



**BOARD OF ZONING AND BUILDING APPEALS**  
April 13<sup>th</sup>, 2026

**CALL TO ORDER:**

6:30 P.M.

**ROLL CALL:**

|                 |             |
|-----------------|-------------|
| MICHAEL ARENDS  | 2025 - 2029 |
| MICOLE SPICER   | 2023 - 2027 |
| TAFESE KAHASSAI | 2024 - 2028 |
| CATRENA CANNON  | 2024 - 2028 |
| LORI WATSON     | 2024 - 2028 |

**EXCUSE ABSENT MEMBERS:**

**APPROVAL OF MINUTES:**

February 9, 2026

**CASE(S) FOR CONSIDERATION:**

CASE BA-26-05: 3750-3776 EAST BROAD STREET AND 3790-3944 EAST BROAD STREET, PARCEL NUMBERS 090-000191-00 AND 090-005608, IS SEEKING VARIANCES FROM WHITEHALL CODE SECTIONS 1112.13(B) FOR FREESTANDING SIGN HEIGHT, 1112.12(B) FOR TOTAL SIGN AREA, AND 1112.11(B) FOR NUMBER OF SIGNS PERMITTED.

CASE BA-26-06: 4600 EAST BROAD STREET, PARCEL NUMBERS 090-008249 AND 090-008427, IS SEEKING VARIANCES FROM WHITEHALL CODE SECTIONS 1104.06(b) FOR PERMITTED BUILDING TYPE IN THE COMMUNITY CROSSROADS DISTRICT, 1104.06(c)(1)(b) FOR FRONT YARD SETBACK, 1111.02(c) AND 1111.02(d) FOR PICK-UP AND DROP-OFF PARKING SPACES, AND 1104.06(d)(2) FOR REQUIRED FRONTAGE TYPE.

**OTHER BUSINESS:**

**POLL PUBLIC:**

**POLL BOARD MEMBERS:**

**ADJOURN:**

**CITY OF WHITEHALL  
BOARD OF ZONING AND BUILDING APPEALS  
MEETING MINUTES  
Monday, February 9, 2026**

**CALL TO ORDER**

The City of Whitehall Board of Zoning and Building Appeals meeting was called to order on Monday, February 9, 2026, at 6:30pm.

**ROLL CALL AND VALIDATION OF TERMS OF OFFICE**

Chairperson Watson requested a roll call.

Board members present include:

Lori Watson, Catrena Cannon, Kahassai Tafese, Micole Spicer, and Michael Arends

**EXCUSE ABSENT MEMBERS**

No members were excused as all members were present.

**APPROVAL OF MINUTES**

Chairperson Watson called for corrections to the January 12th, 2026, meeting minutes. Hearing none, she entertained a motion for approval.

Kahassai Tafese made a motion to approve the January 12th, 2026, BZBA minutes. Seconded by Micole Spicer.

Motion passed unanimously: (Watson - yes, Cannon - yes, Tafese - yes, Spicer - yes, Arends - yes).

**CASE FOR CONSIDERATION:**

CASE BA-26-04: 796 Rosemore Ave., Whitehall, OH 43213, Parcel No.090-001563-00

Chairperson Watson introduced the case seeking variances from Whitehall Code Sections 1103.02(C)(1) for front yard setback requirement and 1103.02(C)(2) for lot coverage open space requirement.

**Staff Presentation**

Curtis Nutter, Planning and Development Intern, presented the staff review of the project. He explained that the case, previously known as Rosemore Apartments or Rosemore Landing, was a redesigned version of a proposal that had gone before the Whitehall Planning Commission previously but did not receive favorable recommendation.

Curtis outlined the review process, noting that the BZBA was the first step as the applicant was seeking two variances. If approved, the case would proceed to Planning Commission and then to City Council for final approval of the special use permit before construction and building review.

The property in question is 0.61 acres located at the southeastern corner of Langley and Rosemore, across from the middle school and close to John Bishop Park. The proposed design features 20 single-family apartments ranging from 1-3 bedrooms with a townhouse feel.

Curtis detailed the two variance requests:

**CITY OF WHITEHALL  
BOARD OF ZONING AND BUILDING APPEALS  
MEETING MINUTES  
Monday, February 9, 2026**

- Front yard setback variance (Section 1103.02(C)(1)) - The current code requires a 10-foot minimum setback, but the design proposed is approximately 2-3 feet from the required setback. This variance would accommodate a forecourt design feature.
- Lot coverage variance (Section 1103.02(C)(2)) - The code limits lot coverage to 50%, but the development would need 74% lot coverage primarily to accommodate the 31 parking spaces proposed (exceeding the required 1:1 parking ratio).

Curtis noted the proposal includes 11 new trees where currently none exist, and that the site connects to an ecological corridor linking John Bishop Park to the southern side of Whitehall. He confirmed that the city's engineering department had indicated any stormwater or sewage concerns could be addressed in the engineering and building process. He also verified that the design meets line-of-sight requirements for traffic safety.

#### Applicant Presentation

Joaquin Serantes, Architect on Record, addressed the board and confirmed the accuracy of the staff presentation. He emphasized that the client was interested in developing a residential-scaled project rather than one large apartment building, noting they intentionally reduced it from three stories to two stories to better fit the neighborhood scale.

Mr. Serantes explained that the front setback variance request is specifically to accommodate front porches, creating a more residential feel that would allow residents to sit outside and engage with the community. He clarified that, if necessary, this feature could be eliminated by relocating entrances to the sides of the buildings.

Regarding the lot coverage variance, he noted the design featured average-sized apartments of about 824 square feet (gross), and the coverage was necessary to provide adequate parking while maintaining the residential-style buildings.

#### Public Comments

Several residents spoke regarding the proposal:

Planning Commission Member Barbara Blake expressed support for the project, noting that the architects had addressed many previous concerns raised by neighbors, particularly regarding privacy. She felt the current design was a significant improvement and urged the board to consider the thoughtful adjustments made.

City Council Member Devin Brown expressed appreciation for the proposed parking ratio changes confirming that there are 31 parking spots proposed for 20 units. He expressed appreciation for the separate buildings proposed versus one large apartment building and thanked the architect for the proposed changes.

Multiple residents expressed concerns, including:

- The project not fitting the residential character of the neighborhood;
- Lack of green space compared to existing homes;
- Traffic congestion at the Langley and Rosemore intersection, especially during school dismissal times;
- Visibility issues at the corner;

**CITY OF WHITEHALL  
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Monday, February 9, 2026**

- Placement of a dumpster near residential properties;
- History of the property owner cutting down trees and creating disturbances; and
- Potential drainage issues.

Planning Commission Chairperson Terry Anderson (resident of 806 Rosemore Avenue – adjacent to proposed site) was not in attendance but submitted a letter which was read into the record. The letter expressed opposition based on concerns about setback alignment, sight lines, traffic safety, noise, water retention, trash receptacles, and lack of green space.

**Board Discussion**

Board members sought clarification on several points:

- Whether denial of variances would prevent the development (it would require redesign but not prevent development entirely);
- The scope of the board's authority (limited to the two variance requests);
- Alternatives to the current parking configuration; and
- Code compliance of other aspects of the design.

Curtis clarified that many resident concerns, such as dumpster placement, fencing, and general design elements, would be addressed in later stages of review by Planning Commission and City Council. He confirmed that the line of sight for traffic safety met city requirements.

**Motion and Vote**

Michael Arends made a motion to approve the two variances as submitted with regards to aesthetic and functionality. Seconded by Micole Spicer.

Motion failed with a vote of 1-4 (Watson – No, Cannon – no, Tafese – yes, Spicer – no, Arends - no).

**OTHER BUSINESS**

No other business was discussed.

**ADJOURN**

The meeting was adjourned at 7:31pm.

Submitted by: \_\_\_\_\_  
Natia Hinton  
BZBA Clerk

Date: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
Lori Watson  
BZBA Chairperson

Date: \_\_\_\_\_

## WOMEN OF THE YEAR

## CA soccer team carving its niche for long term

Franchise helping change perception of women's sports

Wendy Naugle  
USA TODAY

If you're heading to your first Angel City Football Club home game at BMO Stadium in Los Angeles, you will experience a vibe.

Girls wearing too-large player jerseys — their dads in pink wigs. PedeRosas, a group of Spanish-speaking supporters, chanting, "Dale, dale, ACFC. Dale, Angel City."

You'll see grandmas and girlfriends. Celebrity owners and families. Huge flags in the team's colors, black and Sol Rosa — a dusty pink representing the Southern California sun and horizon. The omnipresent bass drums will make you want to dance.

And when the home team scores, everyone will be on their feet.

Willow Bay, a TV reporter and dean of the University of Southern California's Annenberg School for Communication and Journalism, remembers her first



A USA TODAY Women of the Year honoree, Angel City FC shows how a team can spark a cultural shift with their vision for the future of women's sports. MATTEA LINAIE/SPECIAL TO USA TODAY

game. It was the team's inaugural season, and it was electric.

"I was blown away," she said. "It just felt special. It felt different, and it felt joyful in a way that kind of took my breath away."

That vibe inspired Bay, with her husband, Disney CEO Bob Iger, to acquire the club and become controlling owners. The move made Angel City one of the most valuable women's sports teams in the world, valued at \$250 million. But that's not the only reason the team is one of the most envied in all of women's sports.

## Learning what is possible

The idea for a women's soccer team in L.A. started not with a former athlete but with actress Natalie Portman. After watching her son cheer on players from the women's World Cup, she reached out to Kara Nortman, a venture capitalist she knew from their work on Time's Up, the women's empowerment movement. Nortman knew entrepreneur Julie Uhrman, and together the three sat down to think about what it would take to launch a women's soccer team.

"Back in 2019, the narrative was that nobody watched women's sports. Nobody invested in women's sports. Nobody cares about women's sports," said Uhrman, 51. L.A. was already an incredibly crowded market with 11 professional sports teams. "Nobody believed it was possible."

They had a lot of learning to do.

"I had to look up the National Women's Soccer League," Uhrman admitted. "I didn't even know it existed."

And there was no real business model to follow.

"There was really only one professional sport where women athletes were paid and had media distribution, and that was tennis," Nortman said.

They were determined from the beginning that this would be a business. "Charities don't always continue," Nortman said. "To actually show that something can be self-sustaining, that's how you ensure its survival. Angel City should outlive all of us. This is so much bigger than any of us, ever."

Initially, they didn't even have a team name. But they knew what they wanted it to be like to watch a game. "We wanted to build an experience that we wanted to go to, and we knew if we did that, fans would come," Uhrman said. "We want our community to feel

See **SOCCER TEAM**, Page 6A

## KIKO AUCTION

ATTN: Investors & Entrepreneurs  
Gray's Mini Storage  
257 Self-Storage Units On 2 1/2 Acres  
11 Buildings Total, \$150k Gross Potential  
Income  
Green Twp., Wayne Co.  
Live Onsite With Online Bidding Available  
Absolute auction, all sells to the highest  
bidders. Location: 2093 N. Kansas Rd.,  
Orville, OH 44667  
Saturday, April 4, 2026, 11:00 AM  
Visit [www.kikoauctions.com](http://www.kikoauctions.com) for full details.  
Auction By Order Of: Dale R. Gray, Trustee of the  
Peggy A. Gray Revocable Trust  
Auctioneer/Realtor: Kristen Kiko,  
330.234.7110, or [kristen@kikocompany.com](mailto:kristen@kikocompany.com)  
com; Jacob Whitacre, 330.417.9123, or  
[jake@kikocompany.com](mailto:jake@kikocompany.com); Peter R. Kiko, Sr.,  
330.705.5996 or [peter@kikocompany.com](mailto:peter@kikocompany.com)

KIKO Auctioneers  
[www.kikoauctions.com](http://www.kikoauctions.com)

## NOTICE OF PUBLIC HEARINGS

A Public Hearing will be held by the Whitahall City Council at regular scheduled meeting on or after, Tuesday, April 21, 2026, at 6:30 pm, in the Courtyard of City Hall, 360 South Yearling Road, to consider the following:

ORD. 022-2026: AN ORDINANCE AMENDING THE PLANNING AND ZONING CODE TO REQUIRE SPECIAL PERMITS FOR THE CONSTRUCTION OR OPERATION OF DETENTION FACILITIES.

Copies of the exhibits are on file with the Clerk of Council and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitahall-oh.us/calendar>.

A Public Hearing will be held by the Whitahall Planning Commission at a special meeting scheduled for Monday, April 20, 2026, at 6:30 pm, in the Courtyard of City Hall, 360 South Yearling Road, to consider the following:

Case 300-2026 for ORD. 022-2026: AN ORDINANCE AMENDING THE PLANNING AND ZONING CODE TO REQUIRE SPECIAL PERMITS FOR THE CONSTRUCTION OR OPERATION OF DETENTION FACILITIES.

Copies of the exhibits are on file with the Clerk of Council and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitahall-oh.us/calendar>.

A Public Hearing will be held by the Whitahall Board of Zoning and Building Appeals at a regular scheduled meeting on Monday, April 13, 2026, at 6:30 pm, in the Courtyard of City Hall, 360 South Yearling Road, to consider the following:

Case BA-26-05: 3764 E. Broad St. Whitahall, OH 43123, parcel numbers 090-00070100 and 090-00060800. In an In-Town and Country Shopping Center to seeking variances from Whitahall Code Sections 1121201, 1121201, and 1121201 for increasing sign height, area, and number per lot/lot/lot.

Case BA-26-06: 4602 E. Broad St. Whitahall, OH 43123, parcel numbers 090-00070100 and 090-00060800 is seeking variances from Whitahall Code Sections 1104-0601, 1104-0602, 1104-0603, 1104-0604, 1104-0605, 1104-0606, and 1104-0607 for permitted building type in the CCD, maximum 104 yard setback for building placement in the CCD, building orientation in the CCD, required fire escape in the CCD, pick-up and drop-off parking spaces creation, and placement of pick-up and drop-off parking spaces.

Copies of the exhibits are on file in the Public Service Department and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitahall-oh.us/calendar>.



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Mon-Fri 9am-5pm, Sat 9am-12pm

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\*Annual Percentage Yield (APY) effective as of 2/9/2026. Certificates of Deposit (CD) require a minimum opening balance of \$500 and a \$500 minimum balance to earn the APY; there is a penalty for early withdrawal. Rates, terms, and APY subject to change without prior notice.

Member  
FDIC

## **NOTICE OF PUBLIC HEARINGS**

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ORD. 022-2026: AN ORDINANCE AMENDING THE PLANNING AND ZONING CODE TO REQUIRE SPECIAL PERMITS FOR THE CONSTRUCTION OR OPERATION OF DETENTION FACILITIES.

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A Public Hearing will be held by the Whitehall Planning Commission at a special meeting scheduled for Monday, April 20, 2026, at 6:30 p.m. in the Courtroom of City Hall, 360 South Yearling Road, to consider the following:

Case NO. 903 for ORD. 022-2026: AN ORDINANCE AMENDING THE PLANNING AND ZONING CODE TO REQUIRE SPECIAL PERMITS FOR THE CONSTRUCTION OR OPERATION OF DETENTION FACILITIES.

Copies of the exhibits are on file with the Clerk of Council and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitehall-oh.us/calendar>.

A Public Hearing will be held by the Whitehall Board of Zoning and Building Appeals at a regular scheduled meeting on Monday, April 13, 2026, at 6:30 p.m. in the Courtroom of City Hall, 360 South Yearling Road, to consider the following:

Case BA-26-05: 3764 E Broad St, Whitehall, OH 43213, parcel numbers 090-000191-00 and 090-005608-00, known as Town and Country Shopping Center is seeking variances from Whitehall Code Sections 1112.11(b), 1112.12(b), and 1112.13(b) for freestanding sign height, area, and number per lot requirements.

Case BA-26-06: 4600 E Broad St, Whitehall, OH 43213, parcel numbers 090-008249-00 and 090-008427-00, is seeking variances from Whitehall Code Sections 1104.06(b), 1104.06(c)(1)(b), 1104.06(c)(3)(notes), 1104.06(d)(2), 1111.02(c), and 1111.02(d) for permitted building type in the CCD, maximum front yard setback for building placement in the CCD, building orientation in the CCD, required frontage types in the CCD, pick-up and drop-off parking spaces denotation, and placement of pick-up and drop-off parking spaces.


Copies of the exhibits are on file in the Public Service Department and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitehall-oh.us/calendar>.

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**FW: Affidavit, Billing, E-Tear**

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From Chana Powell <cpowell@ohionews.org>  
Date Mon 3/30/2026 11:53 AM  
To Lara Jones <lara.jones@whitehall-oh.us>

 3 attachments (503 KB)

26035CC0 Affidavit- City of Whitehall.pdf; 26035CC0 Inv 7535 -Billing- City of Whitehall.pdf; Columbus Dispatch 3-29-2026- City of Whitehall.pdf;

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**From:** Chana Powell  
**Sent:** Monday, March 30, 2026 11:50 AM  
**To:** 'lara.jones@whithall-oh.us' <lara.jones@whithall-oh.us>  
**Subject:** Affidavit, Billing, E-Tear

Good Afternoon Lara,

Here is the affidavit, billing and e-tear for the City of Whitehall that ran in the Columbus Dispatch on Sunday March 29<sup>th</sup>.

Chana L Powell  
ONMA & AdOhio  
Administrative Assistant & Accounting  
1335 Dublin Rd., Ste. 216B  
Columbus, Ohio 43215  
614-486-6677 ext 1025  
[cpowell@ohionews.org](mailto:cpowell@ohionews.org)

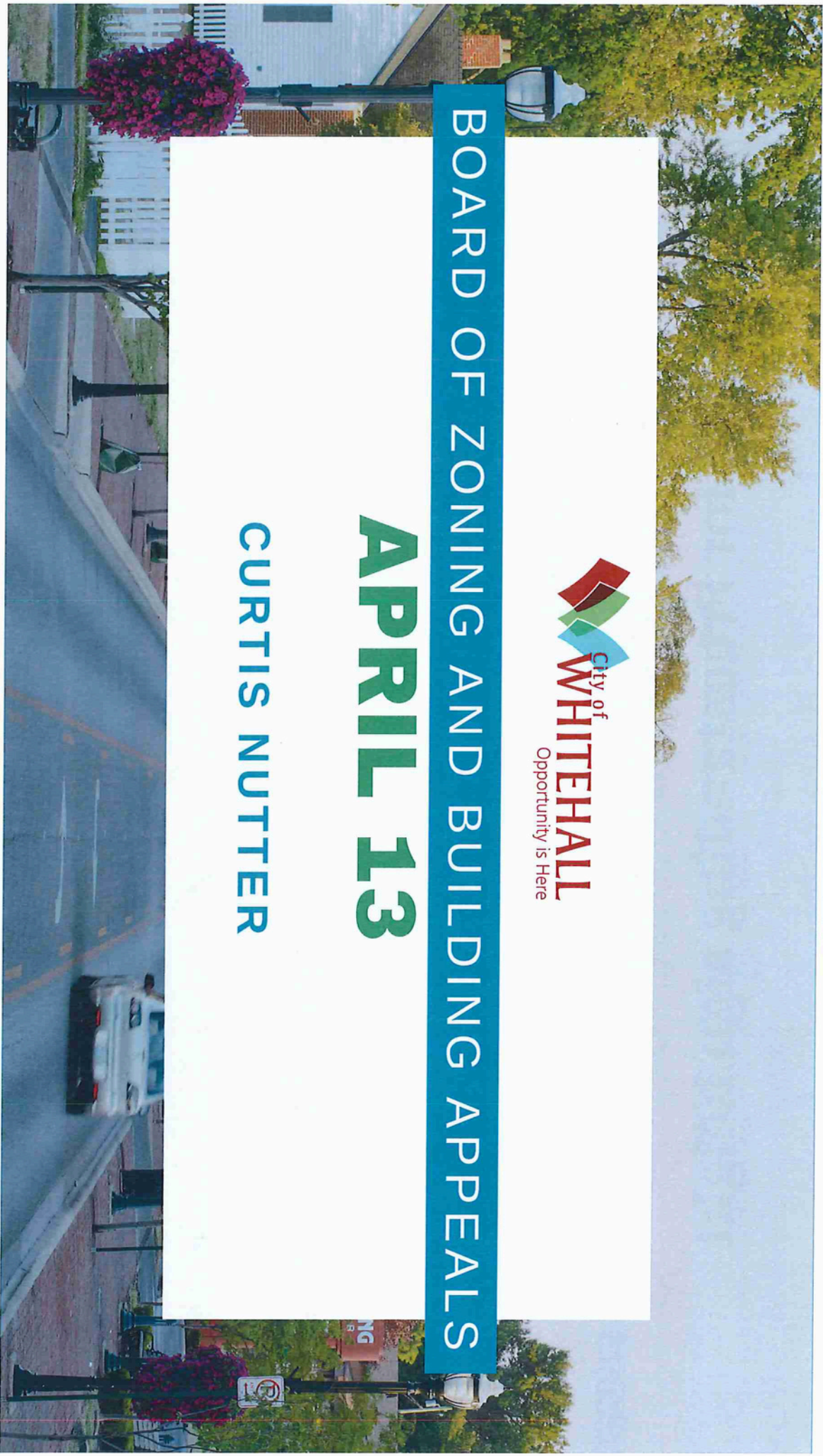
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BOARD OF ZONING AND BUILDING APPEALS

**APRIL 13**

**CURTIS NUTTER**



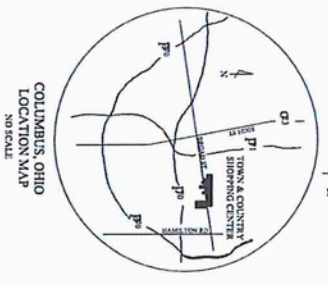
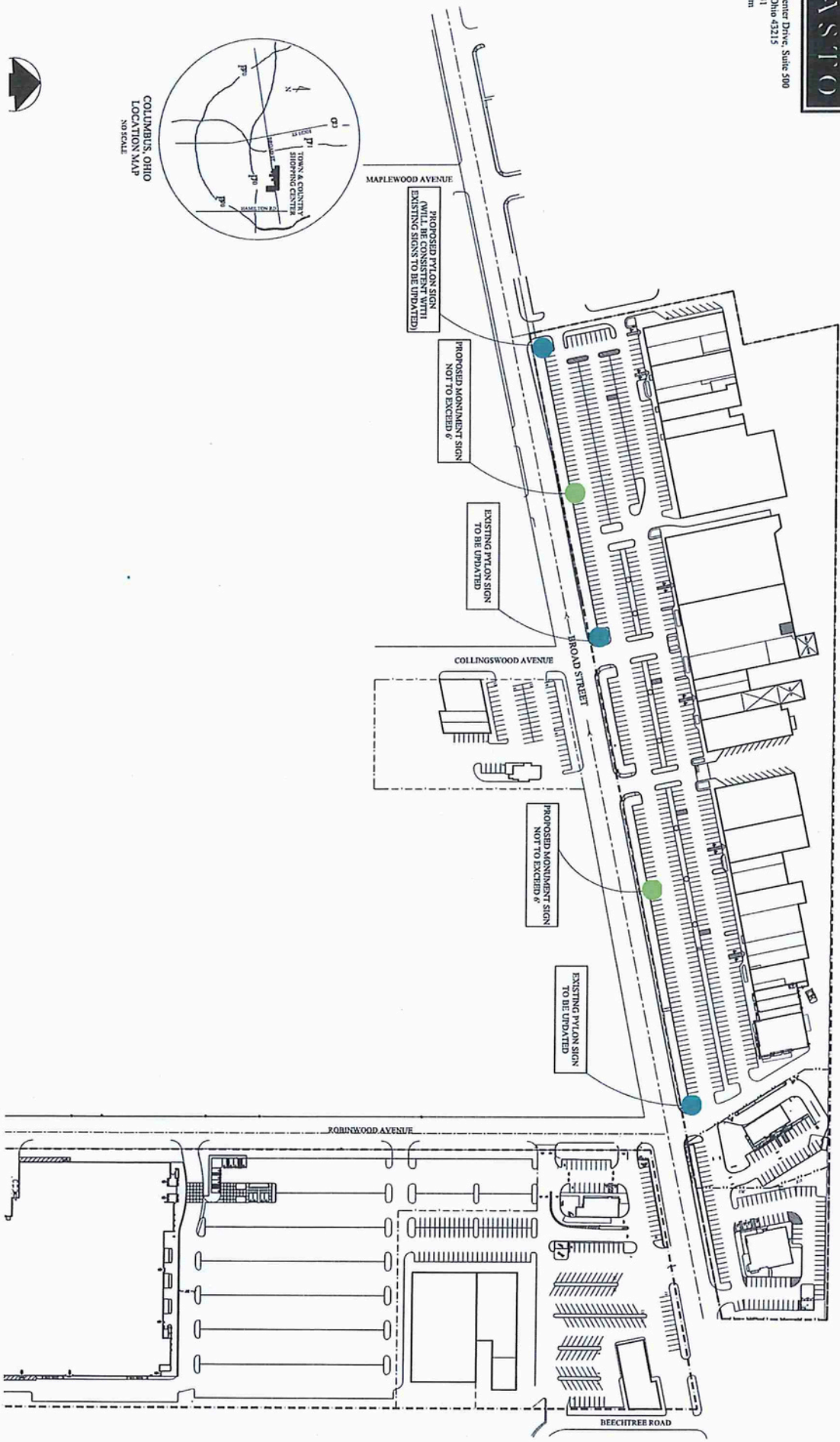
## **CASE BA 26-05**

**Town and Country Shopping Center is seeking variances to**

- **1112.11(b) for Number of freestanding signs permitted**
- **1112.12(b) for Total sign area**
- **1112.13(b) for Freestanding sign height**



290 Civic Center Drive, Suite 500  
Columbus, Ohio 43215  
614-228-3331  
castroinfo.com







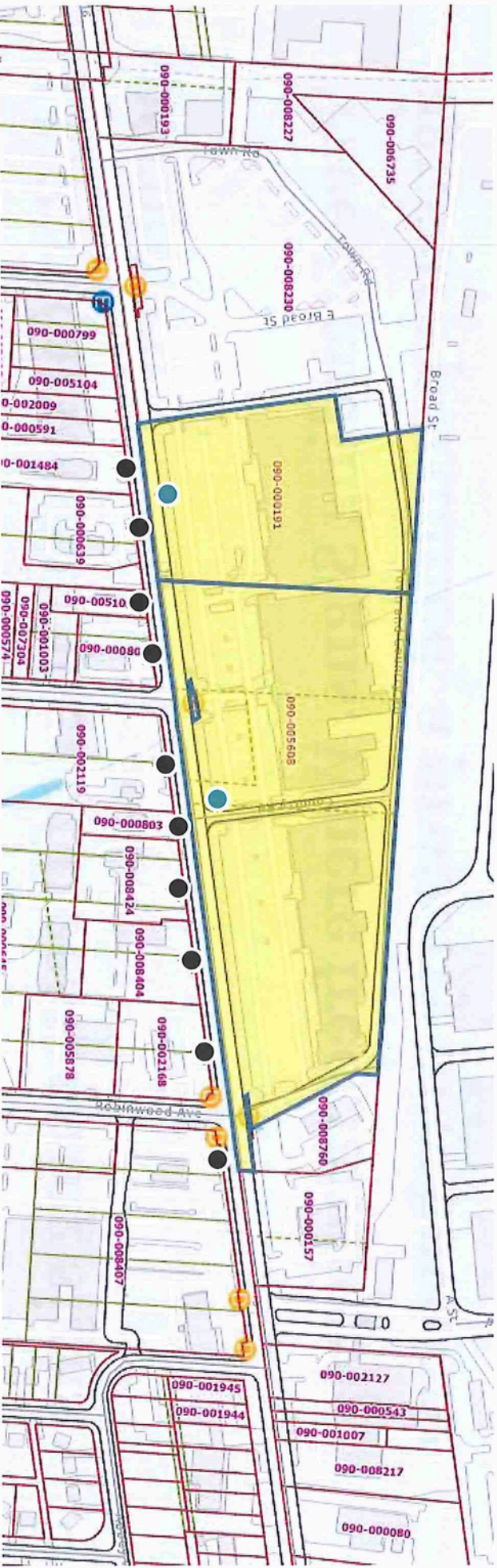
## **WHAT THE CODE SAYS**

**1112.11(b) for Number of freestanding signs permitted**

***“Free-Standing Signs. Where freestanding signs are permitted, a property may have one freestanding sign per street frontage.”***



# WHAT IMPLEMENTATION LOOKS LIKE



## 10 Signs Across the Street

BUT 25 BUSINESSES SERVED BY 2 SIGNS IN TOWN & COUNTRY



## **WHAT THE CODE SAYS**

**1112.11(b) for Total sign area**

**“a freestanding sign setback 70 feet or less from a public right-of-way shall not be larger than 40 square feet.”**



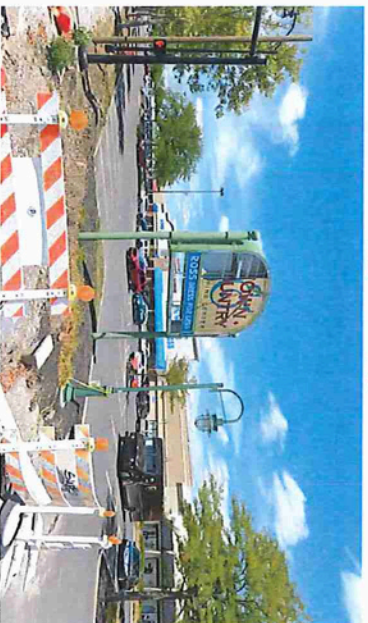
## **WHAT THE CODE SAYS**

**1112.13(b) for Freestanding sign height**

**“No free-standing sign shall exceed eight (8) feet in height.”**

# WHAT IMPLEMENTATION LOOKS LIKE

Existing sign

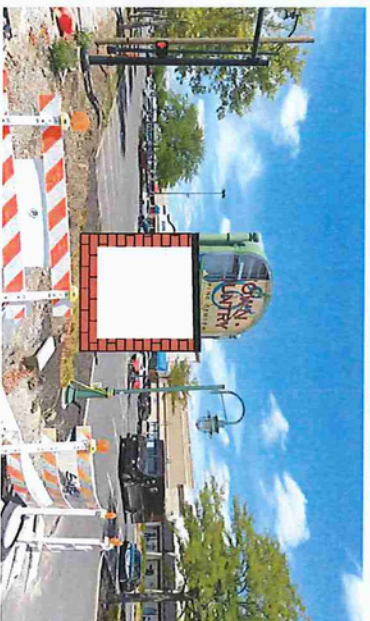


August 2024

Approximately 22 feet tall

Sign area unknown

Proposed sign



Proposed Sign Approximation

15 feet tall

Sign area: 126 square feet

Code allowed sign



Sign Approximation

8 feet tall

Sign area: 40 square feet



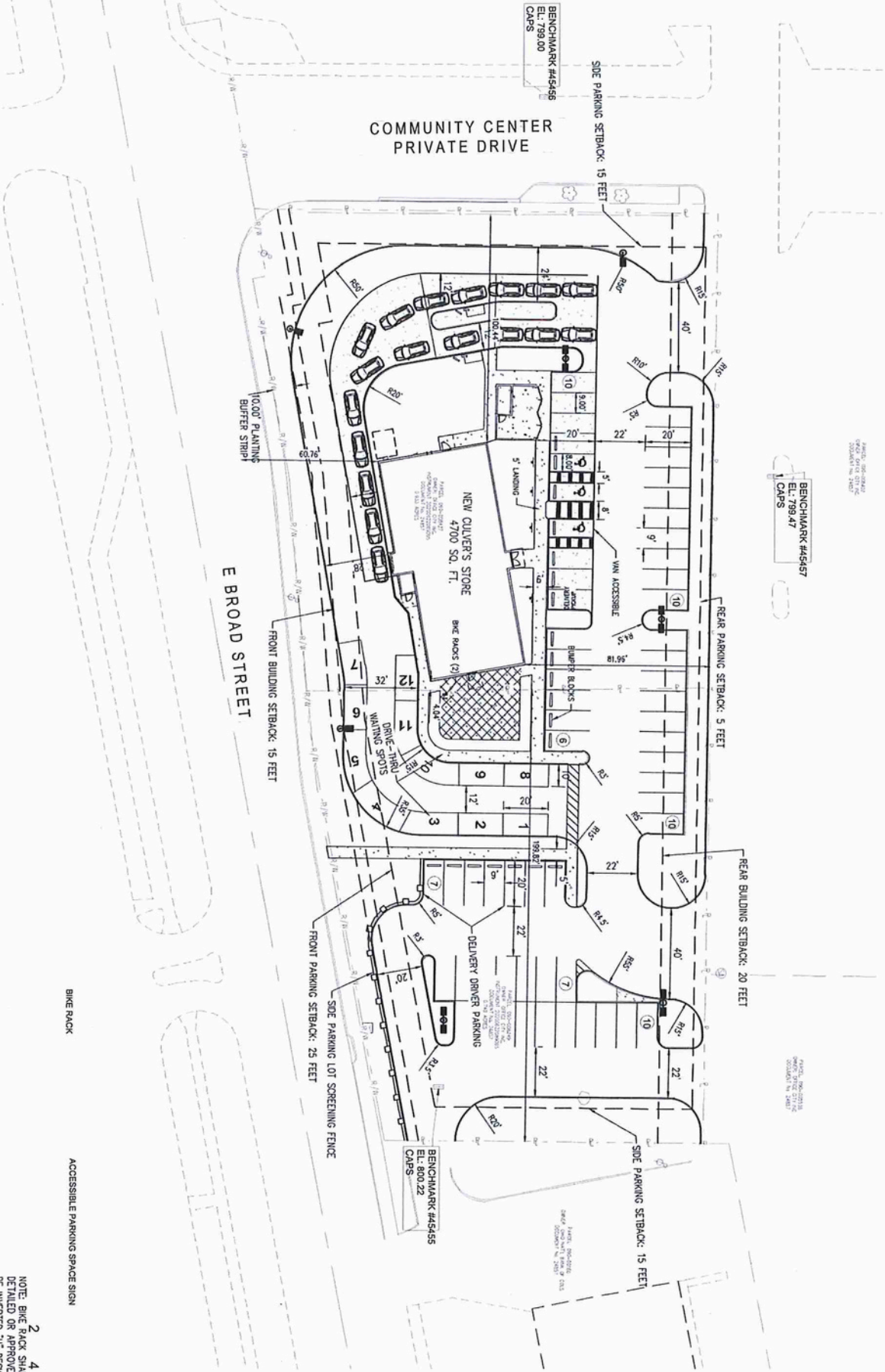
# **DUNCAN FACTORS REVIEW**

## **CASE BA 26-06**

**Mannik & Smith Group is seeking variances to**

- **1104.06(b) for building typology**
- **1104.06(c)(1)(b) for maximum setback**
- **1104.06(d)(2) for required frontage type**





BIKE RACK

ACCESSIBLE PARKING SPACE SIGN

NOTE: BIKE RACK SHALL BE AS  
 2  
 4  
 DETAILED OR APPROVED EQUAL. MUST  
 BE IN ACCORD WITH 11.05.000 2.4.1 WMP 4111

NOTE: ALL CURB RACK  
 OTHERWISE NOTED



# WHAT THE CODE SAYS

## 1104.06(b) for building typology

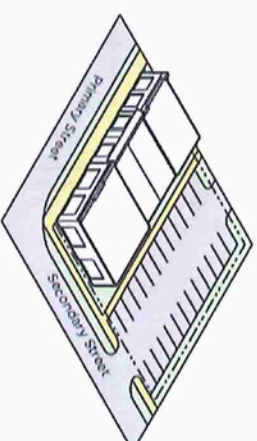
### B PERMITTED BUILDING TYPES

The building types permitted in the CCD District are limited to the following, which shall be placed on lots with minimum dimensions sufficient to accommodate the minimum building type and setback dimensions. See **Section 1107.01** (Building Typologies) for detailed design standards.

| 1. PERMITTED BUILDING TYPES       | REFERENCE   |
|-----------------------------------|-------------|
| Multi-Unit Complex                | 1107.01 (E) |
| Large Flex Retail Building        | 1107.01 (H) |
| Institutional Flex Building       | 1107.01 (I) |
| School and Institutional Building | 1107.01 (K) |
| Office Building                   | 1107.01 (N) |
| Office-Corporate Building         | 1107.01 (O) |
| Retail Large Format Building      | 1107.01 (P) |
| Assembly Use Building             | 1107.01 (S) |

### F. Small Flex Retail Building

#### 1. Typical Lot Configuration



*Note: image is illustrative, not regulatory.*

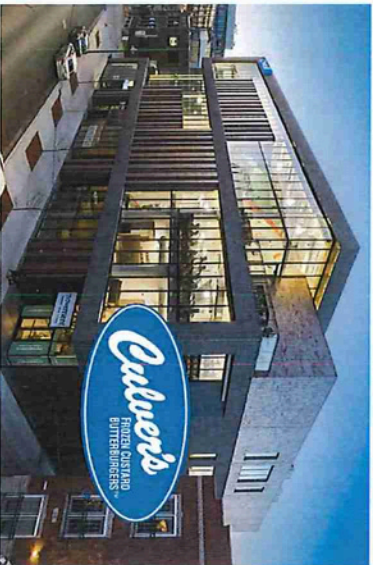
#### 2. Description

Consists of attached or detached structures ranging from one to three stories. Structures can include single or mixed uses. Parking is located in the rear or side of the building and typically accessed from a rear alley when possible.

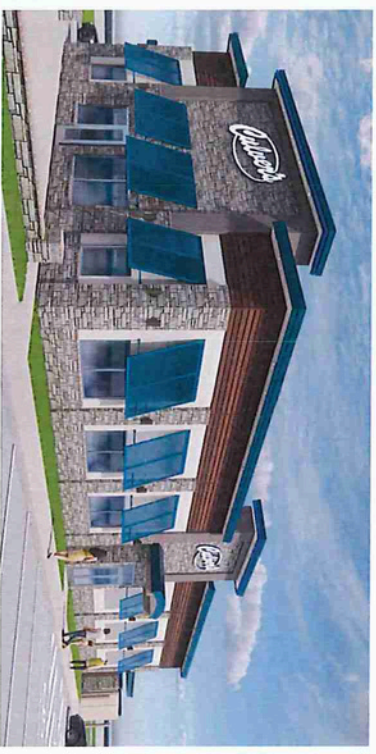


# WHAT IMPLEMENTATION LOOKS LIKE

- Developing a multi-story, multi-tenant building
- Removing the possibility of a drive-thru
- Increasing the number of parking spaces



Code



Variance



# WHAT THE CODE SAYS

**1104.06(c)(1)(b) for maximum setback**

| 1. SETBACK            |    |     |
|-----------------------|----|-----|
| Front Yard (Min. Ft.) | 0  | (A) |
| Front Yard (Max. Ft.) | 15 | (B) |



# WHAT IMPLEMENTATION LOOKS LIKE



Huntington Bank | 72 feet setback

Existing Structure | 61 feet setback

PNC Bank | 46 feet setback

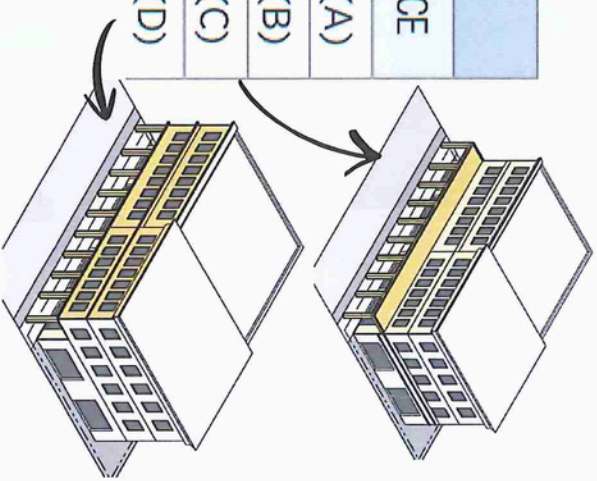
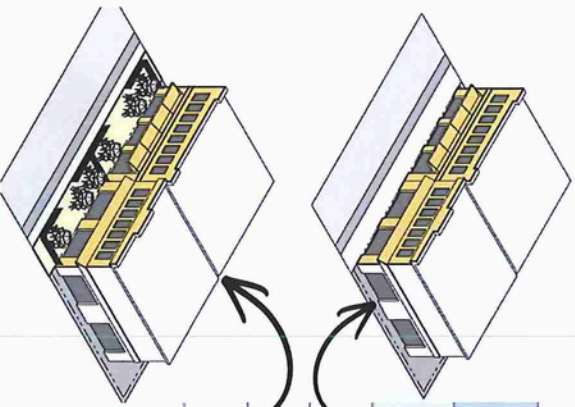
Proposed | 43 feet setback



# WHAT THE CODE SAYS

## 1104.06(d)(2) for required frontage type

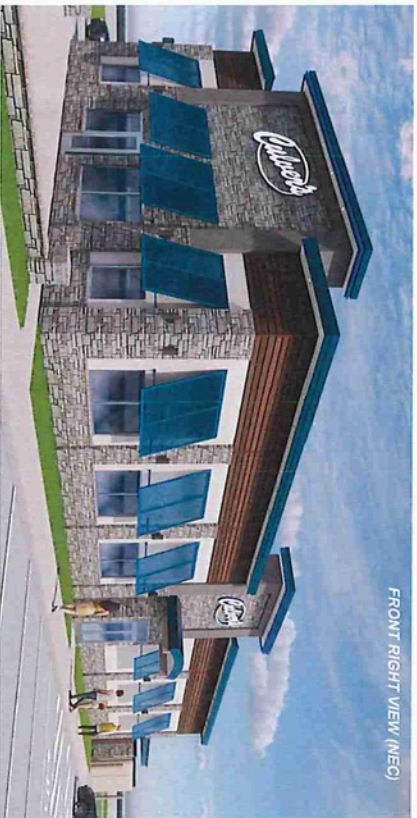
| 2. REQUIRED FRONTAGE TYPE |                |                  |             |  |
|---------------------------|----------------|------------------|-------------|--|
| FRONTAGE TYPE             | PRIMARY STREET | SECONDARY STREET | REFERENCE   |  |
| Shopfront                 | Permitted      | Permitted        | 1107.03 (A) |  |
| Patio                     | Permitted      | Permitted        | 1107.03 (B) |  |
| Gallery                   | Permitted      | Permitted        | 1107.03 (C) |  |
| Arcade                    | Permitted      | Permitted        | 1107.03 (D) |  |



# CASE BA 26-06



REAR LEFT VIEW (SWC)



FRONT RIGHT VIEW (NEC)



LEFT (SOUTH) PERSPECTIVE



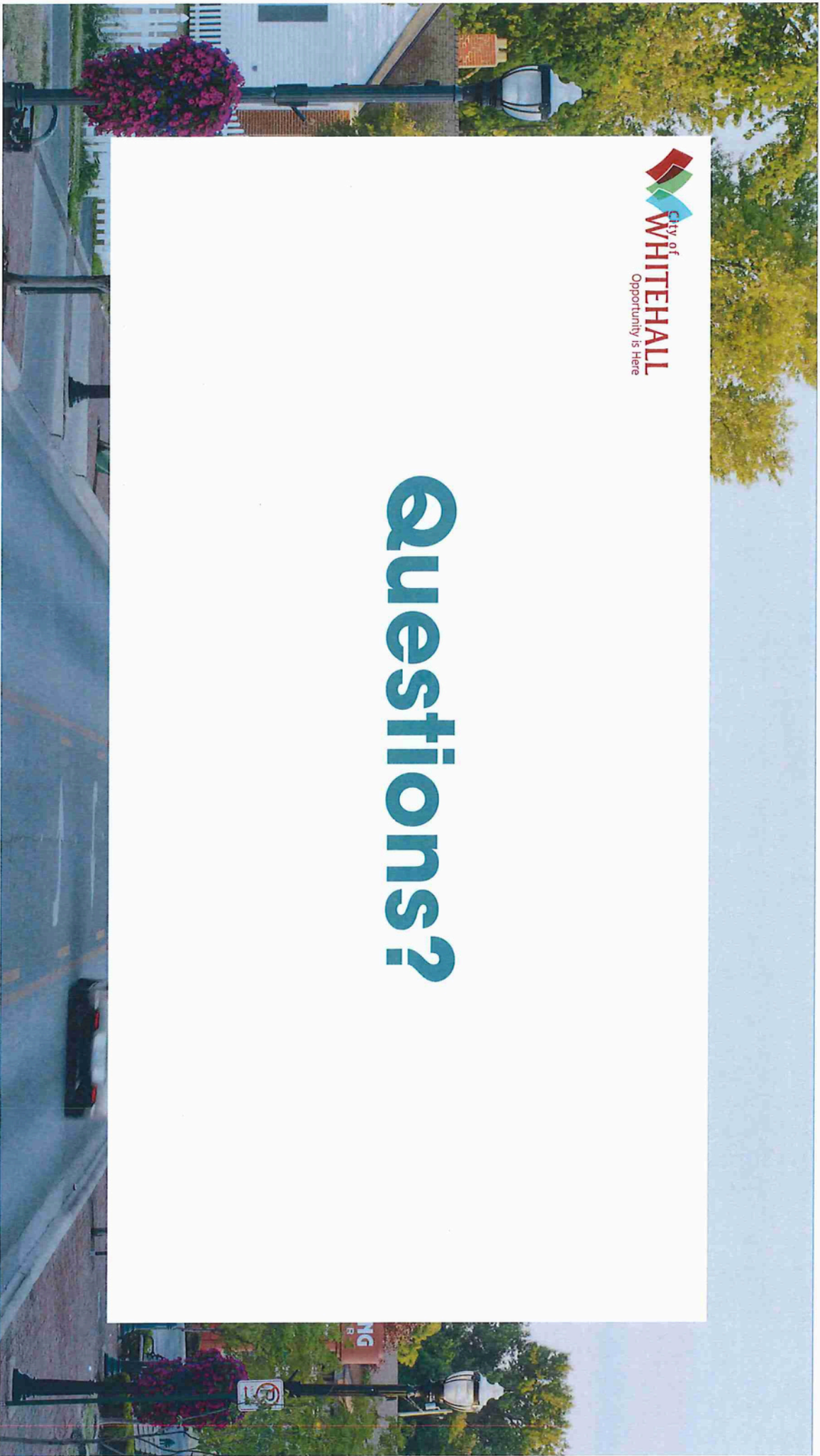
RIGHT (NORTH) PERSPECTIVE



# **DUNCAN FACTORS REVIEW**



# Questions?





March 10, 2026

City of Whitehall  
360 S. Yearling Road  
Whitehall, OH 43213

Attn: Casey Rowlands, Director of Public Service  
Jackie Russell, Economic Development Director  
Don Day, Chief Building Official & Zoning Administrator

RE: Town & Country Shopping Center  
Variance Request for Pylon and Monument Signage

Dear Casey:

Dear Casey, Jackie and Don:

In connection with its request for signage variances to updated and enhance the existing ground signage at Town & Country Shopping Center, TCCI Broad Street LLC is requesting variances for the following zoning code sections with respect to ground signage along East Broad Street at Town & Country Shopping Center:

- Section 1112.13(b) – Free-Standing Signs. No free-standing sign shall exceed eight (8) feet in height.
- Section 1112.12 (Table) – Free-Standing Sign. A freestanding sign setback 70 feet or less from a public right-of-way shall not be larger than 40 square feet; and
- Section 1112.11(b) - Free-Standing Signs. Where freestanding signs are permitted, a property may have one free-standing sign per street frontage.

Enclosed are the following submittal materials:

- Board of Zoning and Building Appeals Application;
- Statement of Hardship from TCCI Broad Street LLC (CASTO) explaining the reasons for the variance request, which include a statement of the necessity of desirability of the proposed use to the neighborhood or community; and statement of the relationship of the proposed use to the neighborhood or community;
- Proposed pylon and monument sign elevations;
- Site plan showing the subject parcels and the proposed locations of each sign;
- Site plan showing the current uses of the subject parcels;
- Zoning Denial Letters from a previous submission, both dated February 14, 2023; and
- A Survey of Acreage for parcels 090-000191 and 090-005608, along with accompanying metes and bounds descriptions of same.

We appreciate your careful consideration of the attached.

Respectfully,

TCCI BROAD STREET LLC, an Ohio limited liability company

By:   
Authorized Representative

**BOARD OF ZONING AND BUILDING APPEALS APPLICATION**  
PUBLIC SERVICE & BUILDING DEPARTMENT

**PLEASE INDICATE ALL REQUESTS:**

- LOT SPLIT LESS THAN 1 ACRE  
 SIMILAR USE PERMIT  
 VARIANCE FROM ZONING CODE  
 APPEAL FROM ZONING CODE

NUMBER OF VARIANCES REQUESTED:   
 NUMBER OF APPEALS REQUESTED:

**APPLICANT INFORMATION**

**APPLICANT:**

TCCI Broad Street LLC, c/o Eric Leibowitz, authorized representative

**ADDRESS:** 250 Civic Center Drive, Suite 500      **CITY:** Columbus      **STATE:** OH      **ZIP:** 43215

**PHONE:** 614-744-2027      **E-MAIL:** ELeibowitz@castoinfo.com

**ATTORNEY FOR APPLICANT (IF ANY):**

N/A  
**ADDRESS:**      **CITY:**      **STATE:**      **ZIP:**  
**PHONE:**      **E-MAIL:**

**OWNERSHIP (IF DIFFERENT THAN APPLICANT)**

| NAME: | ADDRESS: | PERCENTAGE: |
|-------|----------|-------------|
|       |          |             |
|       |          |             |
|       |          |             |
|       |          |             |

\*If corporation, list names of all stockholders having more than 25% interest in the premises sought to be rezoned.

**PROJECT DETAILS**

**PARCEL ID #:**

**PROJECT ADDRESS:** 3750-3776 East Broad Street; 3790-3944 East Broad Street      **CITY:** Whitehall      **STATE:** OH      **ZIP:** 43213

**NAME OF SUBDIVISION:** \_\_\_\_\_  
**NUMBER AND TYPE OF BUILDINGS CURRENTLY ON THE PROPERTY (IF NONE, STATE "NONE"):** Multiple  
**CURRENT ZONING: (PLEASE PROVIDE CODE SECTION)** BRD - Broad Street District  
**DOES THE PROJECT PROPERTY HAVE DEED RESTRICTIONS?**       YES       NO

IF YES, PLEASE PROVIDE THE DATE THE DEED RESTRICTIONS HAVE/WILL EXPIRE(D):

N/A

PROPOSED USE OF THE PROPERTY:

Existing shopping center

NARRATIVE STATEMENT DESCRIBING THE WHAT IS BEING REQUESTED AND REASON FOR REQUEST:

See attached

**FOR LOT SPLIT**

PARCEL ID #:

**FOR SIMILAR USE PERMIT**

PROPOSED SIMILAR USE:  
(PLEASE PROVIDE CODE SECTION)

**FOR VARIANCE(S)**

PROPOSED VARIANCE(S): (PLEASE PROVIDE CODE SECTION)

PROPOSED VARIANCE 1:

1112.13 (b) Freestanding signs - no freestanding sign shall exceed eight (8) feet in height (adjustment of existing non-conforming freestanding signs)

PROPOSED VARIANCE 2:

1112.12 (b) Total sign area - Square footage allowance for freestanding signs (applies for existing sign being modified)

PROPOSED VARIANCE 3:

1112.11 (b) Freestanding signs - number of signs permitted

PROPOSED VARIANCE 4:

PROPOSED VARIANCE 5:

PROPOSED VARIANCE 6:

PROPOSED VARIANCE 7:

PROPOSED VARIANCE 8:

PROPOSED VARIANCE 9:

PROPOSED VARIANCE 10:

\*IF MORE VARIANCES ARE BEING REQUESTED, PLEASE COPY THIS PAGE AS NEEDED.

**FOR APPEAL(S)**

PROPOSED APPEAL(S): (PLEASE PROVIDE CODE SECTION)

PROPOSED APPEAL 1:

PROPOSED APPEAL 2:

PROPOSED APPEAL 3:

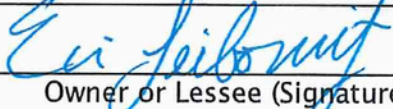
PROPOSED APPEAL 4:

PROPOSED APPEAL 5:

\*IF MORE APPEALS ARE BEING REQUESTED, PLEASE COPY THIS PAGE AS NEEDED.

**AUTHORIZATION**

I do swear that the facts as appearing in the above Application for a Similar Use Permit, Appeal, Variance, and/or Lot Split are true and correct.

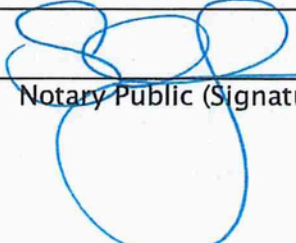
|  |  |
|--|--|
| Eric Leibowitz, authorized representative of TCCI Broad Street LLC |  |
| Owner or Lessee (Print)  | Owner or Lessee (Signature)  |

STATE OF OHIO                    )  
  )    SS.  
FRANKLIN COUNTY                )

Sworn to and subscribed in my presence by Eric Leibowitz, the authorized representative of TCCI Broad Street LLC  
this 10<sup>th</sup> day of March, 2026.



Steven K. Dankof, Jr., Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

|   |
|---|
|  |
| Notary Public (Signature)   |



**BOARD OF ZONING AND BUILDING  
APPEALS APPLICATION  
BUILDING & PUBLIC SERVICE DEPARTMENT**

**CITY OF WHITEHALL**  
360 S. Yearling Road  
Whitehall, Ohio 43213  
614-237-8612  
Building-Department@whitehall-oh.us  
www.whitehall-oh.us

**STOP - OFFICE USE ONLY**

|                                   |  |
|-----------------------------------|--|
| <b>DATE APPLICATION RECEIVED:</b> |  |
| <b>DATE FEE RECEIVED:</b>         |  |
| <b>CASE NUMBER:</b>               |  |
| <b>BZBA CASE DATE:</b>            |  |
| <b>AD PLACEMENT DATE:</b>         |  |
| <b>MAILED LETTERS SEND DATE:</b>  |  |

**BZBA RECOMMENDATION:**  **FAVORABLE**  
 **UNFAVORABLE**

\*Please attach written report with reasons of denial or approval

March 10, 2026

City of Whitehall  
360 S. Yearling Road  
Whitehall, OH 43213

Attn: Casey Rowlands, Director of Public Service  
Jackie Russell, Economic Development Director  
Don Day, Chief Building Official & Zoning Administrator

RE: Town & Country Shopping Center  
Variance Request for Pylon and Monument Signage - Statement of Hardship

This Statement of Hardship accompanies the pending variance application to add to and enhance the ground signage at the Town & Country Shopping Center, specifically by updating the design and adding tenant panels to the two existing pylon signs, adding a third matching pylon sign to the two being updated and installing two new multi-tenant six-foot monument signs within the center.

Town & Country Shopping Center is one of, if not the largest retail shopping center with the most street frontage in the City of Whitehall, with close to 1,900 feet of frontage, currently more than two dozen retail tenants and over 300,000 square feet of retail space. Currently only 1 of the existing 25 plus tenants located within Town & Country have access to signage on the existing pylon signs. This signage situation is out of line with the market for comparably sized projects in Central Ohio, and even smaller projects located on East Broad Street in the vicinity of Town & Country.

The ownership's intention with the variances requested is to provide signage opportunities to existing and future tenants that bring Town & Country's signage situation in line with the market for Central Ohio. For a number of years, Town & Country has operated at a significant disadvantage as it relates to ground signage, which is the catalyst behind this Statement of Hardship. This updated and increased signage presence would support leasing efforts, maintain marketability and the shopping center's economic viability, and help limit tenant turnover. Additionally, it is crucial to have sufficient signage to direct customers to the shopping center's three entrances effectively. Enhanced visibility of tenants and clear directional signage will not only facilitate customer access but will also attract more visitors to the center, directly benefiting all tenants and supporting the local economy.

The proposed variance requests from Chapter 1112 of Whitehall's Codified Ordinances are in line with the existing commercial nature of the Broad Street corridor and will enhance, rather than detract from, the surrounding environment. No surrounding properties will experience any detriment as a result of these variances being granted. These variances will not adversely affect the health or safety of persons residing in or working in the

vicinity of the shopping center and will not be detrimental to public welfare, public improvements or private property in the vicinity.

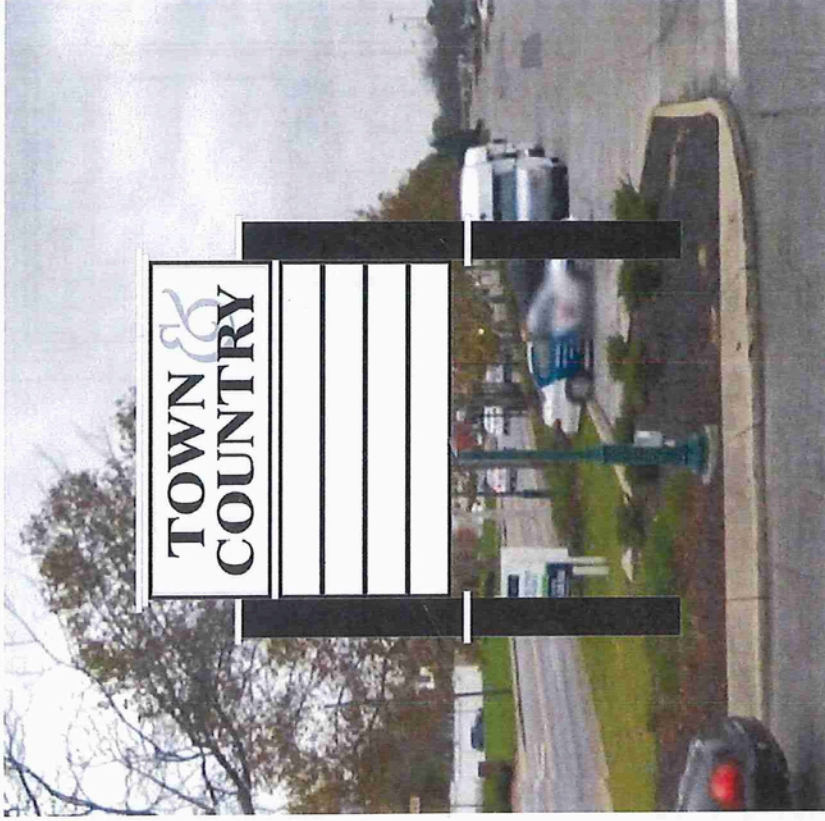
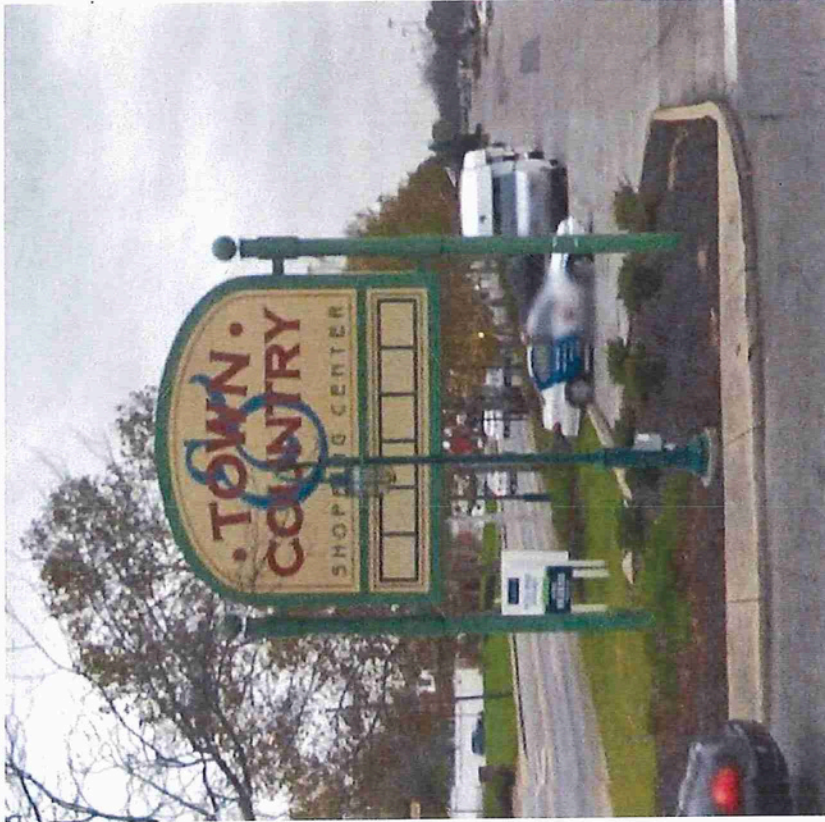
With over two dozen tenants in the shopping center, it is crucial to maintain signage that is consistent with the surrounding retail community, particularly in today's quickly evolving retail environment where signage is a critical component of the decision making process for retailers evaluating existing and new locations. For the site-specific reasons noted above, approval of this variance request will allow for reinvestment into the community and keep an existing Whitehall shopping center serving members of its community in the most efficient manner possible.

Thank you for considering this request. We would greatly appreciate your support for the proposed signage variance.

Sincerely,

TCCI BROAD STREET LLC, an Ohio limited liability company

By:   
Authorized Representative



NOT TO SCALE - EXISTING

NOT TO SCALE - PROPOSED

**CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION**

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CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

PRODUCTION ART REQUIRED. Call or Printed Documents May Vary

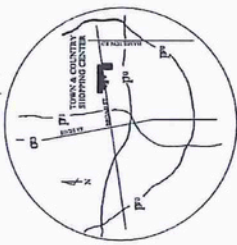
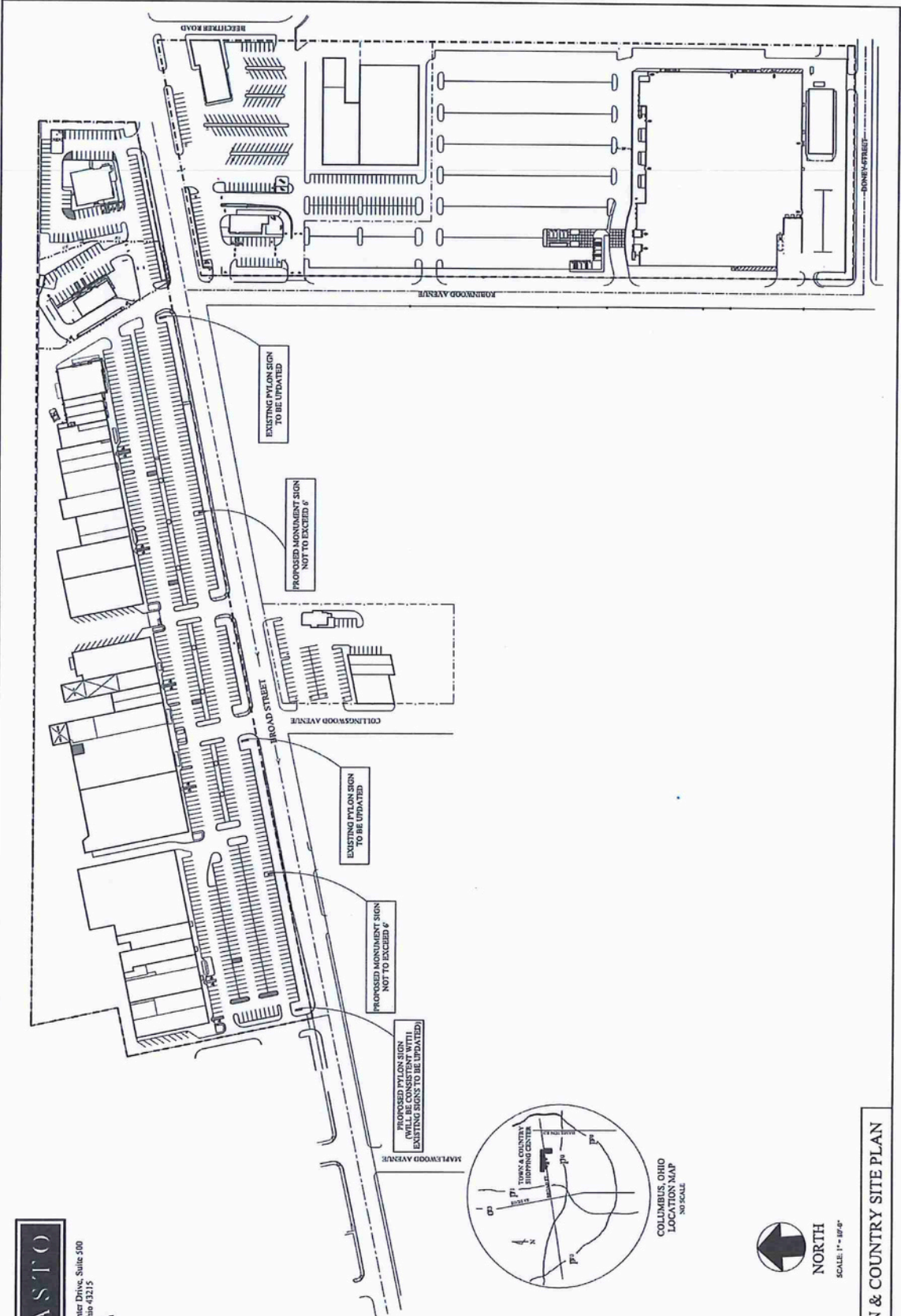
PROJECT NAME: MIRACLE MILE  
 LOCATION: 3845 E BROAD ST  
 CITY: WHITEHALL STATE: OHIO

REVISION \_\_\_\_\_

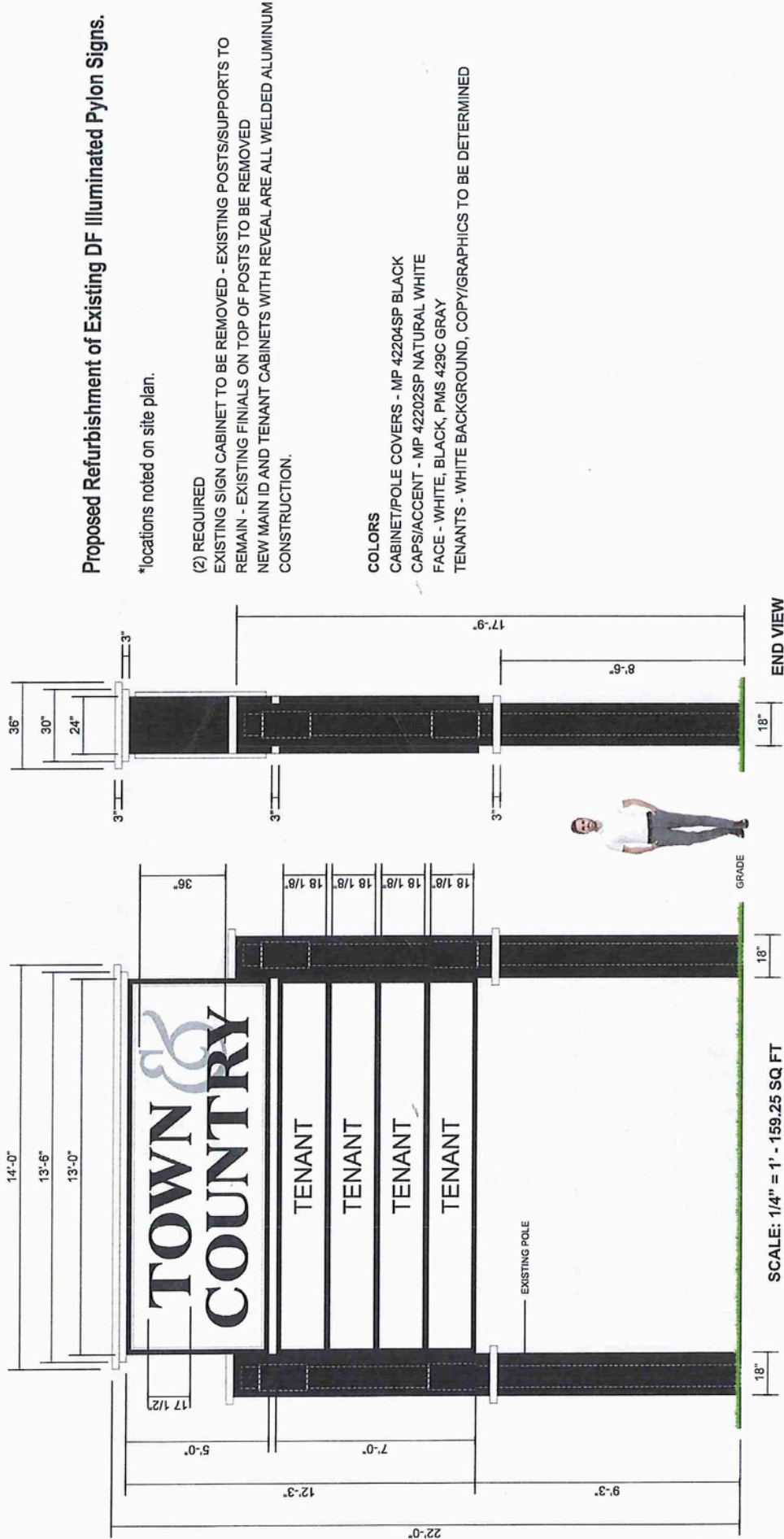
SALES: BMS  
 DESIGN: DAW  
 SIZE: 14

DATE \_\_\_\_\_  
 SCALE \_\_\_\_\_  
 PROJECT # 22536

**CASTO**  
 250 Civic Center Drive, Suite 500  
 Columbus, Ohio 43215  
 614.228.5331  
 castoinfo.com



**TOWN & COUNTRY SITE PLAN**



**Proposed Refurbishment of Existing DF Illuminated Pylon Signs.**

\*Locations noted on site plan.

**(2) REQUIRED**

EXISTING SIGN CABINET TO BE REMOVED - EXISTING POSTS/SUPPORTS TO REMAIN - EXISTING FINIALS ON TOP OF POSTS TO BE REMOVED  
 NEW MAIN ID AND TENANT CABINETS WITH REVEAL ARE ALL WELDED ALUMINUM CONSTRUCTION.

**COLORS**

CABINET/POLE COVERS - MP 42204SP BLACK  
 CAPS/ACCENT - MP 42202SP NATURAL WHITE  
 FACE - WHITE, BLACK, PMS 429C GRAY  
 TENANTS - WHITE BACKGROUND, COPY/GRAPHICS TO BE DETERMINED

**CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION**

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CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

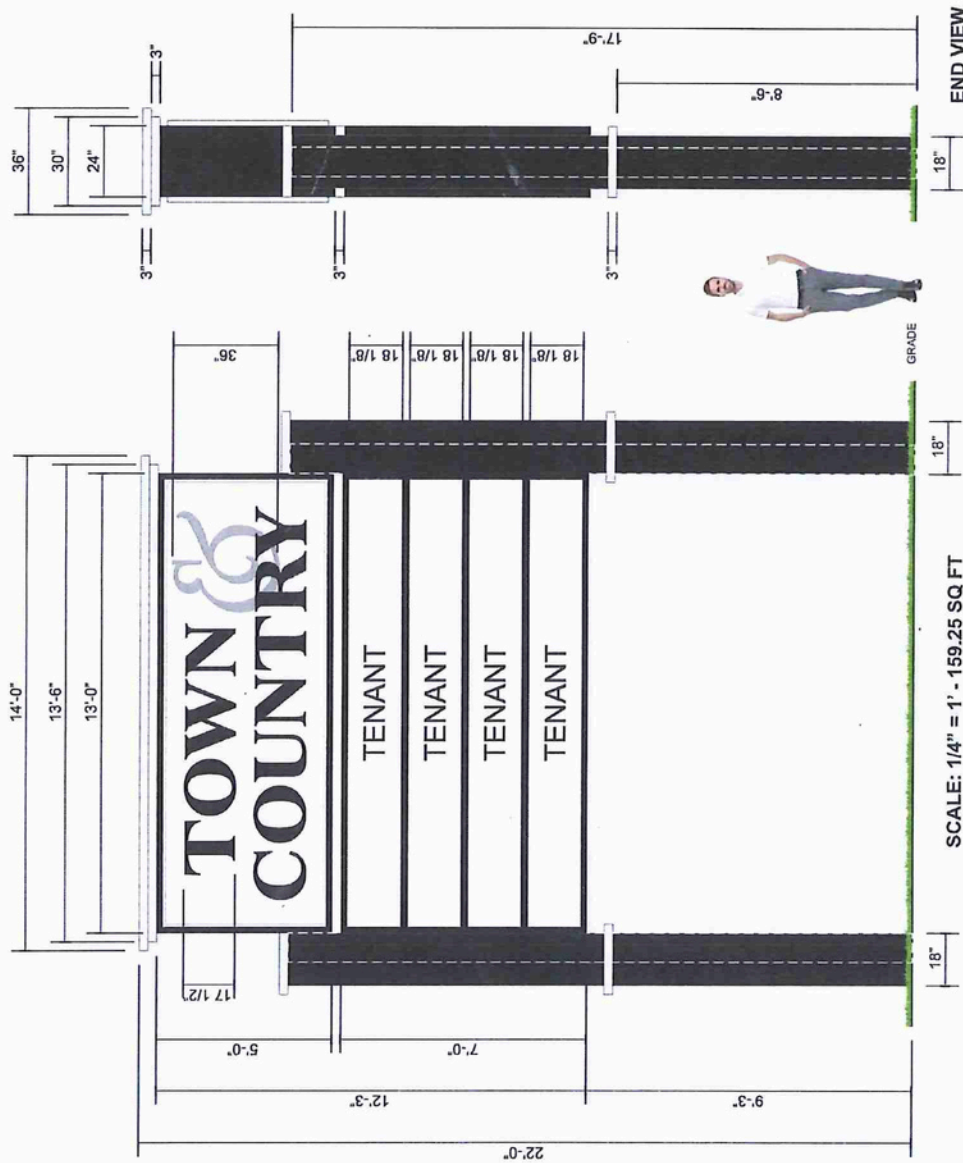
PRODUCTION ART REQUIRED  
 Colors on Printed Documents May Vary

PROJECT NAME MIRACLE MILE  
 LOCATION 3845 E BROAD ST  
 CITY WHITEHALL STATE OHIO

REVISION \_\_\_\_\_

SALES BMS  
 DESIGN DAW  
 SIZE 14

DATE \_\_\_\_\_  
 SCALE Noted  
 PROJECT# 22536



**Proposed Addition of Illuminated Pylon Sign**

\*location noted on site plan.

**(1) REQUIRED**

MAIN ID AND TENANT CABINETS WITH REVEAL ARE ALL WELDED ALUMINUM CONSTRUCTION - ALUMINUM SKIN OVER ANGLE FRAME WITH 2" RETAINER AND 2.5" DIVIDER BARS - ALL PRIMED AND PAINTED

**COLORS**

CABINET/POLE COVERS - MP 42204SP BLACK  
 CAPS/ACCENT - MP 42202SP NATURAL WHITE  
 FACE - WHITE, BLACK, PMS 429C GRAY  
 TENANTS - WHITE BACKGROUND, COPY/GRAPHICS TO BE DETERMINED

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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Design • Fabrication • Erection • Service

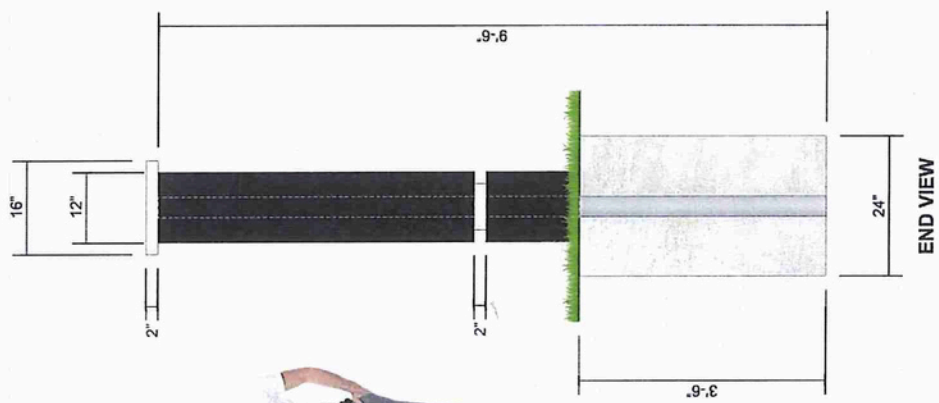
CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
 PRODUCTION ART REQUIRED  
Colors on Printed Documents May Vary

PROJECT NAME MIRACLE MILE  
 LOCATION 3845 E BROAD ST  
 CITY WHITEHALL STATE OHIO

**REVISION**

| SALES BMS | DESIGN DAY | SIZE |
|-----------|------------|------|
|           |            | 14   |

| DATE | SCALE | PROJECT # |
|------|-------|-----------|
|      | Noted | 22536     |



END VIEW

SCALE: 1/2" = 1' - 18.00 SQ FT

### Proposed Illuminated Tenant Monument Signs

\*locations noted on the site plan

ALL WELDED ALUMINUM CONSTRUCTION - ALUMINUM SKIN OVER ANGLE FRAME WITH 2" RETAINER AND 2.5" DIVIDER BARS - PRIMED AND PAINTED

**COLORS**

CABINET/POLE COVERS - MP 42204SP BLACK  
 CAP/REVEAL - MP 42202SP NATURAL WHITE  
 TENANTS - WHITE BACKGROUND, COPY/GRAPHICS TO BE DETERMINED  
 POLE COVER - MP 42204SP BLACK WITH TEXTURED FINISH

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

PRODUCTION ART REQUIRED  Colors on Printed Documents May Vary

PROJECT NAME MIRACLE MILE

LOCATION 3845 E BROAD ST

CITY WHITEHALL STATE OHIO

SALES BMS \_\_\_\_\_ REVISION \_\_\_\_\_

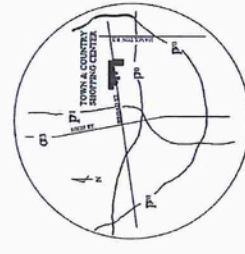
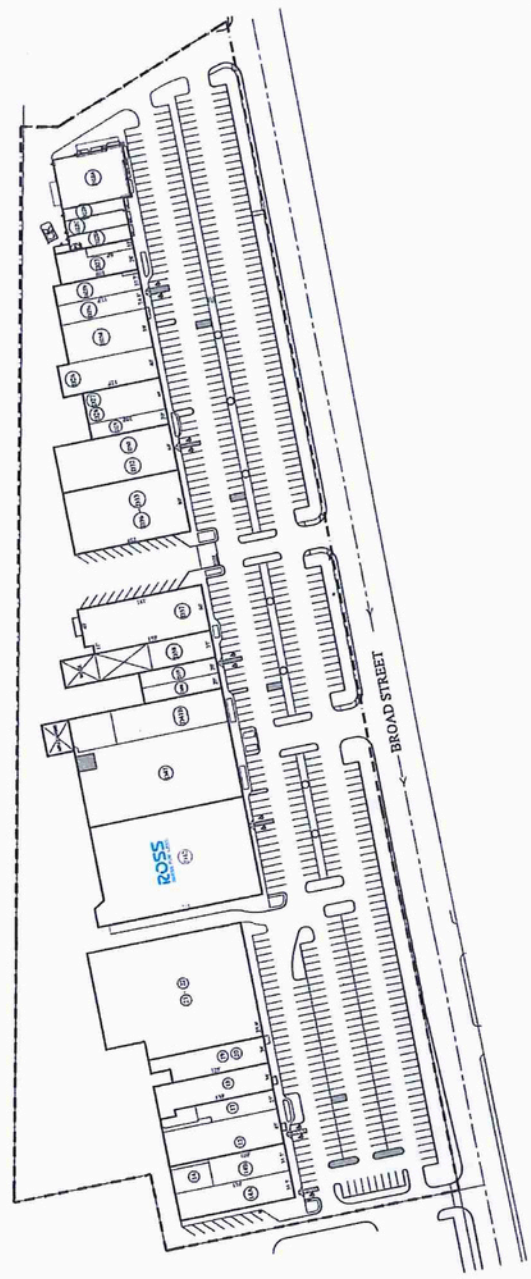
DESIGN DAY \_\_\_\_\_ SIZE 14

DATE \_\_\_\_\_ SCALE Noted

PROJECT# 22536



**CASTO**  
 250 Civic Center Drive, Suite 500  
 Columbus, Ohio 43215  
 614.228.3331  
 casto@casto.com



COLUMBUS, OHIO  
 LOCATION MAP  
 (IN INCHES)



**COLUMBUS TOWN & COUNTRY**

| No. | TENANT          | ADDRESS                | SQ. FT. |
|-----|-----------------|------------------------|---------|
| 14  | STRONG'S        | 3750 EAST BROAD STREET | 5,019   |
| 14B | AMERICAN LEGION | 3752                   | 6,728   |
| 15  | RAMBOW          | 3754                   | 4,075   |
| 16  | WORLDWIDE       | 3756                   | 2,711   |
| 17  | WALSH'S         | 3758                   | 2,711   |
| 18  | SPECTRUM        | 3760                   | 4,075   |
| 19  | SHOPPER'S WORLD | 3762                   | 28,560  |
| 20  | ESSEX           | 3764                   | 2,882   |
| 21  | ESSEX           | 3766                   | 2,882   |
| 22  | ESSEX           | 3768                   | 2,882   |
| 23  | ESSEX           | 3770                   | 2,882   |
| 24  | ESSEX           | 3772                   | 2,882   |
| 25  | ESSEX           | 3774                   | 2,882   |
| 26  | ESSEX           | 3776                   | 2,882   |
| 27  | ESSEX           | 3778                   | 2,882   |
| 28  | ESSEX           | 3780                   | 2,882   |
| 29  | ESSEX           | 3782                   | 2,882   |
| 30  | ESSEX           | 3784                   | 2,882   |
| 31  | ESSEX           | 3786                   | 2,882   |
| 32  | ESSEX           | 3788                   | 2,882   |
| 33  | ESSEX           | 3790                   | 2,882   |
| 34  | ESSEX           | 3792                   | 2,882   |
| 35  | ESSEX           | 3794                   | 2,882   |
| 36  | ESSEX           | 3796                   | 2,882   |
| 37  | ESSEX           | 3798                   | 2,882   |
| 38  | ESSEX           | 3800                   | 2,882   |
| 39  | ESSEX           | 3802                   | 2,882   |
| 40  | ESSEX           | 3804                   | 2,882   |
| 41  | ESSEX           | 3806                   | 2,882   |
| 42  | ESSEX           | 3808                   | 2,882   |
| 43  | ESSEX           | 3810                   | 2,882   |
| 44  | ESSEX           | 3812                   | 2,882   |
| 45  | ESSEX           | 3814                   | 2,882   |
| 46  | ESSEX           | 3816                   | 2,882   |
| 47  | ESSEX           | 3818                   | 2,882   |
| 48  | ESSEX           | 3820                   | 2,882   |
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| 50  | ESSEX           | 3824                   | 2,882   |
| 51  | ESSEX           | 3826                   | 2,882   |
| 52  | ESSEX           | 3828                   | 2,882   |
| 53  | ESSEX           | 3830                   | 2,882   |
| 54  | ESSEX           | 3832                   | 2,882   |
| 55  | ESSEX           | 3834                   | 2,882   |
| 56  | ESSEX           | 3836                   | 2,882   |
| 57  | ESSEX           | 3838                   | 2,882   |
| 58  | ESSEX           | 3840                   | 2,882   |
| 59  | ESSEX           | 3842                   | 2,882   |
| 60  | ESSEX           | 3844                   | 2,882   |
| 61  | ESSEX           | 3846                   | 2,882   |
| 62  | ESSEX           | 3848                   | 2,882   |
| 63  | ESSEX           | 3850                   | 2,882   |
| 64  | ESSEX           | 3852                   | 2,882   |
| 65  | ESSEX           | 3854                   | 2,882   |
| 66  | ESSEX           | 3856                   | 2,882   |
| 67  | ESSEX           | 3858                   | 2,882   |
| 68  | ESSEX           | 3860                   | 2,882   |
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| 70  | ESSEX           | 3864                   | 2,882   |
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| 76  | ESSEX           | 3876                   | 2,882   |
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| 82  | ESSEX           | 3888                   | 2,882   |
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| 86  | ESSEX           | 3896                   | 2,882   |
| 87  | ESSEX           | 3898                   | 2,882   |
| 88  | ESSEX           | 3900                   | 2,882   |
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| 90  | ESSEX           | 3904                   | 2,882   |
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| 92  | ESSEX           | 3908                   | 2,882   |
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| 94  | ESSEX           | 3912                   | 2,882   |
| 95  | ESSEX           | 3914                   | 2,882   |
| 96  | ESSEX           | 3916                   | 2,882   |
| 97  | ESSEX           | 3918                   | 2,882   |
| 98  | ESSEX           | 3920                   | 2,882   |
| 99  | ESSEX           | 3922                   | 2,882   |
| 100 | ESSEX           | 3924                   | 2,882   |
| 101 | ESSEX           | 3926                   | 2,882   |
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| 115 | ESSEX           | 3954                   | 2,882   |
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| 121 | ESSEX           | 3966                   | 2,882   |
| 122 | ESSEX           | 3968                   | 2,882   |
| 123 | ESSEX           | 3970                   | 2,882   |
| 124 | ESSEX           | 3972                   | 2,882   |
| 125 | ESSEX           | 3974                   | 2,882   |
| 126 | ESSEX           | 3976                   | 2,882   |
| 127 | ESSEX           | 3978                   | 2,882   |
| 128 | ESSEX           | 3980                   | 2,882   |
| 129 | ESSEX           | 3982                   | 2,882   |
| 130 | ESSEX           | 3984                   | 2,882   |
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| 134 | ESSEX           | 3992                   | 2,882   |
| 135 | ESSEX           | 3994                   | 2,882   |
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| 141 | ESSEX           | 4006                   | 2,882   |
| 142 | ESSEX           | 4008                   | 2,882   |
| 143 | ESSEX           | 4010                   | 2,882   |
| 144 | ESSEX           | 4012                   | 2,882   |
| 145 | ESSEX           | 4014                   | 2,882   |
| 146 | ESSEX           | 4016                   | 2,882   |
| 147 | ESSEX           | 4018                   | 2,882   |
| 148 | ESSEX           | 4020                   | 2,882   |
| 149 | ESSEX           | 4022                   | 2,882   |
| 150 | ESSEX           | 4024                   | 2,882   |
| 151 | ESSEX           | 4026                   | 2,882   |
| 152 | ESSEX           | 4028                   | 2,882   |
| 153 | ESSEX           | 4030                   | 2,882   |
| 154 | ESSEX           | 4032                   | 2,882   |
| 155 | ESSEX           | 4034                   | 2,882   |
| 156 | ESSEX           | 4036                   | 2,882   |
| 157 | ESSEX           | 4038                   | 2,882   |
| 158 | ESSEX           | 4040                   | 2,882   |
| 159 | ESSEX           | 4042                   | 2,882   |
| 160 | ESSEX           | 4044                   | 2,882   |
| 161 | ESSEX           | 4046                   | 2,882   |
| 162 | ESSEX           | 4048                   | 2,882   |
| 163 | ESSEX           | 4050                   | 2,882   |
| 164 | ESSEX           | 4052                   | 2,882   |
| 165 | ESSEX           | 4054                   | 2,882   |
| 166 | ESSEX           | 4056                   | 2,882   |
| 167 | ESSEX           | 4058                   | 2,882   |
| 168 | ESSEX           | 4060                   | 2,882   |
| 169 | ESSEX           | 4062                   | 2,882   |
| 170 | ESSEX           | 4064                   | 2,882   |
| 171 | ESSEX           | 4066                   | 2,882   |
| 172 | ESSEX           | 4068                   | 2,882   |
| 173 | ESSEX           | 4070                   | 2,882   |
| 174 | ESSEX           | 4072                   | 2,882   |
| 175 | ESSEX           | 4074                   | 2,882   |
| 176 | ESSEX           | 4076                   | 2,882   |
| 177 | ESSEX           | 4078                   | 2,882   |
| 178 | ESSEX           | 4080                   | 2,882   |
| 179 | ESSEX           | 4082                   | 2,882   |
| 180 | ESSEX           | 4084                   | 2,882   |
| 181 | ESSEX           | 4086                   | 2,882   |
| 182 | ESSEX           | 4088                   | 2,882   |
| 183 | ESSEX           | 4090                   | 2,882   |
| 184 | ESSEX           | 4092                   | 2,882   |
| 185 | ESSEX           | 4094                   | 2,882   |
| 186 | ESSEX           | 4096                   | 2,882   |
| 187 | ESSEX           | 4098                   | 2,882   |
| 188 | ESSEX           | 4100                   | 2,882   |
| 189 | ESSEX           | 4102                   | 2,882   |
| 190 | ESSEX           | 4104                   | 2,882   |
| 191 | ESSEX           | 4106                   | 2,882   |
| 192 | ESSEX           | 4108                   | 2,882   |
| 193 | ESSEX           | 4110                   | 2,882   |
| 194 | ESSEX           | 4112                   | 2,882   |
| 195 | ESSEX           | 4114                   | 2,882   |
| 196 | ESSEX           | 4116                   | 2,882   |
| 197 | ESSEX           | 4118                   | 2,882   |
| 198 | ESSEX           | 4120                   | 2,882   |
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| 206 | ESSEX           | 4136                   | 2,882   |
| 207 | ESSEX           | 4138                   | 2,882   |
| 208 | ESSEX           | 4140                   | 2,882   |
| 209 | ESSEX           | 4142                   | 2,882   |
| 210 | ESSEX           | 4144                   | 2,882   |
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| 237 | ESSEX           | 4198                   | 2,882   |
| 238 | ESSEX           | 4200                   | 2,882   |
| 239 | ESSEX           | 4202                   | 2,882   |
| 240 | ESSEX           | 4204                   | 2,882   |
| 241 | ESSEX           | 4206                   | 2,882   |
| 242 | ESSEX           | 4208                   | 2,882   |
| 243 | ESSEX           | 4210                   | 2,882   |
| 244 | ESSEX           | 4212                   | 2,882   |
| 245 | ESSEX           | 4214                   | 2,882   |
| 246 | ESSEX           | 4216                   | 2,882   |
| 247 | ESSEX           | 4218                   | 2,882   |
| 248 | ESSEX           | 4220                   | 2,882   |
| 249 | ESSEX           | 4222                   | 2,882   |
| 250 | ESSEX           | 4224                   | 2,882   |
| 251 | ESSEX           | 4226                   | 2,882   |
| 252 | ESSEX           | 4228                   | 2,882   |
| 253 | ESSEX           | 4230                   | 2,882   |
| 254 | ESSEX           | 4232                   | 2,882   |
| 255 | ESSEX           | 4234                   | 2,882   |
| 256 | ESSEX           | 4236                   | 2,882   |
| 257 | ESSEX           | 4238                   | 2,882   |
| 258 | ESSEX           | 4240                   | 2,882   |
| 259 | ESSEX           | 4242                   | 2,882   |
| 260 | ESSEX           | 4244                   | 2,882   |
| 261 | ESSEX           | 4246                   | 2,882   |
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| 263 | ESSEX           | 4250                   | 2,882   |
| 264 | ESSEX           | 4252                   | 2,882   |
| 265 | ESSEX           | 4254                   | 2,882   |
| 266 | ESSEX           | 4256                   | 2,882   |
| 267 | ESSEX           | 4258                   | 2,882   |
| 268 | ESSEX           | 4260                   | 2,882   |
| 269 | ESSEX           | 4262                   | 2,882   |
| 270 | ESSEX           | 4264                   | 2,882   |
| 271 | ESSEX           | 4266                   | 2,882   |
| 272 | ESSEX           | 4268                   | 2,882   |
| 273 | ESSEX           | 4270                   | 2,882   |
| 274 | ESSEX           | 4272                   | 2,882   |
| 275 | ESSEX           | 4274                   | 2,882   |
| 276 | ESSEX           | 4276                   | 2,882   |
| 277 | ESSEX           | 4278                   | 2,882   |
| 278 | ESSEX           | 4280                   | 2,882   |
| 279 | ESSEX           | 428                    |         |



City of  
**WHITEHALL**

Opportunity is Here

360 South Yearling Road, Whitehall, Ohio 43213

(Phone) 614-237-8612 (Fax) 614-338-3119 [www.whitehall-oh.us](http://www.whitehall-oh.us)

### Zoning Denial Letter

02/14/2023

|               |                              |  |
|---------------|------------------------------|--|
| Job location: | 3812 BROAD ST E              | SIGN                                   |
| Application # | 202300267                    | Description: NEW CABINET FREE-STANDING |
|               | PLAZA SIGN #2                |  |
| Contractor:   | SIGNCOM INC.                 |  |
| Address:      | 527 WEST RICH STREET         | COLUMBUS OH 43215                      |
| Owner:        | TCCI BROAD STREET INC        |  |
| Address:      | 250 CIVIC CENTER DR, STE 500 | COLUMBUS, OH 43215                     |

An application for SIGN was submitted on 2/14/2023 for the purpose of approval for NEW CABINET FREE-STANDING PLAZA SIGN #2.

The application is denied per 1123.11.09 (2.) of the City of Whitehall Codified Ordinances: Free Standing Signs shall not exceed 8 feet in height.

To request an appeal hearing, send a request within 20 days to the Board of Zoning and Building Appeals, 360 South Yearling Road Whitehall, Ohio 43213. Your request shall include items from the Denial Letter being appealed, the reasons for the appeal and the relief sought.

If there are any questions, you may call me at (614) 237-8612.

Respectfully,

Don Day  
Zoning Administrator



City of  
**WHITEHALL**

Opportunity is Here

360 South Yearling Road, Whitehall, Ohio 43213

(Phone) 614-237-8612 (Fax) 614-338-3119 [www.whitehall-oh.us](http://www.whitehall-oh.us)

### Zoning Denial Letter

02/14/2023

|               |                             |  |
|---------------|-----------------------------|--|
| Job location: | 3920 BROAD ST E             | SIGN                                   |
| Application # | 202300266                   | Description: NEW CABINET FREE-STANDING |
|               | PLAZA SIGN #1               |  |
| Contractor:   | SIGNCOM INC.                |  |
| Address:      | 527 WEST RICH STREET        | COLUMBUS OH 43215                      |
| Owner:        | TCCI BROAD STREET INC       |  |
| Address:      | 250 CIVIC CENTER DR STE 500 | COLUMBUS, OH 43215                     |

An application for SIGN was submitted on 2/14/2023 for the purpose of approval for NEW CABINET FREE-STANDING PLAZA SIGN #1.

The application is denied per 1123.11.09 (2.) of the City of Whitehall Codified Ordinances: Free Standing Signs shall not exceed 8 feet in height.

To request an appeal hearing, send a request within 20 days to the Board of Zoning and Building Appeals, 360 South Yearling Road Whitehall, Ohio 43213. Your request shall include items from the Denial Letter being appealed, the reasons for the appeal and the relief sought.

If there are any questions, you may call me at (614) 237-8612.

Respectfully,

Don Day  
Zoning Administrator

15.298 ACRES

Situated in the State of Ohio, County of Franklin, City of Whitehall, located in Section 8, Township 12, Range 21, Refugee Lands, being part of that 17.661 acre tract conveyed to TCCI Broad Street LLC by deed of record in Instrument Number 201609140123776 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a 3/4 inch iron pin with brass disk stamped "CORP OF ENGINEERS-U.S. ARMY" found at the intersection of the northerly right-of-way of line of East Broad Street (66 feet wide) (defined by Road Record 6, Page 102) with the easterly line of said 17.661 acre tract, a westerly line of that 40.88 acre tract conveyed as Tract No. 1 to United States of America by deed of record in Deed Book 1207, Page 533;

Thence South 04° 14' 34" West, with the easterly line of said 17.661 acre tract, the westerly line of said 40.88 acre tract, a distance of 33.70 feet to a magnetic nail set in the centerline of said East Broad Street;

Thence South 82° 33' 16" West, with the centerline of said East Broad Street, the southerly line of said 17.661 acre tract, a distance of 246.31 feet to a magnetic nail set at the TRUE POINT OF BEGINNING;

Thence South 82° 33' 16" West, with the centerline of said East Broad Street, the southerly line of said 17.661 acre tract, a distance of 940.74 feet to a point;

Thence North 07° 26' 44" West, across the right-of-way of said East Broad Street and said 17.661 acre tract, a distance of 33.00 feet to a 3/4 inch iron pin found capped "O.D.O.T. R/W EP FERRIS 6027" at a southeasterly corner of that 0.0229 acre tract conveyed as Parcel 1-WD2 to City of Whitehall, Ohio by deed of record in Instrument Number 201504090045064;

Thence South 82° 33' 16" West, with the northerly right-of-way line of said East Broad Street, a northerly line of said 17.661 acre tract and the southerly line of said 0.0229 acre tract, a distance of 99.50 feet to a 3/4 inch iron pin found capped "O.D.O.T. R/W EP FERRIS 6027";

Thence with the line common to said 17.661 acre and 0.0229 acre tracts, the following courses and distances:

North 07° 26' 44" West, a distance of 7.87 feet to a 3/4 inch iron pin found capped "O.D.O.T. R/W EP FERRIS 6027";

North 82° 33' 16" East, a distance of 25.00 feet to a 3/4 inch iron pin found capped "O.D.O.T. R/W EP FERRIS 6027";

North 23° 31' 05" East, a distance of 5.83 feet to a 3/4 inch iron pin found capped "O.D.O.T. R/W EP FERRIS 6027";

North 82° 33' 16" East, a distance of 51.50 feet to a 3/4 inch iron pin found capped "O.D.O.T. R/W EP FERRIS 6027";

South 42° 26' 16" East, a distance of 12.21 feet to a 3/4 inch iron pin found capped "O.D.O.T. R/W EP FERRIS 6027";

North 82° 33' 16" East, a distance of 13.00 feet to a 3/4 inch iron pin found capped "O.D.O.T. R/W EP FERRIS 6027"; and

South 07° 26' 44" East, a distance of 2.87 feet to a 3/4 inch iron pin found capped "O.D.O.T. R/W EP FERRIS 6027" in the northerly right-of-way line of said East Broad Street;

Thence South 07° 26' 44" East, across said right-of-way and said 17.661 acre tract, a distance of 33.00 feet to a point in the centerline of said East Broad Street;

Thence South 82° 33' 16" West, with the centerline of said East Broad Street, the southerly line of said 17.661 acre tract, a distance of 657.55 feet to a magnetic nail set at a southwesterly corner of said 17.661 acre tract, the southeasterly corner of that 10.602 acre tract conveyed to The Kroger Co. by deed of record in Instrument Number 201702270026918;

15.298 ACRES

-2-

Thence with the line common to said 17.661 acre and 10.602 acre tracts, the following courses and distances:

North 07° 37' 56" West, a distance of 417.91 feet to a magnetic nail set;

North 82° 22' 41" East, a distance of 100.00 feet to a magnetic nail set; and

North 07° 37' 19" West, a distance of 177.84 feet to an iron pin set in the southerly line of that 61.025 acre tract conveyed to United States of America by deed of record in Deed Book 1193, Page 295, being in the line common to said Section 8 and Section 5, Township 12, Range 21, Refuge Lands, said iron pin set being South 85° 42' 42" East, a distance of 727.65 feet from a 3/4 inch iron pin capped "7687" found at the common corner of said Sections 8 and 5 and Sections 6 and 7, Township 12, Range 21, Refuge Lands;

Thence South 85° 42' 42" East, with the northerly line of said 17.661 acre tract, the southerly line of said 61.025 acre and 40.88 acre tracts, said common Section line, (passing a 3/4 inch iron pin with brass disk stamped "CORP OF ENGINEERS-U.S. ARMY" at 31.83 feet and 331.63 feet, and a 3/4 inch iron pin found at 631.44 feet and 931.48 feet), a total distance of 1371.72 feet to a magnetic nail set;

Thence South 04° 17' 18" West, across said 17.661 acre tract, a distance of 47.00 feet to a magnetic nail set;

Thence South 27° 54' 58" East, across said 17.661 acre tract, a distance of 247.72 feet to an iron pin set in the northerly line of that 0.0127 acre tract conveyed as Parcel 1-WD3 to City of Whitehall, Ohio by deed of record in Instrument Number 201504090045064;

Thence South 82° 33' 16" West, with the line common to said 17.661 acre and 0.0127 acre tracts, a distance of 71.21 feet to a 3/4 inch iron pin found capped "O.D.O.T. R/W EP FERRIS 6027";

Thence South 07° 26' 44" East, with the line common to said 17.661 acre and 0.0127 acre tracts, a distance of 6.00 feet to a 3/4 inch iron pin found capped "O.D.O.T. R/W EP FERRIS 6027" in the northerly right-of-way line of said East Broad Street;

Thence North 82° 33' 16" East, with said northerly right-of-way line and across said 17.661 acre tract, a distance of 158.03 feet to an iron pin set;

Thence South 04° 06' 37" West, across said right-of-way and said 17.661 acre tract, a distance of 33.68 feet to the TRUE POINT OF BEGINNING, containing 15.298 acres, more or less, of which 1.213 acre is within the present right-of-way occupied. Of said 15.298 acres, 10.591 acres are part of Auditor Parcel Number 090-005608 and 4.707 acres are all of Auditor Parcel Number 090-000191.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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.

The Basis of Bearings is based on the line common to Sections 5 and 8 being assigned a bearing of South 85° 42' 42" East, as shown on a plat of survey of the tracts conveyed to United States of America (known as Defense Supply Center Columbus), prepared by Thomas Engineering and Surveying Company, on file with the Franklin County Engineer's Office.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by EMH&T in March 2003 and August 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Heather L. King* 8/15/24

Heather L. King  
Professional Surveyor No. 8307



HLK: td  
15\_298 ac 20240662\_VS\_BND#01.docx

PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.

jwiggins

08/15/2024 1:11:38 PM

PENDING ORIGINALS

\*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the



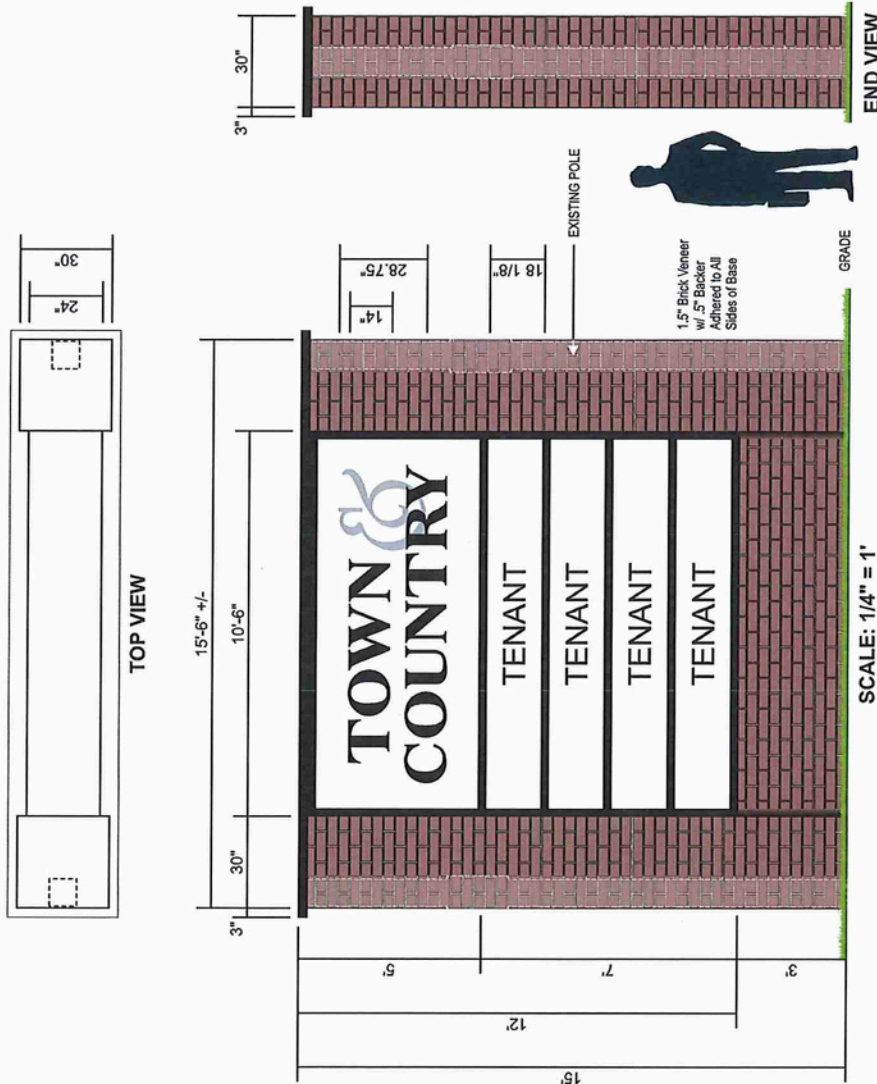
## Refurbishment of Existing DF Illuminated Pylon Sign

- (2) REQUIRED.
- EXISTING SIGN CABINET TO BE REMOVED - EXISTING POSTS/SUPPORTS TO REMAIN. MASONRY VERTICAL COLUMNS AND IN-FILL MONUMENT BASE. NEW MAIN ID AND TENANT CABINETS WITH REVEAL ARE ALL WELDED ALUMINUM CONSTRUCTION - ALUMINUM SKIN OVER ANGLE FRAME WITH 2" RETAINER AND 2.5" DIVIDER BARS - ALL PRIMED AND PAINTED.
- MAIN ID FACE IS PAN-FORMED TRANSLUCENT POLYCARBONATE - 2.25" DEEP PAN WITH FLAT FLANGE AND FACE WITH FLAT DECORATED COPY.
- (4) TENANT PANELS ARE FLAT TRANSLUCENT WHITE POLYCARBONATE WITH APPLIED TRANSLUCENT VINYL COPY/GRAPHICS AS DETERMINED. CABINETS ILLUMINATED WITH INTERNAL HIGH OUTPUT WHITE LED WIRED TO UL LISTED #E153594 POWER SUPPLY CONVERTERS HOUSED IN CABINETS AND CONNECTED TO EXISTING ELECTRICAL SERVICE. STAGED CAPS ON TOP OF MAIN ID CABINET ARE FABRICATED FROM ALUMINUM PRIMED AND PAINTED.
- NEW CABINET IS SECURED TO EXISTING POST SUPPORTS PER ESTABLISHED METHOD, CONSTRUCTION, AND CONDITIONS.
- NEW POLE COVERS ARE FABRICATED FROM ALUMINUM TO FIT OVER EXISTING POSTS AND COVERED IN BRICK VENEER.

**NOTE: FIELD VERIFY EXISTING SIGN/POST DIMENSIONS, CONSTRUCTION, CONDITIONS, AND CONNECTION OF EXISTING CABINET PRIOR TO FABRICATION OF NEW SIGN ELEMENTS.**

### COLORS

- CABINET - MP 42204SP BLACK
  - POLE COVERS/BASE - BRICK VENEER
  - CAPS/ACCENT - MP 42204SP BLACK
  - FACE - WHITE, BLACK, PMS 429C GRAY
- TENANTS - WHITE BACKGROUND, COPY/GRAPHICS TO BE DETERMINED



CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

© COPYRIGHT 2028 SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326 • info@signcominc.com

CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

PRODUCTION NOT REQUIRED  TOWN & COUNTRY  
Cons on Printed Documents May Vary LOCATION 3845 E. BROAD ST.  
 PROJECT NAME \_\_\_\_\_ REVISION \_\_\_\_\_ SALES BMS \_\_\_\_\_ DATE 4-1-26  
 CITY WHITEHALL STATE OHIO SIZE 14 PROJECT# 26095





3/30/2026

**Notice of Whitehall Board of Zoning and Building Appeals Meeting**

RE: CASE BA-26-05

Dear Nearby Property Owner,

The Board of Zoning and Building Appeals of the City of Whitehall, Ohio, will consider the application of 3764 E Broad St (Town and Country Shopping Center) property owner's request for a variance to freestanding sign height, total sign area, and number of signs permitted.

The Board will hold a public hearing on 04/13/2026 at 6:30 pm at City Hall, located at 360 South Yearling Road, Whitehall Ohio 43213 in the City Courtroom. If you wish to attend, please enter through the front doors.

Copies of the application and supporting documents are on file in the Service Department office at City Hall and are available for review. If you would like to examine these documents, please call 614.338.3100 extension 1324 or email [curtis.nutter@whitehall-oh.us](mailto:curtis.nutter@whitehall-oh.us) to make your request.

Respectfully,

Curtis Nutter  
Whitehall Planning and Development

| Name                                      | Owner Address 1                    | Owner Address 2         |
|---|------------------------------------|-------------------------|
| UNITED STATES OF AMERICA                  | 3990 E BROAD ST                    | COLUMBUS, OH 43219      |
| BROAD REALTY LLC                          | 3455 EAST BROAD ST                 | COLUMBUS, OH 43213      |
| CFT NV DEVELOPMENTS                       | 1683 WALNUT CAROVE AVE             | ROSEMEAD, CA 91770      |
| BROAD STREET PROPERTIES LLC               | 7606 LESOURDSVILLE WEST CHESTER RD | WEST CHESTER, OH 45069  |
| TIDRICK RUSSELL TR                        | 2952 TRENTON AVE                   | CLOVIS, CA 93619        |
| TELHIO CREDIT UNION INC                   | 96 N 4TH ST                        | COLUMBUS, OH 43215      |
| 840 LOUNGE II LLC                         | 6796 FREY LN                       | REYNOLDSBURG, OH 43068  |
| INTEGRITYTHREE REALTY LLC                 | 6620 MARSHVIEW DR                  | HILLIARD, OH 43026      |
| MIRACLE MILE INC                          | 250 CIVIC CENTER DR #500           | COLUMBUS, OH 43215      |
| SHE BUYS HOUSES 365 LLC                   | 3791 E BROAD ST                    | COLUMBUS, OH 43213      |
| LENCHOS PROPERTIES LLC                    | 13585 OLD GATE DR NW               | PICKERINGTON, OH 43147  |
| ROBINWOOD RESTAURANT SERVICES LLC         | 6510 MARSHVIEW DR                  | HILLIARD, OH 43026-2104 |
| FHW LIMITED PARTNERSHIP REAL ESTATE I LLC | 30776 TRIPLE FARM ROAD             | EASTON, MD 21601        |
| KROGER CO                                 | 4111 EXECUTIVE PKWY                | WESTERVILLE, OH 43081   |
| BROADVIEW BUCKS LLC                       | 10 N HIGH ST STE 401               | COLUMBUS, OH 43215      |
| 3861 BROADVIEW LLC                        | 10 N HIGH ST STE 401               | COLUMBUS, OH 43215      |
| TCCI BROAD STREET LLC                     | 250 CIVIC CENTER DR STE 500        | COLUMBUS, OH 43215      |
| Target Corp                               | 3955 E BROAD ST                    | COLUMBUS, OH 43213      |



**STAFF REPORT**  
Board of Zoning & Building Appeals  
April 13, 2026

**Case BA-26-05**  
Prepared by: Curtis Nutter

|                   |   |
|-------------------|---|
| <b>Applicant:</b> | TCCI Broad Street LLC   |
| <b>Owner:</b>     | TCCI Broad Street LLC   |
| <b>Site:</b>      | 090-000191 and 090-005608, 3750-3776 E Broad and 3790-3944 E Broad  |
| <b>Acreage:</b>   | 14.85 +/- acres   |
| <b>Zoning:</b>    | Broad Street District (BRD)   |
| <b>Request:</b>   | Applicant is seeking variances from Whitehall code sections<br>1112.11(b) for Number of freestanding signs permitted<br>1112.12(b) for Total sign area<br>1112.13(b) for Freestanding sign height |

**Request and Background**

Town and Country Shopping Center, TCCI Broad Street LLC, is the first regional shopping center in the United States located on E Broad Street. They are looking to build three new signs and update two existing.

The applicant has operated the lot since 1947. The applicant submitted to the City of Whitehall for a BZBA application in February of 2026. This is their second design after amending their proposed design to meet additional code sections.

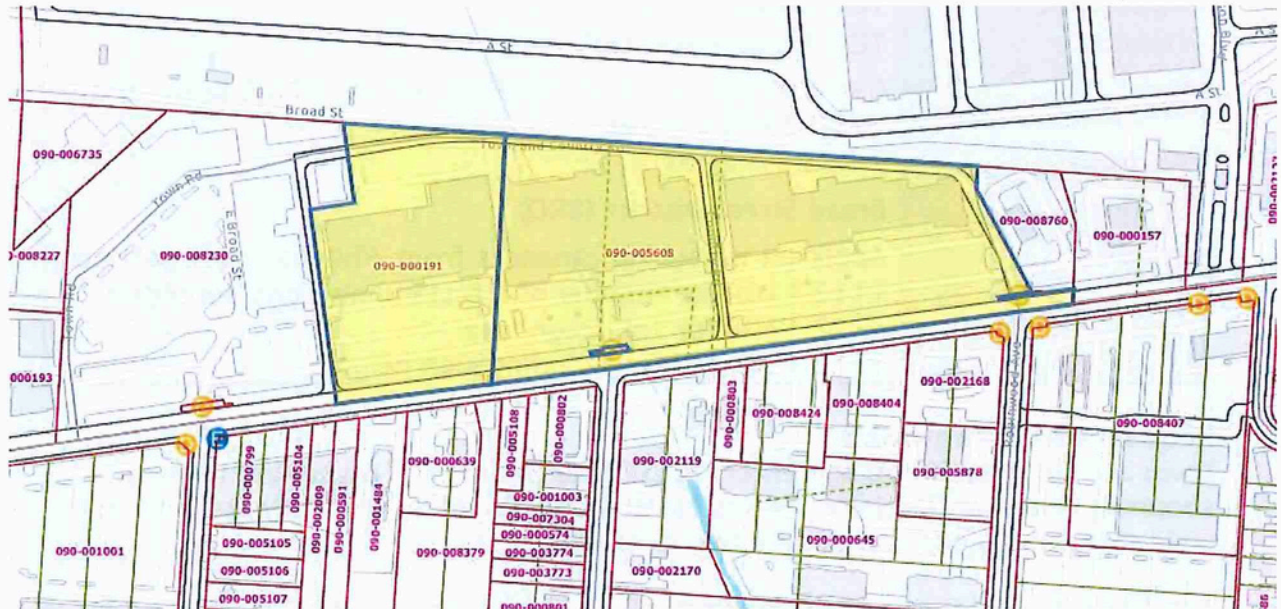
The applicant has submitted an application for three large monument signs and two small monument signs dispersed across approximately 1520 feet to serve 25 clients. Section 1112.11(b) allows one freestanding sign per parcel. Given the large setbacks of businesses within the Town and Country Shopping Center, Whitehall Sign Code requirements for building signs alone may put additional hardships on the physical advertising of businesses compared to others outside of the shopping center.

The existing signs at Town and Country Shopping Center are approximately 20 feet tall and are currently supported by pylons. Section 1112.12(b) allows for 40 square feet of sign area. The submitted design shows 126 square feet of sign area but supports the monument sign requirement within the City of Whitehall Sign Code. Section 1112.13(b) allows for signs to be 8 feet tall. The submitted design shows a general decrease in sign height from existing conditions with a proposed 15 feet in total height. Overall, the proposed variances sought bring the existing signs into greater compliance with the Whitehall Sign Code.

Staff recommends that the Board of Zoning & Building Appeals (BZBA) give favorable consideration for variances 1112.11(b) for number of freestanding signs permitted, 1112.12(b) for total sign area, and 1112.13(b) for freestanding sign height.

**Description of the Location**

The site is located directly south from the Defence Logistics Agency north of E Broad from Country Road to Robinwood Avenue.



**Surrounding Area**

| Direction | Zoning                   | Land Use                 |
|-----------|--------------------------|--------------------------|
| North     | Military/Office District | Defense Logistics Agency |
| East      | Broad Street District    | Restaurant, Taco Bell    |
| South     | Broad Street District    | Various Commercial       |
| West      | Broad Street District    | Vacant                   |

**Evaluation of Request**

Staff is evaluating this request to the “Duncan Factors” as a set of standards which a court or zoning board may use when deciding on a zoning request. The following list provides the Duncan Factors as well as staff’s evaluation of each factor as it relates to this particular case.

**1. Whether the property in question will yield a reasonable return and whether there can be any beneficial use of the property without the variance.**

The property will continue to function as a shopping center without the variance; however, due to the nature of the lots, businesses within Town and Country have

less signage capacity compared to stand alone businesses. Variances to 1112.11(b) for number of freestanding signs permitted, 1112.12(b) for total sign area, and 1112.13(b) for freestanding sign height will remedy this imbalance.

**2. Whether the ask is substantial.**

Due to the nature of Town and Country's large lots hosting many businesses, the ask for sign variances to 1112.11(b) for number of freestanding signs permitted, 1112.12(b) for total sign area, and 1112.13(b) for freestanding sign height are not substantial as variances bring Town and Country's signage to a half the number of signs per distance compared to other businesses along E Broad Street. Across E Broad Street, there are 10 opportunities for signage where Town and Country Shopping Center has 2 with the same distance.

**3. Whether the essential character of the area will be substantially altered or whether adjoining properties will suffer interference with their future development and rights as a result of the variance.**

The design is compatible with the current character of the area. With a shorter sign height compared to the existing structures, Town and Country's new signage brings the sign into greater conformity with the code while still supporting the business located within the plaza. Neighboring properties suffer no interference in their development rights from these variances.

**4. Whether the variance will adversely affect the delivery of governmental services.**

Granting the variances will not adversely affect the delivery of governmental services. Due to the setback and orientation of the signage from the road, these signs successfully advertise businesses without harms to traffic safety or flow.

**5. Whether the property owner purchased the property with knowledge of the zoning restriction.**

The owner is aware of the zoning restrictions. The owner has owned the land prior to the 2023 zoning code update.

**6. Whether the property owner's predicament can be obviated through some method other than a variance.**

The owner's predicament can be obviated by lot splits through City Council and Whitehall Planning Commission, but this process is more significant than granting a variance. This would also create insular parcels without a significant structural purpose, which complicates city planning practices, property tax, and future development. In sum, a variance is likely the best method to obviate the business's hardship from zoning code.

**7. Whether the spirit and intent of this zoning decision will be observed and substantial justice done by granting the variance.**

The spirit and intent of the current zoning code is aligned with these variances as the lot size is significant. A variance to 1112.11(b) for number of freestanding signs permitted equates the businesses; development rights in Town and Country Shopping Center to a similar level of a stand-alone business. Variances 1112.12(b) for total sign area and 1112.13(b) for freestanding sign height maintain existing conditions while refreshing the Town and Country Shopping Center signs.

**8. Whether the property in question has unique or exceptional circumstances or conditions that do not apply to other properties in the vicinity and within the same district.**

The property is significantly larger than that of other shopping centers in Whitehall and other businesses along East Broad Street.

**Recommendation**

Staff recommends that the BZBA give a *favorable consideration* for variances to 1112.11(b) for number of freestanding signs permitted, 1112.12(b) for total sign area, and 1112.13(b) for freestanding sign height.

Staff recommends that the BZBA approve a variance to Whitehall City Code 1112.11(b) for number of freestanding signs permitted to allow for three freestanding signs on Parcel #090-000191-00 and two freestanding signs on Parcel #090-005608-00.

Staff recommends that the BZBA approve a variance to Whitehall City Code 1112.12(b) for total sign area to allow for 456 square feet of sign area among all freestanding signs located on Parcel #090-000191-00 and Parcel #090-005608-00.

Staff recommends that the BZBA approve a variance to Whitehall City Code 1112.13(b) for freestanding sign height to allow for three signs at 15 feet.

**BOARD OF ZONING AND BUILDING APPEALS APPLICATION**  
PUBLIC SERVICE & BUILDING DEPARTMENT

PLEASE INDICATE ALL REQUESTS:

- LOT SPLIT LESS THAN 1 ACRE  
 SIMILAR USE PERMIT  
 VARIANCE FROM ZONING CODE  
 APPEAL FROM ZONING CODE

NUMBER OF VARIANCES REQUESTED:   
 NUMBER OF APPEALS REQUESTED:

**APPLICANT INFORMATION**

**APPLICANT:**

The Mannik & Smith Group LLC

**ADDRESS:** 1160 Dublin Road, Suite 100      **CITY:** Columbus      **STATE:** OH      **ZIP:** 43215

**PHONE:** 313 961 9500      **E-MAIL:** Epierre@manniksmithgroup.com

**ATTORNEY FOR APPLICANT (IF ANY):**

**ADDRESS:** \_\_\_\_\_ **CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_  
**PHONE:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

**OWNERSHIP (IF DIFFERENT THAN APPLICANT)**

| NAME:            | ADDRESS:  | PERCENTAGE: |
|------------------|---|-------------|
| Office City Inc. | 250 Civic Center Dt Ste. 500, Columbus OH 43215 |             |
|                  |   |             |
|                  |   |             |
|                  |   |             |

\*If corporation, list names of all stockholders having more than 25% interest in the premises sought to be rezoned.

**PROJECT DETAILS**

**PARCEL ID #:**

**PROJECT ADDRESS:** 4600 E Broad Street      **CITY:** Whitehall      **STATE:** OH      **ZIP:** 43213

**NAME OF SUBDIVISION:** \_\_\_\_\_  
**NUMBER AND TYPE OF BUILDINGS CURRENTLY ON THE PROPERTY (IF NONE, STATE "NONE"):** 1 existing restaurant building  
**CURRENT ZONING: (PLEASE PROVIDE CODE SECTION)** Community Crossroads  
**DOES THE PROJECT PROPERTY HAVE DEED RESTRICTIONS?**  YES       NO

## TIMELINE

STEP 1: **Applications must be submitted digitally to Building-Department@whitehall-oh.us thirty days prior to the BZBA meeting.** If the project has been previously denied, the application must be filed with the Chairman of the Board of Zoning and Building Appeals not more than thirty (30) days from the date such denial of the Certificate of Zoning is issued. The office files applications between the hours of 8:30 AM and 4:30 PM on weekdays. At the time the application is filed, there shall be deposited a fee based on the following scale. Fees can be paid by check or over the phone with a credit card. (Service fees do apply.)

|                        |         |
|------------------------|---------|
| VARIANCE:              | \$80.00 |
| SIGN VARIANCE:         | \$75.00 |
| FENCE VARIANCE:        | \$50.00 |
| LOT SPLIT:             | \$50.00 |
| ADMINISTRATIVE APPEAL: | \$80.00 |

STEP 2: The Board of Zoning and Building Appeals shall study the matter and within a reasonable time (Code Section 151.08 states that any matter referred to the Board of Zoning and Building Appeals shall be considered and final action taken within ninety days from the date of referral unless a longer time is authorized by mutual agreement between the applicant and the Board).

STEP 3: Written notice of the hearing will be published in a newspaper of general circulation in Franklin County, Ohio. Written notice of the hearing will be mailed at least ten (10) days before the date of the Public Hearing to the owners of property within and contiguous to the addresses of such owners, appearing on the County Auditor's current tax list or the Treasurer's Real Estate Tax Mailing list. No mailed written notice shall be required if there is filed with the application waivers from the property owners who are entitled to such notice.

STEP 4: The project can proceed with obtaining any required building permits from the Building and Zoning Department in accordance with the recommendations and approvals by the Board of Zoning and Building Appeals. These changes or construction must be fully completed within the period of one (1) year from the date of final approval by the Board of Zoning and Building Appeals, unless an extension of time is approved by the Board.

### GENERAL INFORMATION:

- The Board of Zoning and Building Appeals meets on the second Monday of every month at 6:30 PM.
- The entire procedure can be accomplished in 45 - 90 days

IF YES, PLEASE PROVIDE THE DATE THE DEED RESTRICTIONS HAVE/WILL EXPIRE(D):

PROPOSED USE OF THE PROPERTY:

NARRATIVE STATEMENT DESCRIBING THE WHAT IS BEING REQUESTED AND REASON FOR REQUEST:

Variance request for the codes listed below having to do with building type, placement and orientation, as well as location of pick up spaces.

FOR LOT SPLIT

PARCEL ID #:

FOR SIMILAR USE PERMIT

PROPOSED SIMILAR USE:  
(PLEASE PROVIDE CODE SECTION)

FOR VARIANCE(S)

PROPOSED VARIANCE(S): (PLEASE PROVIDE CODE SECTION)

|                       |                          |
|-----------------------|--------------------------|
| PROPOSED VARIANCE 1:  | 1104.06(b)               |
| PROPOSED VARIANCE 2:  | 1104.06(c)(1)(b)         |
| PROPOSED VARIANCE 3:  | 1104.06(c)(3)(notes)     |
| PROPOSED VARIANCE 4:  | 1111.02(c)(d) <i>chd</i> |
| PROPOSED VARIANCE 5:  | 1104.06(d)(2)            |
| PROPOSED VARIANCE 6:  |                          |
| PROPOSED VARIANCE 7:  |                          |
| PROPOSED VARIANCE 8:  |                          |
| PROPOSED VARIANCE 9:  |                          |
| PROPOSED VARIANCE 10: |                          |

\*IF MORE VARIANCES ARE BEING REQUESTED, PLEASE COPY THIS PAGE AS NEEDED.

FOR APPEAL(S)

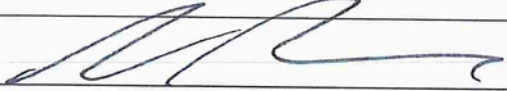
PROPOSED APPEAL(S): (PLEASE PROVIDE CODE SECTION)

|                    |  |
|--------------------|--|
| PROPOSED APPEAL 1: |  |
| PROPOSED APPEAL 2: |  |
| PROPOSED APPEAL 3: |  |
| PROPOSED APPEAL 4: |  |
| PROPOSED APPEAL 5: |  |

\*IF MORE APPEALS ARE BEING REQUESTED, PLEASE COPY THIS PAGE AS NEEDED.

**AUTHORIZATION**

I do swear that the facts as appearing in the above Application for a Similar Use Permit, Appeal, Variance, and/or Lot Split are true and correct.

|                         |  |
|-------------------------|--|
| <i>Bob Coiro</i>        |  |
| Owner or Lessee (Print) | Owner or Lessee (Signature)  |

STATE OF ~~OHIO~~ Indiana )  
Hamilton County ) SS.  
FRANKLIN COUNTY )

Sworn to and subscribed in my presence by *Karie Bennett*

this *11<sup>th</sup>* day of *March*, 20 *26*.

|  |
|--|
|  |
| Notary Public (Signature)  |



- Any additional information regarding the property, proposed use, or surrounding area, such as photographs, that would be beneficial in presenting the case.

List any other supporting documents or exhibits which accompany this application (photographs, pamphlets, etc.)

|  |
|--|
|  |
|  |
|  |
|  |
|  |

- A Notary Public must attest to Applicant's signatures on the Affidavit Form on Page 7. For Similar Use Applications, Affidavit Form - Certify that the names and addresses, as submitted are current as of the first date of publication of the Public Hearing Notice (Section 105.5, Codified Ordinances). (Check with the Clerk of Council on the date to file Affidavit Form.)

\*Note that the applicant will be responsible for the accuracy of all the information contained in the application.



**BOARD OF ZONING AND BUILDING  
APPEALS APPLICATION  
ECONOMIC DEVELOPMENT & BUILDING  
DEPARTMENT**

**CITY OF WHITEHALL**  
360 S. Yearling Road  
Whitehall, Ohio 43213  
614-237-8612  
Building-Department@whitehall-oh.us  
www.whitehall-oh.us

Duties of and application requirements for the Board of Zoning and Building Appeals are outlined in Whitehall Codified Ordinances Section 151. Please use this application to apply for:

- Lot splits less than 1 acre
- Similar Use Permit
- Variances from the zoning code
- Appeals

**APPLICATION CHECKLIST**

- Application with all completed attachments must be submitted digitally to [Building-Department@whitehall-oh.us](mailto:Building-Department@whitehall-oh.us). An application must be submitted thirty (30) days prior to the Board of Zoning and Building Appeals Meeting.
- If the project has been previously denied, please provide a copy of the denied Certificate of Zoning and statement of reason for the denial.

**For Similar Use Permit, Variance, and Lot Split Applications:** The Application must include the following:

- A legal description of the property. If this is a metes and bounds description, the applicant must provide, at their own cost, a statement and a plot plan from a duly licensed surveyor or a licensed professional civil engineer verifying the correctness of the description and plot plan.
- The proposed use of the property.
- A statement of the necessity or desirability of the proposed use to the neighborhood or community.
- A statement of the relationship of the proposed use to adjacent property and land use.
- The relationship of the proposed development to the Development Standards of the City as expressed by the Zoning Ordinances and the Master Plan. Please include details to include an evaluation of the effects on adjoining properties of such elements as traffic circulation, noise, glare, odor, fumes and vibration.
- Plot Plan with the following information:
  1. The boundaries and dimensions of the lot or lots involved.
  2. The nature of the special conditions or circumstances giving rise to this application.
  3. The size and location of existing and/or proposed structures.
  4. The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces, and landscaping.
  5. The location of structures on adjacent property.



**BOARD OF ZONING AND BUILDING  
APPEALS APPLICATION  
BUILDING & PUBLIC SERVICE DEPARTMENT**

**CITY OF WHITEHALL**  
360 S. Yearling Road  
Whitehall, Ohio 43213  
614-237-8612  
Building-Department@whitehall-oh.us  
www.whitehall-oh.us

**STOP - OFFICE USE ONLY**

|                                   |  |
|-----------------------------------|--|
| <b>DATE APPLICATION RECEIVED:</b> |  |
| <b>DATE FEE RECEIVED:</b>         |  |
| <b>CASE NUMBER:</b>               |  |
| <b>BZBA CASE DATE:</b>            |  |
| <b>AD PLACEMENT DATE:</b>         |  |
| <b>MAILED LETTERS SEND DATE:</b>  |  |

**BZBA RECOMMENDATION:**  FAVORABLE  
 UNFAVORABLE

\*Please attach written report with reasons of denial or approval

## **Statement for Necessity/desirability of the proposed use to the neighborhood/community**

The proposed Culver's restaurant is a neighborhood-serving commercial use that is necessary and desirable for this corridor and the broader Whitehall community because it provides a convenient dining option for nearby residents, employees, and visitors along E. Broad Street. The Community Crossroads District is intended to support accessible, service-oriented uses that strengthen activity in established commercial areas, and a quick-service restaurant fits that intent by bringing consistent daily customer activity to a commercially zoned site. The project reinvests in an existing developed property and is expected to provide new employment opportunities and additional local tax revenue while enhancing the overall appearance and functionality of the corridor through new site improvements and coordinated circulation.

## **Statement for Relationship of the proposed use to adjacent property and land use**

The proposed restaurant use is compatible with the surrounding area because the site is located within an established commercial corridor where similar traffic patterns and operational characteristics are typical. The development is designed to manage potential impacts to adjacent properties through site layout and operational planning, including defined access points, internal circulation intended to reduce conflict between vehicles and pedestrians, and buffering elements such as landscaping/screening where required. Lighting will be designed and directed to limit spillover beyond the site, and service functions such as refuse and deliveries will be located and screened to minimize visibility and nuisance effects for adjacent uses. Overall, the proposed use will function as a complementary commercial use that supports nearby businesses while maintaining orderly site operations and compatibility with adjacent properties.

## **Statement for Relationship to City Development Standards and Evaluation of Impacts on Adjacent Properties**

The proposed development is consistent with the City of Whitehall's Development Standards and the intent of the Community Crossroads District by reinvesting in a commercially designated corridor with a neighborhood-serving restaurant use and a site plan that prioritizes safe access, orderly circulation, and an improved streetscape appearance. The project is designed to function within an established commercial context along E. Broad Street by providing defined vehicular access points, internal drive aisles, and on-site parking that are intended to accommodate customer demand while maintaining efficient traffic flow and minimizing conflicts with adjacent properties and the public right-of-way. Noise, odor, and fumes associated with normal restaurant operations will be typical of comparable commercial uses and are expected to be controlled through standard building mechanical systems and operational practices; refuse and service activities will be located and screened to reduce visibility and limit nuisance impacts. Exterior lighting will be designed with fully shielded, downward-directed fixtures to reduce glare and light spillover beyond the site, and landscaping and screening elements will be incorporated to soften views of parking and service areas and support compatibility with nearby properties. Vibration impacts are not anticipated beyond what is typical for routine commercial activity, and overall site operations are expected to remain compatible with surrounding uses due to the commercial corridor setting and the project's planned circulation, screening, and lighting controls.



3/30/2026

**Notice of Whitehall Board of Zoning and Building Appeals Meeting**

RE: CASE BA-26-06

Dear Nearby Property Owner,

The Board of Zoning and Building Appeals of the City of Whitehall, Ohio, will consider the application of 4600 E Broad Street tenant's request for a variance to permitted building type, building placement, pick-up and drop-off parking spaces, and building form.

The Board will hold a public hearing on 04/13/2026 at 6:30 pm at City Hall, located at 360 South Yearling Road, Whitehall Ohio 43213 in the City Courtroom. If you wish to attend, please enter through the front doors.

Copies of the application and supporting documents are on file in the Service Department office at City Hall and are available for review. If you would like to examine these documents, please call 614.338.3100 extension 1324 or email [curtis.nutter@whitehall-oh.us](mailto:curtis.nutter@whitehall-oh.us) to make your request.

Respectfully,

Curtis Nutter  
Whitehall Planning and Development

**STAFF REPORT**  
Board of Zoning & Building Appeals  
April 13, 2026

**Case BA-26-06**  
Prepared by: Curtis Nutter

|                   |   |
|-------------------|---|
| <b>Applicant:</b> | The Mannik & Smith Group, Inc.  |
| <b>Owner:</b>     | Office City Inc.  |
| <b>Site:</b>      | 090-008249 and 090-008427, 4600 E Broad   |
| <b>Acreage:</b>   | 1.664 +/- acres   |
| <b>Zoning:</b>    | Community Crossroads District (CCD)   |
| <b>Request:</b>   | Applicant is seeking variances from Whitehall code sections<br>1104.06(b) for building typology<br>1104.06(c)(1)(b) for maximum setback<br>1104.06(d)(2) for required frontage type |

**Request and Background**

The Mannik & Smith Group represents Culver's Food, a prospective tenant for 4600 E Broad Street. They are proposing to build a Culver's fast-food restaurant with a drive-thru and a patio space. This lot is located across from the Lofts at Norton Crossing apartment complex at the site which was previously occupied by an Applebee's restaurant.

This lot has been vacant for at least 5 years and has had multiple prospective tenants back out from engaging with the space. The applicant approached the City of Whitehall for a preliminary zoning review in December of 2025. This is their third design after amending to meet other code sections in regards to parking and landscaping.

The proposed plan originally featured six variances, but the applicant has amended the design to include only three. The applicant had a secondary zoning review meeting with city staff March of 2026 to discuss the sought variances after meeting; three variances were removed from Case BA-26-06.

The first variance is for 1104.06(b) for building typology to allow a Small Flex Retail Building under the Whitehall City Code, which is not a permitted building type within the Community Crossroads District. Permitted typologies within the CCD are Multi-Unit Complex, Large Flex Retail Building, Institutional Flex Building, School and Institutional Building, Office Building, Office-Corporate Building, Retail Large Format Building, and Assembly Use Buildings. Each of these building types are intended for large buildings with a variety of uses.

The second variance is to 1104.06(c)(1)(b) for a setback greater than allowed in the Community Crossroads District. The CCD has a maximum setback of 15 feet from

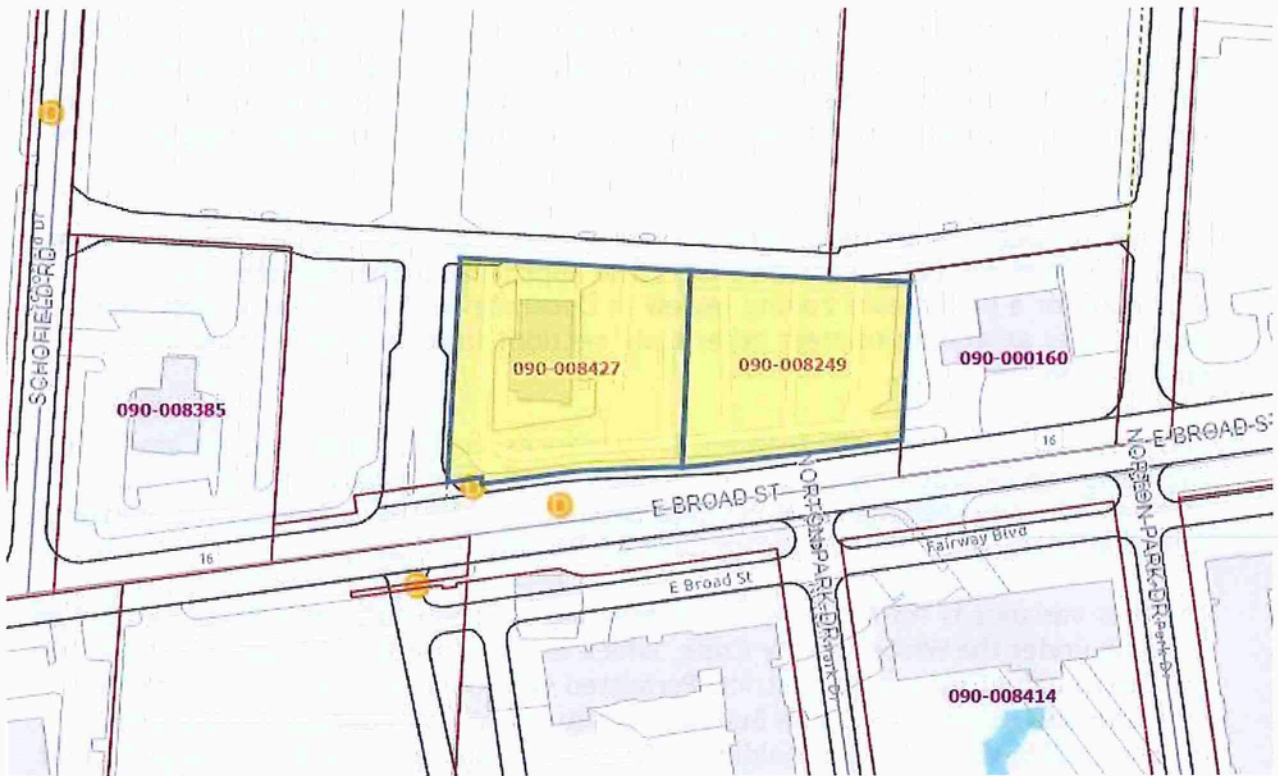
the right-of-way, meaning that the front of a building must be between 0 and 15 feet from the lot line. The proposed Culver's building is set back 43 feet from the road to accommodate a drive thru and bypass lane.

The third variance is to 1104.06(d)(2) is to allow for a different required frontage type than permitted in the Community Crossroads District. Each building must have a frontage type along the primary road as permitted by code, which are shopfront, patio, gallery, and arcade. The proposed Culver's frontage is a yard as defined by Whitehall City Code.

Staff recommends that the Board of Zoning & Building Appeals (BZBA) give favorable consideration for variances 1104.06(b) to building typology, and 1104.06(c)(1)(b) to maximum setback, 1104.06(d)(2) to required frontage type in the CCD district on the condition that the applicant receive a special use permit for a drive-thru from Whitehall Planning Commission and Whitehall City Council.

**Description of the Location**

The site is located directly south from Discover/Capital One on the north east corner of E Broad and the private drive.



**Surrounding Area**

| Direction | Zoning | Land Use |
|-----------|--------|----------|
|-----------|--------|----------|

|       |                               |                               |
|-------|-------------------------------|-------------------------------|
| North | Community Crossroads District | Office/Headquarters, Discover |
| East  | Community Crossroads District | Banking/Finance, PNC          |
| South | Community Crossroads District | Residential Apartment         |
| West  | Community Crossroads District | Banking/Finance, Huntington   |

## Evaluation of Request

Staff is evaluating this request to the “Duncan Factors” as a set of standards which a court or zoning board may use when deciding on a zoning request. The following list provides the Duncan Factors as well as staff’s evaluation of each factor as it relates to this particular case.

### 1. Whether the property in question will yield a reasonable return and whether there can be any beneficial use of the property without the variance.

This property may not yield a reasonable return without the proposed variances. Given the site’s long-standing vacancy, a restaurant proposal like Culver’s will utilize the space in a beneficial manner that activates a vacant site and provides income tax to the city and provides another food option for the city. These variances are essential to consider the plan as proposed which allows for the complete utilization of the site and high-level business operations for Culver’s.

### 2. Whether the ask is substantial.

While the applicant is seeking many variances, the proposed variances are not substantial when compared to the surrounding properties.

The proposed plan features three variances. The first variance to 1104.06(b) for building typology. The proposed Culver’s building is to allow a Small Flex Retail Building is not a substantial request. The neighboring properties on E Broad Street are also classified as Small Flex Retail Building. This includes Huntington Bank and PNC Bank as each are at one story and house a single tenant.

The second variance to 1104.06(c)(1)(b) is to allow the maximum setback greater than 15 feet from the right-of-way. The proposed Culver’s building is set back approximately 43 feet from the right of way to accommodate a drive thru and bypass lane. Huntington Bank is set back approximately 72 feet from E Broad Street, and PNC Bank is set back approximately 46 feet from E Broad Street. Due to the similar nature of building setback, the request is not substantial.

The third variance is to 1104.06(d)(2) to allow a frontage type of yard, which is not a permitted frontage in the Community Crossroads District. Due to the four-sided architecture of the Culver’s building, with each side having some architectural appeal, the ask is not substantial.

**3. Whether the essential character of the area will be substantially altered or whether adjoining properties will suffer interference with their future development and rights as a result of the variance.**

The design is compatible with the current character of the area and will not substantially alter the area's appeal. Due to the entrance from the private alley, the traffic interference from the project is minimized and will not impact the future development and rights of adjoining properties.

**4. Whether the variance will adversely affect the delivery of governmental services.**

Granting the variances will not adversely affect the delivery of governmental services including fire safety, water, sewer, electric, stormwater, trash, traffic control, or other municipal services.

**5. Whether the property owner purchased the property with knowledge of the zoning restriction.**

The owner has owned this property since 1992, which predates the 2023 zoning code. The applicant is approaching the property with full knowledge of the zoning district and worked with the planning division outlining variances and design changes to ensure the least number of variances were requested.

**6. Whether the property owner's predicament can be obviated through some method other than a variance.**

The functional design of this project cannot be easily supported without variances. To meet the permitted typologies within the CCD of Multi-Unit Complex, Large Flex Retail Building, Institutional Flex Building, School and Institutional Building, Office Building, Office-Corporate Building, Retail Large Format Building, or Assembly Use Building, Culver's would need to develop a multi-story building and secure additional businesses to locate within the structure. This is not a common ask for this type of use.

Additionally, the proposed Culver's building is set back 43 feet from E Broad Street to accommodate a drive thru and bypass lane. Without a variance, the site would be unable to accommodate the drive thru use, which is a critical business operation.

The proposed Culver's frontage is a yard as defined by Whitehall City Code but features a storefront on the secondary frontage along the private drive and a patio to the side. With the drive thru and yard fronting E Broad Street, vehicle will enter from the private drive to the north. The site's orientation will support traffic flow and safety as the orientation mitigates stacking on E Broad Street. This variance is essential for the function of the site.

**7. Whether the spirit and intent of this zoning decision will be observed and substantial justice done by granting the variance.**

The spirit and intent of the current zoning code is aligned with this as the special use permit sought from the Whitehall City Council is within the allowable uses of the code.

**8. Whether the property in question has unique or exceptional circumstances or conditions that do not apply to other properties in the vicinity and within the same district.**

The property is unique to others given its primary access off of a private drive. By utilizing the private drive as its primary entrance, the traffic along E Broad will remain fairly unaffected by possible drive thru back-ups.

**Recommendation**

Staff recommends that the BZBA give a *favorable consideration* for variances to 1104.06(b) for building typology, 1104.06(c)(1)(b) for maximum setback, and 1104.06(d)(2) for required frontage type with the condition that a special-use permit is granted by City Council.

Staff recommends that the BZBA approve a variance to Whitehall City Code 1104.06(b) for building typology to allow for a Small Flex Retail Building on the condition that the applicant receives a special-use permit allowing a drive-thru in the Community Crossroads District from Whitehall City Council.

Staff recommends that the BZBA approve a variance to Whitehall City Code 1104.06(c)(1)(b) for maximum setback to allow for a 43-foot maximum building setback on the condition that the applicant receives a special-use permit allowing a drive-thru in the Community Crossroads District from Whitehall City Council.

Staff recommends that the BZBA approve a variance to Whitehall City Code 1104.06(d)(2) for required frontage types to allow for a Yard frontage on the condition that the applicant receives a special-use permit allowing a drive-thru in the Community Crossroads District from Whitehall City Council.

# PRELIMINARY SITE COMPLIANCE PLAN FOR CULVER'S 4600 E BROAD ST. COLUMBUS, OH 43213

**PROJECT SCOPE OF WORK**  
EXISTING APPLICABLE RESTAURANT BEARING AND PARKING LOT TO BE REDEVELOPED INTO A QUICK-SERVICE RESTAURANT WITH ASSOCIATED DRIVE-THROUGH RAINERS, UTILITIES, AND PARKING.  
**RIGHT-OF-WAY ENCROACHMENT NOTE**  
THE EXISTING BEARING WALLS WILL BE REMOVED WITH AN AUTOMATIC FIRE SUPPRESSED SYSTEM BEING INSTALLED BY CODE AND FOR THE CITY OF MIDDLETOWN, OHIO. DISCREPANT RESPONSES TO THIS COMPLIANCE PLAN SHALL BE PROVIDED AT THE DISCRETION OF THE CITY OF MIDDLETOWN, OHIO. THE CITY OF MIDDLETOWN, OHIO SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRIVE-THROUGH RAINERS, UTILITIES, AND PARKING. THE CITY OF MIDDLETOWN, OHIO SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRIVE-THROUGH RAINERS, UTILITIES, AND PARKING. THE CITY OF MIDDLETOWN, OHIO SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRIVE-THROUGH RAINERS, UTILITIES, AND PARKING.

**OWNER**  
250 ONE CENTER ST. STE. 500  
COLUMBUS, OH 43215  
**OWNER CONTACT**  
MICKY HANCOCK  
444 CONCORD ST.  
MIDDLETOWN, OH 44860  
PHONE: (419) 704-4655  
EMAIL: MICKY@CULVERS.COM  
**DESIGN CONSULTANT**  
THE MANN & SMITH GROUP, INC.  
1150 EAST BROAD ST., SUITE 100  
COLUMBUS, OH 43215  
PHONE: (614) 444-2222  
FAX: (614) 444-2222  
EMAIL: INFO@MANNANDSMITH.COM

**GENERAL ZONING INFORMATION**  
ADDRESS: 4600 E BROAD STREET, COLUMBUS OH 43213  
PARCEL NO.: 000-00049, 000-00047  
ZONING CLASSIFICATION/DISTRICT: COMMUNITY DEVELOPMENT DISTRICT  
COMMERCIAL DISTRICT  
ADJACENT DISTRICT: COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUILDING HEIGHT: 27'-11"  
TOTAL BUILDING AREA: 47,000 SF  
TOTAL SITE AREA: 1.97 AC  
EXISTING USE: RESTAURANT  
FLOOD INSURANCE RATE MAP NUMBER (FIRM): 580400242E  
FLOOD HAZARD EFFECTIVE DATE OF FIRM: 06/19/2011  
BASE FLOOD ELEVATION (FEET): N/A  
FLOOD ZONE: ZONE 1

**PARCELS**  
1  
2  
3  
4

**VEHICLE TRAFFIC**  
1  
2  
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