CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Tue May 24 2016
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 3950 PARKWEST DR UNIT A COLUMBUS OH 43228
Mailing Address: PO BOX 31575
INDEPENDENCE OH 44131-0575

Owner: RUSH TRUCK CENTERS OF OHIO INC
Parcel Number: 570238440

ZONING INFORMATION
Zoning: Z95-108, Manufacturing, LM
effective 3/13/1996, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Historic District: N/A
Commercial Overlay: N/A
Historic Site: No
Graphic Commission: N/A
Council Variance: N/A
Area Commission: Greater Hilltop Area Commission
Flood Zone: OUT
Planning Overlay: N/A
Airport Overlay Environ: 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

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

Application Number: GC16-005
Date Received: May 9, 2016

Application Accepted by: Jamie Freise
Fee: $1,900.00

Commission/Civic: Greater Hilltop Area Commission

Existing Zoning: IM

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.

Provide for a graphics plan per CC: 3377.15 (C) for (2) two 15.75 sq. ft. s/f non-illuminated directional signs @ 6' over-all-height and placed at a 5' set-back from the right-of-way.

3377.04 - Variance From 15' to 5'

2375.12(C) - Two Ground Signs / Frontage

LOCATION

Certified Address: 3950 Parkwest Drive unit:'A'
City: Columbus
Zip: 43228

Parcel Number(s): 570-238440

APPLICANT

Applicant Name: Stanley W. Young, III, DaNite Sign Co.
Phone Number: (614) 564-9432 Ext.: n/a

Address: 1640 Harmon Avenue
City/State: Columbus, Ohio
Zip: 43223-3300

Email Address: trinitysigngroup@gmail.com
Fax Number: (614) 444-3026

PROPERTY OWNER(S)  ☐ Check here if listing additional property owners on a separate page

Name: Rush Truck Centers of Ohio Inc.

Address: P.O Box 31575
City/State: Independence, Ohio
Zip: 44131

Email Address: 
Fax Number:

ATTORNEY / AGENT (Check one):  ☐ Attorney  ☒ Agent

Name: Stanley W. Young, III, DaNite Sign Co.
Phone Number: (614) 564-9432 Ext.: n/a

Address: 1640 Harmon Avenue
City/State: Columbus, Ohio
Zip: 43223-3300

Email Address: trinitysigngroup@gmail.com
Fax Number: (614) 444-3026

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: 

PROPERTY OWNER SIGNATURE: 

ATTORNEY / AGENT SIGNATURE: 

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer
Graphics Commission Application

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME, Stanley W. Young, III

of (1) MAILING ADDRESS, 2379 Hardey Drive, N., Columbus, Ohio 43204-5810
deposes 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, 3950 Parkwest Drive

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) May 9, 2016

(subject line to be filled out by city staff)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Rush Truck Centers of Ohio, Inc.
P.O. Box 31575
Independence, Ohio 44131

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

Stanley W. Young, III, DaNite Sign Co.
1640 Harmon Avenue, Columbus, Ohio 43223-3300

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

(5) Greater Hilltop Area Commission, Greg Large, Zoning Chair
P.O. Box 28052, Columbus, Ohio 43228
Greater Hilltop AC-Zoning (614) 272-1112

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 NAME
(6a) PROPERTY ADDRESS
(PLEASE SEE ATTACHED)

(6b) PROPERTY OWNER MAILING ADDRESS

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this ___ day of May, 2016, in the year 2016.

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 08-09-2016

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btm 10/15
STATEMENT OF HARDSHIP

APPLICATION #

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance

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, topographical 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 of 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 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 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:

(PLEASE SEE THE ATTACHED)

Signature of Applicant: Stanley W. Young Date: May 9, 2016

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Statement of Hardship

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:

This subject site known as 3950 Parkwest Drive Unit 'A', Parcel ID # 570-238440 is located in Franklin County, City of Columbus, Southwestern City School District and is zoned Manufacturing LM. It is located in the Greater Hilltop Area Commission and is 24.121 legal acres in size. This site provides for sales and service of truck and related parts to the trucking industry. This site recently applied for ground and wall sign permits to identify the areas of the site to help direct new and existing customers to the proper areas of the building to pick up parts and to locate the service areas.

1). This graphics Plan request is not the result of the site’s topography conditions, shape or location.
2). This site differs from similar sites as the need to direct traffic on this 24 acre site is critical to customer identification and smooth flow of traffic

3). Without effective directional signs customer frustration from the inability to locate the needed services would have an effect on customer satisfaction and return opportunities for parts and service.
4). The granting of this variance would not be injurious to neighborhood properties and will not be contrary to the public interest or to the intent, spirit and purpose of the graphics code. The sign code per CC:3377.15(C) makes provisions for a graphics plan to include directional signs. We therefore respectfully request your consideration in our request.

Respectfully Submitted,

Stanley W. Young, III, Applicant

May 9, 2016
Disclaimer

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.

Real Estate / GIS Department
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 indicate ‘NONE’ in the space provided.

APPLICATION # __________________________

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young, III
of (COMPLETE ADDRESS) 2379 Hardesty Dr., N, Columbus, Ohio 43204-5810
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
Rush Truck Centers of Ohio Inc.

COMPLETE MAILING ADDRESS
P.O. Box 31575, Independence, Ohio 44131-0575

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 6th day of May, 2016, in the year 2016

SIGNATURE OF NOTARY PUBLIC


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