBUS OH 43228
560181275	TCG BUCKEYE WESTBELT 2771-2779 LLC	2751 WESTBELT DR COLUMBUS OH 43228
560181275	TCG BUCKEYE WESTBELT 2771-2779 LLC	2747 WESTBELT DR COLUMBUS OH 43228

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z74-113	M2	H-35	26	Manufacturing	(View Document)

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.



AFFIDAVIT

(See next page for instructions)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (1) NAME Jared Adkins
of (1) MAILING ADDRESS 1515 E Fifth Ave, Columbus OH 43219
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 2742 Westbelt Dr
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of
Development, Building Services Division on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) Trident Capital Group
15 Broad St
Boston, MA 43219

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

Jared Adkins (Columbus Sign Co)
(614) 252-3133

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

(5) _____

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

Attached for both parcels

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

SIGNATURE OF AFFIANT

(8) [Signature]
Subscribed to me in my presence and before me this 9th day of AUGUST, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
11-05-13

My Commission Expires:

Notary Seal Here



MARK E. BORDEN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOVEMBER 5, 2013



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 this 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 this 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:

Trident Capital Group owns two large warehouse facilities located in west Columbus. They are currently upgrading the facilities with plans to lease all or portions of these warehouses. Their marketing plan is to clearly identify the tenants with appropriate signage for the various sections of the facilities. However, these two large buildings are located on separate parcels with complex property line configurations.

Both buildings are accessed by one primary roadway. The Columbus Graphic Code allows one ground sign per parcel. The front building is no problem. However, the back building does not have "real estate" to effectively place a ground sign. Combining the tenant listings of both buildings onto one sign is logical and effective. We would like to provide one ground sign that would list BOTH buildings. In order to legally be permitted to achieve this goal, we would require variance / special permit relief for two items:

Section 3377.11 – Tenant panels. We request space for up to 8 tenant listings (maximum of 4 listings for the front building and maximum of 4 listings for the back building). Currently, the code allows a maximum of 4 listings per tenant sign.

Section 3378.01D – "special Permit" request to allow for installation of this permanent off-premise sign (which is not specifically provided for in the Graphics Code).

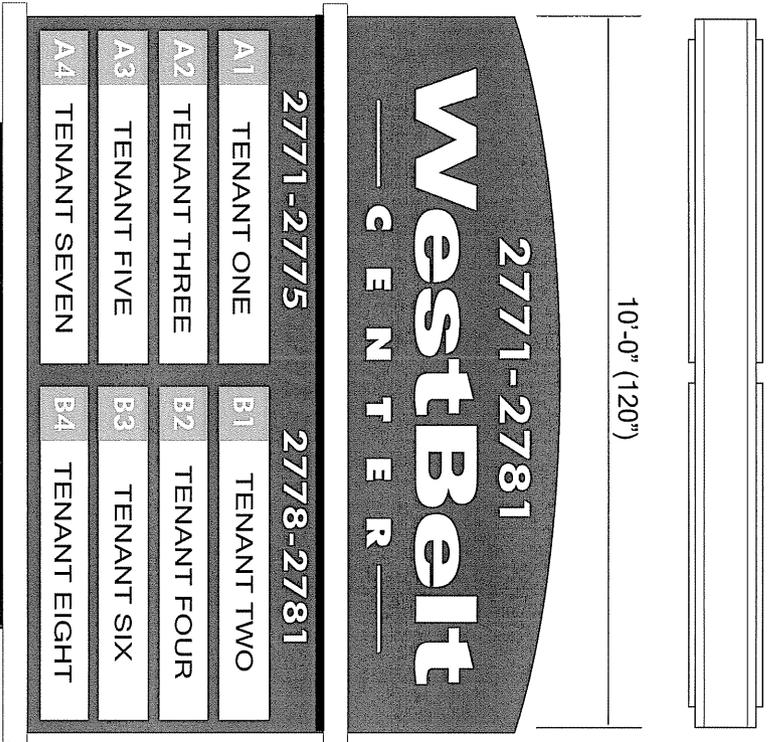
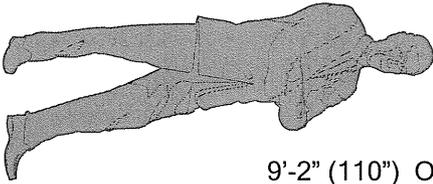
The hardship is due to the property line configuration of the two parcels and the single public street that accesses these parcels.

Signature of Applicant  Date 8/6/2010

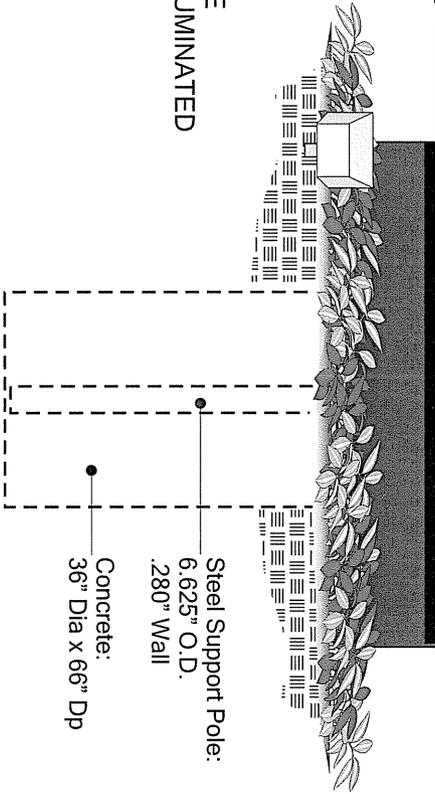
10'-0" (120")

8"	2'-4" (28")	4"	4'-0" (48")	4'	1'-6" (18")
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9'-2" (110") O.A. Height



SINGLE FACE
EXTERNAL FLOOD ILLUMINATED
Scale: 3/8"



Steel Support Pole:

6.625" O.D.
.280" Wall

Concrete:
36" Dia x 66" Dp

SINGLE FACE NON-INTERNAL ILLUMINATED SIGN

- * Qty=(1)
- * Single Face Extruded Aluminum Sign Frame with Opaque Aluminum Faces
- * Header Cabinet:
- Flat Opaque Alum. Panel w/Computer Cut Vinyl Text
- Text Color: White Vinyl Film
- Bkgnd Color: Opaque Dk Blue PMS #308
- Exterior Cabinet & Retr Color Dk Blue PMS #308
- * Tenant Cabinet (Space for Eight Tenants Per)
- Pan Formed Aluminum Tenant Panels
- Alum Pan Depth: 1 1/2"
- Tenant Text: Computer Cut Vinyl Copy (1st Surf)
- Text and Graphics To Be Determined
- Tenant Text Color: Black Vinyl Film
- Tenant Pan Background Color: Opaque White
- * Illumination:
- External Ground Louted Flood Fixtures (1)
- Flood Light Fixtures Furnished & Installed by Client/Owner
- * Steel Support Pole:
- Steel Pipe: 6.625" O.D. x .280" Wall
- * Foundation: Concrete Foundation per Cols Code
- Concrete: 36" Dia x 65" Deep
- * Electric: 110/120 Volt 1-20A Circ
- * Electric to Site by Client/Owner

LAYOUT "A"

1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494

Revised: _____ Scale: _____
 Revised: _____ Salesperson: JA
 U/L Required: YES NO Drawn By: LK

Client: WestBelt Date: 08/06/10 Dwg: 210-0638 pg1

