



# 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: # 14320-00376 SOUTH ACCT. 99060-5670  
 Date Received: 2 JUNE 2014 Jill Waddeell  
 Commission/Civic: UAC/UARB  
 Existing Zoning: \_\_\_\_\_ Application Accepted by: [Signature] 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 Design, fabricate & install (1) U.L. Internally illuminated D/F monument sign in new concrete foundation at 5' set-backs from N. Fourth Street & E. Northwood Ave. for IUKA PARK COMMONS Apartments as an 'off-premises' sign per CC3378.01(D)

### LOCATION

1. Certified Address Number and Street Name 2140 N. Fourth Street  
 City Columbus State Ohio Zip 43201  
 Parcel Number (only one required) 010-047183

### APPLICANT

2. Name Stanley W. Young III, DaNite Sign Co.  
 3. Address 1640 Harmon Avenue City/State Columbus, Ohio Zip 43223  
 4. Phone # (614) 564-9432 Fax # n/a Email trinitysigngroup@gmail.com

### PROPERTY OWNER(S)

2. Name Richard A. Talbott TR  
 3. Address 442 E. Northwood Avenue City/State Columbus, Ohio Zip 43201  
 4. Phone # (614) 294-3502 Fax # n/a Email iukaparkcommons@sbcglobal.net  
 Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CIRCLE ONE)

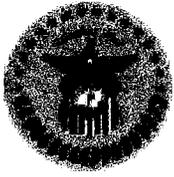
8. Name Stanley W. Young III, Danite Sign Co.  
 9. Address 1640 Harmon Avenue City/State Columbus, Ohio Zip 43223  
 10. Phone # (614) 564-9432 Fax # n/a Email trinitysigngroup@gmail.com

### SIGNATURES

11. Applicant Signature Stanley W. Young III, Applicant, DaNite Sign Co.  
 12. Property Owner Signature Stanley W. Young III, Agent for Owner  
 13. Attorney / Agent Signature Stanley W. Young III

Soft Acct [Signature]

444-3026



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00376  
2140 NORTH FOURTH  
STREET

**One Stop Shop Zoning Report** Date: Wed May 28 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 2138 N 4TH ST Unit A COLUMBUS, OH

**Mailing Address:** 442 E NORTHWOOD AVE  
COLUMBUS, OH 43201

**Owner:** TALBOTT RICHARD A TR

**Parcel Number:** 010047183

### ZONING INFORMATION

**Zoning:** ORIG, Multi-family, AR4  
effective 2/27/1928, Height District H-35

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

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** University Area Commission

**Planning Overlay:** University/Impact/FAR2

**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.

# GRAPHICS COMMISSION APPLICATION

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## AFFIDAVIT

**14320-00376**  
**2140 NORTH FOURTH**  
**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, Danite Sign Co.  
of (1) MAILING ADDRESS 1640 Harmon Avenue, Columbus, Ohio 43223  
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 2140 N. Fourth Street, Columbus, Ohio 43201  
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) Richard A. Talbott TR  
442 E. Northwood Avenue, Columbus, Ohio 43201

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) University Area Commission, Susan Keeny  
Northwood High Building, 2231 North High St.  
Columbus, Ohio 43201 (614) 441-8174

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

(8) Stanley W. Young III  
day of 12/10/14, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Bruce G. Tokar, Sr.

My Commission Expires:

Notary Seal Here

**BRUCE G. TOKAR, SR.**  
**MY COMMISSION EXPIRES 12-6-2015**



## **Statement of Hardship**

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***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:***

- 1) This subject site which is located 180' from the intersection of N. Fourth Street and Northwood Avenue has only (1) one entrance which is at the end of Northwood Avenue. The entrance is not visible from N. Fourth Street as you are traveling northbound along N. Fourth Street, and requires an identifier at this intersection to allow for traffic to slow down and safely turn east on Northwood Avenue.***
- 2) This site which is zoned AR4 is in an area of heavy rental property, which typically most have more than (1) one entry and exit. This property is unique, as it has only one. This single entrance limits the ability to access the property from only one direction, thus the need for an sign at the corner of N. Fourth Street and Northwood Avenue.***
- 3) Most all conforming like zoned properties in the area have adequate access. The ability to recognize , slow down and turn east on Northwood Ave. to access this property could be argued as a safety issue, and also has an effect on local fire, EMS and police being able to identify and access the property in a reasonable amount of time.***
- 4) 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 , spirit and purpose of the graphics code. This is a unique situation where this property is located is relation to the major roads by which this complex is located and accessed. The addition of this proposed monument sign will add value to current and future tenants , families and guests. We therefore respectfully ask for your consideration in the granting of this special permit request.***

**14320-00376  
2140 NORTH FOURTH  
STREET**

## GRAPHIC SUMMARY

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*The subject property located at 2140 N. Fourth Street, parcel number 010-047183 and is located in the University / Impact / FAR2 Planning overlay and is zoned multi-family AR4. This subject property is owned by Mr. Richrd A. Talbott TR, and is abutting the Iuka Park Commons Apartments parcel number 010-036834, which is owned and managed by by the Northwood Company to which Mr. Richard A. Talbott is also a principle. Iuka Park Commons Apartments consists of (14) fourteen buildings with 98 (2) two bedroom apartment homes. This complex is located 180' to the east of N. Fourth Street at the end of Northwood Avenue. There is only (1) one entrance and exit to the property. The issue or hardship in this case is that N. Fourth Street is one way going northbound, and this complex is in need of an identifier at the intersection of N. Fourth and Northwood Avenue for traffic to identify and locate this complex. The only signage that currently exists for Iuka Park Commons are (2) two 3'x4' limestone carved wall signs with 9" letters on each side of the brick entry walls. The only other sign is a small single face sandblasted redwood 33"x48" leasing center sign that is located adjacent to the leasing office area.*

*In an effort to up-date the subject property and to match Iuka Park Commons exterior look, Mr. Talbott is having the building faced in solid Modular Beldon 650 sandmold solid brick. This work will give a consistent look to both properties, and add value to the subject property. The proposed internally illuminated monument sign will also have a brick base to match the building. The proposed sign will be 32.6 square feet in size and 10'-0" over-all-height and be placed at a 5' set-back from both right-of-ways. The copy will identify Iuka Park Commons Apartments with a directional arrow on both sides, phone number, and changeable copy on the south side of the sign only. Please refer to drawing # 14-276 R3.*

*We believe the proposed monument sign will be a welcomed addition to this site, to identify and direct traffic to Iuka Park Commons Apartments. We hereby respectfully request a special permit per CC3378.01(D) to permit the installation of this proposed monument sign to be placed on this subject property.*

