GC16-005
3950 PARK WEST DRIVE

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

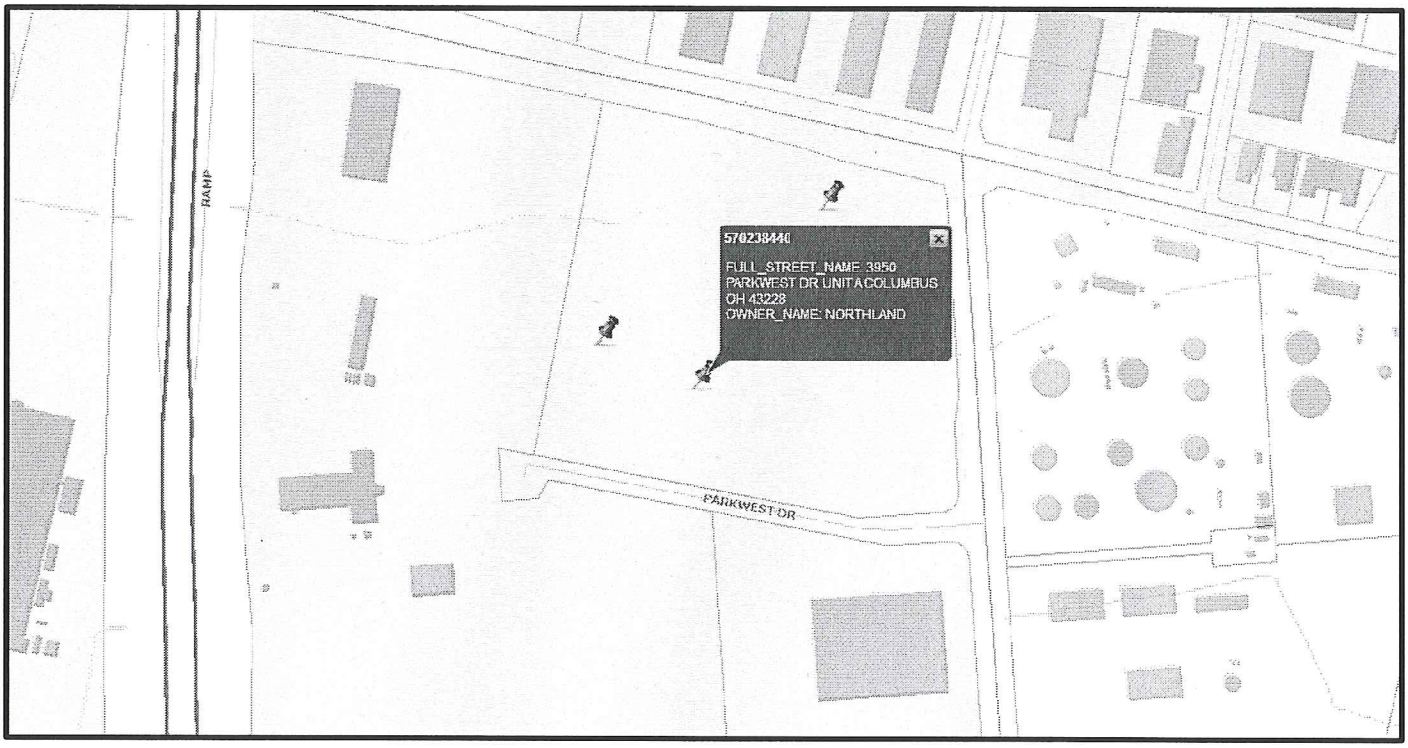
Zoning: Z95-108, Manufacturing, LM
effective 3/13/1996, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Greater Hilltop Area Commission
Planning Overlay: N/A

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



GC16-005
3950 PARK WEST DRIVE

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Graphics Commission Application

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

OFFICE USE ONLY

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: LM

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'
3375.12 (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. Phone Number: Ext.:

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 Stanley W. Young, III

PROPERTY OWNER SIGNATURE Stanley W. Young, III (Agent for Owner)

ATTORNEY / AGENT SIGNATURE Stanley W Young, III

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

tmt 12/15

GC16-005
3950 PARK WEST DRIVE

THE CITY OF
COLUMBUS
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757 Carolyn Avenue, Columbus, Ohio 43224
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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young, III
of (1) MAILING ADDRESS 2379 Hardesty 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
(THIS 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
GreaterHilltop 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	(6b) PROPERTY OWNER MAILING ADDRESS
	(PLEASE SEE ATTACHED)	

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

(8) SIGNATURE OF AFFIANT Stanley W. Young, III

Sworn to before me and signed in my presence this 9th day of May, in the year 2016

SOK KHOEUN THY
Notary Public, State of Ohio
My Comm. Expires 11-09-2016
Notary Seal Here

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 11/09/2016

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GC16-005
3950 PARK WEST DRIVE

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Graphics Commission Application

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

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, toppgraphic 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, III **Date** May 9, 2016

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

tmt 12/15

GC16-005
3950 PARK WEST DRIVE

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). With-out effective directional signs customer frustration from the inability to locate the needed services would have a 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

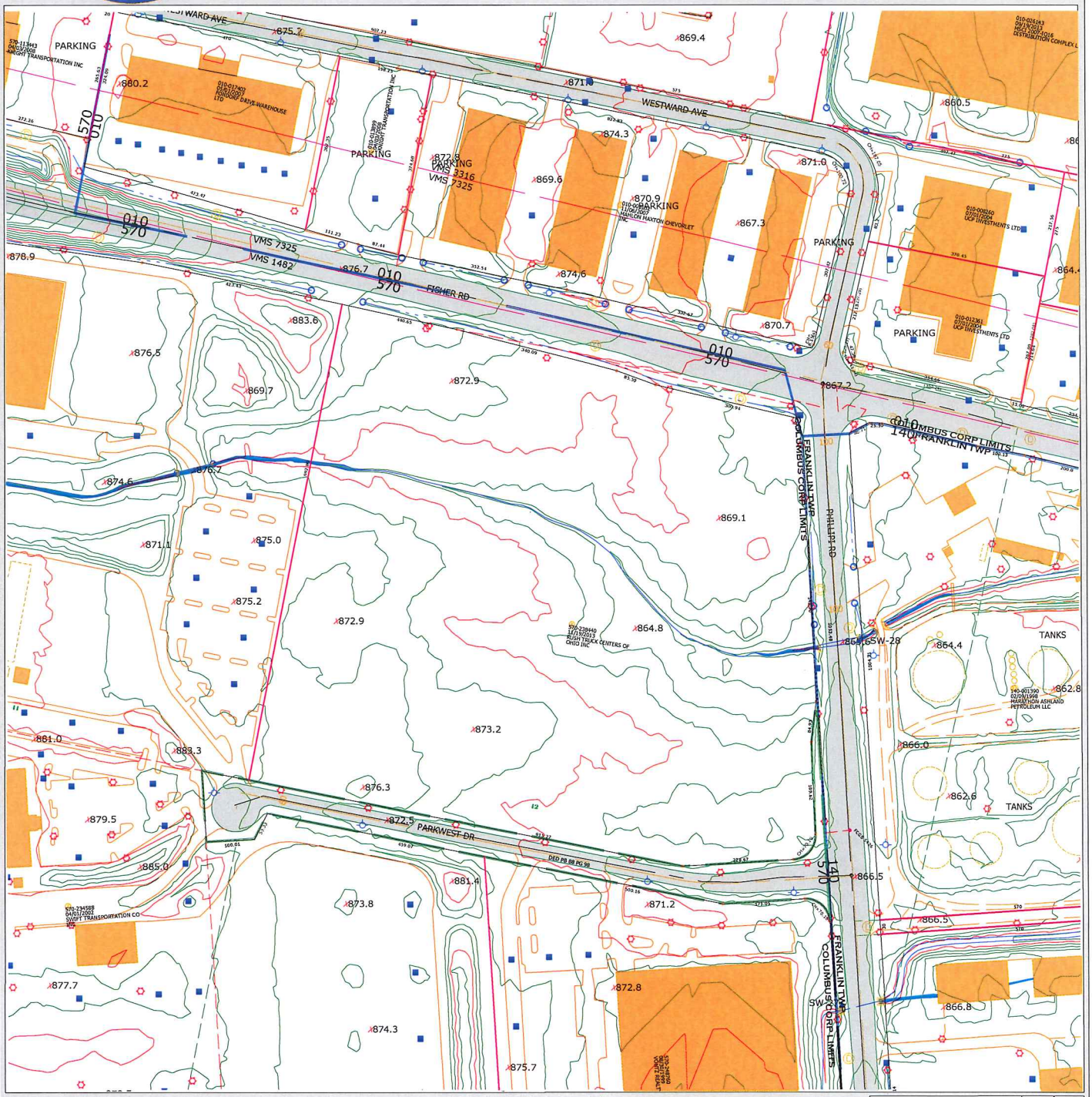
Stanley W. Young, III, Applicant

May 9, 2016

GC16-005
3950 PARK WEST DRIVE

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 5/6/16**



Scale = 300

Grid North

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.

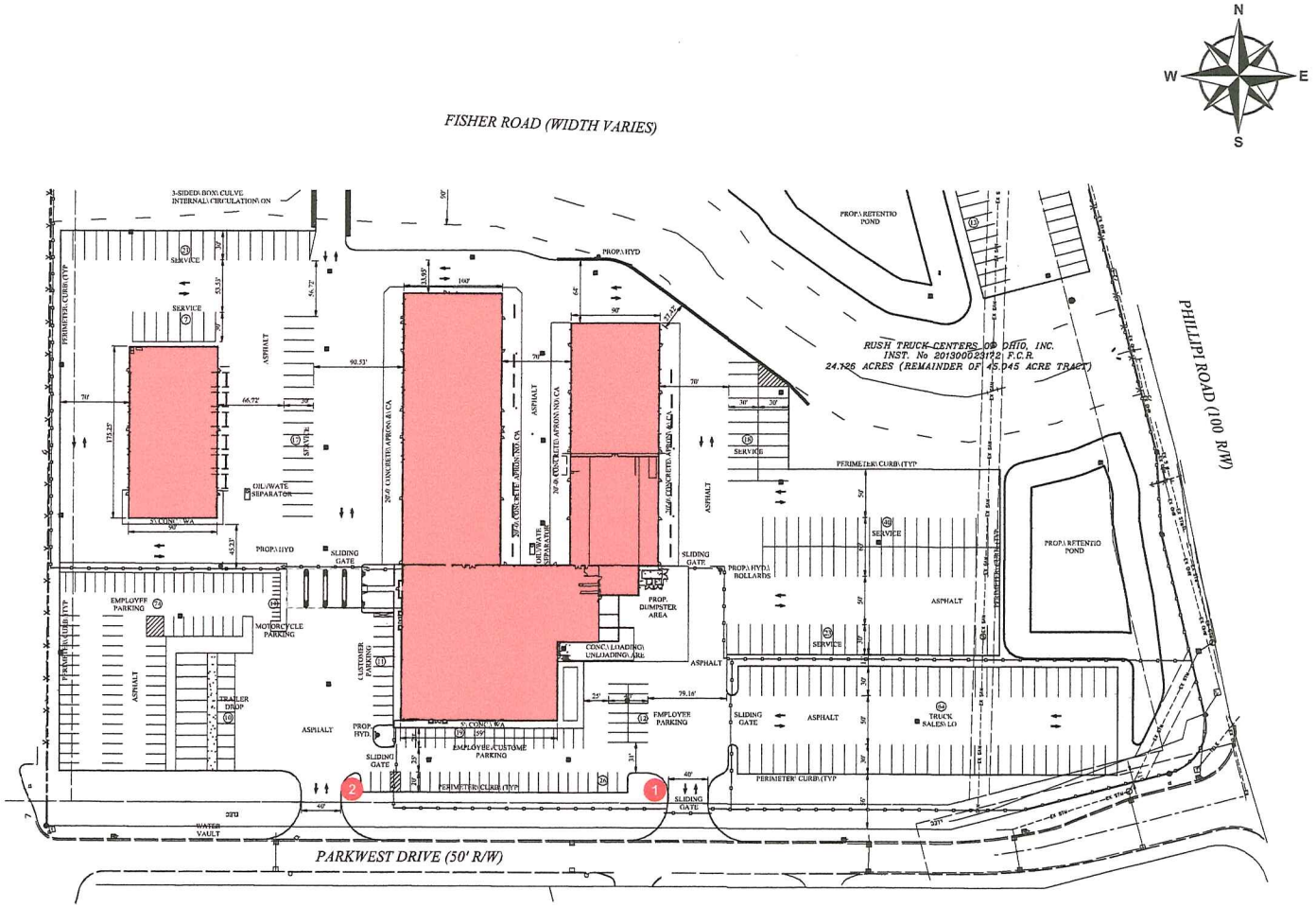
Real Estate / GIS Department

HH1-6202A

SITE PLAN

Installation: ☐ Interior: ☑ Exterior:

#	Descriptions:
1	S/F NON-ILLUMINATED DIRECTIONAL SEE DRAWING ON PAGE 1
2	S/F NON-ILLUMINATED DIRECTIONAL SEE DRAWING ON PAGE 2



#	Revision(s)	By:	Date:
1	CHANGED DIREC. LOCATION	CC	02.11.20

Date: ____/____/____

Customer Approval: ____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and Section 24 of the Canadian Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group Illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGNED BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SIGN BASED SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A SIGNED IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR HIS AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE SIGNS ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR IT'S AGENT) IN DOING SO.

ISO 9001:2008 Certified Enterprise

www.pattisonsign.com

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ENSEIGNES PATTISON SIGN GROUP
·Tel (506) 735-5506 ·Fax (877) 737-1734 ·Toll Free 1-800-561-97

Client:	RUSH ENTERPRISES		
Site:	3950 PARKWEST DR, COLUMBUS, O		
Consultant:	R. GHANTOUS		
Draftsman:	CHRISTINE COUTURIER	Date:	02.08.2016
Page: 3/3	Scale:	N.T.S.	

3950 PARK WEST DRIVE

GC16-005

HH1-6202A

S/F NON-ILLUMINATED DIRECTIONAL #1

Installation: ☐ Interior: ☑ Exterior:

#	Descriptions:
1	ALUMINUM PANEL WITH VINYL APPLIED ON FIRST SURFACE
2	3" X 3" ALUMINUM POSTS

FRONT VIEW

SIDE VIEW

Date:____/____/____

Customer Approval:

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR HIS AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) IS BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CUSTOMER SHALL INDEMNIFY, DEFEND, HOLD HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR IT'S AGENT) IN DOING SO.

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www.pattisonsign.com

Client:	RUSH ENTERPRISES		
Site:	3950 PARKWEST DR, COLUMBUS, O		
Consultant:	R. GHANTOUS		
Draftsman:	CHRISTINE COUTURIER	Date:	02.08.2016
Page:	1/3	Scale:	1" = 1'-0"

3950 PARK WEST DRIVE

GC16-005

HH1-6202A

S/F NON-ILLUMINATED
DIRECTIONAL #2

Installation: ☐ Interior: ☑ Exterior:

#	Descriptions:
1	ALUMINUM PANEL WITH VINYL APPLIED ON FIRST SURFACE
2	3" X 3" ALUMINUM POSTS

FRONT VIEW

SIDE VIEW

#	Revision(s)	By:	Date:
1	CHANGED ARROW ORIENTATION	CC	02.11.20

3950 PARK WEST DRIVE

GC16-005

ENSEIGNES PATTISON SIGN GROUP

·Tel (506) 735-5506 ·Fax (877) 737-1734 ·Toll Free 1-800-561-

Client:	RUSH ENTERPRISES
Site:	3950 PARKWEST DR, COLUMBUS, O
Consultant:	R. GHANTOUS
Draftsman:	CHRISTINE COUTURIER
Date:	02.08.201
Page:	2/3
Scale:	1" = 1'-0"

Date:____/____/____

Customer Approval:____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or Section 54 of the Canadian Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN(S) BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH SIGN(S) SHALL BE MANUFACTURED AND INSTALLED BY PATTISON SIGN GROUP AS AN INDEPENDENT CONTRACTOR AND NOT AS AN AGENT, AND NOT AS AN EMPLOYEE OF PATTISON SIGN GROUP. THE CUSTOMER SHALL ENSURE THAT THE SIGN(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR IT'S AGENT) IN DOING SO.

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Phone: 614-645-7433 • www.bzs.columbus.gov

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	COMPLETE MAILING ADDRESS
Rush Truck Centers of Ohio Inc.	P.O. Box 31575, Independence, Ohio 44131-0575

SIGNATURE OF AFFIANT Stanley W. Young III

Sworn to before me and signed in my presence this 4th day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 11/09/2016

Notary Seal Here
SUK KHOEUN THY
Notary Public, State of Ohio
My Comm. Expires 11-09-2016

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