



AGENDA

DESIGN REVIEW BOARD
THURSDAY, OCTOBER 1, 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 – September 3, 2015
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

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
2. 1749 Brice Rd.; Application #171413; Westside Graphix; Applicant: Kirk Ramer; Signage
3. 2087 Reynoldsburg-Baltimore Rd.; Application #171528; Bibibop, LLC; Applicant: Tanaya Candella; Signage

E. OTHER BUSINESS

F. ADJOURNMENT

CITY OF REYNOLDSBURG

MINUTES

**DESIGN REVIEW BOARD
THURSDAY, SEPTEMBER 3, 2015 6:30 PM**

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

A. CALL TO ORDER

PRESENT: Comeaux, Hudson, Zollars, Burd
ABSENT:

2. APPROVAL OF MINUTES

The July 9th, 2015 Design Review Board minutes stand approved.

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Chairman Comeaux: All Speakers are asked to raise their right hand and attest that the information that they will give will be truthful.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **6411 E. Main Street, Reynoldsburg, OH 43068; Application #170956; Signage**

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden: 6411 E. Main St.; Kiddie Academy; Signage; Application #170956; Certificate of Appropriateness. Location: Property is located on the south side of E. Main Street between Brice Road and Beeler Drive. Existing Zoning: CC - Community Commerce/CCO - Community Commercial Overlay. Request: Request for certificate of appropriateness for signage. Current Use: Childcare Center. Applicant: Custom Sign Center. 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 a refaced monument-style ground sign. Existing Site & Context - The site is developed with an existing commercial building used as a childcare center. Neighboring uses include other commercial businesses in the CC - Community Commerce District of the City. Considerations: 1103.12 Standards for Design Review: 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. 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 facade. 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.) Table 1181. Notes: Total area of wall signs shall not exceed: Type B Wall Signs: two (2) square feet per one (1) lineal foot of the length of the wall on which the signs are permitted to be attached. 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 a 40.5sf wall sign that consists of a cream colored vinyl sign board with individual 17" letters. The proposed sign, just like the current sign, is not illuminated in any way. Staff determined that approximately 60sf of signage would be permitted per Code. Ground Sign - The

applicant is proposing to reface the existing monument style ground sign with two 23sf faces. The monument sign is 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. Materials & Colors - Both of the proposed signs are consistent with one another and are part of a larger rebranding of all Kiddie Academies. The proposed signage material is vinyl which is a permitted material in the Community Commercial Overlay. The proposed signage contains only four colors, which is a decrease of one color from the current signage. Staff feels that the overall composition, including the symbolic graduation hat figure that replaces the stylized human face, is cleaner and will be more readily visible from the street. 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 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. 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. The Building Division cannot issue permits for sign erection until after the zoning sign permit is approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Hudson
SECONDER:	Pat Zollars
AYES:	Comeaux, Hudson, Zollars, Burd

2. **1400 Haft Drive, Reynoldsburg, OH 430638; Application #171000; Minor/Exterior Modifications**

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden: 400 Haft Drive; Minor Site Plan/Exterior Modifications; Arnold Insurance Agency; Application #171000; Certificate of Appropriateness. Location: Property is located on the east side of Haft Drive, just south of E. Main Street. Existing Zoning: CC - Community Commerce. Request: Request for the Board to issue a certificate of appropriateness for exterior modifications. Current Use: Business Office. Applicant: Keith E. Wagenknecht. Background Information: Proposal - The applicant is requesting the Board review and approve a certificate of appropriateness to make a building addition to an existing commercial building. Existing Site & Context - The site contains a small commercial office building that was originally constructed as a single family dwelling. The proposed addition will be to the rear of the building. The property is bordered along the north by other commercial businesses also in the CC - Community Commerce District. The property immediately to the south is a single family dwelling 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.) Staff Review: Building Scale & Massing - The applicant is proposing a 28' x 14', 392 sf addition to an existing commercial office building. The propose addition will fill in current negative space in the building footprint causing the overall structure to become a regular rectangular. Materials - The current building is clad in a brick veneer with a commercial style window system on the front facade. The north and east facades have a 3' brick water-table with a white vinyl siding. The applicant is proposing to extend that water-table and siding veneer to the new addition. Staff would like the brick veneer along the south facade extended to that portion of the new addition. Staff Recommendation: Staff recommends that the Board apply the standards for design review and determine if the proposed exterior modifications enhance the character of the Community Commerce District. Staff's recommends approval on the following condition: 1. That the applicant extend the brick veneer on the south facade of the existing structure to the south facade of the new addition. Next Steps: 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 apply for a zoning certificate/minor site plan. Staff will require five sets of drawings showing compliance with the certificate of appropriateness. The Service Department will determine if the applicant needs to submit a Plot-Grade-Utility Plan. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review and secure all required permits and inspections.

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

3. **6308 E. Livingston Ave., Reynoldsburg, OH 43068; Application #171057; Signage**

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden: 6308 E. Livingston Ave.; Save-A-Lot; Signage; Application: #171057; Certificate of Appropriateness; Location: Property is located on the north side of E. Livingston Avenue just east of Brice Road. Existing Zoning: CC - Community Commerce/CCO - Community Commercial Overlay. Request: Request for certificate of appropriateness for signage. Current Use: Retail Sales - Grocery Store. Applicant: Ellet Neon Sales & Services - James Doerr. Background Information: Proposal - The applicant is proposing to add a new wall sign and reface two ground signs to accommodate a new tenant at an existing commercial building. Existing Site & Context - The site contains a multi-tenant commercial building. The subject tenant space was previously vacant and is being converted to a grocery store. Neighboring uses include retail sales businesses in same zoning district. Along the north, the property abuts a multi-family residential complex in the AR-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 facade. 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

Minutes Acceptance: Minutes of Sep 3, 2015 6:30 PM (APPROVAL OF MINUTES)

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.) Staff Review: Administrative - The applicant has applied for and received a zoning certificate and certificate of appropriateness for the proposed grocery store and exterior modifications. Wall Sign - The applicant is proposing to install a 166.6sf wall sign on the fascia above building entrance. Per Code, the tenant would be permitted up to 179.17sf of wall signage at this location. The proposed sign consists of internally illuminated channel letters. The proposed graphic is stylized text containing the tenant's name, primary trade and contains three colors. The proposed sign is consistent with the conceptual signage shown on the previously approved building elevation. The fascia is a very traditional and logical location to mount building signage. The scale of the proposed signage is consistent with the signage for the existing tenant. Ground Signs - The applicant is proposing to reface two existing ground signs. Ground Sign #1 is monument style sign which is currently faces with a 35sf panel for the neighboring tenant. The applicant is proposing to replace a blank face with a 35sf panel for the new tenant. Ground Sign #2 is a non-conforming di-pole style sign with a 144sf face for the current tenant. The applicant is proposing to divide this into two 72sf panels for each tenant. The proposed faces consist of stylized text in white on a red background and are consistent with the proposed wall sign. In order to be consistent with the panel for the other tenant, Staff recommends that the colors of the proposed faces be reversed. This would create a white background consistent with the other tenant. Staff Recommendation: Staff recommends that the Board apply the standards for design review and provide feedback as to whether the proposed modifications enhance the character of this commercial corridor. Staff recommends approval of the certificate of appropriateness on the following condition: 1. That the applicant reverse the colors of the sign face proposed for the ground sign. 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 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. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review for the proposed building mounted wall sign. The Building Division cannot issue permits for sign erection until after the zoning sign permit is approved.

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

4. 7384 E. Main Street, Reynoldsburg, OH 43068; Application #171063; Signage; Historic District

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden: 7384 E. Main Street; Starstrukt Apparel; Exterior Modifications/Signage; Application #171063; Certificate of Appropriateness. Location: Property is located on the north side of E. Main Street between Lancaster Avenue and Jackson Street. Existing Zoning: CC - Community Commerce/HCO - Historic Commercial Overlay. Request: Request for certificate of appropriateness for exterior modifications and signage. Current Use: Retail Sales - Clothing Store. Applicant: Deane Flagg-Washington. Background Information: Proposal - The applicant is proposing to add a new wall sign and make some minor color changes to the exterior of an existing commercial building in the Olde Reynoldsburg Historic District. Existing Site & Context - The site contains a commercial building, which is currently vacant and was previously occupied by a flower shop. Neighboring uses include retail sales businesses in same zoning district. Along the north, the property abuts French Run Creek. 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 facade. 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.) Staff Review: Wall Sign - The applicant is proposing a 20sf wall sign, which is the maximum size permitted per Code. The Code requires the sign to be made of natural materials such as wood, so Staff would like the applicant to clarify their proposed material. Staff understands that the applicant is implementing a contemporary brand, however, the trapezoid shaped sign board is not historic in character or consistent with the Olde Reynoldsburg design guidelines. Staff recommends this be changed to a regular rectangle and the overhanging letters be mounted directly to the Board. The stylized background "S S" is also not a traditional sign design element. Staff recommends that be removed in this case. The applicant stated verbally that the sign will be centered above the entrance doorway, but Staff would this stated on the plans. Exterior Modifications - The applicant is proposing some exterior modifications that are extremely minor. The applicant is proposing to change the building exterior to a slightly darker shade of tan than the current color. The applicant is also proposing to change the window trim detailing from purple to black, to match the existing awning. Neither of these proposed changes will affect the historic character of the structure or surrounding structures. Staff Recommendation: Staff recommends that the Board apply the standards for design review and determined if the proposed signage and exterior modifications enhance the character of the Historic District. Staff recommends approval of the certificate of appropriateness on the following condition: 1. That the applicant provide a new sign plan to Staff showing the sign board as a regular rectangle or a rectangle with mitered corners, removing the stylized grey background letters, confirming the materials and the exact placement of the sign on the building fascia. 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 for a zoning sign permit for the proposed wall sign. 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. The Building Division cannot issue permits for sign erection until after the zoning sign permit is approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Richard Hudson
AYES:	Comeaux, Hudson, Zollars, Burd

5. **7627 E. Main Street, Reynoldsburg, OH 43068; Application #171214; Signage**

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden; 7627 E. Main Street; Everest International Market; Signage; Application #171214; Certificate of Appropriateness; Location: Property is located on the south side of E. Main Street just east of Graham Road. Existing Zoning: CC - Community Commerce/HCO - Historic Commercial Overlay. Request: Request for certificate of appropriateness for signage. Current Use: Retail Sales - Grocery/Convenience Store. Applicant: Signarama Reynoldsburg. Background Information: Proposal - The applicant is proposing to add a new wall sign and reface an existing multi-tenant sign to accommodate a new business. Existing Site & Context - The site contains a multi-tenant commercial building. Neighboring uses include retail sales businesses and eating and drinking establishments in same zoning district. 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 facade. 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.) Staff Review: Wall Sign - Staff has calculated that the applicant is permitted approximately 40sf of signage at this location. The applicant did not provide dimensions for the proposed sign. Staff is unclear if the

applicant is applying new graphics to an existing sign face or mounting an entirely new sign. Ground Sign - The applicant is proposing to reface an existing multi-tenant ground sign. The sign is non-conforming and is internally illuminated. The applicant did not provide a specific size for the proposed face. Graphics & Colors - The proposed signage contains stylized text and a tag-line indicating the specific types of items available at the business. This is consistent with signage for commercial businesses. The proposed signs contain three colors, and the white background is consistent with the existing tenant faces. Staff Recommendation: Staff recommends that the Board apply the standards for design review and provide feedback as to whether the proposed modifications enhance the character of the Historic District. Staff recommends approval of the certificate of appropriateness on the following condition: 1. That the applicant provide a new sign plan to Staff showing dimensions of the proposed signs and clarify their proposal for the wall sign. 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 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. 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. The Building Division cannot issue permits for sign erection until after the zoning sign permit is approved.

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

6. 6515 E. Livingston Ave, Reynoldsburg, OH 43068; Application #171215; Signage

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden: 6515 E. Livingston Ave.; Blacklick Plaza Shopping Center; Signage; Application #171215; Certificate of Appropriateness. Location: Property is located on the southwest corner of E. Livingston Avenue and Baldwin Road. Existing Zoning: CC - Community Commerce/CCO - Community Commercial Overlay. Request: Request for certificate of appropriateness for signage. Current Use: Retail Sales - Various Commercial Businesses. Applicant: Russell Hoban. Background Information: Proposal - The applicant is proposing to repair and reface an existing di-pole multi-tenant sign near the Livingston Avenue entrance to the center. The applicant is also proposing to replace the awnings mounted to the building with different colored material and new graphics. Existing Site & Context - The site contains an existing multi-tenant commercial building and one out-lot. Neighboring uses include retail sales businesses and commercial offices. To the south, the property abuts single and multi-family dwellings in the AR-2 District. Across Baldwin Road, the property is adjacent to additional multi-family dwellings. The property was

originally developed as a shopping center in the 1960s and expanded in the 1980s. Like many commercial complexes from this era, the center needs refurbished to continue to be an attractive place to transact business. The applicant has rebranded the center with a new color scheme and is attempting to attract tenants that will make the center a neighborhood gathering-place. The applicant has already been approved for a new fence and landscape alterations and may be bringing additional projects to the Board and/or Staff.

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 facade. 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.) Staff Review: Ground Sign - The applicant is proposing to repair and reface an existing multi-tenant ground sign. The sign is non-conforming and is internally illuminated. The proposed top panel is approximately 130 sf in size and consists of the applicant's new logo centered on a blue and white background. The two rows of tenant panels are 78sf and both are divided evenly to three 24sf panels. The applicant is proposing to replace all tenant panels with blanks until new designs can be reviewed and approved by the Board. The applicant also proposes to repaint to the exterior of the sign cabinet and support poles to match the current color (brown) or change the color

to black. Staff does not consider this a major change, and is comfortable with the Board leaving that decision to the applicant. Awnings - The applicant stated they wish to replace the current black awnings with awnings to match the proposed top panel of the ground sign. Staff is comfortable with that, but would like the applicant to submit a rendering of that along with their zoning sign permit. Color Changes - The applicant is proposing to repaint the parking lot light poles in a blue color to match the proposed sign and awnings. The design guidelines adopted for commercial corridors in 2001 stated that parking lot lights should match the streetscape lights. The Community Commercial Overlay regulations adopted in 2009 were silent on this issue. Staff and the Board have been inconsistent on this issue in the past. Staff's position is that parking lot lighting color should be based on the details of the building architecture rather than the streetscape. Staff is comfortable with the change to blue provide the Board is comfortable. Staff would like more clarification of the proposed building color change. Staff Recommendation: Staff recommends that the Board apply the standards for design review and provide feedback as to whether the proposed modifications enhance the character of the Community Commercial Overlay District. Staff recommends approval of 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 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 including a copy of the rendering of the proposed awning. 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. The Building Division cannot issue permits for sign erection until after the zoning sign permit is approved.

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

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman



Planning Administrator

Minutes Acceptance: Minutes of Sep 3, 2015 6:30 PM (APPROVAL OF MINUTES)

Application #: 171387
Permit #:
Date Submitted: 9/10/15
Fee Amount: \$75.00
☒ Paid: 1073

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:
7524 EAST MAIN STREET, REYNOLDSBURG, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
EVANS CAPITAL INVESTMENTS LTD
Contact Email:
Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:
CARNIVAL ICE CREAM
Contact Phone Number:
614-270-9422
Description of Use:
ICE CREAM PARLOR
Contact Name:
JOHN FRY
Contact Email:
jfray1024@gmail.com

IV. APPLICANT INFORMATION

Applicant Name:
MARK RUBCICH
Applicant Address:
1640 NARMON AVE. COLUMBUS, OH 43223
Applicant Phone Number:
614-312-8790
Applicant Email:
mrubciche@danitesign.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): NON ILLUMINATED WALL SIGN
☐ 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: Mark Rubcich Date: 9/9/15

****OFFICE USE ONLY****

Additional Notes:

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: _____



S/F NON-ILLUMINATED HDU WALL SIGN 1" = 1'-0"

2" THICK ROUTED HDU WALL SIGN W/ RAISED RED BORDER & RECESSED WHITE BACKGROUND. RAISED RED, WHITE & BLACK COPY AND GRAPHICS W/ FULL-COLOR PRINTED VINYL FOOD IMAGES. IMAGES FOR PRINTS WILL NEED TO BE PURCHASED PRIOR TO FABRICATION.

+ -FASTENER LOCATION
1/4" x 2" LG TAPCONS THRU 1 1/2"x 1 1/2"x 3/16 ANGLE
1 3/4" INTO BRICK MIN-TYP@ (6) PLACES

#10 WD SCREWS INTO FOAM

FACE OF BRICK WALL

WIND LOAD:
90 MPH - EXPOSURE B
2011 OBC



PROPOSED CONCEPTUAL



DaNite Sign Co.

Proudly Serving Central Ohio Since 1954
1640 Harmon Ave Columbus, Ohio, 43223
(614) 444-3333 (FAX) 444-3026
www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO: E60042
DaNITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.

APPROVED-CUSTOMER DATE



JOB NAME ICE CREAM SHOP #28428
STREET 7524 EAST MAIN ST.
CITY, STATE REYNOLDSBURG, OHIO
LOCATION HDU WALL SIGN - ENGINEERING
SKETCH # 15-635R
DATE 9/09/15
FILE NAME ICE CREAM SHOP.CDR
DIRECTORY D15

SCALE 1" = 1'-0" SALE MR DESIGNER CRN

This is a professional design and engineering drawing. It is not to be used for construction without the approval of the designer. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing assumes all liability for any errors or omissions.



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

D.2.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

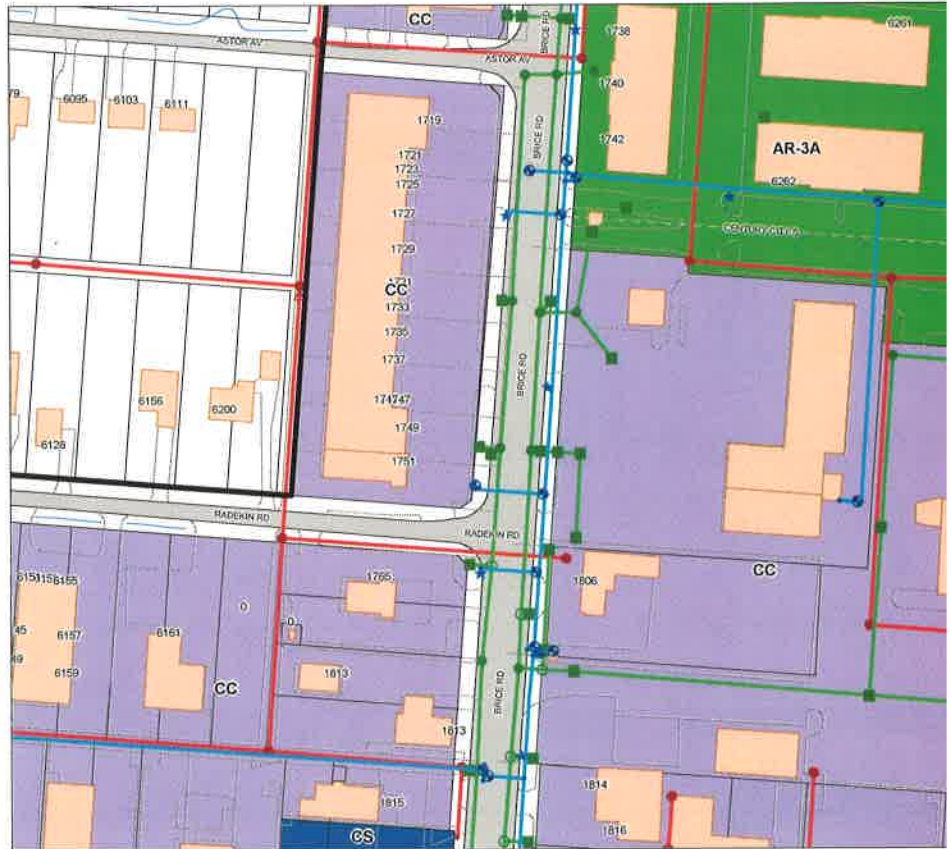
D.2.a

Boundary

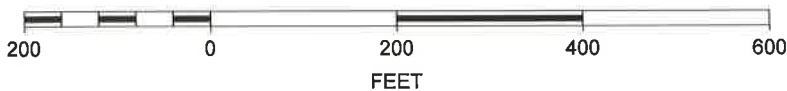
- County Lines
- Corporate Boundary
- Historic District

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)

Application #: 171528
Permit #:
Date Submitted: 9/11/15
Fee Amount: \$27500
☒ Paid: 2800

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>2087 Baltimore - Reynoldsburg Rd</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Black Wilshire Ridgely, LLC</u>	
Contact Email:	Contact Phone Number:
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Bibibop, LLC</u>	Contact Name: <u>Tanaya Candella</u>
Contact Phone Number: <u>614-507-0948</u>	Contact Email: <u>tcandella@bibibop.com</u>
Description of Use: <u>fast casual dining</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Tanaya Candella</u>	Applicant Address: <u>2500 Farmers Drive, Ste 140</u>
Applicant Phone Number: <u>614-507-0948</u>	Applicant Email: <u>tcandella@bibibop.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): <u>3 new wall signs</u>	
☐ 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: Tanaya Candella Date: 9/18/2015

Additional Notes:	**OFFICE USE ONLY**	
	<u>Zoning Information</u>	
	Zoning District: <u>CS</u>	
	☐ Historic District ☐ CC Overlay	
	<u>Other Board Approval</u>	
	☐ BZBA	
	Meeting Date: <u>10/1/15</u>	
	Meeting Results	
	☐ Approved as Submitted	☐ Tabled
	☐ Approved w/ Conditions	☐ Denied
	Planner Initials: _____ Date: _____	

Map1





FRONT ELEVATION



SIDE ELEVATION



PATIO PLAN



BIBIBOP - STONE CREEK PLAZA

2087 OH 256 #T
Reynoldsburg, OH 43068

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS, BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS. AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.



1.800.955.4731



060-006921 12/18/2013

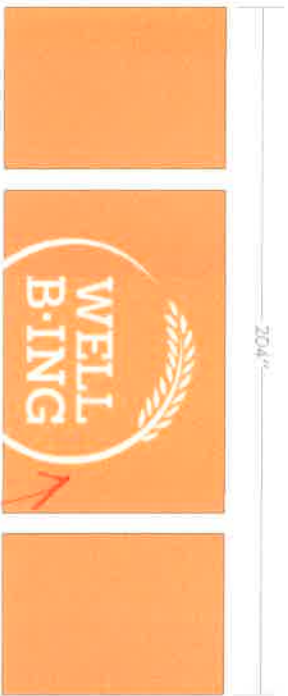
* EXISTING LOOK OF BUDG.

180" X 60" ALUMINUM WALL SIGN PAINTED SILVER WITH PAID
LIT CHANNEL CANS AND ILLUMINATED POSH - THRU ACRYLIC COPY



18" X 22-1/2" VINYL COPY AND
GRAPHIC APPLIED FIRST SURFACE

56" X 75" X 12" HIGH ALUMINUM CANOPY PAINTED SATIN BLACK
ACTUAL LENGTH TO BE DETERMINED UPON COMPLETION OF FIELD SURVEY



(2) 66" X 40" & (1) 66" X 36" X 2" TEEP ALUMINUM FRAME WITH EACH PANEL PAINTED
TO MATCH PANTONE 500C ORANGE WITH 57" X 67" OPAQUE WHITE VINYL GRAPHIC

93 sf

INTERIALLY ILLUMINATED ALUMINUM CHANNEL LOGO AND LINE PAINTED ORANGE
WITH WHITE ACRYLIC FACES PRECOATED WITH ORANGE TRANSLUCENT VINYL



BIBIBOP
asian grill

INTERIALLY ILLUMINATED ALUMINUM CHANNEL LETTERS PAINTED
BLACK WITH BLACK POLYURETHANE ACRYLIC FACES AND BLACK TRIM

79.33 sf

BIDE ELEVATION



FRONT ELEVATION



te 08102015 Job Path G:\JOBS\Bibibop\Columbus\Reynoldsburg\PRINT

total = 252.33 sf

Branham Sign
COMPANY - INCORPORATED

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888.976.7446
127 Cypress Street SW
Reynoldsburg, Ohio 43062

Client



Address
2500 FARMERS DR
COLUMBUS OH
43235
Location
REYNOLDSBURG OH

Sales
TBI

Designer
HORN

Notes



ELECTRIC SIGN
COMPLIES TO UL 48

Approved & Dated

Page
1 of 1



Local: 740.964.9550
Fax: 740.964.9558



**City of Reynoldsburg
Design Review Board
STAFF REPORT
October 1, 2015**

New Business

1) 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- 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.

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.)

1194.12 GRAPHICS.

Next to the streetscape development guidelines, business identification signage can be the singular most effective element that visually contributes or detracts from the overall image of the district. The quality of a business sign is most often indicative of the character of a business. The following are general requirements for all businesses in the HCO.

(a) General Standards.

- (1) All signs shall be on the premises of a business they identify.
- (2) The following sign types are appropriate for the identification of businesses in the HCO:
 - A. Ground signs;
 - B. Projecting signs; and
 - C. Wall signs (which may include letters on an awning).
- (3) Wall signs consisting of individual letters shall not be permitted.
- (4) All signs shall be of a professional character. No homemade lettered signs shall be permitted.
- (5) Where businesses occur behind other businesses off of a primary street a sign shall be permitted for direction to that business.
- (6) Businesses shall be permitted one wall or awning sign, as well as one ground or projecting sign.
- (7) Directional signs which may include the words "entrance"/"exit", "in/out" shall be permitted if they are not over two square feet in area and do not constitute a traffic hazard. Such signs shall not be illuminated.
- (8) Certain signs are not permitted because they involve materials, colors and designs that would not have been used historically in the area. Such signs include:
 - A. Billboards;
 - B. Plastic or vinyl signs;

- C. Marquee signs;
 - D. Off premise graphic;
 - E. Mobile or portable signs with the exception of sandwich boards not to exceed ten square feet;
 - F. Interior-illuminated signs;
 - G. Blinking, flashing, moving, or vibrating signs;
 - H. No sign colors of fluorescent or "day glow" orange;
 - I. Signs mounted on the top of building or on the roof; and
 - J. Signs extending above the wall of any structure to which they are attached.
- (9) Face changes in existing cabinet style signs are required to be approved by the DRB.
- (c) Sign Types and Sizes. The following maximum areas of business identification signs are permitted:
- (1) Ground signs up to eighteen square feet;
 - (2) Projecting signs up to eighteen square feet;
 - (3) Wall signs up to twenty square feet;
 - (4) A wall sign should project no more than one foot from the face of the building;
 - (5) The maximum height for all free standing and signs should be six feet;
 - (6) A window sign consisting of individual letters shall occupy no more than twenty-five percent (25%) of the total window area; and
 - (7) Lettering on an awning for business identification shall be permitted and shall be no larger than eight inches.
- (d) Sign Locations. The following standards are made for the location of signs in the HCO:
- (1) No signs shall be mounted on the top of a building or roof;
 - (2) No sign shall conceal any windows, doors, transoms or other architectural features;
 - (3) All business identification signs shall be located near the building/business entrance they identify;
 - (4) All signs other than wall signs shall be perpendicular to the street; and
 - (5) Signs for storefront type buildings shall be permitted within the right-of-way, only if they are wall hung and/or projecting signs and the bottom of the sign is no lower than eight feet, and do not impede pedestrian or vehicular flow of traffic.
- (e) Sign Materials.
- (1) All signs shall be constructed of natural materials.
 - (2) Sign materials should complement the primary structure.

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 recommendations 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.

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 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.
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. The Building Division cannot issue permits for sign erection until after the zoning sign permit is approved.

2) 1749 Brice Road – Westside Graphixs 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

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.

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 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.*

City of Reynoldsburg – Design Review Board

(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

Administrative

The applicant has applied for and received special exception use permit #100-SE for the drive-thru service window.

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.

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, Staff recommends the Board table the application for one month. This will allow the applicant to submit updated plans for review by Staff and the Board.

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. The applicant should contact Staff to submit new sign plans as soon as possible. Staff will review this plans and provide a new recommendation in time for the November 5, 2015 meeting of the Board.

3) 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.

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.)

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.

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 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.