



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: 14320-00216
Date Received: 4/4/14
Commission/Civic: Mid-east Area Community Collaborative
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
- Graphics Plan
- Special Permit
- Miscellaneous Graphic

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

Describe Speedway is requesting variances related to the installation of freestanding signage associated with the proposed facility at 3304 East Broad Street.

LOCATION

1. Certified Address Number and Street Name 3304 East Broad Street
 City Columbus State Ohio Zip 43213
 Parcel Number (only one required) 010-088348, 010-092948, 010-092949

APPLICANT

2. Name Speedway - Scott Weber - Authorized Representative
 3. Address 5583 Hilliard Rome Office Park City/State Hilliard, Ohio Zip 43026
 4. Phone # 614.306.6174 Fax # _____ Email saweber@speedway.com

PROPERTY OWNER(S)

2. Name Broad & James Inc.
 3. Address 3330 East Broad Street City/State Columbus, Ohio Zip 43213
 4. Phone # _____ Fax # _____ Email _____

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Robert Sweet (Agent for Speedway)
 9. Address 5725 Dragon way, Suite 220 City/State Cincinnati, Ohio Zip 45227
 10. Phone # 513.561.6232 x 5 Fax # 513.561.1615 Email rsweet@mcbridedale.com

SIGNATURES

11. Applicant Signature Jeffrey J. Wild, Director, Real Estate, Construction & Engineering
 12. Property Owner Signature *Jeffrey J. Wild*
 13. Attorney / Agent Signature *[Signature]*





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3304 E. Broad St.

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PROPERTY OWNER(S)

2. Name Broad & James Inc.

3. Address 3330 East Broad Street City/State Columbus, Ohio Zip 43213

4. Phone # 614-231-8697 Fax # 614-237-2310 Email TOWMANIAC@AOL.COM

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

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SIGNATURES

11. Applicant Signature _____

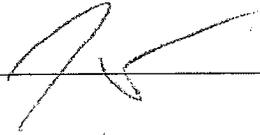
12. Property Owner Signature [Signature] VP, Broad & James Inc

13. Attorney / Agent Signature _____

Additional Property Owners

TMJM LLC
3288 East Broad Street
Columbus, Ohio 43213
Phone: 614-231-8697
Fax: 614-237-2310
Email: TOWNMANIAC@CL.COM

Property Owner Signature:



14320-00216
3304 E. Broad St.



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

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AFFIDAVIT

(See next page for instructions)

APPLICATION #

14320-00216
3304 E. Broad St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert Sweet - Agent for Speedway
of (1) MAILING ADDRESS 5725 Dragon way, Suite 220, Cincinnati, Ohio 45227
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 3304 East Broad Street
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) See attached list

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

Speedway - Scott Weber - Authorized Representative
614-306-6174

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

(5) Quay Barnes, President - Mideast Area Community
Collaborative (MACC), Far East Neighborhood Pride
Center, 2500 Park Crescent Drive, Columbus, Ohio 43232

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 "Property Owner 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 2nd day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) [Signature]
(8) Bonnie Marie Grieshop
11-15-2014

Notary Seal Here



Bonnie Marie Grieshop
Notary Public, State of Ohio
My Commission Expires 11-15-2014

APPLICANT

PROPERTY OWNER

AGENT

Scott Weber
Speedway
5583 Hilliard Rome Office
Park
Hilliard, Ohio 43026

TMJM LLC
3288 East Broad Street
Columbus, Ohio 43213

Robert Sweet
McBride Dale Clarion
5725 Dragon Way, Suite 220
Cincinnati, Ohio 45227

Broad & James LLC
3288 East Broad Street
Columbus, Ohio 43213

Broad & James, Inc.
3330 East Broad Street
Columbus, Ohio 43213

AREA COMMISSION OR
NEIGHBORHOOD GROUP

Quay Barnes, President
MidEast Area Community
Collaborative
2500 Park Crescent Drive
Columbus, OH 43232

SURROUNDING PROPERTY OWNERS

SAMMYS PROPERTIES
LLC
600 North Cassady Avenue,
Suite E
Columbus, Ohio 43219

JOHN D GRAY
52 North James Road
Columbus, Ohio 43213

MITCHELL L MUSKIN
45 Ashburton Road
Columbus, Ohio 43213

TURN KEY PROPERTIES
INC
116 Granville Street
Columbus, Ohio 43230

VENUS M FOXX
31 North Ashburton Road
Columbus, Ohio 43213

JEFFREY AND JEANNINE
SABLE
307 Overbrook Road
Valencia, Pennsylvania 16059

MARIAN BURNS
3340 East Broad Street
Columbus, Ohio 43213

KENNETH N COHEN
Kenmore & Sylco Realities
P.O. Box 307144
Columbus, Ohio 43230-7144

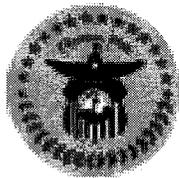
DAVID K CHAPPELL
3337 East Broad Street
Columbus, Ohio 43213

NATIONAL PROPERTIES
C/O CORELOGIC
COMMERCIAL
1 Corelogic Drive 4-3-389
Westlake, Texas 76262
SPARTAN RESIDENTIAL
LLC
750 Shrine Road
Springfield, Ohio 45504

TRIPLE R ASSOCIATES
2500 N. High Street
Columbus, Ohio 43215

SCHWARTZ RENTAL LLC
P.O. Box 13256
Columbus, Ohio 43213

14320-00216
3304 E. Broad St.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00216
3304 E. Broad St.

One Stop Shop Zoning Report Date: Mon Apr 7 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3288 E BROAD ST COLUMBUS, OH

Mailing Address: 3288 E BROAD ST

COLUMBUS OH 43213

Owner: TMJM LLC

Parcel Number: 010088348

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

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

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: EAST BROAD STREET CCO

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

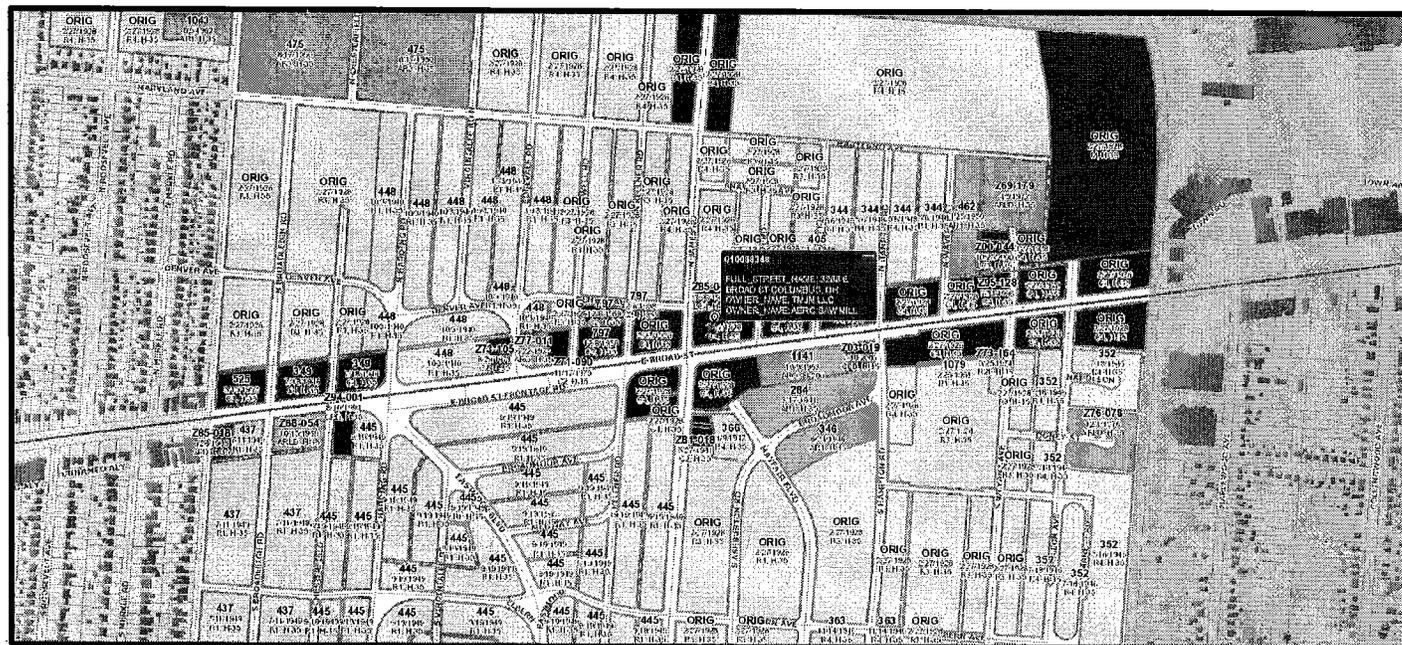
PENDING ZONING ACTION

Zoning: Z13-018

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Sign Variance Request
Speedway Store #100088
3304 East Broad Street, Columbus, Ohio

Speedway has the option to purchase three properties that make up the site at 3304 East Broad Street and proposes to develop a convenience store and fuel sales facility at the location. Speedway rezoned the properties from “C-4” Commercial District to “CPD” Commercial Planned Development. Columbus City Council approved the rezoning request in February 2014 (Zoning Case #Z13-018 / Ord. #0210-2014). The property is surrounded by a combination of “L-C-4” Limited Commercial District and “R-3” Residential District to the north (across the alley), and “C-4” District to the east (across North Ashburton Road), south (across East Broad Street), and west (across North James Road). The property is located within the limits of the “CCO” Community Commercial Overlay. The approved zoning text allows “C-4” District regulations.

Speedway proposes to demolish all existing structures on the properties and construct a 4,600+/- square foot convenience store and two fuel canopies. The fuel canopy north of the convenience store is approximately 3,400+/- square feet over five double sided fuel dispensers and the fuel canopy east of the convenience store is approximately 2,100+/- square feet over three double sided fuel dispensers. The convenience store is positioned at the corner of the intersection of East Broad Street and North James Road. Parking is located “behind” the store and along the eastern elevation of the building. Access to the site is provided from reconfigured driveways along North James Road, East Broad Street, and North Ashburton Drive.

Speedway is requesting the following freestanding sign variances with the project:

- Section 3372.706B – To allow automatic changeable copy in the “CCO” District.
- Section 3372.706C1 – To allow two ground signs for the development, where only one is permitted.
- Section 3372.706C4 – To decrease the setback of the proposed freestanding sign along North James Road. The regulations require freestanding signs to be set back a minimum of 15’ from the right-of-way. The proposed freestanding sign is set back 12’ from the North James Road right-of-way, for a difference of 3’.
- Section 3372.706C5 – To increase the height of the proposed freestanding signs. The regulations limit maximum sign height to 6’ above grade. The proposed sign is 7’-9” from grade, resulting in a 1’-9” height difference.
- Section 3372.706C6 – To increase the amount of signage associated with the sale of gasoline of the proposed signage. The regulations restrict signage associated with fuel sales, not to exceed 5 square feet of area. The proposed sign(s) provide 24 square feet of sign area, for a difference of 19 square feet per sign.

Sign Variance Justifications

- Section 3372.706B – Following the standards of the “C-4” District regulations approved in the “CPD” zoning text, Speedway is permitted to have automatic changeable copy on the freestanding signs. The changeable copy for the signage is limited to fuel prices only. No other digital advertisement is associated with the signs. The digital price panels provide enhanced visibility of fuel prices; prices change automatically when prices are from corporate; and they are in character with industry standards.



- Section 3372.706C1 – Speedway is requesting two freestanding signs for this development. This development is unique because it has four public street frontages. The previous automobile related use, utilized two freestanding signs. Existing signs are goalpost style and out of character with the regulations. The location of the building blocks sign visibility along primary street frontages if limited to one sign.
- Section 3372.706C4 –Speedway is requesting a three foot setback for the sign along the eastern property line. The reduced setback is needed due to a large right-of-way dedication along North James Road. The proposed sign is set back 42' from the edge of pavement.
- Section 3372.706C5 – Speedway is requesting a 1'-9" height variance. The proposed sign cabinet is 6' in height and built on a 1'-9" decorative base. The sign base will be constructed out of the same materials as the building. Signage throughout the corridor is primarily pole style signage, not in compliance with the current development standards.
- Section 3372.706E3 – A variance is requested to allow the placement of two fuel price panels. The business is unique due to the need to advertise fuel pricing. The proposed sign is in character with the industry standards. Digital price panels are safer for drivers and provide enhanced visibility.

The requested variances are minimal in nature and will not affect surrounding property owners. The signs meet the intent of the "CCO" standards. We respectfully request approval of the variances and look forward to presenting our request to the Graphics Commission.

14320-00216
3304 E. Broad St.



Sign at the intersection of
East Broad Street & North James Road

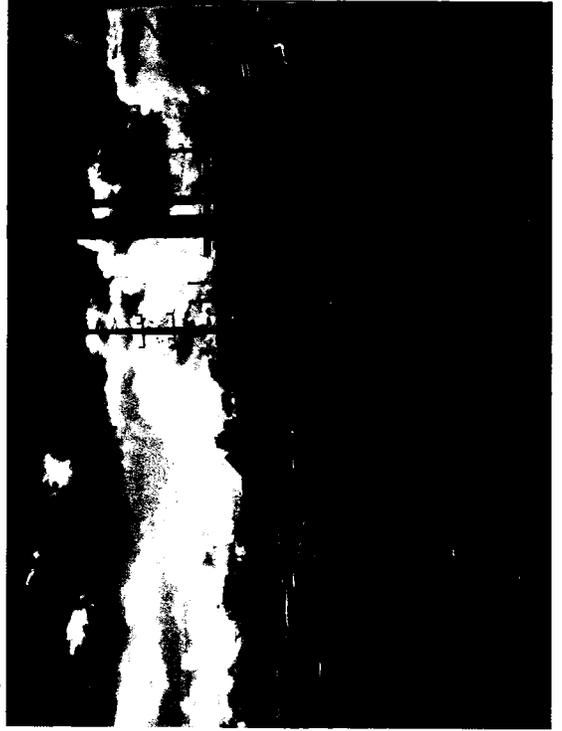


Sign at the intersection of East Broad Street &
Ashburton Drive

14320-00216
3304 E. Broad St.

14320-00216
3304 E. Broad St.

Adjoining Signage

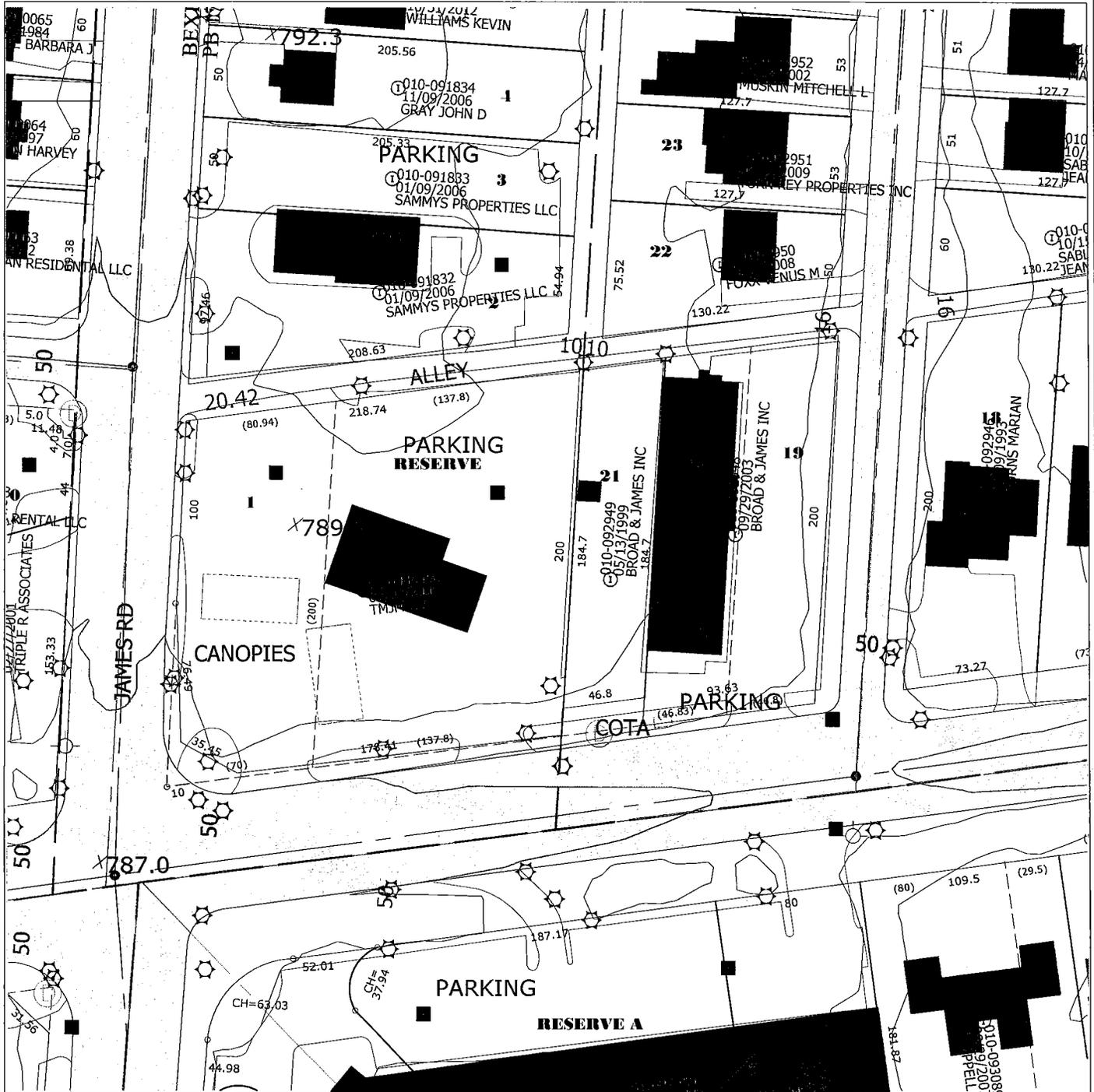




CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 4/4/14



Disclaimer

Scale = 80



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not intended as information sources should be consulted for verification of the information. The 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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3304 E. Broad St.



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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James J. Shriner 3330 E. Broad St Columbus, OH 43213
Of (COMPLETE ADDRESS) 3288 E. Broad St Columbus, OH 43213, 3314 E. Broad St Columbus, OH 43213
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
Broad + James, Inc	3288 E. Broad St. Columbus, OH 43213
TMJM, LLC	1388 Hanbury Ct Gahanna, OH 43230
Timothy J. Shriner	1388 Hanbury Ct Gahanna, OH 43230
James J. Shriner	124 Eswine Dr. Etna, OH 43062

SIGNATURE OF AFFIANT _____ *[Signature]*

Subscribed to me in my presence and before me this 2nd day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC Diana L. Fout

My Commission Expires: 7-25-2015

