

**AGENDA  
GRAPHICS COMMISSION  
CITY OF COLUMBUS, OHIO  
JULY 16, 2019**

The Columbus Graphics Commission will hold a public hearing on **TUESDAY, JULY 16, 2019 at 4:15 p.m.** in the Second Floor Hearing Room, of the Department of Building & Zoning Services, 111 North Front Street.

The 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.

**SIGN LANGUAGE INTERPRETER:** A Sign Language Interpreter, to “Sign” this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

- 01. Application No.:** [GC19-020](#)  
**Location:** **4004 GRAMERCY STREET (43219)**, located at the southeast corner of Morse Road and Morse Crossing (010-247208; Northeast Area Commission).  
**Existing Zoning:** CPD, Commercial Planned District  
**Request:** Graphics Plan(s) to Section(s):  
3382.07, Graphics plan.  
To allow a graphics plan.  
**Proposal:** To revise and replace all previous Graphics Plans for the Easton Development.  
**Applicant(s):** Easton Town Center II, LLC  
4016 Townsfair Way, Ste. 201  
Columbus, Ohio 43219  
**Property Owner(s):** Applicant  
**Attorney/Agent:** Smith & Hale, c/o Jeffrey L. Brown, Atty.  
37 West Broad Street, Ste. 460  
Columbus, Ohio 43215  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

**02. Application No.:** [GC19-022](#)

**Location:** **5720 NORTH HAMILTON ROAD (43230)**, located on the east side of North Hamilton Road, approximately 460 feet north of Preserve Boulevard (545-175660; Northland Community Council).

**Existing Zoning:** CPD, Commercial Planned District District

**Request:** Graphics Plan and Variance(s) to Section(s):

3377.10, Permanent on-premises ground signs.  
To allow an internal directional sign directed to Hamilton Road displaying a Swensons logo and to permit projecting signs and wall signs directed to Hamilton Road where there are ground signs.

3377.14, Signs at access points.  
To allow an access point sign to exceed 30 inches tall; to allow a maximum height of 3 feet, 3 inches.

3377.17, Setback regulations for permanent on-premises ground signs.  
To reduce the required setback from 15 feet to 3 feet, 6 inches for a ground sign.

3377.18, Permanent on-premises projecting signs.  
To permit the installation of four projecting signs which clear the established grade by at least 6 feet, 9 inches instead of 8 feet and two signs which are directed to Hamilton Road which are already proposed to have ground and wall signs. To allow ground and wall signs directed to the same street.

3377.22, Wall signs and building recesses.  
To allow the west wall sign to extend 2 feet, 7 inches above the roofline.

3377.24, Wall signs for individual uses.  
To allow an additional, permitted wall sign to be displayed which exceeds 16 square feet in area; to be 116 square feet on the north and south elevations.

3377.25, Wall signs requiring graphics plan approval.  
To grant approval of a graphics plan which proposes wall signs on elevations of a building not having a direct public entrance.

3377.26, Permanent on-premises roof signs.  
A graphics plan is required for three wall signs which extend above the roof line and are considered to be roof signs in lieu of other permanent wall signage. Limited wall signs are proposed, as well.

**Proposal:** A sign package to include multiple wall, projecting and ground signs as well as signs that project above the roof line, also considered to be roof signs.

**Applicant(s):** Swensons Drive-In Restaurants  
680 East Cuyahoga Falls Avenue  
Akron, Ohio 44310

**Property Owner(s):** Hamilton II Retail, L.L.C.  
100 East Wilson Bridge Road  
Worthington, Ohio 43085

**Attorney/Agent:** Underhill & Hodge, L.L.C.; c/o David Hodge, Atty.  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 03. Application No.:** [GC19-027](#)
- Location:** **5858 SCARBOROUGH BOULEVARD (43232)**, located on the north side of Scarborough Boulevard, approximately 1,600 feet west of Brice Road. (010-232870; Far East Area Commission).
- Existing Zoning:** C-4, Commercial District
- Request:** Variance(s) to Section(s):  
3377.10, Permanent on-premises ground signs.  
To allow two ground signs on one parcel directed to the same street.
- Proposal:** To allow a second ground sign directed to the same street.
- Applicant(s):** 5858 Scarborough, LLC  
5858 Scarborough Boulevard  
Columbus, Ohio 43232
- Property Owner(s):** Applicant
- Attorney/Agent:** Kessler Sign Co., c/o Rodger Kessler  
2669 National Road  
Zanesville, Ohio 43701
- Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
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- 04. Application No.:** [GC19-028](#)
- Location:** **5300 AVERY ROAD (43016)**, located at the southeast corner of Avery Road and Avery Run Road (010-220108; Hayden Run Civic Association).
- Existing Zoning:** CPD, Commercial Planned Development District
- Request:** Special Permit and Variance(s) to Section(s):  
3378.01(D), General provisions.  
To grant a special permit for a permanent off-premises sign.
- 3372.806(C), Graphics.  
To increase the allowable height of a monument sign from 8 feet to 11 feet 4 inches.
- 3372.806(C), Graphics.  
To increase the allowable sign area of a monument sign from 80 square feet to 128 square feet.
- 3372.806(C), Graphics.  
To increase the allowable graphic area of a monument sign from 50 square feet to 86.75 square feet.
- 3377.11(C), Tenant panels and changeable copy.  
To increase the graphic area that may be used for tenant panels from 50% to 60%.
- Proposal:** To install a new ground sign.
- Applicant(s):** Signcom, Inc., Melanie Wollenberg  
527 West Rich Street  
Columbus, Ohio 43215
- Property Owner(s):** TVSS Avery Durblin LLC  
1123 Goodale Blvd., Suite 500  
Columbus, Ohio 43212
- Attorney/Agent:** Applicant
- Planner:** Eric R. Snowden, (614) 645-3526; [ERSnowden@Columbus.gov](mailto:ERSnowden@Columbus.gov)

**05. Application No.:** [GC19-031](#)  
**Location:** **631 SOUTH HIGH STREET (43215)**, located at the northwest corner of South High Street and West Sycamore Street (010-010995; Brewery District).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3372.606, Graphics.  
To allow a sign with automatic changeable copy within the Urban Commercial Overlay.  
**Proposal:** To convert a fuel pricing sign with manual changeable copy to automatic changeable copy.  
**Applicant(s):** Clare Acquisitions, LLC  
5565 Airport Highway, Suite 100  
Toldedo, Ohio 43615  
**Property Owner(s):** Applicant  
**Attorney/Agent:** LiTech Lighting Management Services, Inc., c/o Stanley W. Young, III  
3549 Johnny Appleseed Court  
Columbus, Ohio 43231  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov