



AGENDA

DESIGN REVIEW BOARD
THURSDAY, MARCH 3, 2016 6:30 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Design Review Board – Regular – February 4, 2016
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 8097 E. Broad St.; Application #172886; Applicant Grant Giltz; Shoppes at East Broad; Major Site Plan Review - Phase 2
2. 8097 E. Broad St.; Application #172830; Applicant: Melody Ward; Business: Half Priced Books; Signage
3. 6573 E. Livingston Ave.; Application #172840; Applicant: Signs Up, LLC; Business: Nails by Ali; Signage
4. 8231 E. Broad St.; Application #172870; Applicant: Anchor Sign Inc. - Amy Thomas; Business: Dollar Tree; Signage
5. 6324 E. Livingston Ave.; Application #172887; Applicant: Moussa Alsharaqa; Business: Diva's Hair & Beauty Supply; Signage
6. 1749 Brice Rd.; Application #172888; Applicant: Sign Shop Inc.; Business: Miss Chrissy's Plus Size; Signage
7. 1468 Brice Rd.; Application #172890; Applicant: Sign Shop Inc.; Business: Atrium Personnel; Signage
8. 7643 E. Main St.; Application #172892; Applicant: Randy Hering; Business: Densie Hering, DDS LLC; Historic District

9. **7041 E. Main St.; Application #172912; Applicant: Buckeye Express Wash; Business: Goo Goo Car Wash; Minor Modifications**

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

DESIGN REVIEW BOARD THURSDAY, FEBRUARY 4, 2016 6:30 PM

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

A. CALL TO ORDER

PRESENT: Zollars, Bowman, Hicks, Carr, Burd, Cullinan
ABSENT: Hudson

2. APPROVAL OF MINUTES

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

Minutes stand approved.

3. APPROVAL OF AGENDA

Chairman Burd: I am going to make one suggestion. Under D, New Business, I think we are going to move number 1 to the end of that section so that the applicants that are here do not have to sit through our housekeeping items. So, we will have the Agenda amended as discussed.

4. SWEARING IN OF SPEAKERS

Chairman Burd: If you are here in the audience to speak on the Agenda, would you please rise at this time and raise your right hand? Do you swear or affirm that the testimony that you will provide to the Board is truthful? If so, say, "I do." Alright, thank you very much.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

None.

D. NEW BUSINESS

1. **6308 E. Main St.; Application #172578; Applicant: Richard D. Bigham, Jr.; Business Name: My-Title Loan; Signage**

Mr. Snowden: Thank you Mr. Chairman. 6308 E. Main Street - My Title Loan for Signage was application #172578 for Certificate of Appropriateness. The property is located on the north side of E. Main Street just west of Brice Road. Existing Zoning is CC - Community Commerce District / CCO - Community Commercial Overlay. The request for certificate of appropriateness for new signage. Current Use is Administrative/Business Office. The applicant is Mr. Richard D. Bigham, Jr. The applicant is requesting the Board review and approve a certificate of appropriateness to erect a new wall mounted sign. The site is

Minutes Acceptance: Minutes of Feb 4, 2016 6:30 PM (APPROVAL OF MINUTES)

developed with an existing commercial building which has two tenant spaces. The other tenant space is utilized by a dry-cleaning business. Neighboring uses include other commercial businesses in the CC district of the City. The applicant is proposing to erect a new 18.68sf raceway mounted wall sign. Staff estimates the tenant's space to have approximately 20' of frontage on E. Main Street, which would entitle the applicant to 20sf of wall sign per Table 1181 of the Zoning Code. A blue sign board will be mounted directly to the raceway, and internally illuminated channel letters will be mounted to that sign board. The Zoning Code prohibits signs that extend more than 14" from the building façade. Staff would like the applicant to clarify this dimension since their drawing is not to scale. Vinyls, acrylics and painted aluminum are among the permitted materials in the Community Commercial Overlay. The applicant's plans have two different indications for the color of the aluminum letter returns: white and green. Staff would like the applicant to clarify if this is an error in the drawing and state their requested color. Do you understand what I mean, Sir?

Mr. Bigham: I'm the installer. I don't know. I am going to say they are white, but I don't know.

Mr. Snowden: The applicant is purposing to utilize a blue backing sign board. It is an acrylic type of sign panel. This type of sign board is not utilized in the existing wall sign for the other tenant in this commercial building. In order to comply with the standard listed in Section 1103.12(a) that require buildings to be at variance with neighboring buildings, Staff suggests that the applicant remove the sign board and mount the letters directly to the raceway. The applicant's drawing also shows a blue sign panel board mounted directly above the entrance to the tenant space. Staff would like the applicant to clarify the purpose of this. Given that this type of detailing is not present anywhere else on the building, staff suggest it be removed from the final plan. 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 application for a certificate of appropriateness on the following conditions: 1. That the applicant clarify the distance the sign extends from the building façade. 2. That the applicant clarify the proposed color of the letter returns to the satisfaction of the Board. However the Board wants to handle this. If the Board wants to limit them to a certain color, that would be the choice of the Board. 3. That the applicant redesign the sign so that the channel letters are mounted directly to the raceway. 4. That the applicant provide Staff with new plans indicating these changes in conjunction with their application for a zoning sign permit. With that, I will be happy to answer any other questions, and I will turn things back over to Mr. Burd, our Chair.

Chairman Burd: Mr. Bigham, did you have anything to add?

Mr. Bigham: No, as I say, I am the installer. The reason for this blue, I do not know. I have done other work with these people and they use that blue background. I think that is what they were trying to do. What Mr. Snowden is saying makes total sense. I will recommend that we take that off. I can't make that decision, but I will make that recommendation. As far as the projection from the wall, it will be about ten inches. Normally those boxes are about

five inches, and the letters are five inches. So, we are talking about a projection of about ten inches.

Mr. Snowden: Mr. Bigham, if you could just document that on the plan so I can document that it meets code.

Mr. Bigham: We can do that. I will get new plans. Again, I will say the returns are white, but I will have to verify all that. I can do that and have plans back to Mr. Snowden on Monday. I have a medical thing I have to take care of tomorrow so I will not be able to do that. Does that answer everything?

Mr. Snowden: I am comfortable, it is just if the Board is comfortable with approving it.

Chairman Burd: I think you addressed the key questions. Do you know what that blue panel is above the door on the design?

Mr. Snowden: You should be able to see on the screen in front of you.

Mr. Bigham: I don't know. I don't think that is part of us.

Mr. Snowden: It could also be a generation error on the part of the drawing. Those things certainly happen. Again, it was something that sort of raised my curiosity.

Chairman Burd: It may be nothing, it is just kind of odd. I will open up to the Board for any questions. No questions, ok. If we want to entertain a motion to approve taking into consideration what we have discussed. That may be appropriate. Would anyone like to make a motion?

Mr. Hicks: I would like to make a motion for approval upon the removal of the blue panel, and approval of the ten inch projection.

Mr. Bigham: I do not have any idea, but I will find out.

(Vote)

Chairman Burd: Do we have any other information for the applicant?

Mr. Snowden: Yes, Mr. Chairman. Mr. Bigham, obviously you would need to check back with your client and confirm that is acceptable to them, but it is approved conditionally. All you would need to do from our standpoint is to submit to me the revised plans showing those modifications. In addition to that you will need to submit building stamped plans to our building division. That information is listed in our report and it will also be on the letter that we will respond to you after tonight's meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Pat Zollars
AYES:	Zollars, Bowman, Hicks, Carr, Burd, Cullinan
ABSENT:	Hudson

2. 1719 Brice Road; Application #172674; Applicant Signarama of Gahanna; Business: Anthony's Pharmacy; Signage

Chairman Burd: Can you come to the podium and give us your name for the record?

Mr. Persons: John Persons, Signarama of Gahanna

Chairman Burd: Mr. Snowden, would you give your presentation.

Mr. Snowden: Thank you. 1719 Brice Road - Anthony's Pharmacy for Signage was Application #172674 for Certificate of Appropriateness. The property is located on the west side of Brice Road between Astor Avenue and Radekin Road. Existing Zoning is CC - Community Commerce District / CCO - Community Commercial Overlay. The request is for a certificate of appropriateness for signage. Current Use is Retail Sales. The applicant is Signarama of Gahanna. The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing internally illuminated stencil-style cabinet sign. The site is developed with an existing multi-tenant commercial building. The other tenant spaces include retail sales and office uses, as well as a childcare center. Neighboring uses include other commercial businesses in the CC district of the City. To the west, the property abuts single family dwellings in the City of Columbus. That is immediately to the west. The applicant is proposing to reface an existing 27.6sf wall mounted sign. The proposed sign consists of a stenciled aluminum sign face with a red backing board that allows light to pass through and the letters to appear illuminated. The sign as proposed is consistent with the aluminum sign cabinet system that extends around the entire front façade of the shopping center. As you can see here, this is consistent around the entire top facade of this building here, and the applicant is proposing to stick with that. Staff's recommendation is that 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 application for a certificate of appropriateness as submitted. With that I will be happy to answer any questions and I will turn it over to our Chairman.

Chairman Burd: Thank you Mr. Snowden. Mr. Persons, do you have anything to add to that.?

Mr. Persons: No, Sir.

Chairman Burd: Ok. This is fairly straight forward. I am always in favor of trading blue for scarlet. I will open it up to the board for questions. Easy enough. Would anyone like to make a motion?

(Vote)

Mr. Snowden: Mr. Persons, we will provide a later, as we always do, stating what happened here tonight and that you are approved. You should submit a zoning sign permit showing the plans as you submitted. Also, as a note to you client, in order to be in compliance with our zoning and building codes of the City, they should submit a zoning certificate application and building occupancy application before the business begins to operate. I am not aware that they have done that. I am also not aware that they are in operation. It didn't appear to be that way when I visited the site. Just more of a note for your client.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Eliot Bowman
AYES:	Zollars, Bowman, Hicks, Carr, Burd, Cullinan
ABSENT:	Hudson

3. **2412 Taylor Park Dr.; Application #172675; Applicant: Northstar Realty; Business Name: Al's Hobby Shop; Signage**

Chairman Burd: May we have your name for the record?

Mr. Reynolds: My name is Jack Reynolds.

Chairman Burd: Ok. Mr. Snowden, if you are ready to give your report...

Mr. Snowden: 2412 Taylor Park Drive - Al's Hobby Shop for Signage. Application #172675 - Certificate of Appropriateness. The property is located on the west side of Route 256, just north of 70. Existing Zoning: CS - Community Services District. The request is for a certificate of appropriateness for signage. Current Use: Retail Sales, and the applicant is Northstar Realty. The applicant is requesting the Board review and approve a certificate of appropriateness to erect two new wall mounted signs for a new tenant in an existing commercial building. The site is developed with an existing multi-tenant commercial building. The other tenant spaces include retail sales uses. Neighboring uses include other commercial businesses in the CS district of the City. To the south and east, the property abuts the SR 256/IR 70 rights-of-way. People usually refer to this as the building that is in the Target parking lot. This is a multi-tenant building and you have two large power centers immediately behind it. This site consists of a building that does not appear to conform to many of the normal zoning setback requirements and regulations. I can see evidence of some setback variations from when the building was constructed. This building does not conform to the letter of our signage regulations, but it is consistently not conforming. What that indicates to me is that a comprehensive sign plan for this building when it was constructed, was probably approved by BZBA, but I do not have that record in my office to refer to. So, a Comprehensive Sign Plan would allow the applicant to show comprehensively all the signage for the structure and essentially functions as a variance package, to allow a group of signage only variances to the entire site. The idea being that it is best to show all of this consistently so that BZBA, and subsequently, the Design Review Board could confirm that it all works

together on the entire site, rather than have to approve individual variances for each sign. It is kind of a fast track to a sign variance, but it functions a little differently. The unique characteristics of this site, indicates to me that there was probably one approved for this and I just don't have it in my files. I don't know why that would be, but that is what is indicated here. The site fronts on the SR 256 right-of-way, and staff has measured the distance between the edge of street pavement to the building façade at over 100'. It is approximately 80' from the edge of pavement to the lot line. The applicant is proposing to erect two wall mounted internally illuminated channel letter signs. The proposed signs consist of internally illuminated channel letters. The proposed signs are consistent with the style and materials of adjacent signs on the building and on neighboring buildings. It appears that when the Comprehensive Sign Plan was approved. The front facade, or the 256 facade, was approved for what we would call a type B wall sign. We have type A and type B. Type A are for less than 80' setback and type B are for more than 80' setback. The applicant is asking that they be allowed to add a type B. They took down a type B from a previous tenant, and they are asking to put up a new type B for the proposed tenant. The Code basically assumes that a building would never be constructed in this manner. That is the complex part about this. What the code says about corner lots is that the applicant is entitled to an additional wall sign on the perpendicular street, when you have a corner lot. So, the example there would be if you had a public street here, you could have one wall sign here and one wall sign here, for your building. In this case, you have a public street in front, you have the stormwater feature, and then you have a public street behind. So, what the previous Planning Administrator, and previous Board have done, is basically assume that you have a wall sign back here two because this is a public street. It is not meeting the exact letter of the code, but as we stated, the intent of the code is to regulate signage and to prevent too much signage, the Code never envisions a building configuration such as this. So, if you can see from here, the rear of the property, here is a type 1 wall sign, and here is additional signage over here facing I70. So, what I would propose, since this is a type A sign, that we allow the applicant to have a type A sign. They are showing a type B sign which is 50 sq. ft. I am recommending the Board approve this conditionally to give them up to 30 sq. ft. Of signage, to be consistent with what is on the building. The reason why this is so complex is the code is written, street, building set backs. It never envisions a building built in this, this is why they did this comprehensive sign plan. That is why there are some gymnastics here to get to our answer. The take away from this is, number one, the signage as they are proposing with the red channel letters is consistent with the type and materials. Number two, there probably was a comprehensive sign plan approved for this. And, number three, since we don't have that comprehensive sign plan to see what they got approved for, what they are requesting is consistent with what everybody else on this building is doing. It is not giving this applicant any special privileges that anybody else or anyone else who has a comprehensive sign plan set up this way has. With that, I would be happy to answer any questions. The reason I have not been more insistent that this applicant go for variances for this is because I can see from the evidence that a comprehensive sign plan was in place because they never would have been allowed to do that with one, at the time. Any questions? With that, I will turn things back over to our chair. Thank you Mr. Snowden. Mr. Reynolds, did you have anything to add to that?

Mr. Reynolds: No. I appreciate the gymnastics. We are just looking for a little bit of relief.

Radio Shack left and we have had a hard time coaxing people to take over the spot, with the fact that they can only have 30 sq. ft., given the setback. If you are familiar with the site, that drainage has a lot of vegetation as well.

Mr. Snowden: Gentlemen, to interject here, the reason they would have done a comprehensive sign plan is because the code assumes that the street is right here. But in the case, you have over 50 ft. Of stormwater retention area for these highway right-of-ways, and over 100 ft. Between the building. That is what would have motivated the original people, who constructed the building to do this comprehensive sign plan, to address that.

Mr. Reynolds: I measured about 300 ft. From the middle of 256 back to the wall.

Mr. Snowden: That would be including the median and everything.

Mr. Reynolds: So again, in order to entice him to take over the space, we told him that we would come before you all. With what Eric has said, we can certainly with the type A, 30 sq. ft. On the back because all we are doing is advertising to the folks who are utilizing the Target center. Again, I do believe that we could see it to the tenant, if we had 50 out front. Which is comparable to what is there. Do members of the Board have any questions for Mr. Reynolds or Mr. Snowden?

Mr. Hicks: The sign on the back, we are talking that you are agreeable to changing that from 50 to 30, when you change it from 50 to 30, does it possibly fit in between the downspouts there better also? Esthetically, taking a look at it, you have the owl and the apostrophe "S" sitting on top of the downspout, it may work out a little bit better.

Mr. Reynolds: It may fit a little bit better.

Mr. Hicks: Maybe if you end up going like 29 sq. ft., or just a few less sq. ft., to make it fit on the back of that building.

Mr. Snowden: Mr. Hicks, if the Board approves this conditionally, and empowers staff to complete that process, I can make sure that the applicant is being sensitive to the building architecture when they give a final sign plan. What they are proposing is generally good, it is just that there are some jumping jacks to get to as to why this is the case.

Mr. Reynolds: We can scooch it over and fir it in between the two downspouts.

Chairman Burd: Thank you. Any other questions on this item? We should entertain a motion and I believe that the motion should reference the appropriate sign size on the rear of the property.

Mr. Cullinan: I would like to make a motion to approve Application #172675 for Northstar Realty, contingent upon the rear sign being a 30 sq. ft. Sign, and also that the applicant work with Staff to have the sign between downspouts for architectural purposes.

(Vote)

Mr. Snowden: Mr. Reynolds the steps for you to complete your review are listed there on the Staff report and I will provide that in a letter which will go to the applicant listed on the application form. Just be aware, before Al's Hobby Sop can open, and be in compliance with the Building and Zoning codes, they should submit for a Zoning Certificate and a Building Occupancy before they begin to operate. I am letting you know that so we are consistent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tyler Cullinan
SECONDER:	Steven Hicks, Board Member
AYES:	Zollars, Bowman, Hicks, Carr, Burd, Cullinan
ABSENT:	Hudson

4. Annual Organization Meeting to Elect a Chairman, Vice-Chairman, and a Secretary

Chairman Burd: That brings us to our housekeeping item, our Annual Organization Meeting to Elect a Chairman, Vice Chairman, and a Secretary. I guess we will just go in order. As you all know, the Chairman works us through the Agenda each meeting. Sometimes works with Mr. Snowden and Staff a little bit closer. I would be open to a discussion. Is there anyone who would want to be Chairman? I would be happy to do it if that is what you wish, but I certainly do not want to preclude somebody else from being chairman as well.

Mr. Bowman: I would like to nominate Nathan Burd for Chairman.

Mr. Hicks: I will second that.

Chairman Burd: Do we need to take a role call on that Eric?

Mr. Snowden: Do you accept the nomination? I can temporarily chair the meeting for the purposes of taking this vote. Since Mr. Burd is the only candidate, and he has accepted his nomination, will all those in favor of electing Mr. Burd Chairman of the Board for 2016 please signify by saying Aye? (*Audible "Ayes"*) Any opposed? (*Silent*)

Mr. Snowden: Alright, Mr. Burd is our Chairman.

Chairman Burd: Thank you all very much. Vice Chairman will obviously serve in the role of Chairman in the Chairman's absence. Does anybody have a hankering to be Vice Chairman? Mr. Zollars is willing and that makes sense, he has been on the Board for a while now. Can I make that motion Eric?

Mr. Snowden: I do not see why not.

Chairman Burd: I know on Council, the Chairs make the motions for their Vice Chairs, so I will do the same thing. I will move that Mr. Zollars be appointed Vice Chair. A second by Mr. Hicks. All in favor of Mr. Zollars as Vice Chairman, please say "Aye". (*Audible*

"Ayes") Any opposed? *(Silent)* I am going to turn to you Mr. Snowden. I do not know what the Secretary does or if we need one.

Mr. Snowden: Gentlemen, I will explain. The Charter says that we have a Chairman, a Vice Chairman, and a Secretary. It says that the Chairman and Vice Chairman must be members of the Board and that the Secretary can or can not be. That is what the Charter says about Board and Commissions in general. In being consistent with all of our other Boards and Commissions here in the Planning and Zoning Division, I am going to request, as has been done for many years, that the Board designate myself as the Secretary. In addition to that, supporting our Boards is an entire team effort between myself, Mr. Havener, and Rochelle from our Clerks Office who also works with us as far as taking some of the background, minute transcriptions, and all of that. But, for the purposes of calling the role, and the only other reason for that, this was brought up at the Planning Commission because there are cities that have someone calling the role and then planting staff at the front. Frankly, we are not equipped for that. To require Rochelle to be here would be adding a lot of burden that we are not really equipped to do at this time. So, I would just request that the Board designate me the Secretary, but know that it is a team effort, and anything you need, it is our pleasure to serve you.

Chairman Burd: Thank you Mr. Snowden. I think that sounds great and I just want to say on behalf of the Board, we know these are complex issues, so thank you for what you do and that last one was a little tricky but we got through it just fine. I will go ahead and make a motion that Eric Snowden be appointed the Design Review Board Secretary.

Mr. Bowman: I will second that.

Chairman Burd: All in favor of Eric Snowden as Secretary say "Aye". *(Audible "Ayes")*
Any opposed? *(Silent)*

Mr. Snowden: thanks Gentlemen. All those terms will be for 2016. And we will do the same thing the first meeting of 2017.

