



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Comments:

Application Number: #11320-00856
Date Received: 7 Nov. 2011
Date of Hearing: JAN. 2011
Fee: \$1900
Accepted by: [Signature]

Commission/Group: _____
Planning Area: _____
Acreage: _____
Existing Zoning: _____
Zoning Map #: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- Variance
- Graphics Plan
- Special Permit
- Miscellaneous Graphic

PAID
NOV 07 2011

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe The applicant is requesting variances to C.C. 3377.07 to permit wall signage to exceed the maximum permissible square footage, and to C.C. 3375.06 to permit both wall and ground signage directed to a freeway

LOCATION

1. Certified Address Number and Street Name 4050 Morse Road
City Columbus City/State OH Zip 43230
Parcel Number (only one required) 600-113347

APPLICANT

2. Name D & K Limited
3. Address 4050 Morse Rd. City/State Columbus Zip 43230
4. Phone # 471-2277 Fax # _____ Email _____

PROPERTY OWNER(S)

2. Name Same as applicant.
3. Address _____ City/State _____ Zip _____
4. Phone # _____ Fax # _____ Email _____

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name David Hodge / Smith & Hale LLC
9. Address 37 W. Broad St., Suite 725 City/State Columbus Zip 43215
10. Phone # 221-4255 Fax # 221-4409 Email _____

SIGNATURES

11. Applicant Signature D & K Limited By: David Hodge
12. Property Owner Signature D & K Limited By: David Hodge
13. Attorney / Agent Signature _____ By: David Hodge



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AFFIDAVIT

(See next page for instructions)

APPLICATION # _____

11320-00656
4050 MORSE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at (2) per CERTIFIED ADDRESS FOR PROPERTY 4050 Morse Road
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) D & K Limited
4050 Morse Rd.
Columbus, OH 43215

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

D & K Limited
471-2277

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

(5) Northland Community Council
c/o Mr. Robert Thurman
4493 Flower Garden Dr.
New Albany, OH 43054

and that the following is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

Please see attached list.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) David Hodge
day of November, in the year 2011
(8) Natalie C. Timmons
9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



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STATEMENT OF HARDSHIP

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4050 MORSE ROAD

APPLICATION # _____

3382.05 Variance.

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

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
 - 1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 - 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 - 3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
 - 4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

Please see attached statement.

Signature of Applicant _____ Date _____

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4050 MORSE ROAD

Statement of Hardship

4050 Morse Road

The applicant is requesting to variances to permit an update and improvement to its signage package. This property has freeway frontage though access to the property after leaving the freeway, typically north from Morse Road, is extraordinarily challenging making signage at this location of utmost importance.

The applicant is requesting the use of wall signage in addition to existing ground signage facing the freeway. C.C. 3375.06(E)(1) provides: [n]o more than one (1) on-premises ground sign or wall sign directed to said freeway shall be displayed on any lot, or no more than two (2) single-faced wall signs shall be utilized with each sign face directed to vehicular traffic in only one (1) direction..."

As stated above, access to this property is challenging, users must locate and access the property from Service Road 7A, off from Transit Drive from either Stelzer Road or Morse Road, which can be difficult. Signage in such an instance is critical to commercial success.

This extraordinary location, which is different from other commercially zoned and used property that would typically have access to a commercial thoroughfare, inhibits the applicant's ability to have a reasonable return in service, use and income compared to conforming properties. The grant of these requested variances will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code such that the request is reasonable and appropriate and should be granted.

The applicant respectfully requests the grant of these variance requests.

D & K Limited

Signature of Applicant: By: David Hedge, attorney
Date: 11/16/2011



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 11/4/11



Disclaimer

Scale = 200

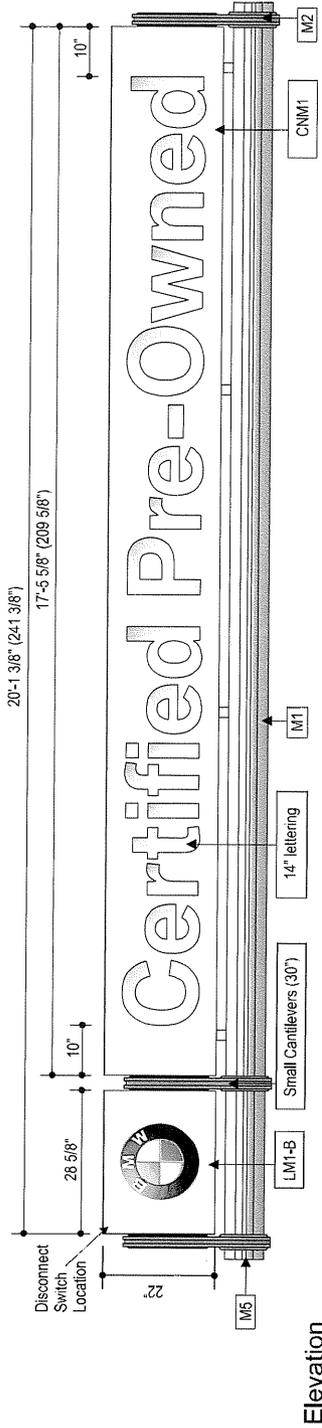


This map is prepared for the real property inventory within this county. I survey plats, and other public records and data. Users of this map are no information sources should be consulted for verification of the informatic county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

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4050 MORSE ROAD

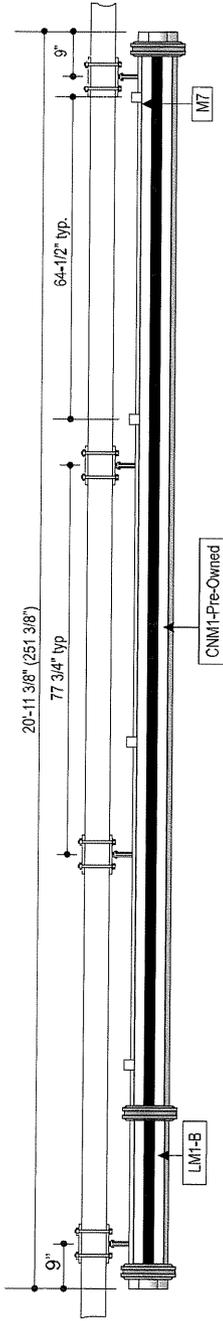
11320-00656

4050 MORSE ROAD



Elevation

Scale 1/2" = 1'-0" @ 11"x17"



Plan View

Scale 1/2" = 1'-0" @ 11"x17"

Showing Bracket Locations

Specifications:
 Sign modules are fabricated from .080 aluminum faces painted G2.
 Internally illuminated routed faces.
 Lettering is clear acrylic push-through with 20 gauge Polished Stainless Steel on First Surface
 Logo modules are identical to pylon modules, mounted with stainless steel hardware.

Material	Description
M1	200mm pole - bearing structure. Length as required (2" past outside cantilevers, typ.)
M2	Cantilever supports at each end of facade module (29" ±) w/ 1/2" S.S. mounting hardware
M3	LED insert strip on front of bearing structure (typ)
M4	Blank insert strip on building side of bearing structure (typ)
M5	End Cap (typ)
M6	Wall Brackets: Spaced no further than 10'-6" as required for overall length. Minimum three required per bearing structure.
M7	Middle Support Brackets: on modules longer than 10 feet. Brackets add stability to sign structure. Spaced 6'-0" on center (CNM1-3) and 3'-0" on center for a CNM4

Graphic Colors

G1	BMW F1 Charcoal
G2	BMW White
G3	Clear Anodized Aluminum

Electrical Requirements
 120 volt circuit required dedicated to sign only. Power to sign to be installed and supplied by others.

Qty:
 1: AEB-0416-12 @ 1.46 amps
 2: AEB-1232-24 @ 2.95 amps
 1: LED Transformer @ 0.5 amps
LAMPS:
 2: HO 24 FL Lamps
 4: HO 60 FL Lamps
 4: HO 72 FL Lamps

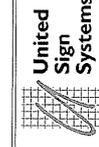
CLIENT:	DESCRIPTION	DATE	BY
BMW			
LOCATION:	Columbus, OH		
DATE:	October 5, 2011		
DRAWING #	BMW-035-11-CPO-Logo		
DRAWN BY:	PK		

THIS DESIGN IS SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCEPTED AND UNTIL ACCEPTED AND APPROVED BY PURCHASE.

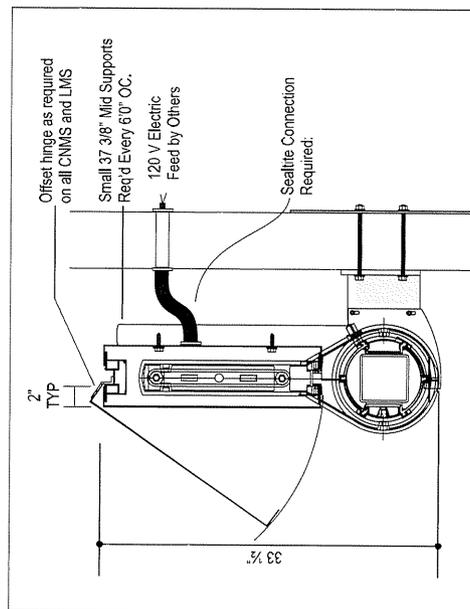
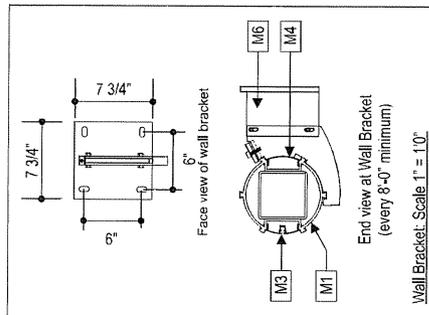
THE SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE (NEC), THE APPLICABLE LOCAL CODES, THE SIGNING STANDARDS AND SPECIFICATIONS OF THE SIGN.

CUSTOMER APPROVAL:
 SIGNATURE _____
 DATE _____
 APPROVAL RECEIVED BY UNITED SIGN COMPANIES, INC. _____
 DATE _____

IMPORTANT:
 PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. THE BEST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.

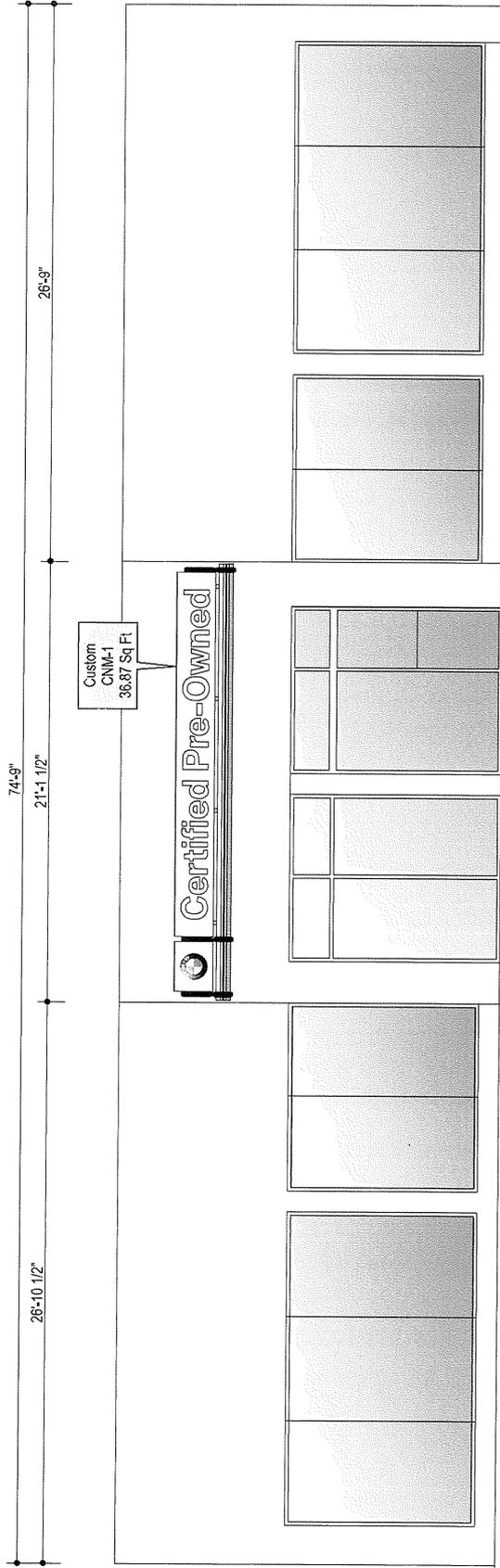


206 Tower Drive
 Columbus, Florida 34677
 unitedsignsystems.com
888-704-1516
 A Division of United Advantage Sign Companies, Inc.



CNM1 SQFT.
 20'-1 3/8" x 22"
 =36.87 SQFT.

11320-00656
4050 MORSE ROAD



BMW-CPO Elevation

Scale: 3/16" = 1'-0" (@ 11 x 17)

CLIENT: BMW Columbus, OH LOCATION: Columbus, OH DATE: October 5, 2011 DRAWING #: BMW-035-1-CPO Elev DRAWN BY: PK	THIS DESIGN IS SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	<table border="1"> <tr> <th>REV #</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REV #	DESCRIPTION	DATE	BY					 <p>THE SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 1008.01 OF THE 2011 APPLICABLE LOCAL CODES. THIS SIGN IS NOT A UL LISTED PRODUCT AND BEARING OF THE SIGN.</p>	CUSTOMER APPROVAL: PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND THE SIGN MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION. SIGNATURE _____ DATE _____ APPROVAL RECEIVED BY UNITED _____ DATE _____		206 Tower Drive Columbus, Florida 34677 unitedsignsystems.com 888-704-1516 A Division of United Adornment, Inc.
REV #	DESCRIPTION	DATE	BY											

