



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 21 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1234 STEELWOOD RD UNIT 407 COLUMBUS OH 43212

Owner: THE GRIFF LLC

Mailing Address: 470 OLDE WORTHINGTON RD S
WESTERVILLE OH 43082-8986

Parcel Number: 010016574

ZONING INFORMATION

Zoning: Z73-041, Manufacturing, M
effective 2/13/1974, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: 5th by Northwest Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

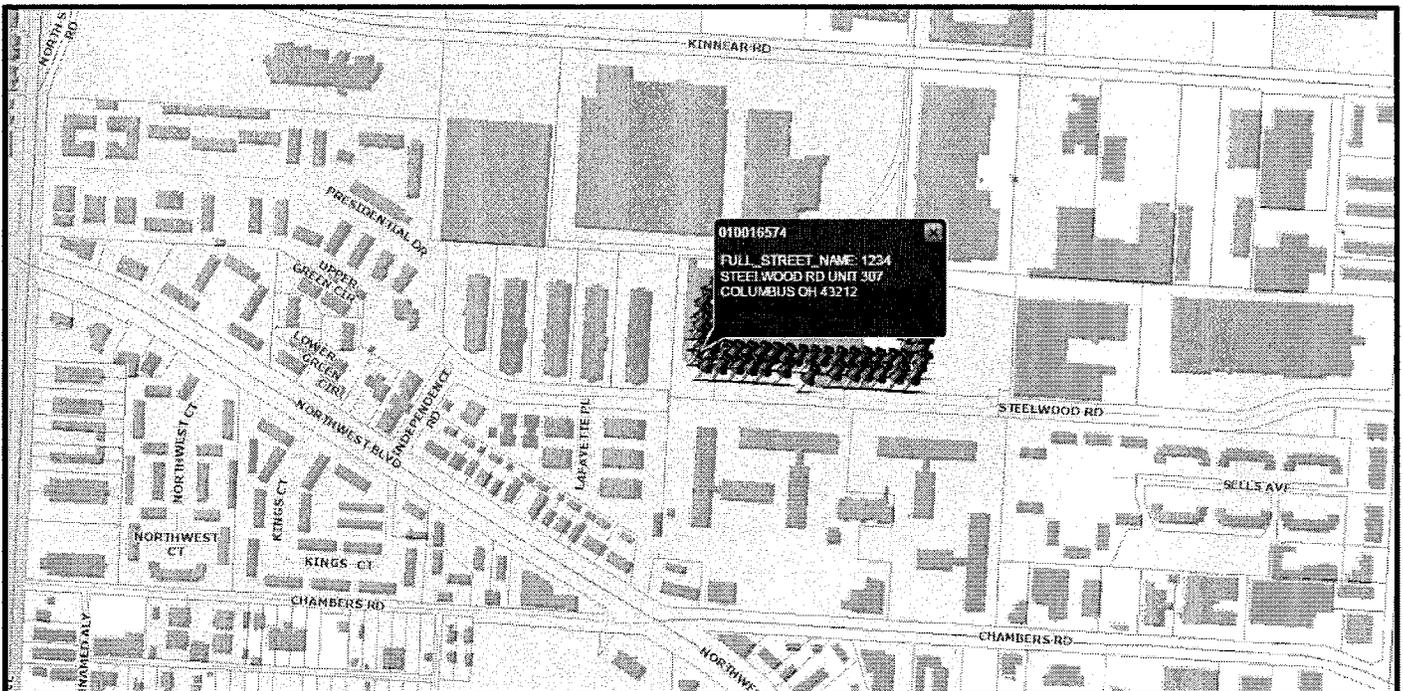
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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

Application Number: GC 15-038
Date Received: 5 Oct. 2015
Commission/Civic: 5th by N.W.
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 REQUEST A ROOF SIGN (G.C. 3377.26)
REQUEST A PROJECTING SIGN NOT FACING THE STREET (G.C. 3377.03)A

LOCATION

1. Certified Address Number and Street Name 1234 STEELWOOD ROAD
City Columbus State OH Zip 43212
Parcel Number (only one required) 010-016574

APPLICANT

2. Name MORRISON Sign Co. / LARRY LAB
3. Address 2757 SCIOTO PKWY City/State Columbus, OH Zip 43221
4. Phone # 614-276-1181 Fax # _____ Email LLAB@MORRISONSIGNS.COM

PROPERTY OWNER(S)

2. Name THE GRIFF LLC
3. Address 470 OLDS WORSTINGTON RD City/State WESTERVILLE, OH Zip 43082
4. Phone # 614-206-0823 Fax # _____ Email JTHOMASJA@VILLAGECOMMUNITIES.COM

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name MORRISON Sign Co. / LARRY LAB
9. Address 2757 SCIOTO PKWY City/State Columbus, OH Zip 43221
10. Phone # 614-276-1181 Fax # _____ Email LLAB@MORRISONSIGNS.COM

SIGNATURES

11. Applicant Signature [Signature]
12. Property Owner Signature [Signature]
13. Attorney / Agent Signature _____



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

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AFFIDAVIT

(See next page for instructions)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME LARRY LAB
of (1) MAILING ADDRESS 2757 Scioto Pkwy Columbus OH 43221
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 1234 STEELWOOD 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) THE GRIFF LLC
470 OLDS WASHINGTON RD
SUITE 101
WESTERVILLE, OH 43082

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

MORRISON SIGN CO./LARRY LAB
614-276-1781

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

(5) 5TH BY NORTHWEST AREA COMMISSION
REBECCA DRESTER @ 702-8706
1802 Kings Ct Unit C Columbus, OH 43212

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

Blank lines for listing property owners and addresses.

(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(8) day of Oct., in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____

Handwritten signature of Larry Lab and notary signature.



GREGORY W. BROWN
Notary Public, State of Ohio
My Commission Expires
October 31, 2017



GRAPHICS COMMISSION APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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:

IT IS IMPORTANT FOR MY CLIENT TO HAVE STREET VISIBILITY SO THAT THEY CAN ATTRACT CUSTOMERS AND MAKE THEIR HOTEL EASILY FINDABLE. THEIR BUILDING SITS SEVERAL HUNDRED FEET BACK FROM KINWEAR AND KENNY ROADS.

Signature of Applicant Larry Jel Date 10/02/15

Variance Request

Client - Village Communities

Property address – 1234 Steelwood Road –THE GRIFF

PID – 010-016574

Zoning - M

Contractor – Morrison Sign Company/ Larry Lab llab@morrison signs.com

2757 Scioto Parkway

Columbus, OH 43017

Village Communities is seeking two variances for a projecting sign and roof sign:

- * Graphics Code 3377.26 – “a permanent on-premises roof sign shall only be allowed as part of an approved graphics plan”. We seek your approval and recommendation to the Graphics Commission.
- * Graphics Code 3377.03 (a) – you may have “either a ground sign or projecting sign serving the use and directed to any street which abuts the subjected property.

We request your approval to allow for a vertical sign and roof sign.

Neither are directed to an abutting street. The vertical, projecting sign faces the parking lot.

The roof sign faces Kinnear, but does not abut the street.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 10/1/15



Disclaimer

Scale = 150



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.

32'-0"

THE GRIFF

4'-0"

