



# 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: 11320-00707  
Date Received: 12/5/11  
Commission/Group: Northeast Area Comm.  
Existing Zoning: \_\_\_\_\_ Application Accepted by: 10 Reiss Fee: \$1,900.00  
Comments: Hearing date: 2/21/12

### 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 REVISE A GRAPHIC PLAN BY ADDING A 37.09 SQUARE FOOT SIGN.

"STATE LIQUOR AGENCY" THE EXISTING GRAPHIC PLAN SIGNAGE EXISTING= 547 SQUARE FOOT OF SIGNAGE, THE ADDITIONAL SIGN OF 37.09 SQ.FT WOULD MAKE THE TOTAL SQUARE FOOTAGE AT = 586.09 SQUARE FOOT.

3375.12

### LOCATION

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

### APPLICANT

2. Name JIM GRAY SIGNVISION COMPANY  
3. Address 987 CLAYCRAFT ROAD City/State COLUMBUS, OHIO Zip 43230  
4. Phone # 614-475-5161 Fax # 864-0302 Email jgray@signvisionco.com

### PROPERTY OWNER(S)

2. Name McCUTCHEON GE LLC  
3. Address 150 EAST BROAD STREET City/State COLUMBUS, OHIO Zip 43215  
4. Phone # 614-224-2400 Fax # \_\_\_\_\_ Email b.latternes@mccutcheonge

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

### ATTORNEY / AGENT (CIRCLE ONE)

8. Name ROBERT SCHÖRR  
9. Address 10601 LITHOPOLIS ROAD NW City/State CANAL WINCHESTER, OH Zip 43110  
10. Phone # 614-519-2819 Fax # 833-3898 Email rsch1511@att.net

### SIGNATURES

11. Applicant Signature [Signature]  
12. Property Owner Signature [Signature]  
13. Attorney / Agent Signature [Signature]





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## AFFIDAVIT

(See next page for instructions)

**11320-00707**  
**2900 Stelzer Rd.**

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert Schorr  
of (1) MAILING ADDRESS 10601 Lithopolis Road NW Canal Winchester, Ohio 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 Road Columbus, Ohio 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 East Broad Street  
Columbus, Ohio 43215

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

Jim Gray Signvision Company  
987 Claycraft Road Columbus, Ohio 43230

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

(5) Northeast Area Commission  
3130 McCutcheon Place Columbus, Ohio 43219  
Alice Porter

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

SEE ATTACHED LIST

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

SIGNATURE OF AFFIANT

(8) Robert Schorr  
Subscribed to me in my presence and before me this 30 day of November, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Scott J. Wadman  
4-12-16

My Commission Expires:

Notary Seal Here



SCOTT J. WADMAN  
Notary Public, State of Ohio  
My Commission Expires 4-12-16  
Recorded in Franklin County



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## STATEMENT OF HARDSHIP

11320-00707  
2900 Stelzer 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:**

REQUESTING APPROVAL TO REVISE A EXISTING GRAPHIC PLAN BY ADDING A NEW SIGN "STATE LIQUOR AGENCY"

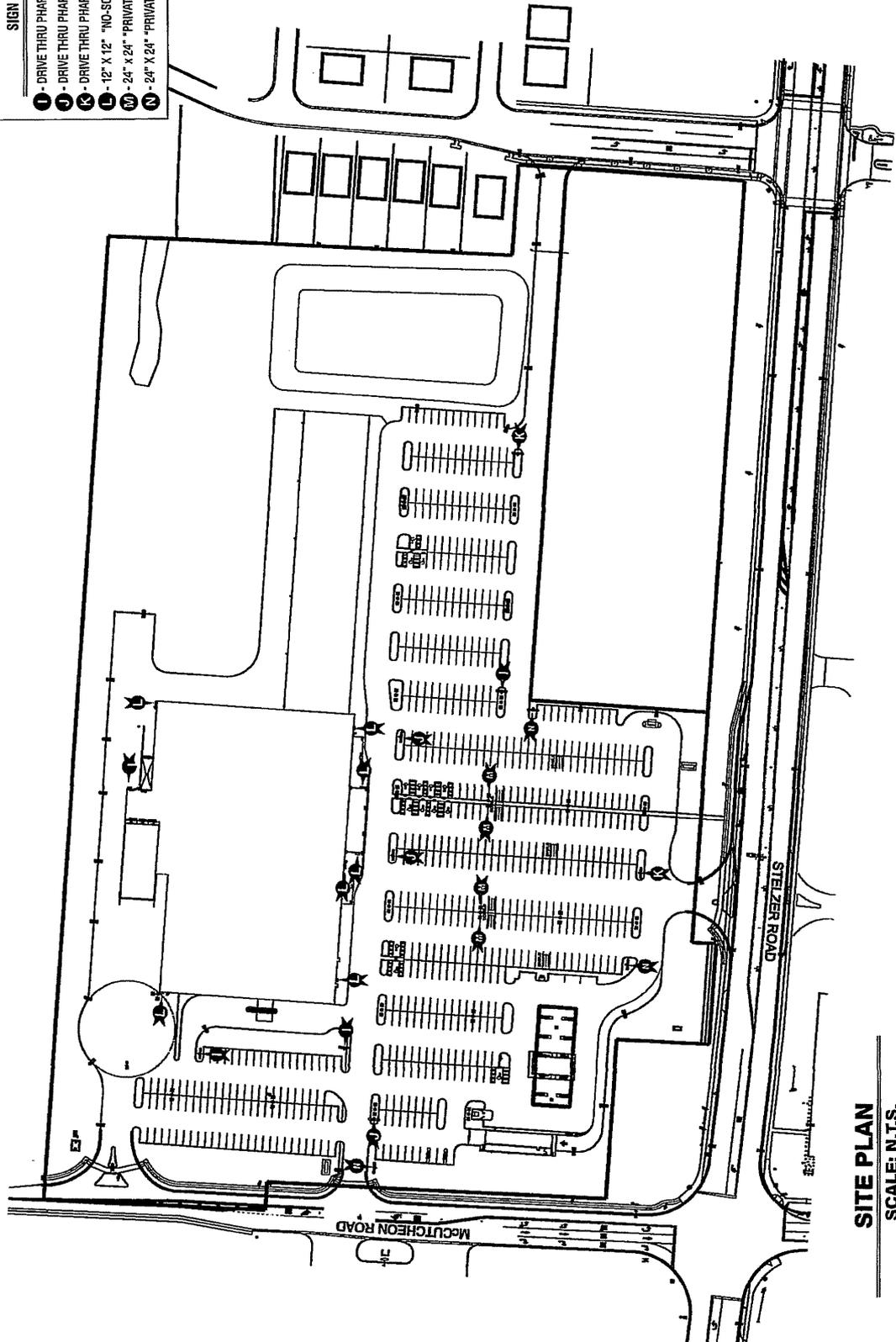
37.09 square foot. code section 3375.07 (B) (2) requires that where a wall is comprised of three or more sections or cabinets, the graphic area shall be determined by enclosing the entire perimeter of all signs with a geometric figure, using these calculations this yields a total of 903 square foot of signage, where the actual square footage is 547.10 square foot. With the addition of the new sign the total square footage would be 586.09 which would be well within the allowable square footage permitted for this building.

The signage as presented are similar to those that have been approved throughout the City for Supermarkets and Pharmacy uses. The revising is necessary to assume a return in service, use, and income that is reasonable when compared to comparable uses in the district.

Signature of Applicant

Date 11-18-2011

- SIGN SCHEDULE**
- I** - DRIVE THRU PHARMACY ARROW RIGHT DIRECTIONAL SIGN QTY. ( 1 )
  - J** - DRIVE THRU PHARMACY ARROW LEFT DIRECTIONAL SIGN QTY. ( 3 )
  - K** - DRIVE THRU PHARMACY ARROW STRAIGHT DIRECTIONAL SIGN QTY. ( 0 )
  - L** - 12" X 12" "NO-SOLICITING" SIGNS QTY. ( 8 )
  - M** - 24" X 24" "PRIVATE PROPERTY" SIGNS ON LIGHT POSTS QTY. ( 4 )
  - N** - 24" X 24" "PRIVATE PROPERTY" SIGNS ON POST QTY. ( 3 )



**SITE PLAN**  
SCALE: N.T.S.

This original d  
is provided as p  
plans or pr  
and is not to be  
copied or rep  
printed witho  
Federal Head  
Company, LLC  
authorized sign.

Job Number: 23-80744-00  
Date: 10-3-2007  
Sheet Number: 15 of 17  
Design Number: 23-80744-00R-2

Project Location:  
**GIANT EAGLE #6517**  
2800 STELZER RD.  
COLUMBUS, OH

**GIANT EAGLE**

Account Rep: Boyd Hippenstiel  
Project Manager: Cheryl Young  
Drawn By: Dennis Radtke  
ELECTRICAL TO USE ALL LOTS  
COMPLIANCE WITH ALL LOCAL  
ELECTRICAL CODES

Revisions:  
R-1 ADD PAGES: 15, 16, & 17 JCR 12-10-07  
R-2 CORRECTED ARTIST ERROR JCR 12-14-07  
R-3  
R-4

Client Approval/Date:  
Landlord Approval/Date:

Cons. Depicted in this Rendering May Not Match Actual Project Materials. Refer to Product Samples for Exact Color Match

Building Quality Signage For American Business

Available Locations:  
Columbus, OH  
Cincinnati, OH  
Cleveland, OH  
Dayton, OH  
Indianapolis, IN  
Jacksonville, FL  
Louisville, KY  
Miami, FL  
Milwaukee, WI  
Minneapolis, MN  
Nashville, TN  
New York, NY  
Orlando, FL  
Philadelphia, PA  
Portland, ME  
Raleigh, NC  
San Antonio, TX  
Seattle, WA  
Tampa, FL  
Wichita, KS

**FEDERAL HEALTH**  
SIGN COMPANY  
www.FederalHealth.com  
12704 Dupont Circle, Tampa, FL 33626  
(813) 855-4415 (800) 264-3284 Fax (813) 854-3037

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: ES

DATE: 11/16/11



Disclaimer

Scale = 300



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are notified that information sources should be consulted for verification of the information within this county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

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