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

Application Number: # 14320-0005-00121
Date Received: 24 Feb. 2014
Commission/Civic: FNCC
Existing Zoning: Application Accepted by: 
Fee: $1900

TYPE(S) OF ACTION REQUESTED
(checked 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.

PROPERTY OWNER(S)
2. Name Pace-Northwoods Assoc., LLC

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
12. Property Owner Signature
13. Attorney / Agent Signature

Applications must be submitted by appointment. Call (614) 645-4522 to schedule
Revised 11/12 1st
SITE INFORMATION
Address: 7965 N HIGH ST COLUMBUS, OH
Mailing Address: 1401 S BRENTWOOD BLVD 900
ST LOUIS MO 63144

Owner: PACE-NORTHWOODS ASSOCIATION
Parcel Number: 610198383

ZONING INFORMATION
Zoning: Z87-1330, Commercial, CPD
effective 7/20/1987, Height District H-45
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

Historic District: N/A
Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environments: N/A

PENDING ZONING ACTION
Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A
AFFIDAVIT

(See next page for instructions)

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 Palmasano 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

SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

Notary Seal Here
STATEMENT OF HARDSHIP

APPLICATION # ____________________________

14320-00121
7965 NORTH HIGH STREET

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)

__________________________________________
Signature of Applicant

Date 2/25/2014
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 exention of structure along with awnings that also play a role is 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 it's 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,

[Signature]

Stanley W. Young, III

Signage Consultants Inc.
Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department
14320-00121
7965 NORTH HIGH STREET

Demolition Plan

WALL TYPES LEGEND

EXISTING PARTITION WALL TO REMAIN
EXISTING PARTITION WALL TO BE REMOVED
REPLACE RELOCATED DOOR NUMBER

DEMOLITION CODED NOTES

1. REMOVE 8' SPAN BOARD, FRAMES & HARDWARE
2. REPLACE RELOCATED DOOR NUMBER

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

HIGH STREET

100" 100"
PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not in

14320-00121
APPLICATION # _
7965 NORTH HIGH STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young III, Signage Consultants, Inc.
of (COMPLETE ADDRESS) 670 E. Fifth Avenue, Columbus, Ohio 43201
deposes and states that (he/she) is the APPLICANT, AGENT OR DULLY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this
application and their mailing addresses:

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
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<tbody>
<tr>
<td>n/a</td>
<td>n/a</td>
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SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th 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

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 11/12 mt