



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
1757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 14320-00462
Date Received: 1 July 2014
Commission/Civic: NEAR EAST AC
Existing Zoning: _____ Application Accepted by: JF 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 To permit "arrival" signage at the two main entry points to the Easton development

LOCATION

1. Certified Address Number and Street Name 3991 Morse Road
City Columbus State OH Zip 43219
Parcel Number (only one required) 010-147173

APPLICANT

2. Name Morso Holding Co. c/o Pete Blake
3. Address P.O. Box 16000 City/State Columbus, OH Zip 43216
4. Phone # 614-414-7300 Fax # _____ Email _____

PROPERTY OWNER(S)

2. Name Morso Holding Co. c/o Pete Blake
3. Address P.O. Box 16000 City/State Columbus, OH Zip 43216
4. Phone # 614-414-7300 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 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215
10. Phone # 614-221-4255 Fax # 614-221-4409 Email jlbrown@smithandhale.com

SIGNATURES

11. Applicant Signature Morso Holding Co. By: [Signature]
12. Property Owner Signature Morso Holding Co. By: [Signature]
13. Attorney / Agent Signature [Signature]

14320-00462
3991 MORSE ROAD



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jul 31 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4450 EASTON WAY COLUMBUS, OH
Mailing Address: 4016 TOWNSFAIR WAY
COLUMBUS, OH 43219

Owner: EASTON TOWN CENTER LLC
Parcel Number: 010251074

ZONING INFORMATION

Zoning: Z97-083A, Commercial, CPD
effective 7/19/1999, Height District H-110

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: Northeast Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

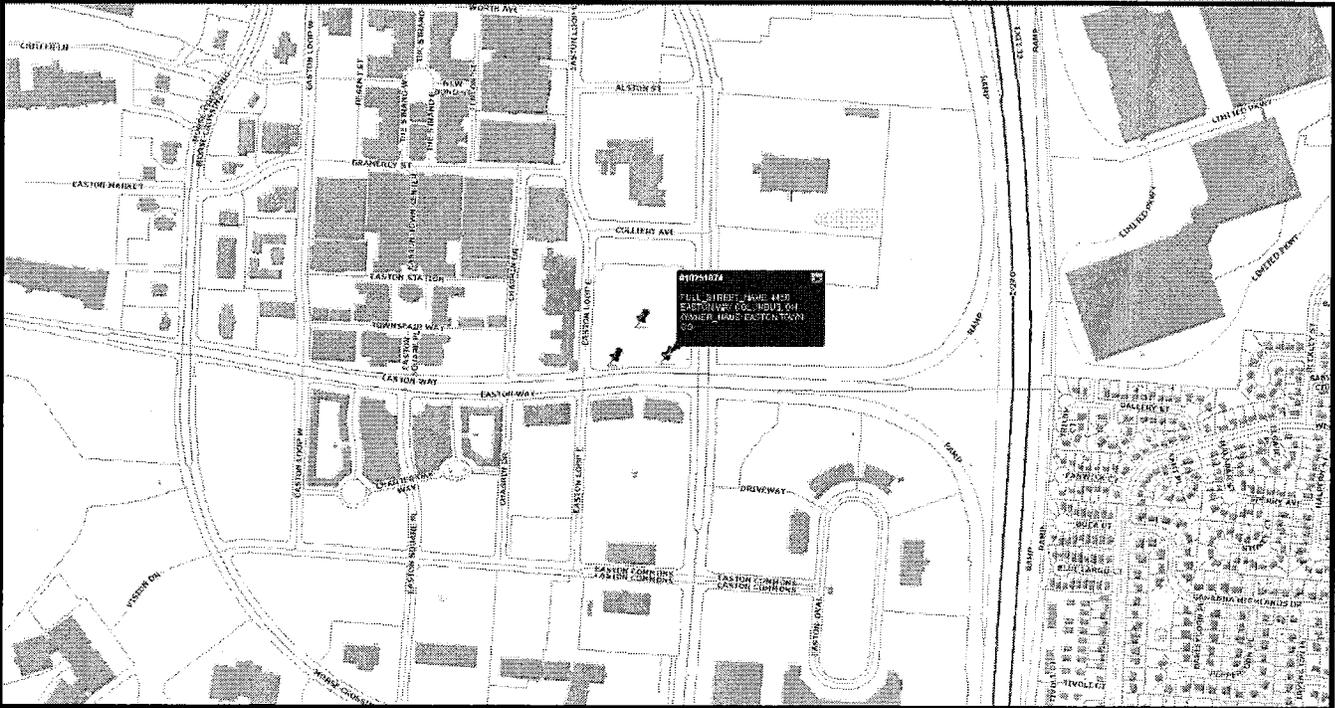
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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

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AFFIDAVIT

(See next page for instructions)

APPLICATION # _____

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STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 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 3991 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) Morso Holding Co.
c/o Pete Blake
P.O. Box 16000
Columbus, OH 43216

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

Morso Holding Co.
614-414-7300

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

(5) Northeast Area Commission
Mrs. Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

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 1st day of September, in the year 2014

Notary Public

Natalie C. Timmons
Notary Public, State of Ohio

My Commission Expires 09-04-2015

Notary Seal Here





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STATEMENT OF HARDSHIP

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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:

N/A

Signature of Applicant

Date

7/1/14

Graphics Plan
Easton Town Center LLC
Morso Holding Co.

The Easton development has grown to include many different components. From the original Easton Town Center, there is now, Easton Oval, Easton Commons and the most recent development Easton Gateway. With the number of visitors to this areas it is important to be able to identify the various components. At the two entry points from the freeway, the applicant proposes an automatic changeable copy (LED digital panel) arrival signage. See submitted exhibits.

These signs would identify Easton and Gateway events, Easton Association and Community events and all tenants within the Easton Association and Easton tenants. The automatic changeable copy (LED digital panel) shall remain static for a minimum of seven seconds. The display shall not scroll or flash.

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easton-arrival-graphicsplan (nct)
7/1/14 F:Docs

B

MORSE ROAD

EASTON GATEWAY



EASTON TOWN CENTER

STELZER ROAD

EASTON MARKET

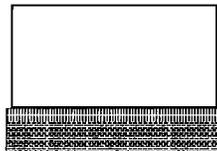
EASTON WAY

EASTON COMMONS

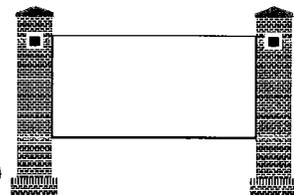
14320-00462
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B — MONUMENT SIGN
LOCATION PLAN

B-1



B-2



EASTON.

