

**AGENDA
GRAPHICS COMMISSION
CITY OF COLUMBUS, OHIO
AUGUST 16, 2022**

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, AUGUST 16 2022 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>

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.: GC22-007**
Location: **2581 WALCUTT RD. (43026)**, located on the west side of Walcutt Road, approximately 350 feet north of Roberts Road (560-158108; Far West Side Area Commission).
Existing Zoning: L-AR-1, Residential District
Request: Variance(s) to Section(s):
3376.06(B), Residential complex instructional signs.
To increase the graphic area of a residential complex instructional wall sign from 4 square feet to 5.112 square feet.
3376.05(A), Ground signs at entrances to residential complexes.
To increase the number of ground signs at an entrance to a residential complex from one to two.
3376.05(C), Ground signs at entrances to residential complexes.
To reduce the setback for two ground signs from 15 feet to 6 feet 3 inches.
3376.05(D), Ground signs at entrances to residential complexes.
To increase the height of a ground sign from 4 feet to 6 feet.
Proposal: To install one wall sign and two entry feature ground signs for an apartment complex.
Applicant(s): Peyton Park, LLC
2581 Walcutt Road
Columbus, Ohio 43026
Property Owner(s): Applicant
Attorney/Agent: Zoning Resources, c/o Rebecca Green
84 Skyline Drive
Ashville, Ohio 43103
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 02. Application No.:** **GC22-008**
Location: **2127 E. LIVINGSTON AVE. (43209)**, located on the south side of East Livingston Avenue, approximately 385 feet west of Sheridan Avenue (010-011501; Mideast Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.706(E,1),Graphics.
To increase the graphic area of a pickup unit sign from 30 square feet to 40 square feet.
3372.706(E,4),Graphics.
To increase the height of an order board from 6 feet to 9 feet 10 inches.
3377.24(D),Wall signs for individual uses.
To increase the graphic area of a side wall sign from 16 square feet to 25 square feet on the east elevation and from 0 square feet to 40 square feet on the west elevation.
Proposal: To install two wall signs and a pickup unit sign.
Applicant(s): Northstar Realty
387 Livingston Avenue
Columbus, Ohio 43215
Property Owner(s): Graces Bend Bex-Livingston, LLC
387 Livingston Avenue
Columbus, Ohio 43215
Attorney/Agent: Smith & Hale, c/o Jackson B. Reynolds, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 03. Application No.:** **GC22-018**
Location: **1100 E. BROAD ST (43205)**, located on the north east corner of E Broad Street and N 22nd Street. (010-000607; Near East Area Commission).
Existing Zoning: AR-O, Apartment Residential Office District
Request: Variance(s) to Section(s):
3377.17(A), Setback regulations for permanent on-premises ground signs.
To reduce the minimum setback of a ground sign from 15 feet to 2 feet.
Proposal: To install a ground sign for a Senior Living Community Center
Applicant(s): Columbus Metropolitan Housing Authority
882 E. 11th Street
Columbus, Ohio 43211
Property Owner(s): Applicant
Attorney/Agent: Caleb Moore, Agent
6060 Westerville Road
Westerville, Ohio 43081
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

04. Application No.: **GC22-019**
Location: **4910 N. HIGH ST. (43214)**, located on the northeast corner of N High Street and More Road. (010-052186 & 010-015660; Clintonville Area Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit & Variance(s) to Section(s):
3377.17(A), Setback regulations for permanent on-premises ground signs.
To reduce the setback for a ground sign from 15' to 0' (A2).
3378.01(D), General provisions.
To grant special permits for two off-premises ground signs for two separate uses (signs A2 and A3) A2 is on parcel 010-015660 and A3 is on parcel 010-052186, a special permit to allow menu boards (H1 and H2) on parcel 010-015660, and a special permit to allow the clearance bars on parcel 010-015660.
3372.706(D)(2), Graphics.
To increase the sign area of a second frontage from 30 sq. ft. to 58.75 sq. ft.
Proposal: To allow for the installation of updated ground, monument, and wall signage for a new fast food restaurant and an oil change shop.
Applicant(s): Chick-fil-A c/o Justin Lurk
5200 Buffington Road
Atlanta, Georgia 30349
Property Owner(s): Shriners Hospitals for Bedel Richard Earl TR
3300 Riverside Drive, Suite 125
Upper Arlington, Ohio 43221
Attorney/Agent: Tracey Diehl, Atty.
6487 Hilliard Drive
Canal Winchester, Ohio 43110
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov

05. Application No.: GC22-020
Location: 3628 W. DUBLIN-GRANVILLE RD. (43235), located on the west side of Sawmill Place Boulevard, approximately 240 feet south of Bent Tree Boulevard (590-231186; Northwest Civic Association).
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 of a wall sign on the front (west) façade from 56.24 square feet to 394 square feet.
3377.24(D), Wall signs for individual uses.
To increase the allowable graphic area of a wall sign on the rear (east) façade from 16 square feet to 144 square feet.
Proposal: To allow for the installation of signage for a new retail space tenant in a shopping center.
Applicant(s): Blair Image
5107 Kissell Avenue
Altoona, Pennsylvania 16601
Property Owner(s): SR Sun Center LLC
PO Box 24550
Columbus, Ohio 43224
Attorney/Agent: Zoning Resources c/o Rebecca Green
PO Box 171
Commercial Point, Ohio 43116
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov