



# 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: 11320-00577  
Date Received: 10/4/11  
Commission/Group: Northland Community Council  
Existing Zoning: C-4 Application Accepted by: D. Reiss Fee: \$1,900.00  
Comments: Hearing date: 12/20/11

### 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 REQUESTING TO INSTALL A MONUMENT SIGN AT OUR ENTRANCE AT KARL ROAD. VARIANCE APPLIES TO THE FOLLOWING SECTIONS: 3372.006 C, 337B.01, AND 3375.12 ~~VARIANCE 3382.05~~

### LOCATION

1671 Northland Park Ave.

1. Certified Address Number and Street Name Intersection of Karl Road and Northland Park Avenue  
City Columbus State Ohio Zip 43224  
Parcel Number (only one required) 010-289671

### APPLICANT

2. Name MORRISON SIGN COMPANY - LARRY LAB  
3. Address 2757 SCIOTO PKWY City/State COLUMBUS, OH Zip 43221  
4. Phone # 614-276-1181 Fax # 614-274-6048 Email LLABDMORRISONSIGNS.COM

### PROPERTY OWNER(S)

2. Name Northland Village Developers LLC  
3. Address 147 North High Street City/State Gahanna, Ohio Zip 43230  
4. Phone # 614 509 9000 Fax # \_\_\_\_\_ Email \_\_\_\_\_

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

### ATTORNEY (AGENT) (CIRCLE ONE)

8. Name MORRISON SIGN COMPANY - LARRY LAB  
9. Address SAME AS ABOVE City/State \_\_\_\_\_ Zip \_\_\_\_\_  
10. Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### SIGNATURES

11. Applicant Signature Larry Lab  
12. Property Owner Signature By M. Reiss MANAGER  
13. Attorney / Agent Signature \_\_\_\_\_



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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 INTERSECTION OF KARL RD + NORTHLAND PARK AVE  
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)

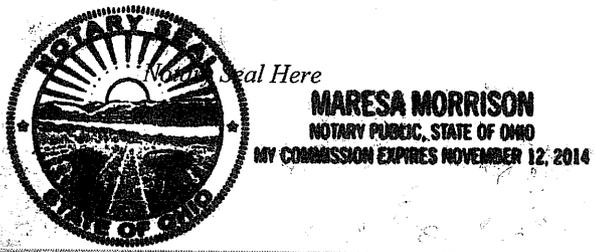
- X SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) NORTHLAND VILLAGE DEVELOPERS LLC  
147 N. HIGH ST.  
GAHANNA, OH 43230
- APPLICANT'S NAME AND PHONE # (same as listed on front of application) MORRISON SIGN CO. / LARRY LAB  
614-276-1181
- AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) NORTHLAND COMMUNITY COUNCIL / DAVE PAUL  
PO 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 Larry Lab  
Subscribed to me in my presence and before me this 3 day of October, in the year 2011  
SIGNATURE OF NOTARY PUBLIC Maresa Morrison  
My Commission Expires: November 12, 2014



**APPLICANT**  
Morrison Sign Company  
c/o Larry Lab  
2757 Scioto Parkway  
Columbus, OH 43221

**PROPERTY OWNER**  
Northland Village Developers LLC  
147 N. High Street  
Gahanna, OH 43230

**AREA COMMISSION**  
Northland Community Co  
c/o Dave Paul  
P.O. Box 297836  
Columbus, OH 43229

## Surrounding Property Owners

Howard Love  
3328 Stillwater Ave NW  
Canton, OH 44708

May 5 Partnership  
1720 E. Broad Street  
Columbus, OH 43203

Cummins & Davis LLC  
2020 Roundwyck Lane  
Powell, OH 43065

Wentwood Breckenridge I  
1699 Shanley Drive  
Columbus, OH 43224

Karl Morse Plaza LP  
Karen Lyons  
2500 Westfield Dr. Ste 102  
Elgin, IL 60124

Retail Ventures Inc.  
Attn: Property Management  
4150 E. 5<sup>th</sup> Avenue  
Columbus, OH 43219

Telhio Credit Union  
96 North Fourth Street  
Columbus, OH 43215

Northland Associates LLC  
50 W. Broad Street  
Columbus, OH 43215

Menard Inc.  
4777 Menard Dr.  
Eau Claire, WI 54703

VV Venue LLC  
Suite 123  
7220 Rivers Edge Dr.  
Columbus, OH 43235

WJCP Condominium Association  
147 N. High Street  
Gahanna, OH 43230

Northland Village Developers LLC  
147 N. High Street  
Gahanna, OH 43230

NPSC Limited  
P.O. Box 307214  
Gahanna, OH 43230

EF Properties  
1975 East Sunrise Blvd.  
Ft. Lauderdale, FL 33304





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## STATEMENT OF HARDSHIP

11320-00577  
1671 Northland Park Ave.

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:**

Construction of the sign requested is in accordance with and pursuant to agreements relative to the new officers of Franklin County Department of Jobs and Family Services in the former J. C. Penney building at Northland Village.

The sign will also serve the new Franklin County Animal Shelter. Both venues are located at a distance from the main entrance at Karl Road such that an unusual and extraordinary situation is present to permit these signs. Further, the uses are new to the area and the requested signage is necessary to differentiate them from other uses in the same zoning district and the general vicinity. If the variance is not granted, customers coming from the south may be unaware of the Karl Road entrance and this may cause unnecessary and increased traffic to the Morse Road entrances at Northland Ridge Boulevard and Tamarack Boulevard.

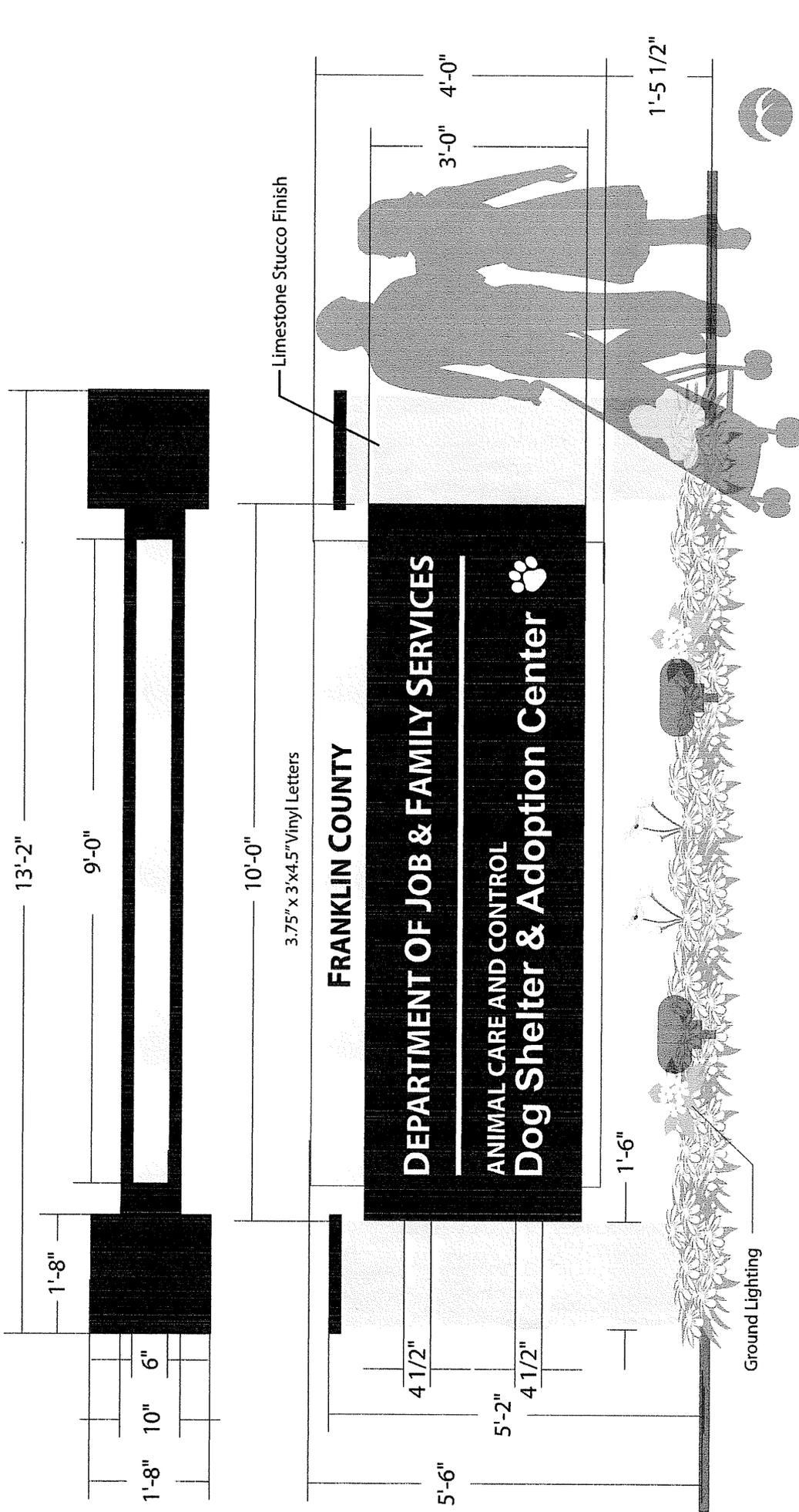
Granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

10/3/2011





**MORRISON SIGN**  
SINCE 1979

2757 Scioto Parkway, Columbus, OH 43221  
T: 614.276.1181 F: 614.274.6048  
morrison signs.com

CLIENT: Job and Family Services
DATE: 9-7-11
DRAWING#: 11-283-b-rev/4
PROJECT LOCATION: Exterior Signage
SALESPERSON: LL
DESIGNER: PB

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 exhibited without written consent. All or part of this design with the registered trademark(s) remain the property of Morrison Sign Co., Inc.

