

**AGENDA
GRAPHICS COMMISSION
CITY OF COLUMBUS, OHIO
DECEMBER 17, 2019**

The Columbus Graphics Commission will hold a public hearing on **TUESDAY, DECEMBER 17, 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.

Policy Matter: A proposed code change that will help to clarify the type of Columbus Graphic Commission action that is needed for specified graphics in areas covered by overlays and special districts. As billboards and other off-premise graphics are treated by case law as a land use, they will continue to require a council variance to be allowed in these areas. Graphics with other specified characteristics will now require a miscellaneous graphic approval from the Columbus Graphics Commission in lieu of a graphics variance, as currently is required as they are listed as prohibited.

City Staff: Paul Freedman, Planning Manager (614) 645-0704;
PMFreedman@columbus.gov

01. **Application No.:** [GC19-047](#)
Location: **1415 OLD LEONARD AVENUE (43219)**, located at the southeast corner of Old Leonard Avenue and Joyce Avenue (010-231120; North Central Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3375.06(E), Street classification.
 To allow a "V" shaped ground sign with automatic changeable copy be visible to an Interstate.
3377.04, Graphic area, sign height and setback.
 To increase the maximum height of a sign from 35 feet to 70 feet.
3377.10(A), Permanent on-premises ground signs.
 To install a ground sign not directed to any street frontage.
3379.01(D), Signs along the Interstate System.
 To allow a graphic within 660 feet of an interstate right of way to display automatic changeable copy.
3377.08, Illumination and special effects.
 To increase the portion of a sign utilizing automatic changeable copy from 50% to 100%.
Proposal: To install a ground sign.

Applicant(s): EX 2 Investments, Ltd., c/o Blake Essig
1415 Old Leonard Avenue
Columbus, Ohio 43219

Property Owner(s): Applicant

Attorney/Agent: Morrison Sign Company, c/o Jarrod Norton
2757 Scioto Parkway
Columbus, Ohio 43221

Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. **Application No.:** [GC19-048](#)

Location: **7940 E BROAD ST (43060)**, located on the east side of North Waggoner Road, approximately 332 feet north of East Broad Street (515-282345; Far East Area Commission).

Existing Zoning: L-C-4, Limited Commercial District

Request: Graphics Plan(s) to Section(s):
3375.12(C)(2), Graphics requiring graphics commission approval.
To review and approve a graphics plan for a commercial development.

Proposal: To install a new ground.

Applicant(s): Northstar Realty
150 East Broad Street
Columbus, Ohio 43215

Property Owner(s): Charlies Run LLC
150 East Broad Street
Columbus, Ohio 43215

Attorney/Agent: Jackson B. Reynolds, III, Atty.
3700 West Broad Street, Suite 460
Columbus, Ohio 43215

Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

3. **Application No.:** [GC19-049](#)

Location: **5030 N HIGH ST. (43214)**, located at the intersection of North High Street and Fitz-Henry Boulevard. (010-110844; Clintonville Area Commission).

Existing Zoning: C-4, Commercial District

Request: Variance(s) to Section(s):
3377.11, Tenant panels and changeable copy.
To modify an existing ground sign.

Proposal: To increase the number of tenant panels.

Applicant(s): Plaza Properties
3016 Maryland Avenue
Columbus, OH 43209

Property Owner(s): LBR Properties LLC c/o Plaza Properties
3016 Maryland Avenue
Columbus, OH 43209

Attorney/Agent: Jackson B. Reynolds, III, Atty.
3700 West Broad Street, Suite 460
Columbus, Ohio 43215

Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

- 04. Application No.:** [GC19-050](#)
Location: **3600 W DUBLIN-GRANVILLE RD (43085)**, located at the northeast corner of West Dublin-Granville Road and Martin Road (590-232467; Far Northwest Coalition).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3377.24(D), Wall signs for individual uses.
To allow a side wall sign and a rear wall sign.
Proposal: To install three new wall signs on a restaurant building.
Applicant(s): McDonald's; c/o Jacob Alber
2 Easton Oval, Suite 200
Columbus, Ohio 43219
Property Owner(s): Golden Arch LP; c/o McDonald's
2 Easton Oval, Suite 200
Columbus, Ohio 43219
Attorney/Agent: Permit Solutions, Inc.; c/o Rebecca Green
21 East State Street, Suite 202
Columbus, Ohio 43215
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
- 05. Application No.:** [GC19-051](#)
Location: **5221 EBRIGHT RD (43110)**, located on the west side of Ebright Road, approximately 183.5 feet north of the US 33 centerline. (430-273438; Greater Southeast Area Commission).
Existing Zoning: L-M, Manufacturing. District
Request: Variance(s) to Section(s):
3378.03, Location requirements.
To reduce the separation of a billboard from a residentially zoned property from 200 feet to 0 feet.
Proposal: To install a billboard.
Applicant(s): Conteers, LLC
1842 Shawnee Drive
Sidney, Ohio 45365
Property Owner(s): Bright Innovations, LLC
5141 Bixford Avenue
Canal Winchester, Ohio 43110
Attorney/Agent: Connie J. Klema, Atty.
PO Box 991
Pataskala, Ohio 43062
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 06. Application No.:** [GC19-052](#)
Location: **4600 LAKEHURST CT. (43016)**, located at the northwest corner of Lakehurst Court and Emerald Parkway. (010-215390; Hayden Run Civic Association).
Existing Zoning: L-C-2 & L-C-4, Limited Commercial District
Request: Graphics Plan(s) to Section(s):
3377.15(C), Ground signs requiring graphics plan approval.
Graphics Plan to allow 6 illuminated identification ground signs and 3 illuminated ground directional signs.
Proposal: To allow a Graphics Plan for illuminated ground identification and directional signs.
Applicant(s): GC Net Lease Investors LLC
2211 York Road, Ste 222
Oak Brook, Illinois 60523
Property Owner(s): Applicant
Attorney/Agent: Morrison Sign Co.; c/o Stanley W. Young, III
2757 Scioto Parkway
Columbus, Ohio 43221
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
- 07. Application No.:** [GC19-054](#)
Location: **6573 E BROAD ST (43213)**, located on the south side of East Broad Street, approximately 400 feet west of North Brice Road (440-299042 & 010-299041; Far East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3377.24(B), Wall signs for individual uses.
To increase the allowable graphic area on the north façade from 65 square feet to 280 square feet.
Proposal: To install three wall signs for a new medical office.
Applicant(s): Ohio ENT & Allergy Physicians; c/o Jeff Brubaker
6573 East Broad Street
Columbus, Ohio 43213
Property Owner(s): ENT Investments East Ltd
1810 Mackenzie Drive
Columbus, Ohio 43220
Attorney/Agent: Signcom, Inc.; c/o Bruce Sommerfelt
527 West Rich Street
Columbus, Ohio 43215
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 08. Application No.:** [GC19-055](#)
Location: **5095 N HIGH ST (43214)**, located on the west side of North High Street, approximately 30 feet north of Graceland Boulevard. (010-297501; Clintonville Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance & Special Permit(s) to Section(s):
3372.606, Graphics.
To allow off-premises graphics within the Urban Commercial Overlay
3378.01, General provisions.
To grant a Special Permit for off-premises signage.
Proposal: To allow an off-premises ground sign for an apartment complex.
Applicant(s): Graceland Retail 2017, LLC
250 Civic Center Drive, Ste. 500
Columbus, Ohio 43215
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
- 09. Application No.:** [GC19-056](#)
Location: **118 GRACELAND BLVD (43214)**, located on the west side of North High Street, approximately 660 feet south of Fenway Road (010-110286; Clintonville Area Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit & Variance(s) to Section(s):
3375.12(B)(4), Graphics requiring graphics commission approval.
To grant a special permit for off-premises signage.
3377.11(A), Tenant panels and changeable copy.
To increase the number of tenant panels from 4 to 7.
3377.11(C), Tenant panels and changeable copy.
To increase the portion of a ground sign utilized to display tenant panels from 50 percent of the total graphic area to 90 percent.
3372.706(B), Graphics.
To allow an off-premises sign in the CCO.
3372.706(C)(2), Graphics.
To allow a pylon sign in the CCO.
3372.706(C)(5), Graphics.
To increase the height of a ground sign from 6 feet to 19 feet 11 inches.
Proposal: To reconfigure an existing ground sign.
Applicant(s): Graceland Retail 2017, LLC
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215
Property Owner(s): Applicant
Attorney/Agent: Signcom, Inc.; c/o Bruce Sommerfelt
527 West Rich Street
Columbus, Ohio 43215
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov