

**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

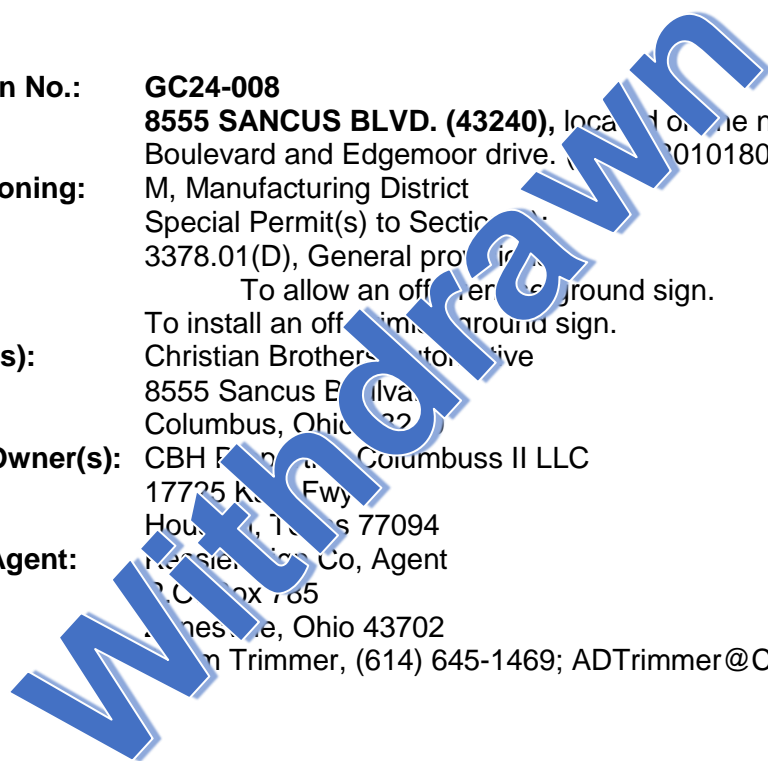
Further information may be obtained by visiting the City of Columbus Zoning Office website at <https://www.columbus.gov/bzs/zoning/Graphics-Commission/> or by calling the Department of Building and Zoning Services, Council Activities Section at 614-645-4522

- 01. Application No.:** **GC23-036** *****APPROVED*****
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** *****TABLED*****
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
- 03. 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 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

04. Application No.: **GC23-050** *****APPROVED*****
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

05. Application No.: **GC24-008**
Location: **8555 SANCUS BLVD. (43240)**, located on the northwest corner of Sancus Boulevard and Edgemoor drive. (614) 645-1004; No Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
 3378.01(D), General professional signs
 To allow an off-premise ground sign.
Proposal: To install an off-premise ground sign.
Applicant(s): Christian Brothers Automotive
 8555 Sancus Boulevard
 Columbus, Ohio 43228
Property Owner(s): CBH Franchise Columbus II LLC
 17725 Kinnear Fwy
 House Springs, Missouri 67094
Attorney/Agent: Messier, Inc Co, Agent
 P.O. Box 785
 Ames, Ohio 43702
Planner: Adam Trimmer, (614) 645-1469; ADTrimmer@Columbus.gov



06. **Application No.:** **GC24-005** *****APPROVED*****
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
07. **Application No.:** **GC24-010** *****APPROVED*****
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 8 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