

DEPARTMENT OF BUILDING AND ZONING SERVICES

Graphics Commission Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

Application Number: <u>GC21-O10</u> Date Received: 3/5/2021 Assigned Planner: Michael Maret Contact Information: MJMaret@Columbus.gov AR-1, Apartment Res. Commission/Civic: Columbus Southside AC Comments: Scheduled for Staff Review on 4/8/2021 TYPE(S) OF ACTION REQUESTED (Check all that apply): ✓ Variance ✓ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic Project Description: This is for a monument sign at Jenkins Street Lofts, which is an affordable multifamily housing development approved under ORD# 2564-2020& 2565-2020 Z20-040 & CV20-046 building currently under construction at 27 W. Jenkins Ave., Columbus, OH. The sign will go on Wall Street. **LOCATION** Certified Address: 27 W. Jenkins Ave. Parcel Number (only one required): 010-21364-00 **APPLICANT** (If different from Owner): Phone Number: Applicant Name: City/State: Zip: Fax Number: Email Address: **PROPERTY OWNER(S)** Check here if listing additional property owners on a separate page Name: Jenkins St. Lofts LP c/o Anne Little, Woda Cooper Phone Number: 614-396-0027 Ext.: City/State: Columbus, OH Zip: 43215 Address: 500 S. Front St., 10th Fl. Email Address: alittle@wodagroup.com Fax Number: ATTORNEY / AGENT (Check one if applicable): Attorney Agent Phone Number: 614-396-0027 Name: Anne Little Ext.: City/State: Columbus, OH Zip: 43215 Address: 500 S. Front St., 10th Fl. Email Address: alittle@wodagroup.com Fax Number: **SIGNATURES** (All signatures must be provided and signed in blue ink) APPLICANT SIGNATURE Q PROPERTY OWNER SIGNATURE With the ATTORNEY / AGENT SIGNATURE and Collection



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AND ZONING SERVICES		
<u>AFFIDAVIT</u>		
STATE OF OHIO COUNTY OF FRANKLIN		
Being first duly cautioned and sworn (1) NAME A	nne C.	Little
of (1) MAILING ADDRESS 500 S. Front St., 10	th Fl.,	Columbus, OH 43215
deposes and states that (he/she) is the applicant, a	gent, or o	luly 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 PROPERTY ADDRESS 27 W. Jenkins A	Ave., C	olumbus, OH 43215
for which application for a rezoning, variance, spec	ial perm	it or graphics plan was filed with the Department of Building and
Zoning Services, on (3)(THIS	SLINETO) BE FILLED OUT BY CITY STAFF)
SUBJECT PROPERTY OWNER'S NAME	(4)	Jenkins Street Lofts Limited Partnership c/o Anne Little
AND MAILING ADDRESS	(4)	500 S. Front St., 10th Fl.
AND MAILING ADDICESS		Columbus, OH 43215
APPLICANT'S NAME AND PHONE #		Jenkins Street Lofts Limited Partnership/ c/o Anne Little
(same as listed on front application)		614-396-0027
	(5)	Columbus Southside Area Commission c/o Curtis Davis
ZONING CHAIR OR CONTACT PERSON		584 Moler Street
AND EMAIL ADDRESS		Columbus, OH 43207
the County Auditor's Current Tax List or the within 125 feet of the exterior boundaries of the	e Count propert	and complete mailing addresses, including zip codes, as shown on ty Treasurer's Mailing List, of all the owners of record of property y for which the application was filed, and all of the owners of any property e event the applicant or the property owner owns the property contiguous to
SWORN to before me and signed in my presence th	is_22	30YCE CALLEY-PL
(7) SIGNATURE OF NOTARY PUBLIC	·········	My Commission Expires My Commission Expires My Comm. Expires My Comm. Expires March 21, 202



APPLICANT:

Woda Cooper Companies, Inc. c/o Anne Little
Woda Cooper Companies, Inc.
500 S. Front St., 10th Floor
Columbus, Ohio 43215

COMMUNITY GROUP:

Columbus Southside Area Commission c/o Curtis Davis 584 Moler Street Columbus, Ohio 43207

PROPERTY OWNER:

Jenkins Street Lofts Limited Partnership c/o Anne Little 500 S. Front St., 10th Floor Columbus, Ohio 43215

ATTORNEY:

Anne Little Woda Cooper Companies, Inc. 500 S. Front St., 10th Floor Columbus, Ohio 43215

