

**AGENDA  
GRAPHICS COMMISSION  
CITY OF COLUMBUS, OHIO  
FEBRUARY 20, 2024**

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, FEBRUARY 20, 2024 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.: GC23-049 \*\*\*APPROVED\*\*\***
- Location:** **5329 RIGGINS RD. (43016)**, located on the southeast corner of Riggins Road and Avery Road. (010-298469; Hayden Run Civic Association).
- Existing Zoning:** CPD, Commercial Planned Development District
- Request:** Varaince(s) to Section(s):  
3372.806 B2, Graphics.  
To allow 4 ground signs between the building line and right of way line.  
3372.806 B1, Graphics.  
To increase the graphic area of a menu board from 30 square feet to 61 square feet.
- Proposal:** To install 2 pre-menu and 2 menu boards.
- Applicant(s):** McDonald’s Corporation  
5239 Riggins Rd.  
Columbus, Ohio 43016
- Property Owner(s):** Harvey Run, LLC  
4220 Shire Cove Road 43026  
Hilliard, Ohio 43026
- Attorney/Agent:** Kessler Sign Co., c/o Ashley Tanner  
P.O. Box 785  
Zanesville, Ohio 43702
- Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

02. **Application No.:** **GC23-047** **\*\*\*APPROVED\*\*\***  
**Location:** **2074 BETHEL RD. (43235)**, located on the northeast corner of Bethel Road and Dierker Road (590-183775; Northwest Civic Association).  
**Existing Zoning:** CPD, Commercial Planned District District  
**Request:** Variance(s) to Section(s):  
3377.11(A), Tenant panels and changeable copy  
To increase the allowable number of tenant panels from 4 to 6.  
3377.11(D), Tenant panels and changeable copy  
To decrease the minimum required percentage of a multi-tenant sign dedicated to identifying the entire use from 50% to 19%.  
3372.806(D)(2), Graphics  
To increase the maximum allowable square footage for a ground sign from 320 square feet to 504 square feet and to increase the maximum allowable graphic area from 160 square feet to 324 square feet.  
**Proposal:** To refurbish a multi-tenant sign.  
**Applicant(s):** Brixmor Property Group  
201 E. Auburn Road  
Rochester, Michigan 48307  
**Property Owner(s):** Applicant  
**Attorney/Agent:** Expedite the Diehl, LLC  
6487 Hilliard Drive  
Canal Winchester, Ohio 43110  
**Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)
03. **Application No.:** **GC23-043** **\*\*\*APPROVED\*\*\***  
**Location:** **5757 W. BROAD ST. (43119)**, located at the southwest corner of West Broad Street and Galloway Road (246-303211 & 246303212; Westland Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3377.08(B,2), Illumination and special effects.  
To reduce the identification portion of a ground sign from 50% to 19%.  
**Proposal:** To install signage for a new fuel station.  
**Applicant(s):** Sheetz Inc., c/o Skilken Gold  
4270 Morse Road  
Columbus, Ohio 43230  
**Property Owner(s):** RJM Star, LLC  
5757 West Broad Street  
Columbus, Galloway Ohio 43119  
**Attorney/Agent:** Zoning Resources, c/o Rebecca Green  
84 Skyline Drive  
South Bloomfield, Ohio 43103  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

- 04. Application No.:** **GC23-044** **\*\*\*APPROVED\*\*\***
- Location:** **2899 MORSE RD. (43231)**, located on the south side of Morse Road, approximately 1,270 feet west of Westerville Road (010-016790; Northeast Area Commission).
- Existing Zoning:** C-4, Commercial District
- Request:** Variance(s) to Section(s):  
3377.23, Permanent and removable window signs.  
To increase the maximum allowable graphic area for a window from 25% to 56.5%.
- Proposal:** To legitimize existing window signage.
- Applicant(s):** Horizon Science Academy Elementary School  
2835 Morse Road  
Columbus, Ohio 43231
- Property Owner(s):** Applicant
- Attorney/Agent:** Zoning Resources c/o Rebecca Green  
84 Skyline Drive  
South Bloomfield, Ohio 43103
- Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
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- 05. Application No.:** **GC23-045** **\*\*\*TABLED\*\*\***
- Location:** **4425 E. LIVINGSTON AVE. (43227)**, located on the southeast corner of South Hamilton Road and East Livingston Avenue (010-088052; Mideast Area Commission).
- Existing Zoning:** C-3, Commercial District
- Request:** Variance(s) to Section(s):  
3372.706(B), Graphics  
To allow a pole sign with automatic changeable copy.  
3372.706(C)(3), Graphics  
To allow a ground sign without a sign base.  
3372.706(C)(4), Graphics  
To reduce the setback for a ground sign from 15 feet to 8 feet.  
3372.706(C)(5), Graphics  
To increase the allowable height for a ground sign from 6 feet to 20 feet.  
3377.0(C), Tables of elements for on-premises ground signs  
To increase the allowable graphic area for a ground sign from 38 square feet to 82 square feet.
- Proposal:** To replace a damaged pole sign.
- Applicant(s):** NOFA Oil Company  
4425 E. Livingston Ave.  
Columbus, Ohio 43227
- Property Owner(s):** Applicant
- Attorney/Agent:** Zoning Resources, c/o Rebecca Green  
84 Skyline Drive  
South Bloomfield, Ohio 43103
- Planner:** Dane Kirk, (614) 645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

06. **Application No.:** **GC23-048** **\*\*\*APPROVED\*\*\***  
**Location:** **8833-8847 LYRA DR. (43240)**, located on the west side of Lyra Drive, approximately 800 feet south of Gemini Place (318-431010180; Polaris Design Review Board).  
**Existing Zoning:** L-C-4, Limited Commercial District  
**Request:** Graphics Plan(s) to Section(s): 3382.07, Graphics plan.  
To establish a new graphics plan.  
**Proposal:** To establish a new graphics plan for a a 7 unit commercial strip center.  
**Applicant(s):** Polaris 1.7 Outlet G LLC  
8800 Lyra Dr.  
Columbus, Ohio 43240  
**Property Owner(s):** Applicant  
**Attorney/Agent:** Zoning Resources C/O Rebecca Green  
84 Skyline Drive.  
South Bloomfield, Ohio 43103  
**Planner:** Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov
07. **Application No.:** **GC23-051** **\*\*\*TABLED\*\*\***  
**Location:** **743 BETHEL RD. (43214)**, located on the south side of Bethel Road, approximately 920 feet east of Jasonway Avenue (010-073630; Northwest Civic Association).  
**Existing Zoning:** CPD, Commercial Planned District  
**Request:** Variance(s) to Section(s): 3377.24 (B), Wall signs for individual uses.  
To increase the graphic area of wall signage, not oriented to a street, from 41.83 square feet to 100.97 square feet.  
**Proposal:** To add an additional wall sign for an eating and drinking establishment that is expanding into an adjacent storefront.  
**Applicant(s):** Coco Cuisine  
743 Bethel Road  
Columbus, Ohio 43214  
**Property Owner(s):** Olentangy Plaza 450 LLC  
DEPT 365 PO Box 4900  
Scottsdale, Arizona 85261  
**Attorney/Agent:** Zoning Resources c/o Rebecca Green  
84 Skyline Drive  
South Bloomfield, Ohio 43103  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)