



AGENDA

DESIGN REVIEW BOARD
THURSDAY, SEPTEMBER 1, 2016 7:00 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Design Review Board – Regular – August 4, 2016
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. **8119 E. Broad St.; Application #174080; Applicant: Adams Signs; Business: Sally's Beauty; Signage**

D. NEW BUSINESS

1. **7679 E. Main St.; Application #174463; Applicant: Chuck Kirk; Business: Rev Cafe; Minor/Exterior Modifications - Historic District**
2. **6505 E. Livingston Ave.; Application #174364; Applicant: Jimmy Craig; Signage**
3. **6830 E. Main St.; Application #174533; Applicant Bob Hoseus; Business: Fazoli's; Minor/Exterior Modifications**
4. **7339 E. Main St.; Application #174572; Applicant: Andrea Ramsey; Business: Main Street Wellness Studio; Historic District - Awning**

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

DESIGN REVIEW BOARD THURSDAY, AUGUST 4, 2016 7:00 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Zollars, Bowman, Hicks, Carr, Cullinan, Sampson
ABSENT: Hudson

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – June 2, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Zollars: If you are speaking tonight, please stand up and we will swear you in.

Mr. Snowden: Let's just go ahead and do it, that way if you do end up with questions, we do not have to do it then.

Chairman Zollars: You are addressing the Board, so raise your right hand if you would please. Do you swear or affirm that the testimony you give in front of the Board will be truthful? If so, answer, "I will." (*Audible "I will's."*)

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. **7088 E. Main St.; Application #173911; Applicant: Viktor Prozapas; Business: Adrenalin Trampoline Park, LLC; Signage**

Mr. Snowden: Thank you Chairman Zollars. 7088 E. Main Street - Get Air Trampoline Park for Signage. Application: #173911 - Certificate of Appropriateness. The property is located on the north side of E. Main Street between Aida Drive and Briarcliff Road. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. This was an item that was tabled at our last meeting, and as you probably recall, there were some questions raised by the Board and Staff as to the size of the signage, given the size of the panel, the colors of the new proposed signage. So, you can see on the last page of the application that the applicant took that into consideration and submitted a new revised drawing, and provided the correct dimensions that Staff requested. Looking at this now and

Minutes Acceptance: Minutes of Aug 4, 2016 7:00 PM (APPROVAL OF MINUTES)

evaluating the size of the sign, Staff found that the sign is probably oversized, given the size of the tenant space. And, looking at that center, that indicates to Staff that a Comprehensive Sign Plan was probably approved for that whole center at some time in the past, which would have allowed them to show all of the signage that they were proposing. Both of the previous tenants utilized that sign board, so this is going to be its third reincarnation as signage in Reynoldsburg. So, I am treating this as an existing non-conforming sign, but I did just want to comment that it does appear to be oversized based on how we calculate signage. I don't feel it is overly large, given the size of the fascia, and that is really my main concern that it looks appropriate to the location. You can see that the applicant has proposed to utilize colors from the new signage to paint the background cabinet, which makes the whole sign package more consistent with itself. For those reasons, I will support the new design and I recommend the Board apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a Certificate of Appropriateness as submitted.

Chairman Zollars: Thank you very much Mr. Snowden. Any questions or comments from the Board?

Mr. Hicks: Mr. Chairman, I have one comment in general. With the multiple background colors on the sign, with the green and the yellow, and then repeating the same colors within the graphics and text of the sign, I feel it does not improve or fit in with the character or nature of the existing center. I think that the two previous signs were significantly different in that they just had one color with one color background and one color text and were less confusing and easier to read. So, I would like to say that in its current configuration, I would not be supportive of the sign because I do not think it improves the character and architecture of the center or the community.

Chairman Zollars: Ok, very well.

Mr. Snowden: Mr. Hicks, just to make one comment in response, all that the Board said in regards to the applicant last time was that they wanted to see colors used, rather than the red, that were I the signage. The Board did not specify specifically, and I did not specify specifically that the applicant do it one solid color, although we could have conveyed that to him. So, if that is something where the Board wants to approve conditions, and others are in agreement, then I would just say pick a color and approve it with conditions, and I am sure the applicant will be amenable to that. I do not think they will care one way or the other. That is my guess, they are not present.

Mr. Sampson: Just looking back over the years with what the Design Standards are for this particular area, I do know they are different than what we have throughout the rest of the City. Does that make a difference in terms of what we understand as being standard, and what applicants come forward with in this particular center and propose?

Mr. Snowden: I don't know that I can provide any particular guidance in this case. Unfortunately, this is a subjective thing. The statement has been from the Board and it is

within the Design Review, that the signage be consistent with itself. So, my interpretation of that would be that at least they have the same colors used throughout the project. But, if the Board is more comfortable saying let's do a solid background here because there was a solid background previously, and the other signs on the site have a solid background, that is also appropriate. Both are correct. There is really no correct answer here.

Chairman Zollars: Well let's see if anyone cares to make a motion one way or the other.

Mr. Hicks: I would like to make a motion to approve the signage conditionally upon the background color of the sign being the yellow and not having any of the green in the background color of the sign.

Mr. Sampson: I will second as stated.

(Vote)

Mr. Snowden: I will contact them with that condition, and provide that in the written record of action to the applicant. As I stated, I do not think they were going to care either way. That is something I will keep in mind in the future as I am discussing with applicants.

RESULT:	APPROVED [5 TO 0]
MOVER:	Steven Hicks, Board Member
SECONDER:	Bill Sampson
AYES:	Zollars, Hicks, Carr, Cullinan, Sampson
ABSTAIN:	Bowman
ABSENT:	Hudson

D. NEW BUSINESS

1. **7509 E. Main St.; Application #174021; Applicant: David Kaplansky, DPM; Business: Kaplansky Foot & Ankle Centers; Signage - Historic District**

Mr. Snowden: 7509 E. Main Street - Kaplansky Foot & Ankle Centers - Signage - Historic District. Application: #174021 - Certificate of Appropriateness. The property is located along the south side of E. Main Street between Jackson Ave and Cypress Alley. Existing Zoning: CC - Community Commerce District / HCO - Historic Commercial Overlay. The request is for a certificate of appropriateness for signage in the Historic District. Current Use: Professional Office. Applicant: David Kaplansky, DPM. I will repeat Mr. Sampson's note that the applicant was a long time resident and did pass away, and that is unfortunate and very timely given the Board's review of this property. The applicant is requesting the Board review and approve a certificate of appropriateness to reface a sign at an existing commercial building within the Historic District. It is developed with a commercial building and related improvements. Neighboring properties are developed with other commercial businesses also in the CC District. To the south, the property is adjacent to single family dwellings in the R-3 District. Single family home in the Marboro Heights neighborhood back up to this property. This lot and all neighboring lots are within the HD - Historic Overlay District. This is an internally illuminated ground sign consists of individual panels of the various business in the building. The sign is non-conforming given the current

Historical requirement, but it would have been a conforming sign, most likely, when it was built. The majority of the existing faces consist white plastic faces covered with a dark vinyl that allows alight to pass through and illuminate the letters. The proposed sign face is consistent with the majority of the existing faces. The applicant has also shown images of their proposed window graphics and small building mounted sign. A zoning sign permit is not required for signs of this type. I recommend the Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Historic Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. All I am saying here gentlemen is that you have a sign that is majority dark background. If we are replacing faces, let's have the same color background. There are two that are white. If we work with those property owners in the future to do a reface, would probably just request that they conform. That is typically what we would look for in a multi-tenant sign like this.

Mr. Bowman: That is what they are proposing, right?

Mr. Snowden: They are basically requesting to take the top out and replace that with a new tenant.

Chairman Zollars: I will entertain a motion.

(Vote)

Mr. Snowden: I will provide you a written record of action stating the next steps. Basically, you are going to get a zoning sign permit from me and that will authorize you to do the sign reface.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eliot Bowman
SECONDER:	Tyler Cullinan
AYES:	Zollars, Bowman, Hicks, Carr, Cullinan, Sampson
ABSENT:	Hudson

2. 8119 E. Broad St.; Application #174080; Applicant: Adams Signs; Business: Sally's Beauty ; Signage

Mr. Snowden: 8119 E. Broad Street - Sally's Beauty - Signage. Application: #174080 - Certificate of Appropriateness. The property is located on the south side of E. Broad Street, east of Waggoner Road. Existing Zoning: CS - Community Services District. The request is for a certificate of appropriateness for new signage. Current Use: Retail Sales. This center is under construction. Phase one is mostly complete. Applicant: Adams Signs . The applicant is requesting the Board review and approve a certificate of appropriateness for a new wall mounted sign on the front facade of a commercial building. The site is developed with an existing multi-tenant commercial building and related improvements. The other tenant spaces include retail sales uses. To the north, the property abuts other commercial businesses on the north side of Broad Street in the City of Columbus. To the south, the

property is adjacent to an agricultural use in Jefferson Township. The applicant is proposing to install a new wall sign with an area of 30SF. Per the Code, the applicant is entitled to 40SF of sign area. The 3IN sign projection from the facade does not exceed the 12IN allowed by the Zoning Code, this is what I would look at from a technical standpoint. The proposed sign consists of two colors and the channel letters will be mounted directly to the building's façade. The sign is consistent with the scale of the building's façade and with the size and style signage approved for the other tenant spaces in the same shopping center. We have mostly channel letter on this structure and it is nice to have that consistent. My only concern is this is a case where they are dividing up a tenant space, and as you can see, the signage is not really centered within that fascia, east to west. I think the rendering makes the sign look a little bigger than it probably is, and since the photograph is from an angle, the rendering probably makes it look closer to that vertical belt course than it will be in reality. I would just like the applicant to clarify what the distance is from that vertical belt course. Ideally you would like that signage to be equal distance on the facade. In this case, that tenant space is not lining up with where the facade is. If you move it too far to the left, then that signage would not be directly over the tenant space. I am open to what the Board would like to see. Generally, I am supportive of the signage. I just want clarification and would like to see what the Board's concerns are. I would like the Board to apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this commercial district. I recommend approval but let's get the clarification from the applicant for those details. With that, I will turn things back over to our Chairman.

