

**AGENDA
GRAPHICS COMMISSION
CITY OF COLUMBUS, OHIO
February 17, 2026**

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, February 17, 2026, 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/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.: GC25-051**
Location: **660 NEIL AVE. (43215)**, located at the southeast corner of West Poplar Avenue and Neil Avenue (010-0028393, 010-057077, and 010-008412; Victorian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3376.09, Permanent signs for other uses in residential districts
To allow an internally illuminated sign with automatic changeable copy in a residential district.
Proposal: To install a fuel pricing sign with automatic changeable copy and a fuel station awning sign.
Applicant(s): Lori Williams
5105 River Valley Road
Millford, OH 43215
Property Owner(s): Thurber Village Mart
660 Neil Avenue
Columbus, OH 43215
Attorney/Agent: None
Planner: Dane Kirk, (614) 645-7973; DEKirk@Columbus.gov

02. Application No.: **GC25-054**
Location: **400 E. CAMPUS VIEW BLVD. (43235)**, located on the north side of East Campus View Boulevard, approximately 550 feet east of Crosswoods Drive (610-208792; Far North Columbus Communities Coalition).
Existing Zoning: L-AR-1, Limited Apartment Residential District
Request: Variance & Special Permit(s) to Section(s):
3376.04, Residential Complex Signs
 To increase the number of identification signs directed to the same abutting street from 1 to 2.
3376.04(C), Residential Complex Signs
 To increase the height of a sign from 12 feet to 51 feet for a wall/roof sign and from 12 feet to 16 feet for a ground sign.
3376.04(C), Residential Complex Signs
 To increase the allowable graphic area from 64 square feet to 255.5 square feet for a ground sign and wall/roof sign, combined.
3378.01(D), General Provisions
 To grant a special permit to allow for an off-premises sign.
Proposal: To install a wall sign and a monument sign.
Applicant(s): Retreat at Crosswoods
380 Polaris Parkway, Ste. 135
Westerville, OH 43082
Property Owner(s): Campus View Holdings, LLC
380 Polaris Parkway, Ste. 135
Westerville, OH 43082
Attorney/Agent: None
Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

03. Application No.: **GC25-056**

Location: **5091 E. MAIN ST. (43213)**, located on the south side of East Main Street, approximately 100 feet east of Manfeld Drive (010-183543; Mideast Area Commission).

Existing Zoning: CAC, Community Activity Center District

Request: Variance & Special Permit(s) to Section(s):

- G.20.060(C)(1), Ground Signs
To increase the total number of ground signs along each abutting road from one to two.
- G.20.060(C)(2), Ground Signs
To allow pole style signs where only monument style is allowed.
- G.20.060(C)(5), Ground Signs
To increase the total allowable height of a ground sign from 12 feet to 18 feet, 5 inches.
- 3377.08(B)(2), Illumination and Special Effects - Changeable Copy Sign
To decrease the percent of the sign area to be non-changeable copy from 50% to 17.3%.
- 3377.11(A), Tenant Panels and Changeable Copy
To increase the number of tenant panels from four to 8 (per face).
- 3377.11(C), Tenant Panels and Changeable Copy
To increase the percentage of sign area dedicated to changeable copy from 50% to 82.7%.
- 3378.01(D), General Provisions
To grant a special permit to allow for an off-premises sign to be installed in shopping centers that are individually parceled.
- G.20.060(B), Graphic Standards
To allow for a pole sign to be installed where prohibited.
- 3377.10(A), Permanent on-premises ground signs
To allow for two permanent ground signs directed towards the same street.
- 3377.11(D), Tenant panels and changeable copy
To allow for the identification portion of the sign for the entire use to be a 17.3% where only 50% is allowed.

Proposal: To install a multi-tenant sign.

Applicant(s): Atlantic Sign Company
2328 Florence Avenue
Cincinnati, Ohio 45206

Property Owner(s): ARC-Wyandotte LLC
300 Avenue of the Champions
Palm Beach Gardens, Florida 33418

Attorney/Agent: Atlantic Sign Company
2328 Florence Avenue
Cincinnati, Ohio 45206

Planner: Dane Kirk, 614-645-7973; DEKirk@Columbus.gov

04. Application No.: **GC25-052**
Location: **4048 MORSE RD (43230)**, located on the north side of Morse Road, approximately 600 feet east of Steltzer Road (600-296464; Northland Community Council).
Existing Zoning: C-4 , Commercial District
Request: Special Permit(s) to Section(s):
3377.01, General provisions for on-premises signs.
To permit an on-premises tenant panel on a shared freestanding sign located on an adjacent parcel.
Proposal: To permit an off premise sign
Applicant(s): Morgan Valentino
193 Tarrytown Rd
White Planes, New York 10607
Property Owner(s): MTA Outlot, LLC
150 E. Broad St. Suite 800
Columbus, Ohio 43215
Attorney/Agent: David Mikel, Agent
6001 Nimtz Parkway
South Bend, IN 46628
Planner: Adam Trimmer, (614) 645-1470; ADTrimmer@Columbus.gov