PROPERTY OWNERS

Pipe Portfolio Owner (Multi) LP (or current occupant) c/o WP Carey, Inc. 50 Rockefeller Plaza New York, NY 10020

Jack Watkins (or current occupant) PO BOX 28633 Columbus, OH 43228

Anastasia G. Sauter Tr. (or current occupant) 1371 Darcann Drive Columbus, OH 43220

614 Builders, LLC (or current occupant) 1832 Barrington Road Columbus, OH 43221

Zachary C. Yurch (or current occupant) 1437 South High Street Columbus, OH 43207

WITHIN

CSX Transportation, Inc. Chesapeake & Ohio Railway (or current occupant) 500 Water Street (C910) Jacksonville, FL 32202

Guy Wolfenbarger (or current occupant) Viking Properties 3663 Alum Creek Drive Columbus, OH 43207

1409 High, LLC (or current occupant) 49 Parsons Avenue Columbus, OH 43215

Kevin E. Noesner Tr. (or current occupant) 3123 Cranston Drive Dublin, OH 43017

Gene R. Eberwine (or current occupant) 1445 South High Street Columbus, OH 43207

125 FEET:

Pennsylvania Lines, LLC (or current occupant) 110 Franklin Road, SE Roanoke, VA 24042

JZA Realty Investments, LLC (or current occupant) 1410 East 17th Avenue Columbus, OH 43211

Gregory and Anna M. Degraw (or current occupant) 6003 Farmcreek Court Hilliard, OH 43026

Matthew D. Newman (or current occupant) 1431 South High Street Columbus, OH 43207

Velio Wall, LLC (or current occupant) 112 East Mithoff Street Columbus, OH 43206





PROPERTY OWNERS

WITHIN

125 FEET:

Gezim J. Velio (or current occupant) 112 East Mithoff Street Columbus, OH 43206 Jerome Lewis (or current occupant) 1467 South Wall Street Columbus, OH 43207 Andrew J. Mickelson (or current occupant) 36 West Markison Avenue Columbus, OH 43207

Craig S. Berg, Jr. (or current occupant) 39 West Markison Avenue Columbus, OH 43207 Brosh Properties, LLC (or current occupant) 35 Frederick Street Columbus, OH 43206 Sokol Memushaj (or current occupant) 7886 Palmer Road SW Reynoldsburg, OH 43068

Jeremiah P. Hanley (or current occupant) 39 West Markison Avenue Columbus, OH 43207 Guy Marchall (or current occupant) 1970 Riverside Drive Upper Arlington, OH 43221 Markison 4, LLC (or current occupant) PO BOX 673 Pickerington, OH 43147

AM STAR PROPERTIES, LLC (or current occupant) 1479 S. High Street Columbus, OH 43207 Ruth Ann Messner (or current occupant) 7809 Meadowlark Lane N Reynoldsburg, OH 43068 Ruth Ann Messner
(or current occupant)
31-3 Markison Avenue
Columbus, OH 43207

KODH and LAJ Dashner (or current occupant) 1505 S. High Street Columbus, OH 43207 KODH and LAJ Dashner (or current occupant) 4991 Mengal Lane Hilliard, OH 43026





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STATEMENT OF HARDSHIP

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance.

- 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 of income compared to other conforming premises in the same district;
 - 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 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 district.

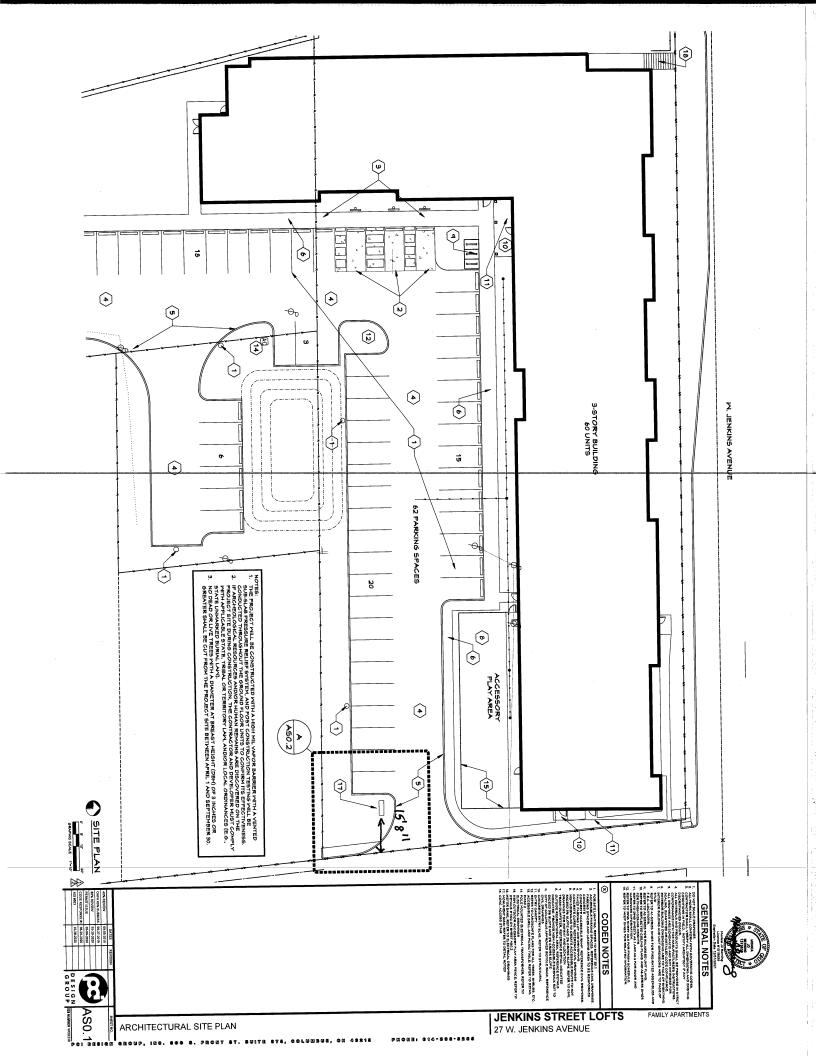
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

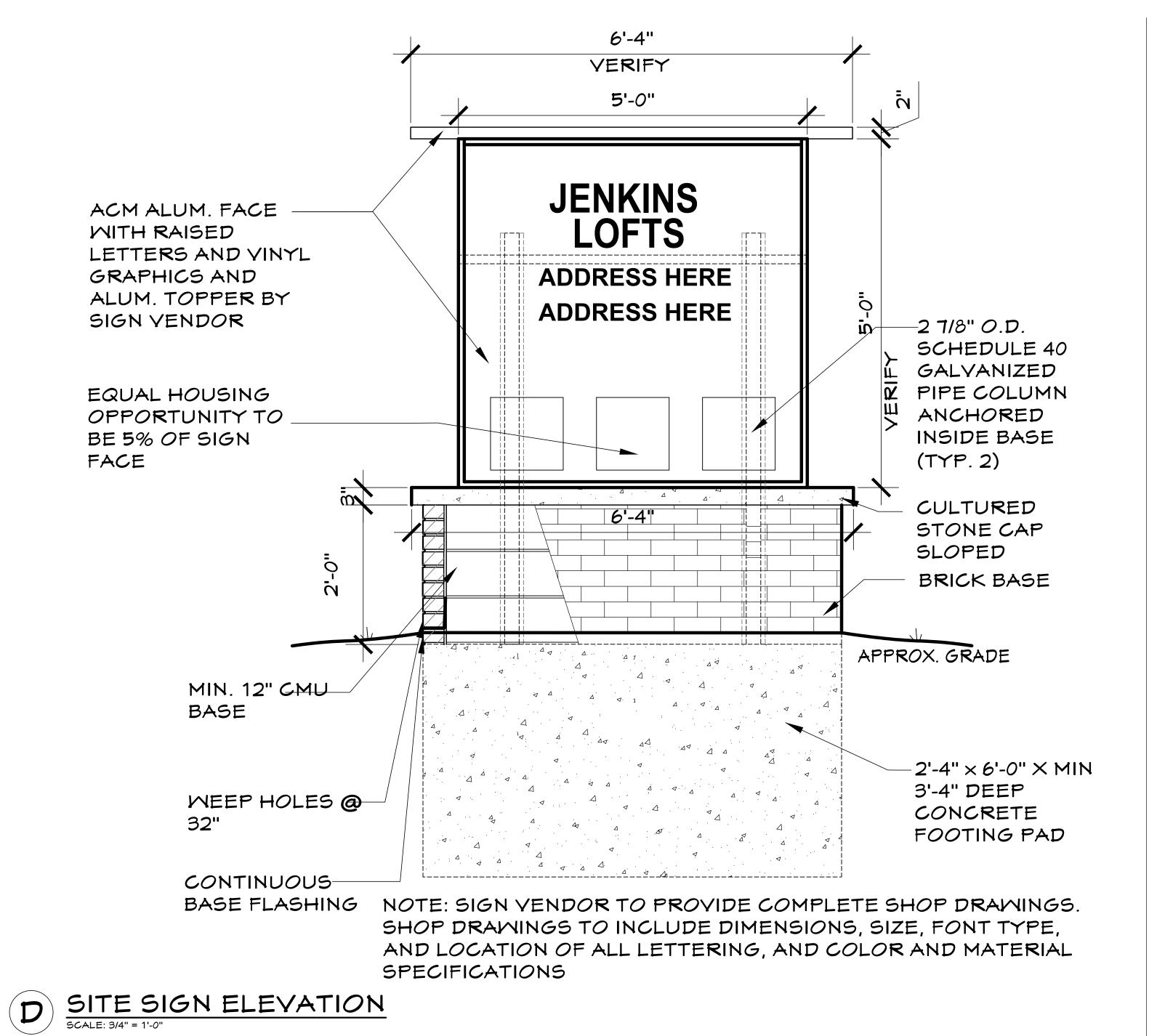
PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

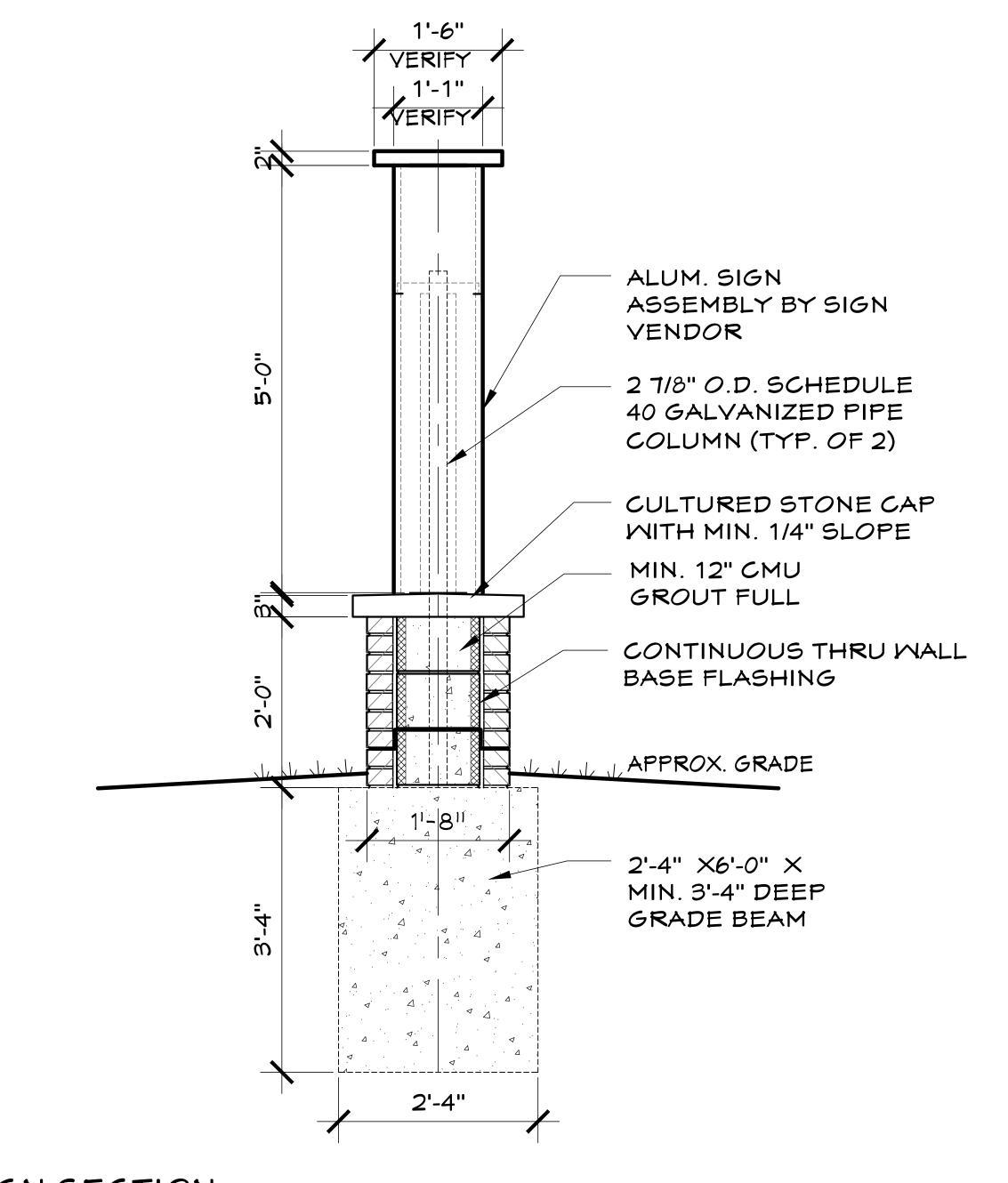
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

The requested variance is to install a free standing monument sign for Jenkins Street Lofts, an affordable multifamily housing development approved under ORD# 2564-2020 & 2565-2020 Z20-040 & CV20-046 currently under construction on Jenkins Avenue. The sign will be located along Wall Street. Wall Street is classified as an alley. This is the only viable location for the sign. There is no other natural location for the sign. A variance is requested from Ordinance 3375.06 C. Placement of the sign will not adversely affect the neighboring properties. Placement of the sign is consistent with the site plan which was shown to the community and approved in ordinance #2564-2020 & 2565-2020 Z20-040 & CV20-046

Signature of Applicant	an ato	Date	2/22/21	







Monica Jo Berning License #1315838 Expiration Date 12/31/2021

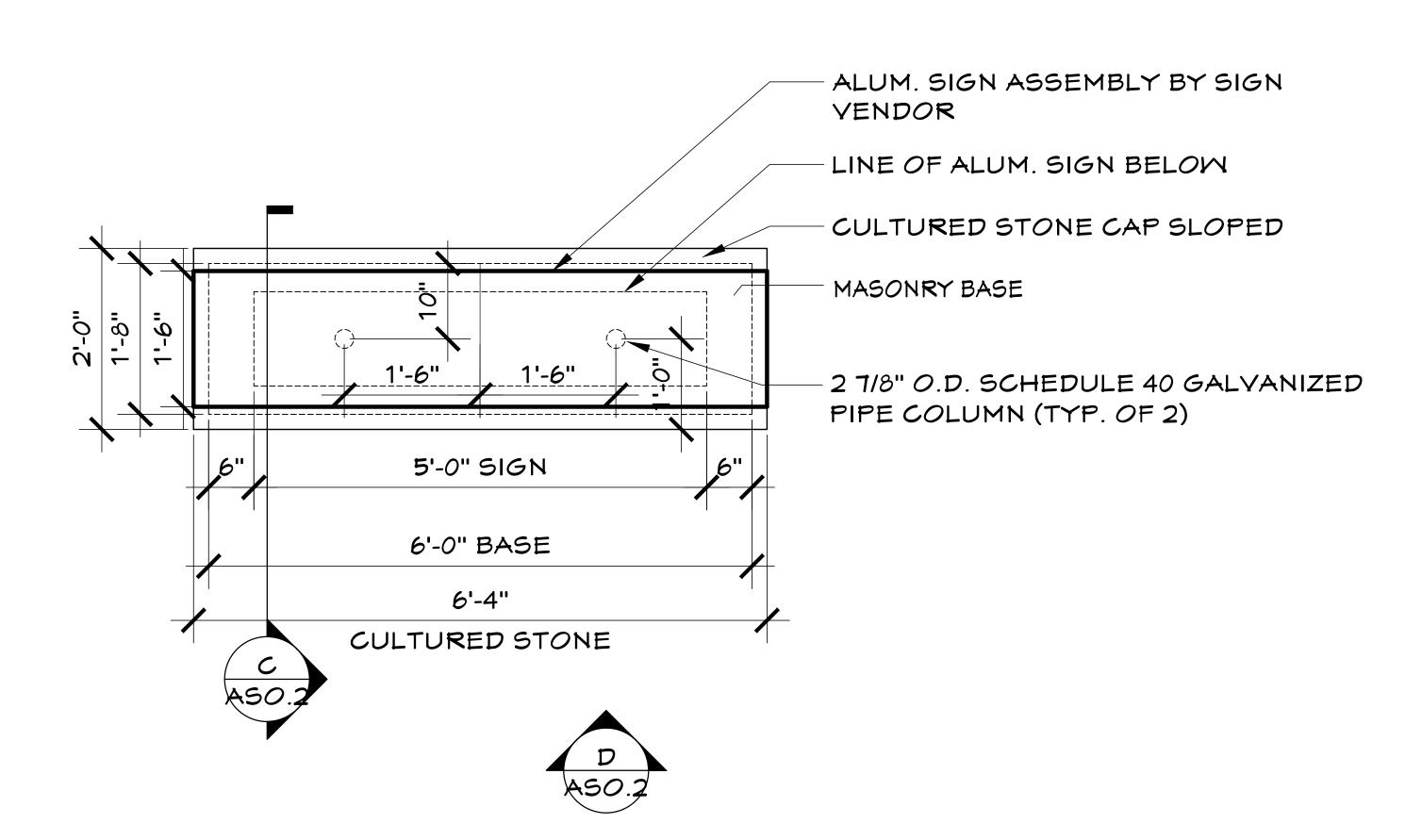
JENKINS STREET LOFTS27 W. JENKINS AVENUE