Chairman Zollars: Ok, thanks. Would you like to add anything to this.

Mr. McQuine: I'm Mike McQuine with Adams Signs, 1100 Industrial Ave. I have 7FT 9IN, is the total length of Sally's beauty, so we can center that over the door, no problem.

Mr. Snowden: Do you see on your application how that appears that there is a belt course and a step back for the facade. Do you see that?

Mr. McQuine: I think there was like 10IN get way. If you want us to hug more toward that wall, we can.

Mr. Bowman: I think we might want to hug more to the left. I am not sure if you put that up against the step back, I think it might not look good.

Mr. McQuine: I didn't think so either. That's why they put the application where it was.

Mr. Bowman: First of all, thanks for going to thirty and not forty. Obviously you want your signage to be visible, so that we can see the store. And from a Design Review standpoint, we are just wanting to make sure it looks good. So, we want it to be as centered as possible, and

at the same time we want it to look normal.

Mr. Hicks: Is the tenant space divided just left of the front door on that unit, or is the dividing wall somewhere between the door that we can see and the one on the left?

Mr. McQuine: They have only got that little door to the right.

Mr. Hicks: Is it possible to just center the sign of the center of that door?

Mr. McQuine: We could do that. I did not want to go too far into that column because the sign would be back here.

Mr. Hicks: I move for approval conditional upon the center of the Sally Beauty Sign being centered upon the tenant's door directly below it.

(Vote)

Mr. Snowden: Very well, I will provide a written record of action stating specifically what that condition is, and you will know that when you apply for your zoning sign permit and building plan permit for that.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Tyler Cullinan
AYES:	Zollars, Bowman, Hicks, Carr, Cullinan, Sampson
ABSENT:	Hudson

3. 1604 and 1614 Lancaster Ave.; Application #174311; Business: Tata Excavating, Inc.; Minor/Exterior Modifications - Rear Door Addition to Each Suite

Mr. Snowden: 1604 & 1614 Lancaster Ave - Blacklick Office Center - Exterior Modifications. Application: #174311 - Certificate of Appropriateness. The property is located on the east side of Lancaster Ave between John Street and Jackson Ave. Existing Zoning: CO - Offices & Institutions District. Request is for a certificate of appropriateness for exterior modifications. Current Use: Commercial Office. Tata Excavating is our applicant. So, this property owner has what we commonly call in the development or Real Estate world is office condos. They are essentially small office spaces. They have two office buildings that look similar, although they are configured just a little bit differently. And what the applicant is proposing to do is add a small door, and another one that mirrors that, to basically divide up the office and rent a smaller office package. The reason they are proposing that is partly because there is vacant space, and folks don't want the entire space that they are offering as one tenant space. The brick veneer around the side is going to stay in place. The proposed glass entry doors with the aluminum door system, match the entry doors on the south facade. The windows and signage are going to be staying in place as you

see indicated on the plans, and that is going to place the entry door here, so you are looking at basically taking out one piece of landscaping, and running a four foot concrete walk up to that, to allow access. So, that allows them to rent this end unit independently of the access over here. Let me give you a larger image. This is immediately south of the township cemetery. You have Hannah Ashton Middle School, the cemetery, and then these two. The neighboring uses, you have a church behind (S-1), you have some homes that are in R-2, you have some homes in Truro Township on the opposite side of Lancaster. Then you have the township cemetery as the land use immediately to the north.

Chairman Zollars: Ok, thank you very much.

Mr. Snowden: They have if so nicely landscaped back there that you might not know that the office is landscaped. I would recommend that the Board apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this commercial district. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

Chairman Zollars: Very good, thank you Mr. Snowden. Any questions or comments from the applicant, or the Board?

Mr. Snowden: I will provide a written record of action. It will go out Monday. You have already submitted your Zoning Certificate and you will want to submit your building plans. When those are done, we will give you a call and you can pick them up and start your project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eliot Bowman
SECONDER:	Bill Sampson
AYES:	Zollars, Bowman, Hicks, Carr, Cullinan, Sampson
ABSENT:	Hudson

4. **8035 E. Broad St.; Application #173938; Applicant: Michael Smith; Business: Hobby Lobby; Signage**

Mr. Snowden: 8035 E. Broad Street - Hobby Lobby - Signage. Application: #173938 - Certificate of Appropriateness. The property is located on south side of E. Broad Street, just east of Waggoner Road. Existing Zoning: CS - Community Services. The request is for approval of a certificate of appropriateness for signage. Current Use: Retail Sales. Applicant: Stanley W. Young, III/Signsmith. The applicant is requesting the Board review and approve a certificate of appropriateness for 5 new wall signs up to 402.8SF of signage on this commercial building, again phase one under construction related improvements. Neighboring uses include other commercial businesses in the CS District, including retail sales, an eating or drinking establishment and some auto service related uses.. To the rear, the property abuts agricultural property in Jefferson Township. So. We are back to the Shoppes at East Broad. This is the final anchor tenant, Hobby Lobby. And, as you recall from the design review of the structure, the building footprint is in this area. The applicant

was required by the current sign code to secure a comprehensive sign plan from BZBA because they were proposing four wall signs instead of the one that was permitted by code. So, what they have chosen to do in this case, they are allocated up to 567SF of total sign area is what they are permitted. They are proposing to take 402SF total and spread that out to five signs there on the facade. The main sign, and four other signs describing the types of services and products that they provide there. This is pretty typical for a commercial business of this size. At the request of Staff, the applicant, originally there were six signs, they reduced it to four, and they centered the flanking signs on the wall panel system so that they would look more attractive and not be broken up by wall seems that did not jive with where the signs location were. BZBA approved that sign and found that their request was reasonable and approved it at their July 21st meeting. Again, internally illuminated signage, channel letters, just like the rest of the center. They proposed two different colors so it is not like we have a variety of colors and images. The channel letters appear to be facade mounted. I did not see a raceway indicated. They are facade mounted and consistent with the rest of the shopping center. I recommend the Board apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial district. Staff's recommendation is that the Board approve the application for a certificate of appropriateness as submitted.

Chairman Zollars: Very good. Would you like to add anything to that?

Michael Smith: Just the smaller letters that are on the side are not illuminated. They are usually blue. The Hobby Lobby is the only one on the building that illuminate, and they are orange.

Chairman Zollars: Any questions for the Board?

Mr. Sampson: The type font and colors, those are Hobby Lobby standards, is that accurate? That is what I thought.

Mr. Hicks: The panel signs that are going to go on your large monument, on your drawings, they do not have any dimensions. They just say no survey required. I am assuming, normally typically require dimensions on all the signs.

Mr. Snowden: Mr. Hicks I do. Refaces are a little bit different. The history of this, and I went back and looked at this whole site and this is complex because they have been through so many different site plans. They did a 2007 site plan. They did two different phases of a site plan in 2014 and then they did another one with us last year. Basically they did a comp sign plan when this all got started, and that got them probably some taller multi-tenant signs than they would have had normally by code. And, the justification they used for that are that the buildings are far back from the street, they made considerations with the landscaping and so forth, and I am sure that is why they were approved for that. So, yes I do need the dimensions. I will request that they add the dimensions for the zoning sign phase. But, it really is not that big of a concern when you are talking about refacing.

Mr. Hicks: I was just curious if you were calculating this, how you were calculating if you did not have the dimensions. But, I understand it has to fit and I want to make sure there is no misunderstanding that the sign gets to be whatever dimension they want, or that it has no dimension.

Unknown Speaker: The east and west pylons are 28IN tall and 60IN long.

Mr. Snowden: Would you make a not Sir, to put the dimensions on there for the drawings?

Unknown Speaker: I only have one other question then, the small brick monument sign that is visible as you are going north on Waggoner, I am curious if that was previously approved to be a multi-tenant sign, or if that was suppose to be a single tenant sign, just due to its size, and, if there were any other approved signs for the other half of that sign.

Michael Smith: It is kind of odd that Hobby Lobby would get that sign with so many new businesses going in, and it is kind of out there by itself.

Mr. Snowden: To answer the question, I do not have the previous comp sign from 2007, or whenever that is, at least in a manner that I can locate. I am assuming they got he sign approved for the location, or else it would not be there because they would have had to get a permit and I can see that the permit was pulled. So, that indicates to me a comp sign plan was done. Whether or not that was designed for two different tenants on that comp sign plan, really does not make a difference if BZBA and DRB are comfortable with what they are proposing here. You may have a case where you have a tenant put up a sign a later they want to turn it into a multi-tenant sign because more tenants are added, so that is ok. The second part of your question, there is no other business that is going in at this time. I am assuming that Giltz and associates are leaving that open for other tenants that may want to request or pay for the privilege of being on there. My view would be that if they are doing a channel letter sign on that, then the next guy is also. And. If is not illuminated, correct?

Michael Smith: Actually, they are just pin mounted letters.

Mr. Snowden: My recommendation to the Board at that time will be that the next guy come in and do pin mounted letters and non-illuminated as well.

Unknown Speaker: That is my only comment that due to the size of that sign, my assumption, is that it has been there for so long, that that would be a single tenant sign, and that trying to squeeze two of them into one sign eventually, may look kind of awkward. Especially in the interim period when there is only one tenant on it, I think typically a sign of that size I would expect it to be a single tenant sign, or a sign with the name of the shopping center on it.

Mr. Sampson: Let me clarify, I know when they put those backgrounds in place, I think they used that particular background, and let me ask, is Hobby Lobby the largest business square footage in the Shoppes at east Broad?

Unknown Speaker: I would think so. Before all the new businesses, it was just Lowes.

Mr. Sampson: It was my belief that that was meant to really highlight the primary business at that location. It was simply an incentive, what was meant to be an additional feature that the primary tenant would be allowed at that location.

Unknown Speaker: Or as far west as someone mentioned, I would think that that would be to name the center because there is not a sign at that end that has the name of the center on it.

Mr. Sampson: That may be a consideration down the road to make it a different sign mount, and to allow all of the businesses to be located there, or to simply take it out.

Mr. Snowden: Gentlemen, the only thing that I could do for you, and we don't normally do this but I have a good positive working relationship with this developer, if the Board wants to take a five minute recess, I can go back to the office and call that gentleman on my cell phone, and try to get some clarification about what their thought process is there. I would be happy to do that if that is the will of the Board, especially since it is the last item. It is up to you.

Unknown Speaker: I think I would be willing to approve the sign conditionally upon Hobby Lobby getting that full monument sign. I think it would be appropriate, it makes sense, and then the monument sign is being used.

Mr. Bowman: I would move for a finite recess to get that information because if there is an agreement in place, I think we need to know that, even with a condition.

Mr. Hicks: My only comment would be, and as a common sense solution, I agree with you Mr. Snowden, but is that same consideration given to anybody else that comes in here, and there plans are not necessarily clear. Or. We raise an issue with their plans and the developer does not show up to this meeting in order to answer that question. So, if we are setting a precedent that we are willing to take a recess for everybody, to go give them a call or run out and grab them to bring them into the meeting, that is my only concern. I'm not saying it is a bad idea. I think it is a common sense way of dealing with this, but long term.

Mr. Carr: For consistency at this development, like if you go to the corner of Waggoner and Broad St., on similar signage there it is just as low on both sides. So my guess is that was the intent for those monuments. That would seem to make sense and at least be consistent for that whole development.

Unknown Speaker: One thing I do want to nip in the butt, I'm not a big fan of stopping a meeting to investigate anything. That is not what we are here for. I will entertain a motion that we set this piece aside for clarification and either do an email or phone call vote on this particular sign, and approve everything else once we get clarification, and some communication from Mr. Snowden and the developer.

Unknown Speaker: If it is only going to be the one side on this monument, the dimensions will probably change.

Unknown Speaker: They would have to change to mirror that.

Unknown Speaker: I think we would have to throw it back to the developer and Hobby Lobby.

Michael Smith: On my end they just roll through, and if they see something, if your van is parked out there they are going to try to put Hobby Lobby on it. They want their name on everything.

Mr. Cullinan: Could we come up with what the Board wants as a sign, approve that, and then Mr. Snowden can approach the developer? And if there are concerns from the developer on other agreements they have made, they can address that at the next meeting.

Mr. Snowden: Gentlemen, I think the best course of action, and all of your points are well taken. We all want the same thing and that is for this to work. My recommendation at this point, given your feedback, is that the Board approve this on condition that only one sign will be allowed at that location, and the sign will be centered on the spot.

Unknown Speaker: And, I think you could have some language where they could scale that up slightly, and I think we would leave that to Staff.

Unknown Speaker: I think to keep consistent with the store front, if you just took Hobby Lobby and put beside each other, it probably would work.

Mr. Snowden: Gentlemen, the fact is, if you did that and you delegated that authority, I would get something that fit on the fascia for that sign. If the developer all of a sudden said that actually the other half was suppose to be for TJ Maxx, and they want to come back and get TJ Maxx approved to be there, for one sign, that is there prerogative. They have not shown us what is going on, on the other side. We are going to say they get one, Staff will take care of scaling to get it centered, if they want to give the other half to another tenant, that tenant will come back and show their Comprehensive Sign Plan.

Mr. Hicks: Who would like to make a motion?

Unknown Speaker: I think you should make the motion Mr. Hicks.

Mr. Hicks: Mr. Chairman, I move that we approve the signage plan with one condition, that the monument sign on Waggoner Road remain a single tenant sign, that the Hobby Lobby signage be centered upon the sign, and that Staff shall have the authority to work with the applicant to scale the Hobby Lobby sign size and orientation in a way that is appropriate for the monument sign.

(Vote)

Mr. Snowden: Very well, they are approved on the conditions and I will send that out in writing. I will reach out to the developer and if they want to make a different decision regarding how that is used, with another client, that is them, but Hobby Lobby will be approved to do that. The best thing that you could do if you want to make a note is probably be to redo that rendering email to me and I will tell you if we are in the ballpark.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Eliot Bowman
AYES:	Zollars, Bowman, Hicks, Carr, Cullinan, Sampson
ABSENT:	Hudson

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning Administrator

Minutes Acceptance: Minutes of Aug 4, 2016 7:00 PM (APPROVAL OF MINUTES)



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 174080

Permit #: _____

Date Submitted: 6/16/16

Fee Amount: \$75.00

☒ Paid: 64/49

Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION

Design Review Board

I. PROPERTY INFORMATION

Property Address:

8119 EAST Broad St, Reynoldsburg, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

3G Management

Contact Email:

GRANT Giltz

Contact Phone Number:

3304946688

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Sally's Beauty

Contact Name:

Nicolette

Contact Phone Number:

888-443-2942

Contact Email:

nwood@iconid.com

Description of Use:

Beauty supply Retailer

IV. APPLICANT INFORMATION

Applicant Name:

Adams Signs

Applicant Address:

1100 INDUSTRIAL AVE SW

Applicant Phone Number:

3308329844

Applicant Email:

Projectmgr@adamsigns.com

☐ Property Owner

☐ Business Owner/Tenant

☒ Contractor

☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400): _____

☐ Minor/Exterior Modifications (\$200): _____

☒ Signage (\$75): installing 3'10 3/8" x 7'9" illuminated wall sign -

☐ Historic District (\$50): _____

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Cindy Tschant

Date: 6-2-16

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: CS

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date: 8/2/16

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

Planning Admin.: _____ Date: _____



CUSTOM SB-48IL-S (30 SQ.FT.) LED ILLUMINATED CHANNEL STACKED LETTERSET (REMOTE)
SIGN #1
QTY. 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SCALE: 1/2"=1'-0"

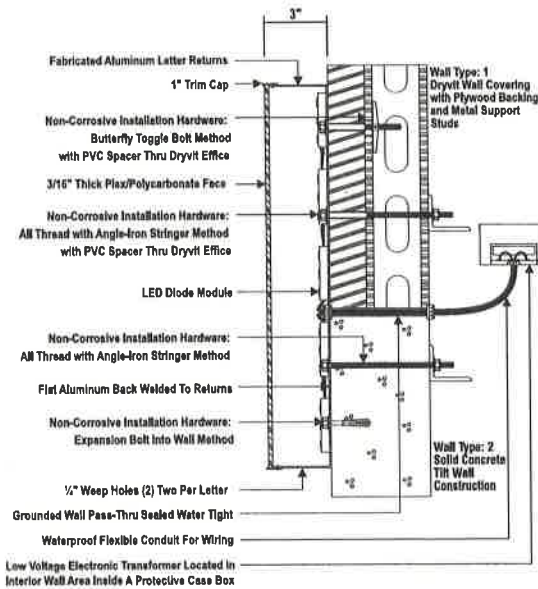


EXISTING

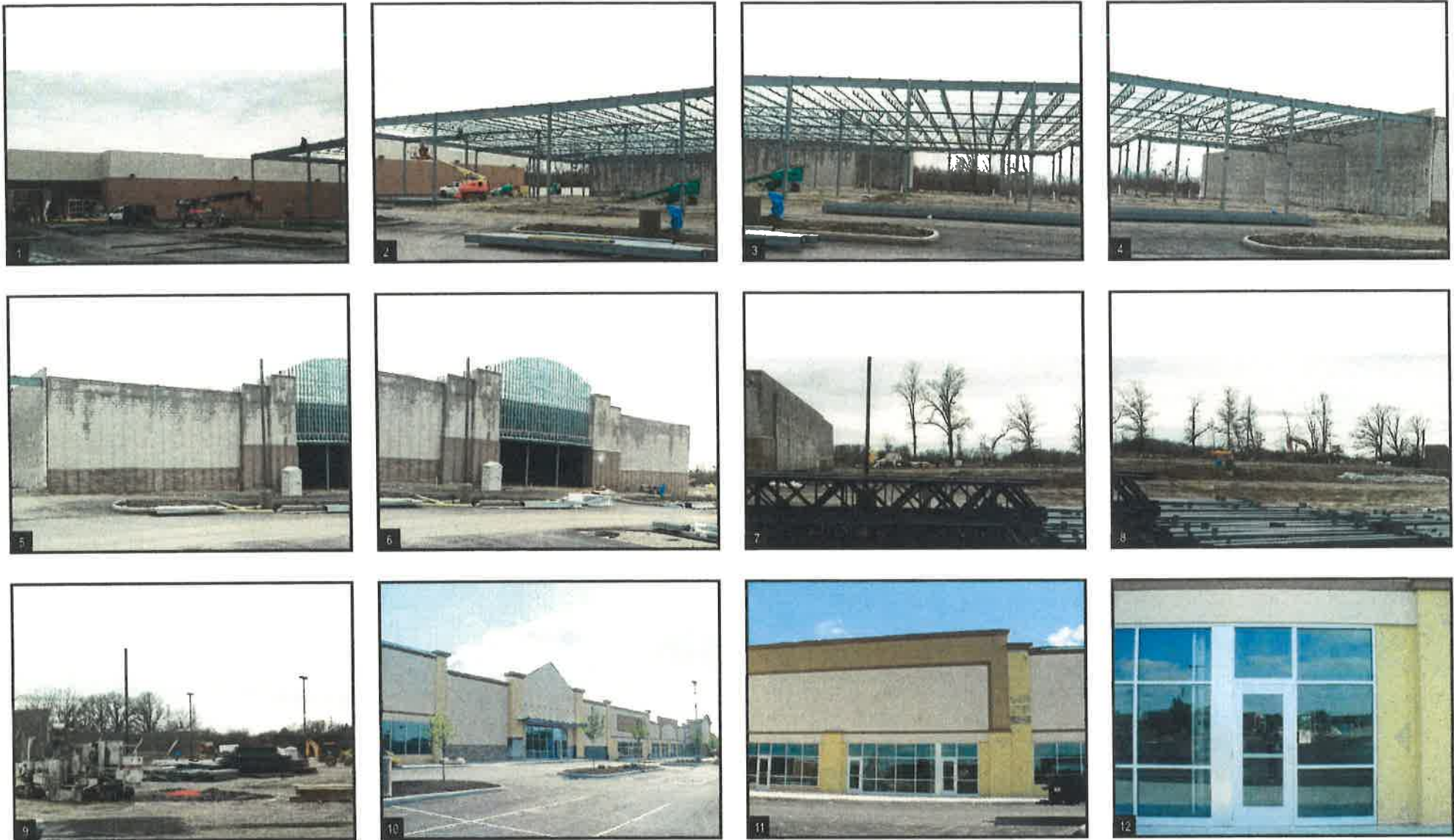


PROPOSED

- SPECIFICATIONS**
1. 3" DEEP .050 ALUMINUM RETURNS PAINTED BLACK.
 2. 1" TRIM CAP BLACK.
 3. FACES ARE FLAT TRANSLUCENT
"SALLY" #2783 RED 3/16" PLEX.
"BEAUTY" #2447 WHITE ACRYLIC WITH 70/30 BLACK PERFORATED VINYL.
 4. LETTERS ARE INTERNALLY ILLUMINATED WITH USLED LED MODULES
RED FOR "SALLY"
WHITE FOR "BEAUTY"
 5. LETTERS ARE MOUNTED FLUSH TO BUILDING WITH NON-CORROSIVE MOUNTING HARDWARE.



SIGNAGE DETAILS				Revision Description									
Drawing prepared by: ICON				Rev #	Reqt	Date	Req. By	Drawn By	Revision Description	Rev #	Reqt	Date	Req. By
Location: 6119 E. Broad Street Reynoldsburg, OH				Rev 1	227441	02/10/16	NW	BV	Revised per request	Rev 7	000000	00/00/00	XXX
Proj # 3166				Rev 2	227595	02/12/16	NW	BV	Revised per request				
Loc # 10563				Rev 3	227822	02/18/16	NW	BV	Revised per request				
File Path: Active\ACCOUNTS\Sally Beauty Supply\Locations\3166-10563_Reynoldsburg_OH_RS.cdr				Rev 4	233203	05/24/18	NW	BV	Add survey photos and show sign on building				
				Rev 5	000000	00/00/00	XXX	XXX					
				Rev 6	000000	00/00/00	XXX	XXX					





Drawing prepared by

Location:

8110 E. Broad Street
Reynoldsburg, OH

Pool #:

3166

Lot #:

10563

File Path:

Active\ACCOUNTS\Sally Beauty Supply\Locations\3166-10563_Reynoldsburg_OH_R1.dwg

OVERVIEW PHOTOS



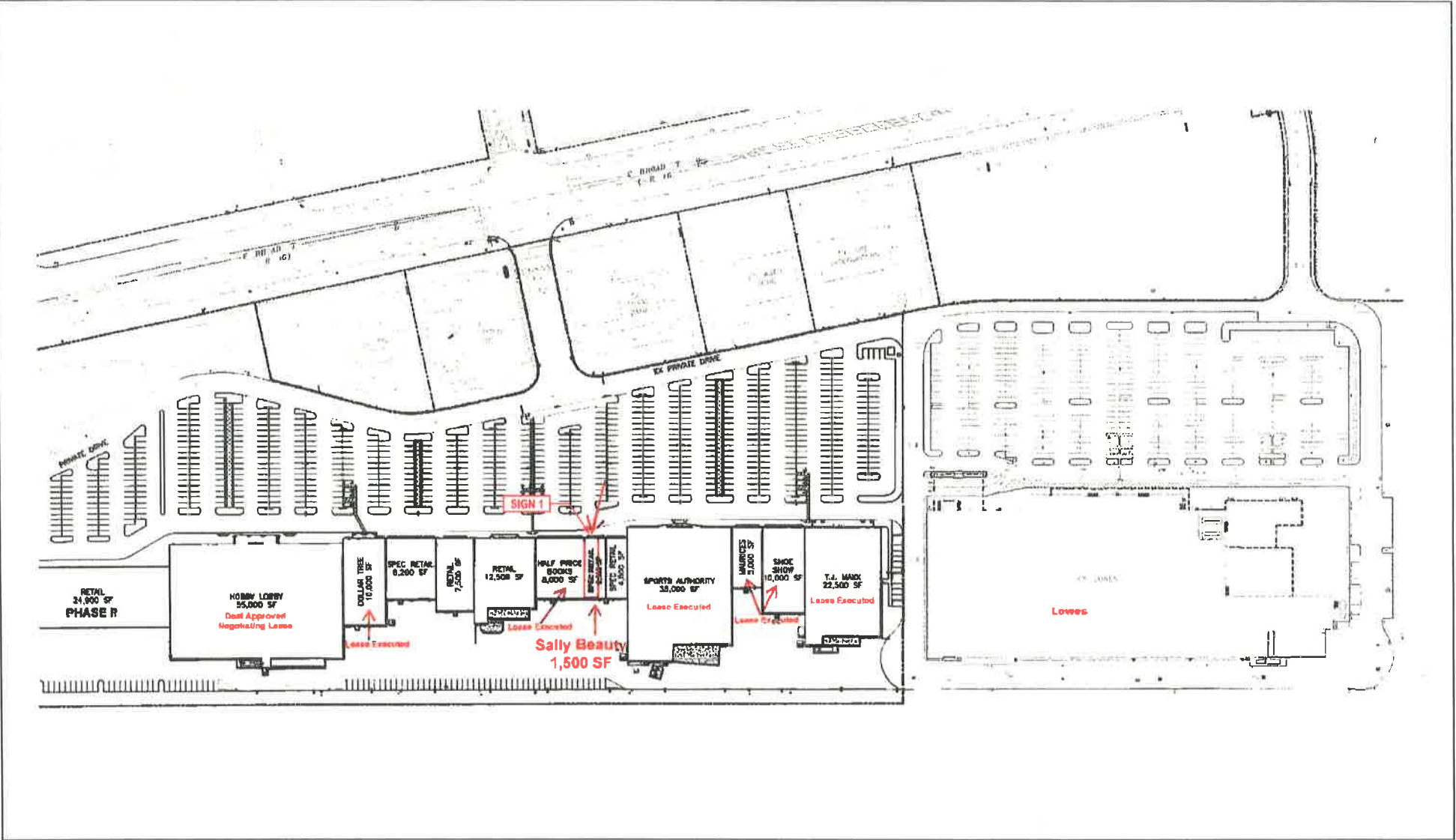
Drawing prepared for:

Rev #	Reqt	Date	Rev. By	Down By	Revision Description
Rev 1	000000	02/10/18	NW	BV	Revised per request
Rev 2	000000	02/10/18	NW	BV	Revised per request
Rev 3	000000	02/10/18	NW	BV	Revised per request
Rev 4	000000	02/10/18	NW	BV	Revised per request
Rev 5	000000	02/10/18	NW	BV	Add survey photos and show sign on building
Rev 6	000000	02/10/18	NW	BV	

Rev #	Reqt	Date	Rev. By	Down By	Revision Description
Rev 7	000000	02/10/18	NW	BV	Revised per request
Rev 8	000000	02/10/18	NW	BV	Revised per request
Rev 9	000000	02/10/18	NW	BV	Revised per request
Rev 10	000000	02/10/18	NW	BV	Revised per request
Rev 11	000000	02/10/18	NW	BV	Revised per request
Rev 12	000000	02/10/18	NW	BV	Revised per request
Rev 13	000000	02/10/18	NW	BV	Revised per request

Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.

