MASTER

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

Comments: _____ Application Number: 11320-00197 Commission/Group: _____

Date Received: 8 APR. 2011 Planning Area: _____

Date of Hearing: 21 JUNE 2011 Acreage: _____

Fee: $ 1900 — Existing Zoning: _____

Accepted by: _____ Zoning Map #: _____

# GRAPHICS COMMISSION APPLICATION

PAID

## 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 VARIANCE, Code 3382.05. Customer Wants To be able to add Third Sign (wall) to North Side of Building INCREASE From 317 ft TO 461 Allowed existing is 354

## LOCATION

1. Certified Address Number and Street Name 1250 Walcutt ROAD

City Columbus State OH Zip 43228

Parcel Number (only one required.) 570-210830

## APPLICANT

2. Name Bob Keyes, Signcom, Inc.
3. Address 527 W. Rich Street City Columbus, OH Zip 43215
4. Phone# 228-9999 Fax # 228-5326
5. Email Address BOB KE Signcom Inc. com

## PROPERTY OWNER(S)

6. Name JBJ&T Enterprises, LLC
7. Address 1250 Walcutt Rd. City Columbus, OH Zip 43228
8. Phone# 614-851-0002 Fax # 614-851-0011
9. Email Address tfyda@fydafreightliner.com

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

## ATTORNEY / AGENT (CIRCLE ONE)

10. Name _____
11. Address _____ City _____ Zip _____
12. Phone# _____ Fax # _____
13. Email Address _____

## SIGNATURES

14. Applicant Signature Bob Keyes
15. Property Owner Signature Timothy J. Fyda, Member
16. Attorney/Agent Signature _____

# One Stop Shop Zoning Report

## Building Services Division

## Department of Development

**Report date: 5/6/2011 1:40:00 PM**

### Parcel Report

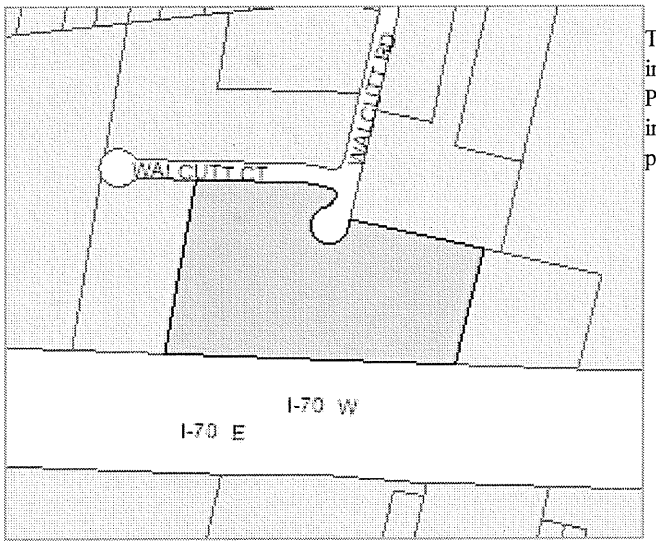
| Parcel ID | Owner | Address |
|---|---|---|
| 570210830 | JBJ&T ENTERPRISES LTD | 1250 WALCUTT RD COLUMBUS OH 43228 |
| 570210830 | JBJ&T ENTERPRISES LTD | 1260 WALCUTT RD COLUMBUS OH 43228 |

### Base Zoning Report

| Case Number | Classification | Height District | Map Number | General Zoning Category | Limitation Text |
|---|---|---|---|---|---|
| Z87-1420 | LM2 | 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.

**11320-00197**

**1250 WALCUTT ROAD**

# AFFIDAVIT

(See next page for instructions)

**11320-00197**
**1250 WALCUTT ROAD**

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # ___

Being first duly cautioned and sworn (1) NAME Bob Keyes, Signcom, Inc
of (1) MAILING ADDRESS 527 W. Rich Street 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 1250 Walcutt Road, Columbus, 43228
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) Fyda Freightliner
1250 Walcutt Rd.
Columbus, Oh 43228

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
Bob Keyes, (614)-228-9999

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS
(5) N/A

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 (8) _____
Subscribed to me in my presence and before me this 27th day of April, in the year 2011
SIGNATURE OF NOTARY PUBLIC (8) _____
My Commission Expires:

NOTARIAL SEAL STATE OF OHIO
BRET R. GILMORE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
OCTOBER 27, 2012

*Notary Seal Here*

# STATEMENT OF HARDSHIP

APPLICATION # _____ **11320-00197**

**1250 WALCUTT ROAD** _____

**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:**

Freightliner has become North America's leading heavy-duty vehicle manufacturer. It is extremely important to make transient traffic aware that we have the capabilities to sell, service and support the Mercedes Benz Sprinter vehicles. This is also important since we are only one of three Sprinter dealers in the Central Ohio area within a 100 mile radius. Drivers of this brand need to know that emergency service is available to them. A north facing sign will alert all customers that not only arrive at our facility for Parts, Sales, or Service, but also nearby traffic that we offer this brand. Not being able to display this logo with prominent signage will sincerely inhibit our exposure of being an exclusive dealer for this type of truck within the Central Ohio area.

Signature of Applicant Bob Kuya Date 4-10-11

# CLARENCE E MINGO II
# FRANKLIN COUNTY AUDITOR

## MAP ID: DAR DATE: 3/23/11

Scale = 243'

Grid North

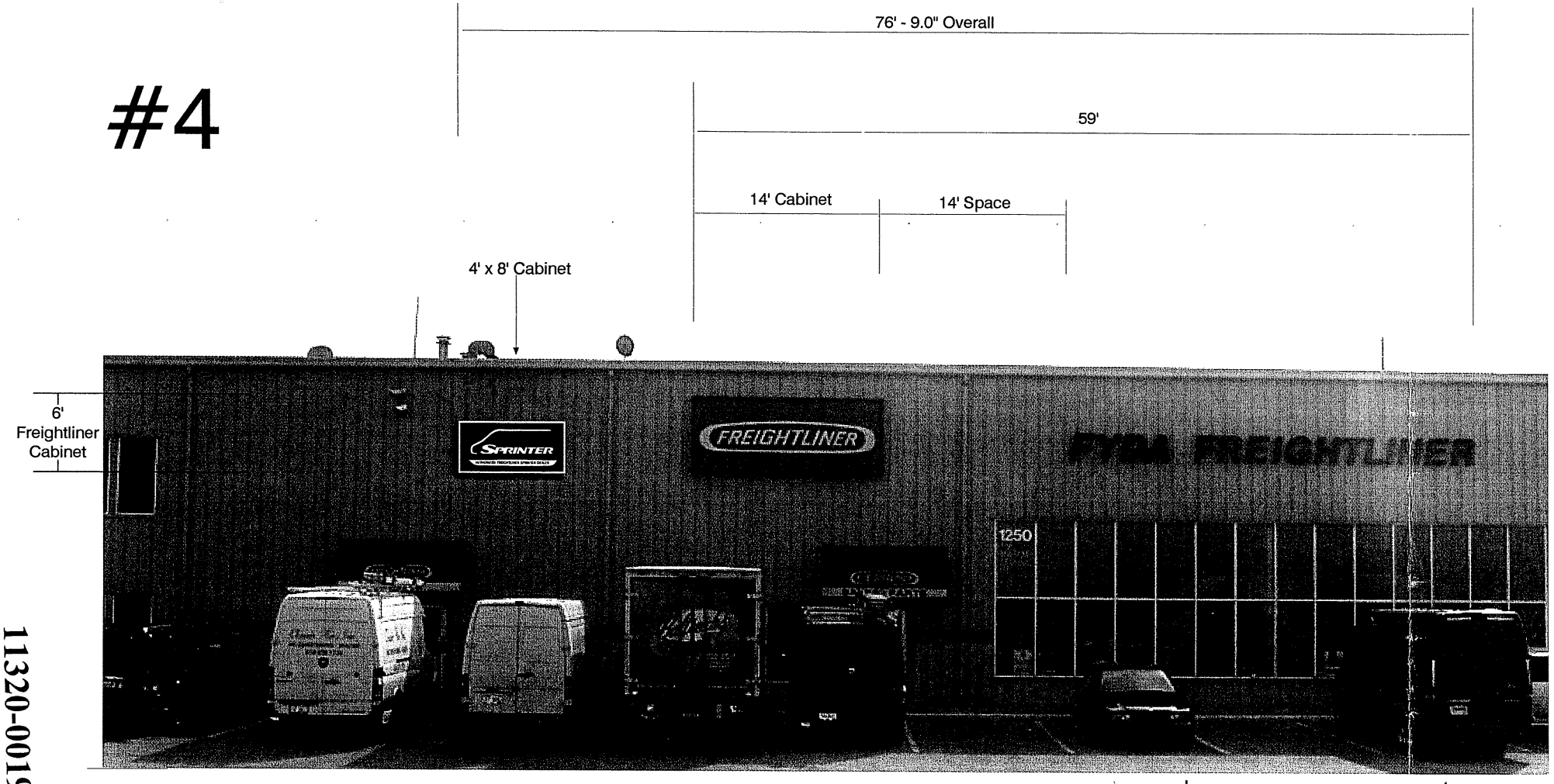
Disclaimer

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 cautioned that the 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 on this map. Please notify the Franklin County GIS Division of any discrepancies.

**11320-00197**

**1250 WALCUTT ROAD**

# #4




SCALE 3/32" = 1'

Existing Current Graphic Area 354 sq ft. (6' x

Proposed Graphic Area 461 sq ft. (6' x

11320-00197
1250 WALCUTT ROAD

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SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326

SIGNCOM
Design • Fabrication • Erection • Service

CLIENT APPROVAL _____ DATE _____

☐ PRODUCTION ART REQUIRED
Colors on Printed Documents

PROJECT NAME FYDA FREIGHTLINER
LOCATION _____

REVISION _____

SALES BK
DESIGN KD

SIGN DESCRIPTION:

*Plastic face, silver metallic painted aluminum cabinet with 1 1/2" retainer

*Opaque painted background (second surface), PMS Color 433C

*Logo embossed, tagline "holder" embossed

*Logo decorated painted white, 2nd surface,

*Tagline "holder" embossed painted white,

*Tagline copy, first surface black vinyl

AGI
Architectural Graphics, Inc.
3655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 · Fax (757) 490-1397

| | | | |
|---|---|---|---|
| Title: | SPRINTER SIGNAGE CONCEPTS | Customer: | MERCEDES-BENZ, USA I SPRINTER |
| Date: | 5 MARCH 2010 | Drawn by: | JED |
| Rep: | J. DAURITY | Scale: | 3" = 1' |

SPRINTER

# PROJECT DISCLOSURE STATEMENT

**11320-00197**
**1250 WALCUTT ROAD**

Parties having a 5% or more interest in the project that is the subject of this ap
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do n

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

Being first duly cautioned and sworn (NAME) TIMOTHY J. FYDA
of (COMPLETE ADDRESS) 1250 WALCUTT RD., COLUMBUS, OH 43228
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 |
|---|---|
| JBJ&T Enterprises LLC | 1250 Walcutt RD. Columbus, OH 43228 |

SIGNATURE OF AFFIANT Timothy J Fyda

Subscribed to me in my presence and before me this 28 day of March, in the year 2011

SIGNATURE OF NOTARY PUBLIC Lisa Conner

My Commission Expires: 12-26-14

NOTARIAL SEAL STATE OF OHIO

LISA L. CONNER
Notary Public, State of Ohio
My Commission Expires 12/26/2014