SHEET NO.

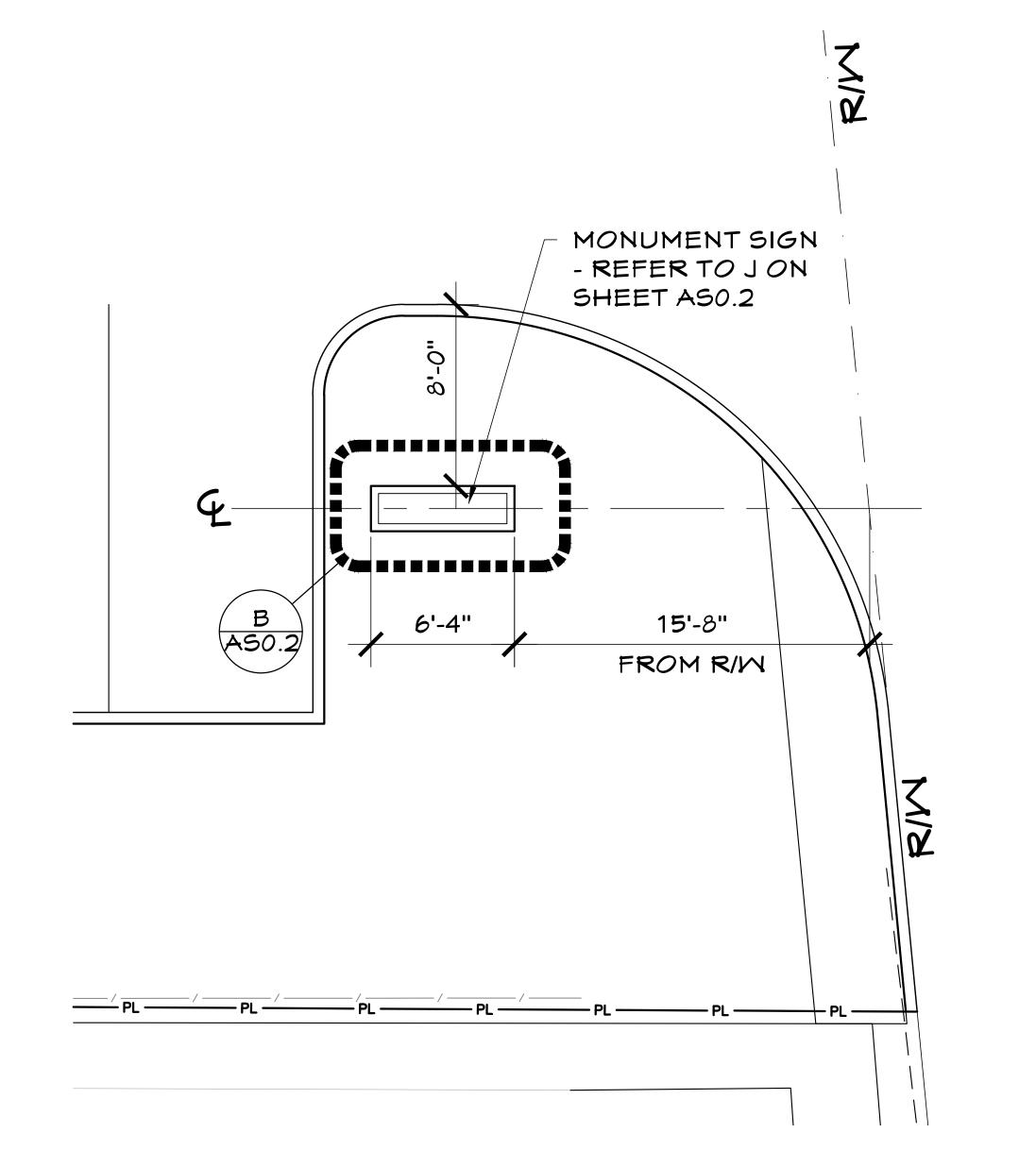
DATES REVISION 40% REVIEW OHFA 80% SUBMIS 80% REVIEW PERMIT ISSUE 05-06-2020 0-28-2020 02-04-2021 03-01-2021 ASI #005

SITE SIGN SECTION

SCALE: 3/4" = 1'-0"



NOTE: SEE SHEET ASO.1 FOR LOCATION





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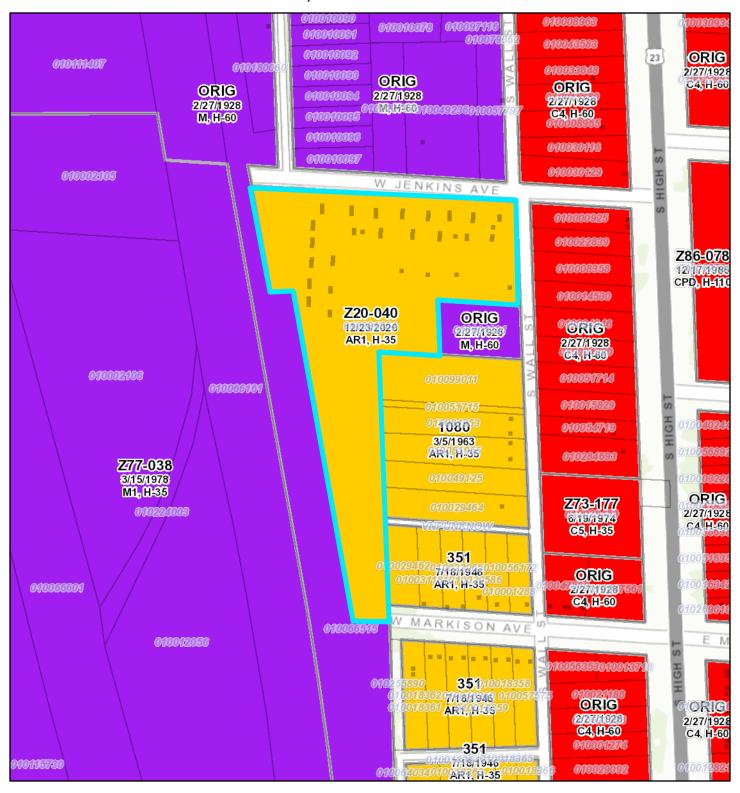
PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

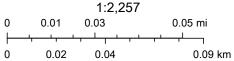
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

OTHER OF OTHO	
STATE OF OHIO COUNTY OF FRANKLIN	
Being first duly cautioned and sworn (NAME) Anne C. Li of (COMPLETE ADDRESS) 500 S. Front St., 10th Fl., 0 deposes and states that (he/she) is the APPLICANT, AGENT, a list of all persons, other partnerships, corporations or entitiapplication and their mailing addresses:	Columbus, OH 43215 OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is less having a 5% or more interest in the project which is the subject of this
NAME	COMPLETE MAILING ADDRESS
Jenkins Street Lofts Limited Partnership	500 S. Front St., 10th Fl., Columbus, OH 43215
SIGNATURE OF AFFIANT	
72	and James Fell (40 Company 2021
Sworn to before me and signed in my presence this	March 21, 2025 Motory Bubble
SIGNATURE OF NOTARY PUBLIC	March 21, 2025 My Commission Expires JOYCE C ALLEY-PLOTT Notary Public State of Ohio
	My Comm. Expires March 21, 2025

GC21-010, 27 W. JENKINS AVE.



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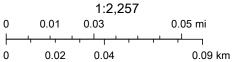


City of Columbus GIS, Franklin County Auditor, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

GC21-010, 27 W. JENKINS AVE.



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City of Columbus GIS