**Non-Illuminated Double Face Monument Sign** scale: 1/2"=1'-0"

**CABINET:** Aluminum extrusion 10" Depth with 1 1/2" aluminum or steel angle frame, painted Black with a custom top and bottom brushed aluminum reveal.

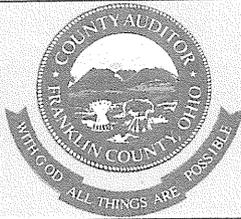
**FACES:** Aluminum faces with brushed aluminum copy and PSV black (address) applied first surface to both sides.

**ILLUMINATION:** Ground lighting (4 units)

**MOUNTING:** Custom fabricated sign cabinet mounted between two columns with aluminum caps. *Columns by others.*

*10/14/11*

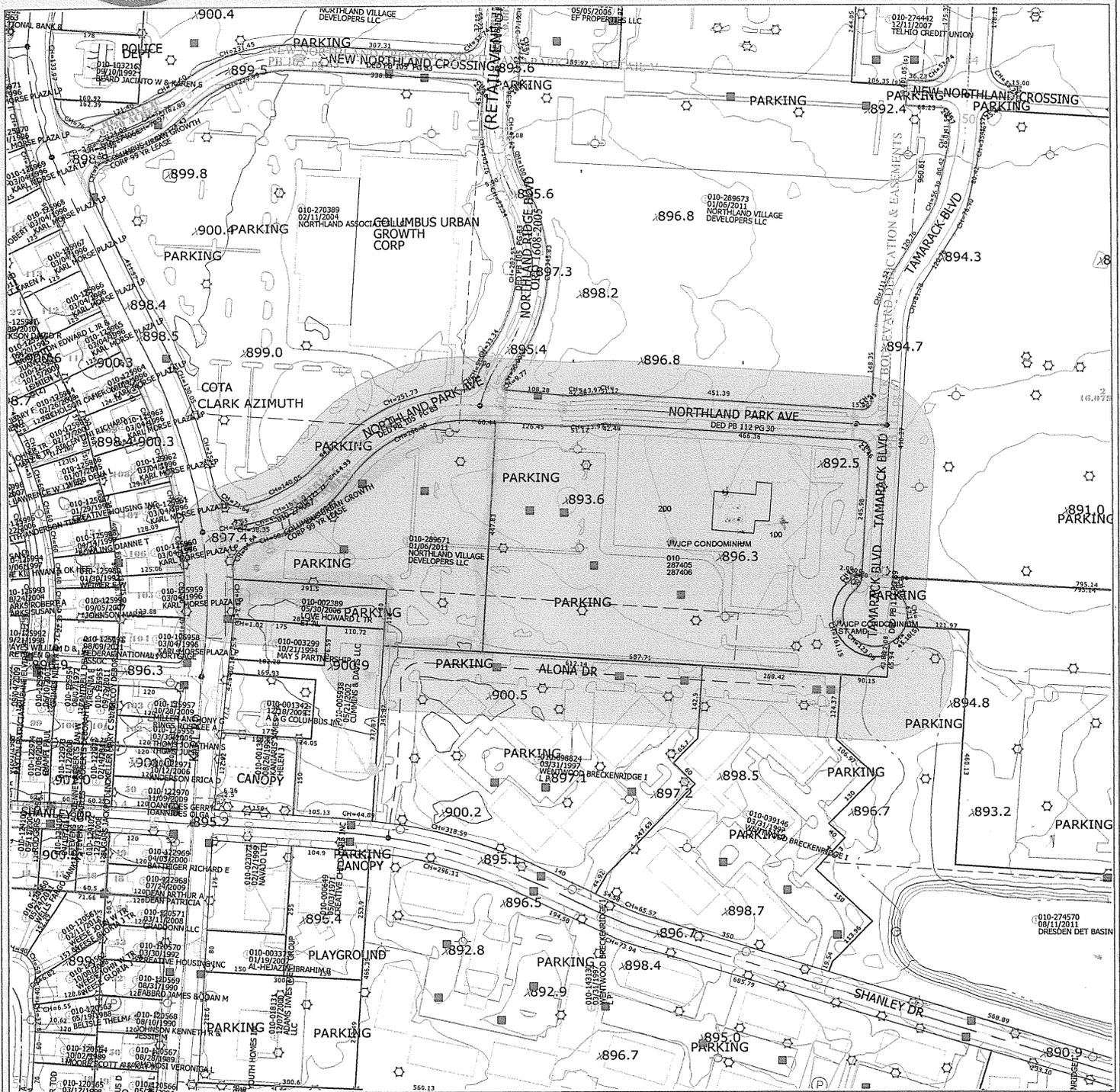
**11320-00577**  
**1671 Northland Park Ave.**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/30/11



Disclaimer

Scale = 289'



This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities for it. Please notify the Franklin County GIS Division of any discrepancies.

11320-00577  
1671 Northland Park Ave.



# City of Columbus Zoning Plat

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010289671

Zoning Number: 1671

Street Name: NORTHLAND PARK AVE

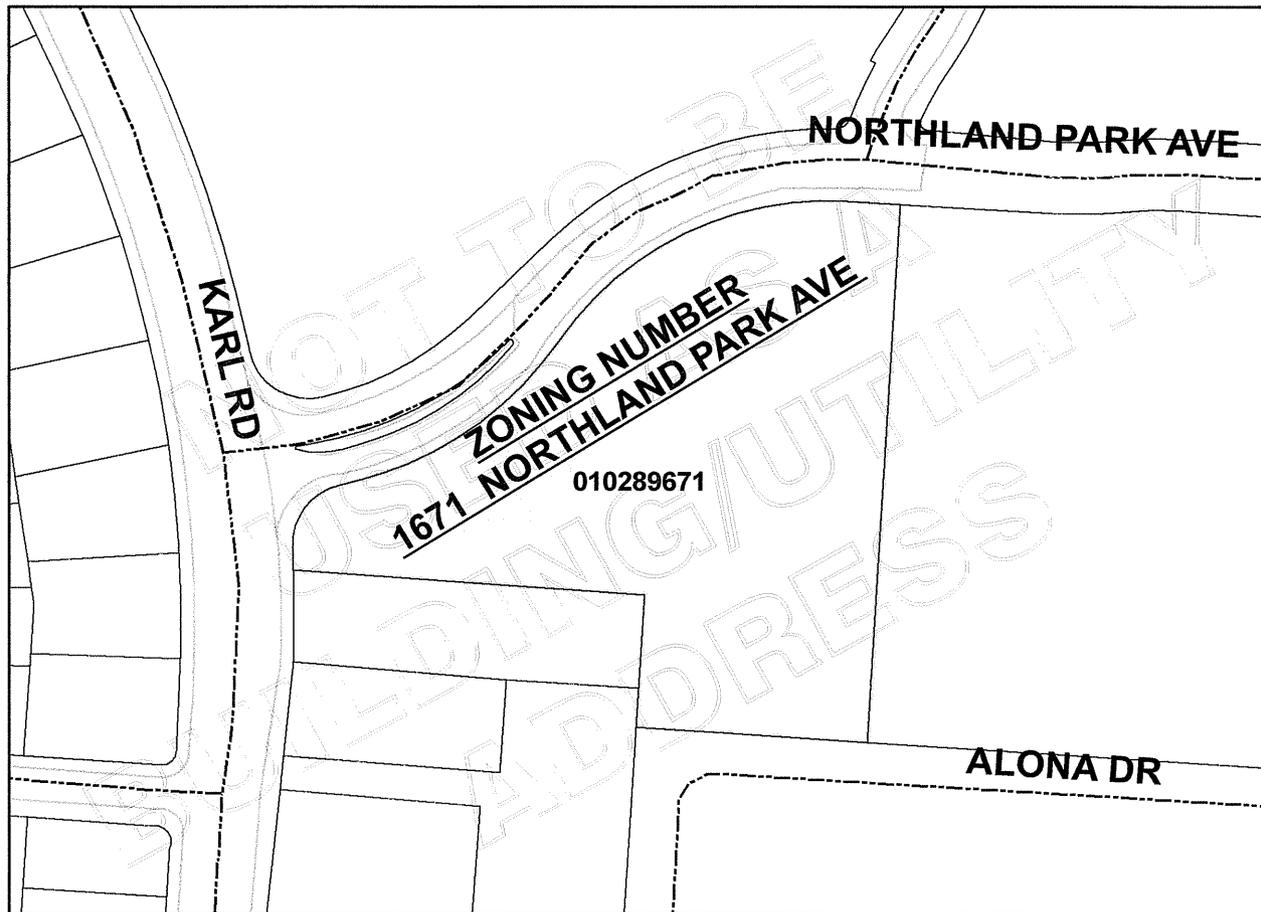
Lot Number: N/A

Subdivision: N/A

Requested By: MORRISON SIGNS (LARRY LAB)

Issued By: *Adyana Amarian*

Date: 9/30/2011



SCALE: 1 inch = 160 feet

GIS FILE NUMBER:



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO