

**AGENDA  
GRAPHICS COMMISSION  
CITY OF COLUMBUS, OHIO  
September 16, 2025**

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 and 34, Article 15 of the City Codes.

The City Graphics Commission will hold a public hearing on the following zoning applications on **TUESDAY, September 16, 2025, at 4:15 p.m.** at **MICHAEL B. COLEMAN GOVERNMENT CENTER** located in the 8<sup>th</sup> Floor Hearing Room (Room 823) at 111 North Front Street. 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/Business-Development/Building-Zoning-Services/Boards-and-Commissions/Graphics-Commission-Meetings> or by calling the Department of Building and Zoning Services, Council Activities Section at 614-645-4522.

- 01.      Application No.:      GC25-028      \*\*\*APPROVED\*\*\***  
**Location:              3111 HAYDEN RD (43235),** located on the south side of Hayden Road, approximately 600 feet east of Riverside Drive (590-173371; Northwest Civic Association).  
**Existing Zoning:      L-AR-2, Limited Apartment Residential District**  
**Request:                Variance(s) to Section(s):**  
**3376.04, Residential Complex Signs**  
**To allow a second permanent identification sign.**  
**3376.04(C), Residential Complex Signs**  
**To increase the total graphic area of a wall sign from 64 square feet to 102 square feet and the height from 12 feet to 57 feet.**  
**Proposal:                To install a 102-square-foot wall sign on the southern elevation.**  
**Applicant(s):          Megan Meyer, Architect**  
**243 N 5th St Suite 510**  
**Columbus, OH 43215**  
**Property Owner(s):   River Park Apartments LLC**  
**380 Polaris Parkway, Suite 135**  
**Westerville, Ohio 43082**  
**Attorney/Agent:        Jeffrey L. Brown, Attorney**  
**37 W Broad St Suite 460**  
**Columbus, OH 43215**  
**Planner:                 Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)**

02.    **Application No.:**    **GC25-029**    **\*\*\*APPROVED\*\*\***  
      **Location:**    **840 W. LANE AVE. (43221)**, located on the north side of West Lane Avenue, approximately 300 feet west of Kenny Road (010-208629; No Area Commission).  
  
      **Existing Zoning:**    M, Manufacturing District  
      **Request:**    Variance(s) to Section(s):  
                          3377.20(E), Permanent on-premises wall and window signs  
                                    To increase the graphic area on the west elevation from 200 square feet to 1,014 square feet.  
  
      **Proposal:**    To paint a 1,014-square-foot identification sign on the west elevation  
      **Applicant(s):**    Trove Warehouse  
                          840 W Lane Avenue.  
                          Columbus, Ohio 43221  
  
      **Property Owner(s):**    Legg Limited  
                          2328 Wood Avenue  
                          Columbus, OH 43221  
  
      **Attorney/Agent:**    Caleb Moore, Agent  
                          6060 Westerville Road  
                          Westerville, OH 43081  
  
      **Planner:**    Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)
03.    **Application No.:**    **GC25-032**    **\*\*\*APPROVED\*\*\***  
      **Location:**    **930 HILLIARD ROME RD. (43228)**, located on the east side of Hilliard Rome Road, approximately 800 feet south of Fisher Road (246-306051; Far West Area Commission).  
  
      **Existing Zoning:**    CPD, Commercial Planned Development District  
      **Request:**    Graphics Plan(s) to Section(s):  
                          3377.15(C), Ground signs requiring graphics plan approval  
                                    To establish a Graphics Plan to allow directional ground signs as well as the existing signs with previously approved variances.  
  
      **Proposal:**    To repeal and replace the existing Graphics Plan to include new directional signs as well as existing signs to remain.  
  
      **Applicant(s):**    Sheetz, Inc.  
                          630 Morrison Road, Suite 150  
                          Gahanna, Ohio 43230  
  
      **Property Owner(s):**    Sheetz, Inc.  
                          5700 6th Avenue  
                          Altoona, Pennsylvania 16602  
  
      **Attorney/Agent:**    Zoning Resources c/o Rebecca Green  
                          74 Glen Drive  
                          Worthington, Ohio 43085  
  
      **Planner:**    Steven Smedley, (614) 645-6130; [SFSmedley@Columbus.gov](mailto:SFSmedley@Columbus.gov)

04.    **Application No.:**    **GC25-033**    **\*\*\*APPROVED\*\*\***  
      **Location:**            **4881 ROBERTS RD. (43026)**, located on the southeast corner of Roberts Road and Walcutt Road (560-158121; Far West Side Area Commission).  
      **Existing Zoning:**    CPD, Commercial Planned Development District  
      **Request:**            Graphics Plan(s) to Section(s):  
                                 3377.15(C), Ground signs requiring graphics plan approval  
                                 To establish a Graphics Plan to allow directional ground signs as well as the existing signs with previously approved variances.  
      **Proposal:**           To repeal and replace the existing Graphics Plan to include new directional signs as well as existing signs to remain.  
      **Applicant(s):**       Sheetz, Inc.  
                                 630 Morrison Road, Suite 150  
                                 Gahanna, Ohio 43230  
      **Property Owner(s):** RRJB LLC  
                                 5700 6th Avenue  
                                 Altoona, Pennsylvania 16602  
      **Attorney/Agent:**   Zoning Resources c/o Rebecca Green  
                                 74 Glen Drive  
                                 Worthington, Ohio 43085  
      **Planner:**           Steven Smedley, (614) 645-6130; [SFsmedley@Columbus.gov](mailto:SFsmedley@Columbus.gov)
05.    **Application No.:**    **GC25-034**    **\*\*\*APPROVED\*\*\***  
      **Location:**            **88 E. 16th AVE. (43201)**, located at the northwest corner of Waldeck Avenue and 16th Avenue (010-067117; University Area Commission).  
      **Existing Zoning:**    AR-4, Apartment Residential District  
      **Request:**            Graphics Plan(s) to Section(s):  
                                 3382.07, Graphics Plan  
                                 To establish a Graphics Plan consisting of one projecting sign, two lighted wall signs (light fixtures), and an illuminated wall sign (Parking).  
      **Proposal:**           To establish a Graphics Plan.  
      **Applicant(s):**       Up Campus Pptys, LLC; c/o David Perry  
                                 411 E. Town Street, Fl 1  
                                 Columbus, Ohio 43201  
      **Property Owner(s):** Up Columbus Ohio State Owner, LLC; c/o Tyler Ammerman  
                                 560 West Washington Boulevard, Suite 200  
                                 Chicago, IL 60661  
      **Attorney/Agent:**   Donald Plank  
                                 411 E. Town Street, Fl 2  
                                 Columbus, OH 43215  
      **Planner:**           Adam Trimmer, (614) 645-1469; [ADTrimmer@Columbus.gov](mailto:ADTrimmer@Columbus.gov)