

**AGENDA
GRAPHICS COMMISSION
CITY OF COLUMBUS, OHIO
NOVEMBER 21, 2023**

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, NOVEMBER 21, 2023 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.:** **GC23-029** *****APPROVED*****
Location: **3100 EASTON SQUARE PLACE (43219)**, located on the northeast corner of Easton Square Place and Stezler Road (010-282381; Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned District District
Request: Variance(s) to Section(s):
3377.24 (B), Wall signs for individual uses.
To increase the graphic area of a wall sign from 216 square feet to 247 square feet
Proposal: To install a wall sign.
Applicant(s): Viking Partners Easton LLC
8044 Montgomery Rd, Ste 600
Cincinnati, Ohio 45236
Property Owner(s): Applicant
Attorney/Agent: Signcom, Inc., Kylie Cochran Agent
527 West Rich St
Columbus, Ohio 43215
Planner: Adam Trimmer, 614-645-1469; ADTrimmer@Columbus.gov

02. **Application No.:** **GC23-032** *****APPROVED*****
Location: **4581 CLEVELAND AVE. (43231)**, located on the northwest corner of Cleveland Avenue and Clybourne Road (600-151967; Northland Community Council).
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3376.09(A)(1), Permanent signs for other uses in residential districts.
To increase the portion of a ground sign displaying changeable copy from 50% to 57.2%.
3376.09(A)(4), Permanent signs for other uses in residential districts.
To increase the maximum permitted graphic area of a ground sign from 32 square feet to 65.4 square feet.
Proposal: To legitimize and reface an existing ground sign.
Applicant(s): Northland Church of Christ Inc
4581 Cleveland Avenue
Columbus, Ohio 43231
Property Owner(s): Northland Church of Christ Inc
4581 Cleveland Avenue
Columbus, Ohio 43231
Attorney/Agent: Expedite the Diehl LLC c/o Tracey Diehl, Atty.
6487 Hilliard Drive
Canal Winchester, Ohio 43110
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
03. **Application No.:** **GC23-035** *****APPROVED*****
Location: **50 E. 7TH AVE. (43201)**, located on the north side of East 7th Avenue, approximately 100 feet east of North Pearl Street (01-026112; University Area Commission).
Existing Zoning: AR-3, Apartment Residential District
Request: Variance(s) to Section(s):
3376.04(C), Residential complex signs
To increase the allowable height of a residential wall sign from 8 ft. to 20 ft.
Proposal: To install a new illuminated wall sign.
Applicant(s): Peer on 7th
50 East 7th Avenue
Columbus, Ohio 43201
Property Owner(s): 50 E 7th Borrower, LLC
105 West York Street, Ste. 350
Elmhurst, Illinois 60126
Attorney/Agent: Atlantic Sign Company, c/o Brooke Alini
2328 Florence Ave
Cincinnati, Ohio 45206
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

- 04. Application No.:** **GC23-036** *****TABLED*****
Location: **3651 - 3675 SULLIVANT AVE. (43228)**, located on the southeast corner of Sullivant Avenue and Wedgewood Drive (010-240872; Greater Hilltop Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3377.23, Permanent and removable window signs.
To increase the the total window coverage from 25 percent to 100 percent.
Proposal: To legitimize existing window signage.
Applicant(s): La Michoacana Mexican Market II, LLC
3629 Sullivant Avenue
Columbus, Ohio 43228
Property Owner(s): Harmony Partners, LLC
2246 South Hamilton Road, Suite 101
Columbus, Ohio 43232
Attorney/Agent: Plank Law Firm, LPA c/o Donald T. Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov
- 05. Application No.:** **GC23-037** *****TABLED*****
Location: **3464 SULLIVANT AVE (43204)**, located on the east north side of Sullivant Avenue, approximately 50 feet west of Derrer Road. (010-121729; Greater Hilltop Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.706 (B), Graphics.
To allow a pole sign to have automatic changeable copy.
3372.706 (C)(4,5), Graphics.
To reduce the setback of a ground sign from 15 feet to 12.5 feet and to increase the height of a ground sign from 6 feet to 15 feet.
Proposal: To reface an existing pole-sign with automatic changeable copy.
Applicant(s): Sullivant Ave Inc. C/O John Tomlinson
4220 Orders Road.
Grove City, Ohio 43123
Property Owner(s): Applicant
Attorney/Agent: Tyler Sihhema
862 Cypresspoint Ct.
Cinninnati, Ohio 45245
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov

06. **Application No.:** GC23-040 *****APPROVED*****
Location: 4910 N. HIGH ST. (43214), located on the northeast corner of North High Street and Morse Road (010-052186; Clintonville Area Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3372.706(C)(1), Graphics.
To increase the number of ground signs from 1 to 3 (A1, A2, and A3) on a single parcel.
3372.706(C)(2), Graphics.
To allow two pole signs (A1 and A2) in the CCO.
3372.706(C)(3), Graphics.
To allow for two ground signs (A1 and A2) that do not have a base.
3372.706(C)(4), Graphics.
To reduce the setback for Sign A2 from 15 feet to 7.5 feet from Morse Road and to reduce the setback for Sign A3 from 15 feet to 5 feet from North High Street.
3372.706(C)(5), Graphics.
To increase the maximum permitted height of a ground sign from 6' above grade to 23'8" for sign A2 (existing condition).
3372.706(E)(2), Graphics.
To allow two menu boards (H1 and H2) to be located between the building and the Morse Road right-of-way.
Proposal: To add a ground sign and menu board signs for a new fast food restaurant.
Applicant(s): Agent
Property Owner(s): Chick-Fil-A, Inc.
5200 Buffington Road
Atlanta, Georgia 30349
Attorney/Agent: Plank Law Firm c/o Rebecca Mott, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Planner: Steven Smedley, (614) 645-6130; SFSmedley@Columbus.gov