



BOARD OF ZONING ADJUSTMENT 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: # 13320-00918
Date Received: 27 DEC - 2013
Commission/Group: _____
Existing Zoning: _____ Application Accepted by: JF Fee: \$ 1900
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Applicant would like to change the face of the Main ID road sign from a manual gas pricer to an LED gas pricer. Currently this location is zoned CPD. Section 3377.08(C)(1) of the Code permits automatic changeable copy signs in C3, C4, C5 and M, but not in CPD. Also section 3372.806(C) prohibits these signs in RCO districts and

this property is in the Morse Road RCE (Regional Commercial Overlay).

LOCATION

1. Certified Address Number and Street Name 927 Morse Road
City Columbus State Ohio Zip 43229
Parcel Number (only one required) 010-018485-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Rodger Kessler, Vice President of Kessler Sign Company
Address 2669 National Road (mailing: PO Box 618) City/State Zanesville, OH Zip 43701 (mail: 43702)
Phone # 800-686-1870 Fax # 740-453-5301 Email rodger@kesslersignco.com

PROPERTY OWNER(S):

Name Englefield F W IV
Address 447 James Parkway City/State Newark, Ohio Zip 43056
Phone # 740-928-8215 Fax # contact applicant Email jgordon@englefieldoil.com
 Check here if listing additional property owners on a separate page.

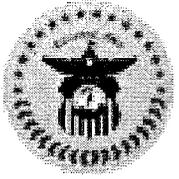
ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Rodger Kessler, Kessler Sign Company (Applicant)
Address PO Box 618 City/State Zanesville, OH Zip 43702
Phone # 800-686-1870 Fax # 740-453-5301 Email: rodger@kesslersignco.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



13320-00918
927 MORSE ROAD

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jan 30 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 927 MORSE RD COLUMBUS, OH

Mailing Address: 447 JAMES PKWY
NEWARK, OH 43056

Owner: ENGLEFIELD F W IV ENGLEFIEI

Parcel Number: 010018485

ZONING INFORMATION

Zoning: Z00-087, Commercial, CPD
effective 2/5/2001, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: MORSE ROAD RCO

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

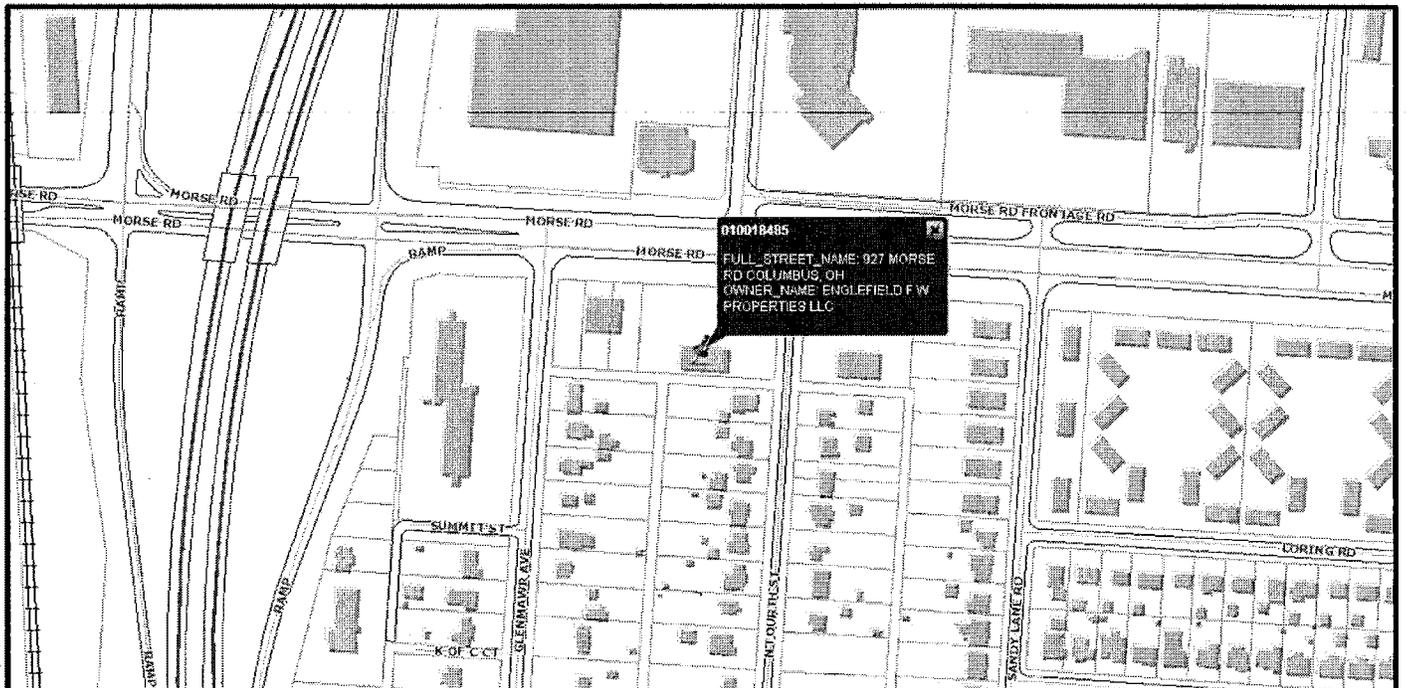
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

13320-00918
927 MORSE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rodger Kessler

of (1) MAILING ADDRESS 927 Morse Rd., Columbus, OH 43229

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 ADDRESS CARD FOR PROPERTY

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

(4) Englefield F W IV

AND MAILING ADDRESS

447 James Parkway, Newark, OH 43056

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

Rodger Kessler, Kessler Sign Company
2669 National Rd., Zanesville, OH 43701

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

(5) Northland Area Community Council
Dave Paul
4411 Tamarack Blvd., Columbus, OH 43229

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)

Subscribed to me in my presence and before me this 26th day of December, in the year 2013

SIGNATURE OF NOTARY

(8)

My Commission Expires

Jessica Grant
JESSICA GRANT
Notary Public, State of Ohio
My Commission Expires 7/18/2012

Notary Seal Here



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STATEMENT OF HARDSHIP

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
 1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Applicant does not wish to alter the height or total graphics square footage of the existing Main ID (MID) road sign at the BP location in question. Applicant would like to "update" the MID sign to give it a cleaner and more refreshing look. The current sign identifies the gas price by manually changing the digits.

Applicant wants to replace this with an LED price change sign. This makes the information clearer to passing consumers and will likely be safer in communicating these prices.

Also, this location is on a busy section of this street and these numbers have to be changed manually at the sign by an employee. The new sign would be able to be changed from one price to another instantly from inside the store which will be safer for the employee.

Signature of Applicant

Date December 26, 2013

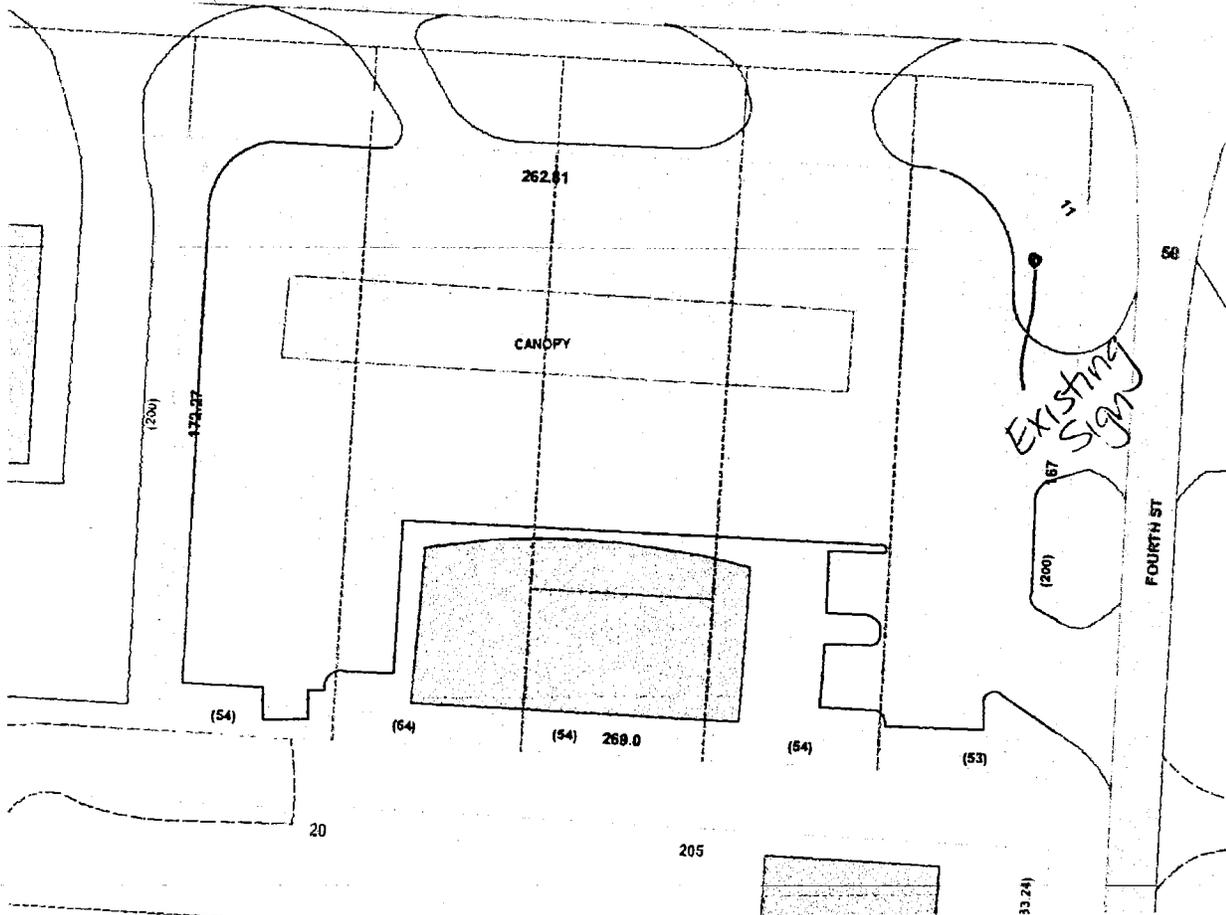
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Property Report

Generated on 11/07/13 at 01:52:54 PM

Parcel ID 010-018485-00 Map Routing No 010-M121 -043-00 Card No 1 Location 935 MORSE RD

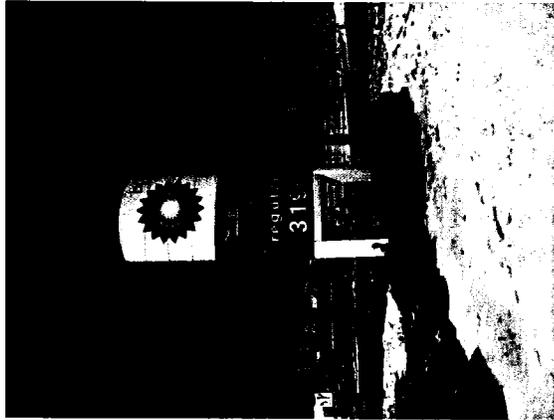
GIS



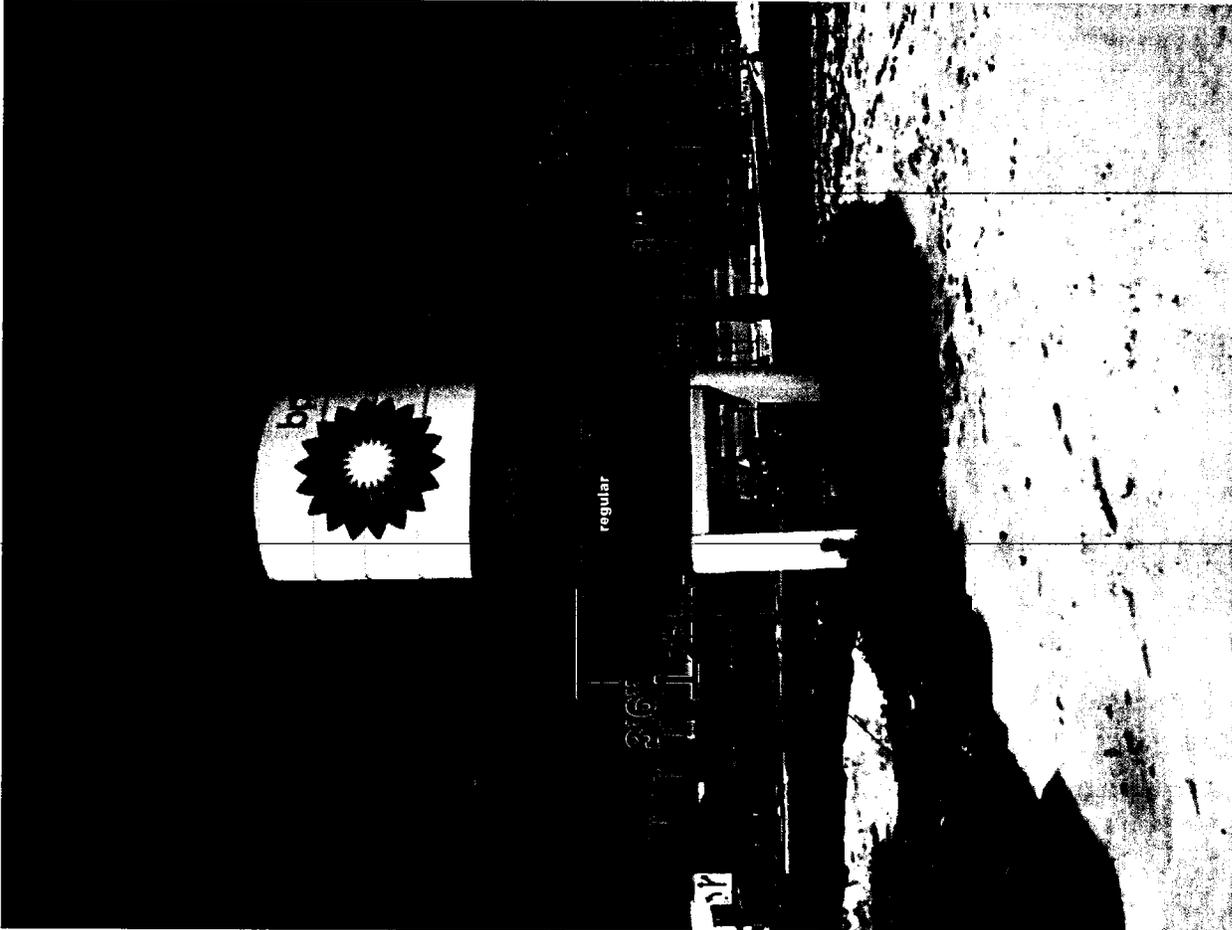
Disclaimer

This drawing 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 drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



BEFORE



AFTER

— 18" LED PRICER

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All Concepts, Designs and Plans represented by this document are the property of THE KESSLER DESIGN GROUP and shall be used only for the project specified in this document.

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1040 JACKSON STREET
P.O. BOX 078
ZANESVILLE, OHIO 43701-0785
1-800-486-1870

Total Area	Design No.
Circle	Date
Voltage	Drawn by
Scale	Station
3/8" = 1'	Rodger

Client: Englefield
Location: #618 Morse Rd.
Client Approval:

Saved as "englefield_ampm_618(1110)"



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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. I provided.

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APPLICATION #

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rodger Kessler, Kessler Sign Company
 of (COMPLETE ADDRESS) 927 Morse Rd., Columbus, OH 43229
 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
<u>Englefield F W IV</u>	<u>447 James Pkwy, Newark, OH 43056</u>

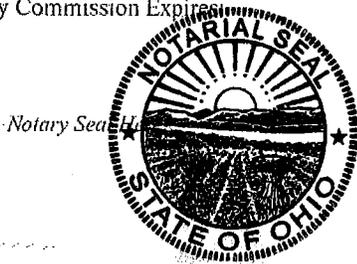
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 26th day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Jessica Grant: commission expires July 18, 2017



JESSICA GRANT
 Notary Public, State of Ohio
 My Commission Expires 7/18/2017

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