



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: # 14320-00779
Date Received: 30 Oct. 2014
Commission/Civic: NORTHLAND
Existing Zoning: _____ Application Accepted by: AF Fee: \$1905
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 Variance to 3377.24B to permit wall signs on east and south elevations which are oriented to side and rear property lines and lacking a public entrance

LOCATION

1. Certified Address Number and Street Name 2091 E. Dublin-Granville Road
City Columbus State Ohio Zip 43229
Parcel Number (only one required) 010-112450

APPLICANT

2. Name McDonald's Real Estate Company, a Delaware corporation
3. Address One McDonald's Plaza City/State Oak Brook, IL Zip 60523
4. Phone # (630) 623-3000 Fax # _____ Email _____

PROPERTY OWNER(S)

2. Name McDonald's Real Estate Company, a Delaware corporation
3. Address One McDonald's Plaza City/State Oak Brook, IL Zip 60523
4. Phone # (630) 623-3000 Fax # _____ Email _____

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

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Eric Chenevey, P.E.
9. Address 635 Brookside Blvd. City/State Westerville Zip OH
10. Phone # (614) 818-4900 Fax # (614) 818-4901 Email eric.chenevey@ibigroup.com

SIGNATURES

11. Applicant Signature Mary Joebly, Development Mgr. McDonald's
12. Property Owner Signature _____
13. Attorney / Agent Signature Eric P. Chenevey, P.E.



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

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

AFFIDAVIT

(See next page for instructions)

APPLICATION # _____

14320-00779
2091 EAST DUBLIN-GRANVILLE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric P. Chenevey, P.E.
of (1) MAILING ADDRESS 635 Brooksedge Blvd., Westerville, OH 43081
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 2091 E. Dublin-Granville Road, Columbus, OH 43229
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) McDonald's Real Estate Company, a Delaware corporation
One McDonald's Plaza
Oak Brook, IL 60523

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

McDonald's Real Estate Company, a Delaware Corporation
(630) 623-3000

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

(5) Northland Community Council
Dave Paul
P.O. Box 297836, 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 print out from Franklin County Auditor's Office

(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

(8) Eric P. Chenevey, P.E.
30TH day of OCTOBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Robert S. Wynd

My Commission Expires:

Notary Seal Here



Robert S. Wynd
Notary Public, State of Ohio
My Commission Expires 08/30/2018



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

14320-00779

**2091 EAST DUBLIN-
GRANVILLE ROAD**

STATEMENT OF HARDSHIP

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:

McDonald's is requesting a variance to permit two wall signs on the east elevation and one wall sign on the south elevation.

The east and south elevations are not oriented to public streets and the building does not have a public entrance along these sides. There is a private road (located within an access easement) located along the south of the proposed building.

The private road intersects with Maple Canyon Avenue and provides access to a Speedway gas station, retail strip center, McDonald's restaurant, and a Wendy's restaurant. The wall signs located on the north and west elevations will not be visible to patrons accessing the site from the private road. The three wall signs requested by this variance will provide a means of identifying the McDonald's restaurant for those patrons using the private road (when traveling in a westerly direction).

Signature of Applicant _____

Mary Felby

Date _____

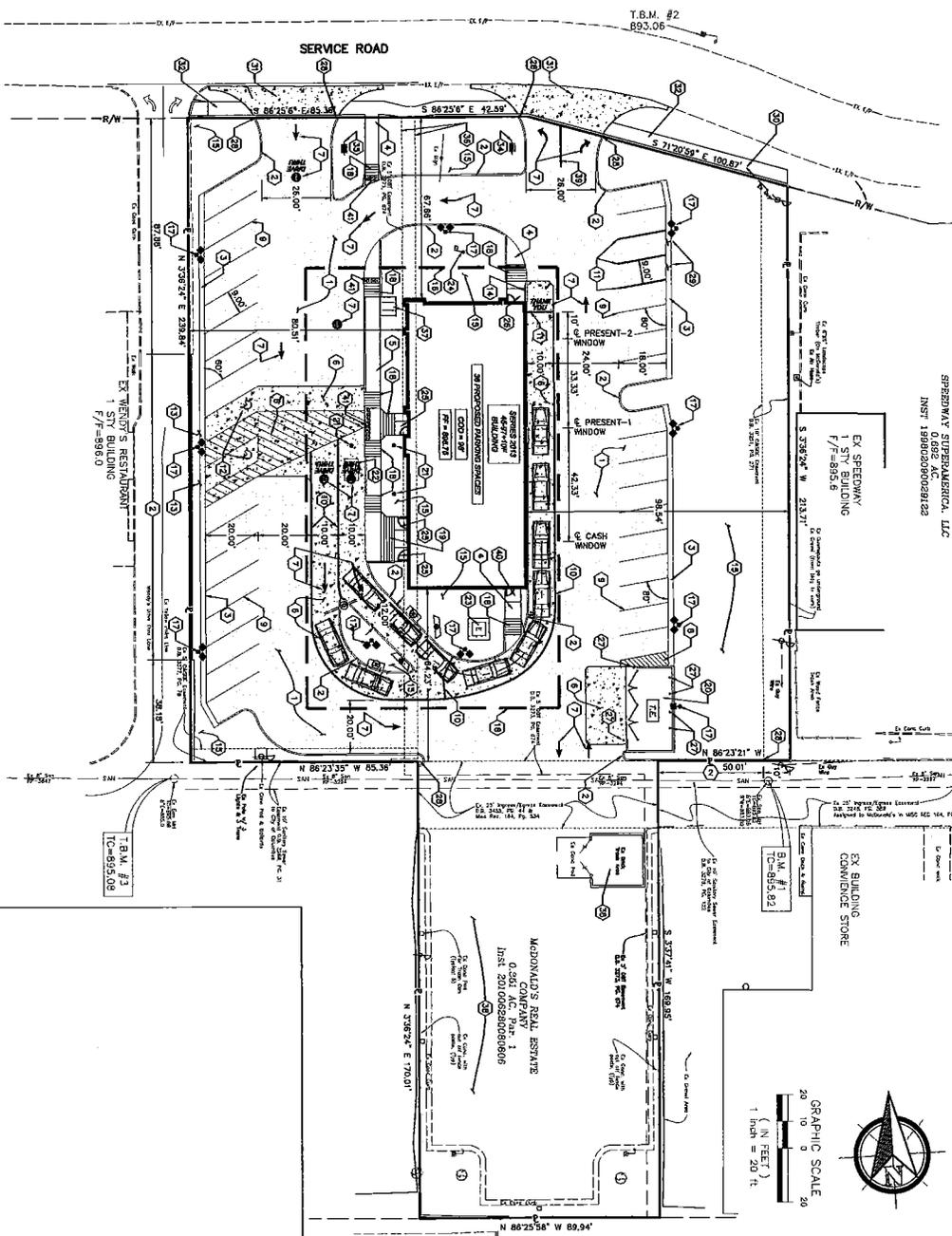
10/23/14

14320-00779

2091 EAST DUBLIN-GRANVILLE ROAD

11: ENCLOSURE, PLOTTED: Monday, July 26, 2010 10:42:15 AM, DWG TO PLOT, M-2206416, 1:1, ARCH FULL BLEED D (24.00 X 36.00 INCHES)

DUBLIN-GRANVILLE ROAD ~ S.R. 161



SPEEDWAY SUBDIVISION, LLC
INST: 19890200028128

EX SPEEDWAY
1 STY BUILDING
F/F=8952.6

EX BUILDING
CONVENIENCE STORE



GRAPHIC SCALE
20
10
0
1" = 20'

- CONSTRUCTION NOTES**
1. PROPOSED PAVEMENT PER DETAIL 1, SHEET C300.
 2. PROPOSED 10" X 4" F.C.C. CURB PER DETAIL 3, SHEET C300.
 3. PROPOSED 6" C.C. SAND ON TOP OF CURB & SHEET C300.
 4. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 5. PROPOSED 6" C.C. SAND ON TOP OF SIDEWALK & SHEET C300.
 6. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 7. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 8. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 9. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 10. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 11. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 12. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 13. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 14. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 15. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 16. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 17. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 18. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 19. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 20. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 21. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 22. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 23. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 24. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 25. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 26. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 27. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 28. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 29. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 30. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 31. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 32. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 33. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 34. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 35. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 36. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 37. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 38. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 39. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.
 40. PROPOSED 6" C.C. SAND ON TOP OF DRIVE & SHEET C300.

LEGEND

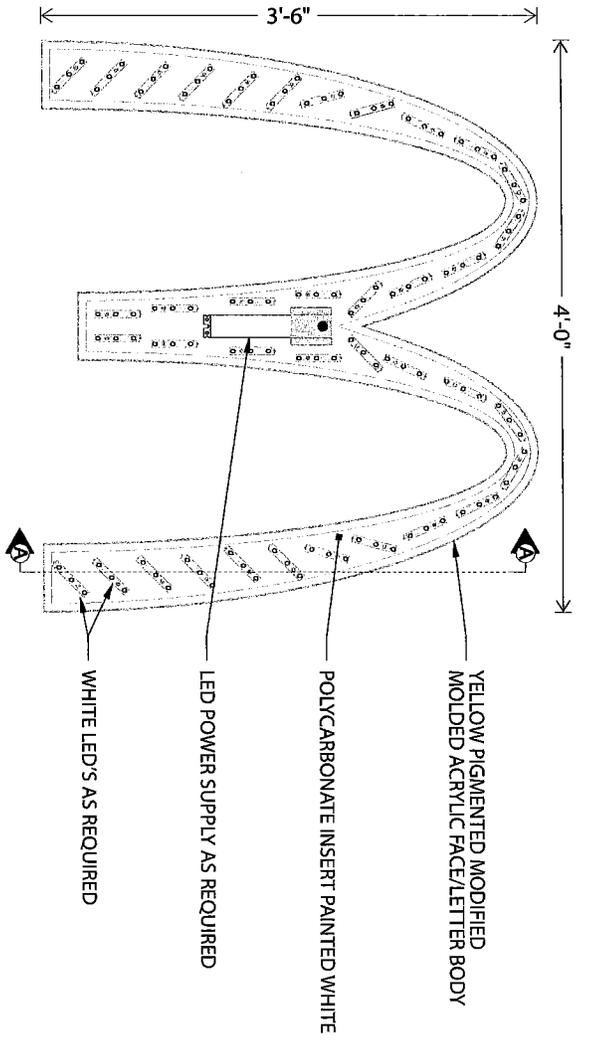
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- CONSTRUCTION KERFNOTE
- PROPOSED PAVEMENT MARKINGS (YELLOW)
- PROPOSED PAVEMENT MARKINGS (WHITE)

SITE DATA

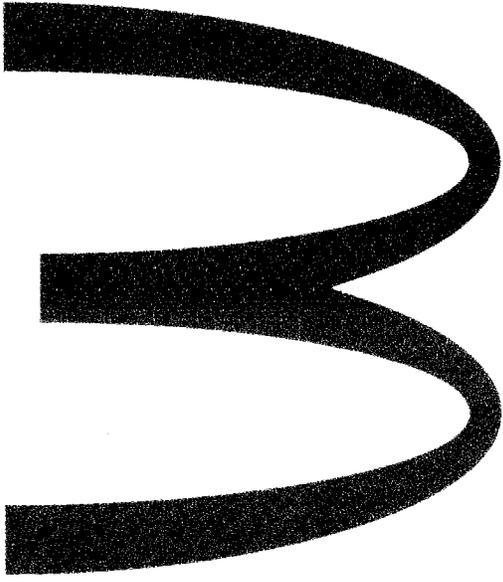
ADDRESS: 2091 E. DUBLIN-GRANVILLE ROAD, COLUMBUS, OH 43229
 TAX PARCEL: 010-12561-00
 PREPARED FOR: MCDONALD'S USA, LLC
 PREPARED BY: EPC
 DATE PLOTTED: 07/26/14
 SHEET NO.: C300
 TOTAL SHEETS: 138

<p>DRONE BY: TJS DRONE DATE: 06/13/14 REVIEWED BY: EPC DATE CHECKED: 07/26/14</p>	<p>PREPARED FOR: MCDONALD'S USA, LLC PREPARED BY: EPC DATE PLOTTED: 07/26/14</p>	<p>PROJECT NO.: 14320-00779 DATE: 07/26/14</p>	<p>DESCRIPTION: DIMENSION PLAN</p>	<p>SCALE: 1" = 20'</p>	<p>DATE: 07/26/14</p>	<p>BY:</p>
--	---	---	---	-------------------------------	------------------------------	-------------------

Construction Option 2 - Aluminum Back with Polycarbonate Insert

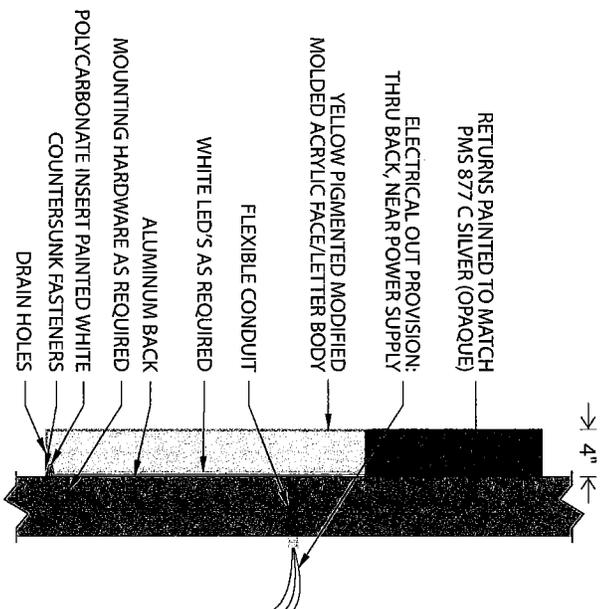


FRAME & LAMP DETAIL
SCALE: 3/4" = 1'-0"



GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"

14320-00779
2091 EAST DUBLIN-GRANVILLE ROAD



CROSS SECTION A-A
SCALE: 3/4" = 1'-0"

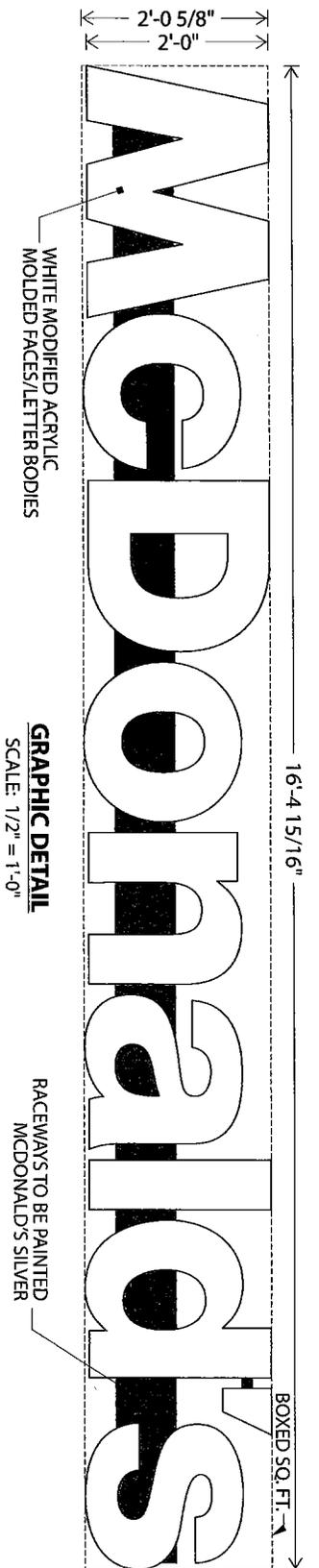
FRAME DETAIL:

- DESIGN FACTOR: TBD
- FORMED YELLOW PIGMENTED (PMS 123 C)
- MODIFIED ACRYLIC FACE/LETTER BODY
- EXTERIOR FINISH: PAINTED TO MATCH PMS 877 C SILVER (OPAQUE)
- INTERIOR FINISH: PAINTED STARBRIGHT WHITE (OPAQUE)
- POLYCARBONATE INSERT PAINTED STAR-BRIGHT WHITE
- ALUMINUM BACK
- LETTER BODY REMOVABLE FOR SERVICE ACCESS
- U.L. APPROVED
- ELECTRICAL: 0.85 AMP'S, 120 VOLTS
- SQUARE FOOTAGE: BOXED = 14.00 ACTUAL = 4.90

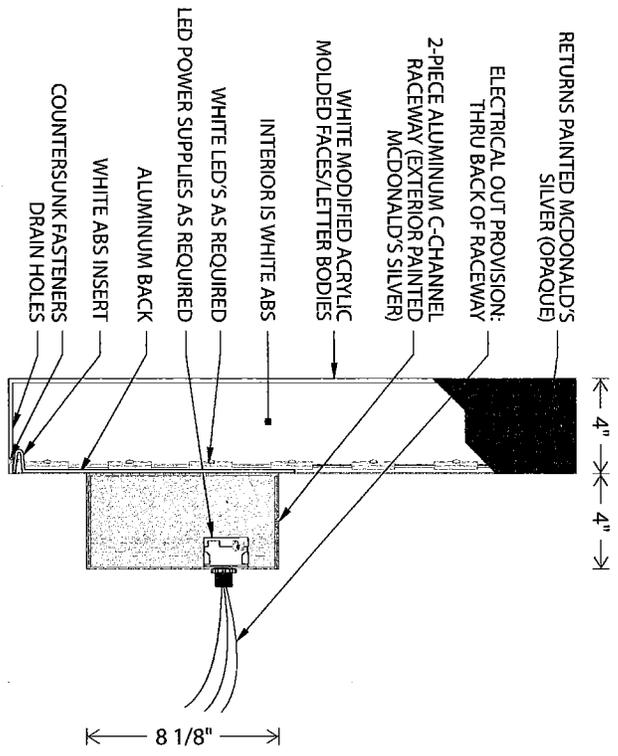
Customer:	McDONALD'S	Date:	04/15/13	Prepared By:	RA
Item Number:	MCD-42WALLARCHING-S	File Name:	Mcd 42" Wall Arch (Next Gen)	Note: Color output may not be exact than viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS number and a revision to this drawing will be made.	
Revision:	1				

PERSONA™
SIGN MAKERS / IMAGE BUILDERS

DISTRIBUTED BY SIGN UP COMPANY
 700 21st Street, Southwest
 PO Box 210
 Watertown, SD 57201-0210
 1 (800) 843-9888 • www.personasigns.com



NOTES:
 MOLDED WHITE MODIFIED ACRYLIC LETTER BODIES
 INSTALLED ON ALUMINUM BACKS
 WHITE ABS INSERTS
 EXTERIOR FINISH: MCDONALD'S SILVER (OPAQUE);
 INTERIOR FINISH: WHITE ABS
 LETTER BODIES REMOVABLE FOR SERVICE ACCESS
 ACCESS PANEL BEHIND LETTER "H" FOR RACEWAY ACCESS
 U.L. APPROVED
 ELECTRICAL: 2.00 AMPS, 120 VOLTS
 SQUARE FOOTAGE:
 BOXED = 33.38
 ACTUAL = 19.53



14320-00779
2091 EAST DUBLIN-
GRANVILLE ROAD

Customer:	MCDONALD'S		Date:	02/12/14	Prepared By:	RA	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Item Number:	MCD-24WORDMARK5		File Name:	MCD 24" WORDMARK			
Revision:	3						

PERSONA™
 SIGN MAKERS / IMAGE BUILDERS

DISTRIBUTED BY SIGN UP COMPANY
 700 21st Street South
 PO Box 210
 Watertown, SD 57201-0210
 1 (800) 543-9888 • www.personasigns.com



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

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. D

14320-00779
2091 EAST DUBLIN-
GRANVILLE ROAD

APPLICANT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
Of (COMPLETE ADDRESS)

Jeffrey A. Angres

McDonald's Real Estate Company, One McDonald's Plaza, Oak Brook, IL 60523

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
McDonald's Real Estate Company	One McDonald's Plaza, Oak Brook, IL 60523
100% of whose stock is owned by:	
Golden Arch Realty Operations, Inc., a Delaware Corporation,	One McDonald's Plaza, Oak Brook, IL 60523
100% of whose stock is owned by:	
McDonald's USA, LLC, a Delaware limited liability company,	One McDonald's Plaza, Oak Brook, IL 60523
100% of whose stock is owned by:	
McDonald's Corporation, a Delaware Corporation,	One McDonald's Plaza, Oak Brook, IL 60523

SIGNATURE OF AFFIANT

Jeffrey A. Angres

Subscribed to me in my presence and before me this 27 day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Michele M. Lechtenberg

My Commission Expires:

2/24/16

Notary Seal Here

