

STAFF REPORT
GRAPHICS COMMISSION
CITY OF COLUMBUS, OHIO
MAY 19, 2020

07. **Application No.:** **GC19-063**
 Location: **2250 SPIEGEL DR. (43125)**, located on the north side of Spiegel Drive, approximately 680 feet east of Shook Road, (010-031251, Far South Area Commission).

Existing Zoning: M, Manufacturing District
 Request: Variance(s) to Section(s):
 3377.24 A. & D. Wall signs for individual uses.
 To allow a wall sign on a wall without a public entrance on the façade facing an abutting street and to increase the allowable graphic area of a wall sign from 16 square feet to 80 square feet.

Proposal: To install an 80 square foot wall sign.
 Applicant(s): All Signs; c/o Donnie Ward
 12035 Pleasant Valley Road
 Chillicothe, Ohio 45601

Property Owner(s): Big Box Properties; c/o Steve Stein
 140 West Germantown Pike 150
 Plymouth Meeting, Pennsylvania 19462

Attorney/Agent: All Signs; c/o Donnie Ward
 12035 Pleasant Valley Road
 Chillicothe, Ohio 45601

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

BACKGROUND

- The site is developed with a packaging company office and warehouse. Office/warehouse uses are predominant in this area near the Rickenbacher Airport.
- Two variances are requested under the same code section, that, if approved, would allow an 80 square foot wall sign to be installed on the south façade of this building which does not have a public entrance facing a public street. The maximum allowable square footage for said sign is 16 square feet.
- CC 3377.24 (A) & (D) - Wall signs for individual uses. An individual use or activity which has a public entrance on a building facade facing an abutting street, may display one wall sign, comprised of one or more elements and/or permanent window signs on that facade in accordance with the Tables of Elements. D. Each use or tenant shall display no more than one additional permanent on-premises wall sign on the side or rear of the subject building. Such sign shall not exceed 16 square feet in area and shall be static at all times and illuminated only during the hours which the activity is operating.
- The Central Accord (1997) does not comment on graphics.
- The Far South Area Commission recommends approval of this request.

CITY DEPARTMENTS' RECOMMENDATION: DISAPPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY: The public entrance of this building faces the parking lot, rather than the street, which limits the allowable square footage to 16 square feet. If the elevation facing the street had a public entrance, the allowable graphic area would be 450 square feet. Staff is recommending disapproval to this request as the applicant has not provided any rationale as to why a larger-than-code compliant sign should be allowed. Staff suggests and would recommend approval to the installation of a ground sign.

SUBJECT TO COMPLIANCE WITH ALL CITY CODES.



GC19-063

2250 SPIEGEL DR



GC19-063
2250 SPIEGEL DR

Graphics Commission Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use of income compared to other conforming premises in the same district; and
 4. Where the result of granting the Variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any district.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

Code 3377.24 - Variance is required prior to issuing a permit
because we are wanting to put sign on south elevation
and the south elevation does not have a public entrance.

Signature of Applicant

Cindy Davis

Date

12/19/19

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer





RACEWAY MOUNTED CHANNEL LETTERS

262"

4'-0"

shorr | packaging corp.

Channel Letters on Precast Building on Wireway

Letter Faces & Returns: Fabricated Aluminum

Painted PMS 295 Blue & PMS Cool Grey 9 - Satin Finish

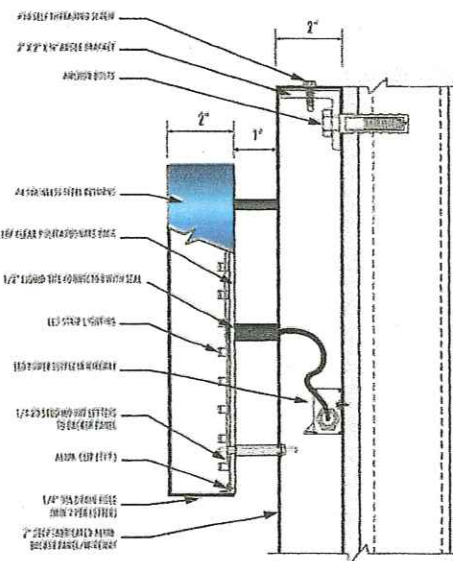
Illumination: White LEDs - Remote Located Low-Voltage Power Supplies

Power: (1 each) 20Amp @ 277Volts Electrical Circuit Run to Sites by Others

- Box Out in Wall w/ Removable Flat Panel

Wireway: .125" Aluminum Painted to Match Wall Color

Mounting: Stud Mount 1½" Off Precast Building



ALL SIGNS
OF OHIO, INC.

12035 Pleasant Valley Rd. • Chillicothe, OH 45601-1636
740-773-5016 Phone 740-773-2255 Fax
www.allsignsofohio.com

Client Name:

Client Name

SHORR

Location:

Address

GROVEPORT

Start Date:

Last Revision:

Job#:

Drawing#:

Page: 1 of 1

Client Approval

Landlord Approval

Sales Rep:

Name

Designer:

Name

KMO

ALL SIGNS OF OHIO, INC. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF ALL SIGNS OF OHIO, INC. AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION FROM ALL SIGNS OF OHIO, INC.

GOVERNING CODE:
A) OHIO BUILDING CODE
B) ODOT CMS SPECIFICATIONS 2019

ALL WORKMANSHIP EXCEPT WHERE NOTED SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ISSUE OF THE BUILDING CODE STANDARD OF THE AREA WHERE THE STRUCTURE IS LOCATED.

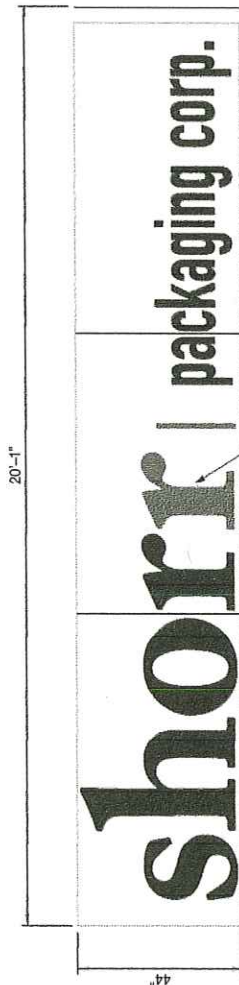
DESIGN DATA

CONCRETE CONNECTIONS

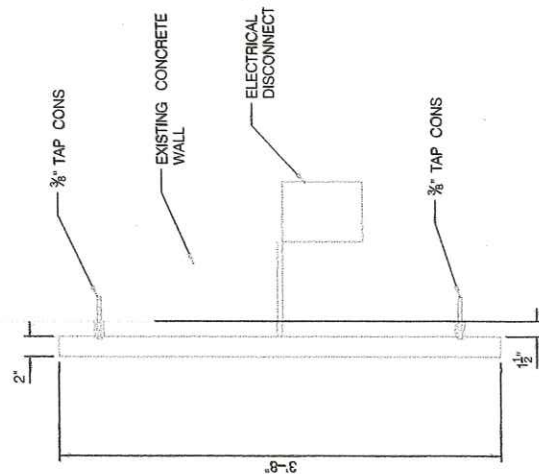
$\frac{3}{8}$ " TAP CONS WITH AN MINIMUM EMBEDMENT OF $2\frac{1}{2}$ " IS REQUIRED INTO THE CONCRETE WALL.

ELECTRIC

SIGNS WILL UTILIZE THE EXISTING ELECTRICAL WIRING, A 20 AMP BREAKER IS REQUIRED FOR THE SIGNS.



PLAN VIEW
ELECTRICAL DISCONNECT
LOCATED BEHIND S

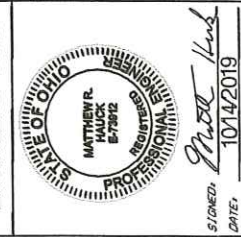


SECTION VIEW

DESIGN INFORMATION	
SIGN DESIGN	
DEAD LOAD	5 PSF
DEAD LOAD	34 PSF
WIND LOADS (a,b)	
DESIGN WIND SPEED	105 MPH
IMPORTANCE	1
DESIGN PRESSURE	30 PSF
SEISMIC LOADS (a,b)	
SEISMIC CATEGORY	A
SDS	N/A
SD1	N/A
SITE CLASS	D
SS	N/A

PLANS PREPARED BY:
HIGHH ENGINEERING, LLC

ENGINEERS SEAL:



Graphics Commission Application

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Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) All Signs
of (COMPLETE ADDRESS) 12035 Pleasant Valley Rd, Chillicothe, OH 43601
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Shorr Packaging - Mark Trainer

2250 Spiegel Dr., Groveport, OH 43125

SIGNATURE OF AFFIANT

Cindy Davis

Sworn to before me and signed in my presence this 19th day of December, in the year 2019

David J. Reiss
SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2020
My Commission Expires

Notary Seal Here

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