

**AGENDA  
GRAPHICS COMMISSION  
CITY OF COLUMBUS, OHIO  
MAY 18, 2021**

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, MAY 18, 2021 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.: GC21-008**  
**Location:** **3120 E. MAIN ST. (43209)**, located at the northwest corner of East Main Street and South James Road (010-092060; Central Eastmoor Civic Association).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3372.706(B), Graphics.  
To allow automatic changeable copy in the CCO.  
3372.706(E)(1), Graphics.  
To increase the total graphic area of the pickup unit sign from 20 square feet to 22.61 square feet.  
3377.08(B)(2), Illumination and special effects.  
To reduce the portion of a ground sign with changeable copy to be used for identification of the use from 50 percent to 0 percent.  
**Proposal:** To convert an existing pickup unit sign to digital.  
**Applicant(s):** Kayla Wilson  
1985 Baldwin Road  
Reynoldsburg, Ohio 43068  
**Property Owner(s):** Ahuja Development LLC; c/o Amit Ahuja  
3800 Delaware Avenue, Suite 102A  
Tonawanda, New York 14217  
**Attorney/Agent:** None  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

**02. Application No.:** **GC21-005**  
**Location:** **3330 E. LIVINGSTON AVE. (43227)**, located at the northwest corner of East Livingston Avenue and Barnett Road (010-086824; Mideast Area Commission).  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3376.09(A)(1), Permanent signs for other uses in residential districts.  
To allow automatic changeable copy, and to increase the graphic area of a sign devoted to changeable copy from 50 percent to 65 percent.  
3376.09(A)(4), Permanent signs for other uses in residential districts.  
To increase the allowable graphic area for an identification sign from 32 square feet to 54 square feet.  
3377.08(B), Special effects.  
To allow an automatic changeable-copy sign in the SR, Suburban Residential District.  
**Proposal:** To reface an existing ground sign with an electronic message center.  
**Applicant(s):** Christ Memorial Baptist Church  
3330 East Livingston Avenue  
Columbus, Ohio 43227  
**Property Owner(s):** Applicant  
**Attorney/Agent:** Adam Electric Signs; c/o Amanda Hanna  
1100 Industrial Avenue SW  
Massillon, Ohio 44647  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)

**03(A). Application No.:** **GC21-009**  
**Location:** **6229 E. DUBLIN-GRANVILLE RD. (H-1) (43054)**, located at the southeast corner of East Dublin-Granville Road and North Hamilton Road (545-251414; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3377.10(B), Permanent on-premises ground signs.  
To allow a ground sign and a side wall sign to be directed to the same street (north elevations of both buildings).  
3372.806(D, E), Graphics  
To increase sign area on the 20' Hamilton Rd. Anchor/Fuel Sign from 160 square feet to a maximum of 258 square feet. [H1 Sign M1]  
To increase the graphic area on the 20' Hamilton Rd. Anchor/Fuel Sign from 80 square feet to with the graphic area to a maximum of 133 square feet. [H1 Sign M1]  
To allow the base of Anchor/Fuel Identification Signs to be constructed of brick or natural, cast or manufactured stone, or similar building materials as the building(s) they serve. [H1 Signs M1 and M2]  
**Proposal:** To allow signage for two mixed use fuel stations and eating and drinking establishments.  
**Applicant(s):** Hamilton Crossing, LLC  
250 Civic Center Drive  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Attorney/Agent:** Casto, Inc., c/o of Charlie Fraas  
250 Civic Center Drive  
Columbus, Ohio 43215  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**03(B). Application No.:** GC21-009

**Location:** 6229 E. DUBLIN-GRANVILLE RD. (H-2) (43054), located at the southeast corner of East Dublin-Granville Road and North Hamilton Road (545-251414; Northland Community Council).

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

**Request:** Variance(s) to Section(s):

3377.10(B), Permanent on-premises ground signs.  
To allow a ground sign and a side wall sign to be directed to the same street (north elevations of both buildings).

3377.20(E), Permanent on-premises wall and window signs  
To allow a ground sign and side and rear wall signs serving the to be directed to the same right of way. [H2 Signs 1, 3, and 4]

3377.24(A,B, D), Wall signs for individual uses  
To increase the allowable graphic area for a wall sign on the rear of the building from 16 square feet to 60 square feet. [H2 Signs 1 and 2]  
To increase the graphic area of the south façade of the fuel canopy from 7.5 square feet to 16 square feet of graphic area. [H2 Sign 4 (southern facing)]

3372.806(E), Graphics  
To allow the base of Anchor/Fuel Identification Signs to be constructed of brick or natural, cast or manufactured stone, or similar building materials as the building(s) they serve.

3377.18(A) Permanent On-Premises Projecting Signs.  
To allow for a second projecting sign on the fuel canopy. [H2 Sign 4]  
To allow for projecting sign on a commercial building where a ground sign or a side wall sign is directed to the same street and having an area of 16 square feet. [Both H2 Sign 4].  
To allow for a projecting sign on a commercial building where the projecting sign is not directed to a street that abuts the lot. [H2 Sign 4 (southern facing)]  
To allow for two projecting signs on the vertical canopy column to identify gas/diesel pumps. [See inset on sheet 2 of 4 of Subarea H2 Project Signage]  
To allow a projecting sign to be utilized in conjunction with a ground sign directed toward the same street. [H2 Sign 4]

**Proposal:** To allow signage for two mixed use fuel stations and eating and drinking establishments.

**Applicant(s):** Hamilton Crossing, LLC  
250 Civic Center Drive  
Columbus, Ohio 43215

**Property Owner(s):** Applicant

**Attorney/Agent:** Casto, Inc., c/o of Charlie Fraas  
250 Civic Center Drive  
Columbus, Ohio 43215

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

- 04. Application No.:** **GC21-010**  
**Location:** **27 W. JENKINS AVE. (43207)**, located at the southwest corner of West Jenkins Avenue and South Wall Street (010-21364; Columbus Southside Area Commission).  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3375.06(C), Street classification.  
To allow a sign to be directed to an alley with less than 30 feet of right-of-way.  
**Proposal:** To install a monument sign for a multi-unit development along an alley.  
**Applicant(s):** Jenkins St. Lofts LP; c/o Annie Little, Woda Cooper  
500 South Front Street, 10th Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Attorney/Agent:** Anne Little, Atty.  
500 South Front Street, 10th Floor  
Columbus, Ohio 43215  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)
- 05. Application No.:** **GC21-011**  
**Location:** **2210 HILLIARD-ROME RD. (43206)**, located on the east side of Hilliard-Rome Road, approximately 330 feet north of Nike Drive (560-122526; Far West Side Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3377.24, Wall signs for individual uses.  
To increase the graphic area of a side wall sign from 16 square feet to 128 square feet.  
**Proposal:** To install a wall sign on an elevation that does not have a public entrance.  
**Applicant(s):** Tire Discounters, c/o Justin Scalf  
2502 State Route 131  
Goshen, Ohio 45122  
**Property Owner(s):** GEMCAP Development, LLC  
418 North Marshall Street, Ste. 201  
Winston-Salem, North Carolina 27101  
**Attorney/Agent:** One Stop Signs, c/o Justin Scalf  
2502 State Route 131  
Goshen, Ohio 45122  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

- 06. Application No.:** **GC21-012**  
**Location:** **1146 GEMINI PL. (43240)**, located on the north side of Gemini Place, approximately 230 feet east of Antares Avenue (31843201018007 & 31843201002007; Far North Columbus Communities Coalition).  
**Existing Zoning:** L-C-4, Limited Commercial District  
**Request:** Variance(s) to Section(s):  
3377.24(D), Wall signs for individual uses.  
To increase the number of wall signs from 1 to 3 and the allowable graphic area of each sign from 16 square feet to 69 square feet at the drive-thru area.  
**Proposal:** To install 3 wall signs on the backs of the banking drive-thru units.  
**Applicant(s):** NP Limited Ptp / Polaris HB, LLC; c/o Philadelphia Sign  
707 West Spring Garden Street  
Palmyra, New Jersey 08065  
**Property Owner(s):** NP Limited Ptp / Polaris HB, LLC  
8800 Lyra Avenue  
Columbus, Ohio 43240  
**Attorney/Agent:** Zoning Resources; c/o Rebecca Green  
5660 Boucher Drive  
Orient, Ohio 43146  
**Planner:** Michael Maret, (614) 645-2749; [MJMaret@Columbus.gov](mailto:MJMaret@Columbus.gov)
- 07. Application No.:** **GC21-013**  
**Location:** **935 E. BROAD ST. (43205)**, located on the south side of East Broad Street, approximately 90 feet east of South 18th Street (010-038376; Near East Area Commission).  
**Existing Zoning:** AR-O, Apartment Office District  
**Request:** Variance(s) to Section(s):  
3377.17(A), Setback regulations for permanent on-premises ground signs.  
To reduce the ground sign setback along Broad Street from 15 feet to 7 feet.  
**Proposal:** To replace an existing pole sign with a ground sign.  
**Applicant(s):** Women's Care Center, Inc.; c/o Madeline Pasevento  
201 Lincolnway West  
Mishawaka, IN 46544  
**Property Owner(s):** Applicant  
**Attorney/Agent:** Zoning Resources; c/o Rebecca Green  
5660 Boucher Drive  
Orient, Ohio 43146  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

**08. Application No.:** **GC21-014**  
**Location:** **1724 NORTHWEST BLVD. (43212)**, located at the southeast corner of Northwest Boulevard and Chambers Road (010087459; 5th by Northwest Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Graphics Plan(s) to Section(s): 3377.26, Permanent on-premises roof signs.  
To approve a Graphics Plan for a roof sign.  
**Proposal:** To install a roof sign on the west elevation of the building.  
**Applicant(s):** Carl Underwood  
421 West State Street  
Columbus, Ohio 43215  
**Property Owner(s):** MRZ Investments, LLC  
1820 Northwest Boulevard, Ste. 200  
Columbus, Ohio 43212  
**Attorney/Agent:** SignAffects Limited, c/o Erika Walker  
10079 Smith Calhoun Road  
Plain City, Ohio 43064  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)