Jaime

10320-00553

OFFICE USE ONLY

Comments: _____ Application Number: _____ Commission/Group: _____

Date Received: 6 DEC 2010 Planning Area: _____

Date of Hearing: 15 FEB 2011 Acreage: _____

Fee: $190.00 Existing Zoning: _____

Accepted by: JP 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: Requesting variances to C.C. 3377.04 and 3377.18 to permit the signage depicted on the mock-up attached hereto. This will permit wall / projecting sign on building corner to be above the wall and for signage that exceeds the permissible square footage. Allowed = 147 Proposed = 269.5

## LOCATION

1. Certified Address Number and Street Name 2900 Stelzer Road

City Columbus State Ohio Zip 43219

Parcel Number (only one required.) 5 2 0 - 1 2 2 6 6 6

RECEIVED DEC 2010 BUILDING SERVICES

## APPLICANT

2. Name McCutcheon GE LLC
3. Address 150 E. Broad Street, Suite 200 City Columbus Zip 43215
4. Phone# _____ Fax # _____
5. Email Address _____

## PROPERTY OWNER(S)

6. Name Same as applicant.
7. Address _____ City _____ Zip _____
8. Phone# _____ Fax # _____
9. Email Address _____

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

## ATTORNEY / AGENT (CIRCLE ONE)

10. Name David Hodge / Smith & Hale LLC
11. Address 37 W. Broad St., Suite 725 City Columbus Zip 43215
12. Phone# 221-4255 Fax # 221-4409
13. Email Address _____

## SIGNATURES

14. Applicant Signature McCutcheon GE LLC By: David Hodge
15. Property Owner Signature McCutcheon GE LLC By: David Hodge
16. Attorney/Agent Signature _____ David Hodge

# One Stop Shop Zoning Report

## Building Services Division

## Department of Development

**Report date: 12/21/2010 11:10:43 AM**

### Parcel Report

| Parcel ID | Owner | Address |
|---|---|---|
| 520122666 | MCCUTCHEON GE LLC | 2916 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2880 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 3950 CODET RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2900 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2846 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2808 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2812 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2816 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2820 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2824 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2828 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2832 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2836 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2840 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2844 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2848 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2868 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2872 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2876 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2930 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2920 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2864 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2856 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2860 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2852 STELZER RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 3289 MCCUTCHEON RD OH |
| 520122666 | MCCUTCHEON GE LLC | 2954 STELZER RD COLUMBUS OH |
| 520122666 | MCCUTCHEON GE LLC | 3283 MCCUTCHEON RD OH |
| 520122666 | MCCUTCHEON GE LLC | 2779 MCCUTCHEON RD COLUMBUS OH 43219 |
| 520122666 | MCCUTCHEON GE LLC | 2882 STELZER RD COLUMBUS OH |

### Base Zoning Report

| Case Number | Classification | Height District | Map Number | General Zoning Category | Limitation Text |
|---|---|---|---|---|---|
| Z04-034 | PUD8 | H-60 | 21 | Multi-Family | *(View Document)* |
| Z06-067 | CPD | H-35 | 21 | Commercial | *(View Document)* |

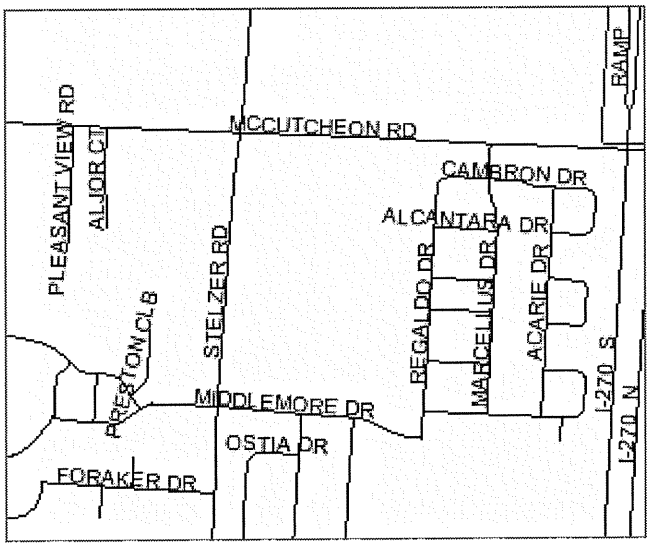
### Flood Zone

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

### Area Commissions

| Area Name | INFObase URL |
|---|---|
| Northeast Area Commission | INFObase Page |

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.


RAMP
MCCUTCHEON RD
PLEASANT VIEW RD
ALJOR CT
CAMBRON DR
ALCANTARA DR
STIELZER RD
REGALDO DR
MARCELLUS DR
ACARIE DR
I-270 S
I-270 N
PRESTON CLB
MIDDLEMORE DR
OSTIA DR
FORAKER DR

# AFFIDAVIT

**(See next page for instructions)**

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn **(1)** NAME David Hodge
of **(1)** MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215
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 2900 Stelzer Road
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)** McCutcheon GE LLC
150 E. Broad St., Suite 200
Columbus, OH 43215

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

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS
**(5)** Northeast Area Commission
3130 McCutcheon Pl.
Columbus, OH 43219

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 list. | | |

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

SIGNATURE OF AFFIANT (8) David Hodge
Subscribed to me in my presence and before me this 4th day of December, in the year 2014
SIGNATURE OF NOTARY PUBLIC (8) Natalie C. Timmons
My Commission Expires: 9/4/15

NOTARIAL SEAL Affix Seal Here STATE OF OHIO
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

**Statement of Hardship**

**2900 Stelzer Road**

The applicant is requesting variances to permit the installation of a creative sign to identify a Mexican restaurant in the southernmost tenant space of this shopping center. Including the wall signage for the restaurant, the sombrero makes the signage exceed the permissible size by 72.5 square feet, where C.C. 3377.04 would permit a maximum size of 197 square feet. Variances are also necessary to C.C. 3377.18 where this section would prohibit the use of both a wall sign and ground sign in addition to a projecting sign directed to the same street and for the projecting sign to extend above the wall or fascia of the building. This section also provides that individual projecting signs are permissible only in lieu of a ground sign serving the entire use of the building and this projecting sign would not be uniform to other projecting signs in the shopping center. This wall sign provides a creative element to this shopping center and is not obtrusive or inappropriate. The grant of these requested variances 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.

C.C. 3377.04, Graphic area.

This elevation permits up to 197 square feet of signage, with the inclusion of the proposed sombrero sign, the total square footage on this elevation is 269.5, a variance is requested to 3377.04 to permit an additional 72.5 square feet of signage.

C.C. 3377.18(A)(1), Permanent on-premises projecting signs.

Where a projecting sign is used, the use shall not display a ground sign or a side wall sign directed to the same street. The applicant is requesting a variance to this section to permit use of both a projecting sign and a wall sign.

3377.18(A)(5)

No portion of a projecting sign may extend above the wall or fascia to which it is attached. A variance is requested to this section because the sombrero extends above the wall / fascia to which it is attached.

3377.18(B)(2)

This section addresses projecting sign size, where the proposed sign will exceed permissible size.

3377.18(B)(3)

This section provides that individual projecting signs be of uniform size and installed at a uniform height, where in the event other projecting signs are used in this center they will differ in size and location from the sombrero sign.

McCutcheon GE LLC

Signature of Applicant: By: David Hoff

Date: 12/6/2010

continental.stelzer.stmnt
12/6/2010

# CLARENCE E MINGO II
# FRANKLIN COUNTY AUDITOR

**MAP ID: dlh** **DATE: 11/4/10**

Scale = 500

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

## Front Elevation

## Right Side Elevation

SIGNCOM, INC. ● 527 WEST RICH STREET ● COLUMBUS OHIO 43215 ● TELE: 614-228-9999 FAX: 614-228-4326 ●EMAIL: INFO@ SIGNCOMINC.COM

SIGNCOM
Design • Fabrication • Erection • Service

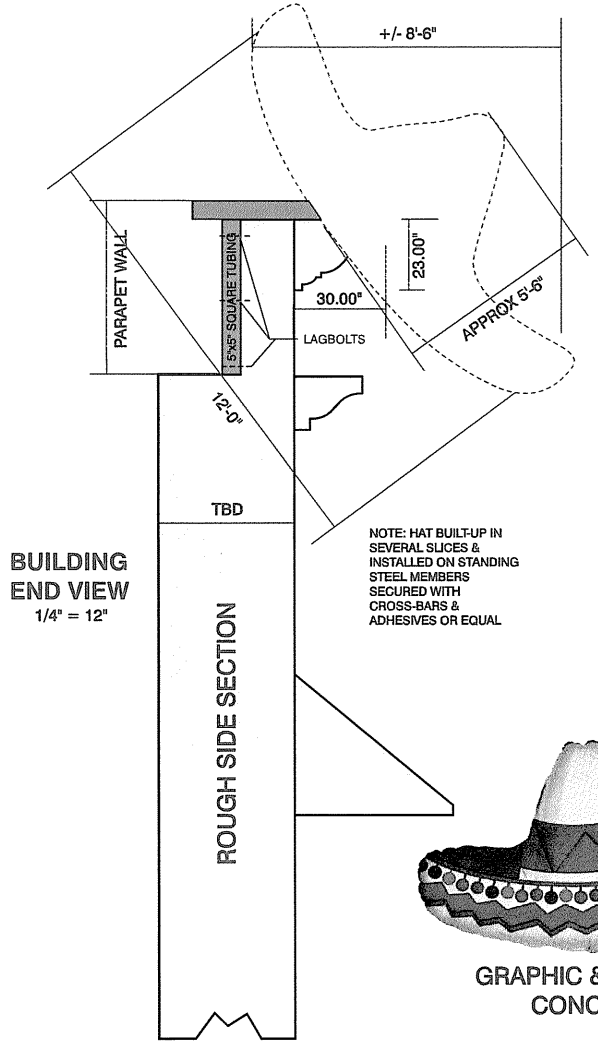
CUSTOMER APPROVAL _____ DATE _____

☑ PRODUCTION ART REQUIRED
Note: printed colors in this drawing may vary from actual product

PROJECT NAME *LAS MARGARITAS*
LOCATION *STELTZER~ McCUTCHEON RDS*
CITY *COLUMBUS METRO* STATE *OHIO*

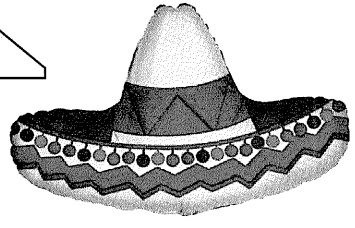
REVISION _____
*(#8) 12-3-2010*

SALES *BMS* DATE *4/7/2009*
DESIGN *LEE* SCALE *photoCalculated*
SIZE *14* PROJECT *09-214*

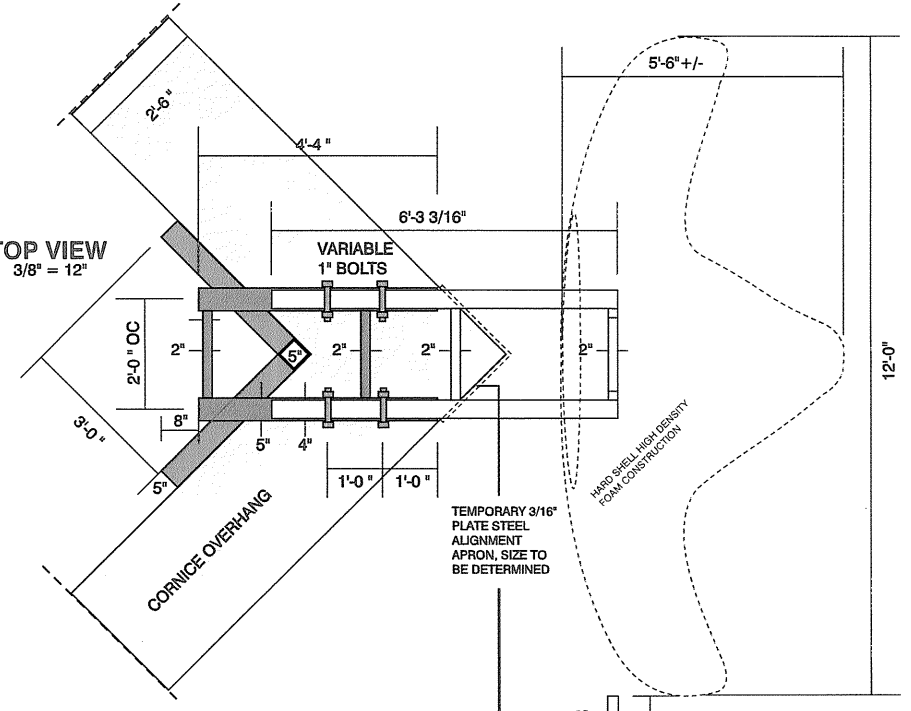



**BUILDING END VIEW**
1/4" = 12"

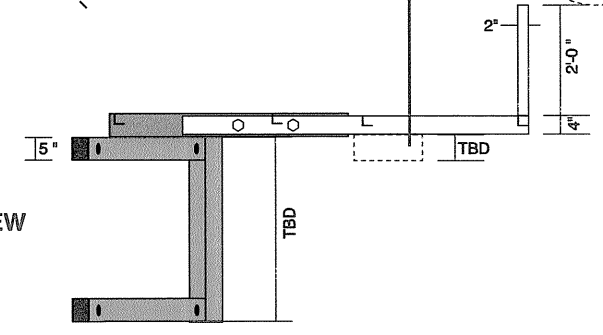
NOTE: HAT BUILT-UP IN SEVERAL SLICES & INSTALLED ON STANDING STEEL MEMBERS SECURED WITH CROSS-BARS & ADHESIVES OR EQUAL



GRAPHIC & COLOR CONCEPT




**TOP VIEW**
3/8" = 12"




**SIDE VIEW**
3/8" = 12"

SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS OHIO 43215 • TELE: 614-228-9999 FAX: 614-228-4326 •EMAIL: INFO@ SIGNCOMINC.COM

SIGNCOM
Design • Fabrication • Erection • Service

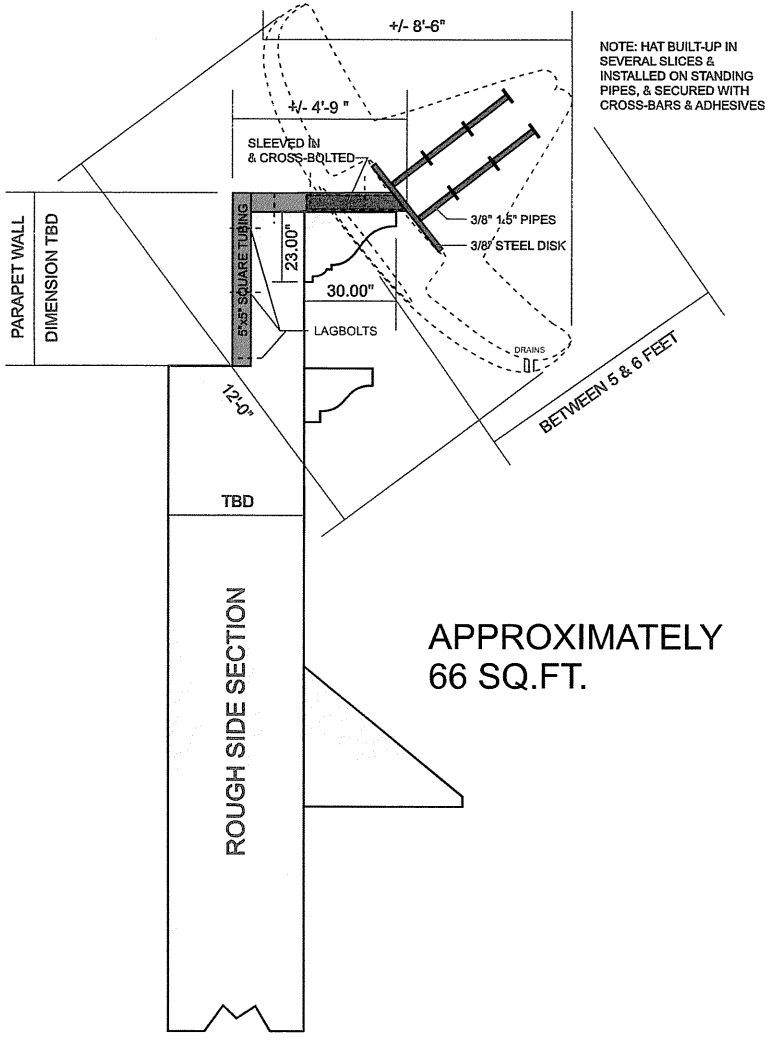
CUSTOMER APPROVAL _____ DATE _____

☑ PRODUCTION ART REQUIRED
Note: printed colors in this drawing may vary from actual product

PROJECT NAME *LAS MARGARITAS*
LOCATION *STELTZER~ McCUTCHEON RDS*
CITY *COLUMBUS METRO* STATE *OHIO*

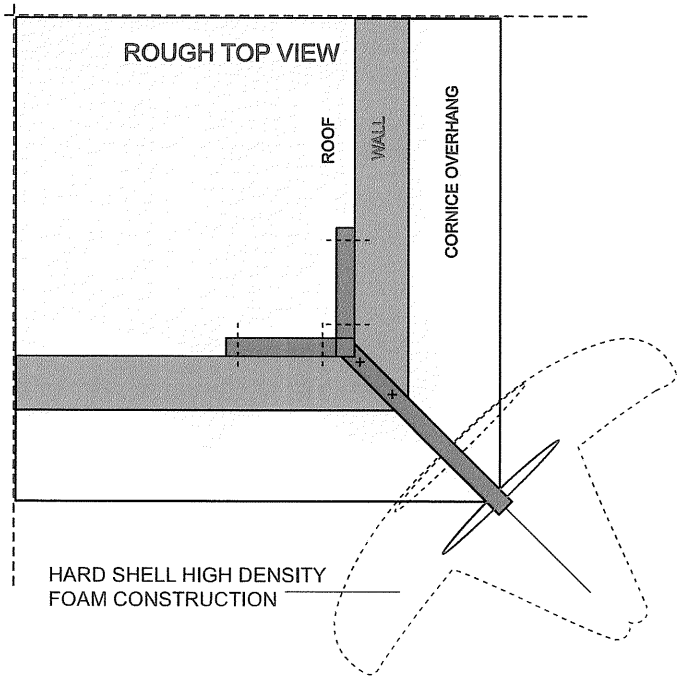
REVISION _____
*(#7) 12/3/2010*

SALES *BMS* DATE *4/7/2009*
DESIGN *LEE* SCALE *1/4"+ 12.00"*
SIZE *14* PROJECT *09-214*

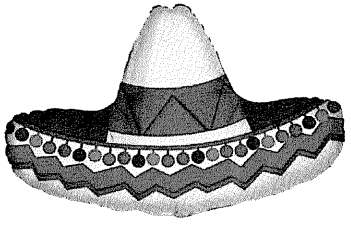



NOTE: HAT BUILT-UP IN SEVERAL SLICES & INSTALLED ON STANDING PIPES, & SECURED WITH CROSS-BARS & ADHESIVES

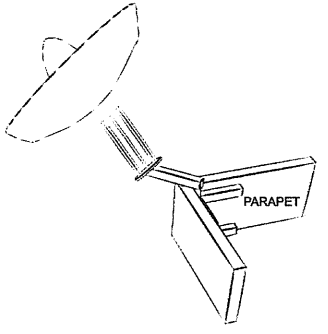
APPROXIMATELY
66 SQ.FT.

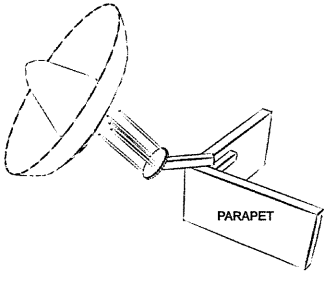


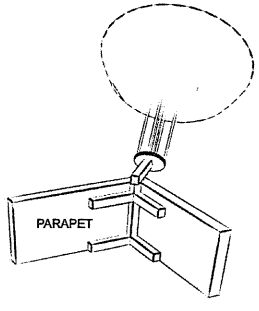

HARD SHELL HIGH DENSITY
FOAM CONSTRUCTION



POSSIBLE COLOR CONCEPT

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CUSTOMER APPROVAL _____ DATE _____

☑ PRODUCTION ART REQUIRED
Note: printed colors in this drawing may vary from actual product

PROJECT NAME *LAS MARGARITAS*
LOCATION *STELTZER~ McCUTCHEON RDS*
CITY *COLUMBUS METRO* STATE *OHIO*

REVISION _____
*(#6) 12/3/2010*

SALES *BMS*
DESIGN *LEE*
SIZE *14*

DATE *4/7/2009*
SCALE *1/4"+ 12.00"*
PROJECT *09-214*

# 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 indicate '**NONE**' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215
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 |
|---|---|
| McCutcheon GE LLC | 150 E. Broad St., Suite 200 Columbus, OH 43215 |
| LAS Acquisitions | 150 E. Broad St., Suite 200, Columbus, OH 43215 |

SIGNATURE OF AFFIANT David Hodge

Subscribed to me in my presence and before me this 10th day of December, in the year 2010

SIGNATURE OF NOTARY PUBLIC Natalie C Timmons

My Commission Expires: 9/4/15

NOTARIAL SEAL STATE OF OHIO

Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015