



Application for Variance

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

*Applicant Name: Jordan Framm (agent) *Phone: 614-446-0367
*Applicant Address: 919 Old Henderson Rd, Columbus OH 43220 *Fax: 614-324-5920
*Applicant Email: JNFRRMM@ICLOUD.COM

*Applicant's Relationship to Project: Land Owner: Option Holder: Cont. Purchaser: Agent:

*Property Owner Name: Spirit Master Funding VI LLC *Phone: 480-443-5982
*Property Owner Address: 16767 N. Perimeter Dr #210 Scottsdale, AZ *Fax: NOT PROVIDED
*Contact Name: Sandi Pruitt 45260 *Email: SPRUITT@SPIRITREALTY.COM

*Address for Requested Variance: 690 Morrison Blvd, Gahanna OH 43230
*Parcel ID#: 025-011636-00 *Current Zoning: OCT

*Description of Variance Requested: Request for sign face modification to reflect current public/private branding initiative for this portion of Gahanna's OCT District

*Applicant's Signature: [Signature] *Date: 4/25/15

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

- Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
- One (1) digital copy of completed application and associated documents.
- A list of contiguous property owners and their mailing addresses.
- Pre-printed mailing labels for all contiguous property owners.
- A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
- Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

*PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:

Code Sections to be varied: _____

Description of the governing code and the requested variance: _____

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning and landscaping regulations now in place.

Planning & Zoning Administrator's Signature: _____ Date: _____

For Internal Use:
SunGard File No. _____
PC File No. _____
Public Hearing Date: _____

(Received) (Paid) (Accepted by PZA)

Revised 10-1-2014/cas


5760

TRANSFERRED

Conveyance	
Mandatory-	1186.20
Permissive-	1186.20
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

APR 24 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO


 201404240050126
 Pgs: 6 \$60.00 T20140026987
 04/24/2014 2:47PM MEPPFIREHOUSE
 Terry J. Brown
 Franklin County Recorder

LIMITED WARRANTY DEED

PROFESSIONAL RESOURCE DEVELOPMENT, INC., an Illinois corporation, ("**Grantor**"), whose address is 1200 Network Centre Drive, Suite 2, Effingham, Illinois, does hereby grant, bargain, sell and convey unto **SPIRIT MASTER FUNDING VI, LLC**, a Delaware limited liability company ("**Grantee**"), whose tax mailing address is 8377 East Hartford Drive, Suite 200, Scottsdale, Arizona 85255, all of Grantor's right, title and interest in and to that certain real property situated in Franklin County, Ohio, legally described on **Exhibit A** hereto, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "**Property**"), subject only to the encumbrances described in **Exhibit B** attached hereto and made a part hereof (hereinafter called the "**Permitted Encumbrances**."")

Tax Parcel #: 025-011636-80 & 90.

Prior Instrument Reference: Special Warranty Deed dated May 14, 2004 and recorded May 26, 2004, in as Instrument No. 200405260121612, in the Office of the Recorder of Franklin County, Ohio; Parcel Number 025-011636-80 & 90.

AND Grantor covenants with the Grantee, its heirs, assigns, and successors, that the Property is free from all monetary liens made by Grantor, and that Grantor does warrant and will defend the same to the Grantee and its heirs, assigns, and successors, forever, against all acts of Grantor but none other, subject to the Permitted Encumbrances.

THIS SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, Grantor has caused its name to be subscribed hereto by its Official Officers this 31 day of March, 2014.

GRANTOR:

**PROFESSIONAL RESOURCE
DEVELOPMENT, INC.**, an Illinois corporation

By: Jonathan Brumleve
Jonathan Brumleve, Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF Effingham)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Jonathan Brumleve, the Secretary of PROFESSIONAL RESOURCE DEVELOPMENT, INC., an Illinois corporation, who acknowledged that he did sign the foregoing instrument on behalf of said corporation, and that the same is his free act and deed as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 26 day of March, 2014.



Stephanie B. Massey
Notary Public

My Commission Expires: 2-10-2018

This instrument was prepared by:

Sheri A. Ghatak
Reed Smith LLP
Three Logan Square, Suite 3100
1717 Arch Street
Philadelphia, PA 19103

Auditor's and Recorder's Stamps

EXHIBIT A

LEGAL DESCRIPTION

Situated in the City of Gahanna, County of Franklin, State of Ohio, described as follows:

Situate in the State of Ohio, County of Franklin, City of Gahanna, in Lot Number Five (5), Quarter Township 3, Town 1 North, Range 16 West, United States Military Lands, and being a portion of an original 220.064 acre tract of land conveyed to Andre M. Buckles by deed of record in Deed Book 3700, Page 120, all references to Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a ¾-inch I.D. iron pipe set at the intersection of the southerly right-of-way line of Techcenter Drive and the northeast right-of-way line of Morrison Road;

Thence North 58° 03' 42" East along the southerly right-of-way line of Techcenter Drive a distance of 242.41 feet to a ¾ inch I.D. iron pipe set at a northwesterly corner of an 8.643 acre tract of land conveyed out of said 220.064 acre tract to Morrison Taylor, Ltd. by deed of record in Official Record Volume 33808, Page F-11;

Thence South 31° 56' 18" East along a westerly line of said 8.643 acre tract a distance of 90.00 feet to a ¾ inch I.D. iron pipe set;

Thence South 58° 03' 42" West along a northerly line of said 8.643 acre tract a distance of 12.50 feet to a ¾ inch I.D. iron pipe set;

Thence South 31° 56' 18" East along a westerly line of said 8.643 acre tract a distance of 130.00 feet to a ¾ inch I.D. iron pipe set;

Thence South 58° 03' 42" West along a northerly line of said 8.643 acre tract a distance of 242.39 feet to a ¾ inch I.D. iron pipe set in the curved northeast right-of-way line of Morrison Road and at a corner of said 8.643 acre tract;

Thence northwesterly along the curved northeast right-of-way line of Morrison Road with a curve to the left, data of which is: radius = 3,524.04 feet and sub-delta = 3° 35' 00", a subchord distance of 220.35 feet bearing North 28° 41' 23" West to the place of beginning;

Containing 1.213 acres of land, more or less, and being subject to all easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird and R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in January, 1998. Basis of bearings is the southerly line

#P03828
Franklin County, OH

of Techcenter Drive, being North 58° 03' 42" East, as shown of record in Plat Book 87, Page 58, Recorder's Office, Franklin County, Ohio.

Together with all of Grantor's rights and interest in and to that certain Deed of Easement (Ingress/Egress) from Morrison Taylor, Ltd., to Andre M. Buckles, filed March 3, 1997, at 3:20 p.m., and recorded in Official Record Volume 34428, Page D-02, Recorder's Office, Franklin County, Ohio.

Together with all of the rights, title and interest in and to that certain Deed of Easement (Ingress/Egress) from Morrison Taylor, Ltd., to Techcenter, LLC, filed February 18, 1998, at 3:24 p.m., and recorded as Instrument No. 199802180036353, Recorder's Office, Franklin County, Ohio.

Save and Except from the above described parcel the following real property more particularly described as follows: *As Recorded in Instr# 200511300251693*

Situate in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, lying in the United States Military Lands, and being out of a 1.213 acre tract conveyed to Professional Resource Development, Inc. by deed of record in Instrument Number 200405260121612 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning, at a ¾-inch iron pipe found marking the intersection of the southerly right-of-way line for Techcenter Drive (Plat Book 87, Page 58) with the easterly right-of-way line for Morrison Road (see plan FRA-270-28.30N, FRA-317-16.67 and on file with the Ohio Department of Transportation), said intersection being the most westerly corner of said 1.213 acre tract;

Thence North 58° 04' 03" East, with said southerly right-of-way line, the northerly line of said 1.213 acre tract, a distance of 242.41 feet to a mag nail found marking a point of curvature in the said southerly right-of-way line, the most northerly corner of said 1.213 acre tract, a corner of that 8.643 acre tract conveyed to Columbus Southern Power Company of record in Instrument Number 199806120145921;

Thence South 31° 55' 57" East, with an easterly line of said 1.213 acre tract, a westerly line of said 8.643 acre tract, a distance of 10.00 feet, to an iron pin set;

Thence across said 1.213 acre tract, the following courses:

South 58° 04' 03" West, a distance of 212.67 feet, to an iron pin set;

South 13° 57' 05" West, a distance of 28.72 feet, to an iron pin set;

With a curve to the right, having a central angle of $00^{\circ} 24' 20''$, a radius of 3534.04 feet, an arc length of 25.00 feet, and a chord that bears South $29^{\circ} 47' 59''$ East, a chord distance of 25.00 feet, to an iron pin set;

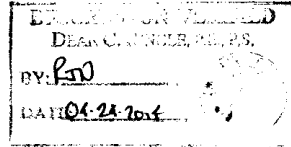
South $60^{\circ} 24' 10''$ West, a distance of 10.00 feet, to an iron pin set in the easterly right-of-way line of Morrison Road;

Thence with a curve to the left, having a central angle of $00^{\circ} 53' 16''$, a radius of 3524.04 feet, an arc length of 54.60 feet, and chord that bears North $30^{\circ} 02' 27''$ West, a chord distance of 54.60 feet, along the easterly right-of-way line of said Morrison Road, to the Point of Beginning, containing 0.071 acre, more or less.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT Inc.

Bearings are based on South $85^{\circ} 46' 52''$ East for the old centerline of Taylor Road, as shown on Plat Book 50, Page 32, and the Ohio State Plane Coordinate System per NAD 83, South Zone.

parcels 025 - 011636-80 + -90



0-039-D
ALLOF
(25)
011636

EXHIBIT B

PERMITTED ENCUMBRANCES

Those covenants, conditions, restrictions and easements of record set forth on Schedule B, Section 2 of the Title Insurance Policy issued to Grantee on or about the date hereof by First American Title Insurance Company.

The lien of any real estate taxes, water and sewer charges not yet due and payable.



January 29, 2015

To Whom It May Concern:

Professional Resource Development, Inc. (PRDI), an Illinois Corporation, hereby grants permission to Value Recovery Group II and the City of Gahanna to make the proposed alterations to the common area signage at 690 Morrison Road, Gahanna, OH 43230, as depicted in the attached Exhibit A.

PROFESSIONAL RESOURCE DEVELOPMENT, INC.

A handwritten signature in blue ink, appearing to read "Jonathan Brumleve", is written over a horizontal line.

Jonathan Brumleve, Controller

1200 Network Centre Drive, Ste. 2
Effingham, IL 62401
Phone: 217.540.5100
Fax: 217.540.5589



Exhibit A



1200 Network Centre Drive, Ste. 2
Effingham, IL 62401
Phone: 217.540.5100
Fax: 217.540.5689



April 22, 2015

City of Gahanna
200 S. Hamilton Rd.
Gahanna, Ohio 43230

RE: Sign Update Approval

To Whom It May Concern:

Spirit Realty hereby appoints Value Recovery Group II and Jordan Fromm (as representative) to act as agent in regards to the sign changes proposed in May of 2015 for the Monolith identification sign at the corner of Tech Center and Morrison Road, which is currently advertising for "OffiCenter2"

If you have any questions, please contact Sandi Pruitt at 480-443-5982 or spruitt@spiritrealty.com. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Totherow', with a long horizontal line extending to the right.

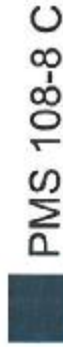
Bill Totherow
Vice President Asset Management

/sp

TITLE: GOLF DEPOT / CENTRAL PARK OF GAHANNA BLACK COPY DARKER BLUE

LOCATION:

SIGN VISION CO.



PMS 108-8 C



C 100 M 81 Y 31 K 16

SIGN VISION CO.



CORPORATE OFFICE:
987 CLAYCRAFT RD.
COLUMBUS, OH 43229
PHONE: (614) 475-5161

CLIENT:

DATE:

Client Approval + Date

Landlord Approval + City



UL Certifications are listing equipment for each jurisdiction. Contact your listing authority or UL for more information. UL is not responsible for the installation of signs. This listing is for informational purposes only. It is not a warranty or endorsement. For more information, please contact your local UL representative. UL is not responsible for the installation of signs. This listing is for informational purposes only. It is not a warranty or endorsement. For more information, please contact your local UL representative.

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Sign Vision Co., Inc.

PAGE #: 1

OF PAGES: 1

DRAWING #: #

Value Recovery Group II (VRGII), developer and asset manager of the Central Park of Gahanna and Bedford II Redevelopment project et al, is requesting a variance for an off-premise sign change to the existing monolith sign labeled "OffiCenter2" on the southeastern corner of Tech Center Drive and Morrison Road. The proposal is to simply change the sign face from an identifier sign which demarcated the location of the OffiCenter2 complex. Since the initial development of OffiCenter2, the area has grown with public and private infrastructure improvements to provide more available commercial real estate for development within the City of Gahanna. It has been a joint effort between the COCIC, City of Gahanna, and VRGII, to brand and infill develop the remaining vicinity of OffiCenter2 as Central Park of Gahanna. With the passing of the Central Park TIF, the boundaries of Central Park of Gahanna include all of the sites within the OffiCenter2 area.

The following conditions shall be satisfied with this proposal:

- (a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
 - a. As noted with the expansion of commercial real estate land for development in the immediate vicinity of the initial OffiCenter2 development, in order to enhance visibility for the Central Park of Gahanna development (a promoted brand by the COCIC, the City of Gahanna, and VRGII), a sign change will be necessary for marketing, wayfinding, and community identity purposes. Currently, Central Park of Gahanna land is not visible from major thoroughfares such as the intersection of Tech Center and Morrison Road. This change will enhance the visibility of the project. The antiquated branding of OffiCenter2 within the now-all-encompassing Central Park of Gahanna OCT District poses a branding conflict.
- (b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
 - a. It was anticipated at the inception of the Central Park of Gahanna development that a wayfinding and branding initiative at key intersections around the development would occur through TIF mechanisms. To date, TIF proceeds are not sufficient to support this and the other important infrastructure needs. Central Park of Gahanna has had one buyer in 8 years of existence despite engagement of three commercial real estate brokerage firms and countless attention spent on the development of the area. With a sense of urgency, VRGII is willing to cover the costs in full to complete this sign change as a stop-gap measure as VRGII awaits the signage and wayfinding branding initiative to materialize through future TIF proceeds.
- (c) The granting of the application will not materially affect adversely the health or safety of person residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.
 - a. The proposed sign change will not change the footprint or structure of the existing sign, thus no hazard will be created. The sign does not serve as an identifier for any one parcel, thus a change makes no impact on the dispatch of emergency vehicles. The sign content is not materially or personally offensive. Permission has been granted by the property owner and the tenant in the office space on the parcel.

Contiguous Property Owners:

Columbus Southern Power

700 Morrison Road

Gahanna, OH 43230

Mailing labels:

Columbus Southern Power
700 Morrison Road
Gahanna, OH 43230



Map Title



Legend

- Addresses
- Driveways & Parking Lots
- Roadways
- ▭ Parcels
- ▭ Imagery2013

1:649



0.0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

Notes

This map was automatically generated using Geocortex Essentials.

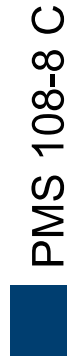
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

TITLE: GOLF DEPOT / CENTRAL PARK OF GAHANNA BLACK COPY DARKER BLUE

LOCATION:

SIGN VISION CO.



PMS 108-8 C



C 100 M 81 Y 31 K 16

SIGN VISION CO.



CORPORATE OFFICE:
987 CLAYCRAFT RD.
COLUMBUS, OH, 43230

PHONE: (614) 475-5161

CLIENT:

Client Approval + Date

DATE:

Blank lines for client name and date.

Landlord Approval + Date



UL73 mounting and Boring Statement for each permanently mounted sign. This sign is intended to be installed in the separate wall studs and/or other applicable locations. This includes proper marking on the sign or label attached to the sign, included in the installation instructions, or provided on a separate sheet or tag shipped with the sign.

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PAGE #: 1

OF PAGES: 1

DRAWING #: #



OffiCENTER²





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Central Park Entry Sign

Project Address: 690 Morrison Road

Planning and Development

The applicant requests to reface an existing sign located at 690 Morrison Road. The sign currently states "Officenter2". It is requested to be replaced with "Central Park of Gahanna". The applicant has obtained permission from the land owner to replace the sign. The applicant provides that the change is necessary as the area is being branded as Central Park of Gahanna and proper identification and wayfinding is necessary.

The request for off premise signage is not permitted by the Code and therefore requires variance approval. Staff recognizes the importance of branding and wayfinding signage for the successful development of Central Park. An update to our 2007 Economic Development Plan is ongoing, it is anticipated that the updated plan will strongly encourage additional branding for this area. As a result, the City may engage in additional branding efforts that will go above and beyond the applicant's request.

Planning and Development staff supports this request as we find that it meets the variance requirements of Section 1131.04 and 1165.12.

- (a) There are special circumstances or conditions applying to the land, building or use referred to in the application.

Staff agrees with the applicant that a special circumstance exists and a sign change is necessary for marketing, branding, and wayfinding. Staff would also note that we anticipate a recommendation of the economic development plan update will be to engage in similar branding opportunities for this area.

- (b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

Staff believes that the granting of the variance is necessary for enjoyment of property rights. Wayfinding signage is integral to the successful development of Central Park.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV

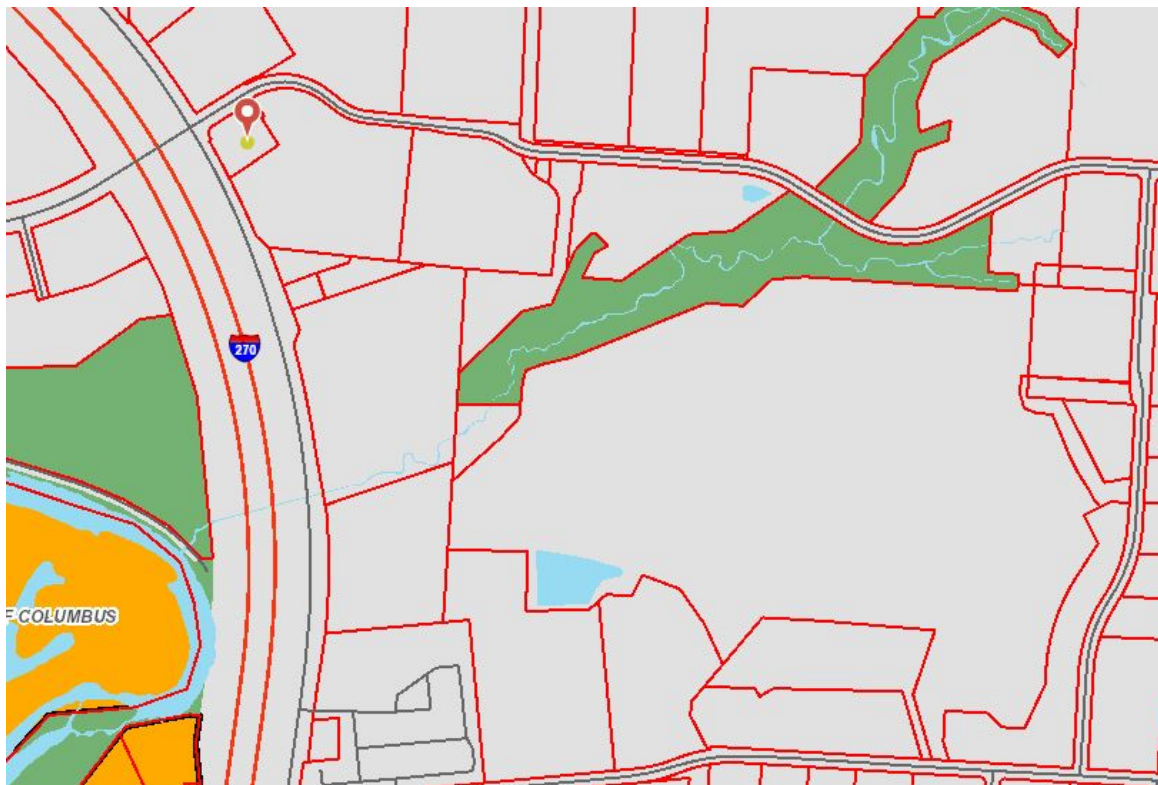


CITY OF GAHANNA

- (c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Staff does not anticipate any negative affects resulting from approval of the variance. In fact, with improved wayfinding and branding, it is anticipated that the variance would positively affect those persons working or traveling to Central Park.

Location Map



Respectfully Submitted By:

Michael Blackford

Deputy Director, Planning and Development



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Spirit Master Funding VI LLC

Project Address: 690 Morrison Road

The applicant seeks a variance to allow an off premises replacement face on an existing monument sign at the corner of Morrison Road and Techcenter Drive. The sign was erected in the early 90s to distinguish the office complex Officenter 1 from the Officenter 2 complex. The applicant has an agreement with the owner of the sign to replace the existing panel with a new panel advertising Central Park of Gahanna.

1165.12 VARIANCES AND APPEALS.

(a) Variance Procedure. This section shall not apply to temporary signs as defined in Section [1165.07](#) of this chapter.

(1) The standard for granting a variance which relates solely to area requirements is a lesser standard than that applied to variances which relate to use. An application for an area variance need not establish unnecessary hardship; it is sufficient that the application show practical difficulties.

In determining whether a property owner seeking an area variance has encountered practical difficulties, Planning Commission shall consider and weight the following factors.

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

B. Whether the variance is substantial;

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);

E. Whether the property owner purchased the property with the knowledge of the zoning restriction;

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

H. Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and

I. Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

(2) In granting such variance, the Planning Commission may specify the size, type and location of the sign, and impose such other reasonable terms, restrictions and conditions as it may deem to be in the public interest.



"HERB CAPITAL OF OHIO"



CITY OF GAHANNA

Respectfully Submitted By:



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV