



10320
~~#10310 - 00191~~

OFFICE USE ONLY

Comments: _____ Application Number: _____ Commission/Group: _____
 Date Received: 7 JUNE 2010 Planning Area: _____
 Date of Hearing: AUG. 2010 Acreage: _____
 Fee: \$1900- Existing Zoning: _____
 Accepted by: [Signature] 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: To permit six(6) tenant panels on one sign (ccc 3377.11) and to permit off premise signage on the existing freestanding sign (ccc 3378.01 (0))

LOCATION

1. Certified Address Number and Street Name 6115 Parkcenter Circle
 City Dublin State Ohio Zip 43017
 Parcel Number (only one required.)

0	1	0	-	2	1	6	4	9	0
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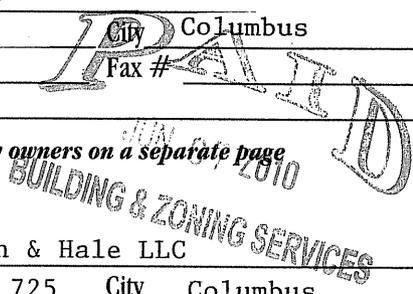
APPLICANT

2. Name Northstar Real Estate
 3. Address 150 E. Broad Street City Columbus Zip 43215
 4. Phone# 454-5000 Fax # 454-5001
 5. Email Address tbrigdon@nsrealty.net

PROPERTY OWNER(S)

6. Name Grace's Corner TKT LLC
 7. Address 150 E. Broad Street City Columbus Zip 43215
 8. Phone# 454-5000 Fax # _____
 9. Email Address _____

Check here if listing additional property owners on a separate page



ATTORNEY / AGENT (CIRCLE ONE)

10. Name Jack Reynolds c/o Smith & Hale LLC
 11. Address 37 W. Broad St., Ste. 725 City Columbus Zip 43214
 12. Phone# 221-4255 Fax # 221-4409
 13. Email Address jreynolds@smithandhale.com

SIGNATURES

14. Applicant Signature By: Northstar Real Estate [Signature]
 15. Property Owner Signature By: Grace's Corner TKT LLC [Signature]
 16. Attorney/Agent Signature [Signature]

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 6/30/2010 9:45:31 AM

Parcel Report

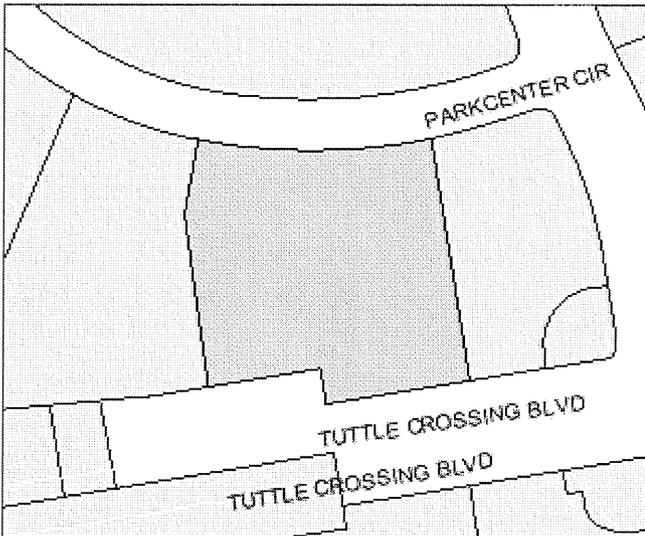
Parcel ID	Owner	Address
010216490	DB CARDINAL MAC LLC	6115 PARKCENTER CIR COLUMBUS OH 43017

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z89-137A	LC4	H-110	10	Commercial	(View Document)
Z03-115	CPD	H-110	10	Commercial	(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.

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6115 PARKCENTER CIR.



AFFIDAVIT

(See next page for instructions)

10320-00191
6115 PARKCENTER CIR.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds III
of (1) MAILING ADDRESS 37 W. Broad St., Ste 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 6115 Parkcenter Circle
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) Grace's Corner TKT LLC
150 E. Broad Street
Columbus, OH 43215

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

Northstar Real Estate
(614) 454-5000

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
<u>see attached sheet</u>		

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

SIGNATURE OF AFFIANT

(8) Jackson B. Reynolds III
Subscribed to me in my presence and before me this 4th day of June, in the year 2010
SIGNATURE OF NOTARY PUBLIC (8) Natalie C. Patrick
9/9/2010
My Commission Expires:



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10



STATEMENT OF HARDSHIP

10320-00191

APPLICATION # _____ **6115 PARKCENTER CIR.** _____

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:

The applicant is seeking the variance and special permit to help provided needed advertising for a newly constructed shopping center located to the north at Park Center and Blazer Parkway. The proposed signage on the existing Macaroni Grill PF Chang sign will provide identification for those tenants in the Park Center shopping center as they are far enough off Tuttle Crossing Blvd. that they are not locatable nor visible to the traveling public. The additional tenant panel will help to compete with those businesses located along Tuttle Crossing Blvd. by providing some form of advertisement and identification that will help them to complete with others in the neighborhood. The granting of the requested items will not be injurious to neighboring properties nor contrary to the public interest or the Graphics Code.

Signature of Applicant

James B. Reynolds III

Date

6/24/10



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 6/4/10



Disclaimer

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

Scale = 1065



10320-00191
6115 PARKCENTER CIR.

eds,

s map.

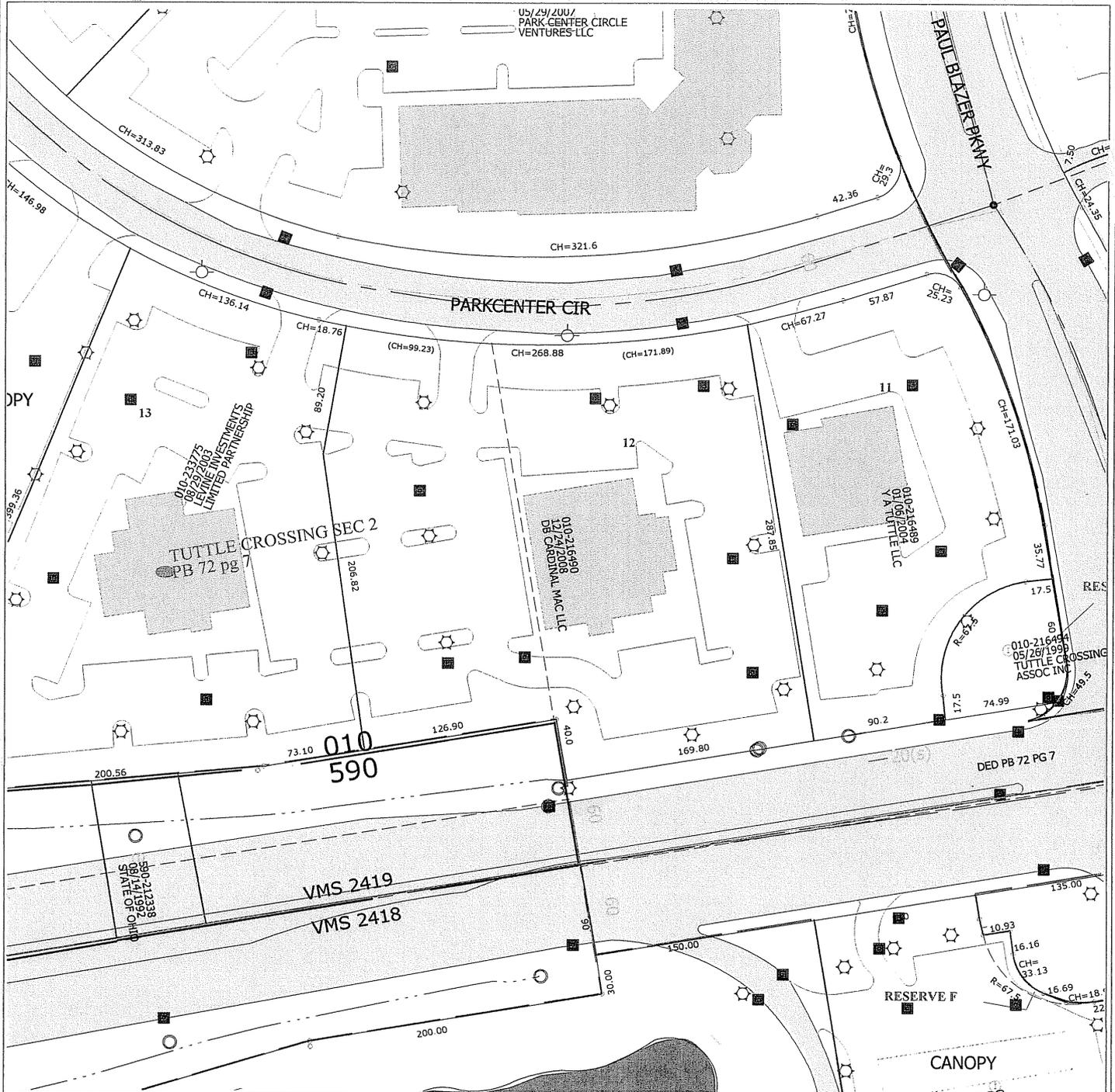
Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 6/4/10



Disclaimer

Scale = 100



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

**10320-00191
6115 PARKCENTER CIR.**

is,
map.
Department



615 Parkcenter Cir, Dublin, OH 43016

Sign Location

© 2010 Google

Google

Imagery Date: Mar 4, 2004

40°04'35.64" N

83°07'55.93" W

elev 888 ft

Eye alt 1252 ft

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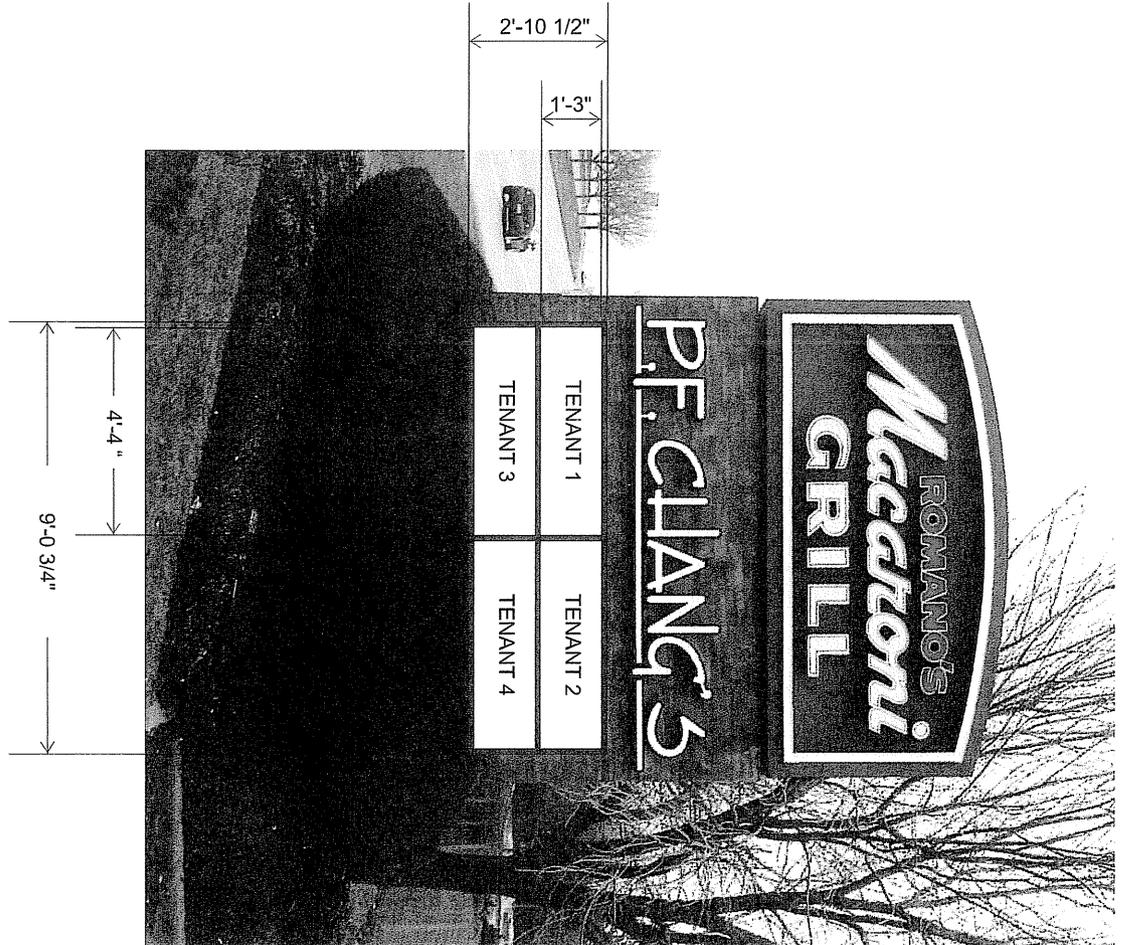
CLIENT: ARTEMIS PLAZA
 CONSULTANT: A. WASSERSTROM
 DESIGNER: JAMES BROOKS
 CHECKED: James L Brooks

DATE: 3/19/10
 CLIENT APPROVED
 SIGNATURE _____ DATE _____

DRAWING # 31209-1
 REVISION # 3

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 6115 PARKCENTER CIR.



TENANT PANEL SIGN
 CABINET: 10" SA ALUMINUM CABINET PAINTED BRONZE
 FACES: 3/16" WHITE POLYCARBONATE WITH VINYL GRAPHICS (TBD)
 ILLUMINATION: CMHO FLUORESCENT LAMPS AS REQUIRED FOR PROPER ILLUMINATION