Columbus, Ohio

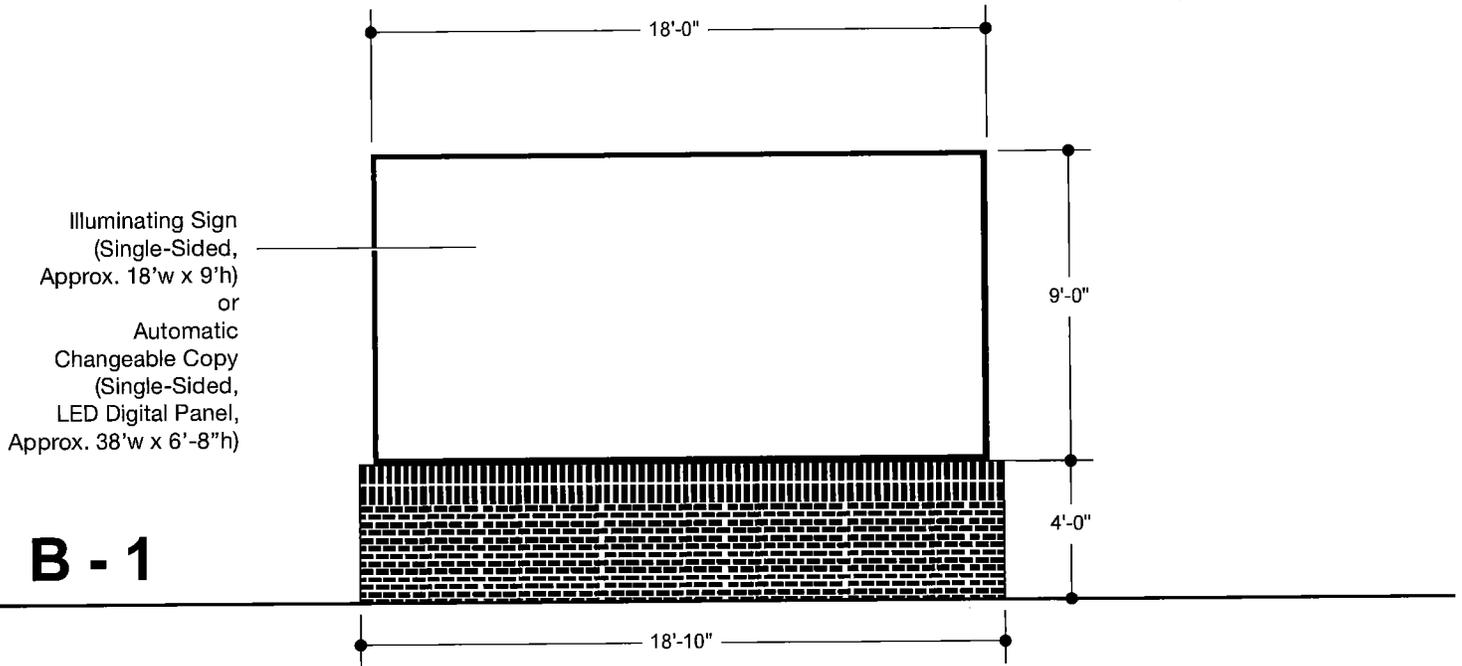
EASTON SIGNAGE CONCEPT DESIGN

KOLAR DESIGN

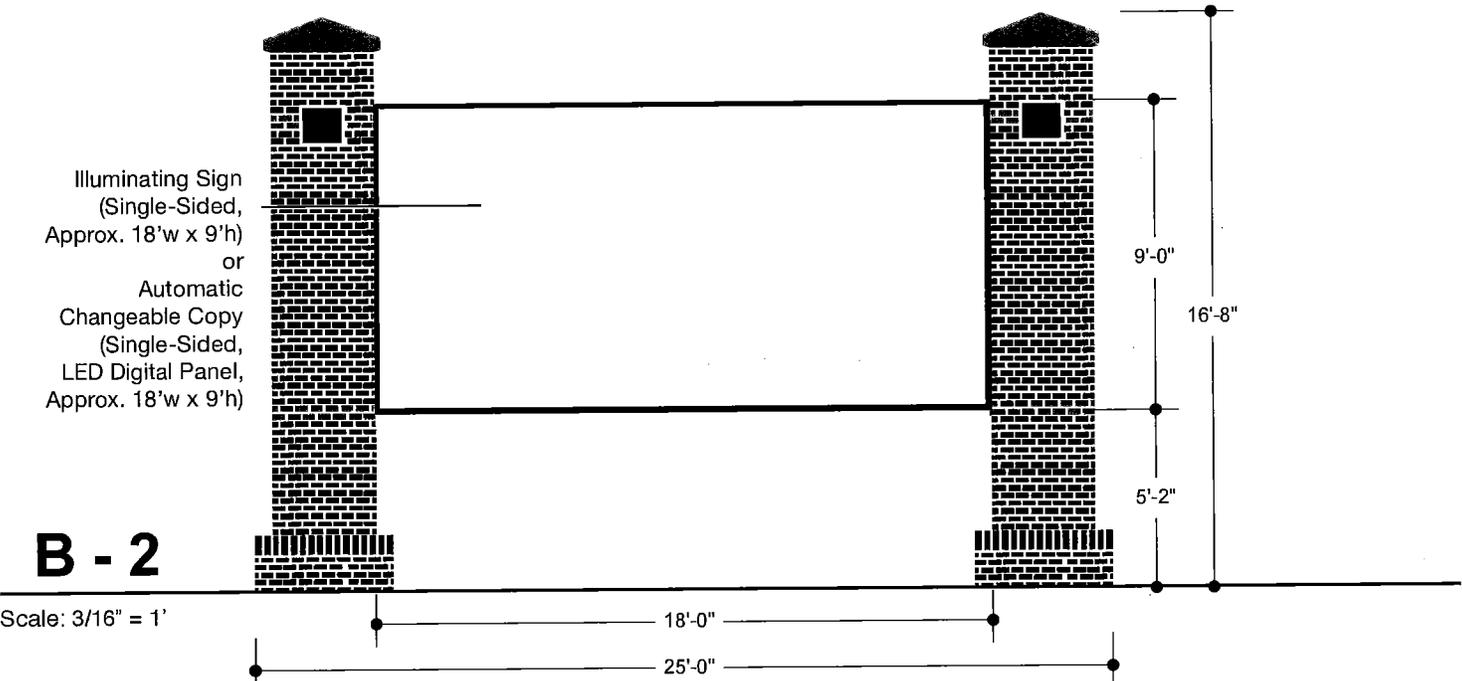
6.30.14

B

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B - 1



B - 2

Scale: 3/16" = 1'

**B — MONUMENT SIGN
ELEVATION**

EASTON.
Columbus, Ohio

EASTON SIGNAGE CONCEPT DESIGN

KOLAR DESIGN 6.30.14

