

**AGENDA
GRAPHICS COMMISSION
CITY OF COLUMBUS, OHIO
MARCH 20, 2018**

The City Graphics Commission will hold a public hearing on TUESDAY, MARCH 20, 2018 at 4:15 p.m. in the Hearing Room, Department of Building & Zoning Services, **111 North Front Street**.

PLEASE NOTE NEW LOCATION ABOVE

The City Graphics Commission hears requests for Variances, Special Permits, Appeals, Graphics Plans and certain Miscellaneous Graphics, as provided by the Columbus Graphics Code, Title 33, Article 15 of the City Codes.

SPECIAL NOTE TO APPLICANT: YOU OR YOUR REPRESENTATIVE MUST ATTEND THIS MEETING. It is the rule of the Commission to withdraw an application when a representative is not present.

Further information may be obtained by visiting the City of Columbus Zoning Office website at www.columbus.gov/bzs/zoning/Graphics-Commission or by calling the Department of Building and Zoning Services, Public Hearings section at 645-4522.

1. **Application No.:** [GC18-001](#)
Parcel Number: 010-296247
Location: **4900 EAST DUBLIN-GRANVILLE ROAD (43081)**, located on the north side of East Dublin-Granville Road, approximately 1,900 feet west of Hamilton Road
Area Comm./Civic: Northland Community Council
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3372.806(E-3), Graphics.
To allow the base of a monument sign to be constructed with a brick rather than limestone or limestone veneer.
Proposal: To install a ground sign.
Applicant(s): Hamilton Crossing, LLC, c/o Jeff Krebs
1533 Lakeshore Drive
Columbus, Ohio 43204
Property Owner(s): Applicant
Attorney/Agent: Signcom Inc., c/o Bruce Sommerfelt
527 West Rich Street
Columbus, Ohio 43215
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

2. **Application No.:** [GC18-002](#)
Parcel Number: 590-154257
Location: **6000 RIVERSIDE DRIVE (43017)**, located at the northeast corner of Riverside Drive and Riverside Green
Area Comm./Civic: None
Existing Zoning: CPD, Commercial Planned Development District
Request: Graphics Plan and Variance(s) to Section(s):
3377.13, Large lot frontage provisions.
To increase the number of allowable ground signs along a large lot frontage from 2 to 5 and to decrease the separation distance from 300 feet to 145, 235 and 240 feet.
3377.14, Signs at access points.
To increase the graphic area for signs at access points from 6 square feet to 31.5 square feet and to increase the height from 30 inches to 42 inches.
3377.15(A), Ground signs requiring graphics plan approval.
Graphics Plan required for more than 2 ground signs on a lot with more than 600 continuous lineal feet of frontage along an arterial street. Applicant requests 5 ground signs along Birchton Street.
3377.15(C), Ground signs requiring graphics plan approval.
Graphics Plan to allow 7 internal "drop-off" signs
3377.17(A), Setback regulations for permanent on-premises ground signs.
To reduce the setback for a ground sign from 15 feet to 3 feet for all signs along Birchton Street.
Proposal: Graphics Plan and variances for a number of internal and access point and identifier ground signs
Applicant(s): Friendship Village of Dublin, Ohio Inc.
6000 Riverside Drive
Columbus, Ohio 43221
Property Owner(s): Applicant
Attorney/Agent: Morrison Signs, c/o Larry Lab
2757 Scioto Parkway
Columbus, Ohio 43221
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

3. **Application No.:** [GC18-003](#)
Parcel Number: 570-109486
Location: **2161 EAKIN ROAD (43223)**, located on the south side of Eakin Road, approximately 400 feet west of Harrisburg Pike.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3377.04, Graphic area, sign height an setback.
To allow a ground sign to exceed 20 feet in height; to increase the allowable height to 25 feet.
3377.10, Permanent on-premises ground signs.
To increase the allowable overall height of a ground sign from 20 feet to 25 feet.
3377.11, Tenant panels and changeable copy.
To increase the allowable number of tenant panels from 4 to 6. To increase the allowable graphic area devoted to tenant panels from 50% of the total graphic area, to be up to 75% of the total graphic area. To reduce the total graphic area of the sign identifying the entire use from a minimum of 50% of the graphic area to be as little as 25% of the total graphic area.
3377.17, Setback regulations for permanent on-premises ground signs.
To reduce the required setback from 15 feet to 0 feet. (Existing condition.)
Proposal: To reconfigure an existing ground sign to allow for six (6) tenant panels.
Applicant(s): Southwest Square II, L.L.C.
250 Civic Center Drive; Suite 500
Columbus, Ohio 43215
Property Owner(s): Applicant
Attorney/Agent: Brent Myers
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** [GC18-005](#)
Parcel Number: 010-289672
Location: **1607-39 MORSE ROAD (43229)**, located on the south side of Morse Road, approximately 160 feet east of Karl Road
Area Comm./Civic: Northland Community Council
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3377.10(A), Permanent on-premises ground signs.
To allow two ground signs directed to the same street on one lot.
3377.11, Tenant panels and changeable copy.
To increase the number of allowed tenant panels from 4 to 6 for the western most ground sign.
3377.17(A), Setback regulations for permanent on-premises ground signs.
To reduce the setback for a ground sign from 15 feet to 0 feet.
3372.806(C, D-2), Graphics.
To reduce the minimum setback from 6 feet and 20 feet respectively to 0 feet, to increase the height of a ground sign from 6 feet to 8 feet and to increase the sign area from 60 square feet to 72 square feet and the graphic area from 40 square feet to 57 square feet.
Proposal: To install two ground signs for two newly constructed buildings on one parcel.
Applicant(s): Building 14K, LLC c/o Steven VanSlyck, Atty.
6253 Riverside Drive, Ste. 200
Dublin, Ohio 43017
Property Owner(s): Applicant
Attorney/Agent: Steven VanSlyck, Atty.
6253 Riverside Drive, Ste. 200
Dublin, Ohio 43017
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

5. **Application No.:** [GC18-006](#)
Parcel Number: 010-294026
Location: **5432 FISHER ROAD (43228)**, located on the north side of Fisher Road, approximately 545 feet east of Hilliard-Rome Road.
Area Comm./Civic: None
Existing Zoning: LC-4, Limited Commercial District
Request: Special Permit(s) to Section(s):
3378.01, General provisions.
To allow the installation of an off-premises, illuminated, ground sign.
Proposal: To erect an off-premises ground sign with three tenant panels.
Applicant(s): Brynhaven Development Corporation; c/o Ron Beitzel
5017 Pine Creek Drive
Westerville, Ohio 43081
Property Owner(s): Applicant
Attorney/Agent: DaNite Sign Company; c/o Oliver Holtsberry
1640 Harmon Avenue
Columbus, Ohio 43223
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov
6. **Application No.:** [GC18-007](#)
Parcel Number: 010-291879
Location: **2100 MORSE ROAD (43229)**, located on the north side of Morse Road, approximately 430 feet west of Northtowne Boulevard.
Area Comm./Civic: Northland Community Council
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3377.11, Tenant panels and changeable copy.
To increase the allowable number of tenant panels on a ground sign from 4 to 5.
Proposal: To add a fifth tenant panel to an existing four panel ground sign.
Applicant(s): Sean T. Clark
1640 Harmon Avenue
Columbus, Ohio 43223
Property Owner(s): MC-NC, L.L.C.
12295 Olive Boulevard
St. Louis, Missouri 63141
Attorney/Agent: Applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

7. **Application No.:** [GC17-012](#)
 Parcel Number: 010-025380
 Location: **5770 KARL ROAD (43229)**, located on the east side of Karl Road,
 approximately 675 feet south of Dublin-Granville Road.
 Area Comm./Civic: Northland Community Council
 Existing Zoning: C-2, Commercial District
 Request: Variance(s) to Section(s):
 3377.08(B,1), Illumination and special effects.
 To allow a use in the C-2, Commercial district to display automatic
 changeable copy.
 3377.08(B,2), Illumination and special effects.
 To allow two permanent on-premises ground signs on a single
 parcel directed to the same street.
 3377.04(B), Graphic area, sign height and setback.
 To increase the allowable graphic area of a ground sign from 30
 square feet to 58.87 square feet.
 3377.10(E), Permanent on-premises ground signs.
 To allow a ground sign in the C-2, Commercial district to display
 more than use, logo and street address
 Proposal: To replace an existing ground sign and add automatic changeable copy.
 Applicant(s): The Happy Druggist, c/o Mark Robbins
 5770 Karl Road
 Columbus, Ohio 43229
 Property Owner(s): Lonnie Joe Craft
 480 South Jefferson Avenue
 Plain City, Ohio 43064
 Attorney/Agent: DaNite Sign Co., c/o Stan Young
 1640 Harmon Avenue
 Columbus, Ohio 43223
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov