

**AGENDA  
GRAPHICS COMMISSION  
CITY OF COLUMBUS, OHIO  
DECEMBER 15, 2020**

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.

The City Graphics Commission will hold a virtual public hearing (due to Covid-19), via WebEx, on **TUESDAY, DECEMBER 15, 2020 at 4:15 p.m.**

To join the meeting send an email to the case manager listed at least one day before the meeting for an invitation link. You can also monitor the hearing through the City of Columbus YouTube channel at <http://www.youtube.com/cityofcolumbus>. Further information may be obtained by visiting the City of Columbus Zoning Office website at [www.columbus.gov/bzs/zoning/Grpahics-Commission](http://www.columbus.gov/bzs/zoning/Grpahics-Commission) or by calling the Department of Building and Zoning Services, Public Hearings section at 614-645-4522.

**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.:** [GC20-036](#)  
**Location:** **5240 WALCUTT CT. (43228)**, located at the terminus of Walcutt Court, approximately 770 feet west of Walcutt Road (570-210824 & 245-287914; Far West Side Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District  
**Request:** Variance(s) to Section(s):  
3377.04 (A) & (B)(2)(a) Graphic area, sign height and setback.  
To increase the allowable height of a ground sign from 30 feet to 35 feet and to increase the allowable graphic area from 300 square feet to 345 square feet.  
**Proposal:** To increase the height and area of a ground sign with freeway frontage that is not a motorist services use.  
**Applicant(s):** Marous Bros. Construction; c/o Dave Perry  
411 East Town Street; 1st Floor  
Columbus, Ohio 43215  
**Property Owner(s):** OMCO Building; c/o Dave Perry  
411 East Town Street; 1st Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank  
411 East Town Street; 2nd Floor  
Columbus, Ohio 43215  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

- 02. Application No.:** [GC20-040](#)  
**Location:** **633 W. 5TH AVE. (43201)**, located on the south side of 5th Avenue, approximately 30 feet east of State Route 315 (010-299078; Harrison West Society).  
**Existing Zoning:** C-4, Commercial & M, Manufacturing District  
**Request:** Graphics Plan(s) modifying Section(s):  
3377.25(B), Wall signs requiring graphics plan approval.  
To approve a Graphics Plan for wall signs identifying the entire use in addition to a wall sign identifying an individual use.  
3377.17(A), Setback regulations for permanent on-premises ground signs.  
To reduce the setback for a ground sign from 15 feet to 10 feet.  
3377.24(D), Wall signs for individual uses.  
To increase the number of side or rear wall signs from 1 to 3, and to increase the graphic areas allowed for signs D and E from 16 square feet to 70 square feet and 92 square feet, respectively.  
**Proposal:** To install signage for a new hotel and restaurant.  
**Applicant(s):** David Perry Company, Inc.; c/o Dave Perry  
411 East Town Street, 1st Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Perry Street Hotel Acquisitions LLC; c/o Matt Wilhite  
150 East Broad Street, 2nd Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank, Atty.  
411 East Town Street, 2nd Floor  
Columbus, Ohio 43215  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
- 03. Application No.:** [GC20-041](#)  
**Location:** **5531 N. HAMILTON RD. (43230)**, located at the northwest corner of North Hamilton Rod and Ruston Avenue (010-280741; Northland Community Council).  
**Existing Zoning:** L-C-4, Limited Commercial District  
**Request:** Special Permit(s) to Section(s):  
3378.01, General provisions.  
To grant a Special Permit for an off-premises sign.  
**Proposal:** To add a user to an existing ground sign.  
**Applicant(s):** Menery LLC, c/o Chris Christoff  
102 West Main Street, Ste. 507  
New Albany, Ohio 43054  
**Property Owner(s):** Aldi Inc. (Ohio)  
4400 South Charleston Pike  
Springfield, Ohio 45502  
**Attorney/Agent:** Jon Stevenson, Atty.  
100 South 4th Street, Ste. 100  
Columbus, Ohio 43215  
**Planner:** Jamie Feise, (614) 645-6350; [JFFeise@Columbus.gov](mailto:JFFeise@Columbus.gov)

**04. Application No.:** [GC20-043](#)  
**Location:** **1860-1900 HARD RD. (43065)**, located on the south side of Hard Road, approximately 180 feet east of Smoky Row Road (610-204664; Far Northwest Coalition).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
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% of the total graphic area to 58%.  
3377.11(D), Tenant panels and changeable copy.  
To reduce the graphic area required to identify the entire use from 50% to 42%.  
**Proposal:** To modify the existing pylon sign.  
**Applicant(s):** Prime Retail Advisors, LLC  
3440 Secor Road  
Toledo, Ohio 43606  
**Property Owner(s):** Smokey Row Plaza LLC  
6494 Latcha Road  
Walbridge, Ohio 43465  
**Attorney/Agent:** Moore Signs, c/o Steve Moore  
6060 Westerville Road  
Westerville, Ohio 43081  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

05. **Application No.:** [GC20-044](#)  
**Location:** **4201 EASTON CMNS. (43219)**, located on the south side of Easton Commons, approximately 470 feet east of Easton Square Place (010-257355; Northeast Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development & LM, Limited Manufacturing District  
**Request:** Variance(s) to Section(s):  
3377.17(A), Setback regulations for permanent on-premises ground signs.  
To reduce the required setback for a ground sign from 15 feet to 10 feet.  
**Proposal:** To construct a ground sign.  
**Applicant(s):** Sarepta Therapeutics; c/o Bob Fay  
215 First Street; Suite 7  
Cambridge, Massachusetts 02142  
**Property Owner(s):** Columbus 1031, L.L.C. et. al.; c/o Robert O. Click, Receiver; CBRE  
Brokerage Services  
200 Civic Center Drive; 14th Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Smith & Hale, L.L.C.; c/o Jeffrey L. Brown, Attorney  
37 West Broad Street; Suite 460  
Columbus, Ohio 43215  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
06. **Application No.:** [GC20-045](#)  
**Location:** **975 E. DUBLIN-GRANVILLE RD. (43229)**, located at the southeast corner of East Dublin-Granville Road and North Meadows Boulevard (010-274389; Northland Community Council).  
**Existing Zoning:** Pending CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3377.04(B), Graphic area, sign height and setback.  
To increase the maximum graphic area from 64.96 square feet to 76.5 square feet.  
3377.17(A), Setback regulations for permanent on-premises ground signs.  
To reduce the setback for a pylon sign from 15 feet to 2.4 feet along Roche Drive and 5.1 feet from North Meadows Boulevard.  
**Proposal:** To install a pylon sign.  
**Applicant(s):** SkilkenGold Development, LLC; c/o Eric Elizondo  
4270 Morse Road  
Columbus, Ohio 43230  
**Property Owner(s):** MPT Columbus Salem FCER LLC  
1000 Urban Center Drive, Suite 501  
Vestavia, Alabama 35242  
**Attorney/Agent:** None  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)