



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Jun 30 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2187 NEIL AVE COLUMBUS, OH
Mailing Address: 625 EDEN PARK DR STE 525
CINCINNATI OH 45202

Owner: GILLIGAN OIL COMPANY LLC
Parcel Number: 010054464

ZONING INFORMATION

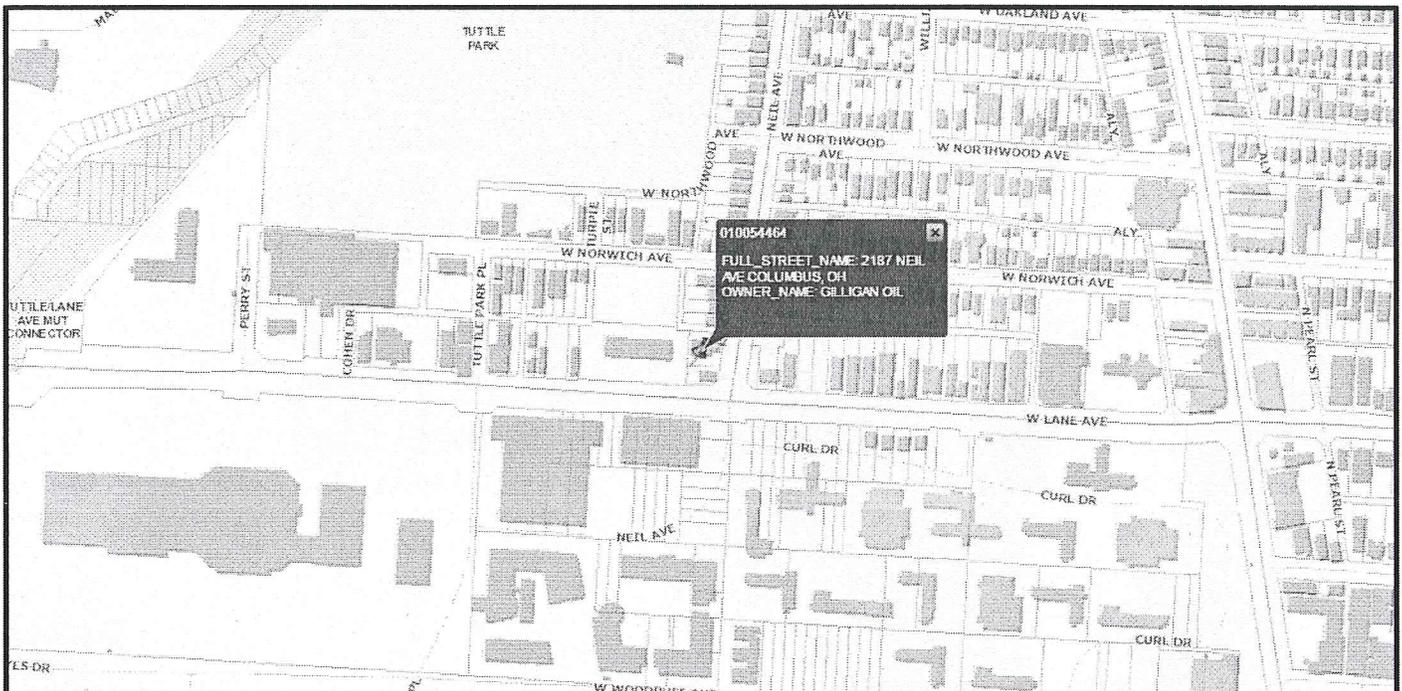
Zoning: 1277, Commercial, C4
effective 6/2/1965, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: UNIVERSITY UCO
Graphic Commission: N/A
Area Commission: University Area Commission
Planning Overlay: University

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





Graphics Commission Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: GC15-023 Date Received: June 8, 2015
Application Accepted by: Jamie Freise Fee: \$1,900.00
Commission/Civic: University Area Commission
Existing Zoning: C4
Comments:

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- [X] Variance [] Graphics Plan [] Special Permit [] Miscellaneous Graphic

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

Site is converting from Exxon to Shell. Re-Configure existing free-standing pole sign to meet Shell's branding standards to include an automatic changeable single product gas price sign, the Shell logo, goco & Subway co-op graphics. Requires variance in a UCO per CC:3372.606.

