

**AGENDA
GRAPHICS COMMISSION
CITY OF COLUMBUS, OHIO
JULY 20, 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 public hearing on the following zoning applications on **TUESDAY, JULY 20TH, 2021 at 4:15 p.m.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the 2ND FLOOR HEARING ROOM. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>

With the return to in-person meetings, we want to assure attendees that all safety precautions per the CDC will be followed. The hearing room will be cleaned after each meeting, attendees should feel comfortable wearing a mask if they choose. Free masks will be available for any participant. Spectator chairs and board members' chairs have been set up with social distancing in mind. We ask that chairs and tables not be moved to ensure a safe meeting environment for all who attend.

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

Further information may be obtained by visiting the City of Columbus Zoning Office website at <https://www.columbus.gov/bzs/zoning/Graphics-Commission/> or by calling the Department of Building and Zoning Services, Council Activities Section at 614-645-4522.

01. **Application No.:** [GC21-016](#)
Location: **2700 BRICE RD. (43068)**, located at the southeast corner of Brice Road and Tussing Road (530-214869; Far East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3375.15, Banner standards.
 To increase the number of allowed banners from 1 to 4. (A, D1, D2, F3)
3375.15(B), Banner standards.
 To increase the display time for banners from 30 days to 57 days.
3375.15(C), Banner standards.
 To increase the graphic area of a banner from 16 square feet to 63.86 sq.ft. (Banner A) and to 32 square feet (Banner F3)
3377.27, Temporary on-premises signs
 To increase the number of allowed temporary signs from one (1) to two (2) and to increase the height of a temporary signs from 8 feet to 11 feet. (B2, C2)
3375.12.(A), Variance Required
 To allow signs which is not specifically prohibited by this Graphics Code, but which would not comply with its provisions to extend beyond the perimeter of the wall to which it is attached. (Sign 4)

3377.18(A), Permanent on-premises projecting signs.

To increase the number of projecting signs from 1 to 4 on the fuel canopy building columns and to allow the projecting signs to be directed to the same street as a ground sign. (Sign 5).

3377.24(B), Wall signs for individual uses.

To increase the graphic area for wall signs on an elevation that is not directed to a right of way from 41.57 sq.ft. to 52.46 sq.ft. (7a Made to Order)

Proposal: To allow multiple banners, temporary signs, projecting signs and identification signs.

Applicant(s): Sheetz, Inc., c/o Mike Casale
630 Morrison Road, Ste 150
Gahanna, Ohio 43230

Property Owner(s): Brixmor GC Apollo 1 Sub, LLC
8700 W. Bryn Mawr Ave., Ste. 10005
Chicago, Illinois 60631

Attorney/Agent: Zoning Resources, c/o Cindy Kingery
6405 Rising Sun Drive
Grove City, Ohio 43123

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

02. Application No.: [GC21-018](#)
Location: **1380 BETHEL RD. (43220)**, located at the northwest corner of Bethel Road and Godown Road (010-132390; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3375.15, Banner standards.
To increase the number of allowed banners from 1 to 4. (A, D1, D2, F3)
3375.15(B), Banner standards.
To increase the display time for banners from 30 days to 57 days.
3375.15(C), Banner standards.
To increase the graphic area of a banner from 16 square feet to 63.86 sq.ft. (Banner A) and to 32 square feet (Banner F3)
3377.27, Temporary on-premises signs
To increase the number of allowed temporary signs from one (1) to two (2) and to increase the height of a temporary signs from 8 feet to 11 feet. (B2, C2)
3375.12.(A), Variance Required
To allow signs which is not specifically prohibited by this Graphics Code, but which would not comply with its provisions to extend beyond the perimeter of the wall to which it is attached. (Sign 4)
3377.18(A), Permanent on-premises projecting signs.
To increase the number of projecting signs from 1 to 4 on the fuel canopy building columns and to allow the projecting signs to be directed to the same street as a ground sign.(Sign 5).
3377.24(B), Wall signs for individual uses.
To increase the graphic area for wall signs on an elevation that is not directed to a right of way from 41.57 sq.ft. to 52.46 sq.ft. (7a Made to Order)
3372.806(A,B, C), Graphics.
To A) allow for pickup unit signage to have automatic changeable copy, B) to allow pickup unit signage to be visible from the right of way and residentially zoned property, C), to increase the graphic area from 40 square feet to 55 square feet. The sign area was increased to 104.4 in a prior graphics variance.
3377.08(B,2), Illumination and special effects.
To reduce the portion of the percentage of the sign utilized for identification from 50% to 23%.
3377.10(B), Permanent on-premises ground signs.
To allow a 26 square foot side wall sign on an elevation that is directed to the same street as a ground sign.
Proposal: To allow multiple banners, temporary signs, projecting signs and identification signs.
Applicant(s): Sheetz, Inc., c/o Mike Casale
630 Morrison Road, Ste 150
Gahanna, Ohio 43230
Property Owner(s): Columbus Godown, LLC
4270 Morse Road
Columbus, Ohio 43123
Attorney/Agent: Zoning Resources, c/o Cindy Kingery
6405 Rising Sun Drive
Grove City, Ohio 43123
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

03. Application No.: [GC21-019](#)
Location: **2840 JOHNSTOWN RD. (43219)**, located at the northeast corner of Stelzer Road and Johnstown Road (445-301939; None).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3375.15, Banner standards.
 To increase the number of allowed banners from 1 to 4. (A, D1, D2, F3)
3375.15(B), Banner standards.
 To increase the display time for banners from 30 days to 57 days.
3375.15(C), Banner standards.
 To increase the graphic area of a banner from 16 square feet to 63.86 sq.ft. (Banner A) and to 32 square feet (Banner F3)
3377.27, Temporary on-premises signs
 To increase the number of allowed temporary signs from one (1) to two (2) and to increase the height of a temporary signs from 8 feet to 11 feet. (B2, C2)
3375.12.(A), Variance Required
 To allow signs which is not specifically prohibited by this Graphics Code, but which would not comply with its provisions to extend beyond the perimeter of the wall to which it is attached. (Sign 4)
3377.18(A), Permanent on-premises projecting signs.
 To increase the number of projecting signs from 1 to 4 on the fuel canopy building columns and to allow the projecting signs to be directed to the same street as a ground sign.(Sign 5).
3377.08(B,2), Illumination and special effects.
 50% to 43.71%. 117.25
 sq ft graphic area (139.25x121.25); 51.25 sq ft of identification area (139.25x53).
Proposal: To allow multiple banners, temporary signs, projecting signs and identification signs.
Applicant(s): Sheetz, Inc., c/o Mike Casale
630 Morrison Road, Ste 150
Gahanna, Ohio 43230
Property Owner(s): Columbus Stelzer Johnstown, LLC
4270 Morse Road
Columbus, Ohio 43123
Attorney/Agent: Zoning Resources, c/o Cindy Kingery
6405 Rising Sun Drive
Grove City, Ohio 43123
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

04. Application No.: [GC21-020](#)
Location: **4201 S. HAMILTON RD. (43125)**, located at the southwest corner of Hamilton Road and Blackstone Road (530-193321; Greater Southeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3375.15, Banner standards.
To increase the number of allowed banners from 1 to 4. (A, D1, D2, F3)
3375.15(B), Banner standards.
To increase the display time for banners from 30 days to 57 days.
3375.15(C), Banner standards.
To increase the graphic area of a banner from 16 square feet to 63.86 sq.ft. (Banner A) and to 32 square feet (Banner F3)
3377.27, Temporary on-premises signs
To increase the number of allowed temporary signs from one (1) to two (2) and to increase the height of a temporary signs from 8 feet to 11 feet. (B2, C2)
3375.12.(A), Variance Required
To allow signs which is not specifically prohibited by this Graphics Code, but which would not comply with its provisions to extend beyond the perimeter of the wall to which it is attached. (Sign 4)
3377.18(A), Permanent on-premises projecting signs.
To increase the number of projecting signs from 1 to 4 on the fuel canopy building columns and to allow the projecting signs to be directed to the same street as a ground sign.(Sign 5).
3377.10(B), Permanent on-premises ground signs.
To allow a 26 square foot side wall sign on an elevation that is directed to the same street as a ground sign.
3377.08(B,2), Illumination and special effects.
50% to 43.71%. 117.25
sq ft graphic area (139.25x121.25); 51.25 sq ft of
identification area (139.25x53).
Proposal: To allow multiple banners, temporary signs, projecting signs and identification signs.
Applicant(s): Sheetz, Inc., c/o Mike Casale
630 Morrison Road, Ste 150
Gahanna, Ohio 43230
Property Owner(s): Saver Motel, Inc.
4829 Stonehaven Drive
Columbus, Ohio 43220
Attorney/Agent: Zoning Resources, c/o Cindy Kingery
6405 Rising Sun Drive
Grove City, Ohio 43123
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 05. Application No.:** [GC21-021](#)
Location: **527 WILSON AVE. (43205)**, located at the southwest corner of East Fulton Street and Wilson Avenue (010-066853; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3376.02(A), Illumination in residential districts.
To allow an illuminated sign within 50 feet of a residential district.
3376.04, Residential complex signs.
To reduce the setback for a ground sign from 15 feet to 8 feet.
Proposal: To replace an existing ground sign
Applicant(s): Elgin Orton
527 Wilson Avenue
Columbus, Ohio 43205
Property Owner(s): Zion Hill Baptist Church Inc.
527 Wilson Avenue
Columbus, Ohio 43205
Attorney/Agent: SignAffects Limited
10079 Smith Calhoun Road
Plain City, Ohio 43064
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov
- 06. Application No.:** [GC21-025](#)
Location: **8890 LYRA DR. (43240)**, located on the east side of Lyra Drive, approximately 620 feet south of Gemini Place (31843101017000; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Limited Commercial District
Request: Graphics Plan(s) per Section(s):
3377.15(C), Ground signs requiring graphics plan approval.
Graphics Plan to allow one illuminated ground directional sign.
Proposal: To install an internal directional sign on the site.
Applicant(s): Phase II, LLC; c/o Dave Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215
Property Owner(s): The Pointe at Polaris Ph II, LLC; c/o Dave Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty
411 East Town Street, Floor 2
Columbus, Ohio 43215
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov