



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: # 11320-00585
Date Received: 7 Oct. 2011
Commission/Group: _____
Existing Zoning: _____ Application Accepted by: JS Fee: \$1900
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 To update a legal non-conforming sign

PAID
OCT - 7 2011
BUILDING & ZONING SERVICES

LOCATION

1. Certified Address Number and Street Name 3480 Refugee Road
City Columbus State Ohio Zip 43232
Parcel Number (only one required) 010-109-331

APPLICANT

2. Name First Church of God, Inc., c/o Laura MacGregor Comek, Esq.
3. Address 500 S. Front Street, Suite 1200 City/State Columbus, Ohio Zip 43215
4. Phone # 614-229-4557 Fax # 614-229-4559 Email lcomek@cbjlawyers.com

PROPERTY OWNER(S)

2. Name First Church of God, Inc., c/o Laura MacGregor Comek, Esq.
3. Address 500 S. Front Street, Suite 1200 City/State Columbus, Ohio Zip 43215
4. Phone # 614-229-4557 Fax # 614-229-4559 Email lcomek@cbjlawyers.com

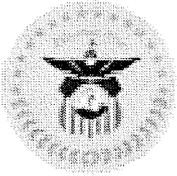
Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Laura MacGregor Comek, Esq.
9. Address 500 S. 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 _____



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICE

11320-000585
3480 REFUGEE ROAD

One Stop Shop Zoning Report Date: Thu Oct 13 2011

Zoning General Inquiry: 614-645-8637

SITE INFORMATION

Address: 3480 REFUGEE RD COLUMBUS OH 43232

Mailing Address: 3480 REFUGEE RD
COLUMBUS OH 43232

Owner: FIRST CHURCH OF GOD INC

Parcel Number: 010109331

ZONING INFORMATION

Zoning: Z03-003, Institutional, LI
effective 2/23/2004, Height District H-35

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historical District: N/A

Historical Site: No

Overlay: N/A

Flood Zone: OUT

Airport Noise Environ: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

11320-000585

(See next page for instructions)

APPLICATION # _____

3480 REFUGEE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME LAURA MacGREGOR COMEK, ESQ.
of **(1)** MAILING ADDRESS 500 S. FRONT STREET, SUITE 1200, COLUMBUS, OHIO 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 3480 REFUGEE ROAD, COLUMBUS, OHIO 43232
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) FIRST CHURCH OF GOD
c/o LAURA MacGREGOR COMEK, ESQ.
500 S, FRONT STREET, SUITE1200
COLUMBUS, OHIO 43215

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

SAME

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

(5) NONE - SEE ONE STOP SHOP REPORT, ATTACHED

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>PLEASE SEE ATTACHED.</u>		

(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] day of 6th, in the year 2011
(8) [Signature]
NANCY J. GROSSMAN
Notary Public, State of Ohio
My Commission Expires April 29 2014



Notary Seal Here

**STATEMENT OF HARDSHIP
3480 Refugee Rd.
Parcel No. 010-109331-80; 90
Graphics Application No. ____**

**11320-000585
3480 REFUGEE ROAD**

Date: October 7, 2011

Introduction

The Applicant, First Church of God, Inc., is seeking to replace a portion of its current sign because the electronic message board is more than 10 years old and the manufacturer no longer makes parts for repairs/maintenance/upkeep.

The First Church of God is an integral part of the community. It is one of the largest and most diverse congregations in the City. The Church has grown and expanded in use and participation, such that in addition to its normal community wide programming the site also houses a school.

2012 will mark the Church's 75th anniversary and the 30th anniversary for Bishop Clark. Plans are currently underway for celebrations. The use of its signage, and specifically the electronic message board, has become a key component of its community wide communications. The sign has been non-functioning on and off for 2 years. At this point, the manufacturer has stopped making parts and as a result the sign is OFF more than it is ON.

Background

The current sign stands 25 feet tall and has a total sign area of approximately 228.5 sf. That includes two basic components: (1) the frame and structure at 158.75 sf; and (2) the electronic message board at 69.75 sf housed therein. The sign is a double faced, 2 pole, with double faced electronic message center.

The current sign was installed back in 2000. At that time, the site was zoned M. This sign was within all code requirements at that time, which allowed for a sign of more than 390 total sf and the electronic display.

Subsequently in 2003, the site was zoned LI, Limited Institutional district, to allow for the school use. This rezoning made the existing sign a legal, non conforming sign.

The current request is to replace the electronic messaging portion of the sign with a new LED, full color electronic message board. That replacement is only an increase of 38 sf (approx). That would bring the entire graphic area to approximately 267 sf. The remaining parts of the sign will stay as is, same height and exterior area.

The First Church of God is requesting the following variances to allow for this replacement:

1. Variance from Columbus City Code 3377.08 to allow a mechanical/LED/electronic message board with changeable message in the LI district;
2. Variance from Cols. City Code 3377.05 (table) to allow for the increased size of 239 sf and height of 25 feet.

Code is 192 sf and 20 feet for signs in the LI district.

The requested variances are necessary to update this legal, non conforming sign and allow it to remain functional. More so, the message board is a useful tool to the Church and its congregation/community about the many events and programming.

The variances are not substantial - they result in no additional height or overall exterior size increase from what exists, but rather an update with minor interior size increase for the electronic message board.

The property is large and houses a variety of uses. This signage relates specifically to the site and the community activities. The signage helps to establish the overwhelming beneficial work of the Church to this community.

The requested variances do not alter or adversely affect the essential character of the neighborhood. Again, there is not exterior size/height increase. The character of the neighborhood is mixed use, and many existing billboards and other large commercial signs exist within the corridor. Refugee Rd. is a multi lane road which carries significant volumes of traffic. This sign is of a size and scope (currently) that is appropriate for the area's traffic and existing/future land uses. Furthermore, the Church is home to a large congregation and wider community. The work of the Church (and this 10+ year sign) actually sets the character of the neighborhood and a working sign furthers that communication.

There will be no adverse effects on the neighborhood.

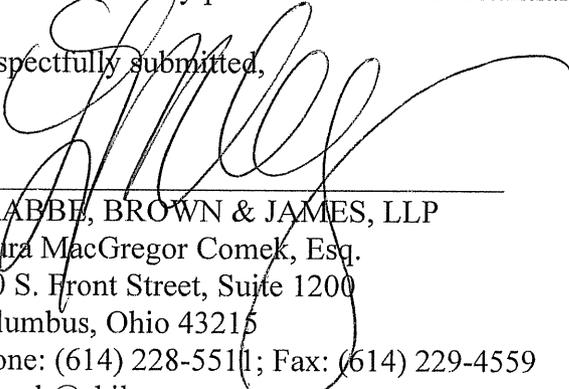
There is no effect on the delivery of governmental services (e.g., water, sewer, garbage) and there is no change in the current position of the sign at approximately 40 feet from the right of way.

As set forth above, the property owner installed a legal sign back in 2000 and has accomplished rezoning to further the beneficial use of the large tract. Only because of the overall rezoning is this application for variance even necessary.

The Church's predicament cannot feasibly be obviated through some method other than a variance for reasons set forth above and because the older sign is out of production (and for parts/maintenance).

Ultimately, the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance. The Church has made outstanding use of this ground to make even bigger/more impactful contributions to our community. Allowing the continued work of this community partner would do substantial justice under the zoning code.

