Mayor Michael B. Coleman

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

OFFICE USE ONLY

Application Number: # 14320-00730
Date Received: 6 Oct. 2014
Commission/Civic: COL SOUTH SIDE
Existing Zoning: M Application Accepted by: JP Fee: $1900
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.

Describe To permit the installation of (1) externally illuminated 12'x24' D/F 35' O.A.H.free-standing off-premises sign,and to permit the continued use of (2) two off-premises directional signs per CC:3378.01(D).

LOCATION

1. Certified Address Number and Street Name 2075 Parsons Avenue
City Columbus State Ohio Zip 43207
Parcel Number (only one required) 010-103971

APPLICANT

2. Name Stanley W. Young III, Allied Sign Co., Inc.
3. Address 818 Marion Road , P.O. Box 07760 City/State Columbus, Ohio Zip 43207
4. Phone # 614-564-9432 Fax # 443-4113 Email trinitysigngroup@gmail.com

PROPERTY OWNER(S)

2. Name Columbus Steel Castings Co.
3. Address 2211 Parsons Avenue City/State Columbus, Ohio Zip 43207
4. Phone # 614-444-2121 Fax # n/a Email n/a

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Stanley W. Young III, Allied Sign Co., Inc.
9. Address 818 Marion Road , P.O.Box 07760 City/State Columbus, Ohio Zip 43207
10. Phone # 614-564-9432 Fax # 443-4113 Email trinitysigngroup@gmail.com

SIGNATURES

11. Applicant Signature Stanley W. Young III
12. Property Owner Signature Stanley W. Young III (For Owner)
13. Attorney / Agent Signature Stanley W. Young III (Agent)

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 11/12 tmt

14320-00730
2075 PARSONS AVENUE

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Sun Oct 5 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2211 PARSONS AVE COLUMBUS, OH
Mailing Address: 2211 PARSONS AVE
COLUMBUS OH 43207

Owner: COLUMBUS STEEL CASTINGS (
Parcel Number: 010103971

ZONING INFORMATION

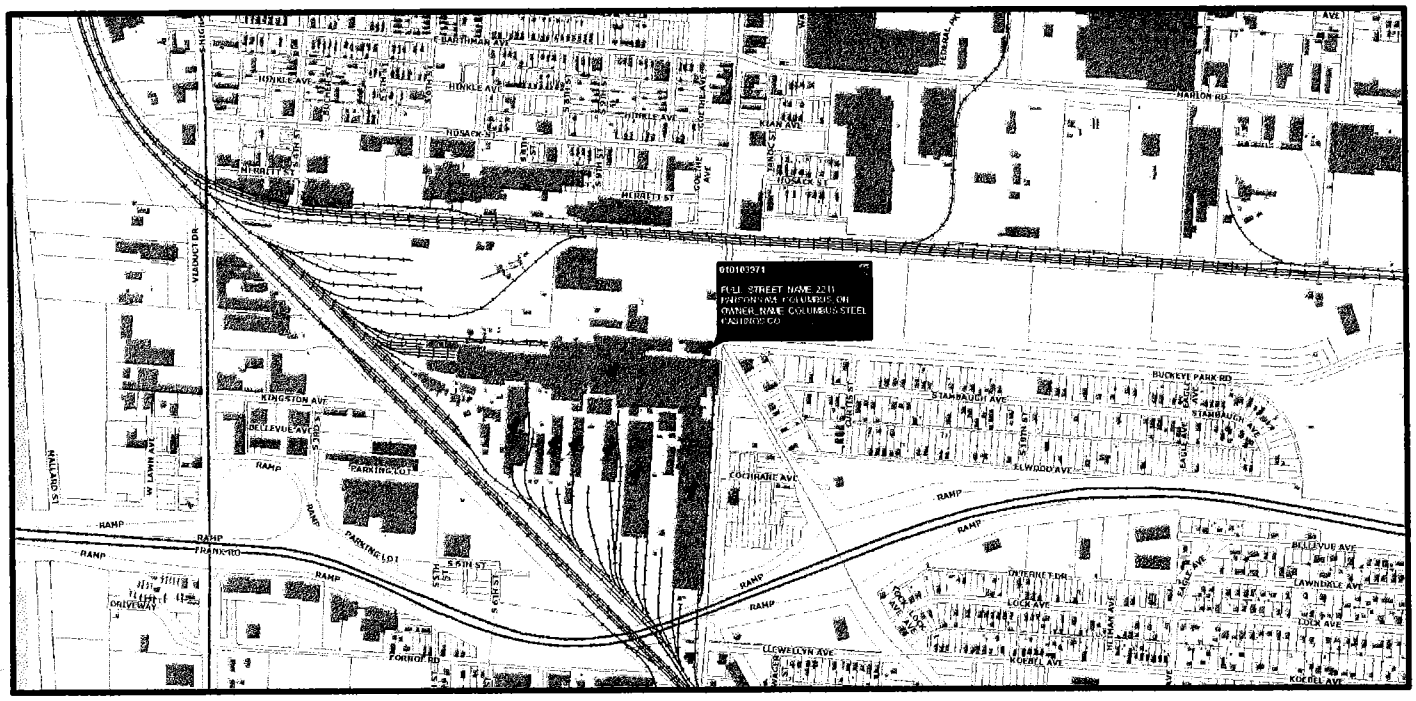
Zoning: 765, Manufacturing, M
effective 4/21/1958, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Columbus Southside Area Commission
Planning Overlay: N/A

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



(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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Mayor Michael B. Coleman

AFFIDAVIT

(See next page for instructions)

APPLICATION # 14320-00730
2075 PARSONS AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Stanley W. Young III, Allied Sign Co., Inc.
of **(1)** MAILING ADDRESS 818 Marion Road, P.O.Box 07760, Columbus, Ohio 43207
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 2075 Parsons Avenue, Columbus, Ohio 43207
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)** October 6, 2014
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
(4) Columbus Steel Castings Co.
2211 Parsons Avenue, Columbus, Ohio 43207

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
Stanley W. Young III, Allied Sign Co., Inc.
614-564-9432

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS
(5) Columbus South Side Area Commission
584 E. Moler St.,Columbus, Ohio 43207
Mr. Curtis Davis-Zoning Chair 332-3355

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
(Please see attached list)		

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

SIGNATURE OF AFFIANT **(8)** Stanley W. Young III
Subscribed to me in my presence and before me this 6th day of October, in the year 2014
SIGNATURE OF NOTARY PUBLIC **(8)** Michelle J. Haines
My Commission Expires: 9/17/2018

Notary Seal Here

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 11/12 tmt

Mayor Michael B. Coleman

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STATEMENT OF HARDSHIP

14320-00730
2075 PARSONS AVENUE

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:

(Please see attached)

Signature of Applicant Stanley W. Young III Date October 5, 2014

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 11/12 tmt

14320-00730
2075 PARSONS AVENUE

Graphics Summery

The subject property known as 2211 Parsons Avenue, Columbus Steel Castings Company PID # 010-103971 is a large parcel of ground about 70.491 acres , located in the south portion of Columbus, Ohio in a heavy manufacturing area zoned 'M' and in the Columbus Southside Area Commission and the Reeb-Hosack Civic Association. PSC Metals Inc, purchased a 13.946 acre plat of land a number of years ago from Columbus Steel Castings from the original 84.437 plat of land to the north of the PID # 010-103971. PSC Metals Inc. processes about 600 tons of ferrous and about 15,000 lbs., of non-ferrous metals on a daily basis. PSC Metals Inc employes 32 workers that separate and process metals on a daily basis. Their hours of operation are Monday through Friday 7:00am-7:00pm , Saturday hours 7:00am-5:00pm, Closed on Sunday. About 1/3 of their ferrous metals go directly to Columbus Steel Castings, with the balance of metals being distributed across the nation to other customers and processing plants. PSC Metals Inc, entrance is located about 700' to the west of Parsons Avenue. There are (2) two off-premises free-standing directional signs being 4'x8' in size. Photos are enclosed. They currently have no main identification sign, and are seeking a special permit to allow for the erection of a 12'x 24' d/f 35' over-all-height free-standing sign to be placed on Columbus Steel Castings property making the subject sign an 'Off-Premises' sign. The Over-all-height is needed for the sake of visibility from the bridge on Parsons Avenue as there is a 19' drop in grade from the top of the bridge to the established grade. The signs' location would be approximatly 270' west of the Parsons Avenue bridge, 100' south of the railroad tracks to the north, and approximatley 125' from the entrance gate to PSC Metals Inc. It is our belief that due to the unique location of PSC Metals Inc, that a new free-standing off-premis sign is needed to identify the site and provide a way to generate a new customer base. Columbus Steel Castings Co., also believes that a sign would be beneficial to all parties by issuing a license agreement dated July 15, 2014 to permit the erection of the new sign on their property. Please see attached copy. On behalf of PSC Metals Inc., Columbus Steel Castings Co., and Allied Sign Co., Inc. we respectfully seek your review and approval of this special permit.

Respectfully Submitted,

Stanley W. Young III

Stanley W. Young III

14320-00730
2075 PARSONS AVENUE

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:

The location of this parcel for PSC Metals inc., is located to the northwest of Columbus Steel Casting Co.,'s parcel and over 500' to the west of Parsons Avenue, boarded by railroad tracks to the north with no real visibility for identification. It is also important to note that the established grade of the property is 19' below the Parsons Avenue bridge, hence needing the required 35' over-all-height requirement of the sign for visibility. It is also important to note that there is only one entrance and exit to the property which is on the Parsons Avenue elevation

This site because of it's remote location has no way to identify itself unlike other properties that border on Parsons Avenue. The need for identification is critical to future success so that they can generate an expanded customer base through the use of effective signage.

By not having the requested signage income will be diminished as compared to other conforming properties that display effective signage. The scrap metal business is highly competitive and the need to be visible through signage is critical to over all success.

The granting of this variance / special permit will NOT be injurious to neighboring properties or public interest as the location of the proposed sign is on a heavy manufacturing parcel of ground hundreds of feet away from residential and adjacent properties. The proposed set-back from Parsons Avenue is over 200' and will not be a distraction for the driving public. The granting of this special permit will not affect or change the zoning map or add to the uses that is currently being conducted on the subject property. It will have no effect on public services, or compromise public safety or welfare. A sign license agreement between the parties was executed on July 15, 2014 with a copy enclosed for your review. We believe that due to PSC Metals location a main identification sign is needed and warranted.

Respectfully Submitted,

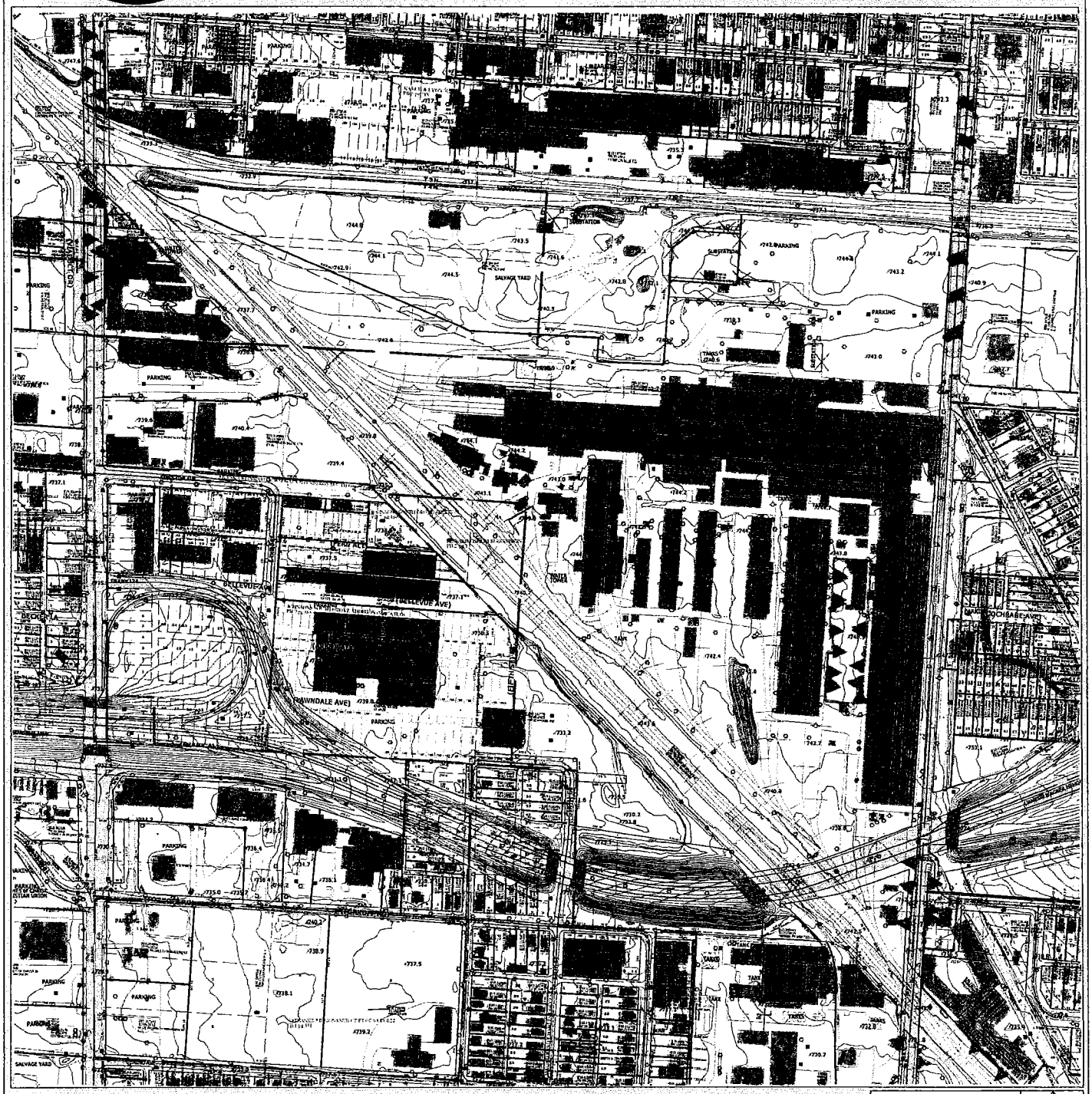
Stanley W. Young III

Stanley W. Young III

This to a/m

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 10/2/14**



Scale = 500

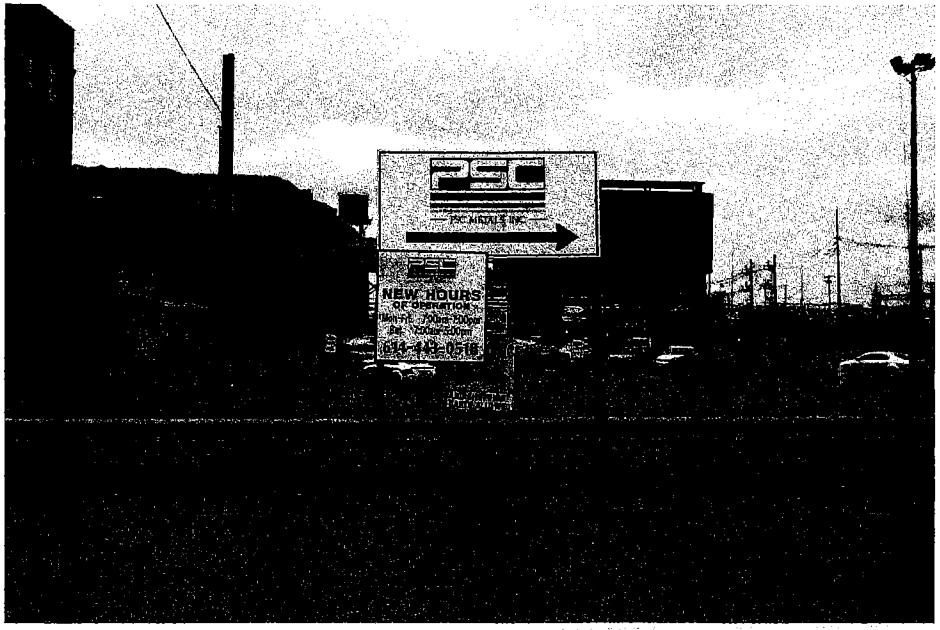
Disclaimer

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

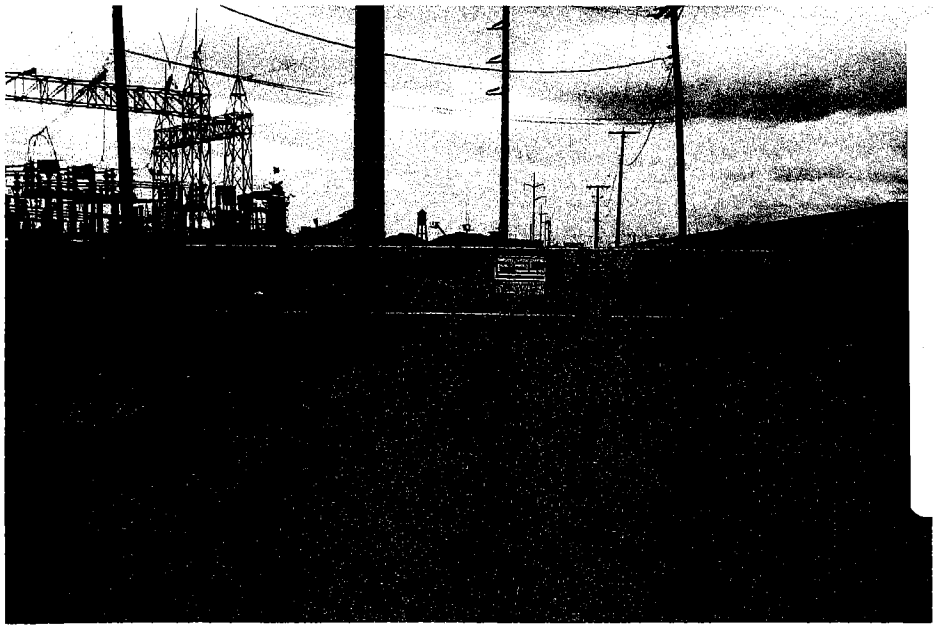
14320-00730
2075 PARSONS AVENUE

Real Estate / GIS Department

LOOKING WEST TO PSC GATE ENTRY



DIRECTIONAL SIGN & HOURS OF OPERATION (A)
4'x8' & 4'x4' 12' O.A.H.



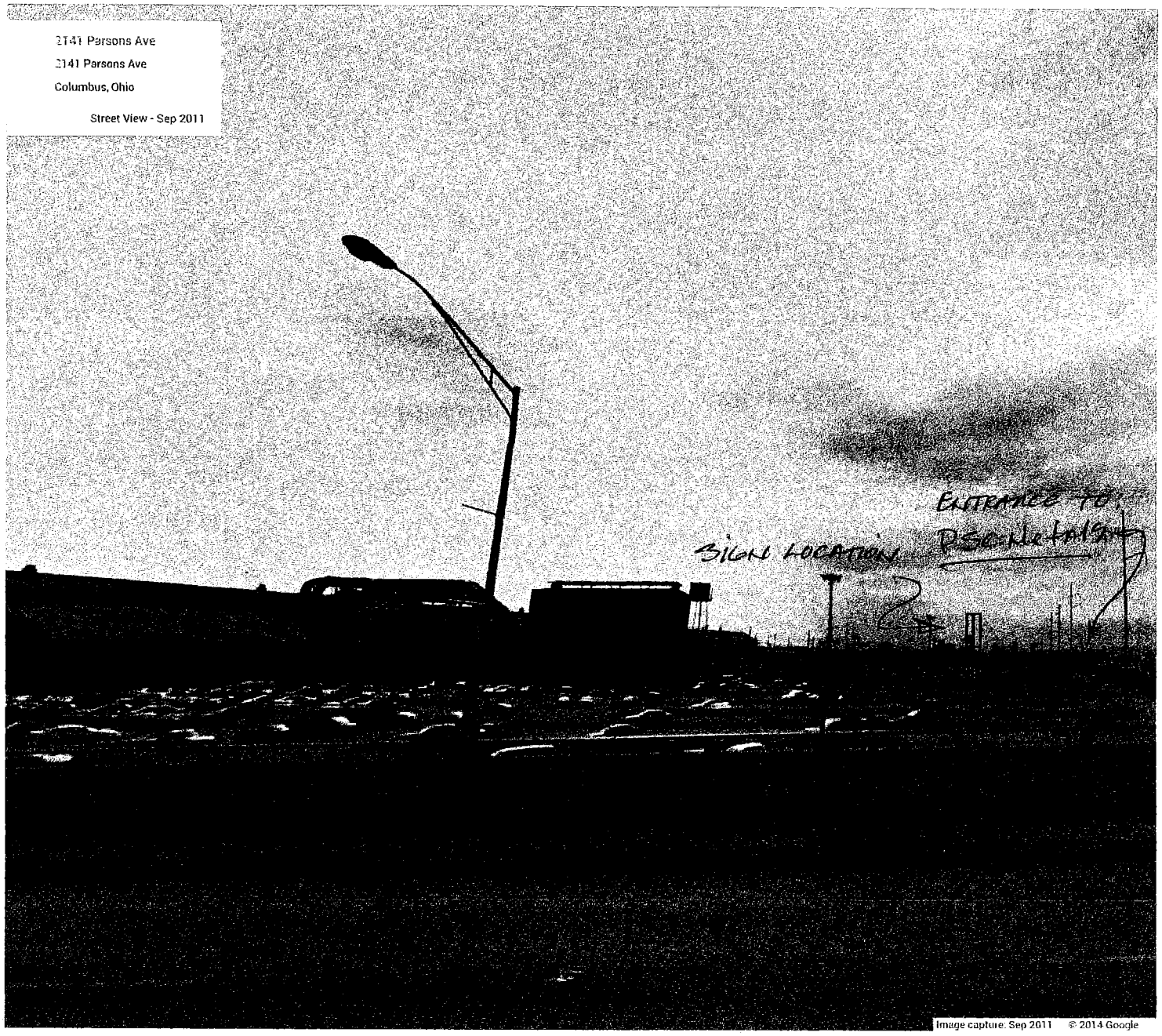
PSC GATE SIGN 3'x4' (C)

14320-00730
2075 PARSONS AVENUE

DIRECTIONAL SIGNS 4'x8' & 2'x30" (B)

LOOKING EAST FROM TELEPHONE POLE where SIGN WILL BE PLACED NEXT TO.

14320-00730
2075 PARSONS AVENUE

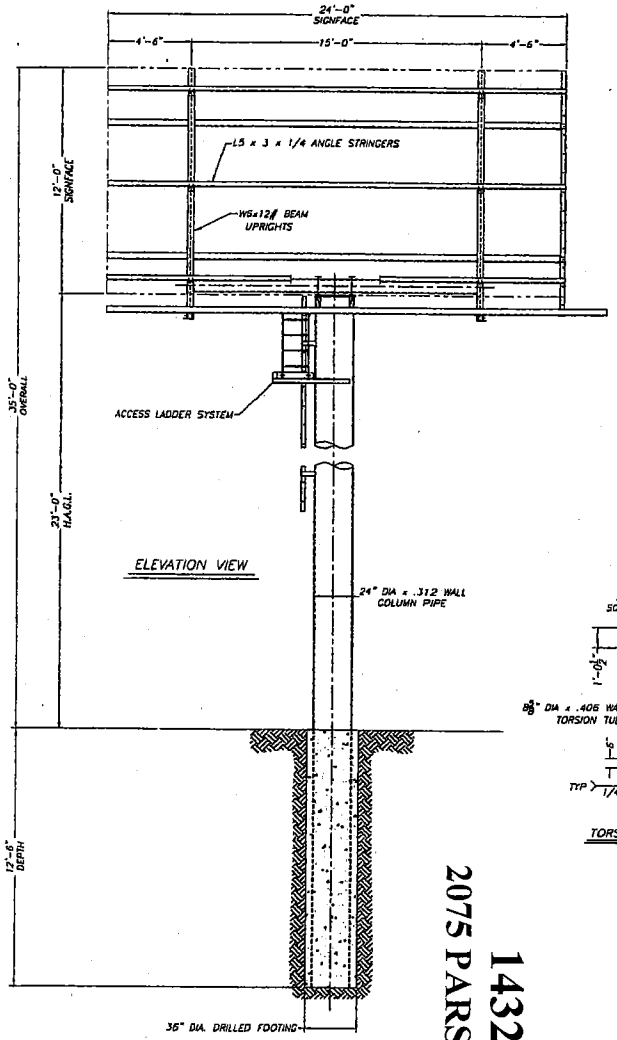


TOP OF BRIDGE LOOKING WEST TOWARD PSC METALS A 19' DROP FROM BRIDGE TO PSC GRADE

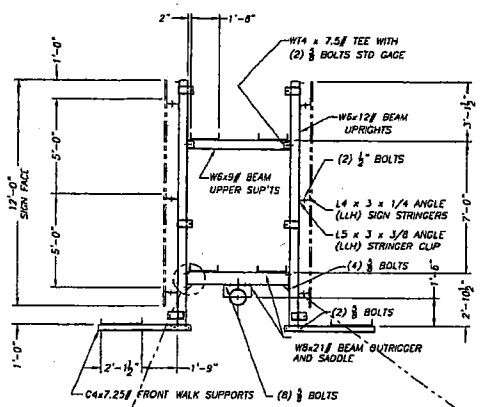
14320-00730
2075 PARSONS AVENUE

63-9241

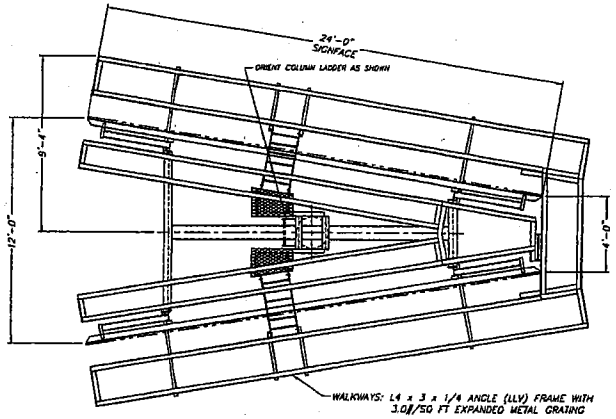
ACK	CHANGE	BY	DATE
A	REVISED CONN. BEAMS AND SIGN STRINGERS	RBZ	01/02/14



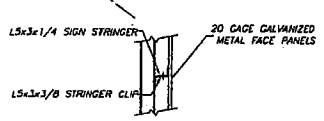
ELEVATION VIEW



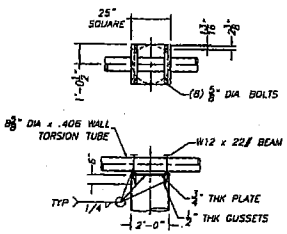
TYP CROSS SECTION VIEW



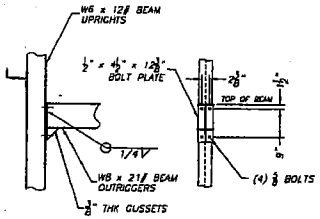
PLAN VIEW



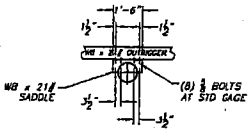
HANGER ATTACHMENT



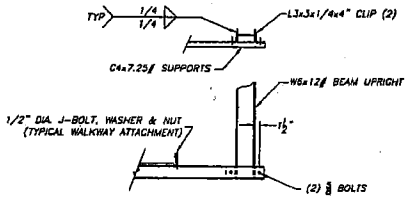
TORSION TUBE CONNECTION



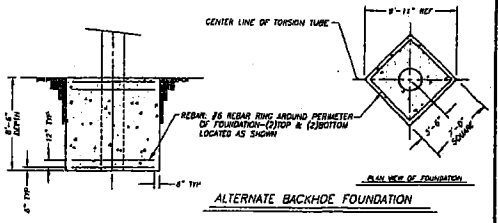
OUTRIGGER TO UPRIGHT CONNECTION



SADDLE TO OUTRIGGER CONN.



FRONT WALKWAY SUPPORT DETAIL



ALTERNATE BACKHOE FOUNDATION

SPECIFICATIONS:

1. STEEL ROLLED "W" BEAM SECTIONS: ASTM A992
   ALL OTHER STEEL ROLLED SECTIONS: ASTM A36
2. PIPE SECTIONS: A.P.I. 5L X42
3. BOLTS: MINIMUM 1/2" DIAMETER UNC
   1/2"DIAMETER: GRADE A307
   5/8"DIAMETER & LARGER: GRADE A325
4. CONCRETE: 3000P.S.I @ 28 DAYS.
5. ASSUMED HORIZONTAL SOIL PRESSURE: 300#/SQ FT/FT.
6. THIS DESIGN MEETS THE REQUIREMENTS OF THE 2009 INTERNATIONAL BUILDING CODE FOR 100 M.P.H. (3 SEC GUST) WIND SPEED AND EXPOSURE "C"
7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS USING E-70 ELECTRODES.
8. ALL WALKWAYS TO HAVE SAFETY CABLES
9. REINFORCING BAR: ASTM A-615 GRADE 60 (IF REQUIRED)

SCALE: NONE	DRAWN BY: R. SCOTT
DATE: 02/02/12	
12'-0 x 24'-0 CM, 12'V, 35' OVERALL	
	DRAWING NUMBER 63-9241

14320-00730
2075 PARSONS AVENUE

14320-00730
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Mayor Michael B. Coleman

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

APPLICATION # **14320-00730**
2075 PARSONS AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young III, Allied Sign Co., Inc.
Of (COMPLETE ADDRESS) 818 Marion Road, P.O. Box 07760, Columbus, Ohio 43207
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
Columbus Steel Castings Co.	2211 Parsons Avenue, Columbus, Ohio 43207

SIGNATURE OF AFFIANT Stanley W. Young III

Subscribed to me in my presence and before me this 6th day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC Michaele J. Haines

My Commission Expires: 9/17/2018

Notary Seal Here

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 11/12 tmt