Internally Illuminated L.E.D. Halo Channel Letters

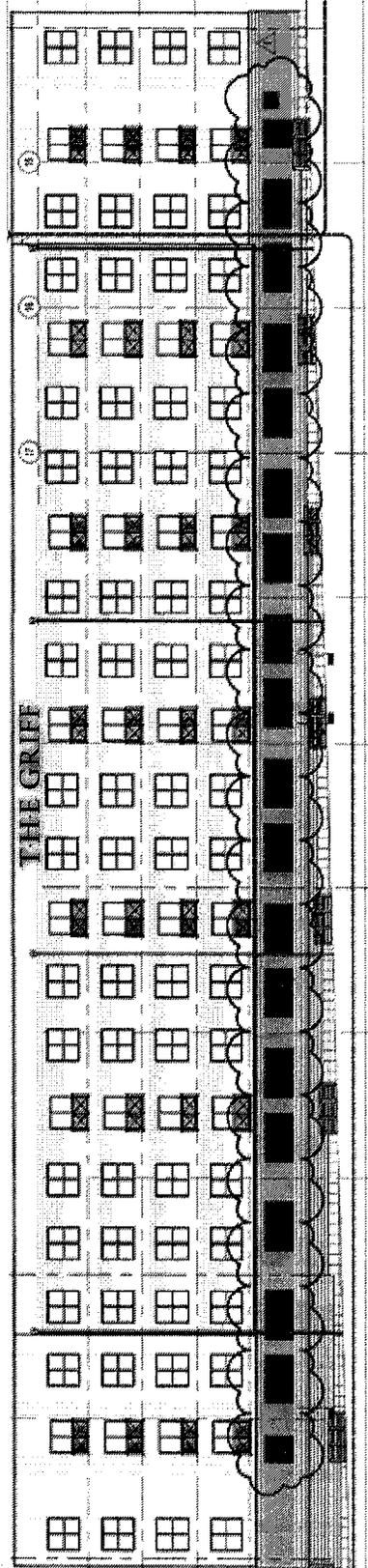
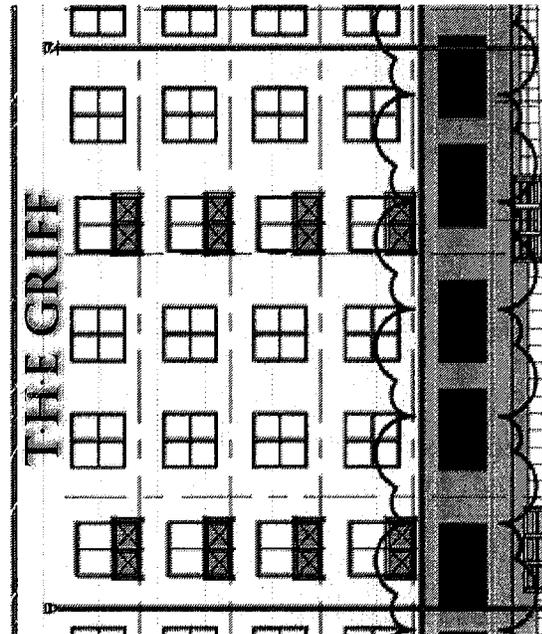
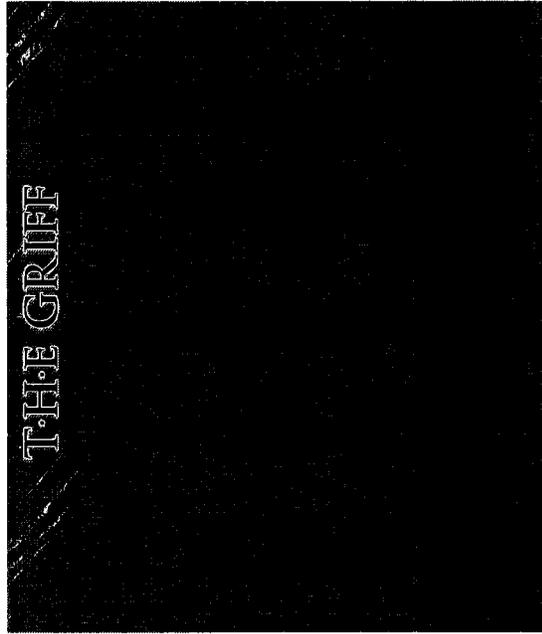
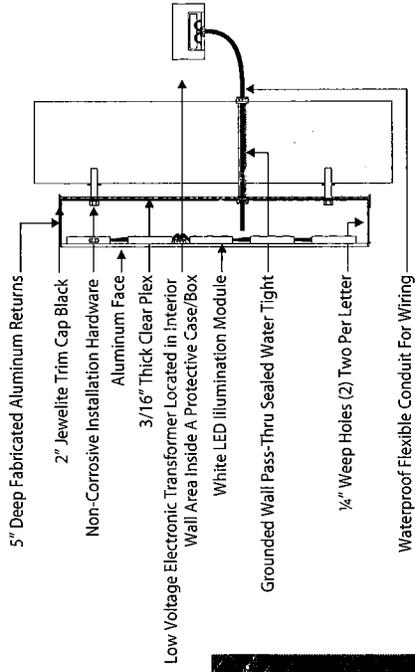
BACKS: 3/16" Clear plex faces Black Trim Caps

RETURNS: .063" x 5" deep aluminum returns finished black

FACES: Aluminum Face painted Black

ILLUMINATION: White L.E.D. units as required for proper illumination.

MOUNTING: Letters to be mounted to existing fascia with stand-offs.



1234 STEELWOOD ROAD

GC15-038



MORRISONSIGN
SINCE 1979

2757 Scio Parkway, Columbus, OH 43221
T: 614.276.1181 F: 614.274.6048
morrisonsigns.com

CLIENT: Village Communities

DATE: 8-31-15

DRAWING# 15-156-h

PROJECT LOCATION:
The Griff

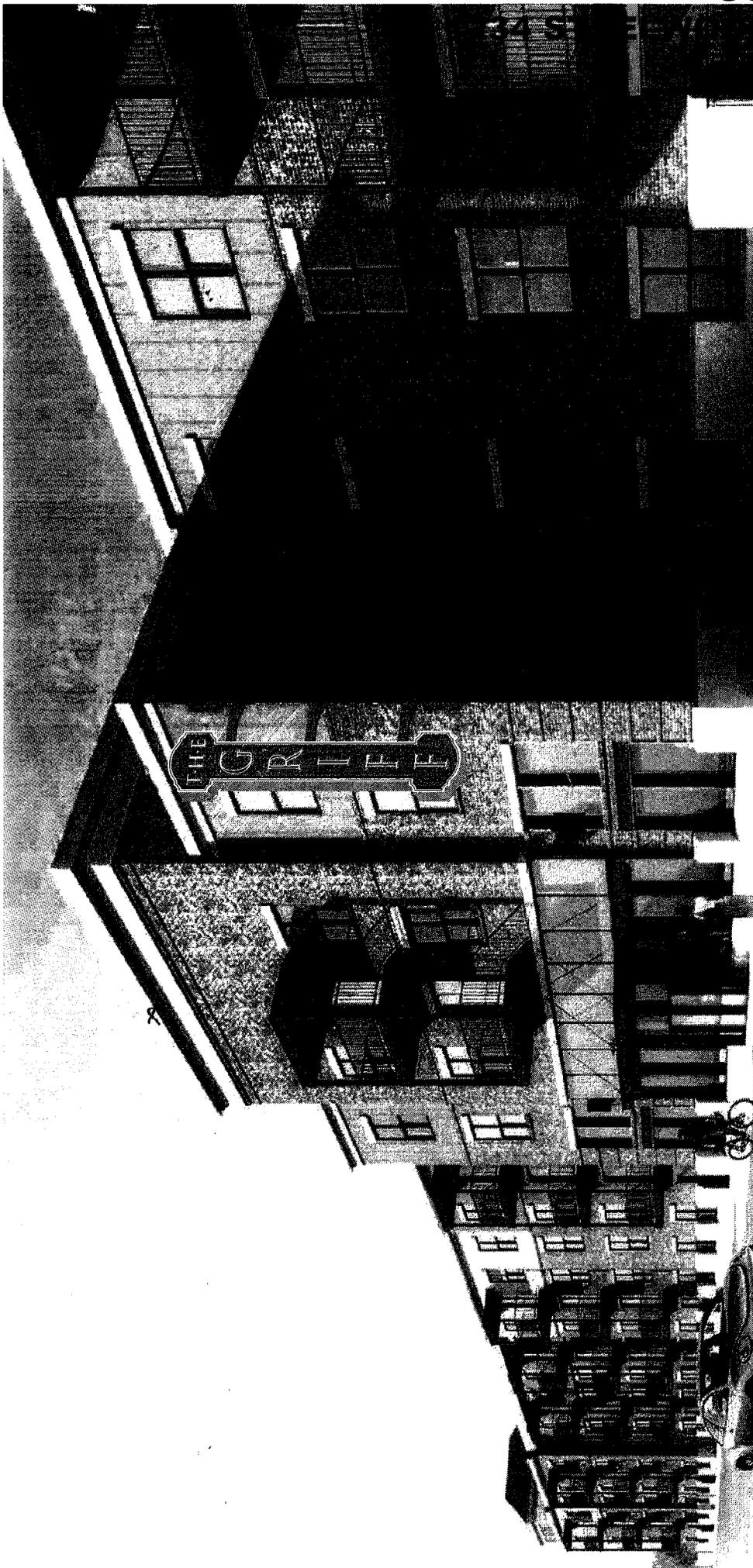
SALESPERSON: LL

DESIGNER: PB

This Sign is intended to be installed in accordance of article 600 of the National electrical Code and or other applicable local codes. This includes proper grounding and bonding of the sign

This is an original trademark owned by Morrison Sign Co., Inc. It is not to be used in connection with the project being planned for you by Morrison Sign Co., Inc. It will be shown in purple color for registration in its local state, trademark, copies of similar marks, within consent. At no part of this design will the signature trademark be used for Morrison Sign Co., Inc.

GC15-038
ROAD





MORRISONSIGN

SINCE 1979

2757 Sciole Parkway, Columbus, OH 43221
T: 614.274.1181 F: 614.274.6048
morrisonsign.com

CLIENT: Village Communities
DATE: 4-28-15
DRAWING# 15-156-d
PROJECT LOCATION: The Griff
SALESPERSON: LL
DESIGNER: PB

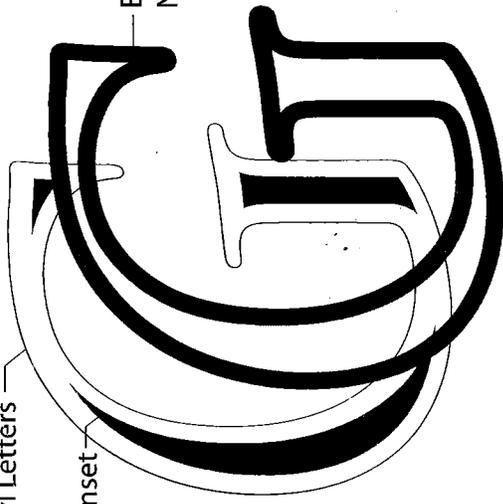
This sign is intended to be installed in accordance of article 600 of the National electrical Code and or other applicable local codes. This includes proper grounding and bonding of the sign

This is an original unpublished drawing created by Morrison Sign Co., Inc. It is submitted for your personal use in connection with the project being planned for you by Morrison Sign Co., Inc. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or published without written consent. All in part of this design with the registered trademarks remain the property of Morrison Sign Co., Inc.

Exposed Red Neon Tubing

White Vinyl Letters

Red Vinyl inset



Red Neon inside Channel Border

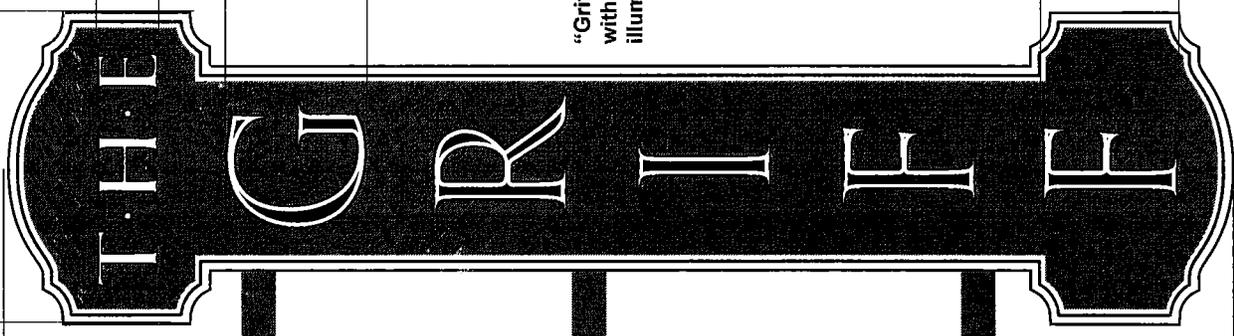
11 1/8"

2'-1"

"Griff" White/Red vinyl with red neon tube illumination

2'-0"

4'-6"



18'-0"

