



AGENDA

DESIGN REVIEW BOARD
THURSDAY, NOVEMBER 5, 2015 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDBURG, OH 43068

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Design Review Board – Regular – October 1, 2015
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. STAFF REPORT

1. **DRB Staff Report 11.05.15**

D. UNFINISHED BUSINESS

1. **1749 Brice Rd.; Application #171413; Westside Graphix; Applicant: Kirk Ramer; Signage**

E. NEW BUSINESS

1. **1418 Brice Rd.; Application #171819; Applicant: Sign Shop, Inc.**
2. **7345 E. Main St.; Application #171825; Applicant: Charity Connell, Connell Hardware**
3. **6950 E. Main St.; Application #171896; Applicant: Sign Craft Industires, Christina Beyerl**

F. OTHER BUSINESS

G. ADJOURNMENT



CITY OF REYNOLDSBURG

MINUTES

**DESIGN REVIEW BOARD
THURSDAY, OCTOBER 1, 2015 6:30 PM**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Comeaux, Hudson, Zollars, Burd
ABSENT: Bowman

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – September 3, 2015

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Comeaux: If you are here to speak before us tonight, if you would just raise your right hand and swear or affirm that what you tell us today will be truthful.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **7524 E. Main St.; Application #171387; Carnival Ice Cream; Applicant: Mark Rubcich, DaNite Signs; Signage**

Chairman Comeaux: If you could stand and say your name for the record please. And then, Mr. Snowden will give us a brief presentation. We may have questions for you, ok?

Mr. Rubcich: My name is Mark Rubcich. I represent DaNite Sign Company.

Mr. Snowden: Thank you Mr. Chairman, and other members of the board. 7524 E. Main St. - Carnival Ice Cream - Signage. Application: #171387 - Certificate of Appropriateness. Location: Property is located on the north side of E. Main Street, west of Waggoner Road. Existing Zoning: CC - Community Commerce / HCO - Historic Commercial Overlay. Request: Request for certificate of appropriateness for signage. Current Use: Eating and Drinking Establishment. Applicant: Mark Rubcich. Background Information: Proposal - The applicant is requesting the Board review and approve a certificate of appropriateness to install a new wall sign for a new business in an existing commercial building. Existing Site & Context - The site is developed with an existing commercial building in the CC-

Minutes Acceptance: Minutes of Oct 1, 2015 6:30 PM (APPROVAL OF MINUTES)

Community Commerce District. The proposed tenant space will be a new eating and drinking establishment with a drive thru service window. Neighboring uses include other commercial businesses in the CC - Community Commerce District of the City. The entire area is within the HCO - Historic Commercial Overlay District, which provides specific development standards for signage. Staff Review: Building Mounted Signage - The applicant has proposed a 20sf HDU sign panel which will be mounted to the building facade with screws. The sign board size and design are consistent with the historic design guidelines and other signage in the district. Materials & Colors - HDU is a type of artificial material that can be carved in a manner replicating real wood. The applicant is proposing to utilize vinyl graphics applied to the face of the sign for lettering and several logos. Staff is comfortable that the HDU could be carved to replicate wood, however, the vinyl graphics are not permitted by the Zoning Code, and would need to be replaced with painted or carved lettering. Staff recommends that the applicant remove the logos along the bottom of the sign, which will not be clearly visible from the street, and enlarge the text to cover a larger portion of the sign. Staff Recommendation: The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Historic Commercial Overlay District. Staff recommends approval of the certificate of appropriateness on the following condition: 1. That the applicant submit to Staff a revised plan showing enlarged painted or carved letters and remove the food graphics along the bottom of the sign. With that, I will turn it over to our Chairman and I would be happy to answer any questions.

Chairman Comeaux: I do not know if you have had conversations with him before you came here, or if this is the first you have heard this...

Mr. Rubcich: It is the first time I have heard this.

Chairman Comeaux: It is a little odd because you look at it and say it is a strip mall, but the strip mall is located in our Historic District. So, we have a requirement that signs are of natural or natural-like materials. The sign is going to be ok. We are comfortable with the nature of the sign as HDU, right?

Mr. Snowden: Staff is comfortable with the sign board, with the material conceptually. It is just getting these graphics addressed. Certainly it is not Staff's place to step in and design a sign for this gentleman or his client. But, just to simply say, a twenty square foot sign, that distance from the street, the small graphics are not going to appear very well. They are showing the different kinds of products that are for sale there. That is why Staff is giving the recommendation they are giving.

Chairman Comeaux: That is one thing, the images, but the nature of how the images are affixed. I think we need to separate the two.

Mr. Snowden: Mr. Chairman, pardon me. But, the reason that those two are connected is because carving something that intricate into a sign of that type is probably not going to be practical, I would imagine. The reason the graphics are being proposed in the vinyl is because the applicant wants to use the logo. So that is the reason Staff is making them related.

Chairman Comeaux: Ok, I got you. But the first issue is, even like the letters "Carnival" and "Ice Cream", we need them to be in a natural material or something like natural material.

Mr. Rubcich: I am just here to hear what you have to say and report back to the client. Actually, the letters, and the shapes, are actually routed out. So they are not individually cut and then glued on. They are actually routed out of the material. So, they will be 1/2 inch to a 1/4 inch inset. We could paint "Carnival Ice Cream" in the border. It is just that when you have those graphics of the other food items, that is very intricate to paint. So you do these as graphics. If they are eliminated, that's one thing. You can not make "Carnival" much bigger because of the width. "Ice Cream" could be enlarged. If he wanted to put another word down there, that is fine, we could move it down. So, whatever we need to do to accomplish that.

Chairman Comeaux: Ok. I think we can probably move forward. If they are routed out, that is fine. They can be hand painted, painted however. But, they cannot have vinyl images affixed.

Mr. Snowden: I apologize Sir, if I didn't understand exactly what you were trying to show me.

Chairman Comeaux: Any other questions?

Mr. Rubcich: What would be the copy or text that you would allow?

Chairman Comeaux: "Carnival Ice Cream". You could put other text there. We could approve it based on going back before him. I do not have a problem with the images, necessarily. I understand your point, but at the same time, if you are getting an old fashioned ice cream sign, I could see all these things.

Mr. Snowden: If they wanted to paint some sort of logo, but, as far as a sundae graphic with a heavy amount of painting, that would not be practical.

Mr. Comeaux: The thing that we are handcuffed with is the nature of the sign, and if you are telling me it is routed out... We can make a proposal, subject to you coming back to Mr. Snowden with a final design.

Mr. Zollars: I make a motion that we approve based on the approval of the redesign through Staff.

Mr. Burd: I will second.

Mr. Snowden: Mr. Chairman, before I call the roll, is the Board stipulating that they want the applicant to follow the recommendations I made, or just that they want me to review based on a sign that can meet code? That is two different things.

Mr. Comeaux: It is that they can do the sign as proposed provided that it is painted rather than having vinyl fixed to it. If they decide to take the images off and replace it with text, that would be their choice and we can leave you that little bit of discretion. Again, provided that it is painted and not vinyl.

Mr. Snowden: Very well, I just wanted to clarify.

Mr. Comeaux: Is that enough clarification?

Mr. Snowden: Yes Sir, thank you very much. (Roll Call) Mr. Rubcich, you will need to submit to me a new sign plan showing a sign that does not utilize those materials.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Nathan Burd, Service Director
AYES:	Comeaux, Hudson, Zollars, Burd
ABSENT:	Bowman

2. **1749 Brice Rd.; Application #171413; Westside Graphix; Applicant: Kirk Ramer; Signage**

Chairman Comeaux: Mr. Snowden, can you give us a brief presentation?