Pg. 3



Drawing prepared by:
icon

GENERIC SITE PLAN

Drawing prepared for:
SALLY BEAUTY

Location:
8119 E. Broad Street
Reynoldsburg, OH

Proj #:
3166
Lee #:
10563

File Path:
Active\ACCOUNTS\Sally Beauty Supply\Locations\3166-10563_Reynoldsburg_OH_R5.cdr

Rev #	Reqt	Date	Req. By	Drawn By	Revision Description
Rev 1	227441	10/27/16	NW	BV	Revised per request
Rev 2	227585	10/27/16	NW	BV	Revised per request
Rev 3	227872	10/27/16	NW	BV	Revised per request
Rev 4	233203	10/24/16	NW	BV	Add survey photos and show signs on building
Rev 5	000000	10/11/16	NW	BV	Added context sketch
Rev 6	000000	10/00/00	XXX	XXX	

Rev #	Reqt	Date	Req. By	Drawn By	Revision Description
Rev 7	000000	00/00/00	XXX	XXX	Notes
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	
Rev 11	000000	00/00/00	XXX	XXX	
Rev 12	000000	00/00/00	XXX	XXX	
Rev 13	000000	00/00/00	XXX	XXX	

Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.

Pg. 2

CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 174463
Permit #:
Date Submitted: 7/20/16
Fee Amount: \$50.00
☒ Paid: 1009

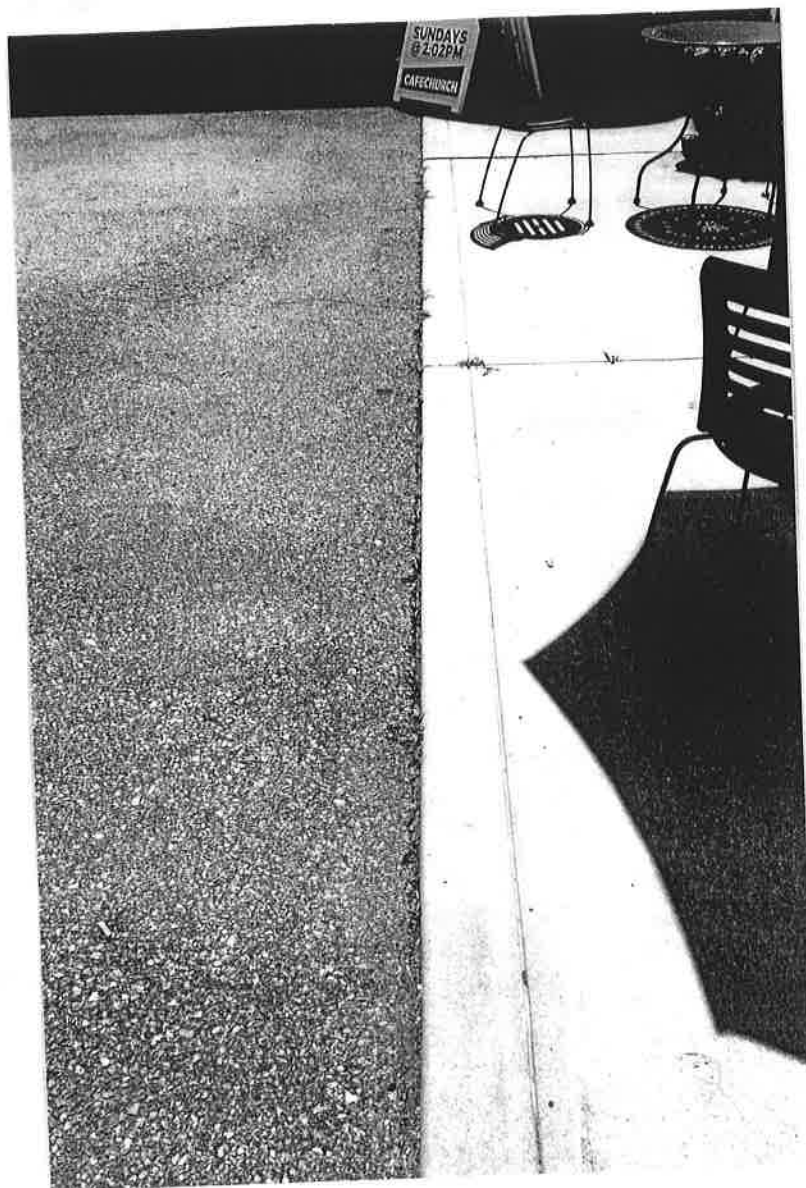
Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>7679 East Main St., Reynoldsburg, Ohio</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Reynoldsburg Revolve Church</u>	
Contact Email: <u>chuck-kirk@sbglobal.net</u>	Contact Phone Number: <u>(614) 806-9006</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>REV Cafe</u>	Contact Name: <u>Chuck Kirk</u>
Contact Phone Number: <u>(614) 806-9006</u>	Contact Email: <u>chuck-kirk@sbglobal.net</u>
Description of Use: <u>Church/Cafe</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Same</u>	Applicant Address:
Applicant Phone Number:	Applicant Email:
☒ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan (\$400):	
☒ Minor/Exterior Modifications (\$200): <u>Convert Drive Lane To ^{OPEN} Paved AREA</u>	
☐ Signage (\$75):	
☒ Historic District (\$50):	
Applicant shall submit eleven (11) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.	
Applicant Signature: <u>[Signature]</u> Date: <u>7/20/16</u>	
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.	
OFFICE USE ONLY	
Additional Notes:	Zoning Information
	Zoning District: <u>CC</u>
	☒ Historic District
	☐ CC Overlay
Add'l Approvals Req'd	
☐ BZBA	
Meeting Date: <u>9/1/16</u>	
Meeting Results	
☐ Approved as Submitted ☐ Tabled	
☐ Approved w/ Conditions ☐ Denied	
Planning Admin.: _____ Date: _____	

Attachment: Application #174463 (1510 : 7679 E. Main St.; Application #174463; Applicant: Chuck Kirk)



Google Maps



Franklin County Auditors Office



July 18, 2016

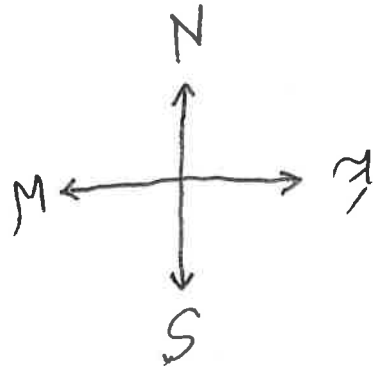
Parcel IDs
Site Addresses
Railroads
Building Footprints
Pavement
Street Network

Creeks & Streams
Waterbodies
Tax Parcel

Scale: 1:459
0 0.005 0.01 0.02 mi
0 0.0075 0.015 0.03 km

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Franklin County Auditors Office
Copyright 2015



 CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 174364
Permit #:
Date Submitted: 7/11/16
Fee Amount: \$75.00
☒ Paid: 12136

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>6505 E. Livingston Ave. Reynoldsburg OH. 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>David W. Bischoff</u>	
Contact Email: <u>dbischoff@evbco.com</u>	Contact Phone Number: <u>614-221-4736</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Blacklic Properties</u>	Contact Name: <u>Jimmy Craig</u>
Contact Phone Number: <u>614-221-4736</u>	Contact Email: <u>jcraig@evbco.com</u>
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Jimmy Craig</u>	
Applicant Address: <u>33 N. Third St. Suite 500</u>	
Applicant Phone Number: <u>614-221-4736</u>	Applicant Email: <u>jcraig@evbco.com</u>
☐ Property Owner	☐ Business Owner/Tenant
☐ Contractor	☐ Architect/Engineer

PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan (\$400):	
☐ Minor/Exterior Modifications (\$200):	
☒ Signage (\$75): <u>Main Front entrance Sign</u>	
☐ Historic District (\$50):	

