



# 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: # 14320-00286  
 Date Received: 5 MAY 2014  
 Commission/Civic: NORTHLAND  
 Existing Zoning: \_\_\_\_\_ Application Accepted by: HF 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 Section 3372.806 Graphics: to permit automatic changeable copy for price signs  
for a gas station

### LOCATION

1. Certified Address Number and Street Name 1195 Morse Road  
 City Columbus State OH Zip 43224  
 Parcel Number (only one required) 010-105345

### APPLICANT

2. Name Litech Lighting Management Services Inc.  
 3. Address 3549 Johnny Appleseed Ct. City/State Columbus, OH Zip 43231  
 4. Phone # 614-899-9640 Fax # \_\_\_\_\_ Email keithc@litechlighting.com

### PROPERTY OWNER(S)

2. Name True North Energy LLC / Clare Acquisitions LLC  
c/o True North Energy LLC  
 3. Address 5565 Airport Highway City/State Toledo, OH Zip 43615  
 4. Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

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

### ATTORNEY / AGENT (CIRCLE ONE)

8. Name Jeffrey L. Brown - Smith & Hale LLC  
 9. Address 37 W. Broad St., Ste. 460 City/State Columbus, OH Zip 43215  
 10. Phone # 221-4255 Fax # 221-4409 Email jlbrown@smithandhale.com

### SIGNATURES

11. Applicant Signature Litech Lighting Management Services Inc. By: [Signature]  
 12. Property Owner Signature True North Energy LLC / Clare Acquisitions LLC By: [Signature]  
 13. Attorney / Agent Signature [Signature]

14320-00286  
1195 MORSE ROAD



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

**One Stop Shop Zoning Report** Date: Thu May 29 2014

General Zoning Inquiries: 614-645-8637

## SITE INFORMATION

**Address:** 1195 MORSE RD COLUMBUS, OH

**Mailing Address:** 5565 AIRPORT HWY  
TOLEDO OH 43615

**Owner:** TRUE NORTH ENERGY LLC CLF

**Parcel Number:** 010105345

## ZONING INFORMATION

**Zoning:** 1261, Commercial, C4  
effective 3/3/1965, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** MORSE ROAD RCO

**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 Environs:** N/A

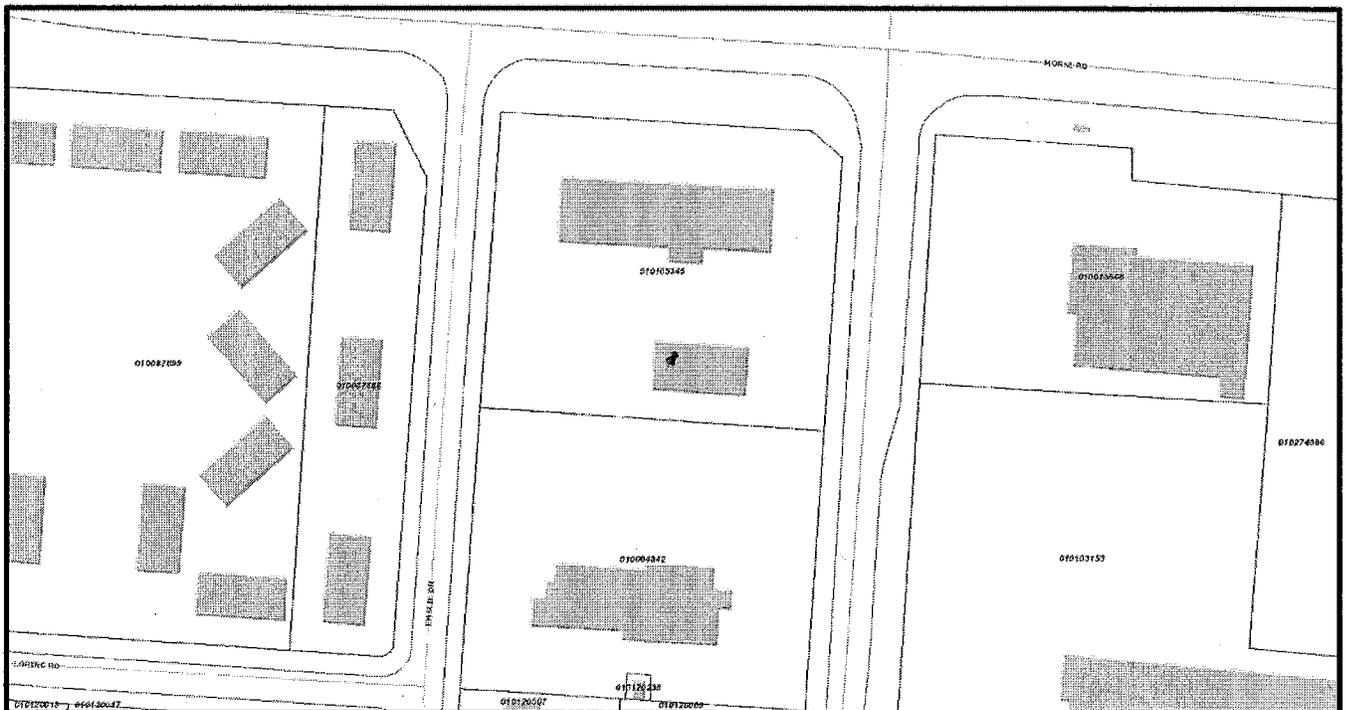
## PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





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

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## AFFIDAVIT

(See next page for instructions)

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

**14320-00286**  
**1195 MORSE ROAD**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown  
of (1) MAILING ADDRESS 37 W. Broad St., Ste. 460, 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 1195 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) True North Energy LLC / Clare Acquisitions LLC  
5565 Airport Highway  
Toledo, OH 43615

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

Litech Lighting Management Services Inc.  
899-9640

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

(5) Northland Community Council  
Dave Paul  
P.O. Box 297836  
Columbus, OH 43229

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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 2<sup>nd</sup> day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(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

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:

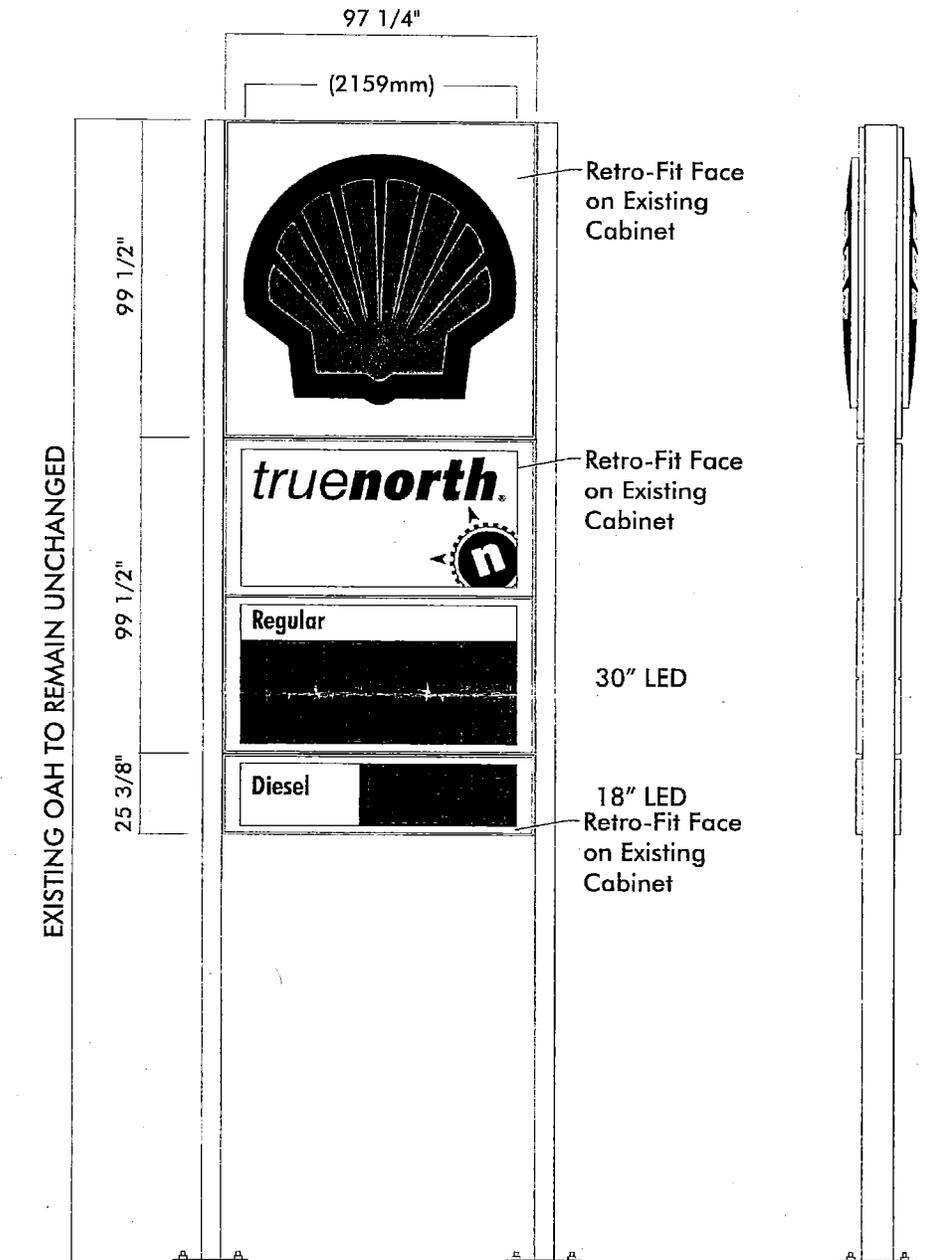
The regional commercial overlay does not permit automatic changeable signage. For a gas station, the price of its product is very important to its customers. By allowing automatic changeable copy for the gas prices, the gas station will be able to better serve its customers by providing important information to the motorists driving by the site. Other gas stations that are in the same zoning district but not within an overlay can have automatic changeable signage. The granting of this 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.

Signature of Applicant By Littech Lighting Management Services Inc. Date 5/2/14





**RVI Evolution Global  
Retro-Fit Faces on  
Existing 8' RVI  
Modified Cabinets.**



Proposed Elevation  
SCALE: 1/4" = 1'

**FEDERAL  
HEATH**

SIGN COMPANY  
www.FederalHeath.com

1500 North Bolton • Jacksonville, Texas 75766  
(903) 589-2100 • Fax (903) 589-2101

Building Quality Signage Since 1901

Revisions:

- 1
- 2
- 3
- 4
- 5
- 6
- 7

Account Rep: Dan Hull

Project Manager: K. Burke

Drawn By: Mike Lees

Project / Location: 1195 MORSE RD  
COLUMBUS, OH

**Shell**  
RVI Evolution  
GLOBAL

UL Underwriters Laboratories Inc. (UL) ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS  
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS

THIS DRAWING IS YOUR FINAL PROOF.  
IT SUPERCEDES ALL VERBAL AND  
WRITTEN COMMUNICATION BY SIGNING  
BELOW YOU ARE AUTHORIZING US TO  
MANUFACTURE TO THESE SPECIFICATIONS.

Client Approval/Date:

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company LLC or its authorized agent. © 2008  
Colors Depicted in This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: 140535

Date: 1.29.14

Sheet Number: 1 of 1

File Name: SG140535\_e

Design Number:

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## 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

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION #

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Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
Of (COMPLETE ADDRESS) 37 W. Btoad St., Ste. 460, Columbus, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY 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:

NAME	COMPLETE MAILING ADDRESS
Litech Lighting Management Services Inc.	
3549 Johnny Appleseed Ct.	
Columbus, OH 43231	
True North Energy LLC / Clare Acquisitions LLC	
c/o True North Energy LLC	
5565 Airport Highway	
Toledo, OH 43615	

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2<sup>nd</sup> day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

Notary Seal Here



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