



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: # 14320-00786
Date Received: November 3, 2014
Commission/Civic: Greater Hilltop Area Commission
Existing Zoning: CPD Application Accepted by: _____ Fee: \$1,900.00
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 automatic changeable copy single product LED gas price sign in an Urban Commercial Overlay (UCO). Per CC3372.606. To allow automatic changeable copy in CPD zoning district. Per CC3377.08 (C) 1. Special effects

LOCATION

1. Certified Address Number and Street Name 2805 W. Broad Street
City Columbus State Ohio Zip 43204
Parcel Number (only one required) 010-040062

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 # (614) 443-4113 Email trinitysigngroup@gmail.com

PROPERTY OWNER(S)

2. Name Ralph E. O'Brien
3. Address 5100 Norton Road City/State Grove City, Ohio Zip 43123
4. Phone # (614) 443-9656 Fax # (614) 443-4113 Email n/a

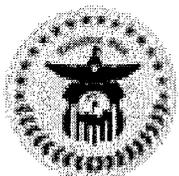
Check here if listing additional property owners on a separate page.

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 # (614) 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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00786
2805 WEST BROAD
STREET

One Stop Shop Zoning Report Date: Thu Dec 4 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2805 W BROAD ST COLUMBUS, OH 43204

Mailing Address: 5100 NORTON RD

GROVE CITY OH 43123

Owner: OBRIEN RALPH E

Parcel Number: 010040062

ZONING INFORMATION

Zoning: Z00-079, Commercial, CPD
effective 3/28/2001, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: WEST BROAD STREET/ GREATER HILLTOP UCC Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Greater Hilltop Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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

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AFFIDAVIT

(See next page for instructions)

14320-00786
2805 WEST BROAD
STREET

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young III
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 2805 W. Broad Street, Columbus, Ohio 43204
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) November 3, 2014
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Ralph E. O'Brien
5100 Norton Road, Grove City, Ohio 43123

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

Stanley W. Young III (614) 564-9432

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

(5) Greater Hilltop Commission, P.O. Box 28052
Columbus, Ohio 43228. Lane Newcome 272-1112
or Greg Large @653-7653

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

Subscribed to me in my presence and before me this 3rd day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Stanley W. Young III
(8) Michael J. Neuma
September 17, 2018

Notary Seal Here

14320-00786
2805 WEST BROAD
STREET

Graphic Summary

This subject site know as 2805 W. Broad Street, Columbus, Ohio 43204, PID 010-040062, is an existing Marathon gas station, car wash and C-store that sits on (1) one parcel of ground. The existing free-standing main ID sign is an existing non-conforming sign (sits less than 15' from the R.O.W.), is internally illuminated and is approximatly 20' in over-all-height. Our proposal is to replace the existing gas price sign and readerboard with a single product LED gas pricer, and Car Wash panel. The existing square feet of the sign is 87.75, the 'new' square feet will be 68.78 or a reduction of about 18.97 square feet of sign area. This sign sits in a CPD zoning district and is also located in a Urban Commercial overlay which prohibits automatic changeable copy .The reduction in square footage and the installation of the LED gas price sign will be a much more visible and a cleaner look for the existing sign. It will also allow this site to be more visible and competitive with like surrounding petroleum suppliers. On behalf of Marathon and Allied Sign Co., Inc, we respectfully ask for your consideration and approval in our request.

Respectfully,

Stanley W. Young III
Stanley W. Young III

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2805 WEST BROAD
STREET

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:

- 1) There are no physical or unusual conditions to the premises itself, as our request is directly related to the existing non-conforming free-standing main I.D. Sign.*
- 2) This subject site is very similar to other surrounding gas stations, and the need to stay competitive from a visual standpoint is why this variance is needed to permit an LED gas price sign in a CPD zoned site that is also in an Urban Commercial Overlay.*
- 3) Other kind and like properties in similar zoning districts have been granted graphic variances for this same request. The 'old' way of changing fuel prices is simply going out of style, with the advent of the LED gas price signs. This does not take into account the safety issues associated with the 'old' way to change numerals with a changer arm in all kinds of wind and weather. There have been accounts of gas station employees being injured from numerals that have fallen from the changer arm or track.*
- 4) The granting of this graphic variance will NOT be injurious to neighboring properties, and will not be contrary to public interest or the spirit and integrity of the graphics code. It will actually enhance not only the appearance, but provide a cleaner, and neater way of changing fuel prices from inside the sales building. On behalf of Marathon and Allied Sign Co., Inc, we thank you for your consideration and approval in our request.*

Respectfully,

Stanley W. Young III
Stanley W. Young III



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/29/14



Disclaimer

Scale = 100

Grid North

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

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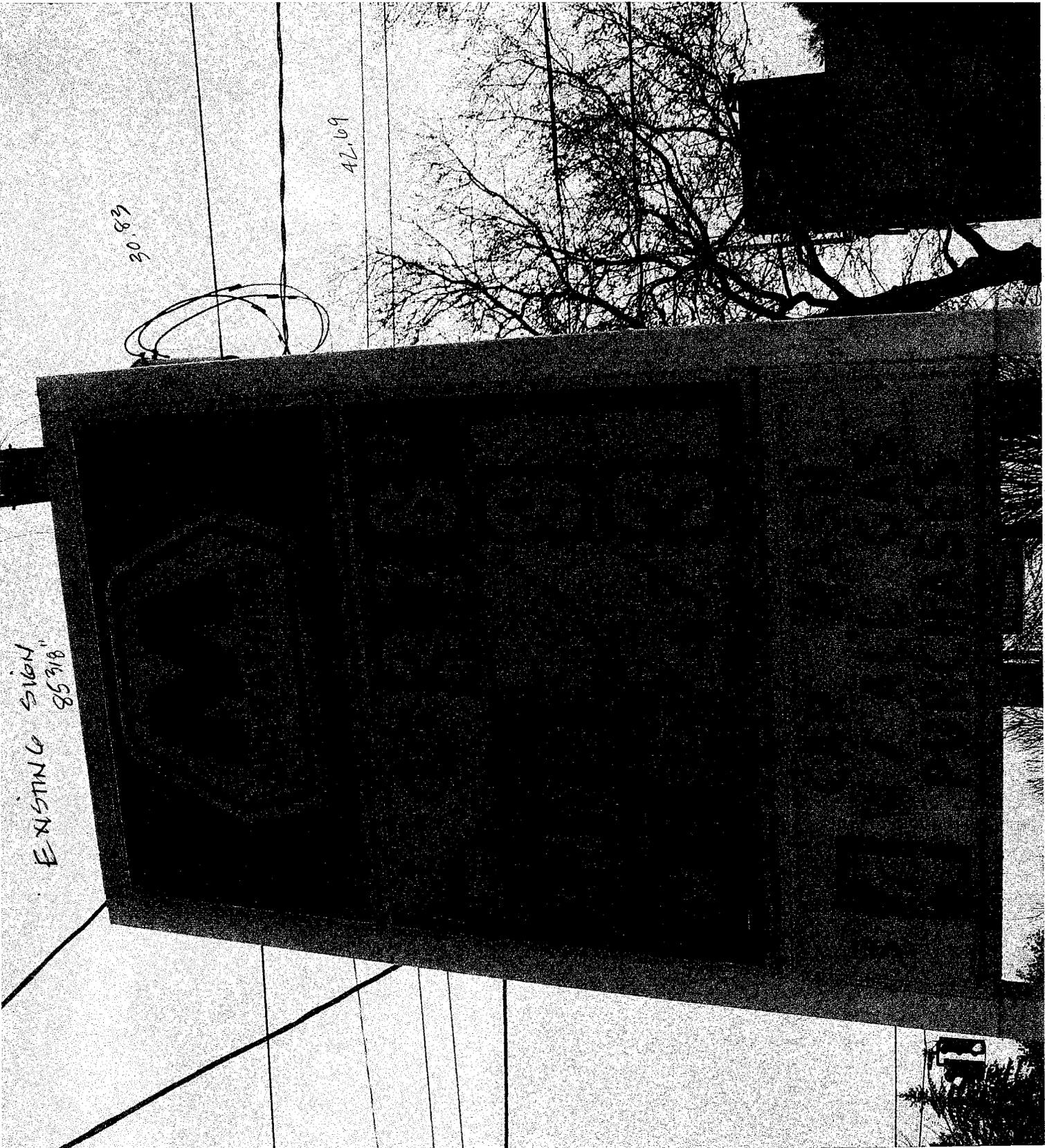
Real Estate / GIS Department

14.23
P. 18

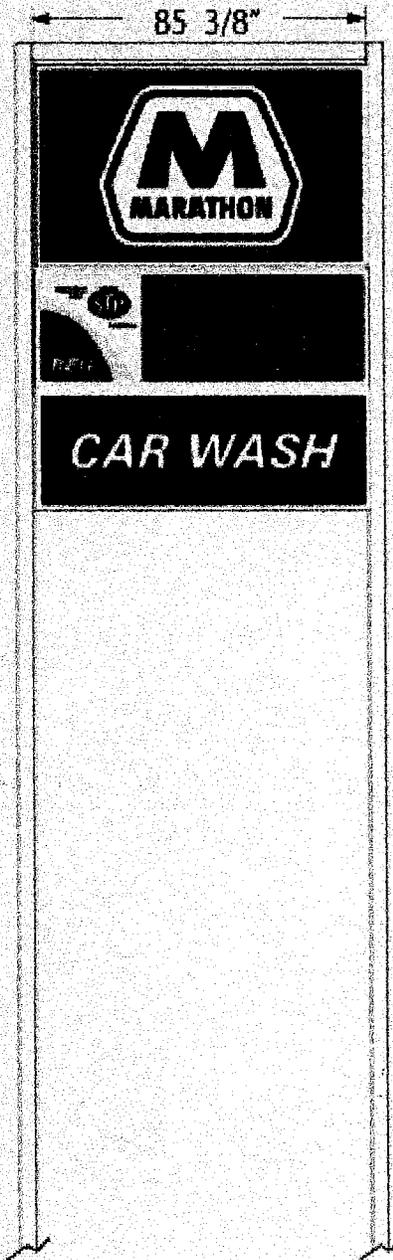
30.83

42.69

EXISTING SIGN
85318



14320-00786
2805 WEST BROAD
STREET



30.83

37.95
68.78 New #

Proposed New
SIGNAGE
18.97 less than existing

14320-00786
2805 WEST BROAD
STREET

