



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: 11320-00234
Date Received: 3 MAY 2011
Commission/Group: NEAR EAST
Existing Zoning: AR-2 Application Accepted by: AT Fee: \$1,900
Comments: _____

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 are requesting a special permit for display of tasteful banners / artistic skins on Skyview Towers. These banners /skins will help keep rents affordable for middle class people over the long-term. VTT purchased these buildings vacant in a depressed neighborhood and we have risked millions of dollars renovating these buildings and helping to revitalize the neighborhood. We have received no grant money toward our work at Skyview Towers -- but we would appreciate the City's help and approval on this special permit.

LOCATION

1. Certified Address Number and Street Name 525 Sawyer Blvd
City Columbus State OH Zip 43203
Parcel Number (only one required) Parcel 010-288512-00

APPLICANT

2. Name Michael Reed C/O VTT Management Inc
3. Address 100 Concord Street 3rd Floor City/State Framingham/MA Zip 01702
4. Phone # 508-820-4961 Fax # 774-388-0015 Email Miker@vttmanagement.com

PROPERTY OWNER(S)

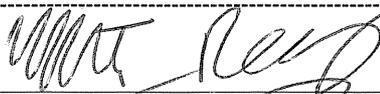
2. Name VTT Skyview LLC C/O VTT Management Inc
3. Address 100 Concord Street 3rd Floor City/State Framingham/MA Zip 01702
4. Phone # 508-820-4961 Fax # 774-388-0015 Email Vaios@vttmanagement.com

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name _____
9. Address _____ City/State _____ Zip _____
10. Phone # _____ Fax # _____ Email _____

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: 5/6/2011 9:53:08 AM

Parcel Report

Parcel ID	Owner	Address
010288512	VTT SKYVIEW TOWERS LLC	529 SAWYER BLVD COLUMBUS OH 43203
010288512	VTT SKYVIEW TOWERS LLC	525 SAWYER BLVD COLUMBUS OH 43203
010288512	VTT SKYVIEW TOWERS LLC	521 SAWYER BLVD COLUMBUS OH 43203
010288512	VTT SKYVIEW TOWERS LLC	531 SAWYER BLVD COLUMBUS OH 43203

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z70-051	AR2	H-35	28	Multi-Family	(View Document)
901	AR2	H-35	28	Multi-Family	(View Document)

Zoning Overlay District

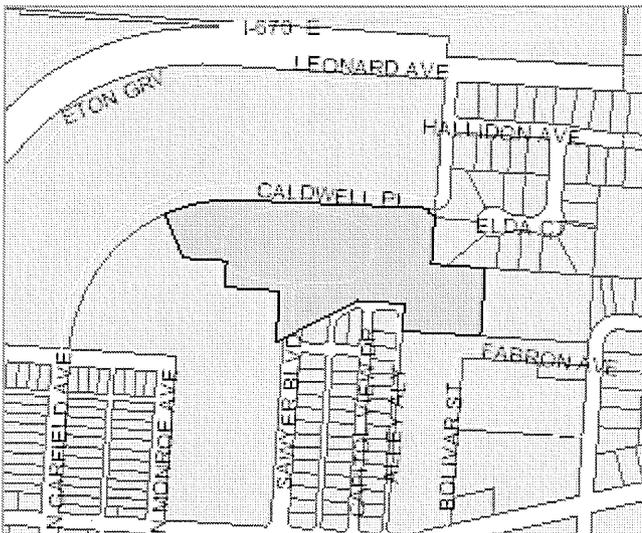
Overlay Name	District Name	Planning Overlay
I-670 Graphics Control	PLANNING OVERLAY	G
I-670 Graphics Control	PLANNING OVERLAY	G

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Near East 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.

11320-00234
525 SAWYER BLVD.



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AFFIDAVIT

(See next page for instructions)

11320-00234
525 SAWYER BLVD.

APPLICATION #_

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael Reed
of (1) MAILING ADDRESS 100 Concord Street Framingham MA 01702
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 525 Sawyer Blvd Columbus, OH 43203
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) VTT Skyview Towers LLC
C/O VTT Management Inc
100 Concord Street
Framingham, MA 01702

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

Michael Reed C/O VTT Management Inc
508-820-4961

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

(5) Near East Area Commission
Kathleen Bailey (Chair)
614-582-3053

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 _____

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

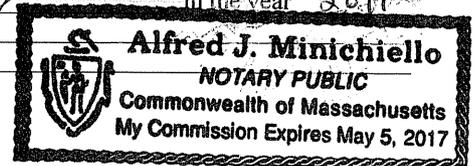
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this _____

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____

(8) [Signature]
(8) 2 day of 5 in the year 2011



Notary Seal Here



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STATEMENT OF HARDSHIP

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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:

Artistic skims are not specifically addressed in the code. In our efforts to build a strong long-term relationship with the City of Columbus,

VTT has met with senior leaders in the zoning department of the City of Columbus and various neighborhood associations.

Skyview Towers is a very expensive property to own and manage due to the enormous utility, elevator, security and other maintenance costs.

The ability to supplement our rental income with income from artistic skims will allow VTT to keep rent levels affordable for middle class people over the long-term.

While many developers would not risk capital in a depressed neighborhood like the Near East, VTT has risked millions to provide a special place for

the people of Columbus to live. We applied for no grant money or other subsidies. We now ask the City for one special permit to keep Skyview Towers affordable over the long-term.

Thank you for your time and consideration.

Signature of Applicant _____

Date _____

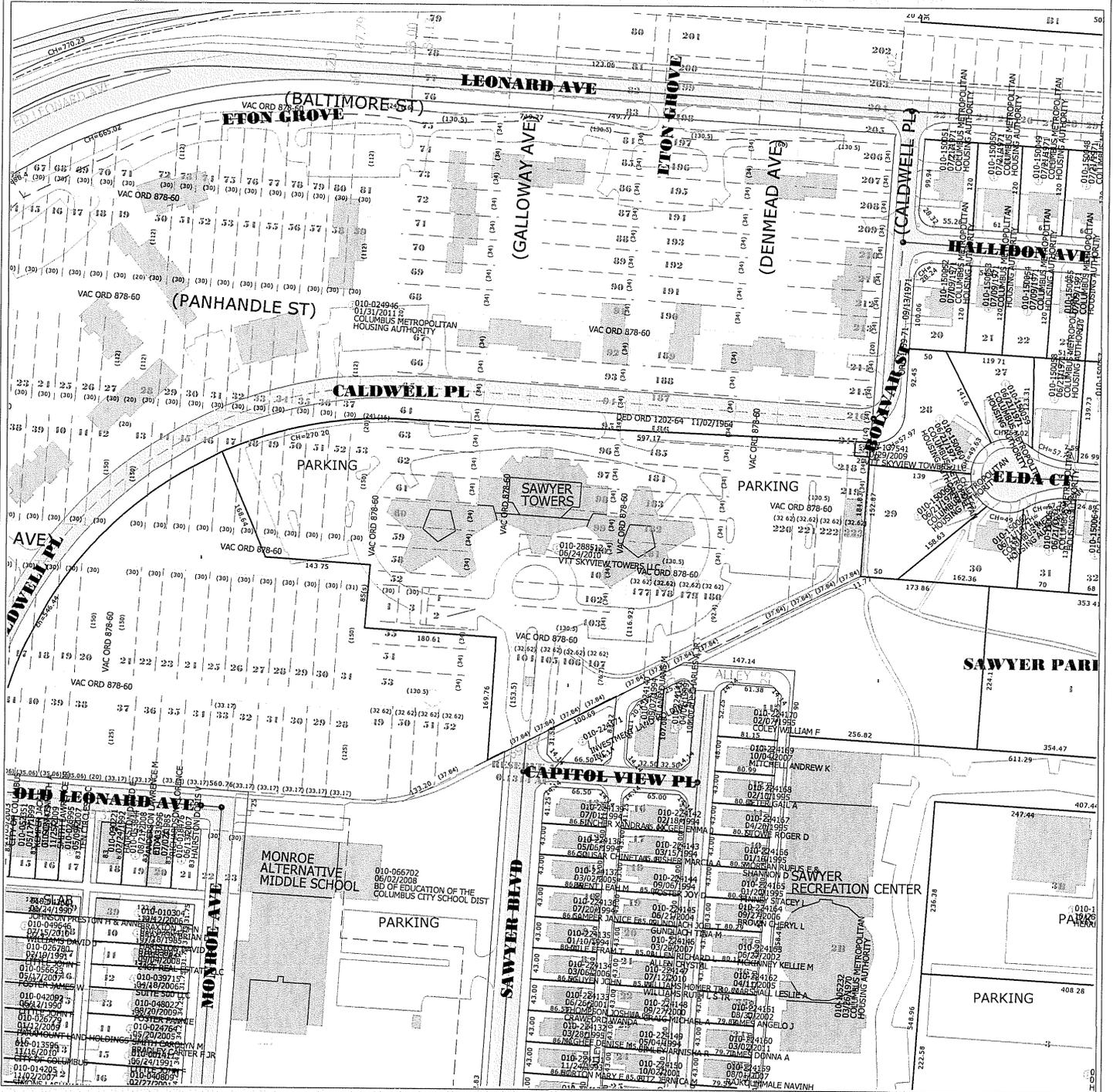
5/2/11



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

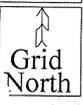
MAP ID: M

DATE: 5/2/11



Disclaimer

Scale = 200

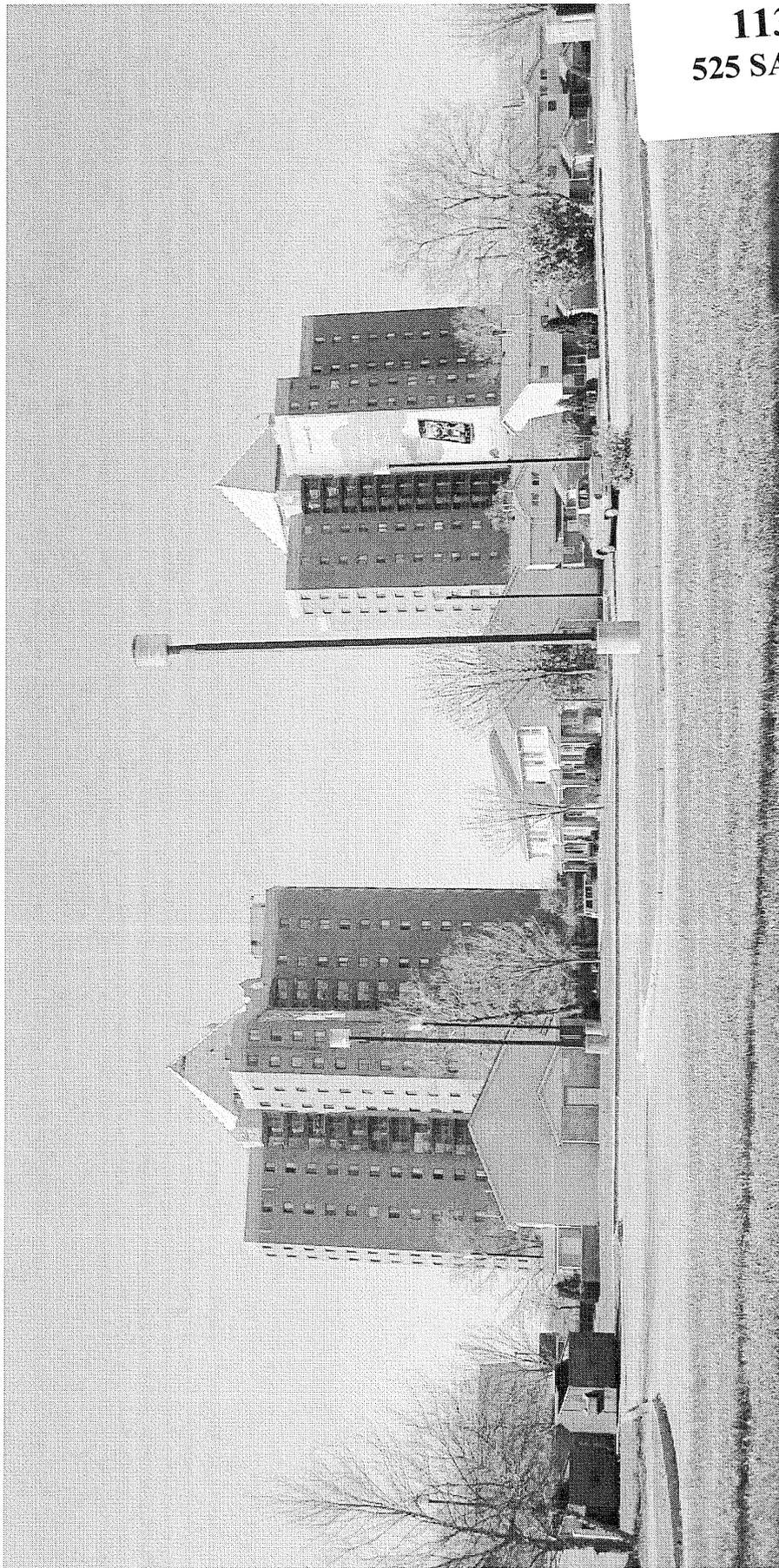


This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map a information sources should be consulted for verification of the info county and the mapping companies assume no legal responsibilities Please notify the Franklin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

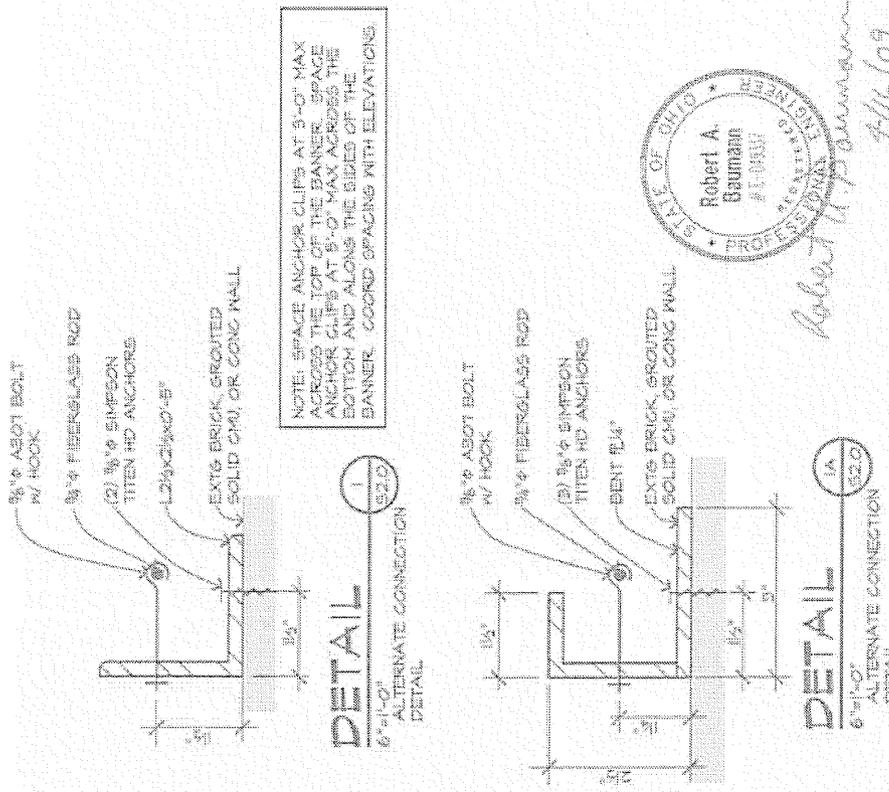
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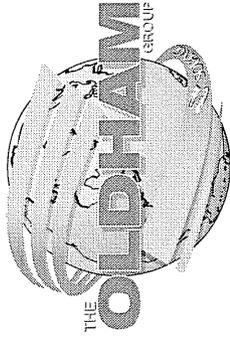
View from 670
Banners approximately 45' W x 150' H



SIBBLE MEZ	BAUMANN HAWK	ANCHOR CLIP DESIGN	PROJECT: 1-CR-084003 DATE: 4/16/09
		ORANGE BARREL MEDIA	PRICE: \$1.0

1166 Dublin Road, Suite 210, Columbus, OH 43215-4008
 T 614 451-8800 F 614 451-9333 www.sibbles.com

10oz KNITTED MESH



Technical Data Sheet

DESCRIPTION: PVC DOUBLE COATED HIGH TENACITY POLYESTER SCRIM

COMPOSITION: 67% PVC
33% POLYESTER

WIDTH: 137 - 160 - 320 - 500 cm

PROPERTIES	SPECIFICATION	METHOD
TOTAL MASS (oz/yd ² - g/m ²)	12 oz/yd ² / 350 ± 30	EN ISO 2286-2
FABRIC MASS (g/m ²)	115 ± 10	EN ISO 2286-2
BREAKING LOAD (daN/50mm)	L: 130 T: 170	EN ISO 1421
BREAKING EXTENSION (%)	L: 17 T: 21	EN ISO 1421
TEAR STRENGTH (daN)	L: 20 T: 16	DIN 53363
AVG. PERMEABILITY OF FABRIC TO AIR	950	EN ISO 9237
AVG. LIGHT TRANSMISSION	19.0	SF 600 PLUS Spectrophotometer
PERCENTAGE OF OPENING	10	
FLAMMABILITY	<100	DIN 75200

L = Along
T = Across

Note
Unless otherwise stated, the figures presented shall be regarded as typical values for the material, and not as a minimum to be satisfied.