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

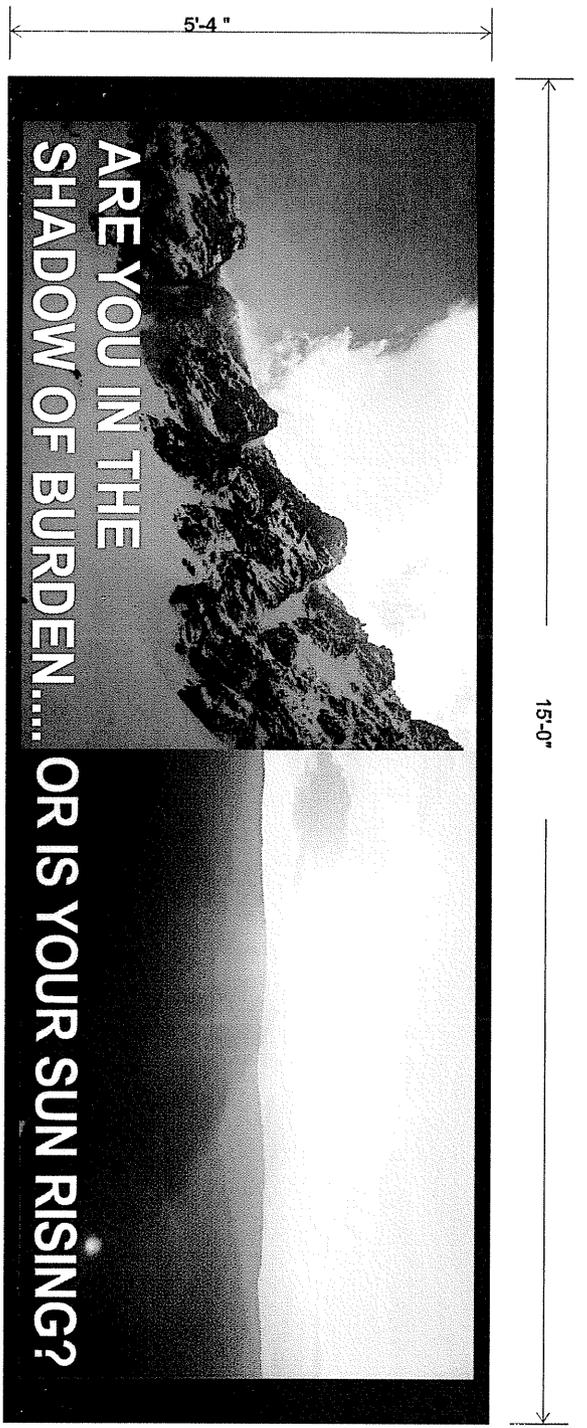
11320-000585
3480 REFUGEE ROAD

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existing

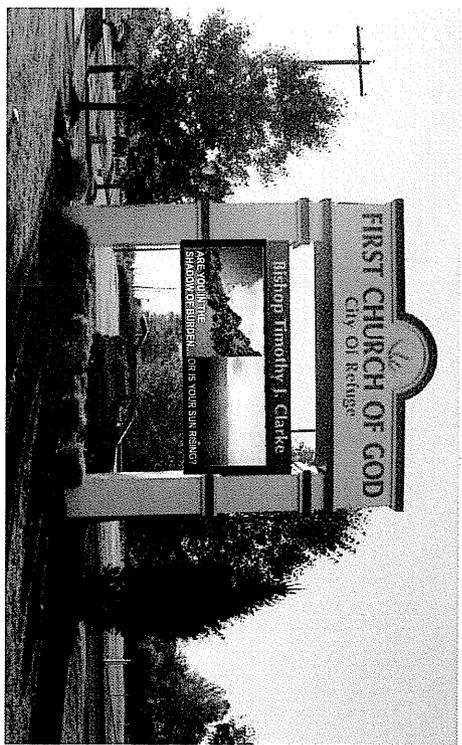
model



EMC REPLACEMENT
 EMC: FULL COLOR 19mm D/F TWIN PACK
 COMMUNICATION: TBD - VERIFY: MAY USE EXISTING
 INSTALLATION: INSTALL TO EXISTING SIGN
 REMOVE & DISPOSE OF EXISTING EMC UNITS

SCALE: 1/2" = 1'

EXISTING SIGN



ADVANCE SIGN GROUP
 "YOUR IMAGE IS OUR BUSINESS"

834 W. THIRD AVE. COLUMBUS, OHIO 43212 PH: 614.429.2111 FX: 614.429.2150



CLIENT: FIRST CHURCH OF GOD	DATE: 6-18-09	DRAWING # 30516-2
CONSULTANT: BOB MCCOLLUM	<input type="checkbox"/> CLIENT APPROVED	REVISION # 2
DESIGNER: ERICH FENTON	SIGNATURE _____	
CHECKED: _____	DATE _____	

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11320-000585
3480 REFUGEE ROAD

