

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
AUGUST 21, 2018**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, AUGUST 21, 2018 at 4:30 P.M.** in the Hearing Room of the Department of Building & Zoning Services, 111 North Front Street.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map.

**SPECIAL NOTE TO THE APPLICANT:** It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss 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/Board-of-Zoning-Adjustment](http://www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment) or by calling the Department of Building and Zoning Services, Public Hearings section at 645-4522

- 01. Application No.:** [GC18-004](#)  
**Location:** **2800 SULLIVANT AVENUE (43204)**, located at the northwest corner of Sullivant Avenue and Hague Avenue (010-027061; Greater Hilltop Area Commission)  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3372.606, Graphics.  
To allow automatic changeable copy in the Urban Commercial Overlay  
**Proposal:** To convert an existing manual changeable copy fuel pricing sign to automatic changeable copy.  
**Applicant(s):** Premier Commercial Properties #2, LLC  
7002 Ballantree Loop  
Dublin, Ohio 43016  
**Property Owner(s):** Applicant  
**Attorney/Agent:** Kessler Sign Co., c/o Mike Davis  
2669 National Road  
Zanesville, Ohio 43702  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 02. Application No.:** [GC18-026](#)  
**Location:** **1414 BROADVIEW AVENUE (43212)**, located on the east side of Broadview Avenue, approximately 210 feet south of Ida Avenue. (010-063294; 5th by Northwest Area Commission)  
**Existing Zoning:** AR-3, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3376.04, Residential complex signs.  
To allow a 31 square foot wall sign which identifies the building to be installed on a wall that does not front upon a public street.  
**Proposal:** To install a 31 square foot wall sign on a wall that does not front upon a public street.  
**Applicant(s):** SB ECP Broadview, L.L.C.; c/o Dave Perry  
David Perry Company, Inc.; 411 East Town Street, 1st Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**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)
- 03. Application No.:** [GC18-013](#)  
**Location:** **5800 ALSHIRE ROAD (43232)**, located at the northwest corner of Scarborough Boulevard and Alshire Road. (010-205284; Far East Area Commission)  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3377.08, Illumination and special effects.  
To increase the allowable graphic area of a ground sign with electronic, changeable-copy from 50% of the graphic area to approximately 67% of the graphic area and to not display 50% of the copy area only for identification of the use.  
**Proposal:** To replace the face of a ground sign with an electronic, changeable-copy graphic having approximately 33% non-changeable copy display identifying the use.  
**Applicant(s):** Ken Farber  
5800 Alshire Road  
Columbus, Ohio 43232  
**Property Owner(s):** Alshire Properties, L.L.C.  
7052 Americana Parkway  
Reynoldsburg, Ohio 43068  
**Attorney/Agent:** Kessler Sign Company; c/o Rodger Kessler  
2669 National Road  
Zanesville, Ohio 43701  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**04. Application No.:** [GC18-030](#)  
**Location:** **395 WEST DODRIDGE STREET (43202)**, located at the southeast corner of West Dodridge Street and Olentangy River Road (010-103327; None)  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3372.806(C), Graphics.  
To increase the allowable graphic area from 50 square feet to 150 square feet and to increase the sign area from 80 square feet to 410 square feet.  
3372.806(E,1), General Standards for all Ground Signs  
To increase the height of the sign base from 36 inches to 41 inches.  
3372.806(E,3), General Standards for all Ground Signs  
To allow a sign base not constructed from limestone, horizontally coursed, flush raked mortar joints.  
**Proposal:** To install a new ground sign.  
**Applicant(s):** American Chemical Society; c/o Scott Painter  
2540 Olentangy River Road  
Columbus, Ohio 43202  
**Property Owner(s):** Applicant  
**Attorney/Agent:** Signcom Inc., c/o Bruce Sommerfelt  
527 West Rich Street  
Columbus, Ohio 43215  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov