



# 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: #11320-00485  
Date Received: 1 SEP 2011  
Commission/Group: NEAR EAST  
Existing Zoning: \_\_\_\_\_ Application Accepted by: \$1,900 PAID SEP 01 2011 Fee: \_\_\_\_\_  
Comments: \_\_\_\_\_

BUILDING & ZONING SERVICES

### 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 REVISIONS TO GRAPHIC PLAN 08320-00150 CODE SECTION 3375.12 (1) REMOVE "OPEN 24 HOURS" REPLACE WITH "FOOD & DRUGS" (2) REMOVE "DRUGSTORE" REPLACE WITH "PHARMACY"

### LOCATION

1. Certified Address Number and Street Name 2900 STELZER ROAD  
City COLUMBUS, OHIO State OHIO Zip 43219  
Parcel Number (only one required) 520-122666

### APPLICANT

2. Name SIGNVISION CO. c/o JIM GRAY  
3. Address 987 CLAVCRAFT RD. City/State COL, OHIO Zip 43230  
4. Phone # 475-5161 Fax # 864-0302 Email JGRAY@SIGNVISIONCO.COM

### PROPERTY OWNER(S)

2. Name MCCUTCHEON GE, LLC  
3. Address 150 E. BROAD ST. City/State COL, OHIO Zip 43215  
4. Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

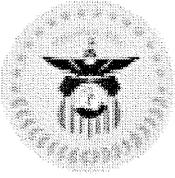
Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CIRCLE ONE)

8. Name ROBERT SCHORR  
9. Address 10601 LITHOPOLIS RD. NW City/State CANAL WINCHESTER Zip 43110  
10. Phone # 519-2819 Fax # 833-3898 Email RSCH1511@ATT.NET

### SIGNATURES

11. Applicant Signature Jim Gray  
12. Property Owner Signature William Bussa  
13. Attorney / Agent Signature Robert Schorr



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICE

### One Stop Shop Zoning Report Date: Thu Sep 15 2011

Zoning General Inquiry: 614-645-8637

#### SITE INFORMATION

**Address:** 2900 STELZER RD COLUMBUS OH 43219  
**Mailing Address:** 150 E BROAD ST STE 200  
COLUMBUS, OH 43215

**Owner:** MCCUTCHEON GE LLC  
**Parcel Number:** 520122666

#### ZONING INFORMATION

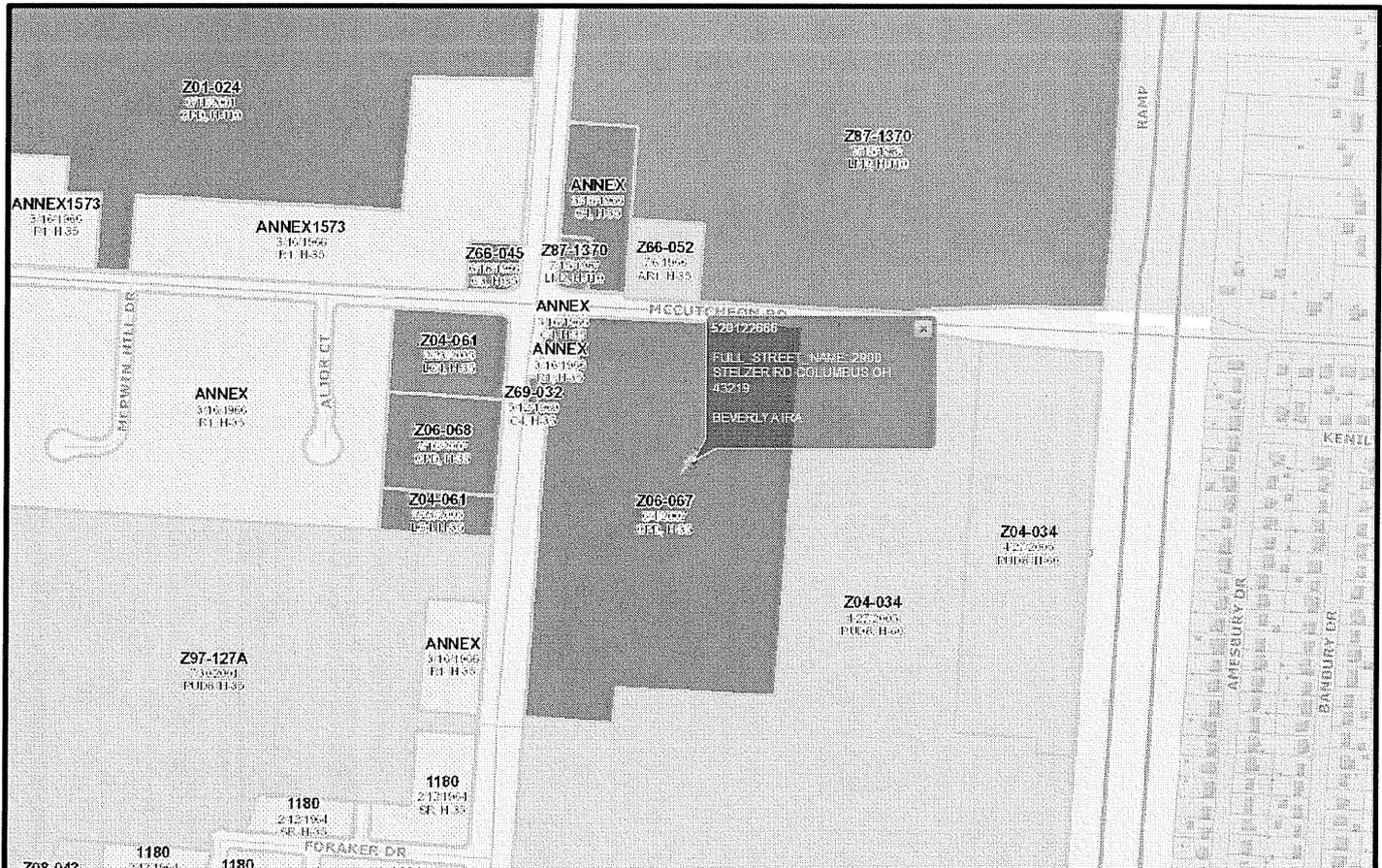
**Zoning:** Z06-067, Commercial, CPD  
effective 6/4/2007, Height District H-35  
**Council Variance:** N/A  
**Board of Zoning Adjustment (BZA):** 08310-00000-00495  
**Graphic Commission:** 08320-00000-00150  
**Area Commission:** Northeast Area Commission  
**Planning Overlay:** N/A

**Historical District:** N/A  
**Historical Site:** No  
**Overlay:** N/A  
**Flood Zone:** OUT  
**Airport Noise Environ:** N/A

#### PENDING ZONING ACTION

**Zoning:** N/A  
**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A  
**Graphic Commission:** N/A





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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 ROBERT SCHERR  
of (1) MAILING ADDRESS 10601 LINTHROP RD. NW CANAL WINCHESTER, OH 43110  
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 2900 STELZER RD. 43219  
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) MCCUTCHEON GE LLC  
150 E. BROAD ST.  
COLUMBUS, OHIO 43215

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

Signvision Co. c/o Jim Gray  
987 CLAYCRAFT RD.  
COLUMBUS, OHIO 43230

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

(5) NORTHEAST AREA COMMISSION  
c/o ALICE PORTER  
3130 MCCUTCHEON PLACE  
COLUMBUS, OHIO 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

ATTACHED LIST

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

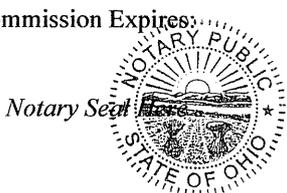
SIGNATURE OF AFFIANT

(8) [Signature]  
Subscribed to me in my presence and before me this 26 day of Aug, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]  
My Commission Expires Dec 22, 2012

My Commission Expires:



LEIGH R. CROSBY  
Notary Public, State of Ohio  
My Commission Expires Dec. 22, 2012



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## 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:

1) THE PHARMACY ENTRANCE WILL BE LOCATED NEAR THE NORTH END OF BUILDING WHERE THE EXISTING "DRUGSTORE" SIGN WILL BE REMOVED AND REPLACED WITH "PHARMACY" LETTERS.

2) THE EXISTING "OPEN 24 HOURS" WILL BE REMOVED AND REPLACED WITH "FOOD & DRUGS"

THERE WILL BE "NO" INCREASE IN PERMITTED SQUARE FOOTAGE OF SIGNAGE

Signature of Applicant

*Jim Gray*

Date

7-29-2011



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/23/11



Disclaimer

Scale = 250



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.





JAMIE @ 645-2463



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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) ROBERT SCHORR
Of (COMPLETE ADDRESS) 10601 LITHOPOLIS RD NW CANAL WINCHESTER
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following OH
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 4311
application and their mailing addresses:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Row 1: CONTINENTAL / MCCUTCHEDN LLC, % CONTINENTAL REAL ESTATE, 150 E. BROAD ST., COLUMBUS, OHIO 43215

SIGNATURE OF AFFIANT

Robert Schorr

Subscribed to me in my presence and before me this 16th day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Leigh R Crosby
Dec 22, 2012

My Commission Expires:

Notary Seal Here



LEIGH R. CROSBY
Notary Public, State of Ohio
My Commission Expires Dec. 22, 2012