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 6/8/16

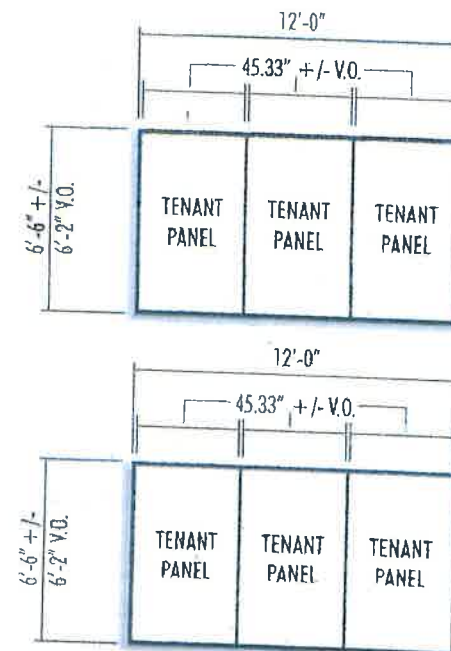
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY	
Additional Notes:	<u>Zoning Information</u>
	Zoning District: <u>CC</u>
	☐ Historic District
	☒ CC Overlay
Add'l Approvals Req'd	☐ BZBA
	Meeting Date: <u>9/1/16</u>
Meeting Results	
☐ Approved as Submitted ☐ Tabled	
☐ Approved w/ Conditions ☐ Denied	
Planning Admin.: _____ Date: _____	

Attachment: Application #174364 (1509 : 6505 E. Livingston Ave.; Application #174364)



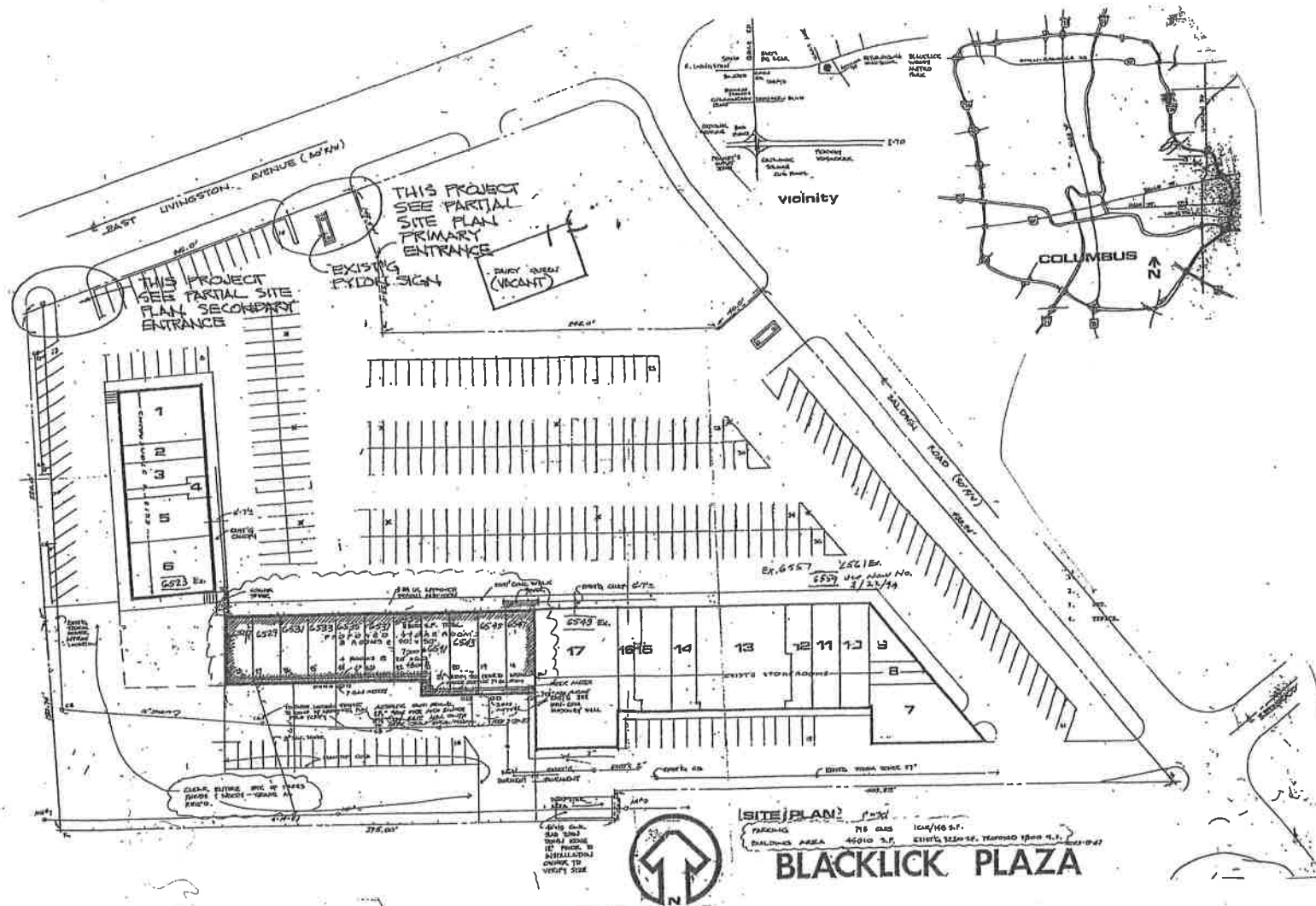
EXISTING



(2) NEW D/F INT. ILLUM. ALUMINUM CABINETS
FOR EXISTING PYLON SIGN 3/16" = 1'-0"

MICHAEL
L
ROSEN AIA

BLACKLICK PLAZA
6505-6575 EAST LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
10-20-10 REV 02-24-11



SEE SITE PLAN 1"=60'
ALONG WITH PARKING
STUDY SUBMITTED HEREWITH



1 of 1



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 174533

Permit #:

Date Submitted: 7/28/16

Fee Amount: \$250.00

☒ Paid: 21381

Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION

Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>6830 East Main Street</u> <u>Reynoldsburg, Ohio 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Robert Hoseus</u>	
Contact Email: <u>colfazorh@aol.com</u>	Contact Phone Number: <u>614-766-0620</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Fazoli's</u>	Contact Name: <u>Bob Hoseus</u>
Contact Phone Number: <u>614-766-0620</u>	Contact Email: <u>colfazorh@aol.com</u>
Description of Use: <u>Restaurant</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Same as above</u>	Applicant Address:
Applicant Phone Number:	Applicant Email:
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan (\$400):	
☒ Minor/Exterior Modifications (\$200): <u>Re-image exterior of the building</u>	
☐ Signage (\$75):	
☐ Historic District (\$50):	

Applicant shall submit eleven (11) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature]

Date: 7/27/16

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: CC

☐ Historic District

☒ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date: <u>7/1/16</u>

Meeting Results	
☐ Approved as Submitted	☐ Tabled
☐ Approved w/ Conditions	☐ Denied

Planning Admin.: _____	Date: _____
------------------------	-------------

COLFAZCO, LTD.
5684 TERRE PRINCE CT.
DUBLIN, OHIO 43017

Phone: (614) 766-0620
Fax: (614) 793-0275
E-mail: colfazcorh@aol.com

Date: 7/27/16

To: Eric Snowden

From: Bob Hoseus 

Subj: FAZOLI'S RE-MODEL

FAZOLI'S Restaurant
6830 East Main St.
Reynoldsburg, Oh. 43068

BOB HOSEUS
614-766-0620

SCOPE OF PROJECT:

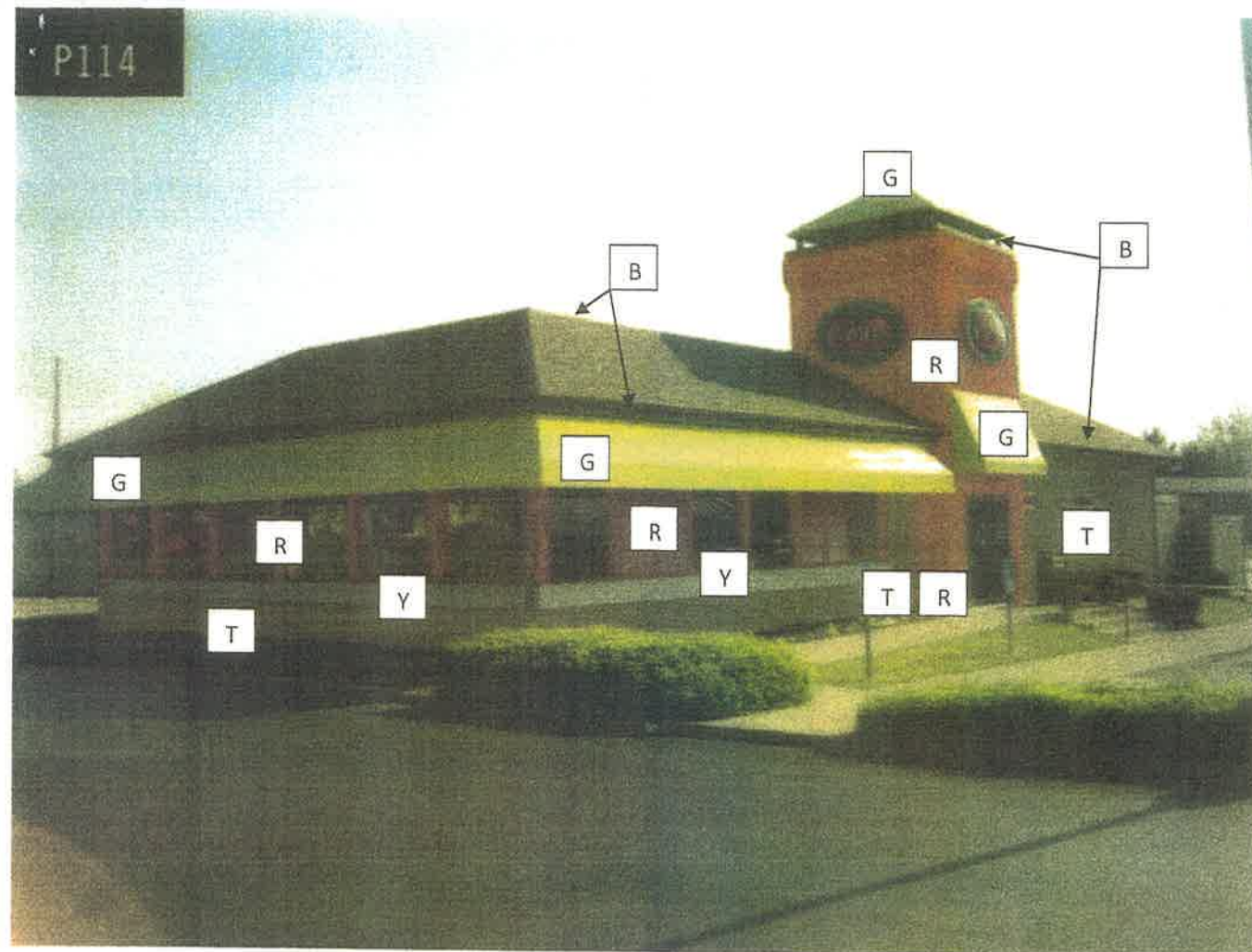
RE-PAINT EXTERIOR OF THE BUILDING UTILIZING THE ATTACHED SELECTION OF PAINTS. (Exhibit 1 & 1a)

REPLACE ALL OUTSIDE SIGN FACINGS. THE NEW FACINGS REFLECT THE UPDATED FAZOLI LOGOS. (EXHIBIT 2)
ALL EXISTING SIGN HOUSINGS, ON THE BUILDING AND THE MONUMENT SIGN, WILL REMAIN EXACTLY THE SAME. (NO CHANGE IN DIMENSIONS OR LOCATIONS.)

RE-SKIN AWNINGS ON THE BUILDING.
THE EXISTING RED COLOR AWNINGS WILL BE REPLACED WITH ANISEED GREEN, #502-2157.

PROJECT WILL ALSO INVOLVE RE-PAVING OF THE MAJORITY OF THE PARKING LOT, AND RE-SHINGLE THE ROOF USING LIKE STYE SHINGLES.

Attachment: Application #174533 (1511 : 6830 E. Main St.; Application #174533; Applicant Bob Hoseus)



FAZOLI'S RED 2014 – P114 PROTOTPYE

*Refer to written Specifications for details of all 4-Sides

R = Tuscan Red
 B = Black Fox
 Y = Agreeable Gray
 T = Sycamore Tan
 G = Fazoli's Green

BUILDING PAINT INFORMATION

Two options for the exterior paint; Behr (Home Depot Product) and Sherwin Williams.

BEHR – Spreadsheet below outlines paint color formulation for Behr building and awning paint.

Fazoli's - 2014 Exterior Paint Colors (Behr)					OZ/384th											
Mant.	Color Name	Base	Base #	Finish	FL	KXL	LL	RL	BL	CL	IL	DL	AXL	RUL	VUL	Notes
Behr	Tuscon Red (1-Gal)	Ultra	5853	PP Ultra Ext Semi-Gl/Semi Gloss	3/272	3/360	1/164							2/364		Custom
Behr	Tuscon Red (5-Gal)	Ultra	5853	PP Ultra Ext Semi-Gl/Semi Gloss	18/208	19/264	7/52							14/284		Custom
Behr	Agreeable Gray	Ultra	9850	PP Ultra Ext Satin/Satin					0/172	0/212				0/24		SW 7029
Behr	Safety red	Ultra	5853	PP Ultra Ext Semi-Gl/Semi Gloss	0/168	0/300		9/56							1/248	Custom
Behr	Sycamore Tan (1-Gal)	Ultra	9854	PP Ultra Ext Satin/Satin					2/212	3/40	1/288					SW 2855
Behr	Sycamore Tan (5-Gal)	Ultra	9854	PP Ultra Ext Satin/Satin					11/216	14/344	8/108					SW 2855
Behr	Black Fox	Ultra	9853	PP Ultra Ext Satin/Satin		2/244			5/364	1/256	1/204					SW 7020
Behr	Tricorn Black	Ultra	9853	PP Ultra Ext Satin/Satin	0/92	0/348			10/144			0/184				SW 6258
Behr	Fazoli Green	-	8300	PP Int/Ext Hi-Gloss/High Gloss		0/130				1/172		0/108	10/300			Custom

SHERWIN WILLIAMS*

- ✓ Agreeable Gray – SW#7029, satin, latex exterior paint.
- ✓ Tucson Red* – BM#1300, semi-gloss, latex, exterior paint.
- ✓ Black Fox – SW#7020, Satin, latex, exterior paint.
- ✓ Sycamore Tan – SW#2855, Satin, latex, exterior paint.

Tricorn Black – SW#6258, Satin, latex, exterior paint.

Safety Red – Safety Red is a generic color name. Like all "safety" colors, it comes pre-mixed in a specific color which is universal across paint companies.

*The Tucson Red only is a Benjamin Moore paint.

(Behr ok to use)

use vs flat
because semi-gloss
will not fade
as fast

BUILDING PAINT APPLICATION RECOMMENDATIONS

1. Building
 - a. Lo-pressure wash all surfaces
 - b. Caulk/repair Dryvit where needed (especially around light fixtures, electric plates, lower portion of building, etc.)
 - c. Apply two (2) coats of paint to all building surfaces
2. Light poles, sign cans, safety rails, directional signs, preview boards (if already black)
 - a. Lo-pressure wash all surfaces
 - b. Apply one coat of specified paint
3. The following items to be painted:
 - a. Building – see "Building Paint Schemes". Note that downspouts are always to be painted the same color as the wall on which they are mounted.
 - b. Primary Red – Safety rails, pole and pole sign can, bollards, drive-thru directionals, building sign cans

Design of NEW logo Exhibit 2

D.3.a

★ Current sign housings will not be changed



All Vinyl to be applied to second surface of sign face.

- * New sign face to be fabricated using same materials and methods as current sign face.
- * Tomato is to be a convex 5 1/2" bubble form and all white letters should be embossed 1/2" off face of sign.
- * Colors to match as indicated.

Retainer to match pole color

Background is Black

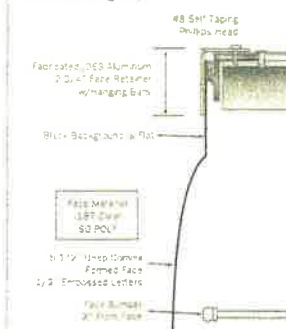
Stem: 3M#3630-156 Vivid Green
(with black outlines)

Tomato: 3M#3630-143 Poppy Red
(formed per dotted line as shown)

Dotted line indicates Perimeter of tomato
forming (bubble type convex form)

White letters are to be embossed

Attachment Detail
Not to Scale
Provided by
Heath Federal Sign Co.



Sign Face
Pylon Study

Notes

Drawings not printed by WD Partners
may not be to scale

Field verify size and/or attachment
is correct prior to production

Document for design intent only

Do not use for construction

Revisions

No.	Revision/Submission	Date

Scale 1/2"=1'-0"

Drawn By DJY

Client Approval

Brand:

Design & Construction:

