

**AGENDA  
GRAPHICS COMMISSION  
CITY OF COLUMBUS, OHIO  
JUNE 19, 2018**

The City Graphics Commission will hold a public hearing on TUESDAY, JUNE 19, 2018 at 4:15 p.m. in the Second Floor Hearing Room, Department of Building & Zoning Services, 111 North Front Street.

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.

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Further information may be obtained by visiting the City of Columbus Zoning Office website at [www.columbus.gov/bzs/zoning/Graphics-Commission](http://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.:** [\*\*GC18-015\*\*](#)  
**Location:** **1341 NORTON AVENUE (43212)**, being ± acres located on the west side of Norton Road, approximately 245 feet north of West 3rd Avenue. (010-068131; 5th by Northwest Area Commission)  
**Existing Zoning:** AR-3, Apartment Residential District  
**Request:** Variances(s) to Section(s):  
3376.04, Residential complex signs.  
To allow the installation of three (3) wall signs and a ground sign.  
Also, to increase the allowable number of signs from 1 to 4 and to allow two wall signs to not be directed to a public street (north and south elevations).  
**Proposal:** To install a total of three (3) wall signs and one (1) ground sign to identify an apartment complex.  
**Applicant(s):** 1341 Norton WD, L.L.C., c/o David Perry, Agent  
David Perry Company, Inc.; 411 East Town Street 1st Floor  
Columbus, Ohio 43212  
**Property Owner(s):** 1341 Norton WD, L.L.C.; c/o Donald Plank  
Plank Law Firm; 411 East Town Street; 2nd Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank; Plank Law Firm  
411 East Town Street, 2nd Floor  
Columbus, Ohio 43215  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
- 2. Application No.:** [\*\*GC18-016\*\*](#)  
**Location:** **7000 BENT TREE BOULEVARD (43235)**, being ± acres located on the south side of Bent Tree Boulevard between Sawmill Place Boulevard and Federated Boulevard. (590-208808; Far Northwest Coalition)  
**Existing Zoning:** LAR2, Limited Apartment Residential District  
**Request:** Variances(s) to Section(s):  
3375.12(A), Graphics requiring graphics commission approval.

To allow a graphic not contemplated for a particular use, but not otherwise prohibited by the Graphics Code.

3376.04 Residential complex signs.

To increase the permitted wall sign area from the required maximum of 65 square feet to 70 square feet and increase the maximum height from the required 12 feet to with 157 feet at a residential complex.

**Proposal:** To allow a project sign at a residential complex and a wall sign that exceeds the size and height requirements of the Graphics Code.

**Applicant(s):** Harper House LLC  
750 Communications Parkway  
Columbus, Ohio 43214

**Property Owner(s):** Applicant

**Attorney/Agent:** David Hodge, Atty  
8000 Walton Parkway, Ste. 260  
New Albany, Ohio 43054

**Planner:** Eric Snowden, (614) 645-3526; ERSnowden@Columbus.gov

3. **Application No.:** [GC18-018](#)
- Location:** **7490 SAWMILL ROAD (43025)**, being ± acres located on the east side of Sawmill Road, approximately 500 feet north of Hard Road (590-251717; Far Northwest Coalition)
- Existing Zoning:** CPD, Commercial Planned Development District
- Request:** Variance and Graphics Plan(s) to Section(s):
- 3372.806(E,3), General Standards for all Ground Signs.  
To allow a ground sign with a brick base rather than limestone.
  - 3377.10(A), Permanent on-premises ground signs.  
To allow two ground signs directed to Sawmill Road.
  - 3372.806 (A), Graphics.  
To allow a roof-top sign.
  - 3377.26, Permanent on-premises roof signs.  
A graphics plan is required for any roof sign.
  - 3377.20(E), Permanent on-premises wall and window signs.  
To increase the amount of wall signage on the northern and southern side walls from 188.63 square feet to 230.5 square feet.
  - 3377.24(D), Wall signs for individual uses.  
To allow a 24 square foot permanent wall sign on the rear (east) elevation of the building.
  - 3372.806(B), Graphics.  
To allow a menu board to be visible from a residential property.
  - 3377.10(B), Permanent on-premises ground signs.  
To allow projecting signs as well as ground signs.
  - 3377.18(A), Permanent on-premises projecting signs.  
To allow two projecting signs.
- Proposal:** A sign package to include multiple wall and ground signs as well as a roof sign.
- Applicant(s):** Swenson's Drive-In Restaurants  
680 East Cuyahoga Falls Avenue  
Akron, Ohio 44310
- Property Owner(s):** MG Rome Hilliard LLC  
3100 Tremont Roat, Suite 200  
Columbus, Ohio 43221
- Attorney/Agent:** David Hodge, Atty  
8000 Walton Parkway, Ste. 260  
New Albany, Ohio 43054
- Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

4. **Application No.:** [GC18-019](#)  
**Location:** **668 GRANDVIEW AVENUE (43215)**, being ± acres located on the northwest corner of Grandview Avenue and Watermark Drive. (010-129522; Scioto West Area Commission)  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variances(s) to Section(s):  
3377.10(A), Permanent on-premises ground sign.  
To allow one additional on premises ground sign, for a total of two on the parcel.  
3377.13 Graphic area, sign height and setback.  
To reduce the minimum setback from the required 25 feet to 5 feet.  
**Proposal:** To allow one additional on premises ground sign with a reduced setback from a public right-of-way.  
**Applicant(s):** Woodland's Backyard  
668 Grandview Avenue  
Columbus, Ohio 43215  
**Property Owner(s):** HYG Grandview LLC  
222 East 11th Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Greg Kitzmiller  
3800 Agler Road  
Columbus, Ohio 43219  
**Planner:** Eric Snowden, (614) 645-3526; [ERSnowden@Columbus.gov](mailto:ERSnowden@Columbus.gov)
5. **Application No.:** [GC18-011](#)  
**Location:** **5166 GOODISON PARK ROAD (43081)**, located on the north side of State Route 161 approximately 1500 feet east of North Hamilton Road (010-247888; Northland Community Council)  
**Existing Zoning:** LAR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3376.09, Permanent signs for other uses in residential districts.  
To allow two wall signs of 49.04 square feet each instead of the maximum one sign at 64 square feet.  
**Proposal:** To install two wall signs on two buildings at 49.04 square feet each instead of the maximum one sign at 64 square feet.  
**Applicant(s):** HQ Flats 1, LLC  
250 Civic Center Drive, Suite 5  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Attorney/Agent:** Stan Young III, c/o Columbus Sign Company  
1515 East Fifth Avenue  
Columbus, Ohio 43219  
**Planner:** Dick Makley, (614) 645-0078; [RPMakley@Columbus.gov](mailto:RPMakley@Columbus.gov)