

**AGENDA  
GRAPHICS COMMISSION  
CITY OF COLUMBUS, OHIO  
MAY 21, 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, MAY 21, 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.: GC23-036**  
**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 50 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

- 02. Application No.:** **GC23-046**  
**Location:** **1329-1327 BETHEL RD. (43220)**, located on the west side of Bentley Lane approximately 160 feet north of Godown Road. (010-303816; Northwest Civic Association).  
**Existing Zoning:** C-4, Commercial District  
**Request:** 3382.07, Graphics Plan.(s) to Section(s): 3377.15 (C)  
To allow a graphics plan.  
**Proposal:** To allow multiple wall, window and ground signs.  
**Applicant(s):** Zoning Resources, C/O Rebecca Green  
84 Skyline Dr.  
South Bloomfield Ohio, 43103  
**Property Owner(s):** Noble Academy - Columbus Inc  
1329 Bethel Rd  
Columbus, Ohio 43220  
**Attorney/Agent:** Rebecca Green, Atty  
84 Skyline Dr.  
South Bloomfield Ohio, 43103  
**Planner:** Adam Trimmer, (614)645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
- 03. Application No.:** **GC23-051**  
**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 signs, not oriented to a street, from 41.83 square feet to 100.97 square feet.  
**Proposal:** To install 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)

- 04. Application No.: GC23-050**  
**Location:** **3400 TWIN CREEKS DR. (43204)**, located on the south side of Twin Creeks Drive, approximately 700 feet east of North Wilson Road (560-129800; 570-129822; & 570-207187; West Scioto Area Commission).  
**Existing Zoning:** ARLD, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3376.02(A), Residential complex signs  
To reduce the setback of an illuminated ground sign that abuts a residentially zoned district from 50 feet to 25 feet.  
3376.04, Residential complex signs  
To allow a monument sign to be directed towards a private drive.  
**Proposal:** To install two monument signs.  
**Applicant(s):** Kittle Property Group, Inc.  
310 East 96th Street, Suite 400  
Indianapolis, Indiana 46240  
**Property Owner(s):** Rocco-Hilliard Annex LLC  
33 Bloomfield Parkway, Suite 135  
Bloomfield Hills, Michigan 48304  
**Attorney/Agent:** David Wietbrock  
310 East 96th Street, Suite 400  
Indianapolis, Indiana 46240  
**Planner:** Steven Smedley, (614) 645-6130; [SFsmedley@Columbus.gov](mailto:SFsmedley@Columbus.gov)
- 05. Application No.: GC24-008**  
**Location:** **8555 SANCUS BLVD. (43240)**, located on the northwest corner of Sancus Boulevard and Edgemoor drive. (31843301018004; No Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3378.01(D), General provisions.  
To allow an off-premise ground sign.  
**Proposal:** To install an off-primise ground sign.  
**Applicant(s):** Christian Brothers Automotive  
8555 Sancus Boulevard.  
Columbus, Ohio 43240  
**Property Owner(s):** CBH Properties Columbuss II LLC  
17725 Katy Fwy  
Houston, Texas 77094  
**Attorney/Agent:** Kessler Sign Co, Agent  
P.O. Box 785  
Zanesville, Ohio 43702  
**Planner:** Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)

- 06. Application No.:** **GC24-005**  
**Location:** **1179 E. MAIN ST. (43205)**, located on the southeast corner of East Main Street and Oakwood Avenue (010-014373; Near East Area Commission).  
**Existing Zoning:** AR-2, Apartment Residential District  
**Request:** Graphics Plan(s) to Section(s):  
3382.07, Graphics plan  
To establish a Graphics Plan.  
**Proposal:** To establish a graphics plan for a recently constructed apartment residential building including an illuminated projecting sign and wall sign.  
**Applicant(s):** 1179 E Main Ventures, LLC c/o Dave Perry  
411 East Town Street, Floor 1  
Columbus, Ohio 43215  
**Property Owner(s):** 1179 E Main Ventures, LLC c/o Gregg Gallas  
1371 West Third Avenue  
Columbus, Ohio 43212  
**Attorney/Agent:** Donald Plank, Atty.  
411 East Town Street, Floor 2  
Columbus, Ohio 43215  
**Planner:** Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)
- 07. Application No.:** **GC24-010**  
**Location:** **723 MOUNT VERNON AVE. (43203)**, located at the southwest corner of Mount Vernon Avenue and Hamilton Avenue (010-006494; Near East Area Commission).  
**Existing Zoning:** AR-3, Residential District  
**Request:** Graphics Plan(s) to Section(s):  
3382.07, Graphics plan  
To establish a Graphics Plan.  
**Proposal:** To install 6 wall signs for an apartment building.  
**Applicant(s):** Shiloh Development Partnership, LLC  
175 S 3rd Street, Ste. 120  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Attorney/Agent:** DaNite Sign Company, c/o Jennifer Bender  
1640 Harmon Avenue  
Columbus, Ohio 43223  
**Planner:** Jamie Freise, (614) 645-6350; [JFFReise@Columbus.gov](mailto:JFFReise@Columbus.gov)