



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: 11320-00204
Date Received: 14 APR. 2011
Commission/Group: _____
Existing Zoning: _____ Application Accepted by: F Fee: \$1900
Comments: _____

PAID
APR 14 2011
BUILDING & ZONING SERVICES

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 Graphics plan for entire building intended for tenants "World of Beers" and Shadowbox Live

LOCATION

1. Certified Address Number and Street Name 503 South Front Street
City Columbus State Ohio Zip 43215
Parcel Number (only one required) 010-058160

APPLICANT

2. Name Shadowbox Live c/o Laura MacGregor Comek, Esq.
3. Address 503 South Front Street City/State Columbus, Ohio Zip 43215
4. Phone # 614.229.4557 Fax # 614.229.4559 Email lcomek@cbjlawyers.com

PROPERTY OWNER(S)

2. Name 503 South Front Street LP, c/o Laura MacGregor Comek, Esq.
3. Address 107 S. Front Street City/State Columbus, Ohio Zip 43215
4. Phone # 614.229.4557 Fax # 614.229.4559 Email lcomek@cbjlawyers.com

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Laura MacGregor Comek, Esq.
9. Address 500 South Front Street, Suite 1200 City/State Columbus, Ohio Zip 43215
10. Phone # 614.229.4557 Fax # 614.229.4559 Email lcomek@cbjlawyers.com

SIGNATURES

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

One Stop Shop Zoning Report
Building Services Division
Department of Development
 Report date: 4/18/2011 9:29:30 AM

Parcel Report

Parcel ID	Owner	Address
010058160	503 SOUTH FRONT STREET LP	503 S FRONT ST COLUMBUS OH 43215

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	M	H-60	36	Manufacturing	(View Document)

Historic District

District Name
 Brewery District

Zoning Overlay District

Overlay Name	District Name	Planning Overlay
N/A	PLANNING OVERLAY	P
SOUTH HIGH ST/ SOUTH FRONT ST UCO	COMMERCIAL OVERLAY	P
N/A	PLANNING OVERLAY	P

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Brewery District 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.

11320-00204
503 SOUTH FRONT
STREET



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AFFIDAVIT

11320-00204
503 SOUTH FRONT
STREET

(See next page for instructions)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME LAURA MACGREGOR COMEK, ESQ.
of (1) MAILING ADDRESS 500 SOUTH FRONT STREET, SUITE 1200
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 503 SOUTH FRONT STREET
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) 503 SOUTH FRONT STREET, LP
107 SOUTH HIGH STREET
COLUMBUS, OHIO 43215

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

SHADOWBOX LIVE c/o LAURA MACGREGOR COMEK, ESQ.
614.229.4557

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

(5) BREWERY DISTRICT COMMISSION
CITY OF COLUMBUS - HISTORIC PRESERVATION
109 NORTH FRONT STREET, COLUMBUS, OHIO 43215

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

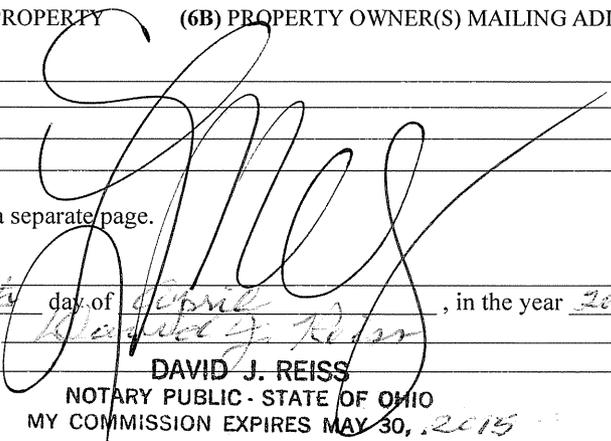
(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14th day of April, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) 
(8) DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here



GRAPHICS COMMISSION APPLICATION

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STATEMENT OF HARDSHIP

11320-00204
503 SOUTH FRONT
STREET

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 the 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 the 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:

Please see attached.

Signature of Applicant _____ Date _____

**STATEMENT OF HARDSHIP
For Graphics Plan
The Worly Buidling
503 S. Front Street (43215)**

Introduction:

This application is submitted on behalf of both the property owner, 503 S. Front Street LP, and tenant/applicant ShadoArt Productions, Inc., dba Shadowbox Live.

Site Information:

The proposal is a graphics package that reflects their collective efforts to redevelop/revitalize the Brewery District, beginning with The Worly Building located at 503 S. Front Street.

Site History/Past Variances:

The Worly Bldg. has been home to a variety of commercial and office uses over the past 20 plus years. Over the course of that same 20 plus years, the Brewery District has seen a 'change of tides' with respect to the patronage of the area. Once a vibrant and lively area, the Brewery District has seen a dramatic decline in office occupancy and general traffic to the area. This is due in large part to the development of newer, incentivized office buildings in the Central Business District, the Arena District and of course suburban areas. At least 5 of the larger office/mixed use buildings in the area have significant vacancy rates, as much as 40%. Other commercial space has experienced long term vacancy, including but not limited to the former Gibby's, Keegan's, Hagen's, Howl at the Moon and Handke's. The space at 500 S Front Street, formerly The Patio, a weekly outdoor concert venue has been without activity for more than 5 years.

The cornerstone project of this revitalization is the return of Shadowbox to the downtown area. Shadowbox took possession on December 1, 2010 and immediately began renovation of the interior to ready a 29,741 sf space that will house the theatre, Shadowbox office space and the kitchen/bistro. Shadowbox is slated to finish construction in mid-summer of 2011 and hold a grand opening in August 2011.

In addition, the owner also plans to lease space to World Of Beers. This compliment of theatre arts and commercial business is expected to bring more than 2500 patrons to the Brewery District each week (2500 for Shadowbox alone). There is ample parking within a 1-2 block radius (BZA variance for on site parking approved by Columbus BZA on July 27, 2010).

Graphics Plan:

To reflect the theatrical and commercial nature of the proposed businesses, the owner and shadowbox are proposing a graphics package intended to both energize and inform prospective patrons and Brewery District visitors.

Attached is the proposed sign package, a site plan to depict the specific sign locations, as well as renderings. The graphics plan, approved by the Brewery District Commission on April 8, 2011, is intended to be a cohesive theme; part theatre, part commercial/ restaurant. Included among the signs are:

- Illuminated theatre/sign boxes
- Canopy with traditional channel letter signage and classic theatre lighting (Tivoli)
- An LED changeable copy sign to denote "sold out" or "tickets available" type messages.

These signs are in keeping with the scale of the Worly Bldg. and Brewery District area. Styling cues were planned so as not to hide or impede the appearance of the Worly Bldg. The signs/intended visual appearance are both traditional (use of classical theatre Tivoli lighting and illuminated display boxes) and updated (LEDs).

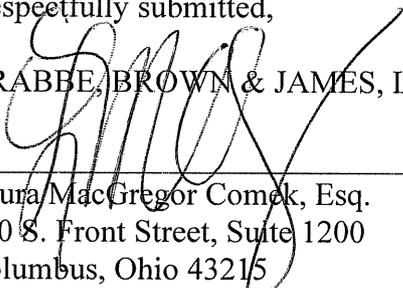
The channel letter signs (with underlying canopy) encroach only slightly into the right of way (5 and 9 feet into an 18+ foot sidewalk area). See depictions attached. These signs will not affect the delivery of governmental services, nor will they adversely affect the adjacent property owners. Previously existing were vertical banners and canopy with bar logos.

The adjacent BrewMasters Gate building has much larger scale and includes bay doors that are opened for open air events, with commercial lighting features.

CONCLUSION

The owner and Shadowbox have proposed a grand scale redevelopment of The Worly Building in hopes of sparking a revitalization of the neighborhood and other investment/economic development. This package reflects that intention in an artistic manner and with the energy of these intended uses. For these reasons, and because there are no adverse effects to neighbors or governmental services, the owner and Shadowbox respectfully request approval of this Graphics Plan.

Respectfully submitted,


CRABBE, BROWN & JAMES, LLP

Laura MacGregor Comek, Esq.
500 S. Front Street, Suite 1200
Columbus, Ohio 43215

Phone: (614) 228-5511; Fax: (614) 229-4559

LComek@cbjlawyers.com

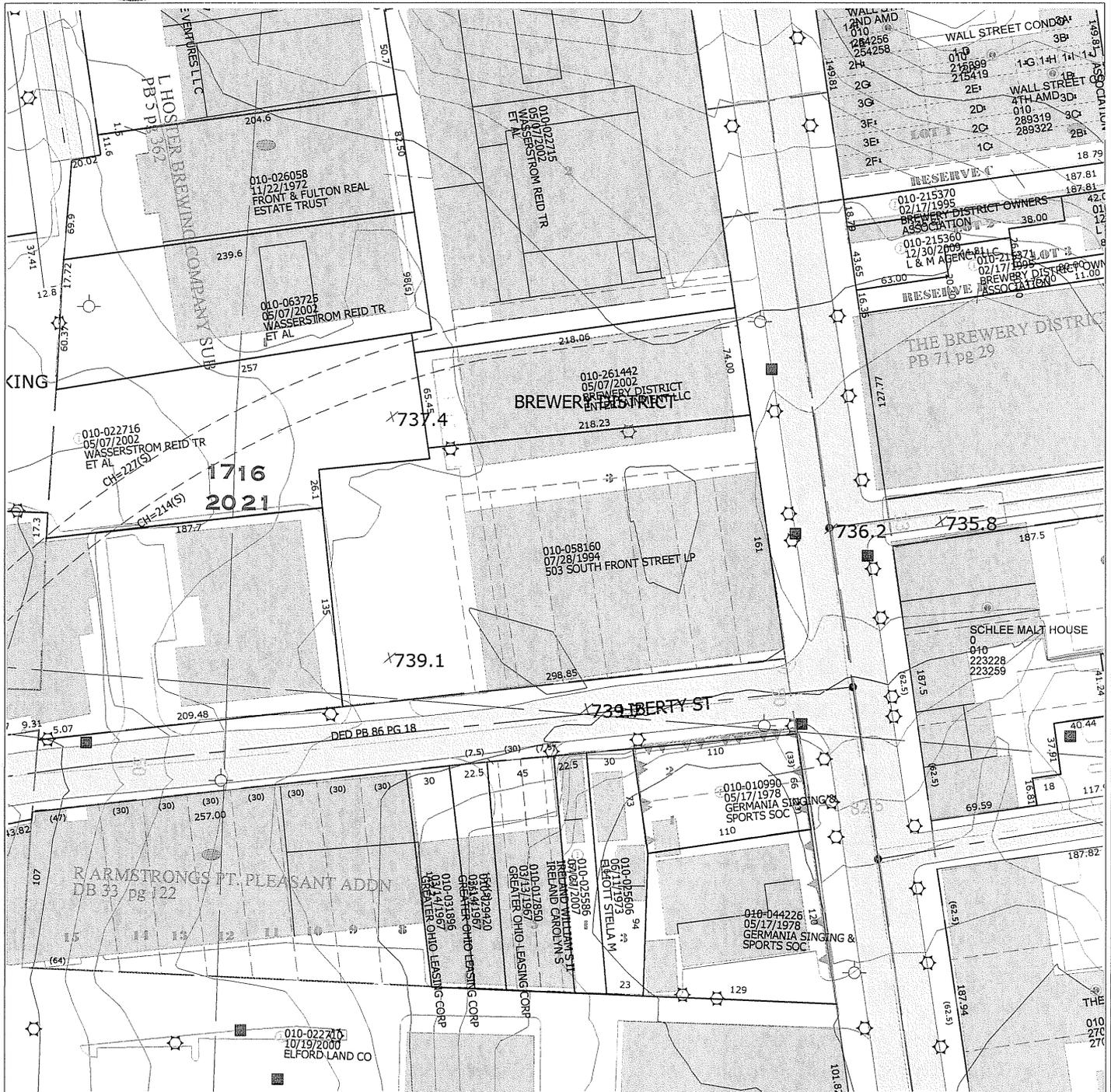
Counsel for Owner/Applicant



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 4/4/11



Disclaimer

Scale = 100



Grid North

This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map and information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

11320-00204
503 SOUTH FRONT STREET

WORLY BUILDING GRAPHICS PLAN
LIST OF VARIANCES

1. 3377.03(B) to allow signage along the north building elevation that does not face an alley or abutting street (although it looks like an alley)
2. 3377.08(C)(3) to allow electronic changeable copy on the scrolling faceted LED boards that are approximately 5 and 9 feet into right of way.

Total Area Allowed: 526 sf

Total Area Proposed: 484 sf (772 including banners to remain)

Laura Calculations

North Elevation

total area 6782 sf

$$\sqrt{6782} = 82 \times 2 / \text{mass} = 164$$

$$C / \text{mass} = 82$$

Proposed

75' SBOX

18.6 Crest

13.5 Tenant

107.1

East Elevation

total area 4338 sf

$$\sqrt{4338} = 66 \times 3 / \text{mass} = 198$$

75' SBOX

18.6 Crest

13.5 Tenant

27 Tenant
(Vestibule)

35' Scrolling

42.5 Blade

60 WOB

Note: Crest Overlaps Sbox on Space

271.6

2 Tenant Signs Only Partially Visible from R/W
Scrolling Leo Wraps Around Somewhat to N elev.
Sbox Sign Wraps Around to North Somewhat

South Elevation

total area 6670

$$\sqrt{6670} = 82 \times 3 / \text{mass} = 246$$

60 sf WOB

WORLY BUILDING GRAPHICS PLAN
LIST OF SIGNS

1. Shadowbox Live signs - channel letters with underlying canopy/classical theatre lighting (Tivoli).

- 2 quantity (one east elevation, one north elevation)
- 2' and 3' height letters
- 25' x 3' = 75 sf each

2. World of Beer signs - channel letters with underlying canopy/classical theatre lighting (Tivoli).

- 2 quantity (one east elevation, one south elevation)
- 2 ft. height letters and 3 ft. height logo
- Envelopes to be maximum 60 sf. each

*At this time, World of Beer is the expected tenant as shown on the attached renderings. Within the specifications provided above, the owner may change the lettering within envelope for another tenant without further Graphics Commission approval, provided that a certificate of appropriateness is obtained from the Brewery District.

3. Shadowbox Crest

- 2 quantity (one front, one north elevation)
- 4' w x 4'8"h = 18.6 sf each

*Located behind Shadowbox Channel letters and results in only 6.67 sf increase from sign #1 above

4. Illuminated Tenant Sign Box

- 4 quantity (as shown on plans/renderings)
- 36"x54" = 13.5 sf each

*These sign boxes are akin to traditional movie (poster) sign boxes. Copy will change depending on the performances scheduled. Such copy as relates to the on site activities at the Worly Bldg. may be changed/replaced without additional approvals.

5. Wall mounted Bistro Blade Sign
 - 1 quantity
 - 3'5" x 5' = 42.5 sf
 - Sign to be a minimum 10 feet from the sidewalk (as measured from the bottom of the sign)
6. Wall mounted vertical LED entry fixtures
 - Located on interior vestibule
7. Scrolling Faceted LED Board (example: SOLD OUT)
 - 7 quantity (maximum)
 - 1' x 5' = 5 sf each

*Changeable copy shall relate to on site activities.
8. Wall mounted banners (existing)
 - 24 quantity (- 0 - north elevation; 6 south elevation; 4 front/east elevation)
 - 8 at 10' l x 3' w = 30 sf each (maximum)
 - 2 at 7'5 l x 3' 2 = 24 sf (approx)

*Copy/Display related to on site or Brewery District activities may be replaced without further approvals

WORLY BUILDING GRAPHICS PLAN
LIST OF SIGNS

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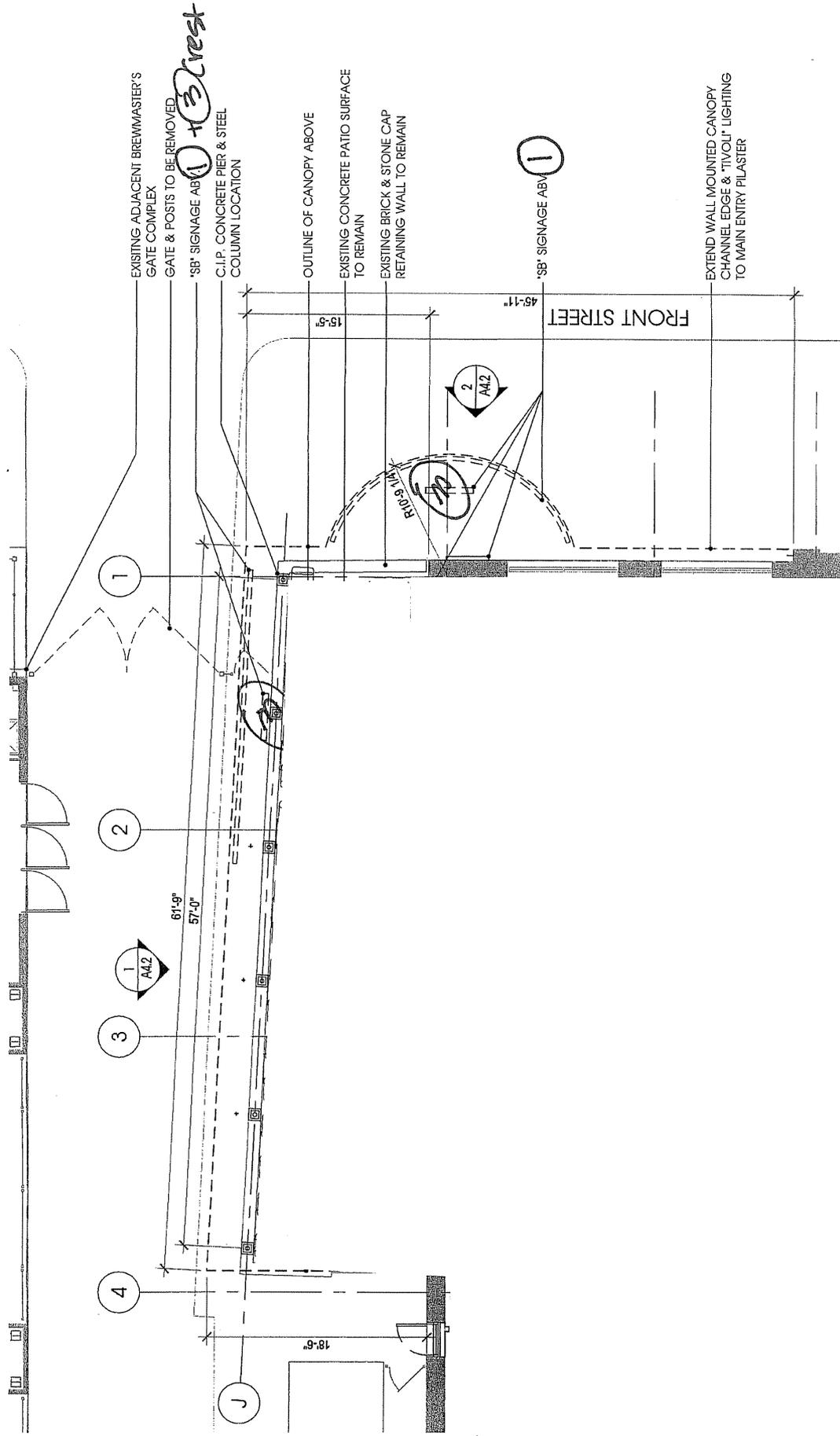
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5. Wall mounted Bistro Blade Sign
 - 1 quantity
 - 3'5" x 5' = 42.5 sf
 - Sign to be a minimum 10 feet from the sidewalk (as measured from the bottom of the sign)
6. Wall mounted vertical LED entry fixtures
 - Located on interior vestibule
7. Scrolling Faceted LED Board (example: SOLD OUT)
 - 7 quantity (maximum)
 - 1' x 5' = 5 sf each

*Changeable copy shall relate to on site activities.
8. Wall mounted banners (existing)
 - 24 quantity (9 - 0 - north elevation; 9 6 south elevation; 6 4 front/east elevation)
 - 6 8 at 10' l x 3' w = 30 sf each (maximum)
 - 18 2 at 7'5 l x 3' 2 = 22.5 sf 24 sf (approx)

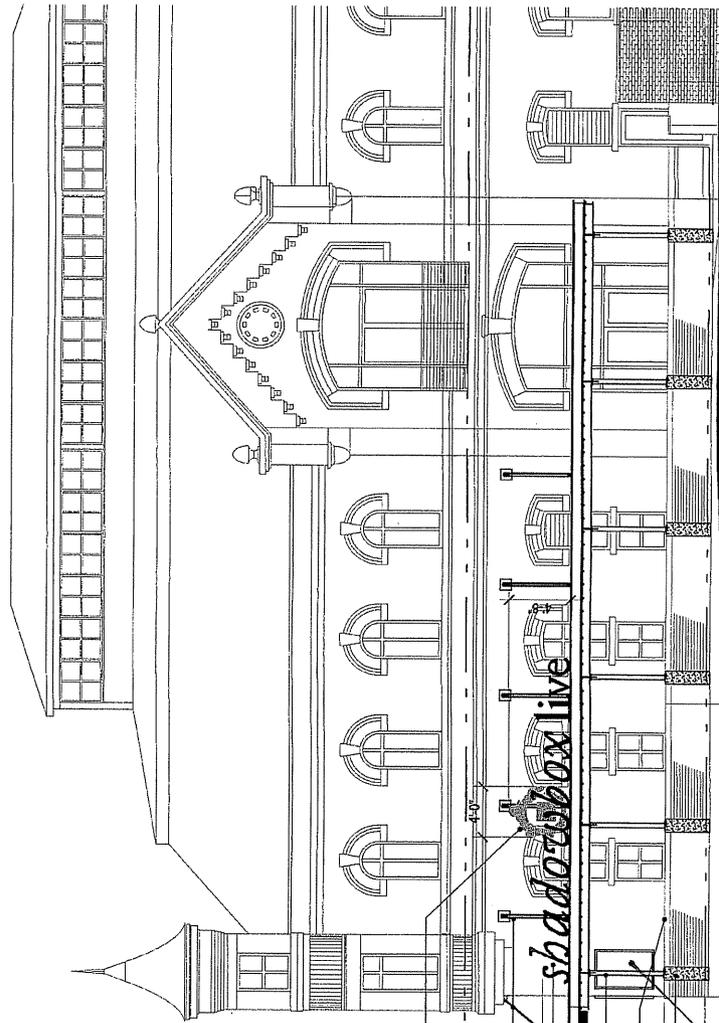
*Copy/Display related to on site or Brewery District activities may be replaced without further approvals



EXTERIOR ALTERATIONS - CANOPY PLAN VIEW

WORLY BUILDING

COLUMBUS, OHIO
 503 SOUTH FRONT ST.
 24 MARCH 2010



11'-9 3/4"
 8'-10 1/4"
 3'-2"
 4'-0"
 9'-0"
 EDGE OF BLDG. IS EDGE OF RW

- SP CREST LOGO BEHIND MAIN LETTERS EA, CANOPY ELEV. - PERIMETER OF CHANNEL TO BE EDGE LIT EXISTING SECOND FLOOR EL. 118'-3" +/-
- ASSOC. STEEL RODS & GUSSET PLATES - COLOR TO MATCH CANOPY
- 2" & 3" HEIGHT CHANNEL LIT INDIV. CUT LETTERS
- STEEL CHANNEL PERIMETER EDGE WITH STEEL BEAM & 4" DIA. PIPE COLUMN STRUCTURE
- EXISTING BRICK & STONE CAP TO REMAIN BETWEEN PIERS
- C.I.P. CONCRETE PIER AT EA. COLUMN LOCATION IN EXIST. WALL
- EXISTING PATIO FLOOR EL. 100'-0"

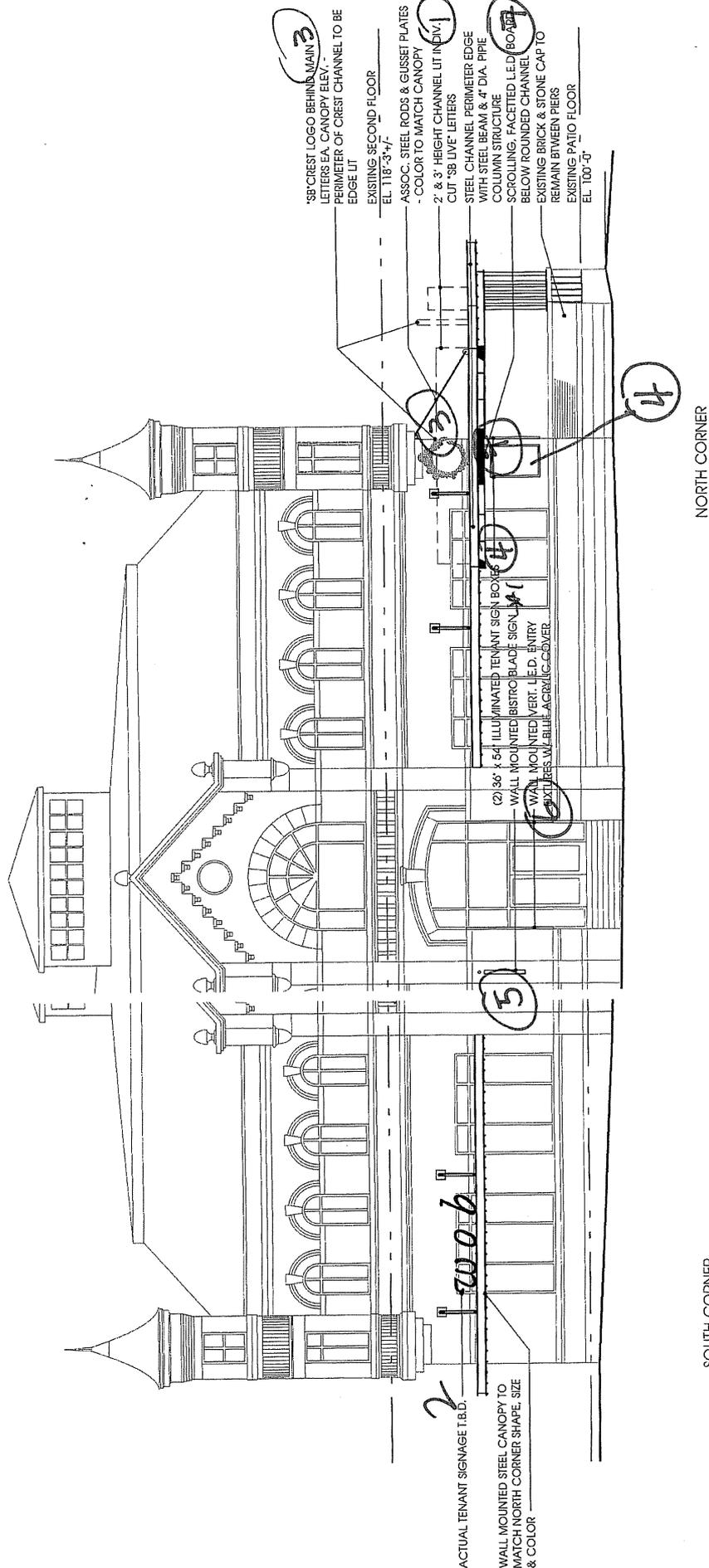
NORTH ELEVATION
 EXTERIOR ALTERATIONS - CANOPY
WORLY BUILDING
 COLUMBUS, OHIO
 503 SOUTH FRONT ST.
 24 MARCH 2010

11

1

7

11

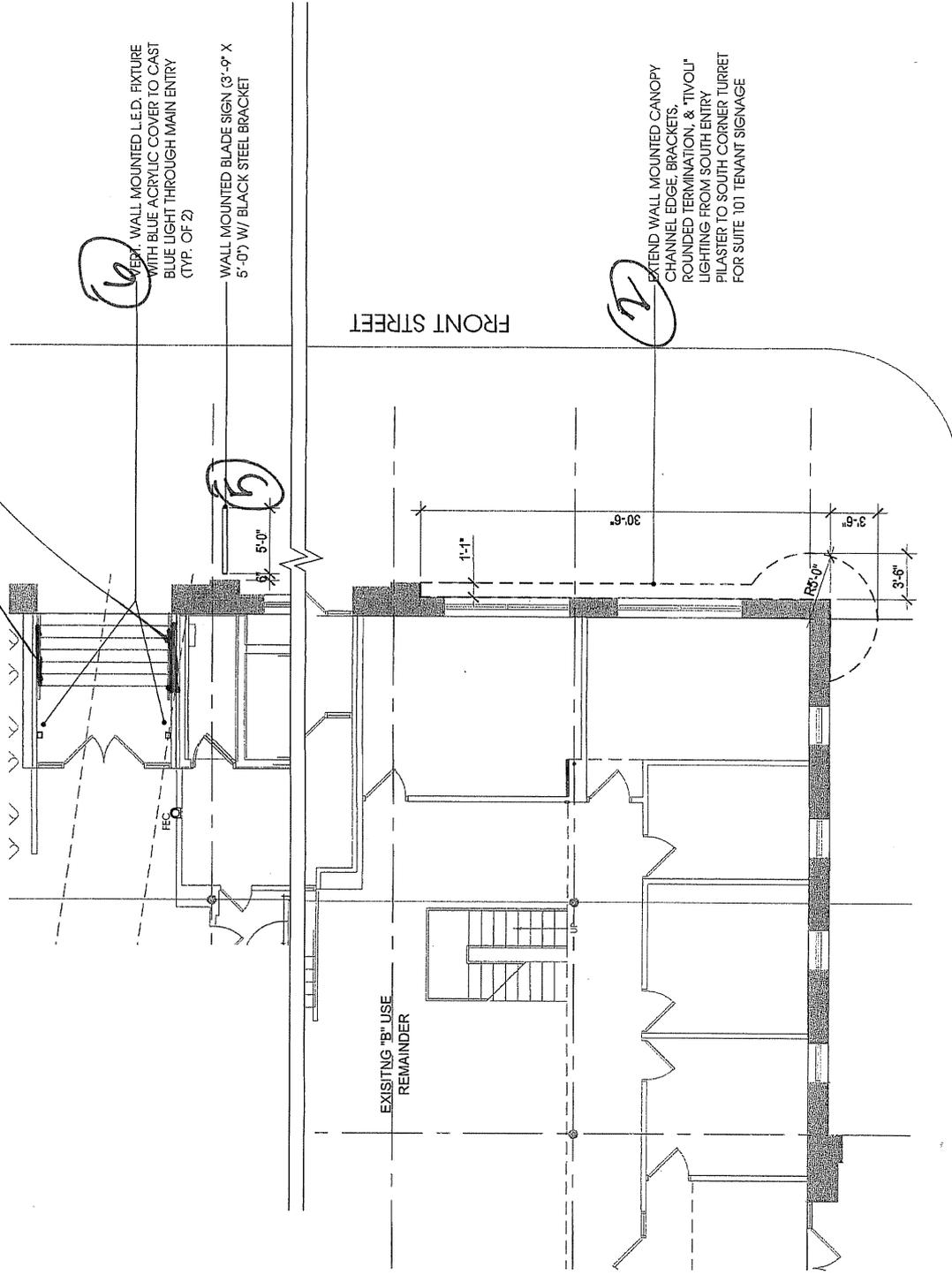


- *SB CREST LOGO BEHIND MAIN LETTERS EA. CANOPY ELEV. PERIMETER OF CREST CHANNEL TO BE EDGE LIT
- EXISTING SECOND FLOOR EL. 118'-3 1/4"
- ASSOC. STEEL RODS & GUSSET PLATES - COLOR TO MATCH CANOPY
- 2" x 3" HEIGHT CHANNEL LIT (DIV. 1)
- CUT "SB LIVE" LETTERS
- STEEL CHANNEL PERIMETER EDGE WITH STEEL BEAM & 4" DIA. PIPE COLUMN STRUCTURE
- SCROLLING, FACETTED L.E.D. BOARD BELOW ROUNDED CHANNEL
- EXISTING BRICK & STONE CAP TO REMAIN BETWEEN PIERS
- EXISTING PATIO FLOOR EL. 100'-0"

EXTERIOR ALTERATIONS - CANOPY
WORLY BUILDING
 COLUMBUS, OHIO
 503 SOUTH FRONT ST.
 24 MARCH 2010

1/2" minimum 10' distance from blade sign to sidewalk
 2 1/2" minimum 12' from bottom of scrolling sign to ground.

4 Tenant Boxes



(1) WALL MOUNTED L.E.D. FIXTURE WITH BLUE ACRYLIC COVER TO CAST BLUE LIGHT THROUGH MAIN ENTRY (TYP. OF 2)

WALL MOUNTED BLADE SIGN (3'-9" X 5'-0") W/ BLACK STEEL BRACKET

(2) EXTEND WALL MOUNTED CANOPY CHANNEL EDGE, BRACKET'S, ROUNDED TERMINATION, & "TIVOLI" LIGHTING FROM SOUTH ENTRY PILASTER TO SOUTH CORNER TURRET FOR SUITE 101 TENANT SIGNAGE

FRONT STREET

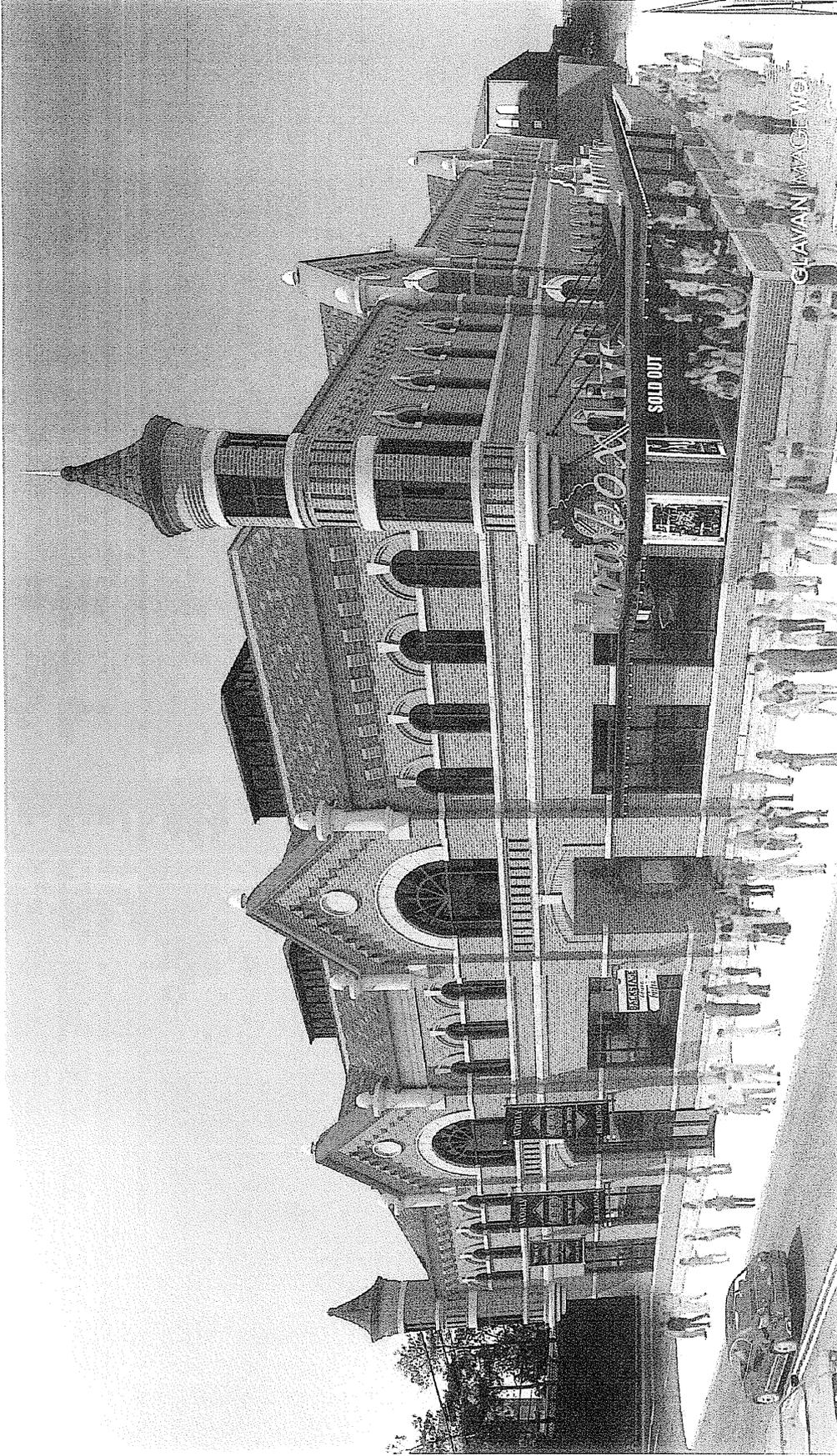
EXISTING "B" USE REMAINDER

LIBERTY STREET

EXTERIOR ALTERATIONS - CANOPY PLAN VIEW

WORLY BUILDING

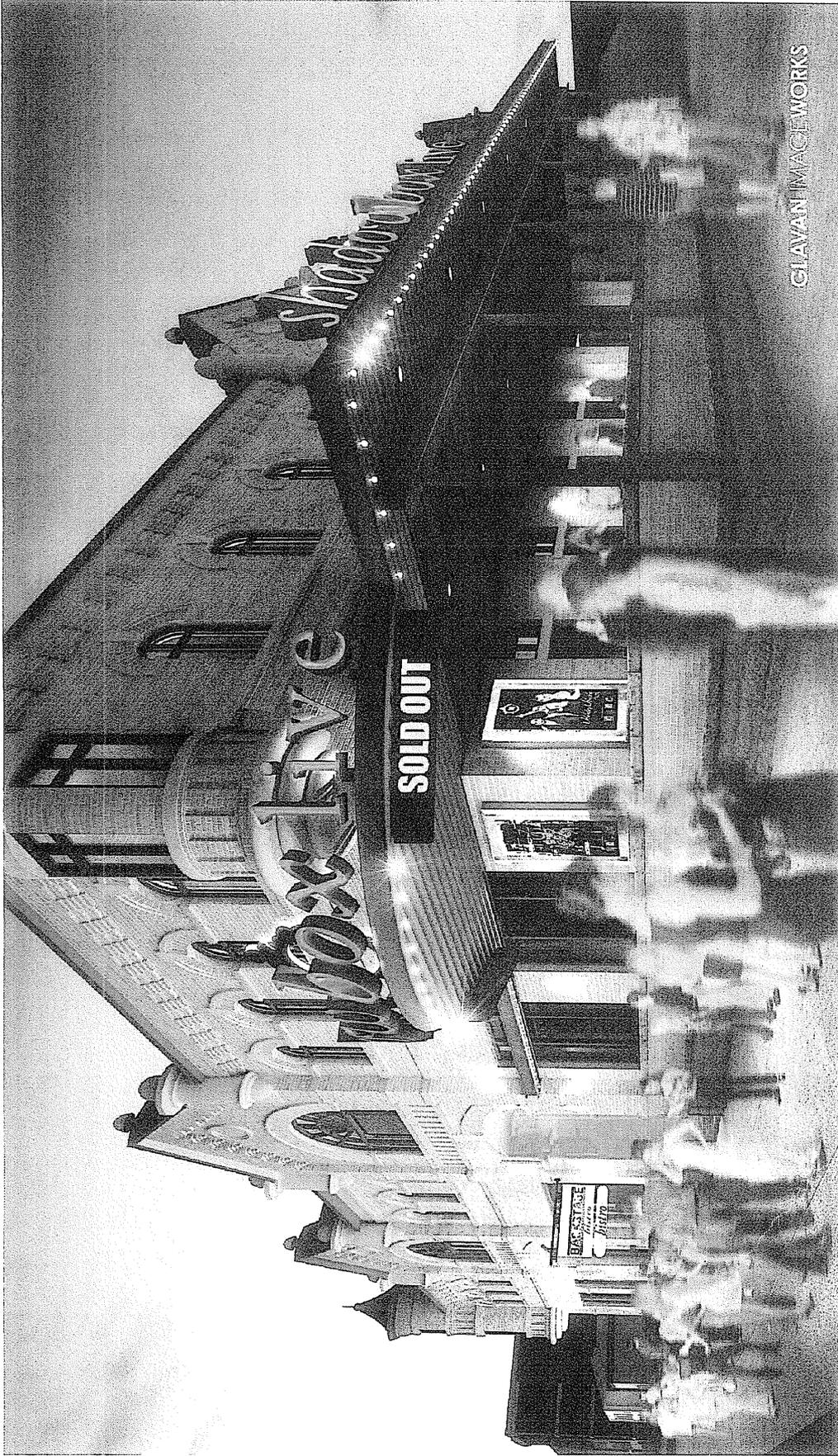
COLUMBUS, OHIO
503 SOUTH FRONT ST.
24 MARCH 2010



EXTERIOR ALTERATIONS - CANOPY & SIGNAGE

WORLY BUILDING

COLUMBUS, OHIO
503 SOUTH FRONT ST.
24 MARCH 2010

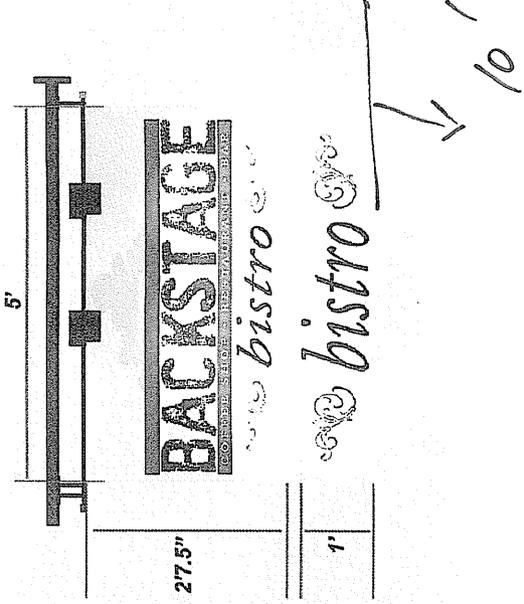


EXTERIOR ALTERATIONS - CANOPY & SIGNAGE

WORLY BUILDING

COLUMBUS, OHIO
503 SOUTH FRONT ST.
24 MARCH 2010

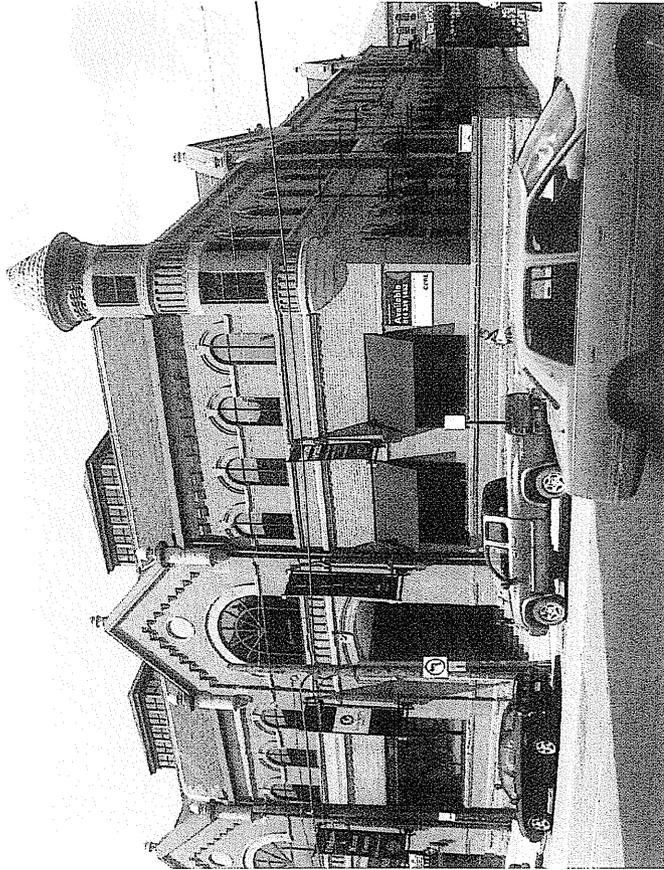
allowed 1 1/2



PROPOSED BLADE SIGN

3'5" x 5'

17" x 60" = 42.5 sf



EXISTING CONDITIONS

WORLY BUILDING

COLUMBUS, OHIO
503 SOUTH FRONT ST.
24 MARCH 2010



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

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

11320-00204
503 SOUTH FRONT
STREET

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.
Of (COMPLETE ADDRESS) 500 SOUTH FRONT STREET, SUITE 1200, COLUMBUS, OHIO 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
Shadowbox Live a/k/a ShadoArt Productions, Inc.	503 South Front Street Columbus, Ohio 43215
503 South Front Street, LP	107 S. High Street Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14th day of April, in the year 2011

NOTARY PUBLIC

Carol A. Stewart

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

Notary Seal Here

