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: 11320-00377
Date Received: 7/13/11
Commission Group: Far Northwest Coalition
Existing Zoning: CPD Application Accepted by: (DR) Fee: $1,900.00
Comments: Hearing: 9/20/11

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 Requesting variances to C.C. 3375.09 and C.C. 3377.24 to permit illuminated wall signage greater than 10 square feet on facades that do not face a public street and do not have public entrances; C.C. 3377.05 to permit a ground sign to exceed the 20' maximum height by 15'; and C.C. 3377.07 to permit south facing wall sign to exceed maximum permissible up to a maximum sign size of 51 square feet.

LOCATION

1. Certified Address Number and Street Name 7641 New Market Center Way
City Columbus State Ohio Zip 43235
Parcel Number (only one required) 590-135891

APPLICANT

2. Name Logan's Roadhouse, Inc. c/o Roberta Holcomb
3. Address 3011 Armory Dr. City/State Nashville, TN Zip 37204
4. Phone # Fax # Email

PROPERTY OWNER(S)

2. Name Newmarket Acquisition Ltd.
3. Address 191 W. Nationwide Blvd., Suite 200 City/State Columbus Zip 43215
4. Phone # 228-5331 Fax # 469-8376 Email

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name David Hodge / Jeffrey L. Brown
9. Address 37 W. Broad St., Suite 725 City/State Columbus Zip 43215
10. Phone # 221-4255 Fax # 221-4409 Email

SIGNATURES

11. Applicant Signature Logan's Roadhouse, Inc. By: David Hodge
12. Property Owner Signature Newmarket Acquisition, Ltd. By: David Hodge
13. Attorney / Agent Signature David Hodge

If you have any questions regarding this information, please call: (614) 645-4522

Revised 2/03/11

11320-00377
7641 New Market Center Way

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jul 13 2011

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 7637 NEW MARKET CENTER WAY COLUMBUS OH 43235
Mailing Address: 191 W NATIONWIDE BLVD
COLUMBUS, OH 43215-2558

Owner: NEWMARKET ACQUISITION LTD
Parcel Number: 590135891

ZONING INFORMATION

Zoning: Z81-099, Commercial, CPD
effective 4/28/1982, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

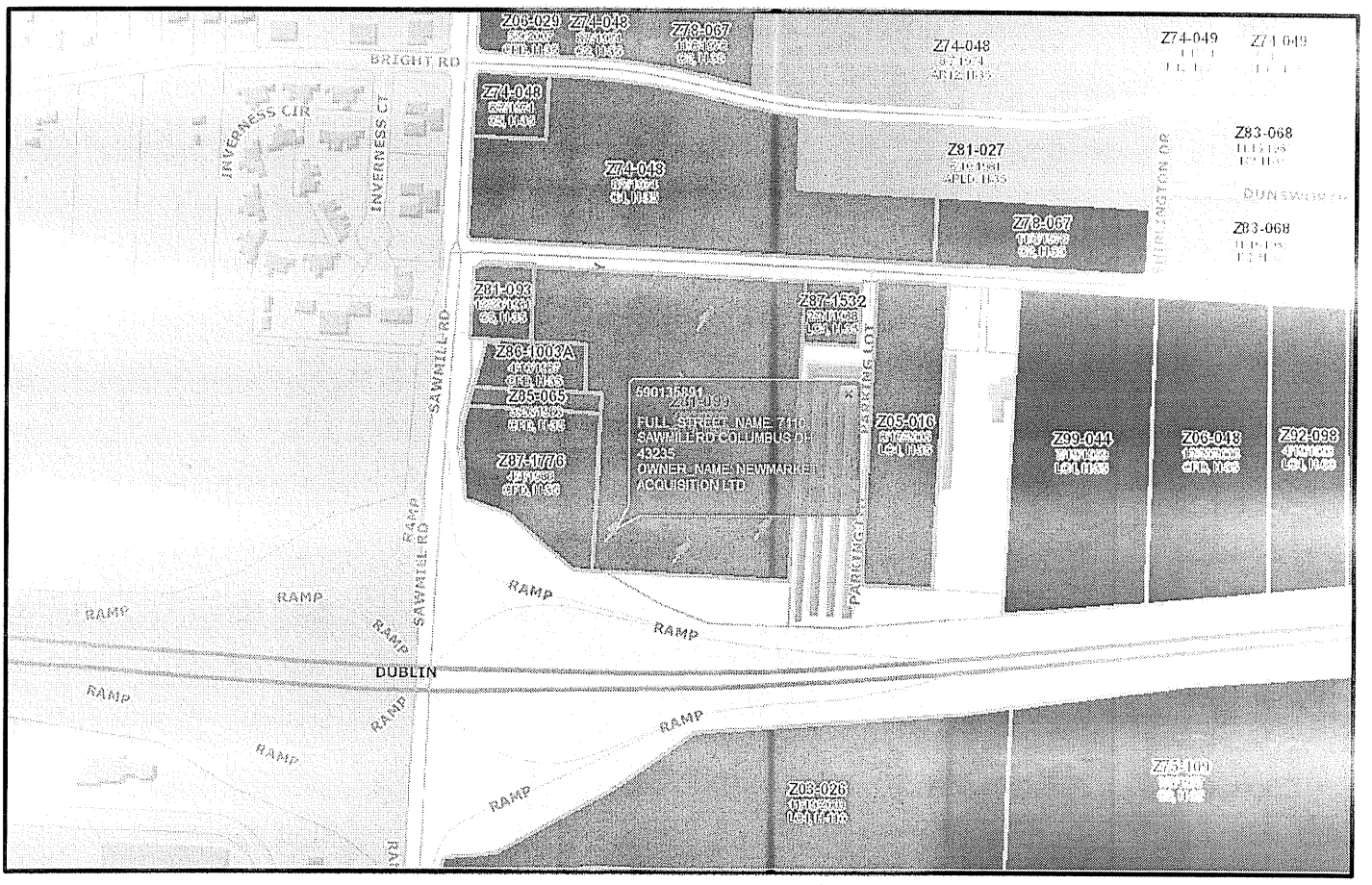
Historic District: N/A

Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A



Statement of Hardship

7641 New Market Center Way

The applicant requests two variances to allow it to provide appropriate motorist identification due to its challenging location. The applicant is a restaurant user that will be located on an internal parcel without frontage on a public street from which it will be accessed, behind several outlot users, at what will be the end of a private drive. Identification for this type of location is essential both to provide the necessary brand identification, and to maximize assistance to motorists in finding the location. The variances requested are to as follows:

C.C. 3377.05, Table of elements for on-premises ground signs.

This section provides that the maximum sign height is 20' where the applicant is requesting a height of 35'. This increase is justified in this extraordinary circumstance where this property is not accessed from the public right-of-way on which it has frontage, limited visibility from the public rights-of-way from which it is entered, and is located on what is essentially an internal outlot located behind outlots that front the public right-of-way.

C.C. 3377.07, Table of elements for on-premises wall signs.

This section provides that the maximum sign square footage for wall signage for each façade be 32 square feet, where the applicant requests signage that is 51 square feet on the south façade The increase in size is justified due to the difficulty in accessing the property and the decreased visibility occurring as a result of the property location.

C.C. 3375.09, Graphics allowed without a permit.

This section provides that permanent, nonilluminated, on-premise exterior signs may be a maximum 10 square feet in size where the applicant is requesting permanent illuminated signs on the north, east and west facades that are 41.2 square feet in size each. Again, this variance is justified in order to provide the minimum appropriate identification to this business. The parcel is innately challenging due to its location behind existing outparcels, at the end of a private drive, and without access from the public right-of-way on which is has frontage.

C.C. 3377.24, Wall signs for individual uses.

This section provides that wall signage must be located on a wall that faces a public street and that has a public entrance where the applicant is requesting signage on the north, east, and west facades that do not. This request is justified due to the interior outparcel location of the property, the limited visibility from either Sawmill Road or Billingsley Road, and the fact that the property is located at the end of a private drive.

The applicant's request is due to the extraordinary situation peculiar to the premises insofar as its access is difficult for a restaurant user. Other similar users in the vicinity typically have direct access and frontage on the right-of-way from which they're accessed. Without the grant of the requested variances motorist will have difficulty locating the destination and the likelihood of impulse users will be diminished thus preventing a reasonable return in service in comparison to other conforming premises. Last, the grant of the variances will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent or purpose of the Graphics Code.

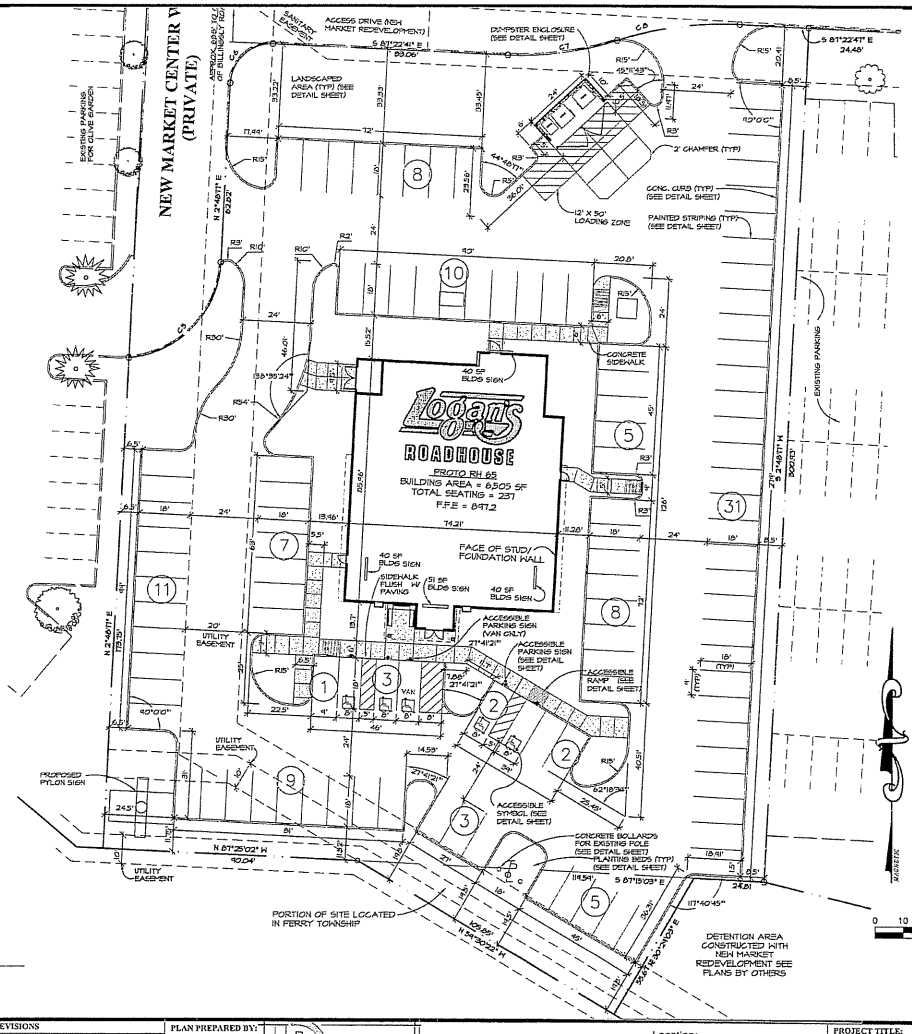
The applicant respectfully requests that the Graphics Commission grant the requested variances.

Logan's Roadhouse, Inc.

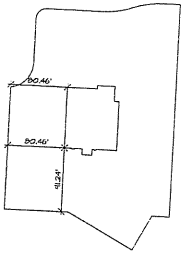
Signature of Applicant: By: David Hardy

Date: 7/21/11

logans.stmnt
7/21/2011

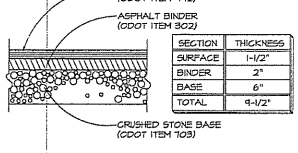


CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	83°59'59"	35.00'	50.61'	N 43°53'13" E	46.68'
C6	89°46'39"	14.00'	22.23'	N 47°42'46" E	20.47'
C7	203°13'03"	111.56'	39.31'	N 82°31'18" E	39.11'
C8	201°21'05"	125.50'	44.25'	N 82°31'18" E	44.02'



BUILDING STAKEOUT PLAN

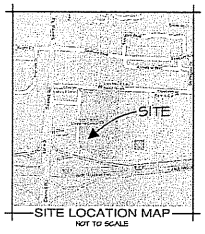
NO SCALE



SECTION	THICKNESS
SURFACE	1-1/2"
BINDER	2"
BASE	6"
TOTAL	9-1/2"

PAVING DETAIL

SCALE : NONE



SITE LOCATION MAP
NOT TO SCALE

EXISTING		PROPOSED
1324	CONTOUR	1324
	SPOT EL.	
	STORM SEWER	
	SANITARY SEWER	
	MANHOLE	
	CLEAN OUT	C.O.
	WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	POWER POLE	
	LIGHT POLE	
	TEL. POLE	
N/A	DIRECTION ARROW	
N/A	PARKING COUNT	(12)

LEGEND

INDEX

C-1	SITE PLAN
C-2	UTILITY PLAN
C-3 - C-5	SITE DETAILS
STORM SEWER PLANS (CC-XXXXX)	
1 / 4	TITLE SHEET
2 / 4	GRADING PLAN / SWPPP
3 / 4	STORM SEWER PROFILES
4 / 4	EROSION & SWPPP DETAILS & NOTES

NOTES

A. OWNER: LOGANS ROADHOUSE INC.
3011 ARMORY DRIVE
NASHVILLE, TENNESSEE 37204
TELEPHONE: (615) 884-5460

B. BOUNDARY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY BY:
E.M.H.&T.
5500 NEW ALBANY ROAD, COLUMBUS, OHIO 43054
DATED: AUGUST 2, 2010
BOUNDARY SURVEY DATED: MAY 10, 2011

C. TOTAL AREA OF SITE: 1.56 ACRES

D. PARKING SUMMARY:
100 PARKING SPACES FOR CARS
5 ACCESSIBLE PARKING SPACES
105 TOTAL PARKING SPACES

E. BUILDING 6505 SQUARE FEET

F. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.

G. PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES.

H. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.

I. UNLESS NOTED OTHERWISE, CURB RADII 5.0'.

J. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.

K. THESE PLANS, PREPARED BY DESIGN AND ENGINEERING, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF DESIGN AND ENGINEERING'S REGISTERED PROFESSIONAL ENGINEER HEREIN DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

L. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.

M. PARKING STALL STRIPING SHALL BE WHITE ACRYLIC PAINT CONFORMING TO FEDERAL SPECIFICATION TT-P-1518. PAINT SHALL BE APPLIED IN TWO COATS. APPLY THE FIRST COAT TO A MINIMUM THICKNESS OF 10 MILS. APPLY SECOND COAT 30 DAYS LATER FOR A MINIMUM TOTAL THICKNESS OF 20 MILS.

N. THE OWNER WILL PROVIDE A STEEL PACKAGE TO INCLUDE BAR JOISTS, METAL ROOF DECKING, STRUCTURAL STEEL, COLUMNS AND BEAMS AND ANCHOR BOLTS. THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS STEEL, SUCH AS HANDRAILS, BOLLARDS, DUMPSTER GATES, ETC. IF THE DUMPSTER ENCLOSURE REQUIRES A ROOF, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY MATERIALS FOR ITS CONSTRUCTION.

O. IF A MONUMENT SIGN IS PROPOSED, THEN THE BASE WILL BE SUPPLIED BY THE GENERAL CONTRACTOR.

P. TAX PARCEL NUMBER - 540-148871, 540-139541 AND 212-000421 (PERRY TWP).

Q. SITE PLAN IS PART OF APPROVED FINAL COMPLIANCE PLAN FOR NEW MARKET HALL REDEVELOPMENT, BY EMH&T, DATED 04-14-10, APPROVED BY THE CITY OF COLUMBUS 05-07-10, APP# 10345-067, AND SHALL BE CONSIDERED PART OF THIS SITE PLAN BY REFERENCE.

R. SEE PRIVATE SITE CONSTRUCTION PLAN FOR NEW MARKET HALL REDEVELOPMENT, BY EMH&T, DATED 03/29/11.

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

DESIGN and ENGINEERING INC
ARCHITECTS
STRUCTURAL AND CIVIL ENGINEERS
1645 Westgate Circle
Brentwood, Tennessee 37027
615-370-1779 Fax: 370-9108
www.dandeinc.us

STATE OF OHIO
JAMES A. CRAIG
6/15/11

Location:
7110 SAWMILL ROAD
NEW MARKET HALL REDEVELOPMENT
COLUMBUS, OHIO
Job Number: 40-0594

PROTO RH65 BUILDING

PROJECT TITLE:
Logan's ROADHOUSE
3011 Armory Dr., Suite 300
Nashville, Tennessee 37204
Phone: (615) 885-4056

Site Plan

June 13, 2011

SHEET C-1

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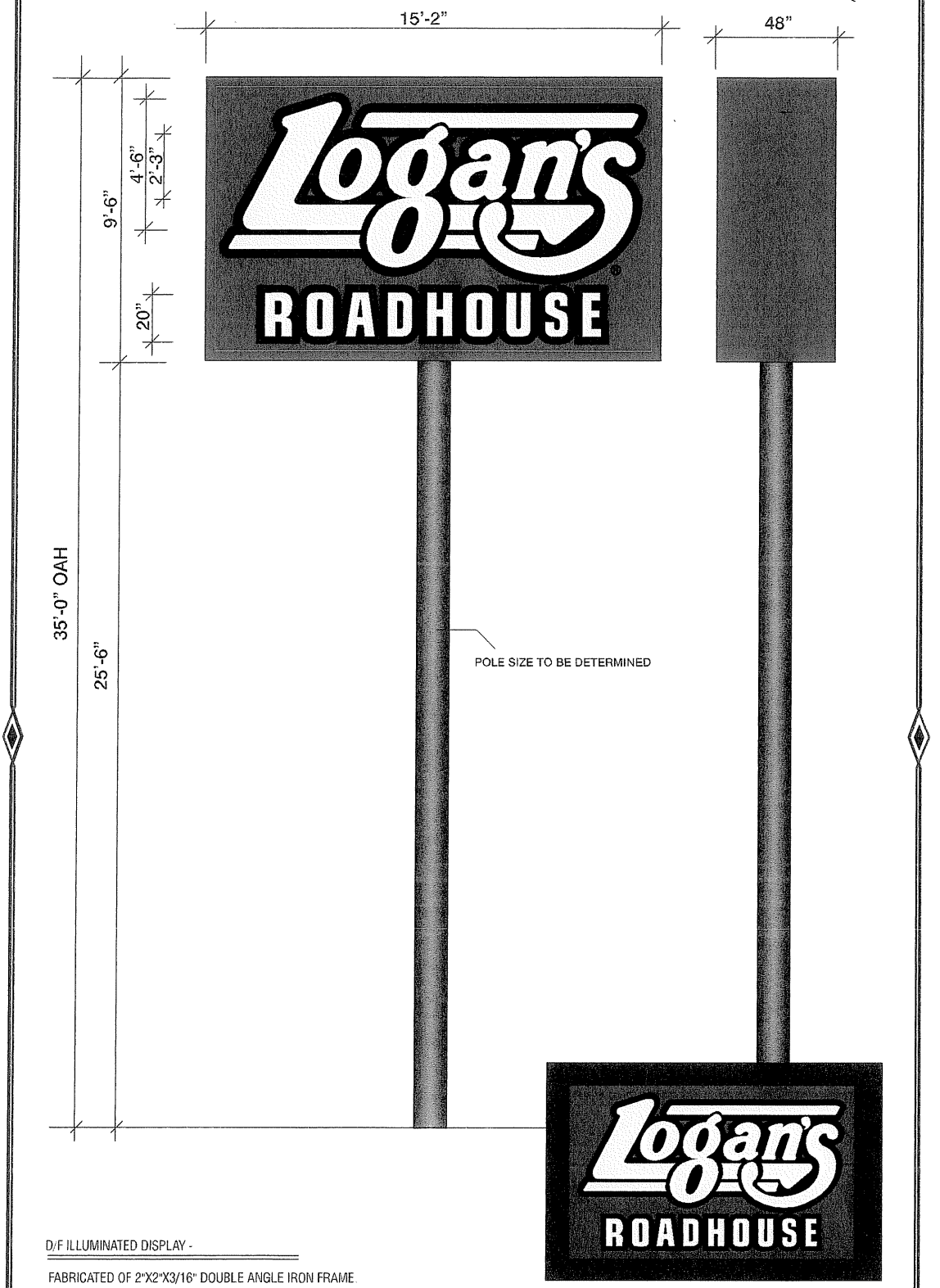
11320-00377
7641 New Market Center Way

144 SQ. FT.



NIGHT VIEW

D/F ILLUMINATED DISPLAY -

FABRICATED OF 2"X2"X3/16" DOUBLE ANGLE IRON FRAME
W/ ALUMINUM FILLER AND FLEX FACES W/ CLEAR COAT
ILLUMINATED W/ 400 WATT
METAL HALIDE LAMPS AS NEEDED

COLOR KEY -

CABINET AND FACES TO MATCH 3630-33 RED
"LOGANS" TO BE PMS #107 YELLOW AND BLACK OUTLINE
"ROADHOUSE" TO BE PMS #107 YELLOW WITH BLACK OUTLINE

Charles Hampton's A-1 Signs INCORPORATED

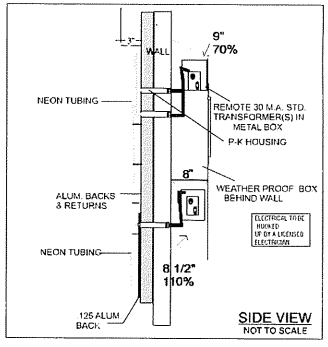
U.S. (800) 446-0066
DICKSON (615) 446-2856
HIGHWAY 96 PO BOX 247
DICKSON, TN 37055
FAX (615) 446-6616
e-MAIL a1signs@mindspring.com

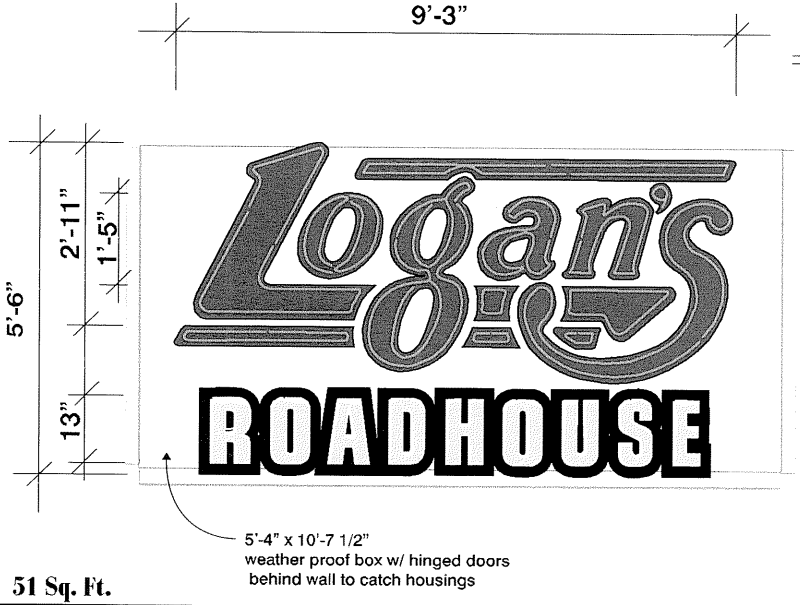
THIS DESIGN IS THE PROPERTY OF A-1 SIGNS

SCALE: 1/4" = 1'-0"	DRAWN BY KHBurns
DATE: 06/24/11	DRAWING #: Lg 144 SqFt Columbus OH
JOB TITLE: LOGAN'S ROADHOUSE	TRACKING#:
LOCATION: Columbus, OH.	Salesman: Carl Bell

11320-00377
7641 New Market Center Way

FRONT ELEVATION
Elevation @ 1/8" scale





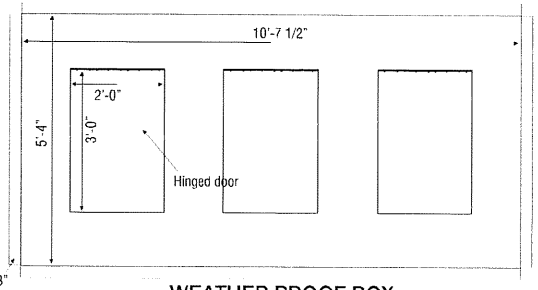
51 Sq. Ft.

INDIVIDUAL ILLUMINATED OPEN FACE CHANNEL LETTERS -

"LOGAN'S" OF .080 ALUMINUM BACKS AND .063 ALUMINUM RETURNS 3" DEEP
PRIMED AND COATED WITH ACRYLIC POLYURETHANE.
ILLUMINATED WITH TWO LINES NEON TUBING.
"ROADHOUSE" FABRICATED OF .125 ALUMINUM PANEL
PRIMED AND COATED WITH ACRYLIC POLYURETHANE.
ILLUMINATED WITH NEON TUBING

COLOR KEY -

"LOGAN'S" TO MATCH 3630-33 RED INSIDE AND OUT WITH 13 MM CLEAR RED NEON.
"ROADHOUSE" FABRICATED OF .125 ALUMINUM PANEL WITH PMS #107YELLOW & BLACK OUTLINE WITH 13 MM CLEAR BRITE YELLOW NEON.



WEATHER PROOF BOX

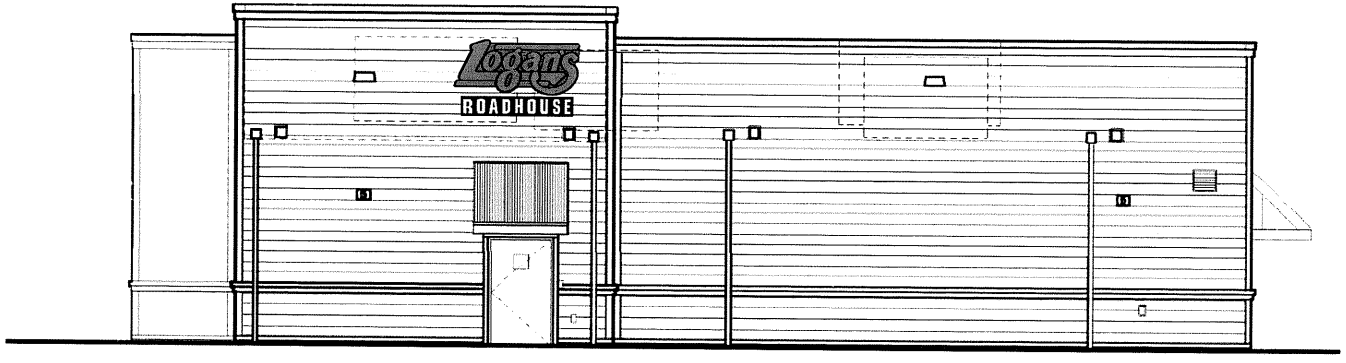
Charles Hampton's
A-1 Signs
INCORPORATED

U.S. (800) 446-0066
DICKSON (615) 446-2856
HIGHWAY 96 .PO.BOX 247
DICKSON, TN 37055
FAX (615) 446-6616

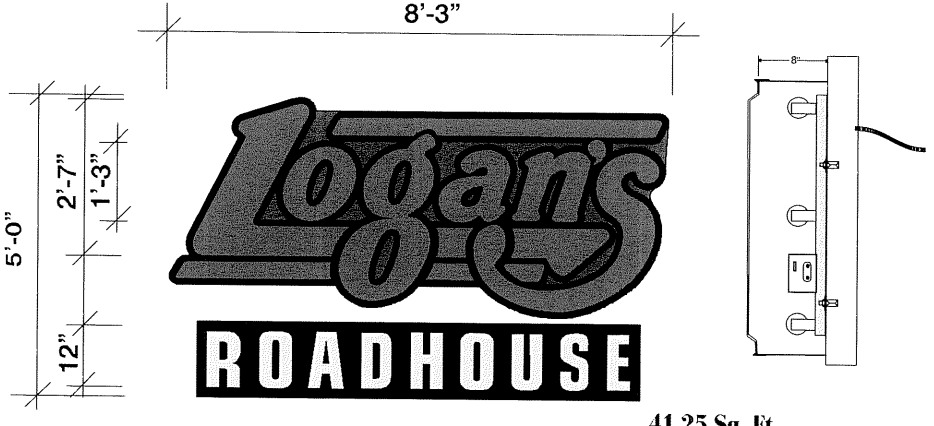
THIS DESIGN IS THE PROPERTY OF A-1 SIGNS

SCALE: 1/2" = 1'-0"	DRAWN BY: KHBurns
DATE: 10/13/09	DRAWING #: Lg Proto 65 09 1
JOB TITLE: LOGAN'S ROADHOUSE	TRACKING#:
LOCATION:	Salesman: Carl Bell

11320-00377
7641 New Market Center Way



REAR ELEVATION
Elevation @ 1/8" scale



41.25 Sq. Ft.

S/F ILLUMINATED WALL DISPLAY -

ALUMINUM SIGN CABINETs PRIMED & PAINTED
W/ POLYURETHANE ACRYLIC -BLACK
FACES FABRICATED OF .177 FLAT ACRYLIC
W/ EMBOSSED COPY
W/ 1" BLACK TRIMCAP
W/ FLAT PAINTED COPY SECOND SURFACE
INTERNALLY ILLUMINATED WITH FLOURESCENT
LAMPS ON 12" CENTERS

COLORS:
PMS # 168 BROWN (OPAQUE)
BLACK
To match 3630-33 RED
PMS #107 YELLOW

Charles Hampton's A-1 Signs INCORPORATED

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HIGHWAY 96 .PO.BOX 247
DICKSON, TN 37055
FAX (615) 446-6616

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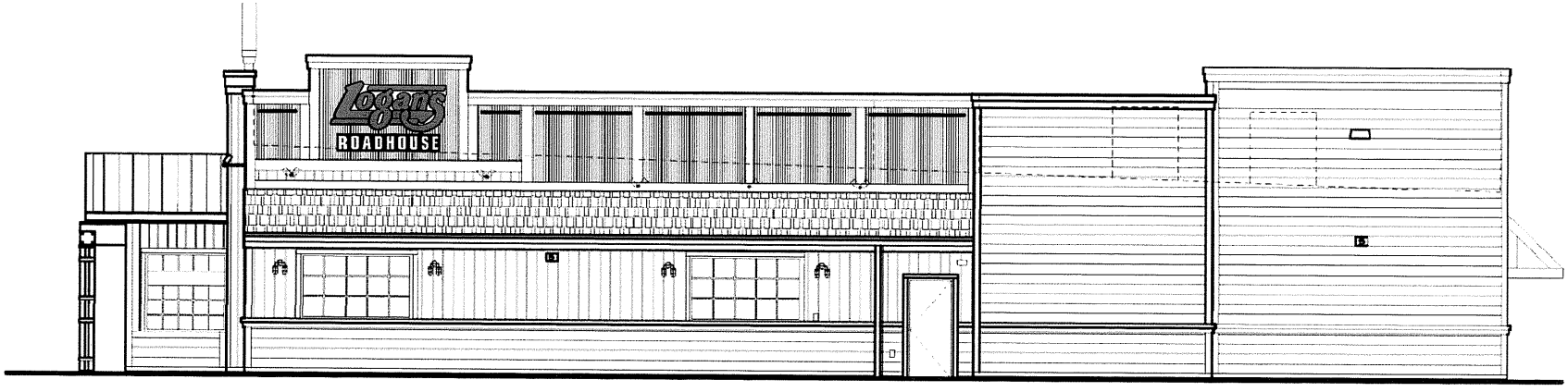
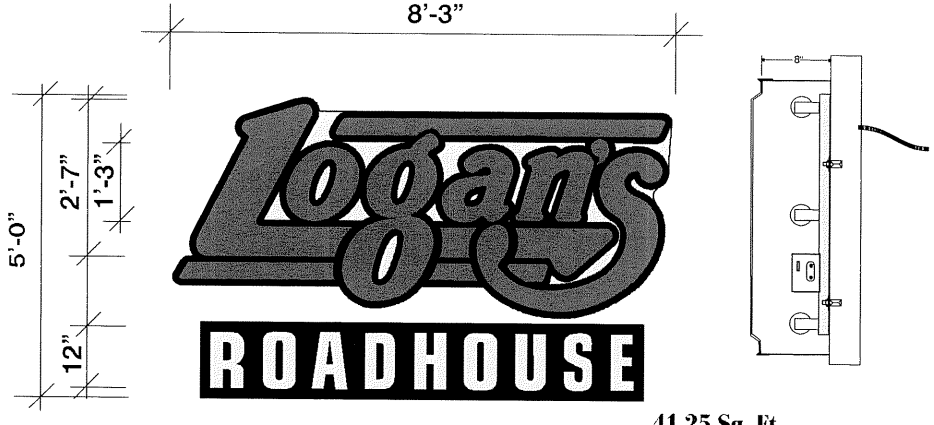


RIGHT SIDE ELEVATION

Elevation @ 1/8" scale



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ALUMINUM SIGN CABINETs PRIMED & PAINTED
W/ POLYURETHANE ACRYLIC -BLACK
FACES FABRICATED OF .177 FLAT ACRYLIC
W/ EMBOSSED COPY
W/ 1" BLACK TRIMCAP
W/ FLAT PAINTED COPY SECOND SURFACE
INTERNALLY ILLUMINATED WITH FLOURESCENT
LAMPS ON 12" CENTERS

COLORS
Brushed aluminum look (OPAQUE)
BLACK
To match 3630-33 RED
PMS # 107 YELLOW

Charles Hampton's A-1 Signs INCORPORATED

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DICKSON, TN 37055
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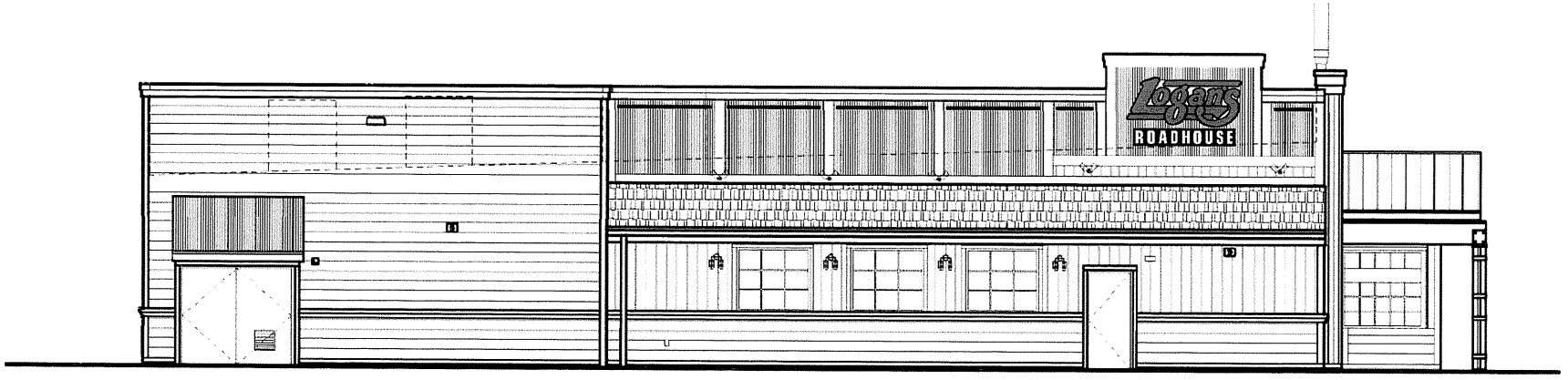
LOCATION:	Salesman: Carl Bell

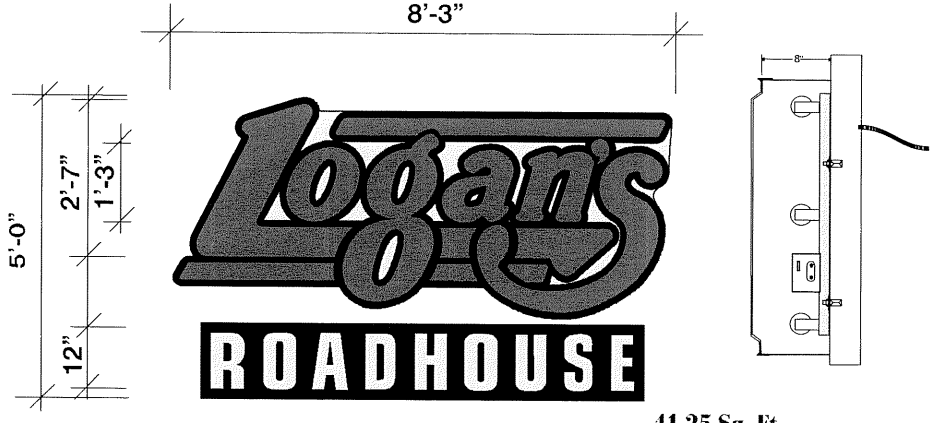
11320-00377

7641 New Market Center Way



LEFT SIDE ELEVATION

Elevation @ 1/8" scale



41.25 Sq. Ft.

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ALUMINUM SIGN CABINETs PRIMED & PAINTED
W/ POLYURETHANE ACRYLIC -BLACK
FACES FABRICATED OF .177 FLAT ACRYLIC
W/ EMBOSSED COPY
W/ 1" BLACK TRIMCAP
W/ FLAT PAINTED COPY SECOND SURFACE
INTERNALLY ILLUMINATED WITH FLOURESCENT
LAMPS ON 12" CENTERS

COLORS
Bruened aluminum look (OPAQUE)
BLACK
To match 3630-33 RED
PMS # 107 YELLOW

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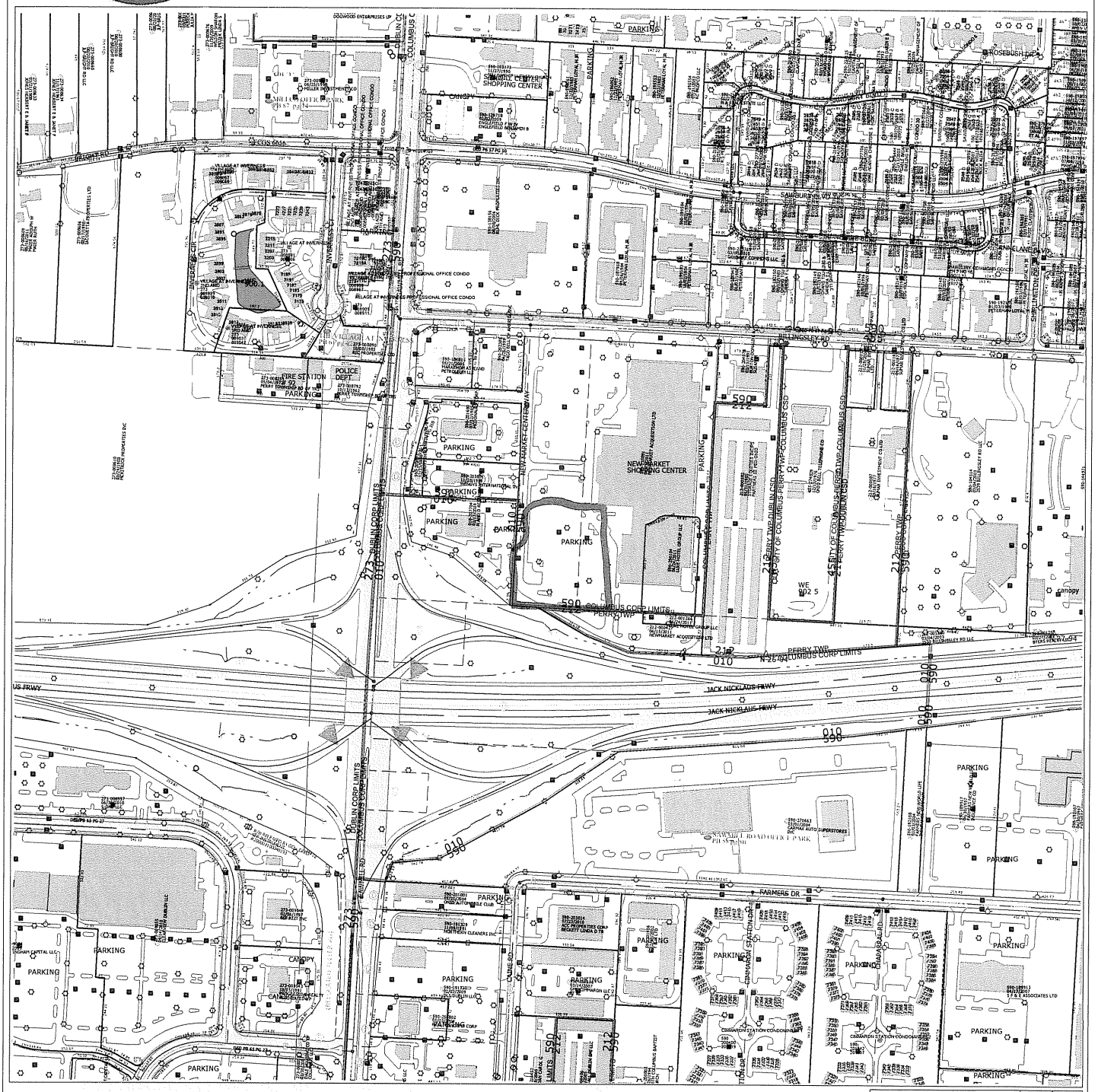
LOCATION:	Salesman: Carl Bell

11320-00377

7641 New Market Center Way

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: dlh **DATE: 7/7/11**



Scale = 500

Grid North

Disclaimer

This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the informatio county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

11320-00377

7641 New Market Center Way

City of Columbus
Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits

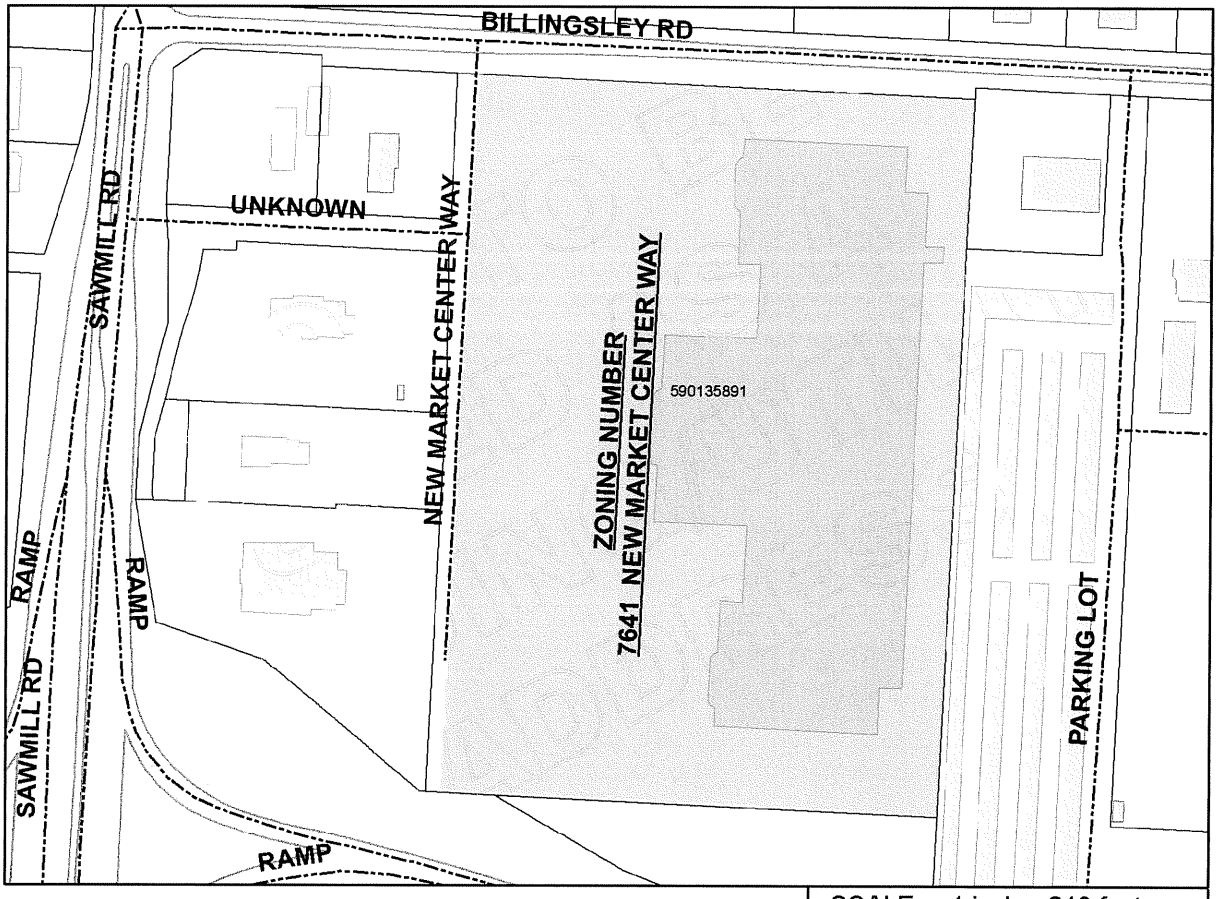
Parcel ID: 590135891

Zoning Number: 7641 **Street Name: NEW MARKET CENTER WAY**

Lot Number: N/A **Subdivision:N/A**

Requested By: SMITH AND HALE (DAVID HODGE)

Issued By: _____ **Date: 7/8/2011**



SCALE: 1 inch = 240 feet

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER:

printed: 7/8/2011 - 8:13:40 AM - K:\Maproom\GIS\MAPS\ADUGNA

Mayor Michael B. Coleman

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

APPLICATION # 11320-00377
7641 New Market Center Way

STATE OF OHIO
COUNTY OF FRANKLIN

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
Logan's Roadhouse	3011 Armory Dr., Nashville, TN 37204
Newmarket Acquisition, Ltd.	191 W. Nationwide Blvd., Suite 200, Columbus, OH 43215

SIGNATURE OF AFFIANT David Hodge

Subscribed to me in my presence and before me this 11th day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC Joshua B. Reynolds

My Commission Expires: No expiration

Notary Seal Here

JOSHUA B. REYNOLDS, ATTORNEY AT LAW
Notary Public, State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

If you have any questions regarding this information, please call: (614) 645-4522

Revised 2/03/11