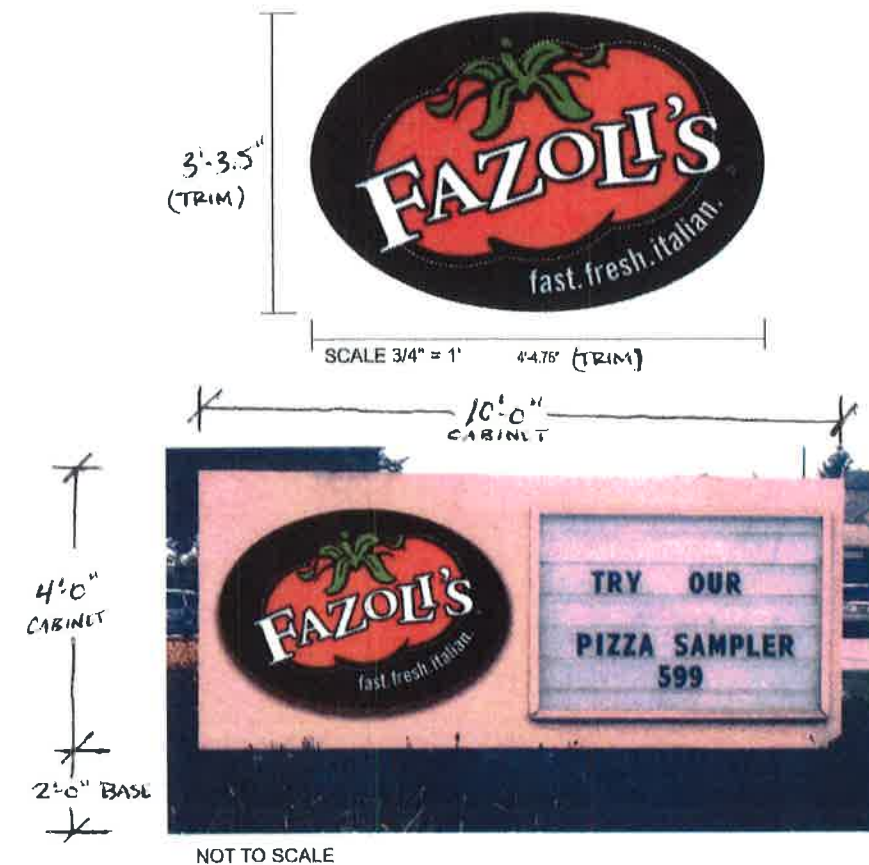
WD PARTNERS

Document prepared and presented by
WD Partners: 7007 Discovery Blvd, Dublin, OH
43017 (614) 634-7000 wdpartners.com

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disclosure, reproduction, distribution or use
of this information without express written
authorization is strictly prohibited.

Date: 10-0310

4



(2) Replacement Faces for Existing D.F. Monument Sign

HIGH RESOLUTION LOGO ART FILE REQUIRED FROM CLIENT

SIGN CABINET - EXISTING CABINET REMAINS AS IS EXCEPT REPAINT IF NECESSARY.

SIGN FACE - .125" POLYCARBONATE, SMOOTH PAN FORMED 2" DEEP WITH 2" FLANGE.

ALL GRAPHICS RENDERED SMOOTH AND APPLIED TO SECOND SURFACE.

INSTALLATION - REUSING ALL EXISTING RETAINER MOLDINGS AND FASTENERS.

COLORS:

FACE BACKGROUND - OPAQUE BLACK

FAZOLI'S GRAPHICS -

TOMATO - POPPY RED, 3M #3630-143

STEM - VIVID GREEN, 3M #3630-156

COPY AND "R" SYMBOL - WHITE

ALL ELSE OPAQUE BLACK AS ILLUSTRATED

(DOTTED LINE NOT TO APPEAR ON FINISHED SIGN FACE)

(2) New Readerboards and Track

PAN FORMED WHITE POLYCARBONATE, .125" x 38.75" x 55.75".

TRACK INSTALLED (5) LINES OF 4" ON (5) TRACK.

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

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CLIENT APPROVAL _____ DATE _____

☒ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME FAZOLI'S
LOCATION 8830 E. MAIN ST.
CITY REYNOLDSBURG STATE OHIO

REVISION _____

SALES JH
DESIGN RAF
SIZE 14

DATE 8-5-16
SCALE Noted
PROJECT# 16427



NOT TO SCALE



Replacement Face for Existing Sign
HIGH RESOLUTION LOGO ART FILE REQUIRED FROM CLIENT

SIGN CABINET - EXISTING CABINET REMAINS AS IS EXCEPT REPAINT IF NECESSARY.

SIGN FACE - .125" POLYCARBONATE, SMOOTH PAN FORMED 2" DEEP WITH 2" FLANGE.

ALL GRAPHICS RENDERED SMOOTH AND APPLIED TO SECOND SURFACE.

INSTALLATION - REUSING ALL EXISTING RETAINER MOLDINGS AND FASTENERS.

COLORS:
FACE BACKGROUND - OPAQUE BLACK
FAZOLI'S GRAPHICS -
TOMATO - POPPY RED, 3M #3630-143
STEM - VIVID GREEN, 3M #3630-156
COPY AND "R" SYMBOL - WHITE
ALL ELSE OPAQUE BLACK AS ILLUSTRATED
(DOTTED LINE NOT TO APPEAR ON FINISHED SIGN FACE)

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

©COPYRIGHT 2015 SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4328 • info@signcominc.com							
 Design • Fabrication • Erection • Service	CLIENT APPROVAL	DATE	☒ PRODUCTION ART REQUIRED Colors on Printed Documents May Vary	PROJECT NAME <u>FAZOLI'S</u>	REVISION <u> </u>	SALES <u>JYH</u>	DATE <u>8-5-16</u>
				LOCATION <u>6830 E. MAIN ST.</u>		DESIGN <u>BAF</u>	SCALE <u>Noted</u>
				CITY <u>REYNOLDSBURG</u> STATE <u>OHIO</u>		SIZE <u>14</u>	PROJECT# <u>16427</u>



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 174572
Permit #:
Date Submitted: 8/2/16
Fee Amount: \$50.00

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

☒ Paid: Visa

I. PROPERTY INFORMATION

Property Address:

7339 East Main St, Reynoldsburg, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Andrea Ramsey

Contact Email:

andrea.c.ramsey@gmail.com

Contact Phone Number:

614-633-6885

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Main Street Wellness Studio

Contact Name:

Andrea Ramsey

Contact Phone Number:

614-633-6885

Contact Email:

andrea.c.ramsey@gmail.com

Description of Use:

massage & yoga

IV. APPLICANT INFORMATION

Applicant Name:

Andrea Ramsey

Applicant Address:

11081 Graham Rd Reyn. 43068

Applicant Phone Number:

614-633-6885

Applicant Email:

andrea.c.ramsey@gmail.com

☐ Property Owner

☒ Business Owner/Tenant

☐ Contractor

☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400): _____

☐ Minor/Exterior Modifications (\$200): _____

☐ Signage (\$75): _____

☒ Historic District (\$50): new front awning

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Andrea Ramsey

Date: 7/28/16

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: CC

☒ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date: 9/1/16

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

Planning Admin.: _____ Date: _____

577 N. 4th Street, Columbus, Ohio 43215

Phone: 614-221-5404

Fax: 614-365-9420

Purchase Agreement

Date: 7/5/2016
Customer: Main Street Wellness Studio
Job Name: Front door awning
Billing address: Main Street Wellness Studio
 7339 E. Main Street
 Reynoldsburg, Ohio 43068
Contact person: Andrea Ramsey
Scope of Work: Recover existing awning frame w/ new fabric and graphics

Est. Install Date Approx. 4-5 weeks
Job Site: Reynoldsburg, Ohio
Phone: 614-633-6885
Mobile:
Fax:
E-mail: andrea.c.ramsey@gmail.com

Awning Style: Existing radius style door awning
Drop: 4'-0"
Width: 5'-7"
Projection: 5'-0"
Valance: 12" rigid
Valance Pattern: Straight
Binding: n/a
Fabric: Sunbrella (fire retardant)
Fabric Color: ~~Spa~~ undecided turquoise
Graphics: Logo in body, text on valance is included
Lighting or Ceiling: n/a
Frame: Existing radius style door awning
Paint Frame: Not included
Installation: Included
Permits/Engineering: None included

Quantity: 1 recover

Contract Amount: \$1,275.00
Sales Tax: 7.50% \$95.63
Total: \$1,370.63
Deposit: 50% \$700.00
Balance Due: \$670.63

Sales Representative: John Osburn
 (johnosburn@capitalcityawning.com)

Customer Signature & Date:

Andrea Ramsey 7/5/16

PAYMENT TERMS - 50% down, balance due upon receipt of invoice. This agreement will not obligate or become effective until Capital City Awning receives a deposit for the product in an amount of no less than 50% of the contract price, unless otherwise stated. We will honor this quote for 30 days.

LIMITED WARRANTY - Perfection in awning materials is not possible. Pin holes, dropped threads, minute lines or small wrinkles in the fabric cannot be prevented and are not valid causes for complaint. Materials are not guaranteed to be sunfast. Materials recommended by us are mildew resistant and water repellent. It is normal to experience leaking along the seams during the first few rains until the threads expand to fill the voids in the material. Our workmanship is guaranteed for 1 (one) year from date of installation. Fabric has a 5 (five) year limited warranty from the manufacturer and is prorated on a use basis. It does not cover damage due to acts of God, nature, pests, wild animals, or vandalism.

TRANSFER OF PROPERTY - Customer agrees that the awning material and completed work remain the property of Capital City Awning Company until payment in full according to this Purchase Agreement is received by Capital City Awning Company. Upon receipt of payment in full, ownership shall be transferred to Purchaser. If payment is not made as agreed, or, within 30 (thirty) days of installation, whichever is later, customer agrees and hereby grants permission to Capital City Awning Company to remove all awnings and material installed and customer shall forfeit any payments made. If Capital City Awning Company has to remove awnings and material installed, it will not be responsible for the condition of the customer's property resulting from the removal of the awnings and material. Customer also agrees to pay any and all finance charges, collection fees, attorney and legal fees incurred in an attempt to collect this debt.

Attachment: Application #174572 (1512 : 7339 E. Main St.; Application #174572; Applicant: Andrea Ramsey)