LOCATION

Certified Address: 2187 Neil Avenue City: Columbus Zip: 43202
Parcel Number (only one required): 010-054464

APPLICANT

Applicant Name: Allied Sign Co.Inc., Stanley W. Young III Phone Number: (614) 564-9432 Ext.: n/a
Address: 818 Marion Road, P.O.Box 07760 City/State: Columbus, Ohio Zip: 43207
Email Address: trinitysigngroup@gmail.com Fax Number: n/a

PROPERTY OWNER(S) [] Check here if listing additional property owners on a separate page

Name: Gilligan Oil Company LLC Phone Number: (513) 321-9046 Ext.: n/a
Address: 625 EdenPark Dr., Ste: 525 City/State: Cincinnati, Ohio Zip: 43202
Email Address: n/a Fax Number: (513) 321-9864

ATTORNEY / AGENT (Check one): [] Attorney [X] Agent

Name: Allied Sign Co., Inc., Stanley W. Young, III Phone Number: (614) 564-9432 Ext.: n/a
Address: 818 Marion Road, P.O.Box 07760 City/State: Columbus, Ohio Zip: 43207
Email Address: trinitysigngroup@gmail.com Fax Number:

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: Stanley W. Young, III
PROPERTY OWNER SIGNATURE: Stanley W. Young, III (Agent for Owner)
ATTORNEY / AGENT SIGNATURE: Stanley W. Young, III

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer



Graphics Commission Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young, III. Allied Sign Co., Inc.
of (1) MAILING ADDRESS 818 Marion Road, P.O.Box 07760 Columbus, Ohio 43207

deposes 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 2187 Neil Avenue, Columbus, Ohio 43202

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) June 8, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) Gilligan Oil Co., LLC
625 Eden Park Dr., Ste: 525
Cincinnati, Ohio 45202

APPLICANT'S NAME AND PHONE # (same as listed on front application) Stanley W. Young, III., (614) 564-9432

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) University Area Commission
Northwood & High Building, 2231 N. High
Columbus, OH 43201 Ms. Susan Keeny

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS (Please see attached List), (6b) PROPERTY OWNER MAILING ADDRESS. Includes multiple blank rows for listing owners.

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

(8) SIGNATURE OF AFFIANT Stanley W. Young III

Sworn to before me and signed in my presence this June day of June, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC My Commission Expires 11/09/16



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Hardship Statements

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:

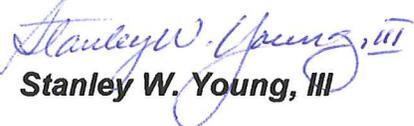
1). This site is unique in terms of shape and contour regarding the location of the existing free-standing sign. It was placed at a reduced set-back legally a number of years ago due to traffic turning radius and ingress / egress restrictions . This is the only location for the subject sign.

2). By re-configuring the sign from Exxon to Shell will comply with image standards and be competitive with other like establishments for LED gas price signs. The use of Co-op signage also helps identify the use as a goco site that also has a Subway restaurant inside the sales building. The new sign cabinets make up 99 square feet of sign area in comparison to the existing 83 square feet permitted on 7/16/2004. Changing gas prices the old way is not only labor intensive by dangerous as the employees have been injured by falling numerals as they are being placed in the track. This new LED pricer will eliminate this risk.

3). This site could continue to use the 'old' gas price system. However it does not meet the 'new' image standards as set forth by Shell Oil Company. There are many gas stations that have converted to this new LED gas price system, this change will allow this site to compete on an even playing field with other like stations in the area.

4). The granting of this variance will NOT be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose and spirit of the graphics code. We therefore seek your professional review and consideration in our request.

Respectfully Submitted,


Stanley W. Young, III

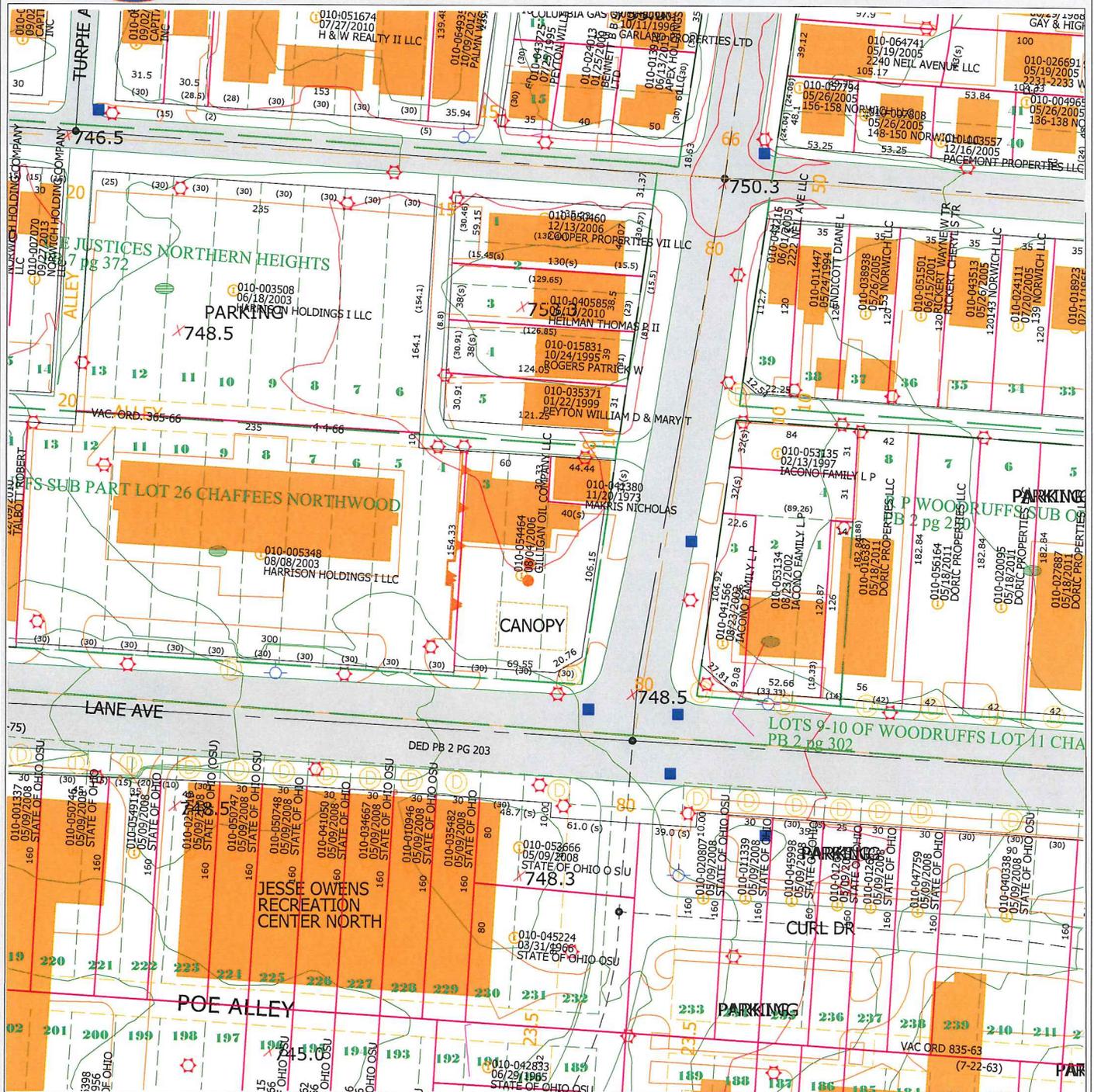
June 5, 2015



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/5/15

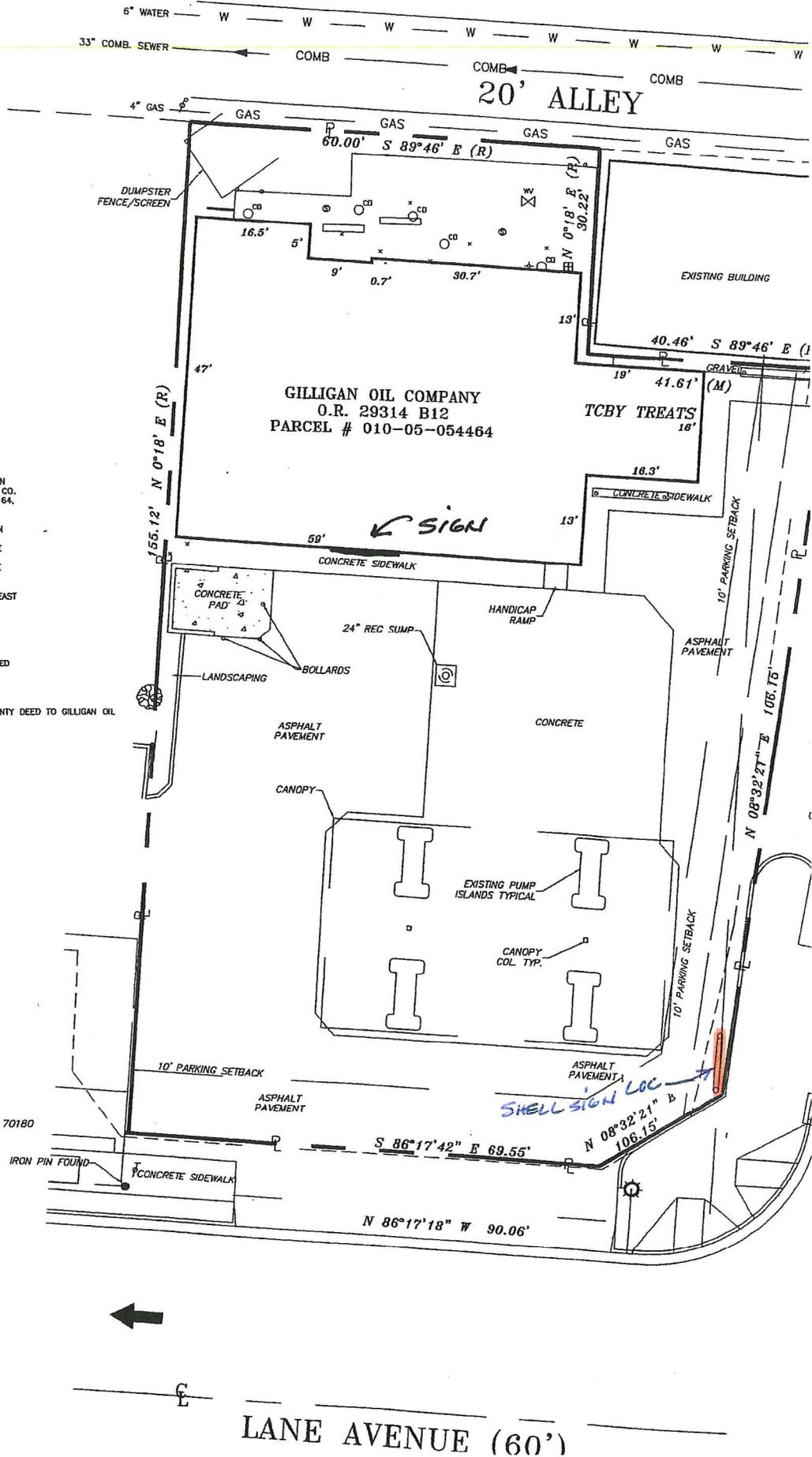


Disclaimer

Scale = 100



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

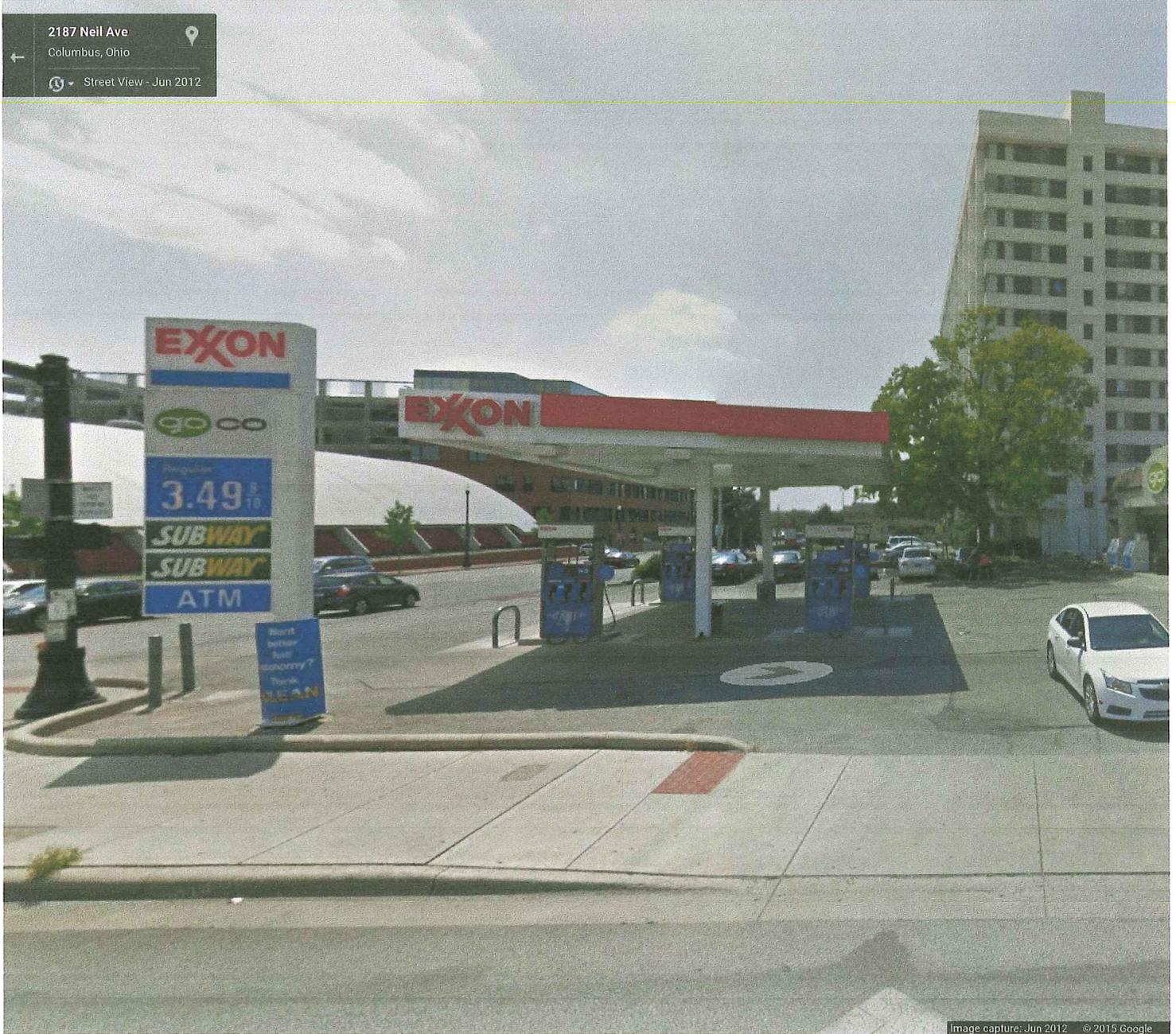


NOTES

1. PROPERTY IS WITHIN FLOOD ZONE "C" AS PER F.I.R.M. MAP #390170-0040 B EFFECTIVE AS OF JULY 5, 1983.
2. THIS BOUNDARY SURVEY IS BASED UPON RECORDED DATA, AN ACTUAL FIELD SURVEY OF THE SITE ON MAY 12, 1999, AND INFORMATION FURNISHED BY FIRST AMERICAN TITLE INSURANCE CO. AS LISTED IN TITLE COMMITMENT NUMBER 63-6164, DATED MAY 6, 1999 AT 7:29AM.
3. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT, HOWEVER THE CONTRACTOR SHALL INVESTIGATE AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2784 AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. NON-MEMBERS WILL BE CALLED DIRECTLY.
4. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE TITLE BLOCK OR CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITY.
5. PROPERTY IS SUBJECT TO LIMITATIONS OF WARRANTY DEED TO GILLIGAN OIL COMPANY BY OR29314B12.

GilliganOil\Lane-Neil\Attorney 11x17\A-Cor--routing-051104.dwg by:Roberts on 05/11/2004 11:51:01 am ~ for P & L Systems, Inc.

2187 Neil Ave
Columbus, Ohio
Street View - Jun 2012



EXISTING SIGN

NEW RVI Evolution Cabinets between Existing Poles.

GC15-023
2187 NEIL AVENUE
Option #1



SIGN COMPANY
 www.FederalHeath.com

1500 North Bolton • Jacksonville, Texas 75766
 (903) 589-2100 • Fax (903) 589-2101

Building Quality Signage Since 1901

Revisions:
 1
 2
 3
 4
 5
 6
 7

Account Rep: **Dan Hull**

Project Manager: **A. Martinez**

Drawn By: **Mike Lees**

Project / Location:

Shell
RVI Evolution
GLOBAL

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
 ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

THIS DRAWING IS YOUR FINAL PROOF: IT SUPERCEDES ALL VERBAL AND WRITTEN COMMUNICATION BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THESE SPECIFICATIONS.

Client Approval/Date:

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company LLC or its authorized agent. © 2008
 Colors Depicted In This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: **151524**

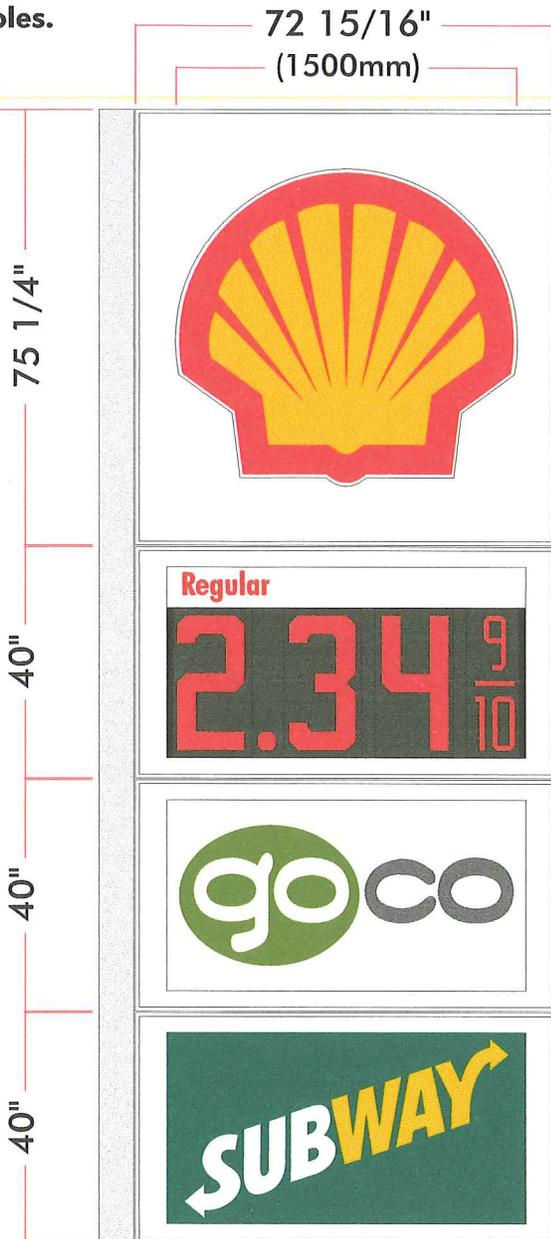
Date: **3.16.15**

Sheet Number: **1** Of **2**

File Name: **SG151524_e**

Design Number: **997**

EXISTING OAH TO REMAIN UNCHANGED



24" LED

Existing Support Structure to be painted to match Shell RVI Evolution Specs.

SCALE: 3/8" = 1'



Graphics Commission Application

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757 Carolyn Avenue, Columbus, Ohio 43224
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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) Stanley W. Young, III., Allied Sign Co., Inc.
of (COMPLETE ADDRESS) 818 Marion Road, P.O. Box 07760, Columbus, Ohio 43207

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:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Row 1: Gilligan Oil Co., LLC; 625 Eden Park Dr. Ste: 525, Cincinnati, Ohio 45202.

SIGNATURE OF AFFIANT [Handwritten signature: Stanley W. Young III.]

Sworn to before me and signed in my presence this 8th day of June, in the year 2015

SIGNATURE OF NOTARY PUBLIC [Handwritten signature]

Notary Seal Here
11/09/16
My Commission Expires
Notary Seal Here
SOK KHOEUN THY
Notary Public, State of Ohio
My Comm. Expires 11-09-2016

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