



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: ~~# 14320-00000-02120~~ # 14320-00121  
Date Received: 27 FEB. 2014  
Commission/Civic: FNCCC  
Existing Zoning: \_\_\_\_\_ Application Accepted by: AF Fee: \$ 1900  
Comments: \_\_\_\_\_

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- Variance     Graphics Plan     Special Permit     Miscellaneous Graphic

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

Describe We respectfully request a graphics commission variance to permit the installation of (1) one set of U.I. internally illuminated channel letters & logo for Summit Financial to be installed on the (3) third floor building elevation in relief of CC3377.20 (B).

### LOCATION

1. Certified Address Number and Street Name 7965 N. High Street., Suite 350  
City Columbus State Ohio Zip 43235  
Parcel Number (only one required) 610-198383

### APPLICANT

2. Name Stanley W. Young III, Signage Consultants., Inc.  
3. Address 870 E. Fifth Avenue City/State Columbus, Ohio Zip 43201  
4. Phone # 614-564-9432 Fax # 614-297-1007 Email trinitysigngroup@gmail.com

### PROPERTY OWNER(S)

2. Name Pace-Northwoods Assoc., LLC  
3. Address 1401 S. Brentwood Blvd City/State St. Louis, MO. Zip 63144  
4. Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

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

### ATTORNEY / AGENT (CIRCLE ONE)

8. Name Stanley W. Young III, Signage Consultants., Inc.  
9. Address 870 E. Fifth Avenue City/State Columbus, Ohio Zip 43201  
10. Phone # 614-564-9432 Fax # 614-297-1007 Email trinitysigngroup@gmail.com

### SIGNATURES

11. Applicant Signature Stanley W. Young III  
12. Property Owner Signature Stanley W. Young III (Agent for Owner)  
13. Attorney / Agent Signature Stanley W. Young III (Agent)





(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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## AFFIDAVIT

**14320-00121**  
**7965 NORTH HIGH**  
**STREET**

(See next page for instructions)

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young III, Signage Consultants, Inc.  
of (1) MAILING ADDRESS 870 E. Fifth Avenue, Columbus, Ohio 43201  
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 7965 N. High Street., Suite 350, Columbus, Ohio 43235  
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) Pace-Northwoods Assoc., LLC  
1401 S. Brentwood Blvd., St. Louis, MO. 63144

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

Stanley W. Young III, 614-564-9432

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

(5) Far North Community Coalition  
P.O.Box 66, Lewis Center, Ohio 43035  
Mr. James Palmisano 848-8231 Cell 832-9083

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 27 day of FEBRUARY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



**MARK E. BORDEN**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES NOV. 20, 2018

Notary Seal Here



14320-00121  
7965 NORTH HIGH  
STREET

**STATEMENT OF HARDSHIP**

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- 1. The subject site comprises the southern half of an existing CPD site and two lots in the C-2, commercial district fronting the west side of North High Street, north of Northwoods Boulevard. The site was developed for an office structure which received a variance for a 45' height. The subject site is located with-in a larger CPD district providing for office and restaurant commercial uses. As indicated in the CPD Z87-1330 text language on page 1 high-lighted in yellow "Quote" The site slopes from the northwest to the southeast. "Un-Quote".. This slope as indicated in the language represents a street level grade difference of approximately 15'-20'. This difference in grade along with mature trees directly in the path of the east building elevation is peculiar and unique unto the subject site. Summit Financial which occupies 9,825 of the third floor of the subject site would be located behind the proposed sign location. The requested installation of the proposed wall sign would allow better visibility given the topography and mature vegetation of the subject property. Additionally, there is attached to the building an extension of structure along with awnings that also play a role in elevating the sign to the third floor elevation. Please see attached photographs for clarification. The building set-back from R.O.W. is 110', and given the 'slope' nature of the site the third floor installation for the proposed graphics is reasonable.*
- 2. The subject site is similar in nature but unique in its topography as many of the same type buildings have similar issues with placement of ground and wall graphics. Additionally the number of lanes, limited access and speed limit also play a role in locating the sign at an appropriate wall height to attain maximum visibility.*
- 3. Given the large leased area of the building for Summit Financial, and a need to be identified by more than a tenant panel on the existing ground sign, this tenant does rely on the ability to be seen by existing and potential future clients requesting their financial products and professional services. As compared to other conforming premises, Summit Financial would experience decreased revenues and a reasonable return on their investment in this complex.*
- 4. The granting of this variance would not be injurious to neighboring properties, or contrary to public interest as our request is limited to installing the sign at the third floor wall level as opposed to a second or first story location. This request meets all other code requirements and is in the spirit of the city of Columbus graphics code. We therefore request your consideration and approval of this variance application.*

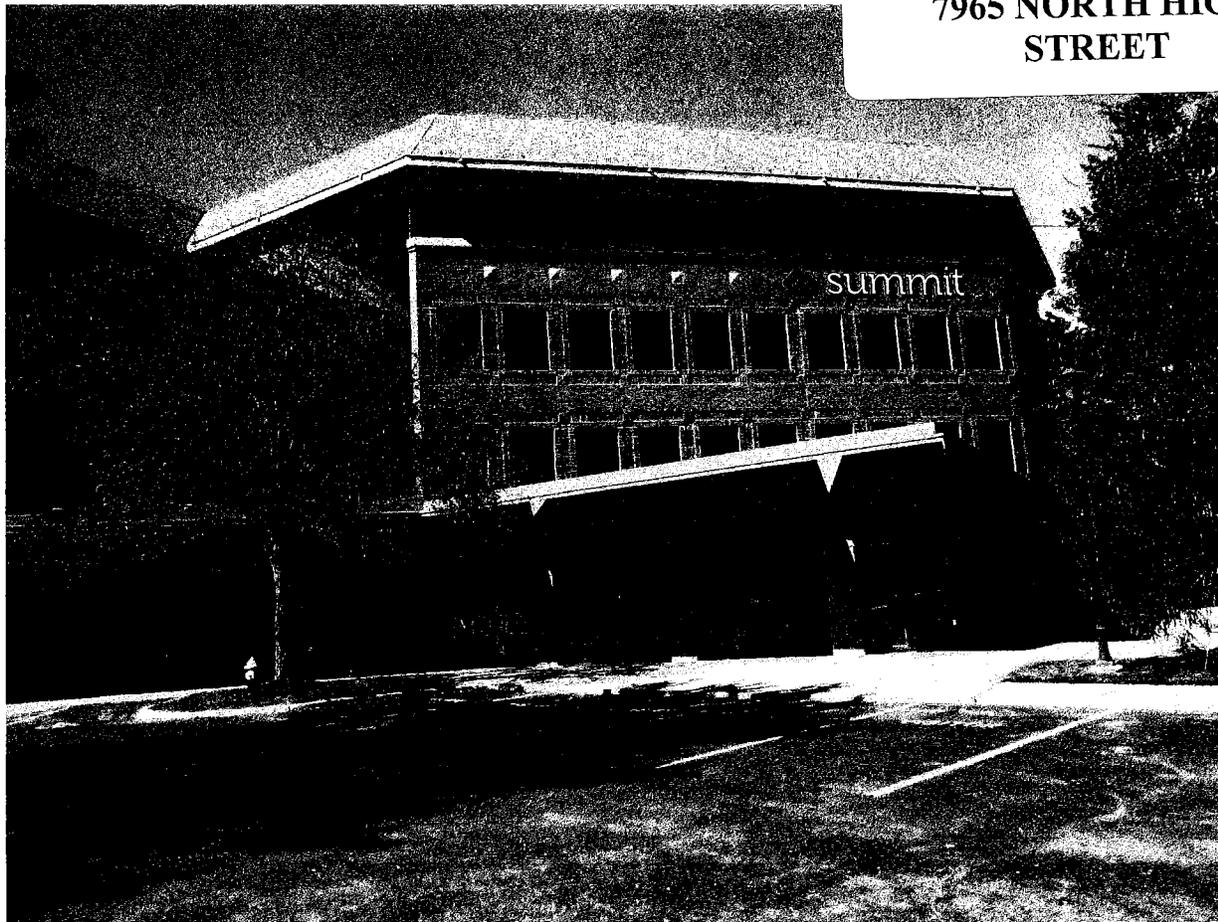
*Respectfully Submitted,*

*Stanley W. Young III*  
Stanley W. Young III

Signage Consultants Inc.



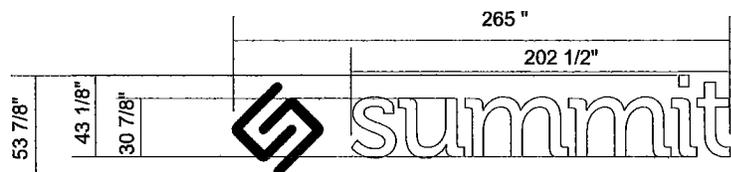
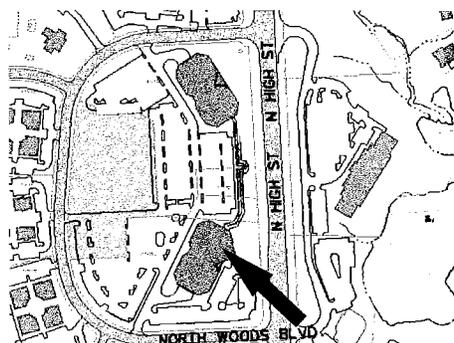
14320-00121  
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STREET



STONE SQUARE= 4 BRICKS, 16" X 16"

14 BRICKS = 56"  
9 BRICKS = 36"  
4 BRICKS = 16"

11.5" WIDE BRICK



PMS 542

WHITE

channel internally illuminated letters

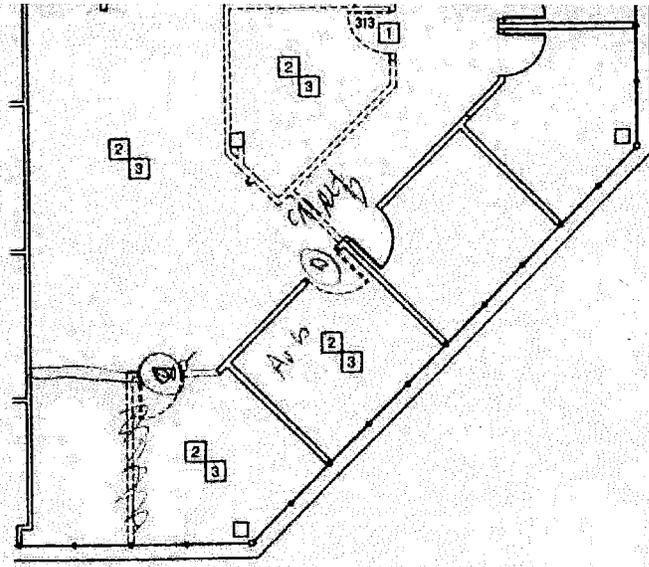
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**SIGNAGE CONSULTANTS**  
870 E. FIFTH AVE.  
COLUMBUS, OHIO 43201  
(614)297-7446  
FAX (614)297-1007

APPROVED:	DATE:
THE CONTENTS OF SUBMITTED DRAWINGS ARE CONFIDENTIAL AND PROPERTY OF SIGNAGE CONSULTANTS, INC. ANY DISCLOSURE OR REPRODUCTION OF THEM WITHOUT THE WRITTEN CONSENT OF SIGNAGE CONSULTANTS, INC. IS STRICTLY PROHIBITED.	
DATE 09-25-2013	REVISIONS
CUSTOMER Summit	NUMBER
SCALE 3/16"=1'-0" LOCATION 7965 N High St	BY L. SHEET OF



14320-00121  
7965 NORTH HIGH  
STREET



demolition plan

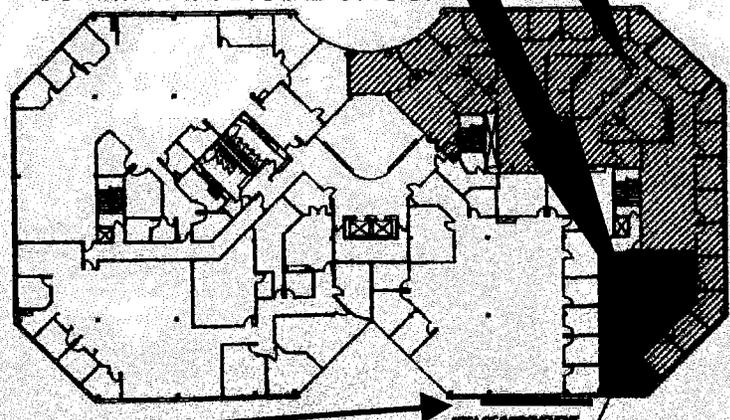
1/8"=1'-0"

WALL TYPES LEGEND	
	EXISTING PARTITION WALL TO REMAIN
	EXISTING PARTITION WALL TO BE REMOVED
	INDICATES RELOCATED DOOR NUMBER

DEMOLITION CODED NOTES	
1	REMOVE & SALVAGE DOOR, FRAME, & HARDWARE FOR RELOCATION
2	REMOVE EXISTING CEILING GRID & TILE SYSTEM
3	REMOVE EXISTING FINISH FLOOR, PATCH AND PREP FOR NEW FINISH

AREA OCCUPIED BY  
SUMMIT FINANCIAL GROUP

NEW LEASED EXPANSION  
AREA OCCUPIED BY  
SUMMIT FINANCIAL GROUP



Leased Square Feet:  
9,825 s/f  
02-14-2014

SIGN LOCATION

Building Key Plan

HTA NTA

HIGH STREET

Tenant Improvements For  
Summit Financial

CMA Proj. No:  
 Drawn by: JC  
 Checked By:  
 Date: 07/18/13  
 Revision:

D1



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