*Respectfully Submitted,*

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

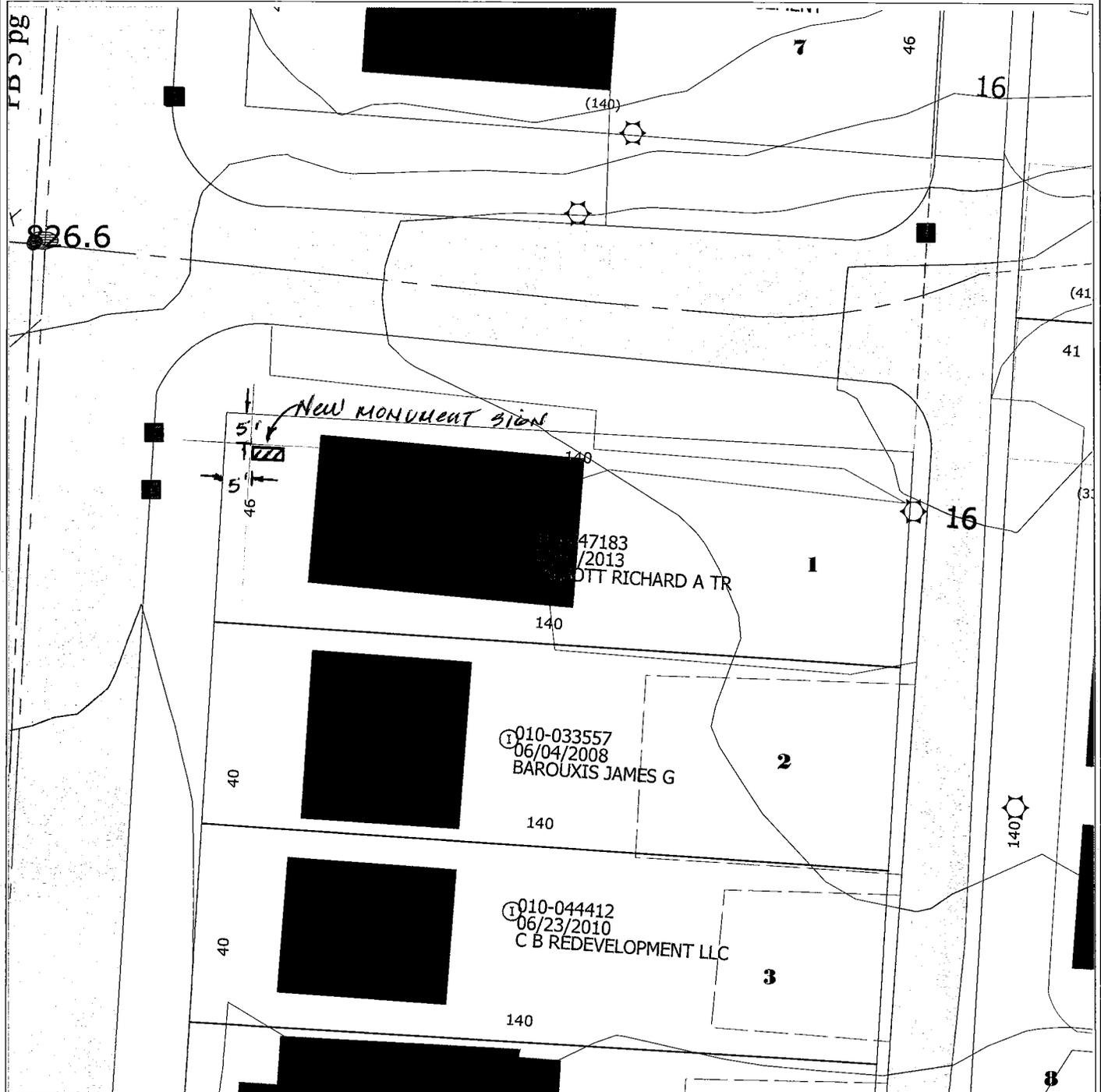
**14320-00376  
2140 NORTH FOURTH  
STREET**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 5/19/14



Disclaimer

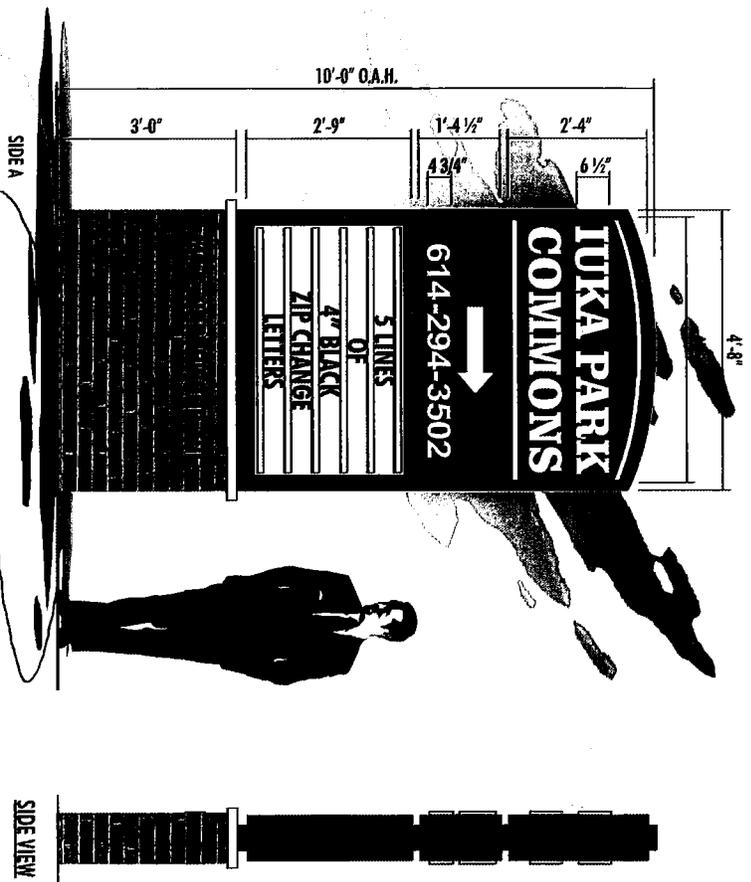
Scale = 30



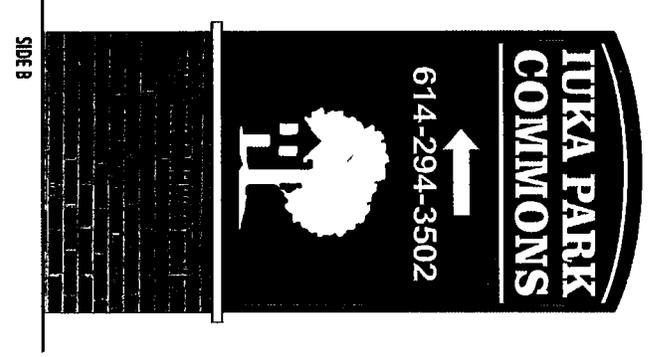
This map is prepared for the real property inventory within this county based on survey plats, and other public records and data. Users of this map should consult the information sources for verification of the information. The county and the mapping companies assume no legal responsibility for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

**14320-00376**  
**2140 NORTH FOURTH STREET**

Real Estate / GIS Department



D/F INT. ILLUMINATED MONUMENT SIGN W/ CHANGEABLE COPY BOARD ON ONE SIDE ONLY 1/2" = 1'-0"  
 BLACK ALUMINUM CABINET, RETURNS & FACES W/ ROUTED COPY & 3/4" CLEAR PUSH-THRU LETTERS W/ 1st SURFACE WHITE VINYL.  
 WHITE POLY FACE W/ 6 PCS OF CLEAR TRACK TO ACCOMMODATE 5 LINES OF 4" BLACK ZIP CHANGE LETTERS - LOCKING VANDAL PROOF COVER.  
 THIN BRICK VENEER POLE COVER (BRICK TO MATCH BUILDING AS CLOSE AS POSSIBLE) W/ DECORATIVE WHITE ALUMINUM SILL.  
 4" BLACK ALUMINUM ADDRESS ON POLE COVER.



14320-00376  
 2140 NORTH FOURTH STREET



**Danite Sign Co.**

Proudly Serving Coastal Ohio Since 1951  
 1430 Roseman Ave Columbus, Ohio 43223  
 (614) 441-3333 (FAX) 944-3026  
 www.danitesign.com



APPROVED-CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGN DESIGN CONSULTANT \_\_\_\_\_ DATE \_\_\_\_\_

ION BRAND: TUKA PARK COMMONS #29407  
 STREET: 142 E. NORTHWOOD AVE.  
 CITY STATE: COLUMBUS, OH  
 LOCATION: MONUMENT  
 SKETCH # 14-276 R3  
 DATE: 4/24/14 REV: 4/29/14  
 FILE NAME: TUKA PARK COMMONS CDR  
 DIRECTION: NORTH > 2014 > 1

SCALE: 1/2" = 1'-0" SHEET ID: DESIGNED: JS

