



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

OFFICIAL SPONSOR

Application Number: #11320-00486
Date Received: 1 SEP 2011
Commission/Group: _____
Existing Zoning: G-2 Application Accepted by: HF Fee: \$1900
Comments: 11/15/11

PAID
SEP 01 2011

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 SECTION 3377.05A.(26) VARIANCE TO EXCEED THE ALLOWABLE SQUARE FOOTAGE BY 73,194 AND EXCEED THE ALLOWABLE HEIGHT BY 40'

PERMITTED 106.91' @ 15' OVERALL HEIGHT
LOCATION REQUESTING 180' @ 55' OVERALL HEIGHT

1. Certified Address Number and Street Name 2231 SCHROCK ROAD
City COLUMBUS State OHIO Zip 43229
Parcel Number (only one required) 010-100781

APPLICANT

2. Name ALLSTAR SIGN COMPANY PAUL CARROLL
3. Address 112 S. GLENWOOD City/State COLUMBUS, OH Zip 43222
4. Phone # (614) 461-9052 Fax # 461-0620 Email PAUL.CARROLL@ALLSTAROHIO.COM

PROPERTY OWNER(S)

2. Name SCHROCK OFFICE REALTY LTD. SUITE 800
3. Address 150 E. BROAD ST. City/State COLUMBUS, OHIO Zip 43215
4. Phone # 614. 221. 1800 Fax # 614. 221. 0520 Email rdavis@continental-real-estate.com

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

ATTORNEY (AGENT) (CIRCLE ONE)

8. Name ROBERT SCHORR
9. Address 10001 UTOPIA'S ROAD NW City/State CANAL WINCHESTER, OH Zip 43110
10. Phone # 614-59-2819 Fax # 833-3818 Email RSCHIS11@ATT.NET

SIGNATURES

11. Applicant Signature *Paul Carroll*
12. Property Owner Signature *Franklin E. Kass, Authorized Representative*
13. Attorney / Agent Signature *Robert Schorr*



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

11320-00486
2231 Schrock Rd.

One Stop Shop Zoning Report Date: Sun Jul 24 2011

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2231 SCHROCK RD COLUMBUS OH 43229

Mailing Address: 1360 EAST 9TH ST
CLEVELAND, OH 44114

Owner: SCHROCK OFFICE REALTY LTD

Parcel Number: 010100781

ZONING INFORMATION

Zoning: Z81-062, Commercial, C2
effective 12/15/1982, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

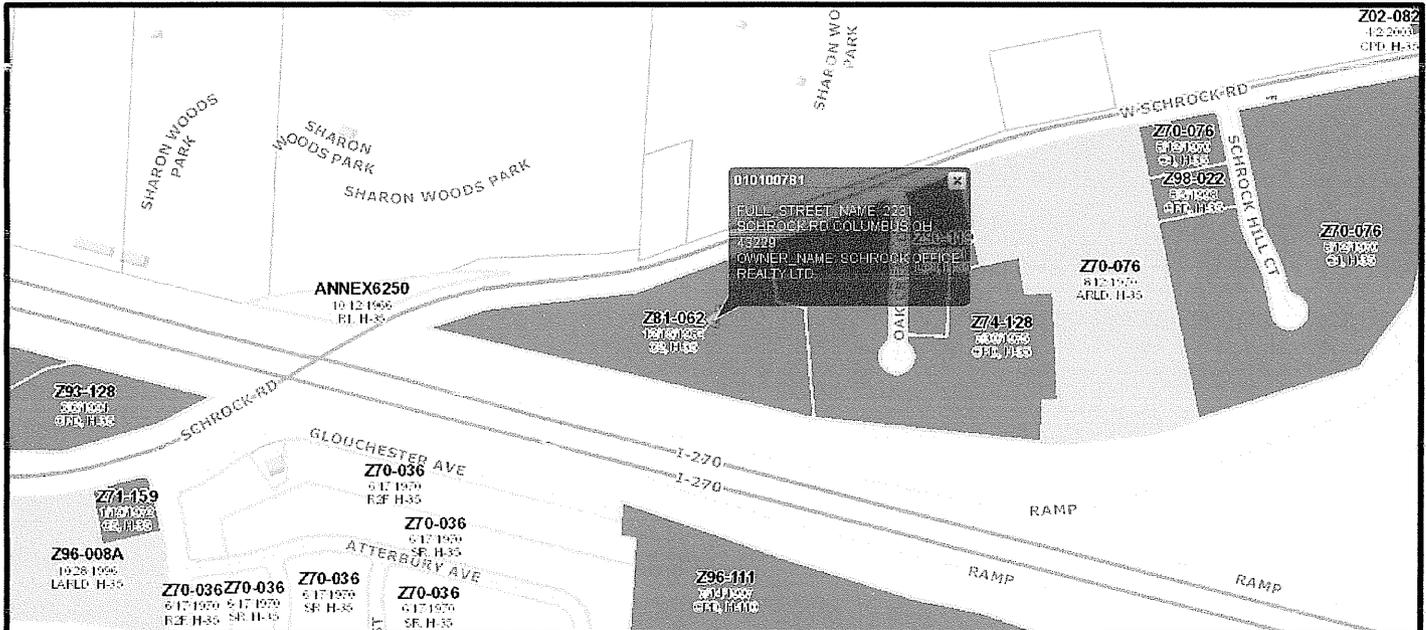
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

11320-00486
2231 Schrock Rd.

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:

THE EXISTING GROUND SIGN ORIENTATED TO
INSTATE I 270 WAS INSTALLED BEFORE THE TREES
WERE THERE. THE TREES ARE NOW APPROXIMATELY
40+ IN HEIGHT. THE EXISTING IS NO LONGER
ANY VALUE TO IDENTIFY THE PROPERTY,
THEREFORE WE ARE REQUESTING A VARIANCE
TO INCREASE THE HEIGHT & SQUARE FOOTAGE TO
PROPERLY IDENTIFY THE PROPERTY.

Signature of Applicant

Date

8/2/11

EXISTING GROUND SIGN

Safelite
AutoGlass

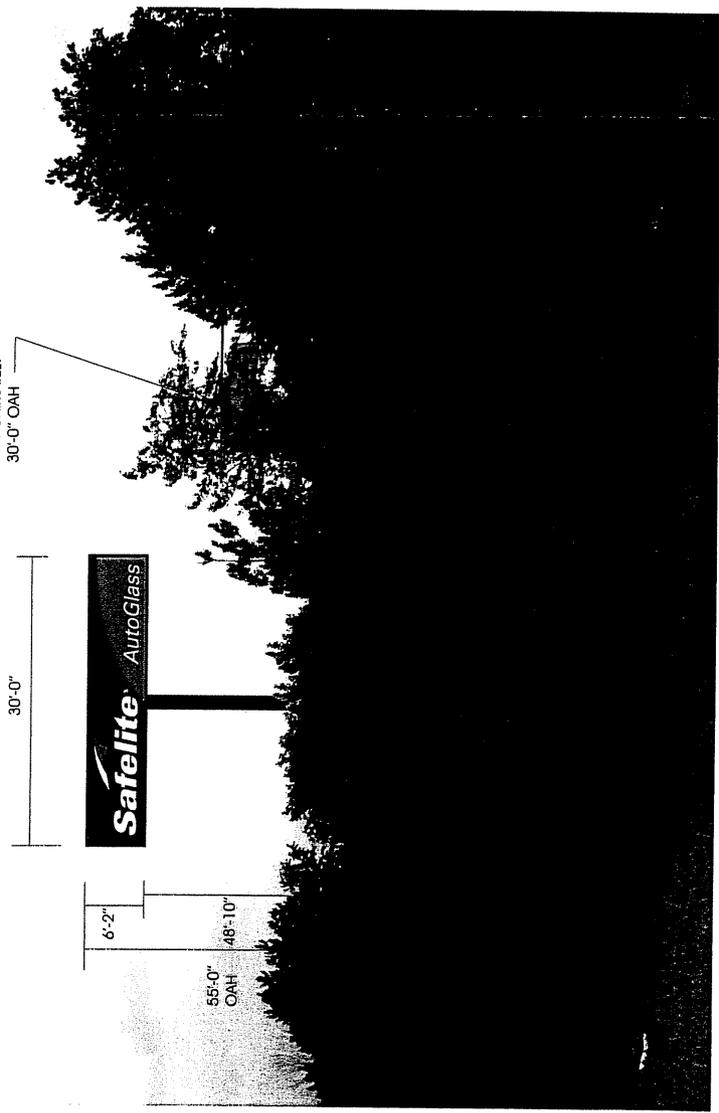
11320-00486
2231 Schrock Rd.

YOUR SIGNATURE REPRESENTS FINAL APPROVAL. PLEASE LOOK OVER CAREFULLY. CHECK ALL SPELLING AND GRAMMAR. ALL STAR CAN NOT BE RESPONSIBLE FOR ANY ERRORS AFTER FINAL APPROVAL.



11320-00486
 2231 Schrock Rd.

THIS SIGN IS AT
 APPROXIMATELY
 30'-0" OAH



DOUBLE FACED CENTER POLE HIGH RISE SIGN FOR 1:270 EXPOSURE
 CUSTOM FABRICATED 1" EXTRUDED ALUMINUM SIGN BOX FINISHED
 MATT BLACK, BOTTOM

CUSTOM FABRICATED BLACK ERAD-LITE FLEXIBLE VINYL FACES, GRAPHICS
 ERADUCATED WITH HP DE CUT TRANSLUCENT RED VINYL GRAPHICS.

SIGN INTERNALLY ILLUMINATED WITH HO FLUORESCENT LAMPS.

SIGN INSTALL ON STACKED STEEL TUBE POLE SUPPORTS FINISHED MATT BLACK.

NOTE: FABRICATION AND INSTALLATION PER U.I. SPECIFICATIONS. INSTALL IN
 ACCORDANCE WITH THE N.E.C. ALL SIGNS EQUIPT WITH DISCONNECT
 SWITCHES.

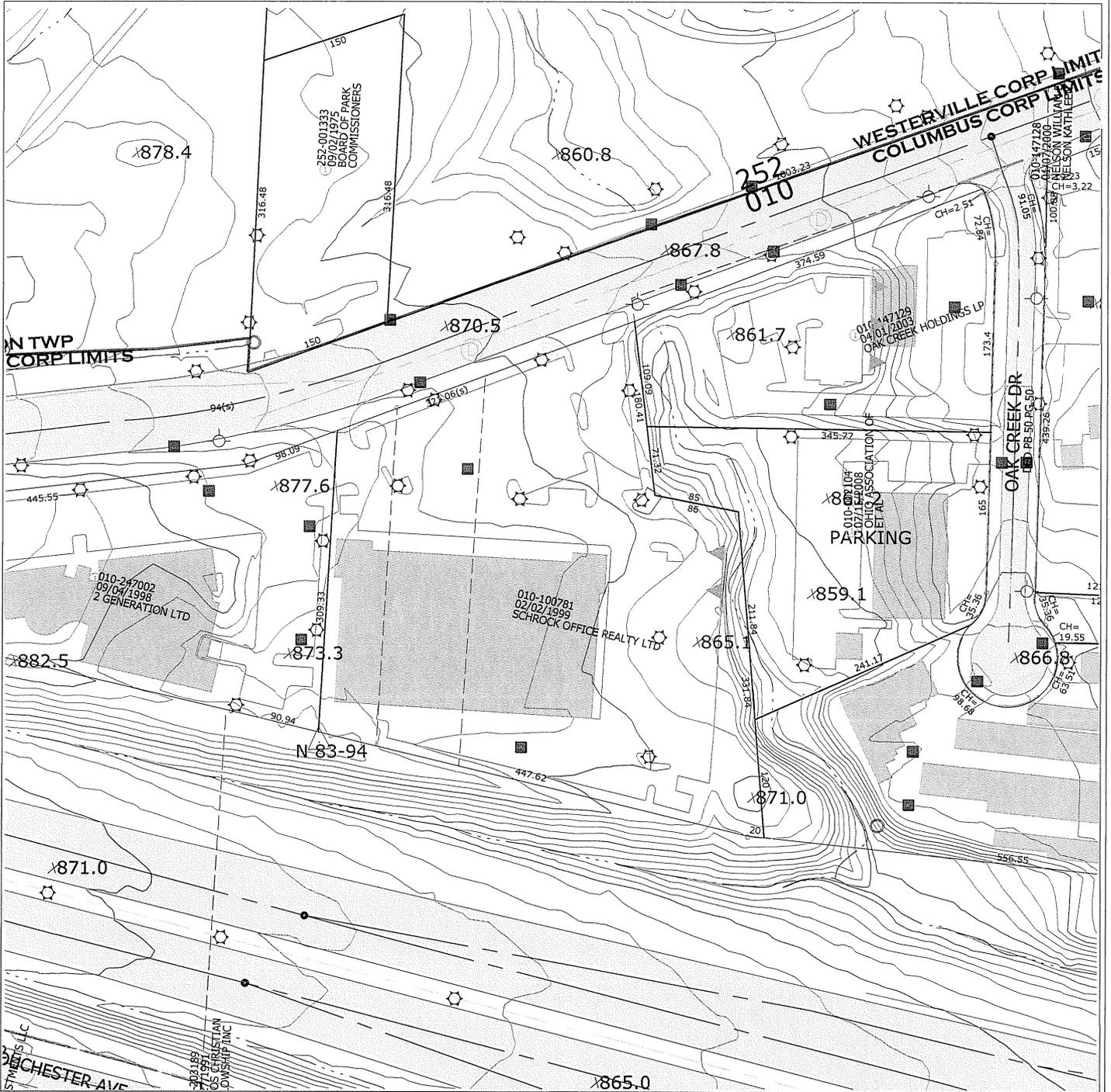
■ MATT BLACK ■ PMS 485 MATT RED ■ WHITE



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 7/6/11



Disclaimer

Scale = 150



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 not information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the information. Please notify the Franklin County GIS Division of any discrepancies.

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