



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: 14320-00176
Date Received: 3/19/14
Commission/Group: Clintonville
Existing Zoning: C-4 Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: 6/17/14

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 Road Sign from manual gas pricers to a LED gas pricers. Currently this location is zoned C4 and located in the North High Street UCO. Per section 3372.606 of the Columbus Code automatic changeable copy signs are not permitted.

LOCATION

1. Certified Address Number and Street Name 4401 N. High St.
City Columbus State Ohio Zip 43214
Parcel Number (only one required) 010-083849

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 Oil
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 Rodger Kessler
PROPERTY OWNER SIGNATURE John Cost
ATTORNEY / AGENT 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



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AFFIDAVIT

14320-00176
4401 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rodger Kessler
of (1) MAILING ADDRESS 4401 N. High St., Columbus, OH 43214
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 (5) Clintonville Area Commission
AREA COMMISSION ZONING CHAIR OR Dana Bagwell
CONTACT PERSON AND ADDRESS 3982 N. High St., Columbus, OH 43214

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

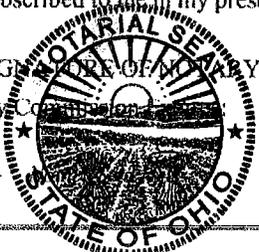
Subscribed to me in my presence and before me this 18th day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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

Jessica Grant: expires July 18, 2017



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SURROUNDING PROPERTY OWNERS

Parcel: 010-083849

BP: 4401 N. High St., Columbus, OH 43214

Parcel: 010-086696
28 W. Henderson Ave.

Charles L. Arida, II
807 Hamlet St.
Columbus, OH 43215

Parcel: 010-086629
4409 N. High St.

Jay L. & Maureen C. Blatnik
4409 N. High St.
Columbus, OH 43214

Parcel: 010-083826
4400 N. High St.

Henderson Partners, LLC
150 E. Broad St., #100
Columbus, OH 43215

Parcel: 010-086698
40 Henderson Ave.

Michael S. Herschler
William M. Gregory
40 W. Henderson Ave.
Columbus, OH 43214

Parcel: 010-086695
25 W. Schreyer Pl.

Sue E. Lyons
25 W. Schreyer Pl
Columbus, OH 43214

Parcel: 010-083825
7 W. Henderson Ave.

Maple Grove United Methodist Church
7 W. Henderson Ave.
Columbus, OH 43214

Parcel: 010-080768
17-19 W. Schreyer Pl.

George J. Mustric TR
199 W. Campus View Blvd.
Columbus, OH 43235

Parcel: 010-086692
45 W. Schreyer Pl.

Virginia R. Tod Shoemaker
45 W. Schreyer Pl
Columbus, OH 43214

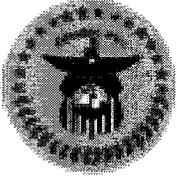
Parcel: 010-086694
33 W. Schreyer Pl.

Thomas E. & Jayne A. Simmons
33 W. Schreyer Pl.
Columbus, OH 43214

Parcel: 010-094913
4360 N. High St.

United States Postal Service
4360 N. High St.
Columbus, OH 43214

14320-00176
4401 N. High St.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00176

4401 N. High St.

One Stop Shop Zoning Report Date: Wed Mar 19 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4401 N HIGH ST COLUMBUS, OH

Mailing Address: 447 JAMES PKWY

NEWARK, OH 43056

Owner: ENGLEFIELD F WIV ENGLEFIELD BEI

Parcel Number: 010083849

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: NORTH HIGH STREET UCO

Graphic Commission: N/A

Area Commission: Clintonville 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

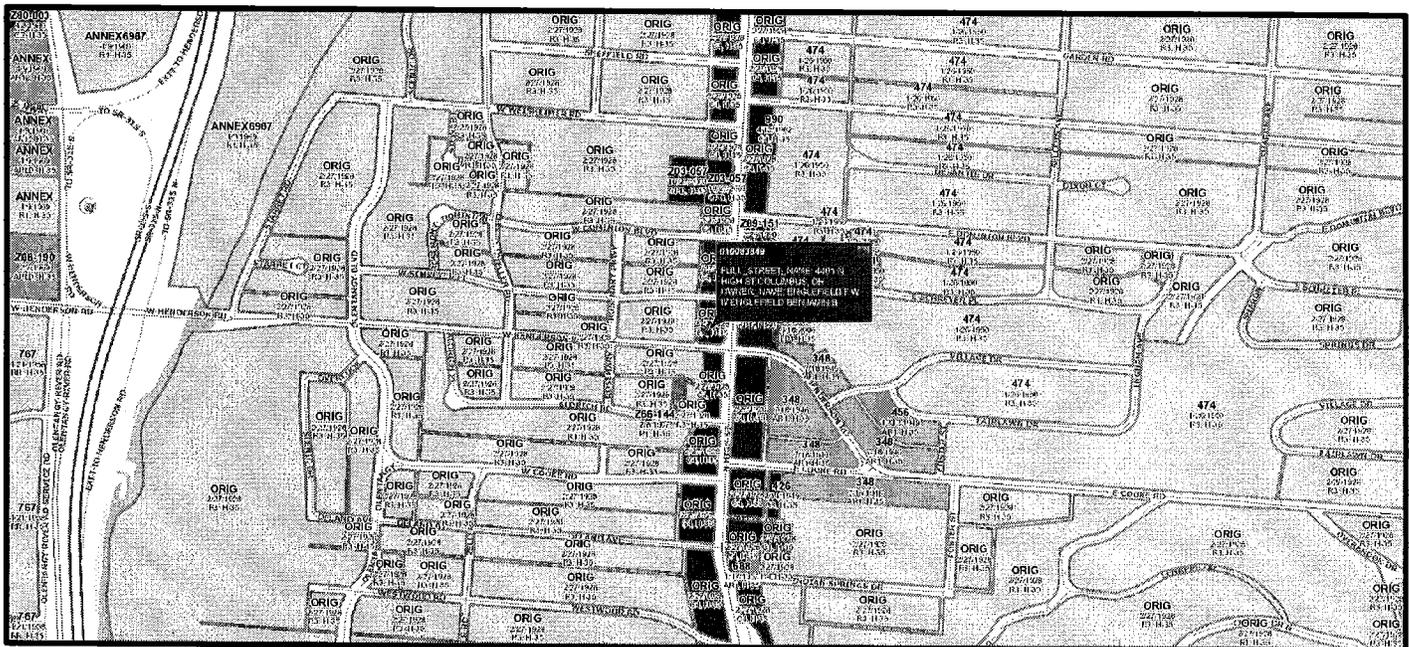
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

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STATEMENT OF HARDSHIP

14320-00176

4401 N. High St.

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 would like to change only the faces of the existing 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 changes proposed would not increase the square footage of the sign. The current manual pricer and the "atm" panels would be replaced with an LED Gas Pricer and also exchange the logo panel for a more updated logo panel.

In addition, this location is on a very busy part of High Street and currently the 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 March 18, 2014

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Land Partners
A Division of
The Landmark Group
1000 N. Dearborn St.
Chicago, IL 60610
Tel: 312.467.1000
Fax: 312.467.1001



bp



Boys' Alliance
Global Alliance
1000 N. Dearborn St.
Chicago, IL 60610
Tel: 312.467.1000
Fax: 312.467.1001

4401 N. HIGH ST.
COLUMBIUS, OH
43081-1000

CS1.2

EASEMENTS

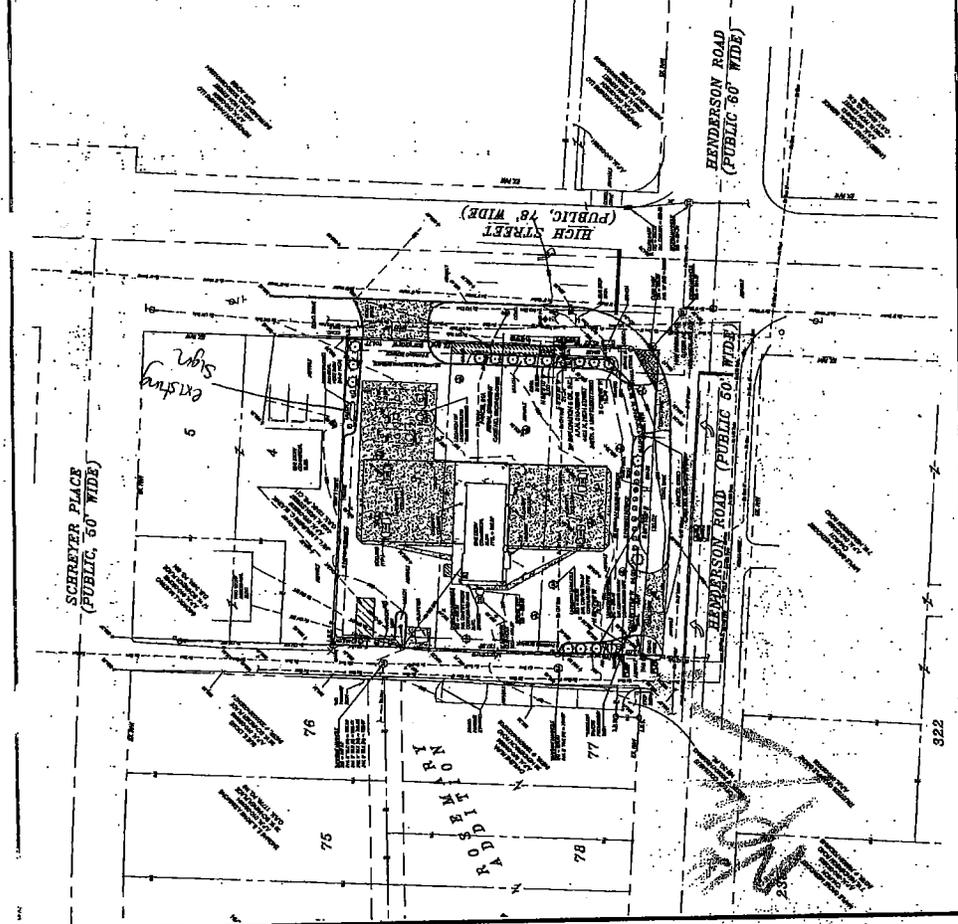
SCHEDULE NUMBER	GRANTOR	DESCRIPTION	RECORDED	ENCUMBRANCE
1	CHICAGO TITLE INSURANCE COMPANY	EFFECTIVE DATE: FEBRUARY 8, 2006		

GENERAL NOTES

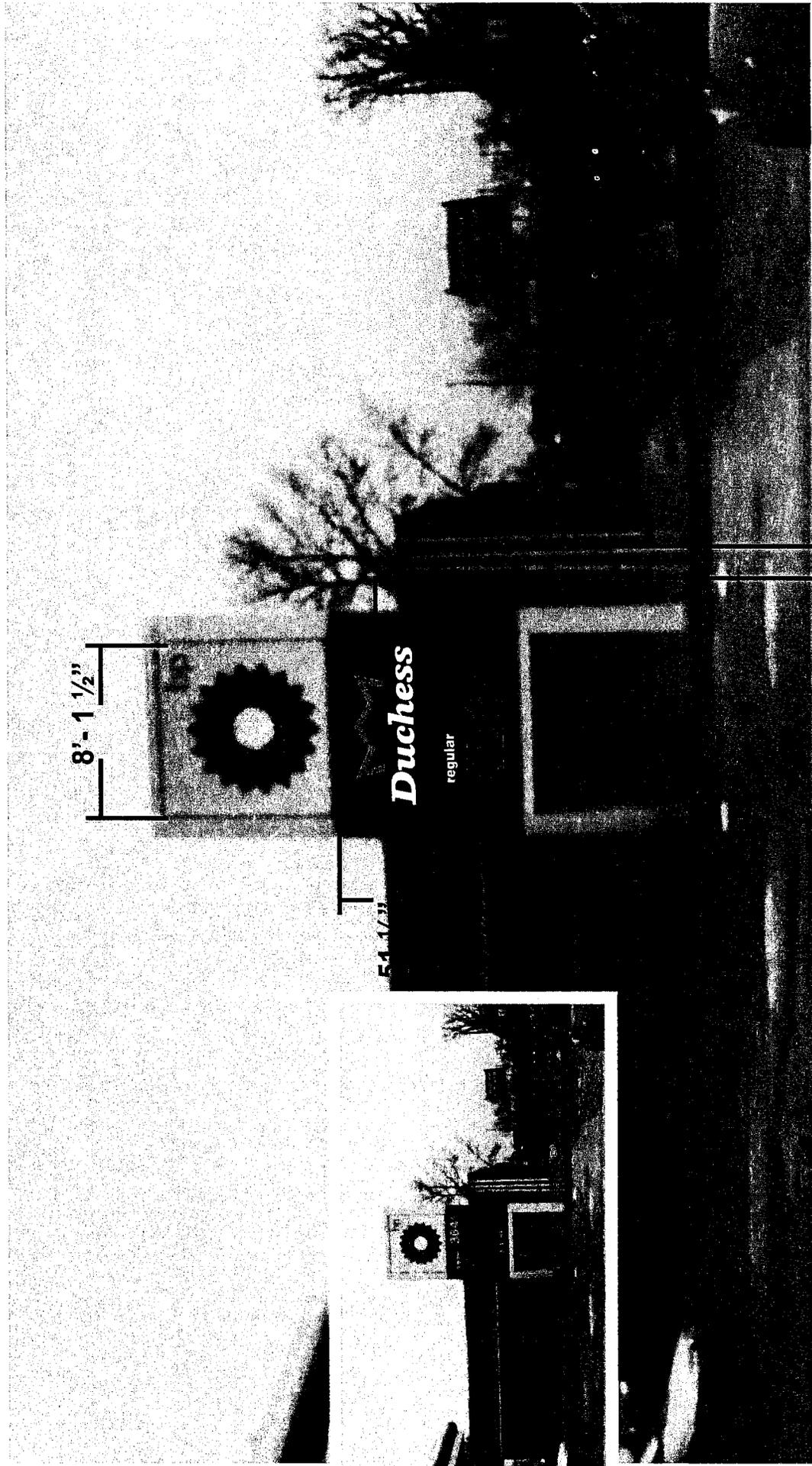
1. ALL EASEMENTS ARE SUBJECT TO THE SUPERSEDING EFFECTS OF THE CHICAGO TITLE INSURANCE COMPANY'S POLICY.
2. THE CHICAGO TITLE INSURANCE COMPANY'S POLICY IS SUBJECT TO THE SUPERSEDING EFFECTS OF THE CHICAGO TITLE INSURANCE COMPANY'S POLICY.
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UTILITY STATEMENT

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



SCALE: 1" = 20.00'



ABINETS

14320-00176
4401 N. High St.

NEW D/F CABINET W/ 18" LED REGULAR PRICER PANEL

NEW D/F CABINET W/ DUCHESS REPLACEMENT PANEL

Revised 3/5/14

Total Area	Design No.
Circle	Date
Volume	Drawn by
Scale	Revisions
	JARED
	Rodger

Client: Englefield
 Project: #264 High & Henderson
 Client Approval: _____
 SALESMAN INITIAL: _____

All Concepts, Designs and Plans represented by this document are the property of the KESSLER DESIGN GROUP and are for the use on the project specified in this document.

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Saved as "englefield_264_HighHenderson_10_8_12"



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010083849

Zoning Number: 4401

Street Name: N HIGH ST

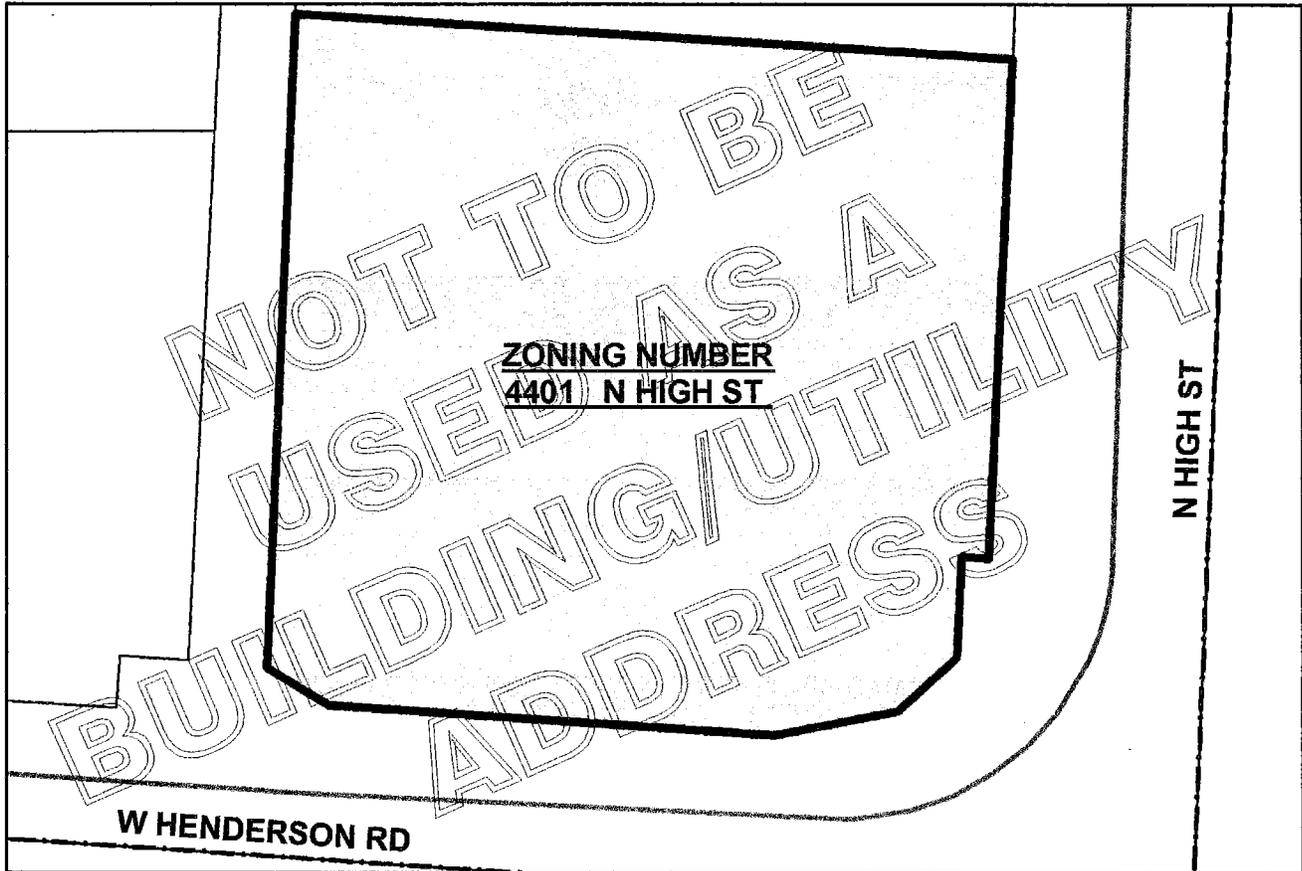
Lot Number N/A

Subdivision: N/A

Requested By: KESSLER SIGN COMPANY (JESSICA GRANT)

Issued By: *Patricia Austin*

Date: 3/12/2014

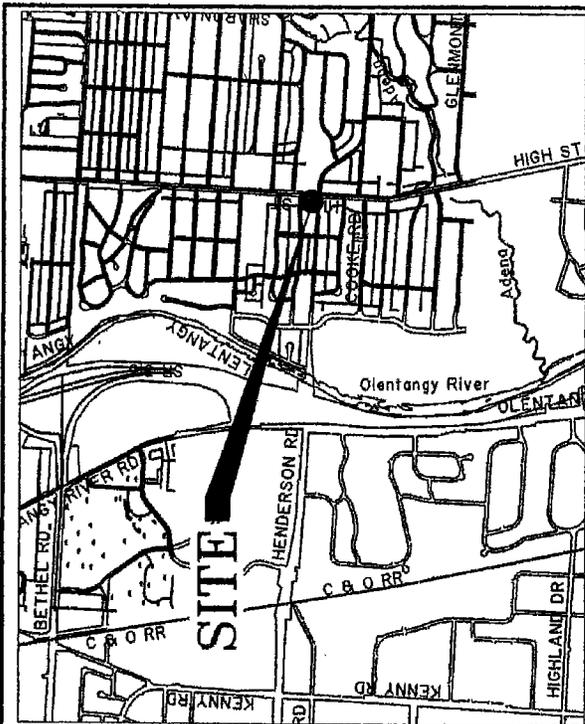


SCALE: 1 inch = 40 feet

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 18347





CITY OF COLUMBUS, OHIO REFERENCE MAP LOCATION

OTHER MAP REFERENCES	
CITY LAND USE MAP:	19-B
GIS FACET NUMBER:	182107475

所有在图中所示的房号均已在图中
 HOUSE NUMBERS SHOWN ON ATTACHED
 PLATE ARE CERTIFIED FOR SECURING
 OF BUILDING & UTILITY PERMITS

issued by *Ames* **01-009/23/08**
 PATRICIA A. AUSTIN P.E., ADMINISTRATOR
 TRANSPORTATION DIVISION
 COLUMBUS, OHIO

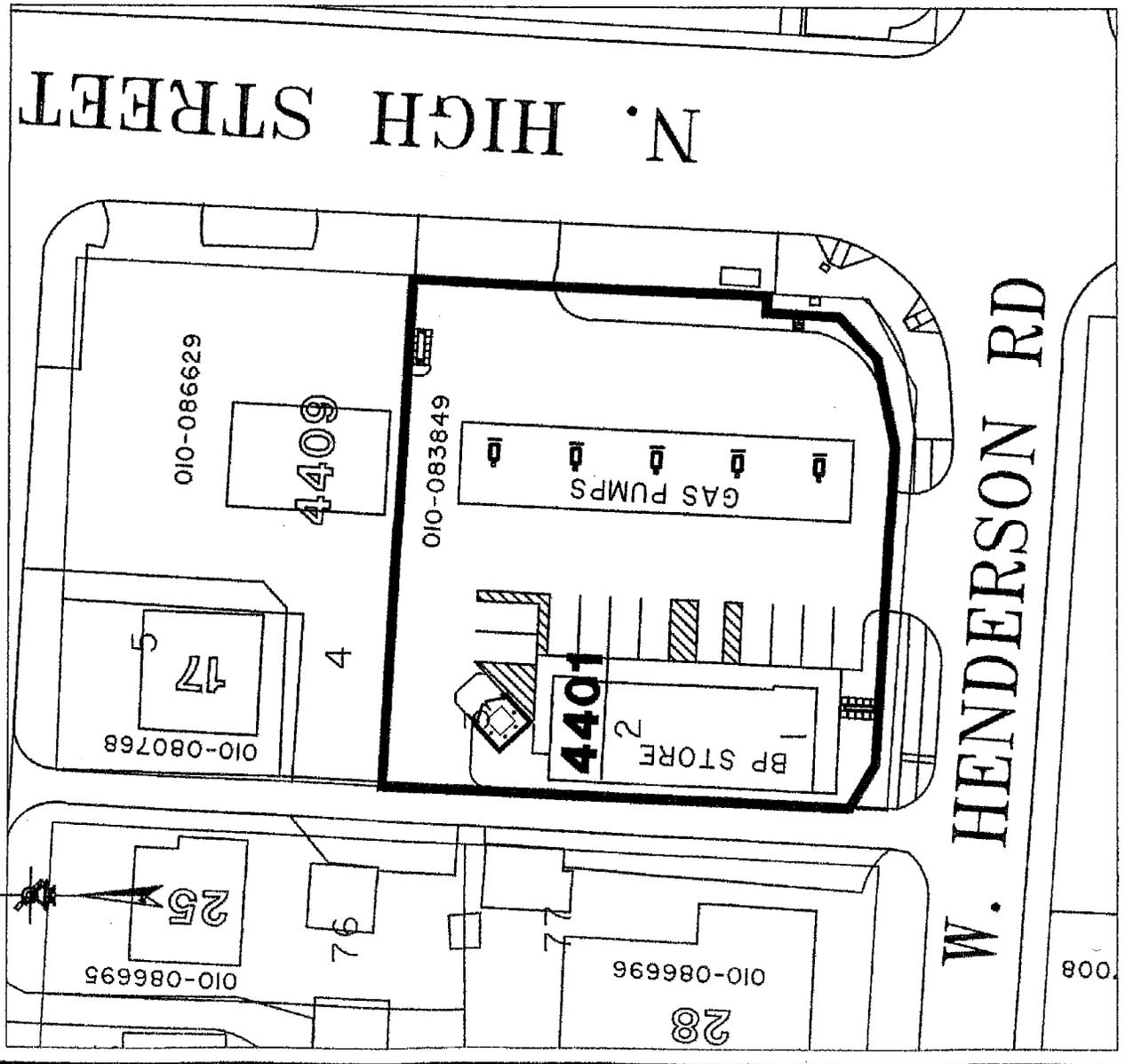


ADDRESS FILE NUMBER - 01-009	
DEVELOPED BY:	BP PRODUCTS NA INC.
ENGINEERING CONSULTANT:	WD PARTNERS INC.

**BP STORE & GAS STATION
 4401 N HIGH STREET**

PARCEL NO.	010-083849
LOT 1-2-3	ROSEMARY

**CITY OF COLUMBUS
 ADDRESS PLAT**

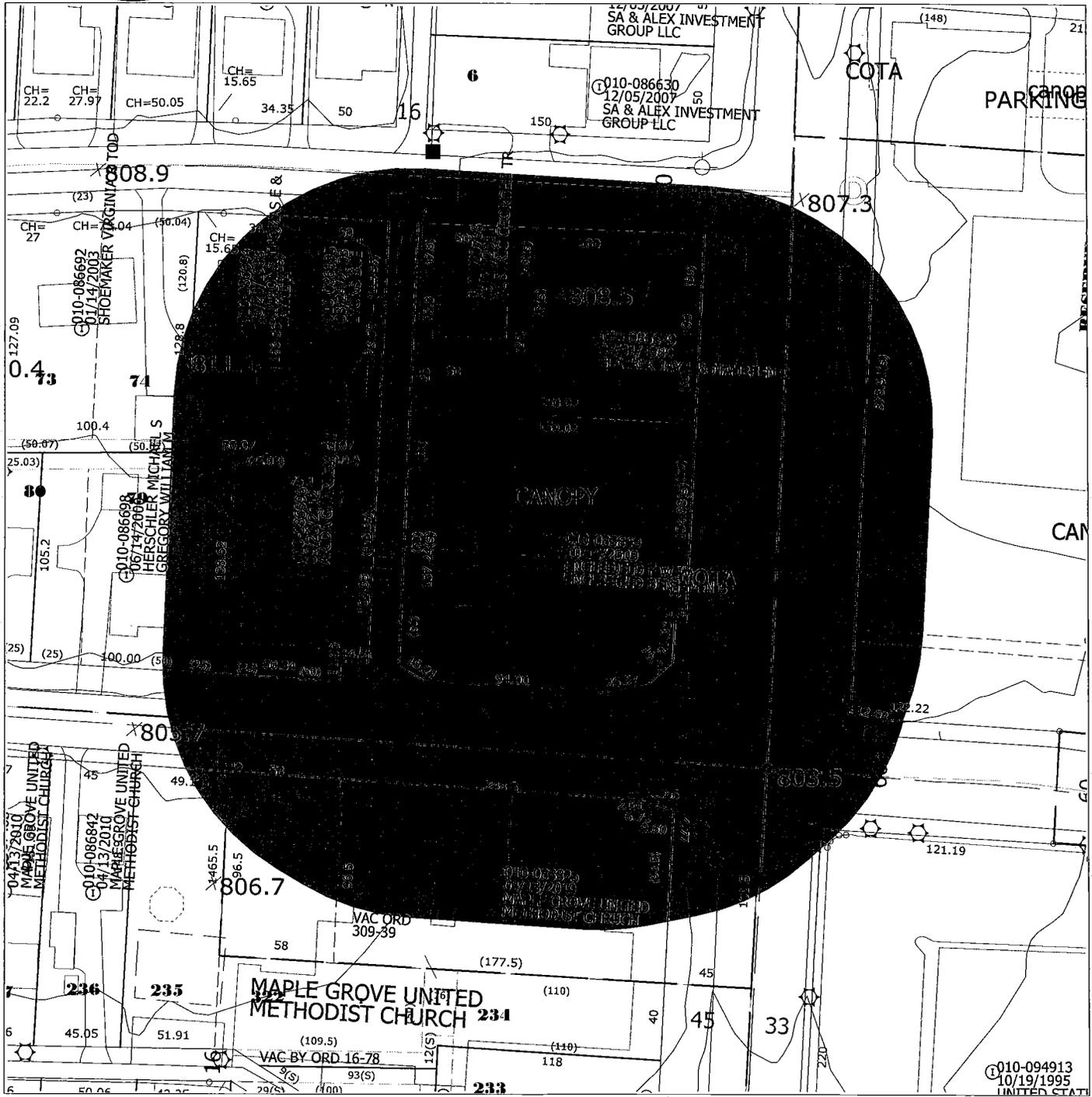




CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: JP DATE: 3/13/14



Disclaimer

Scale = 78'

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 no information sources should be consulted for verification of the informati county and the mapping companies assume no legal responsibilities for t Please notify the Franklin County GIS Division of any discrepancies.

14320-00176
4401 N. High St.

Real Estate / GIS Department



BOARD OF ZONING ADJUSTMENT APPLICATION

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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

14320-00176

4401 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rodger Kessler, Kessler Sign Company

of (COMPLETE ADDRESS) 2669 National Rd., Zanesville, OH 43701

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

Englefield, F.W. IV

447 James Pkwy, Newark, OH 43056

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18th day of March, in the year 2014

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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