Mr. Snowden: 1749 Brice Road - Westside Graphixs DBA Eastside Graphix- Signage. Application: #171413 - Certificate of Appropriateness. This applicant informed Staff today that they would not be attending the meeting and that it was immaterial to them as to whether the Board did, or did not, approve their graphics. Staff requested that if they wanted the Board to deny it for some reason, that would certainly be their choice, and asked if Staff should recommend that. Staff never heard back from the applicant. Staff is recommending, in this presentation, that given the lack of specificity in the materials, and the inconsistency with the signage that is already at this commercial center, Staff is recommending that the Board table this for at least one month. In that same communication, the applicant also told Staff that they may be not attempting to open the business. Staff is getting some very mixed signals from this applicant. If it is the will of the Board members, that Staff read the report into the record, and give the recommendation, or Board just moves to table or simply deny. I do not really know what this applicant is trying to accomplish.

Chairman Comeaux: Certainly we will entertain a motion to table or do what have you, in a second. I just want to understand a couple of things in your communications with them. The text, is that a font or hand drawn? I know we have a provision against hand drawn.

Mr. Snowden: That is a great question. That was a question that Staff would like the applicant to answer. As to the colors of the sign, that is a question that Staff would like the applicant to answer.

Chairman Comeaux: I would say that the really tiny text, "Division of Westside Graphics"...so Eastside is a division of Westside Graphics. Just trying to help them clean up the sign. Those comments aside. Is there a wish to consider this at this point, or should we just table it?

Mr. Snowden: The Board should make a motion to table this for one month. And, see if Staff is able to get into communication with the applicant. All Staff will say is it is certainly not the requirement. Staff will carry these through. When Staff is receiving messages from the applicant that don't really make a lot of sense, it is really difficult to proceed.

Chairman Comeaux: We could sit here and redesign the sign, but that is not really what we are here for. I would much rather have dialogue with the Applicant. We will be able to do that better next month, hopefully. If we could get a motion to table it for one month.

Mr. Snowden: Very well, it stands tabled for one month. With that, Staff will attempt to get in contact with the applicant and determine their intentions.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Richard Hudson
AYES:	Comeaux, Hudson, Zollars, Burd
ABSENT:	Bowman

3. **2087 Reynoldsburg-Baltimore Rd.; Application #171528; Bibibop, LLC; Applicant: Tanaya Candella; Signage**

Chairman Comeaux: I think you were absent when we did the swearing in. If you would just raise your right hand and promise to be truthful. Fantastic. If you will say your name, Mr. Snowden will give a presentation, and then we may or may not have questions for you.

Ms. Candella: Tanaya Candella, Development Director for Bibibop, LLC.

Mr. Snowden: Tanaya, I am going to read through this so make yourself comfortable. 2087 Baltimore-Reynoldsburg Road - Bibibop - Exterior Modifications/Signage. Application: #171057 - Certificate of Appropriateness. Location: Property is located on the west side of Baltimore-Reynoldsburg Road just south of Stonetrail Way. Existing Zoning: CS - Community Services. Request: Request for certificate of appropriateness for exterior modifications and signage. Current Use: Eating and Drinking Establishment. Applicant: Tanaya Candella. Background Information: Proposal - The applicant is proposing to make exterior modifications and add signage to accommodate a new tenant within an existing commercial building. Existing Site & Context - The site contains a multi-tenant commercial building. The subject tenant space is being converted to a new eating and drinking establishment. Neighboring uses include retail sales businesses in same zoning district. To the west the property abuts a multi-family residential complex in the AR-2 district. Staff Review: Administrative - The Board reviewed the proposed exterior modification conceptually at a previous meeting. The applicant has applied for and received a variance increasing the amount and number of signage which will be permitted for the project. Architectural Detailing - The applicant is proposing to change the materials and building massing of the tenant space to reflect their individual brand. The applicant is proposing to remove two of the false gables on the east facade and replace them with square fascia. Staff is comfortable with this as long as the height of the new fascia do not exceed the height of the remaining false gables. Outdoor Dining - The applicant is proposing to add an outdoor dining space, which will replace the patio utilized by the previous tenant. The proposed dining space will be defined by a 3' black wrought-iron railing around its perimeter. Staff feels this will be an improvement over the current wood privacy fence. Materials - The applicant is proposing to utilize some existing stucco, wood siding, brick and stone for the facade modifications. The applicant is also proposing to utilize some orange ECB sign board

panels for signage and color accent. Although there are no specific design or material guidelines for this location, Staff is comfortable that the materials presented are consistent with the quality of materials of buildings in the surrounding area and within minimum standards for new commercial buildings presented to the Board for properties in the Community Commercial Overlay District. Wall Signage - The applicant is proposing three wall signs with an area of up to 252sf. The number and amount of signage exceeds the Code, and a variance for this was granted by the Board of Zoning and Building Appeals under case #143-ZV. Staff is comfortable that the signage as proposed meets the conditions upon which the Board of Zoning and Building Appeals granted the variance. The main sign consists of internally illuminated channel letters mounted directly to the facade of the building. The remaining two signs consist of orange ECB sign boards with white vinyl graphics applied to the surface. One of these signs, which is mounted on the east facade, is externally illuminated. Staff is comfortable that the choices of sign designs and materials are consistent with the development pattern of the surrounding area. Staff Recommendation: Staff recommends that the Board apply the standards for design review and determine if the proposed modifications enhance the character of this commercial corridor. Staff recommends approval of the certificate of appropriateness. And, with that, I will turn it back over to our Chairman.

Chairman Comeaux: Are there any questions from the Board Members? We had a conversation with her a little bit more informally a few months ago. For my own edification, the internally illuminated sign is the one...

Mr. Snowden: On the white fascia, Mr. Chairman.

Chairman Comeaux: And, the externally illuminated is...

Mr. Snowden: The one also on the east facade, a little bit to the left. The sign along the south side of the building, around the corner from this facade, that is not illuminated. Which is great, because multi-family is back there, so it is great not to have an illuminated sign that could have some lights on a multi-family.

Chairman Comeaux: I know we discussed this before, but I want to get it on the record here, you have talked to the landlord and the landlord is cool with you making these changes in light of the fact that it is a little different architecturally than the rest of the building.

Ms. Candella: Yes, he is on board with all of the changes we have proposed, prior to coming to the meetings.

Mr. Snowden: Mr. Chairman, Dan and I had some conversations with the building owner, and although this is a change for this portion of the building, we are comfortable with it. However, it is not going to be possible for each individual tenant in this entire complex to have this level of differentiation. So, they have already been told that this is a little different than what we normally like to see, and individual tenants can not have this level of difference.

Chairman Comeaux: And the point would be that, it would be great to extend these materials throughout the whole structure, Staff thinks that would be attractive, but that would defeat what

this applicant is trying to say, which is, they want the building to look like their brand. That would make the entire building look like their brand. It is a chicken or egg type of situation.

Chairman Comeaux: Any other questions for the applicant? Hearing none, can I get a motion please?

Mr. Burd: I will make a motion that we approve this item as submitted.

Mr. Snowden: Ms. Candella, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. The applicant should apply for a zoning certificate. Staff will require two sets of dimensioned drawings showing compliance with the certificate of appropriateness.
2. The applicant should submit for a zoning sign permit for the proposed signage. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness.
3. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review for the proposed exterior changes, building mounted wall sign and any interior modifications.

Chairman Comeaux: Having no Other Business...

Mr. Snowden: Mr. Chairman, before we adjourn, under "Other Business" could Staff make one announcement? The announcement is a question to the Board. Dan and I have been working for consistency amongst our Planning Commission, BZBA, and DRB. Both Planning Commission and BZBA, although BZBA has not made a decision, Dan is listed as an ex-officio non-voting member of those bodies, per the Charter. He is not listed, but obviously he is heavily involved with what this Board does. With that, I would just ask if the Board Members would be comfortable with Dan joining us on the dais in future meetings so he can answer questions as he normally does. The normal place for him to sit on the two other bodies is immediately to my left. I just wanted to know if anyone had any concerns about that. The Board does not need to make any motions, or write any rules, or anything. We did not want to proceed with that if the Board members were not comfortable.

Chairman Comeaux: I definitely see some utility in having him up here where a microphone already is, so that if we do have questions for him we don't have to have him stand up and walk across the room, etc...

Mr. Snowden: That also would help our transcriptionist because there are times when Dan is trying to speak to the Board and he is not on microphone.

Mr. Burd: I think it would be great to have Dan.

Mr. Snowden: All I needed was a thumbs up from the Board before we made the change.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Burd, Service Director
SECONDER:	Richard Hudson
AYES:	Comeaux, Hudson, Zollars, Burd
ABSENT:	Bowman

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning Administrator

Minutes Acceptance: Minutes of Oct 1, 2015 6:30 PM (APPROVAL OF MINUTES)



**City of Reynoldsburg
Design Review Board
STAFF REPORT
November 5, 2015**

Unfinished Business

1) 1749 Brice Road – Westside Graphix DBA Eastside Graphix– Signage

Application: #171413 – Certificate of Appropriateness

Location: Property is located on the west side of Brice Road between Astor Ave. and Radekin Road.

Existing Zoning: CC - Community Commerce / CCO – Community Commercial Overlay

Request: Request for the Board to issue a certificate of appropriateness for signage.

Current Use: Retail Sales/Professional Services

Applicant: Kirk Ramer

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing building mounted cabinet sign and multi-tenant ground sign.

Existing Site & Context

The site contains a multi-tenant commercial building with a variety of retail sales, personal services and small office uses. The property is bordered along the north and south by other commercial businesses also in the CC – Community Commerce District. The properties immediately to the west contain single family homes in the City of Columbus.

CONSIDERATIONS

1103.12 STANDARDS FOR DESIGN REVIEW.

(a) *The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District.*

(b) *In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following:*

(1) *Building height.*

(2) *Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective.*

(3) *Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building façade.*

(4) *Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.*

(5) *Roof shape which shall include form and material.*

(6) *Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective.*

(7) *Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.*

(8) *Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective.*

(9) *Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement.*

(10) *Signage and graphics to include building and site graphic displays.*

(Ord. 96-94. Passed 7-25-94.)

1196.11 GRAPHICS.

(a) *In addition to all other code provisions, any new graphic or sign, other than a like-kind replacement for maintenance reasons, is subject to all the provisions of this section.*

(b) *The following types of signs are not permitted: exposed neon, roof-mounted, monopole, rotating, signs with flashing messages or bare bulbs, changeable copy signs (except fuel pricing signage), signs on backlit awnings, off-premise signs, billboards, bench signs, and wall cabinet signs.*

(c) *Only one ground sign is permitted per street frontage; however it may include the names of all the major tenants of that parcel. Only a monument type ground sign is permitted. The sign base shall be integral to the overall sign design and complement the design of the building and landscape. The setback for a ground sign shall be a minimum of ten feet. The height of a ground sign shall not exceed six feet above grade, and sign area shall not exceed fifty square feet.*

(d) *Each tenant is permitted a wall sign of a size determined by the wall area corresponding to its individual frontage provided the aggregate graphic area of all individual tenant signs does not exceed the allowable graphic area for its corresponding building frontage as set forth in Chapter 1181.*

(e) *When indirectly lighting a ground sign, the light source shall be screened from motorist view.*

(f) *Face changes in existing cabinet style signs are required to be approved by the Design Review Board.*
(Ord. 80-08. Passed 12-8-08.)

STAFF REVIEW

Building Mounted Sign

The applicant is proposing to reface an existing internally illuminated wall mounted sign. Existing wall signage on the building consists of internally illuminated metal stencil signs mounted on a sign board that runs the length of the building's east facade. The metal material is cream colored and is consistent throughout the structure. The applicant's plans do not provide enough detail to determine if the proposed face will be consistent with the existing signage.

Materials & Graphics

The applicant did not provide color renderings of the proposed graphics, which makes it impossible for Staff and the Board to determine if the proposed graphics are appropriate and in harmony with the character of the surrounding built environment. The plans also do not identify the materials of the proposed sign faces. Staff's position is that the proposed sign should be required to be consistent with the existing stencil signs.

Administrative

This application was originally reviewed at the October 1st, 2015 meeting of the Board. The applicant was notified to submit revised plans and has chosen not to provide any.

STAFF RECOMMENDATION

Staff recommends that the Board apply the standards for design review and determine if the proposed signage enhance the character of the Community Commercial Overlay District. Given the lack of specificity contained in the submitted plans and the failure of the applicant to submit revised plans, Staff recommends the Board deny the application for a certificate of appropriateness.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board tables the application, the next steps are as follows:

1. Per Section 1103.08 of the Zoning Code, the applicant may appeal the decision of the Board to the City Council. The applicant should contact staff and the Clerk of Council to submit a written application for appeal.
2. The applicant is advised that placing their banner within sign cabinet is prohibited and that their banner lacks the required permit. The applicant should place a white vinyl blank in the open sign cabinet in order to comply with the provisions of Sec. 1181.05 of the Zoning Code.

New Business

1) 1418 Brice Road – Buckeye Pediatrics - Signage

Application: #171819 – Certificate of Appropriateness

Location: Property is located on the east side of Brice Road between E. Main Street and Rygate Drive.

Existing Zoning: CC – Community Commerce District / CCO – Community Commercial Overlay

Request: Request for certificate of appropriateness for signage.

Current Use: Professional Services/Medical Office

Applicant: Sign Shop Inc.

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing multi-tenant monument sign.

Existing Site & Context

The site is developed with an existing commercial building used as a multi-tenant office building. Neighboring uses include other commercial businesses in the CC district of the City. To the south, the property abuts single-family dwellings in the R-3 district.

CONSIDERATIONS

1103.12 STANDARDS FOR DESIGN REVIEW.

- (a) *The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District.*
- (b) *In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following:*
- (1) *Building height.*
 - (2) *Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective.*
 - (3) *Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building façade.*
 - (4) *Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.*
 - (5) *Roof shape which shall include form and material.*

- (6) Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective.
 - (7) Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.
 - (8) Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective.
 - (9) Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement.
 - (10) Signage and graphics to include building and site graphic displays.
- (Ord. 96-94. Passed 7-25-94.)

1196.11 GRAPHICS.

- (a) In addition to all other code provisions, any new graphic or sign, other than a like-kind replacement for maintenance reasons, is subject to all the provisions of this section.
 - (b) The following types of signs are not permitted: exposed neon, roof-mounted, monopole, rotating, signs with flashing messages or bare bulbs, changeable copy signs (except fuel pricing signage), signs on backlit awnings, off-premise signs, billboards, bench signs, and wall cabinet signs.
 - (c) Only one ground sign is permitted per street frontage; however it may include the names of all the major tenants of that parcel. Only a monument type ground sign is permitted. The sign base shall be integral to the overall sign design and complement the design of the building and landscape. The setback for a ground sign shall be a minimum of ten feet. The height of a ground sign shall not exceed six feet above grade, and sign area shall not exceed fifty square feet.
 - (d) Each tenant is permitted a wall sign of a size determined by the wall area corresponding to its individual frontage provided the aggregate graphic area of all individual tenant signs does not exceed the allowable graphic area for its corresponding building frontage as set forth in Chapter 1181.
 - (e) When indirectly lighting a ground sign, the light source shall be screened from motorist view.
 - (f) Face changes in existing cabinet style signs are required to be approved by the Design Review Board.
- (Ord. 80-08. Passed 12-8-08.)

STAFF REVIEW

Ground Sign

The applicant is proposing to reface the existing multi-tenant monument style ground sign with two 9.2sf faces. The existing monument sign is generally consistent with the architectural characteristics of the structure. The proposed graphics are consistent with the existing sign faces. The existing sign does not exceed the 100sf ground sign limit per the Code.

Materials & Colors

Vinyls, acrylics and painted aluminum are among the permitted materials in the Community Commercial Overlay. The applicant did not provide a specific statement of what materials they will be utilizing and should include that information on the plans attached to their zoning sign permit application. The proposed sign package contains only three colors, two of which are already utilized on existing panels. Staff feels that the overall composition of the proposed sign face is consistent with the existing monument sign.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the certificate of appropriateness.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. The applicant should submit a zoning sign permit application for the proposed sign reface. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness.

2) 7345 E. Main St. – Connell Hardware Building – Exterior Modifications

Application: #171825 – Certificate of Appropriateness

Location: Property is located on the southwest corner of Main Street and Lancaster Avenue.

Existing Zoning: CC – Community Commerce / HCO – Historic Commercial Overlay

Request: Request for certificate of appropriateness for exterior modifications in the Historic District.

Current Use: Vacant Space/Commercial Retail

Applicant: Charity A. Connell

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness to modify the exterior of a commercial building in the Historic District. This proposal includes the construction of new raised masonry planters in a location in which they were historically present.

Existing Site & Context

The site is developed with an existing commercial building that was previously used for retail sales. Neighboring uses include other commercial businesses, including eating and drinking establishments and personal services in the CC and CS districts of the City. To the south, the property abuts single-family dwellings in the R-3 district.

CONSIDERATIONS

1103.12 STANDARDS FOR DESIGN REVIEW.

- (a) *The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District.*
- (b) *In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following:*
 - (1) *Building height.*
 - (2) *Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective.*
 - (3) *Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building façade.*
 - (4) *Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.*
 - (5) *Roof shape which shall include form and material.*

- (6) Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective.
 - (7) Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.
 - (8) Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective.
 - (9) Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement.
 - (10) Signage and graphics to include building and site graphic displays.
- (Ord. 96-94. Passed 7-25-94.)

1193.05 REVIEWS REQUIRED, STANDARDS FOR REVIEW.

(b) Standards for Review. The following standards shall be applied in reviewing an application for a certificate of appropriateness:

- (1) Revitalization Plan. All reviews shall be based on the guidelines established in the Olde Reynoldsburg Main Street Revitalization Plan as adopted by Resolution. No. 48-96.
- (2) Demolition or Removal. In reviewing an application for demolition or removal of a structure, the Board shall issue a certificate when at least one of the following conditions prevails;
 - A. The structure contains no features of architectural or historic significance to the character of the area within which it is located.
 - B. Deterioration has progressed to the point where it is not economically feasible to restore the structure and there exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition.
- (3) New Uses and New Construction. Properties being developed for new uses shall meet the guidelines of permitted uses as outlined in 1193.03, in both Residential and Commercial overlays. Construction and design should be consistent with the character of the surrounding area and be consistent with the objectives of the Historic District.
- (4) Exterior Changes. Whenever feasible, historic features shall be repaired rather than replaced. When severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(Ord. 114-99. Passed 9-13-99.)

STAFF REVIEW

Historical Significance.

Staff has reviewed historic photographs of this building and found that masonry style planters were present on the site until 2009. The proposed planters are slightly smaller than the historic ones.

Materials & Colors

The historic planters were brick, and the applicant is proposing to utilize a similar brick to construct the proposed planters. Staff is comfortable with the proposed brick color because it complements the stone watertable utilized for the first 2'-3' of the facade above grade.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Historic District. Staff's recommendation is it that the Board approve the certificate of appropriateness.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. Building Division reviewed the submitted plans at Staff's request and stated no building permit will be required. The applicant may proceed with the project.
2. The applicant is advised the window graphics on the front doors of the structure and vinyl planter signs along the east side of the property are prohibited per Section 1181.05 of the Zoning Code. The applicant is also advised that building permit process was not completed for the "Art 4 Kids" wall sign and requests that the applicant complete that process. The applicant should contact the Building Division at 614-322-6802 with information regarding that process.

3) 6950 E. Main St. – First Merchants Bank - Signage

Application: #171896 – Certificate of Appropriateness

Location: Property is located on the northwest corner of Main Street and Briarcliff Road.

Existing Zoning: CO – Offices & Institutions District / CCO – Community Commercial Overlay

Request: Request for certificate of appropriateness for signage.

Current Use: Bank

Applicant: Sign Craft Industries

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness for new and altered signage on an existing commercial building. This will include a new building mounted wall sign and refaced monument-style ground sign for each building frontage.

Existing Site & Context

The site is developed with an existing commercial building used as a bank. Neighboring uses include other commercial businesses in the CC and CS districts of the City. To the north, the property abuts multi-family dwellings in the AR-2 district.

CONSIDERATIONS

1103.12 STANDARDS FOR DESIGN REVIEW.

- (a) *The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District.*
- (b) *In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following:*
- (1) *Building height.*
 - (2) *Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective.*
 - (3) *Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building façade.*
 - (4) *Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.*
 - (5) *Roof shape which shall include form and material.*
 - (6) *Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective.*

- (7) *Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.*
- (8) *Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective.*
- (9) *Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement.*
- (10) *Signage and graphics to include building and site graphic displays.*
(Ord. 96-94. Passed 7-25-94.)

1196.11 GRAPHICS.

- (a) *In addition to all other code provisions, any new graphic or sign, other than a like-kind replacement for maintenance reasons, is subject to all the provisions of this section.*
- (b) *The following types of signs are not permitted: exposed neon, roof-mounted, monopole, rotating, signs with flashing messages or bare bulbs, changeable copy signs (except fuel pricing signage), signs on backlit awnings, off-premise signs, billboards, bench signs, and wall cabinet signs.*
- (c) *Only one ground sign is permitted per street frontage; however it may include the names of all the major tenants of that parcel. Only a monument type ground sign is permitted. The sign base shall be integral to the overall sign design and complement the design of the building and landscape. The setback for a ground sign shall be a minimum of ten feet. The height of a ground sign shall not exceed six feet above grade, and sign area shall not exceed fifty square feet.*
- (d) *Each tenant is permitted a wall sign of a size determined by the wall area corresponding to its individual frontage provided the aggregate graphic area of all individual tenant signs does not exceed the allowable graphic area for its corresponding building frontage as set forth in Chapter 1181.*
- (e) *When indirectly lighting a ground sign, the light source shall be screened from motorist view.*
- (f) *Face changes in existing cabinet style signs are required to be approved by the Design Review Board.*
(Ord. 80-08. Passed 12-8-08.)

STAFF REVIEW

Building Mounted Signage

The applicant has proposed to replace the existing wall signs with two new wall signs labeled Sign #017 and Sign #020 on the applicant's plans. The structure is on a corner lot, the applicant is permitted one wall sign on the facade parallel to each frontage. Sign #017 is an internally illuminated channel letter sign mounted on a raceway. The sign is 42.10sf and contains two colors, when not including the raceway. Sign #020 is a 100.62sf internally illuminated channel letter sign mounted directly to the building's fascia. A 50sf wall sign is the maximum permitted by Code on this wall, but Staff believes that applicant may have used a different calculation method for the sign area. Per Code, Reynoldsburg utilizes a method commonly known as the smallest contiguous area. Staff recommends that the applicant recalculate the sign area and submit that information on plans for a zoning sign permit application.

Ground Sign

The applicant is proposing to reface the existing monument style ground signs. Both signs are 38sf which is within the 50sf permitted per Code. The existing monument signs are generally consistent with the architectural characteristics of the structure. The proposed graphics are

consistent with the building mounted signage. The existing sign does not exceed the 50sf ground sign limit per the Code. The applicant is permitted one ground sign per frontage by the Code.

Materials & Colors

Both of the proposed signs are consistent with one another and are part of a larger rebranding of CS Banks. The proposed signage material is vinyl, acrylics and painted aluminum which are a permitted materials in the Community Commercial Overlay. The proposed sign package contains only three colors, which is a decrease of one color from the current signage. Staff feels that the overall composition of the proposed sign package is internally consistent and appropriate to the location and use of the building.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the certificate of appropriateness on the following condition:

1. That the applicant provide revised plans recalculating the area of the sign #020 or reduce the area of the sign to meet the Code.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. The applicant should submit a zoning sign permit application for the proposed signage. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness.
2. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review for the proposed wall sign.



Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

D.1.a

Application #: 171413

Permit #: 9/11/15

Date Submitted: 9/11/15

Fee Amount: \$75.00

☒ Paid: Cash

Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:

1749 Brice Rd Reynoldsburg, OHIO

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Mason Equidity Group

Contact Email:

contact@masonequiditygroup.com

Contact Phone Number:

614-781-1100

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

westside Graphix
DBA / Eastside graphix

Contact Name:

Kirk Zamer

Contact Phone Number:

614-928-3515

Contact Email:

westsidegraphixohio@gmail.com

Description of Use:

Copy and Print Center

IV. APPLICANT INFORMATION

Applicant Name:

Kirk Zamer

Applicant Address:

744 Harrisburg Pike Col. 4322

Applicant Phone Number:

614-928-3515

Applicant Email:

westsidegraphixohio@gmail.com

☐ Property Owner

☒ Business Owner

☐ Contractor

☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan Review (\$400):

☐ Minor/Exterior Modifications (\$200):

☒ Signage (\$75):

☐ Historic District (\$50):

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached section of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Kirk Zamer

Date: 9-9-15

****OFFICE USE ONLY****

Zoning Information

Zoning District: CC

☐ Historic District

☒ CC Overlay

Other Board Approval

☐ BZBA

Meeting Date: 10/1/15

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

Planner Initials: _____ Date: _____

Additional Notes:

12 Ft Long



3 Ft Tall
6 Ft Long

Map1

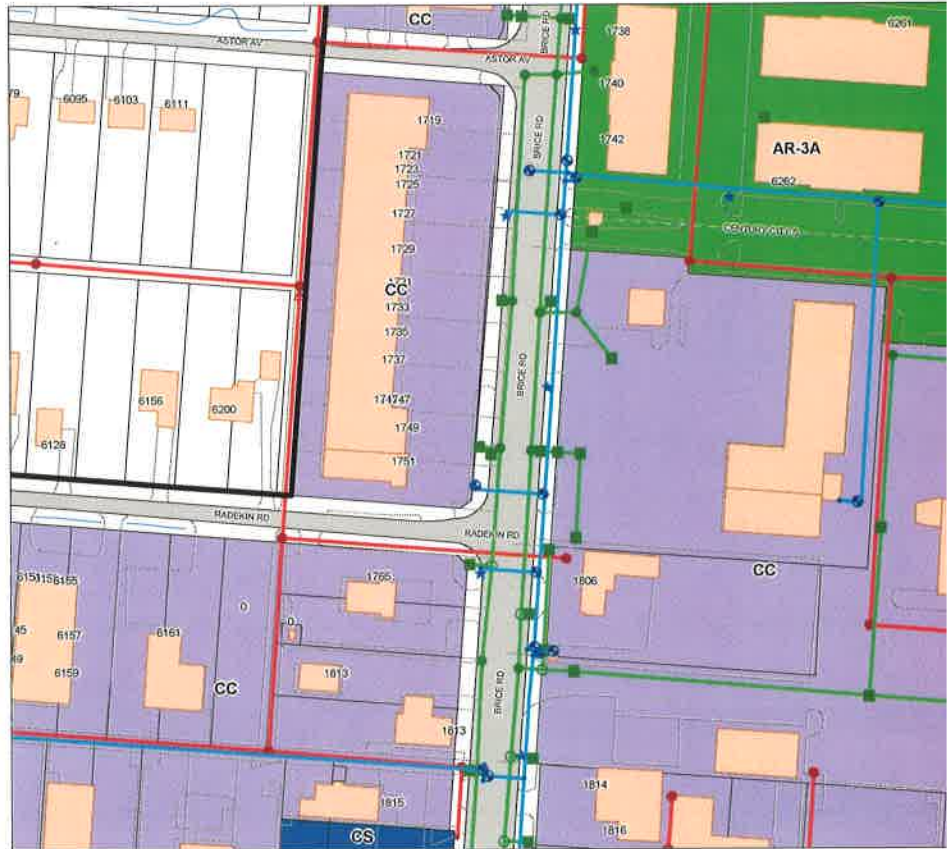
D.1.a

Boundary

- County Lines
- Corporate Boundary
- Historic District

Infrastructure

- ○ **Water Main Structures**
 - Fitting
 - ★ Hydrant
 - Manhole
 - Meter Pit
 - PRV Vault
 - Storage Tank
 - Valve
- **Water Mains**
- ● **Storm Sewer Structures**
 - Blind
 - Bulkhead
 - △ Change
 - Inlet
 - Manhole
 - ◇ PipeEnd
- **Storm Sewer Mains**



SCALE 1 : 2,454



Attachment: DRB App #171413 (1187 : 1749 Brice Rd.; Application #171413)

 CITY OF REYNOLDSBURG
Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 171819
Permit #:
Date Submitted: 10/15/15
Fee Amount: \$75.00
☒ Paid: 1546

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address: 1418 Brice Road

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): 1418 Brice Road LTD (Joyce + David Jones)
Contact Email:
Contact Phone Number: 161 W. Main St
Lancaster, OH 43130

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: Buckeye Pediatric Dent. Contact Name: Mikki Schmidt
Contact Phone Number: 614-575-2225 Contact Email: mikkiwork@sbcglobal.net
Description of Use: Pediatric Dentistry

IV. APPLICANT INFORMATION

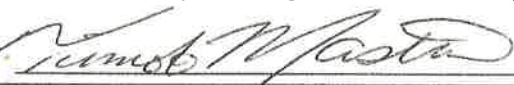
Applicant Name: Sign Shop Inc Applicant Address: 6253 E. Main St. 43213
Applicant Phone Number: 614-863-1010 Applicant Email: info@signarama-reynoldsburg.com
☐ Property Owner ☐ Business Owner ☒ Contractor ☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

- ☐ Major Site Plan Review (\$400): _____
☐ Minor/Exterior Modifications (\$200): _____
☒ Signage (\$75): Reface Monument Sign with Name & Logo
☐ Historic District (\$50): _____

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: 

Date: 15 OCT 15

Additional Notes:

****OFFICE USE ONLY****

Zoning Information

Zoning District: CC

☐ Historic District

☒ CC Overlay

Other Board Approval

☐ BZBA

Meeting Date: 11/5/15

Meeting Results

☐ Approved as Submitted ☐ Tabled
☐ Approved w/ Conditions ☐ Denied

Planner Initials: _____ Date: _____



Please note: The Signarama S Icon only appears on proofs and will be removed before final production.

TO ASSURE SAFETY AND QUALITY OUR PRODUCTS ARE LISTED

THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & USUAL.

Please check layout (artwork, spelling, dimensions) and fax back with signature. Production cannot begin until written approval is received. Additional charges will be applied for any changes that are needed after approval is received. SIGN SHOP, INC. is not responsible for any errors in spelling, layout, or dimensions that have been approved by the customer. The proof is for listed items only. Any changes or deletions by the customer not shown or charged here in will be billed separately.

50% DEPOSIT DUE AT TIME OF ORDER (full amount if under \$200), balance due upon time of installation or pick up. **I HAVE READ AND AGREE TO ALL TERMS.** INITIAL _____

 **Signarama**
The way to grow your business.

6253 E. Main St., Columbus, OH 43213
Phone: 614-863-1010 Fax: 614-863-5462
Email: info@signarama-reynoldsburg.com

© COPYRIGHT 2015, SIGN SHOP, INC.

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:

CUSTOMER APPROVAL SIGNED BY : _____
PRINT: _____ **DATE:** _____

LANDLORD APPROVAL SIGNED BY : _____
PRINT: _____ **DATE:** _____

THIS ORIGINAL DESIGN AND ALL INFORMATION CONTAINED THERE IN IS THE PROPERTY OF SIGN SHOP, INC. AND ITS USE IN ANYWAY OTHER THAN AS AUTHORIZED IS EXPRESSLY FORBIDDEN. SIGN AND ARTWORK REMAIN THE PROPERTY OF SIGN SHOP, INC.

Attachment: DRB App #171819 (1221 : 1418 Brice Rd.; Application #171819)

 CITY OF REYNOLDSBURG
Planning and Zoning Office
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 171 825
Permit #:
Date Submitted: 10/16/15
Fee Amount: \$50.00
☒ Paid: 304

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>7345 E MAIN ST.</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>JEAN CONNELL</u>	<u>CHARITY CONNELL</u>
Contact Email: <u>dconnell1001@columbus.rr.com</u>	Contact Phone Number: <u>614-565-3897</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: <u>CHARITY A CONNELL</u>	Applicant Address: <u>7417 BRYDEN RD. REYNOLDSBURG</u>
Applicant Phone Number: <u>614-565-3897</u>	Applicant Email: <u>dconnell1001@columbus.rr.com</u>
☒ Property Owner	☐ Business Owner
☐ Contractor	☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

- ☐ Major Site Plan Review (\$400): _____
- ☐ Minor/Exterior Modifications (\$200): _____
- ☐ Signage (\$75): _____

☒ Historic District (\$50): exterior modification - new masonry planters

Applicant shall submit eleven (11) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Charity A Connell Date: 10-16-15

Additional Notes:	**OFFICE USE ONLY**	
	<u>Zoning Information</u>	
	Zoning District: <u>CC</u>	
	☒ Historic District ☐ CC Overlay	
	<u>Other Board Approval</u>	
	☐ BZBA	
	Meeting Date: <u>11/5/15</u>	
	Meeting Results	
	☐ Approved as Submitted	
	☐ Tabled	
	☐ Approved w/ Conditions	
	☐ Denied	
Planner Initials: _____ Date: _____		

Reynoldsburg Design and Review Board:

I, Charity Connell is submitting a proposal for the front of the Connell Hardware building for planters to be installed.

Enclosed is the plans drawn out with measurements and copies of the product that I am looking at.

Brussels Dimensional System has an antique weathered appearance. It mirrors the look of natural stone.

This product has the flexibility to construct many outdoor landscape features, such as planter walls, steps and pillars.

I have selected the Sierra stone in the bottom right corner and the matching wall capping as I feel it would compliment the brick on the building.

Thank you,

Charity Connell

OLD CONNELL HARDWARE STORE

TOP VIEW

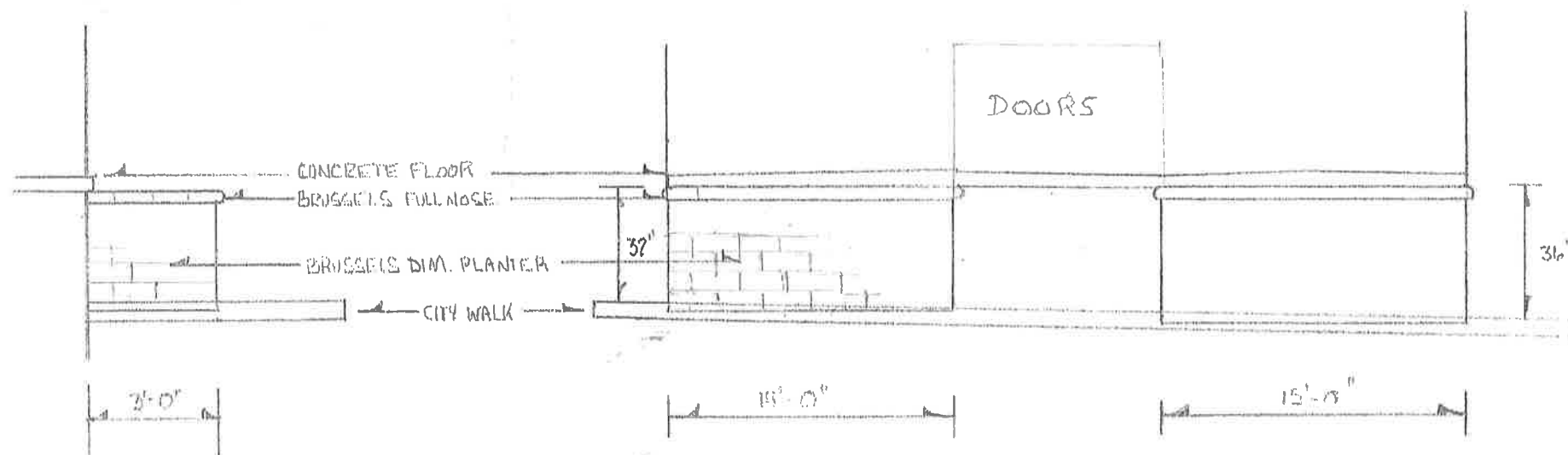
7345
MAIN ST. ENTRY

PLANTERS



RIGHT SIDE ELEV.

FRONT ELEV.



BRUSSELS DIMENSIONAL SYSTEM

With its antique weathered appearance, Brussels Dimensional System™ mirrors the always-appealing look of natural stone. The beauty of Brussels Dimensional System, is its incredible flexibility to construct almost any outdoor landscape feature, such as planter walls, steps, pillars, outdoor kitchens and many other landscape features. Customize this product further by incorporating Unilock Select™.

COLORS*



COFFEE CREEK



LIMESTONE



MAHOGANY ASH



RIVER BLEND



SANDSTONE



SIERRA

We recommend Unilock’s Ledgestone™ (page 102), Brussels Fullnose™ (page 103) or Brussels Double Fullnose™ (page 103) as alternate capping options for this product.



PRODUCT SPECIFICATIONS

RANDOM BUNDLE

STANDARD/CORNER 4" x 8" x 12" (10cm x 20cm x 30cm)	COPING 12" x 3" x 12" (30.5cm x 7.6cm x 30.5cm)	15" UNIT 15" x 4" x 8" (38.1cm x 10cm x 20cm)	12" UNIT 12" x 4" x 8" (30.5cm x 10cm x 20cm)	9" UNIT 9" x 4" x 8" (22.9cm x 10cm x 20cm)	NEW SMALL UNIT 9" x 4" x 8" (22.9cm x 10cm x 20cm)
--	---	---	---	---	--

PHOTOS: ABOVE LEFT: Sierra with Copthorne® (Burgundy Red) accent and Ledgestone® (Buff). ABOVE RIGHT: Limestone with Series 3000® (Black Granite) accent. RIGHT: Sierra.

BRUSSELS FULLNOSE & DOUBLE FULLNOSE

New
for 2012

E.2.a

Its smooth, rounded edge is ideal for pool edges, step treads and wall coping. The “NEW” double fullnose is rounded on both the front and back providing the perfect solution for all classic wall copings.



COLORS*



COFFEE CREEK



LIMESTONE



MAHOGANY ASH



SANDSTONE



SIERRA

PRODUCT SPECIFICATIONS



STANDARD
6" x 12" x 2 3/4"
(15cm x 30cm x 7cm)



DOUBLE FULLNOSE - NEW
6" x 12" x 2 3/4"
(15cm x 30cm x 7cm)

PHOTOS: Sandstone

VERTICAL DIMENSIONS

Application #: 171896
Permit #:
Date Submitted: 10/15/15
Fee Amount: \$175.00
☒ Paid: 22940

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>6950 E. Main Street</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>First Merchants Bank</u>	
Contact Email: <u>kscharnowske@firstmerchants.com</u>	Contact Phone Number: <u>614-408-0481</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>First Merchants Bank</u>	Contact Name: <u>Kevin Scharnowske</u>
Contact Phone Number: <u>317-844-2008</u>	Contact Email: <u>kscharnowske@firstmerchants.com</u>
Description of Use: <u>Bank</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Sign Craft Industries</u>	Applicant Address: <u>8816 Corporation Drive Indpls, IN</u>
Applicant Phone Number: <u>317-842-8664 x 302</u>	Applicant Email: <u>cbeyer1@signcraftind.com</u>
☐ Property Owner	☐ Business Owner
☒ Contractor	☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan Review (\$400): _____

☐ Minor/Exterior Modifications (\$200): _____

☒ Signage (\$75): face replacements on 2 existing monuments + install 2 sets of channel letters using existing electrical

☐ Historic District (\$50): _____

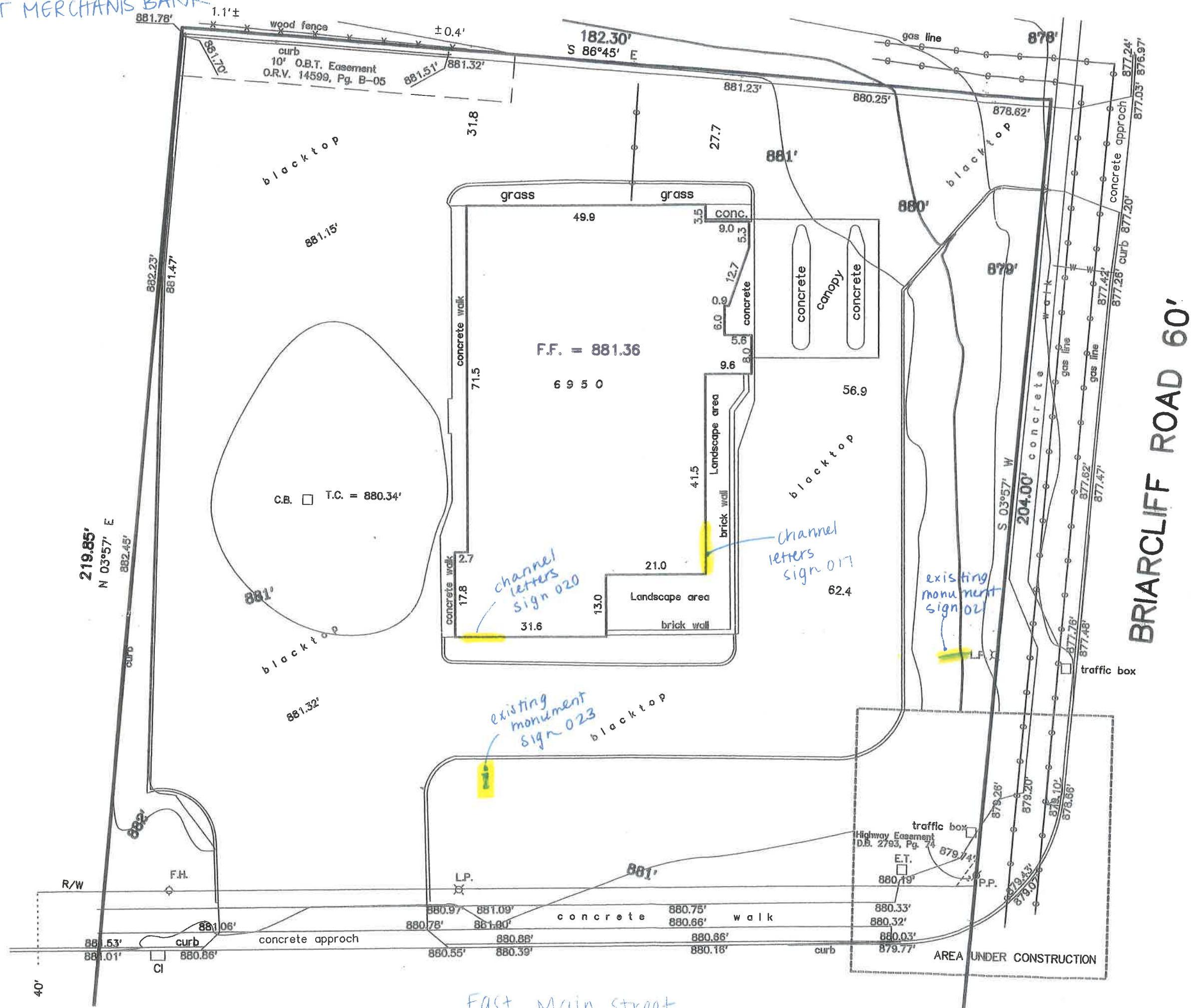
Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Christina Beyer Date: 10/14/15

Additional Notes:	***OFFICE USE ONLY***	
	<u>Zoning Information</u>	
	Zoning District: <u>CO</u>	
	☐ Historic District ☒ CC Overlay	
	<u>Other Board Approval</u>	
	☐ BZBA	
	Meeting Date: <u>11/5/15</u>	
	Meeting Results	
	☐ Approved as Submitted	
	☐ Tabled	
	☐ Approved w/ Conditions	
	☐ Denied	
Planner Initials: _____ Date: _____		

*sign placements
FIRST MERCHANTS BANK

6950 E. Main
Reynoldsburg, OH E.3.a



A Mortgage Loc

Legal Description: Situ
Sec

Applicant:

Posted Address: 6950 E

F.E.M.A. Flood Zone D

Apparent Encroachm

1.) Easement to The Scioto Valle
is a Blanket Easement also







#017

IMAGE SOLUTION!

www.signcraftind.com
8816 CORPORATION DR.
INDIANAPOLIS, IN 46256
Office 317.842.8664
Fax 317.842.3015

PREPARED FOR
FIRST MERCHANTS BANK

REYNOLDSBURG, OHIO

SKETCH NAME
CHANNEL LETTERS

SCALE
1/2" = 1'-0"

DATE
AUG 14, 2015

S. C. REPRESENTATIVE
STEVE McVICKER

INDEX NUMBER
0815-0066A

DESIGNER
SLM

REVISIONS

1-	5-
2-	6-
3-	7-
4-	8-

COLOR SPECS

A	
B	
C	
D	
E	
F	

COLOR APPROVAL

DRAWING APPROVAL

WORK ORDER NO.

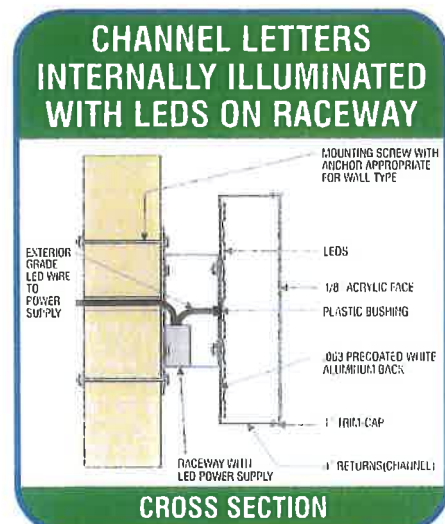


42.10 SQ. FT.

FABRICATE AND INSTALL 1 SET OF INTERNALLY
ILLUMINATED CHANNEL LETTERS ON RACEWAYS

FACES - 1/8" 2447 WHITE ACRYLIC
VINYL - GOLD NUGGET 230-141 & BLACK PERF
RETURNS - 4" BLACK
TRIM CAPS - 1" BLACK
BACKS - .063 ALUMINUM
LED - WHITE
RACEWAYS - 4" X 4" PAINTED TO MATCH MULLIONS

INSTALLATION - MOUNTED FLUSH TO FASCIA



WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE
WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL
ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.
THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

A SURVEY IS NEEDED
TO VERIFY DIMENSIONS

NOTE: RENDERING IS BASED ON ESTIMATED
DIMENSIONS, FINAL SURVEY MAY
ALTER ILLUSTRATED REPRESENTATION.

East Elevation



3/16" = 1'-0"



#020

www.signcraftind.com

8816 CORPORATION DR.
INDIANAPOLIS, IN 46256
Office 317.842.8664
Fax 317.842.3015

PREPARED FOR

FIRST MERCHANTS BANK

REYNOLDSBURG, OHIO

SKETCH NAME

CHANNEL LETTERS

SCALE

1/2" = 1'-0"

DATE

AUG 14, 2015

S. C. REPRESENTATIVE

STEVE McVICKER

INDEX NUMBER

0815-0066B

DESIGNER

SLM

REVISIONS

1-	5-
2-	6-
3-	7-
4-	8-

COLOR SPECS

A
B
C
D
E
F

COLOR APPROVAL

DRAWING APPROVAL

WORK ORDER NO.



Underwriters
Laboratories Inc.



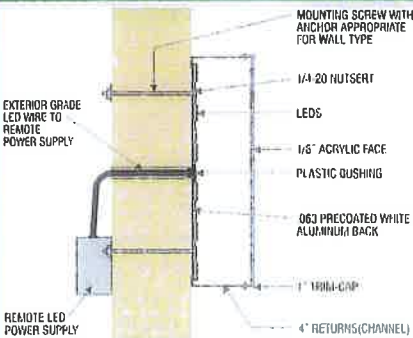
South elevation

NOTE: RENDERING IS BASED ON ESTIMATED
DIMENSIONS, FINAL SURVEY MAY
ALTER ILLUSTRATED REPRESENTATION.



3/16" = 1'-0"

**CHANNEL LETTERS
INTERNALLY ILLUMINATED
WITH LEDS**



CROSS SECTION

100.62 SQ. FT.

**FABRICATE AND INSTALL 1 SET OF INTERNALLY
ILLUMINATED CHANNEL LETTERS**

FACES - 1/8" 2447 WHITE ACRYLIC
VINYL - BLACK PERF & GOLD NUGGET 230-141
RETURNS - 4" BLACK
TRIM CAPS - 1" BLACK
BACKS - .063 ALUMINUM
LED - WHITE

INSTALLATION - MOUNTED FLUSH TO FASCIA

WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE
WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL
ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.
THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

**A SURVEY IS NEEDED
TO VERIFY DIMENSIONS**





IMAGE SOLUTION

#021



FABRICATE AND INSTALL 1 SET OF REPLACEMENT FACES
FOR D/F MONUMENT SIGN

FACES - 3/16" WHITE POLYCARB
VINYL - BLACK & GOLD NUGGET 230-141

INSTALLATION - MOUNTED INTO EXISTING MONUMENT SIGN

NOTE: RENDERING IS BASED ON ESTIMATED
DIMENSIONS, FINAL SURVEY MAY
ALTER ILLUSTRATED REPRESENTATION.



A SURVEY IS NEEDED
TO VERIFY DIMENSIONS

www.signcraftind.com

8816 CORPORATION DR.
INDIANAPOLIS, IN 46256
Office 317.842.8664
Fax 317.842.3015

PREPARED FOR

FIRST MERCHANTS BANK

REYNOLDSBURG, OHIO

SKETCH NAME

MONUMENT PANEL FACES

SCALE

3/4" = 1'-0"

DATE

AUG 14, 2015

S. C. REPRESENTATIVE

STEVE McVICKER

INDEX NUMBER

0815-0066C

DESIGNER

SLM

REVISIONS

1-	5-
2-	6-
3-	7-
4-	8-

COLOR SPECS

A
B
C
D
E
F

COLOR APPROVAL

DRAWING APPROVAL

WORK ORDER NO.



Underwriters
Laboratories Inc.

existing- corner of E. Main Street & Briarcliff Rd.
*southeast elevation

E.3.a



Attachment: DRB App #171896 (1223 : 6950 E. Main St.; Application #171896)

#023



FABRICATE AND INSTALL 1 SET OF REPLACEMENT FACES
FOR D/F MONUMENT SIGN

FACES - 3/16" WHITE POLYCARB
VINYL - BLACK & GOLD NUGGET 230-141

INSTALLATION - MOUNTED INTO EXISTING MONUMENT SIGN

NOTE: RENDERING IS BASED ON ESTIMATED
DIMENSIONS, FINAL SURVEY MAY
ALTER ILLUSTRATED REPRESENTATION.



A SURVEY IS NEEDED
TO VERIFY DIMENSIONS

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COLOR SPECS	
A	
B	
C	
D	
E	
F	
COLOR APPROVAL	
DRAWING APPROVAL	
WORK ORDER NO.	
UL Underwriters Laboratories Inc.	

existing- E. Main Street
* south elevation