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman



Planning Administrator

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

Application #: 172886
Permit #:
Date Submitted: 2/11/16
Fee Amount: \$ 400.00
☒ Paid: 4828

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>8097 E. Broad Street</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>DN Reynoldsburg LLC</u>	
Contact Email: <u>ggiltz@3gmgmt.com</u>	Contact Phone Number: <u>330-494-6688</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Shoppes at East Broad</u>	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use: <u>Multi Tenant Retail Building</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Grant Giltz</u>	Applicant Address: <u>4835 Munson St. NW Canton, OH 44718</u>
Applicant Phone Number: <u>330-494-6688</u>	Applicant Email: <u>ggiltz@3gmgmt.com</u>
☒ Property Owner	☐ Business Owner
☐ Contractor	☐ Architect

PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☒ Major Site Plan Review (\$400):	<u>new retail center - phase 2</u>
☐ 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 sections of the Zoning Code and note the items you are responsible for submitting with this application

Applicant Signature: [Signature] Date: 2/10/16

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>3/3/16</u>	
	Meeting Results	
	☐ Approved as Submitted	☐ Tabled
	☐ Approved w/ Conditions	☐ Denied
	Planner Initials: _____ Date: _____	

Attachment: Application #172886 (1324 : 8097 E. Broad St.; Application #172886; Applicant Grant Giltz)



CONCEPTUAL NORTH ELEVATION



Design Review Board

March 3, 2016 Meeting

Due to the size
of the plans,
plans pertaining
to this packet
may be viewed
at the

City of Reynoldsburg
Department of Development.



**City of Reynoldsburg
Design Review Board
STAFF REPORT
March 3, 2016**

New Business

1) 8173 (8097) East Broad Street – Shoppes at East Broad, Phase II – Major Site Plan

Application: #172886 – Certificate of Appropriateness

Location: Property is located on the south side of E Broad Street, east of Waggoner Road.

Existing Zoning: CS – Community Services/Limited Overlay

Request: Request for certificate of appropriateness for a major site plan.

Current Use: Retail Sales

Applicant: DN Reynoldsburg LLC

BACKGROUND INFORMATION

Proposal

The applicant is requesting a certificate of appropriateness for a major site plan. The site plan is for a proposed commercial shopping center located in CS Community Service District. Phase I of the project was approved by the Board in 2015. The applicant is proposing to modify that original site plan to create additional building sites for a second phase.

Existing Site & Context

The site consists of an existing 120,000sf commercial building (under construction) with related parking improvements and neighboring outlots. Neighboring uses include commercial business along the north side of E. Broad street in the City of Columbus. To the south, the property abuts agricultural land in Jefferson Township.

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.*

1180.11 PARKING LOT LANDSCAPING STANDARDS

- (a) Parking lots containing more than 6,000 square feet of area or 20 or more vehicular parking spaces, whichever is less, shall provide interior landscaping of the peninsular or island types of uncompacted, well-drained soil that contains a minimum of 6 inches of top soil mix, as well as perimeter landscaping.*
 - (1) For every ten (10) parking spaces or fraction thereof, the applicant shall provide no less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one tree with a minimum diameter of 2 inches and 4 shrubs.*
 - (2) The minimum landscape area permitted shall be 200 square feet with a minimum planting width of 10 feet.*
 - (3) In order to encourage the required landscape areas to be properly dispersed, and to break up large expanses of parking, no individual landscape area shall be larger than 500 square feet in size in vehicular use areas less than 30,000 square feet and no individual area shall be larger than 2,000 square feet in vehicular use areas over 30,000 square feet. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.*

- (b) *All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of ten (10) feet exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound or a combination thereof as required to provide a continuous opaque screen, a minimum of 36" in height, within one year of installation. The perimeter landscape shall also contain a minimum of one deciduous tree per 50 linear feet of parking perimeter. When perimeter landscaping of parking is required in addition to a buffer zone or overlapping of a buffer zone of Section 1180.10(b), the required perimeter landscaping of parking may be satisfied concurrently with the requirements of Section 1180.10(b) by the more intensive planting and the more extensive width required by either this subsection or Section 1180.10(b).*
- (c) *Parked vehicles may hang over the interior landscaped area no more than two and one-half feet. Concrete or other wheel stops shall be provided to ensure no greater overhang on the landscaped area. Where parked vehicles will overhang a four-foot minimum spacing shall be provided from edge of pavement to all trees.*
- (d) *Grass or ground cover shall be planted on all portions of the required landscaping area not occupied by other landscape material. Such material fulfills required interior or perimeter landscaping.*

STAFF REVIEW

Administrative

The site was last rezoned in 2006, and in conjunction with that process, a limited overlay was placed over the site. The overlay text is on file in the Planning & Zoning Division office. The applicant was previously approved for a major site plan in March of 2015, and is now proposing to revise that site plan to add additional in-line tenant spaces.

Building

The applicant is proposing to increase the total building area on the 24.94ac site to 200,550sf, which is an increase to 78,650sf from their Phase I. The applicant is proposing to utilize materials that are consistent with the materials that were approved in Phase I. Staff's only concern is that the amount of painted concrete on the Hobby Lobby tenant space is too high. Staff's position is that another contrasting material is needed to breakup this facade.

Parking

The applicant is proposing 200,550sf of retail space. The limited overlay requires that the applicant provide 1 parking space for every 250sf of retail space. This would require the applicant to have 802 parking spaces on site. The applicant has provided for 928 spaces, so Staff is comfortable that there is adequate parking.

Pedestrian Connectivity

At the request to Staff, the applicant has connected a previously constructed sidewalk along the south side of the main entrance drive from Waggoner Road to the front pedestrian area of the development.

Landscaping/Buffering

The applicant's previously approved landscape plan is still in effect. The proposed site plan revision reflects an adequate amount of landscape area within the additional parking lot area.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the proposed site plan and building improvements enhance the characteristics of this commercial corridor. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness on the following condition:

1. That the applicant revise the building rendering to add a contrasting material on the Hobby Lobby that extends at least 10' from the finished grade.

NEXT STEPS

Provided the Board approves the application, the next steps are as follows:

1. The applicant should contact the Planning Administrator at 614-322-6829 to submit an application for a zoning certificate. Staff will require two sets of plans to confirm compliance with the major site plan approval and certificate of appropriateness.
2. The applicant will need to contact the Building Division at 614-322-6802 to submit an application for plot-grade-utility plan review and approval. The Planning Administrator cannot issue a zoning certificate until a plot-grade-utility plan is approved.
3. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review, secure permits, and complete the required inspections.

2) 8097 E. Broad Street – Half-Priced Books - Signage

Application: #172830 – Certificate of Appropriateness

Location: Property is located on south side of E. Broad Street between Waggoner Road and Taylor Road.

Existing Zoning: CS – Community Services District

Request: Request for certificate of appropriateness for signage.

Current Use: Retail Sales

Applicant: Signcom Inc.

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness for a new wall mounted sign on the front facade of a commercial building that is currently under construction.

Existing Site & Context

The site is developed with an existing multi-tenant commercial building and related improvements that are currently under construction. The other tenant spaces include retail sales uses. Neighboring uses include other commercial businesses in the CS district of the City. To the south, the property abuts agricultural land in Jefferson Township.

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.

STAFF REVIEW

Administrative

The Board and the Board of Zoning and Building Appeals approved the site plan and building architecture for the development in 2015. In addition to the wall sign, the applicant has provided plans proposing to reface two existing multi-tenant ground signs. The locations of these signs were approved in conjunction with a comprehensive sign plan, and the Board is not required to review face changes in this location.

Wall Sign

The applicant is proposing to install a new 158.28sf wall sign. The proposed sign consists of internally illuminated channel letters mounted to a red aluminum sign board. The sign does not exceed the 160sf of signage permitted by Code and was shown on the conceptual building renderings when the certificate of appropriateness for the building architecture was approved. The proposed wall sign is consistent with the panels proposed for the multi-tenant signs.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

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 and showing the exact dimensions and location of the refaced panels on site's the multi-tenant ground signs.
2. Once a zoning sign permit is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for the new sign, secure permits, and complete the required inspections.

3) 6573 E. Livingston Ave. – Nails by Ali - Signage

Application: #172840 – Certificate of Appropriateness

Location: Property is located on south side of Livingston Ave between Baldwin Road and Briceton Drive.

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

Request: Request for certificate of appropriateness for signage.

Current Use: Retail Sales

Applicant: Sign Up LLC/Signsmith

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing internally illuminated cabinet sign.

Existing Site & Context

The site is developed with an existing multi-tenant commercial building. The other tenant spaces include retail sales and office uses, as well as a childcare center. Neighboring uses include other commercial businesses in the CC district of the City. To the south and east, the property abuts multi-family dwellings in the AR-1 and AR-2 districts.

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.

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.

STAFF REVIEW

Wall Sign

The applicant is proposing to reface an existing 48sf wall mounted sign. The proposed sign panel contains one logo and three colors. The proposed white background matches the majority of signage on site. The existing sign cabinet is black and matches the other existing wall mounted sign cabinets. The applicant should clarify the proposed material for the sign panel.

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 application for a certificate of appropriateness as submitted.

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. The applicant should clarify the proposed material for the sign panel.

4) 8231 E. Broad Street – Dollar Tree - Signage

Application: #172870 – Certificate of Appropriateness

Location: Property is located on south side of E. Broad Street between Waggoner Road and Taylor Road.

Existing Zoning: CS – Community Services District

Request: Request for certificate of appropriateness for signage.

Current Use: Retail Sales

Applicant: Signcom Inc.

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness for a new wall mounted sign on the front facade of a commercial building that is currently under construction.

Existing Site & Context

The site is developed with an existing multi-tenant commercial building and related improvements that are currently under construction. The other tenant spaces include retail sales uses. Neighboring uses include other commercial businesses in the CS district of the City. To the south, the property abuts agricultural land in Jefferson Township.

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.

STAFF REVIEW

Administrative

The Board and the Board of Zoning and Building Appeals approved the site plan and building architecture for the development in 2015. In addition to the wall sign, the applicant has provided plans proposing to reface two existing multi-tenant ground signs. The locations of these signs were approved in conjunction with a comprehensive sign plan, and the Board is not required to review face changes in this location. Staff would like to clarify that the color change to the EIFS on the building facia and the green material on the building's cornice were not included on any previous certificate of appropriateness application and that this application is only for signage.

Wall Sign

The applicant is proposing to install a new 129.06 sf wall sign. The proposed sign consists of internally illuminated channel letters with green face panels mounted to a raceway. The sign does not exceed the 140sf of signage permitted by Code and was shown on the conceptual building renderings when the certificate of appropriateness for the building architecture was approved. The sign assembly extends 12" from the building facade, which is the maximum distance permitted by Code. The proposed wall sign is consistent with the panels proposed for the multi-tenant signs.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

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. Once a zoning sign permit is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for the new sign, secure permits, and complete the required inspections.

5) 6324 E. Livingston Ave. – Diva’s Hair and Beauty Supply - Signage

Application: #172887 – Certificate of Appropriateness

Location: Property is located on the north side of E. Livingston Avenue between Brice Road and Steckel Road.

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

Request: Request for certificate of appropriateness for signage.

Current Use: Retail Sales

Applicant: Moussa Alsharaqa

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness to install a new wall mounted channel letter sign.

Existing Site & Context

The site is developed with an existing multi-tenant commercial building. The other tenant spaces include retail sales uses and a charitable bingo game use. Neighboring uses include other commercial businesses in the CC district of the City. To the north, the property abuts multi-family dwellings 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 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.

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.

STAFF REVIEW

Wall Sign

The applicant is proposing to install a 56sf internally illuminated channel letter sign. The proposed sign contains two colors. Staff has calculated that the applicant is entitled to 64sf of signage per the Code. The proposed sign style is consistent with the requirements of the Community Commercial Overlay for new signage. The applicant's plans did not provide any information regarding materials, or information about the letter return colors or dimensions.

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 application for a certificate of appropriateness as submitted.

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. The applicant should provide information regarding materials, or information about the letter return colors or dimensions.
2. Once a zoning sign permit is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for the new sign, secure permits, and complete the required inspections.

6) 1749 Brice Road – Chrissy’s Plus-Sized Consignment - Signage

Application: #172888 – Certificate of Appropriateness

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

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

Request: Request for certificate of appropriateness for signage.

Current Use: Retail Sales

Applicant: Sign Shop Inc/Signarama Reynoldsburg

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing internally illuminated stencil-style cabinet sign.

Existing Site & Context

The site is developed with an existing multi-tenant commercial building. The other tenant spaces include retail sales and office uses, as well as a childcare center. Neighboring uses include other commercial businesses in the CC district of the City. To the west, the property abuts single family dwellings 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.

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.

STAFF REVIEW

Wall Sign

The applicant is proposing to reface and existing 27.96sf wall mounted sign. The proposed sign consists of a stenciled aluminum sign face with a board that allows light to pass through and the letters to appear illuminated. A blue graphic will be applied on the letters. The sign as proposed is consistent with the aluminum sign cabinet system that extends around the entire front façade of the shopping center. The applicant did not provide information regarding the sign materials.

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 application for a certificate of appropriateness as submitted.

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. The applicant should provide information regarding the sign materials.

7) 1468 Brice Road – Atrium Personnel - Signage

Application: #172890 – Certificate of Appropriateness

Location: Property is located on the northeast corner of Brice Road and Rygate Drive.

Existing Zoning: NC – Neighborhood Commerce District / CCO – Community Commercial Overlay

Request: Request for certificate of appropriateness for signage.

Current Use: Vacant (Proposed: Business Office)

Applicant: Signarama of Gahanna

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness to install a new cabinet style ground sign on an existing non-conform ground sign assembly.

Existing Site & Context

The site is developed with an existing commercial building with two tenant spaces. The other tenant space is a barber shop/personal services use. Neighboring uses include other commercial businesses in the NC district of the City. To the east, 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.

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.

STAFF REVIEW

Administrative

Although this is considered a new sign for the purposes of Code, this cabinet was previously existing at this location, had to be removed recently to comply with an order for repairs issued by the Code Compliance Division. Because of this, staff is classifying this a sign reface for the purposes of zoning review, but a building permit will be required.

Ground Sign

The applicant to install a 24sf panel on an existing non-conforming ground sign. The proposed sign consists of two separate sign panels, each are approximately equal in size, which means the entire sign is no larger than 50sf. The sign is a Type A ground sign per the Zoning Code, and 50sf is maximum size. The sign meets all of the requirements of the Code that were in place at the time it was originally erected. The proposed sign face panel has white background and contains 3 colors. Staff's position is that the proposed sign face is in harmony with the existing face and the colors of the sign support structure. The applicant did not provide any information about the sign materials.

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 application for a certificate of appropriateness as submitted.

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. The applicant should provide information about the sign materials.
2. Once a zoning sign permit is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for the new sign, secure permits, and complete the required inspections.
3. In order to be in compliance with the Zoning and Building Codes of the City, the applicant should submit a zoning certificate application and building occupancy application before the business begins to operate. Staff will not issue a zoning sign permit for the signage until this process has begun.

8) 7643 E. Main St – Exterior Modifications – Hering DDS LLC

Application: #172892 – Certificate of Appropriateness

Location: Property is located on south side of E. Main St just east of Waggoner/Graham Road.

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

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

Current Use: Business Office - Dentist

Applicant: Randy Hering

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 in the historic district

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 within an existing porch area at the front of the building. Neighboring uses include other commercial business also within the historic district. The lot immediately to the east contains a single family dwelling, which is a non-conforming use. To the south, the property abuts single family homes 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.

STAFF REVIEW

Building Scale & Massing

The applicant is proposing to an addition within an existing front porch that is approximately 200sf in area. Although this was the original entrance to the home, the area is no longer used for customer access. The applicant is proposing to maintain an 18" area at the front of the porch and the original handrail assembly in order to maintain the look of the original front porch.

Materials

The current building is clad clapboard siding and wood trim which will be extended to this addition. The applicant is proposing to reuse the existing window and use a door that matches the characteristics of the existing door. The applicant is not proposing to maintain the existing storm door.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the propose exterior modifications enhances and protects the characteristics of the Historic District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

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 drawings showing compliance with the certificate of appropriateness.
2. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review, secure permits, and complete the required inspections.

9) 7041 E. Main Street – Exterior Modifications – Goo-Goo Express Wash

Application: #172912 – Certificate of Appropriateness

Location: Property is located on the south side of E. Main Street between Braircliff Road and Haft Drive.

Existing Zoning: CS - Community Services / CCO – Community Commercial Overlay

Request: Request for the Board to issue a certificate of appropriateness for exterior modifications and new signage.

Current Use: Auto Services

Applicant: Buckeye Express Wash, LLC

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications and add signage to existing commercial building.

Existing Site & Context

The site contains an existing drive-thru carwash structure and related improvements. The property is bordered along the east and west by other commercial businesses in the CC – Community Commerce District. The properties immediately to the south are 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.

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.

STAFF REVIEW

Building Modifications.

The existing building exterior is finished with a metal roofing system on the north and portions of the west facade. The applicant is proposing to paint the roofing material to match their brand. Staff finds the proposed earth tones and maroon roof to be a good match to the existing streetscape.

Signage

The applicant is proposing to reface an existing 50sf monument style ground sign. The proposed sign panel contains the applicant's logo with integrated text on a red background. The design of the panel contains 5 colors. The applicant is also proposing to install a 25sf internally illuminated channel letter wall sign on the north facade of the building. Due to the sloping design of the roofing system, the sign will be mounted to a raceway. Staff has calculated the applicant is entitled to 30sf of wall signage per Code, so none of the proposed signage exceeds the Code requirements.

The signage is consistent with itself in terms of text style and color, however, the applicant did provide two drawings showing the wall signage with different colors. Staff would like the

applicant to clarify that all of the proposed wall signage has yellow face panels and to show that on any subsequent plans. The applicant should also add dimensions to their plans that show the distance that the signage extends from the wall.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the proposed signage and exterior modification enhance the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

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. The applicant should show the correct color for the wall signage and provide dimensions for the raceway and letter return assembly.
2. Once a zoning sign permit is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for the new sign, secure permits, and complete the required inspections.

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

Application #: 172830
Permit #: _____
Date Submitted: 2/4/16
Fee Amount: \$75.00
☒ Paid: 017637

Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:

8097 East Broad Street

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

D N Reynoldsburg LLC

Contact Email:

Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Half Priced Books

Contact Name:

Contact Phone Number:

Contact Email:

Description of Use:

Book store

IV. APPLICANT INFORMATION

Applicant Name:

Signcom Inc

Applicant Address:

527 W. Rich St - Columbus OH 43215

Applicant Phone Number:

614-228-9999

Applicant Email:

mel@signcominc.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): Single face wall sign & tenant panels on pylon signs

☐ 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: _____

Melody L. Ward

Date: _____

2/1/14

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: CS

☐ Historic District

☐ CC Overlay

Other Board Approval

☐ BZBA

Meeting Date: _____

3/3/16

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

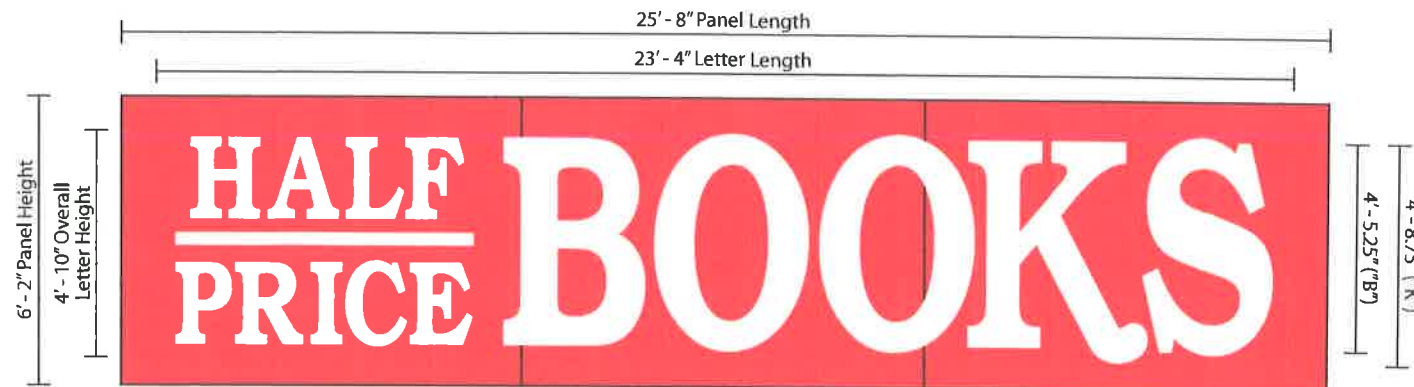
Planner Initials: _____

Date: _____

Section 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 windows 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 environment 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.

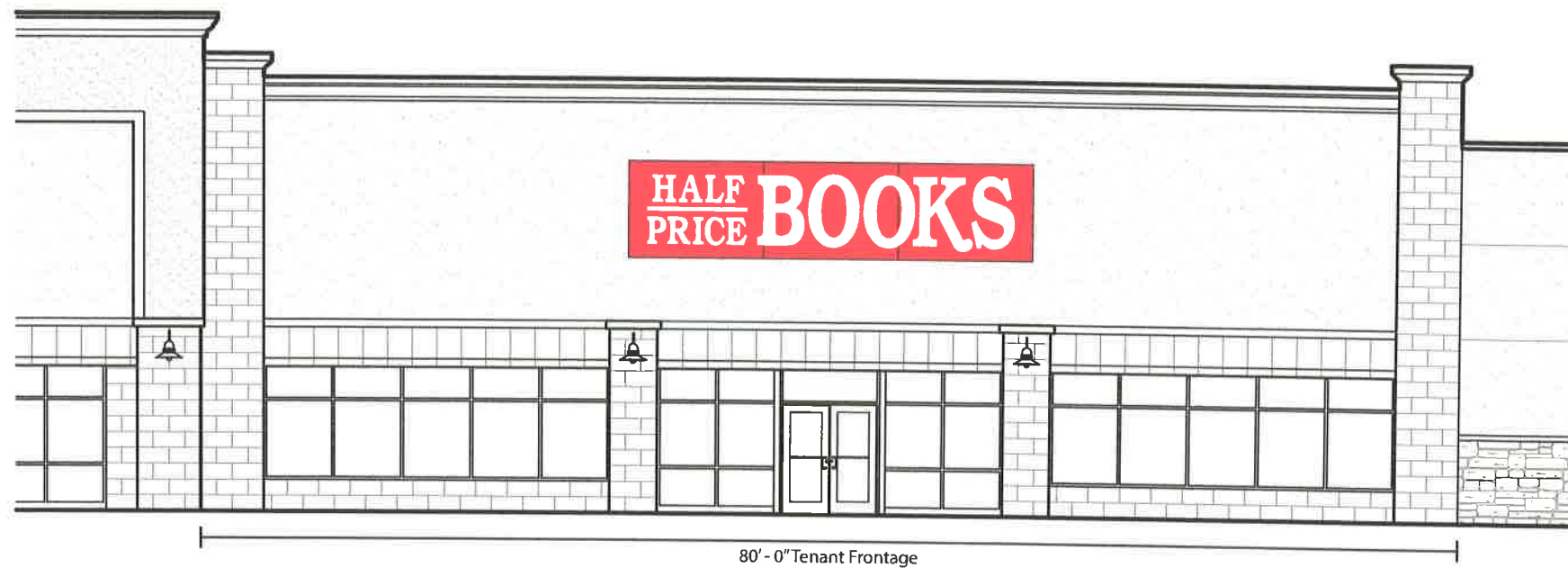
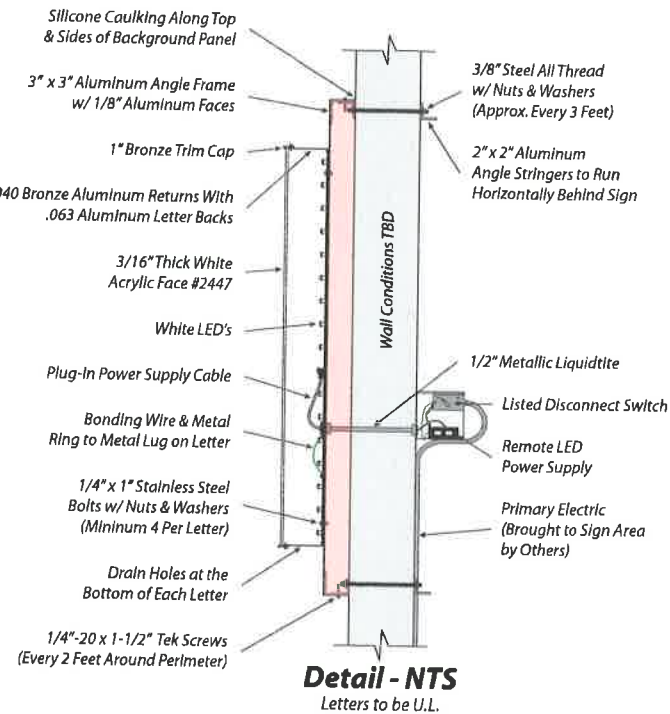
AFTER APPROVAL FROM THE DESIGN REVIEW BOARD	
After the Board has approved the Certificate of Appropriateness, applicant will still need to obtain permits in order to fulfill the requested project.	
Certificate of Appropriateness Project Type	Permits Needed After DRB Approval
Major/Minor Site Plan Review	Zoning Certificate / Building Permit
Exterior Modifications	Zoning Certificate / Building Permit
Signage	Sign Permit(s) (one per sign) / Building Permit



Manufacture & Install (1) One Set Of Internally Illuminated Panel Mounted Channel Letters.

Scale: 1/4" = 1'-0"

- 1.) Acrylic #2447 White (3/16") thick faces to be held in place with 1" Bronze mylar trim cap.
- 2.) Satin Bronze painted returns in a polyurethane finish. Returns .040 gauge thick aluminum attached to .063 gauge aluminum backs. Letters to be caulked and sealed around where the returns meet the backs. 5" deep returns
- 3.) White enamel finish on the inside of the letters for better reflection of the lighting.
- 4.) Internally illuminated with White LED's.
- 5.) Letters will be installed directly to background panel with 1/4" stainless steel nuts & bolts. Panel to be constructed of 3" x 3" aluminum angle and skinned with 1/8" aluminum. Panel to have an aluminum angle subframe for mounting. Panel to be primed & painted to match PMS #186.
- 6.) Panel to be thru bolted to the wall with 3/8" stainless steel all-thread w/ horizontal stringers behind wall. Proper support for the letters and access for the wiring of the letters to be provided by owner, prior to the installation of the letters.
- 7.) Required electrical service to be provided behind the sign area, prior to the installation of the letters. Access behind the sign area to make the final electrical connections to the letters to be provided by others, prior to the installation of the letters. Installer to connect and test sign at time of installation. Voltage: 120 Volts
- 8.) Letters to be installed, grounded and bonded according to UL Regulations. Installation per Article 600 of the NEC Code.
- 9.) Letters to be U.L.



Scale: 3/32" = 1'-0"



5600 Harrison St. - Pittsburgh, PA 15201
Phone 412.781.7735 - Fax 412.781.7757

CUSTOMER:

HALF PRICE BOOKS

LOCATION:

Renoldsburg, OH

DRAWING #:

LETTERSNL-1

BY:

JL

DATE:

8/11/15

SCALE:

As Noted

WORK ORDER #:

17405

NOTES:

Panel Layout

Sign Area: 158.28 Sq. Ft.

APPROVED BY:

DATE:

This is an original unpublished design from Accel Sign Group, Inc. It is being submitted for your approval. It is not to be distributed to anyone outside of your company. It is not to be copied or exhibited in any manner. Changing the colors, sizes, materials or method of illumination does not alter the design. This design is property of Accel Sign Group, Inc. Authorization to use this design in any manner must be obtained in writing from Accel Sign Group, Inc. prior to use.

Note: The colors depicted on this drawing are printed representations and may vary from the finished product. Color samples provided upon request.



Size TBD

Manufacture & Install (4) Four Translucent Vinyls For Existing Pylon Signs.
- 1st Surface Applied Translucent Vinyl
- Vinyl: 3M Translucent "Red" #3630-33



5600 Harrison St. - Pittsburgh, PA 15201
Phone 412.781.7735 - Fax 412.781.7757

CUSTOMER:
HALF PRICE BOOKS

LOCATION:
Reynoldsburg, OH

DRAWING #: PYLONNL-1

BY: JL

DATE: 8/11/15

SCALE: NTS

WORK ORDER #: 17405

NOTES:
Pylon Faces

APPROVED BY:

DATE:

This is an original unpublished design from Accel Sign Group, Inc. It is being submitted for your approval. It is not to be distributed to anyone outside of your company. It is not to be copied or exhibited in any manner. Changing the colors, sizes, materials or method of illumination does not alter the design. This design is property of Accel Sign Group, Inc. Authorization to use this design in any manner must be obtained in writing from Accel Sign Group, Inc. prior to use.

Note: The colors depicted on this drawing are printed representations and may vary from the finished product. Color samples provided upon request.

 CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172840
Permit #:
Date Submitted: 2/8/16
Fee Amount: \$75.00
☒ Paid: Cash

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>6573 E LIVINGSTON AVE</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>E.V. BISHOP CO</u>	
Contact Email: <u>SIANDIS@EVB.CO.COM</u>	Contact Phone Number: <u>614 448-3593</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>NAILS BY ALI</u>	Contact Name: <u>ALISON HARVEY</u>
Contact Phone Number: <u>614-354-3015</u>	Contact Email:
Description of Use: <u>NAIL SALON</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Signs Up LLC. / SIGNSMITH</u>	Applicant Address: <u>1229 LINWOOD AVE</u>
Applicant Phone Number: <u>614 402-5325</u>	Applicant Email: <u>SIGNS UP88@YAHOO.COM</u>
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer	

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 sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 2/8/16

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>3/3/16</u>	
	Meeting Results	
	☐ Approved as Submitted ☐ Tabled	
	☐ Approved w/ Conditions ☐ Denied	
	Planner Initials: _____ Date: _____	

Attachment: Application #172840 (1326 : 6573 E. Livingston Ave.; Application #172840; Applicant: Signs Up, LLC)



Replacement face for existing S/F wall sign

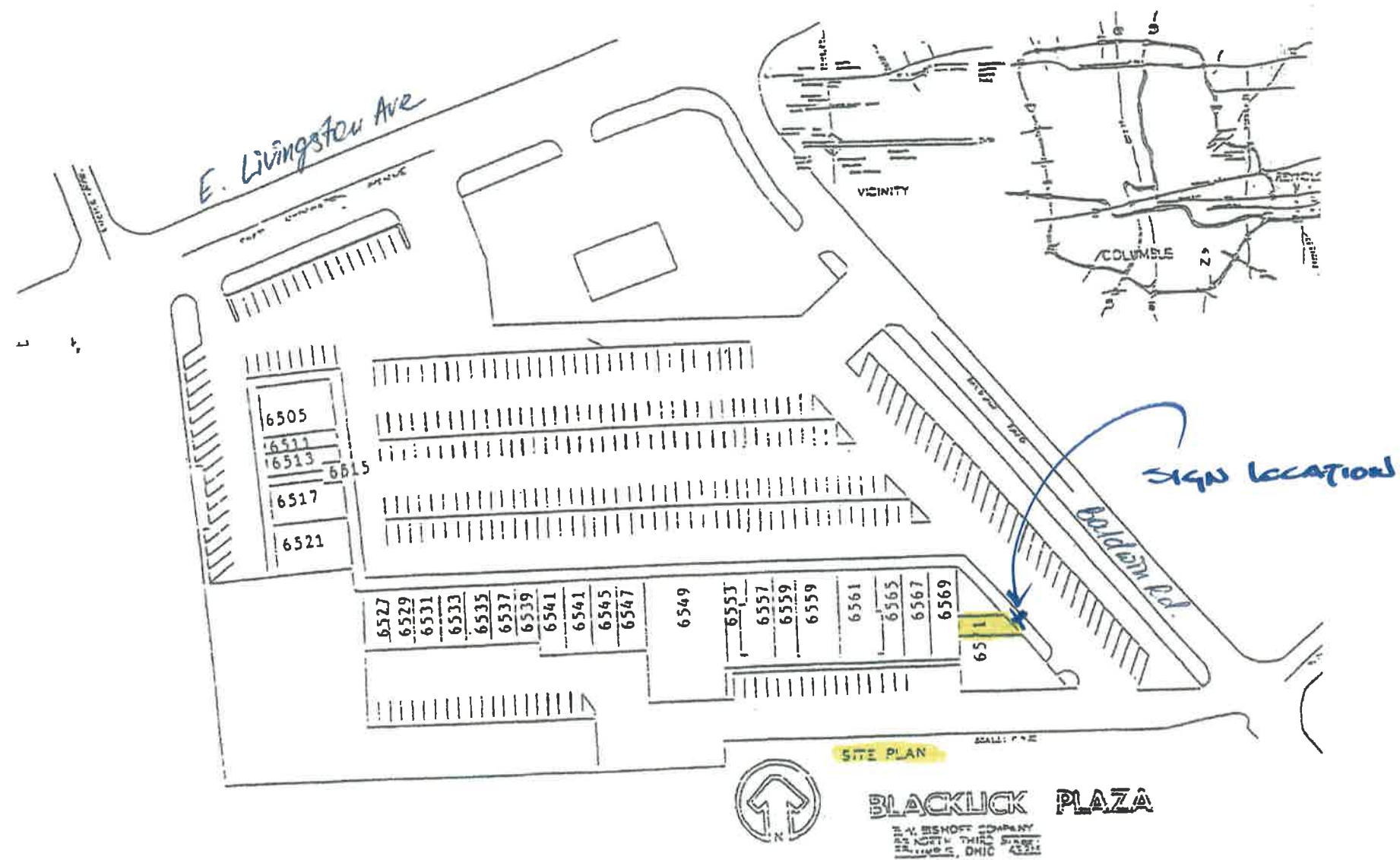


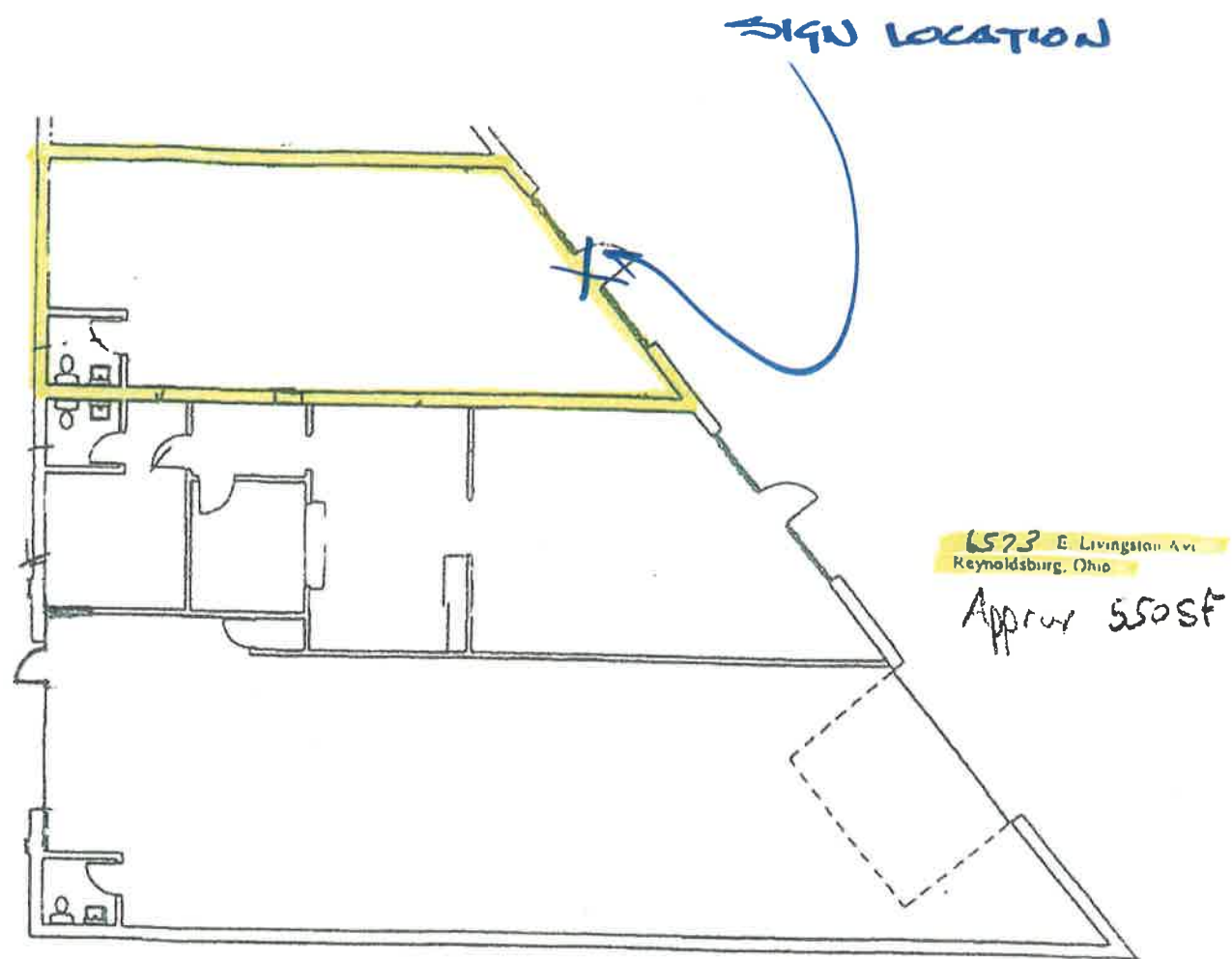
#1 Signs Up Co.
Chicago Columbus, OH
1229 Linwood Ave
Columbus, OH 43207
614.402.5525
signsup88@yahoo.com

Client **Nails by Ali** Location **6573 E. Livingston Rd Reynoldsburg, Ohio**

All designs and/or concepts contained within are property and copyright Signs Up Co. 2011, reproduction without consent is prohibited. All trademarks and/or photographs are used for conceptual purpose only unless purchased or permitted for commercial use.

Date **2/3/16** Sketch # **100** Approval Date





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

Application #: 172870
Permit #:
Date Submitted: 2/10/16 (M)
Fee Amount: \$ 15.00
☒ Paid: 02/3878

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: 8231 East Broad Street Reynoldsburg, OH. 43068	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): DN- Reynoldsburg, LLC c/o Glitz & Associates	
Contact Email: dgiltz@giltzassociates.com	Contact Phone Number: 330-494-6688
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Dollar Tree	Contact Name: Keith Johnson
Contact Phone Number: 757-321-5435	Contact Email: kjohnson@dollartree.com
Description of Use: Sign installation for Dollar Tree	
IV. APPLICANT INFORMATION	
Applicant Name: AnchorSign Inc. - Amy Thomas (contact)	Applicant Address: 2200 Discher Ave. Charleston, SC. 29405
Applicant Phone Number: 843-576-3269	Applicant Email: athomas@anchorsign.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): <u>(1) 36" Wall Sign and (2) sets of face replacements on existing multi-tenant pylons</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: Amy Thomas Date: 1/29/2016

Additional Notes:	**OFFICE USE ONLY**	
	<u>Zoning Information</u> Zoning District: <u>LS</u>	
	☐ Historic District ☐ CC Overlay	
	<u>Other Board Approval</u> ☐ BZBA	
	Meeting Date: <u>3/3/16</u>	
	Meeting Results	
	☐ Approved as Submitted	☐ Tabled
	☐ Approved w/ Conditions	☐ Denied
	Planner Initials: Date:	

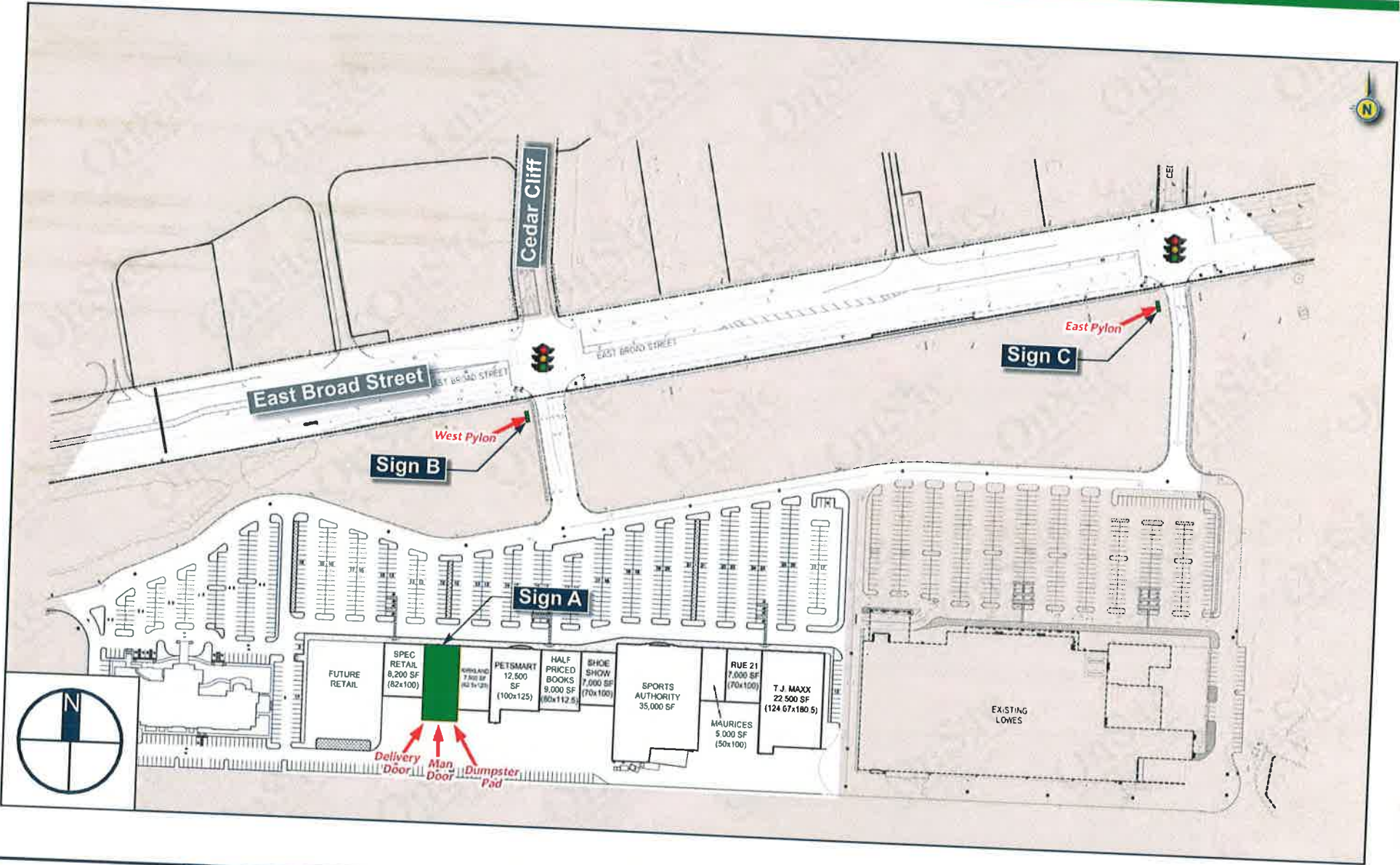
Attachment: Application #172870 (1327 : 8231 E. Broad St.; Application #172870; Applicant: Anchor Sign Inc. - Amy Thomas)

Shoppes at East Broad

SIGN A	36" Stacked Dollar Tree
Type:	Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	129.06
To Grade:	Top of sign to grade = 24'-0" Bottom of sign to grade = 17'-0"

SIGN B	Dollar Tree
Type:	Replacement Vinyl - Applied vinyl on 3/16" white lexan (existing panels)
Actual Size:	27 3/4" x 59 3/4"
Viewable Size:	26" x 57"
Square Footage:	11.51

SIGN C	Dollar Tree
Type:	Replacement Vinyl - Applied vinyl on 3/16" white lexan (existing panels)
Actual Size:	27 3/4" x 59 3/4"
Viewable Size:	26" x 57"
Square Footage:	11.51



DOLLAR TREE

Client: Dollar Tree
Site #: DL-A20941
Address: 8231 East Broad Street
Reynoldsburg, OH 43068
Shoppes at East Broad

REVISION INFO	07/30/2015	Original Rendering	CC AW
	08/08/2015	Added M/T panel measurements	

This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.



SIGN A	36" Stacked Dollar Tree
Type:	Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	129.06
To Grade:	Top of sign to grade = 24'-0"
	Bottom of sign to grade = 17'-0"

- SW-6925 Envy Green
- SW-7035 Aesthetic White
- SW-7037 Balanced Beige
- SW-7039 Virtual Taupe



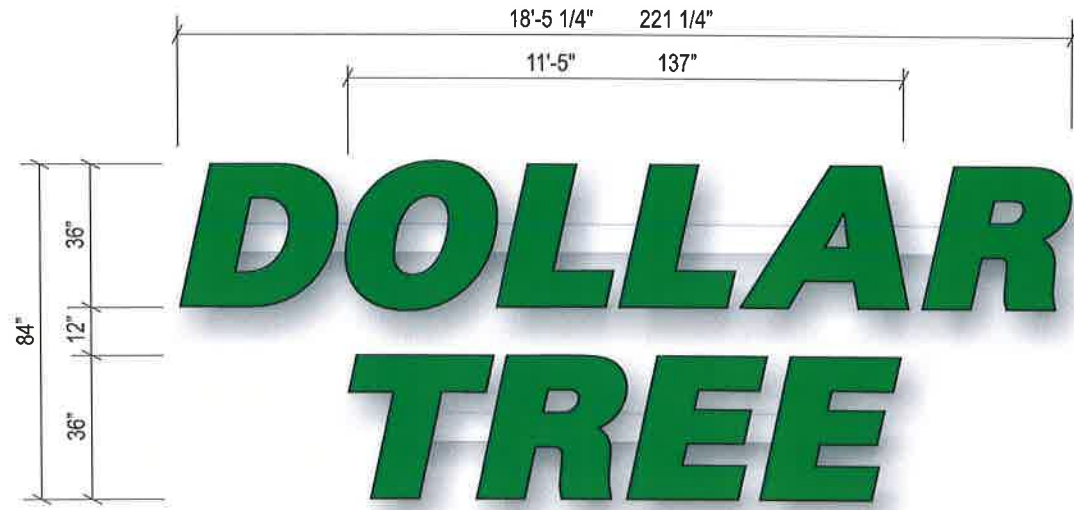
Front Elevation (North)

Scale: 1/8" = 1'-0"

Allowable Square Footage this Elevation:	140.00
Actual Square Footage this Elevation:	129.06

	Client:	Dollar Tree	REVISION INFO	07/30/2015	Original Rendering	CC AW	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.	
	Site #:	DL-A20941		08/08/2015	Added M/T panel measurments			
	Address:	8231 East Broad Street						
		Reynoldsburg, OH 43068						
		Shoppes at East Broad						

SIGN A	36" Stacked Dollar Tree
Type:	Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	129.06
To Grade:	Top of sign to grade = 24'-0"
	Bottom of sign to grade = 17'-0"



Sign Layout Detail
Scale: 1/4" = 1'-0"

Electrical Detail:

P-LED Green LEDs
(4) 60w Transformers @ 1.2 amps each
Total Amps: 4.80
(1) 20 amp 120V Circuit Req.



General Notes:

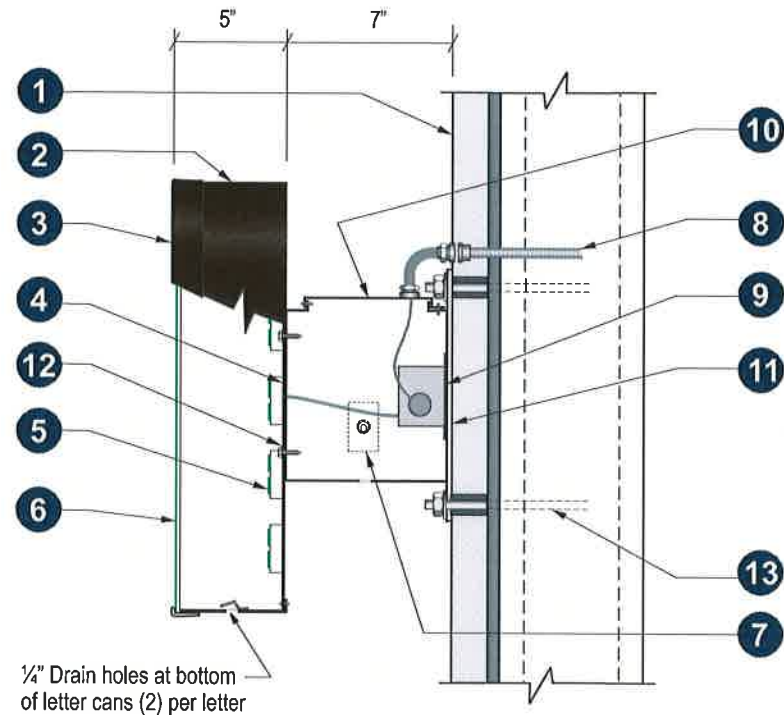
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters

1. Existing Facade: Eifs/Plywood/Metal Studs
2. 0.040" Aluminum letter returns painted to match bronze
3. 0.125" x 1" trim cap to match bronze
4. 3mm Signabond Lite composite backs (interior of sign can painted ultra white for maximum illumination)
5. Green LEDs
6. 3/16" White #2447 Acrylic with first surface applied vinyl to match;
3M #3630-156 (Vivid Green)
7. Waterproof disconnect switch per NEC 600-6
8. Primary electrical feed
9. Transformers
10. 0.080" Aluminum raceway painted to match the facade
11. 15" x 2" x 0.1875" Aluminum mounting tabs welded to raceway
- Maximum 6" from each end and every 48" o.c.
12. #12 x 1" TEC screws with 1 1/4" fender washers
13. Mounting hardware to suit



Section @ LED Channel Letter Raceway (Center)
Scale: N.T.S.

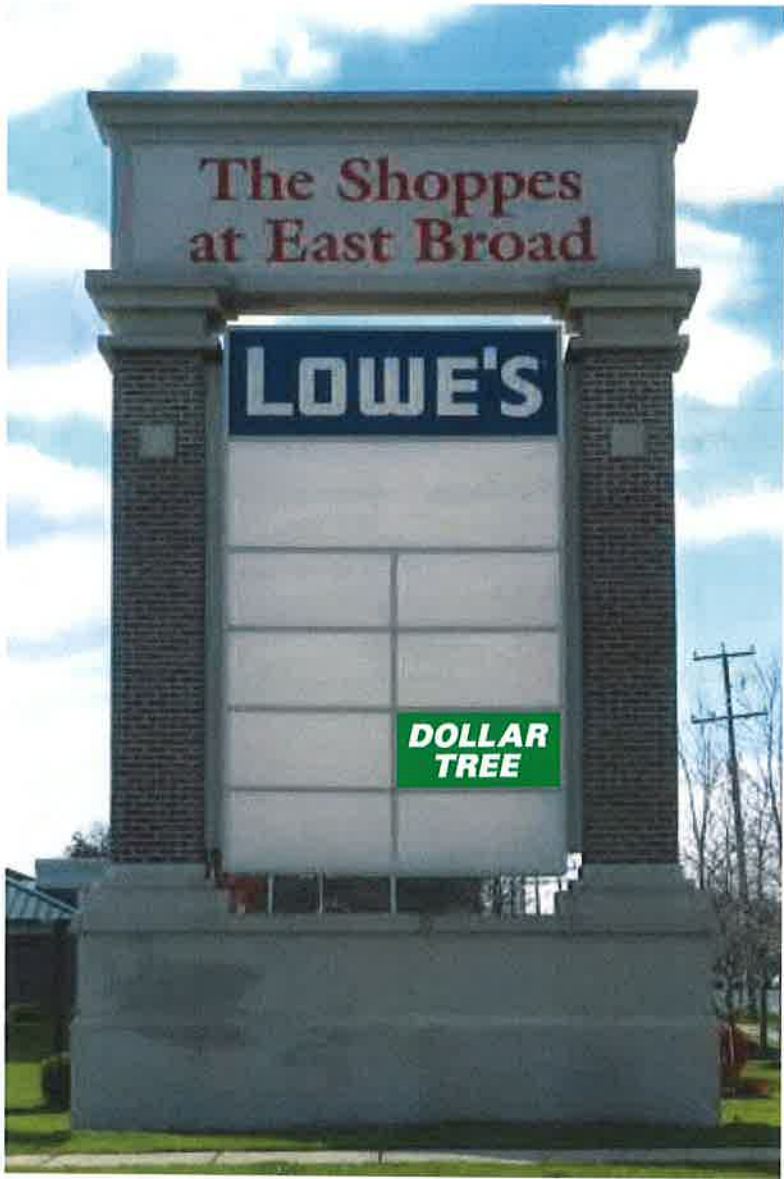
	Client:	Dollar Tree	REVISION INFO	07/30/2015	Original Rendering	CC	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.  1.800.213.3331
	Site #:	DL-A20941		08/08/2015	Added M/T panel measurments	AW	
	Address:	8231 East Broad Street					
		Reynoldsburg, OH 43068					
		Shoppes at East Broad					

SIGN B	Dollar Tree
Type:	Replacement Vinyl - Applied vinyl on 3/16" white lexan (existing panels)
Actual Size:	27 3/4" x 59 3/4"
Viewable Size:	26" x 57"
Square Footage:	11.51

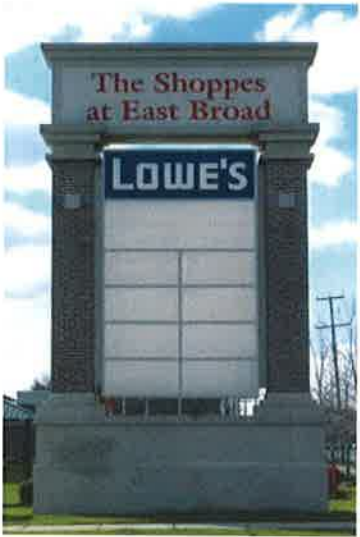


Vinyl Replacement On Existing D/F Pylon
 QTY 2 (1 SET) Scale: 3/4" = 1'-0"

Specifications:
1. Existing 3/16" white lexan
2. New applied vinyl; 3M #3630-156 (Vivid Green)
3. Existing Retainers



Multi-Tenant Pylon Elevation
 Scale: N.T.S.



Existing

DOLLAR TREE	Client:	Dollar Tree	REVISION INFO	07/30/2015	Original Rendering	CC	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.	
	Site #:	DL-A20941		08/08/2015	Added M/T panel measurments	AW		
	Address:	8231 East Broad Street						
		Reynoldsburg, OH 43068						
		Shoppes at East Broad						

SIGN C	Dollar Tree
Type:	Replacement Vinyl - Applied vinyl on 3/16" white lexan (existing panels)
Actual Size:	27 3/4" x 59 3/4"
Viewable Size:	26" x 57"
Square Footage:	11.51



Vinyl Replacement On Existing D/F Pylon
 QTY 2 (1 SET) Scale: 3/4" = 1'-0"

Specifications:
1. Existing 3/16" white lexan
2. New applied vinyl; ■ 3M #3630-156 (Vivid Green)
3. Existing Retainers



Multi-Tenant Pylon Elevation
 Scale: N.T.S.



Existing

DOLLAR TREE	Client:	Dollar Tree	REVISION INFO	07/30/2015	Original Rendering	CC	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.	
	Site #:	DL-A20941		08/08/2015	Added M/T panel measurments	AW		
	Address:	8231 East Broad Street						
		Reynoldsburg, OH 43068						
		Shoppes at East Broad						



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172887
Permit #:
Date Submitted: 2/11/16
Fee Amount: \$75.00

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

☐ Paid: _____

I. PROPERTY INFORMATION	
Property Address: 6324 E. LIVINGSTON AVE. REYNOLDSBURG OH 43068	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): IMPALA CAPITAL LLC	
Contact Email: LAPTOP@G.MAIL.COM	Contact Phone Number: (408) 469-5999
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: DIVA'S HAIR & BEAUTY SUPPLY	Contact Name: MOUSSA ALSHARAQA
Contact Phone Number: (614) 592-1998	Contact Email: SHARAKA7WEL@G.MAIL.COM
Description of Use: RETAIL HAIR & BEAUTY PRODUCTS.	
IV. APPLICANT INFORMATION	
Applicant Name: MOUSSA ALSHARAQA	Applicant Address: 2753 JOHNATHAN PARKWAY REYNOLDSBURG 43068
Applicant Phone Number: (614) 592-1998	Applicant Email: SHARAKA7WEL@G.MAIL.COM.
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan Review (\$400): _____	
☐ Minor/Exterior Modifications (\$200): _____	
☒ Signage (\$75): PERMENET STORE FRONT, INDIVIDUAL MOUNTED CHANNELED LETTERS	
☐ 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: 2/11/16

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: CC

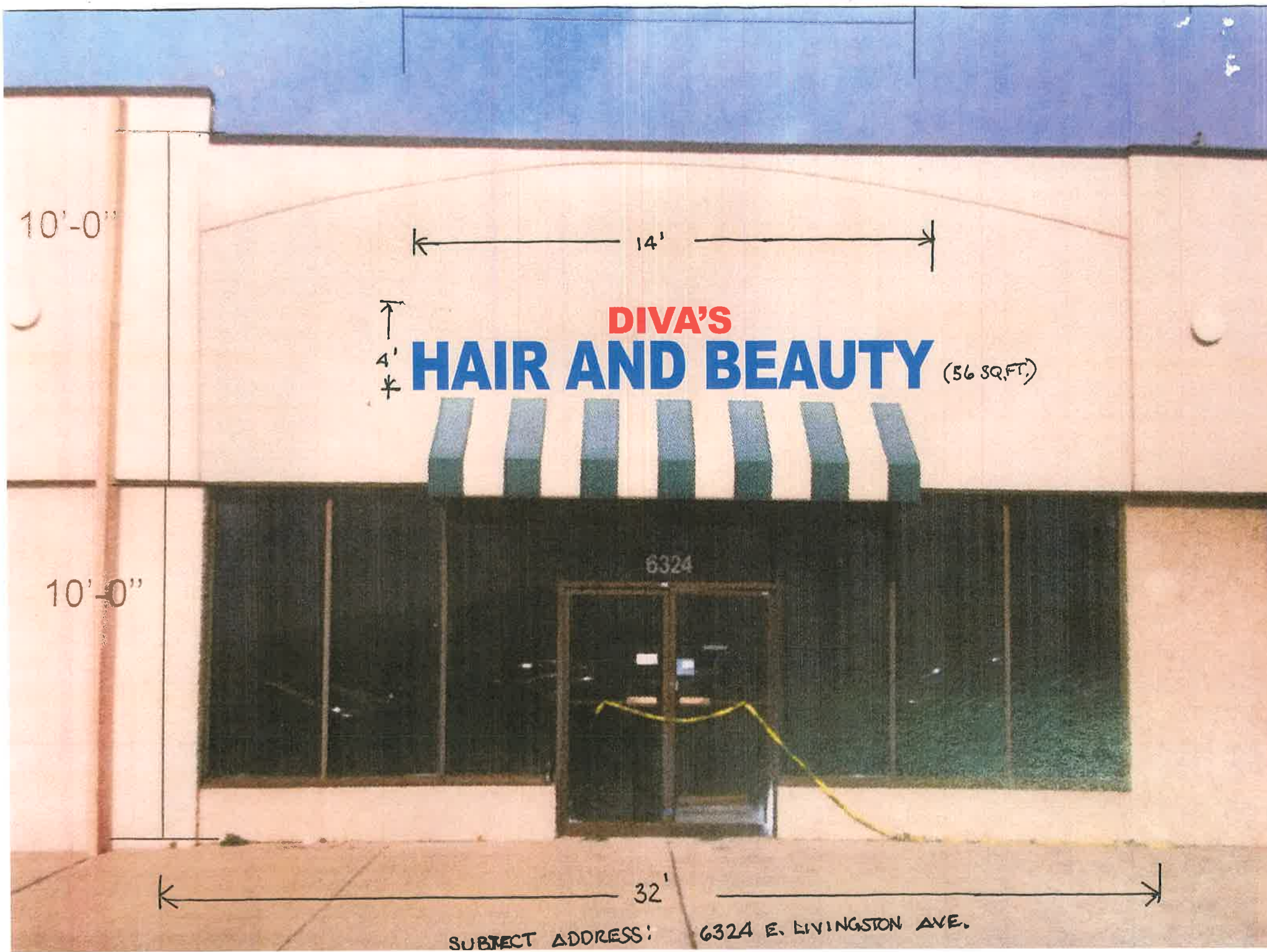
☐ Historic District

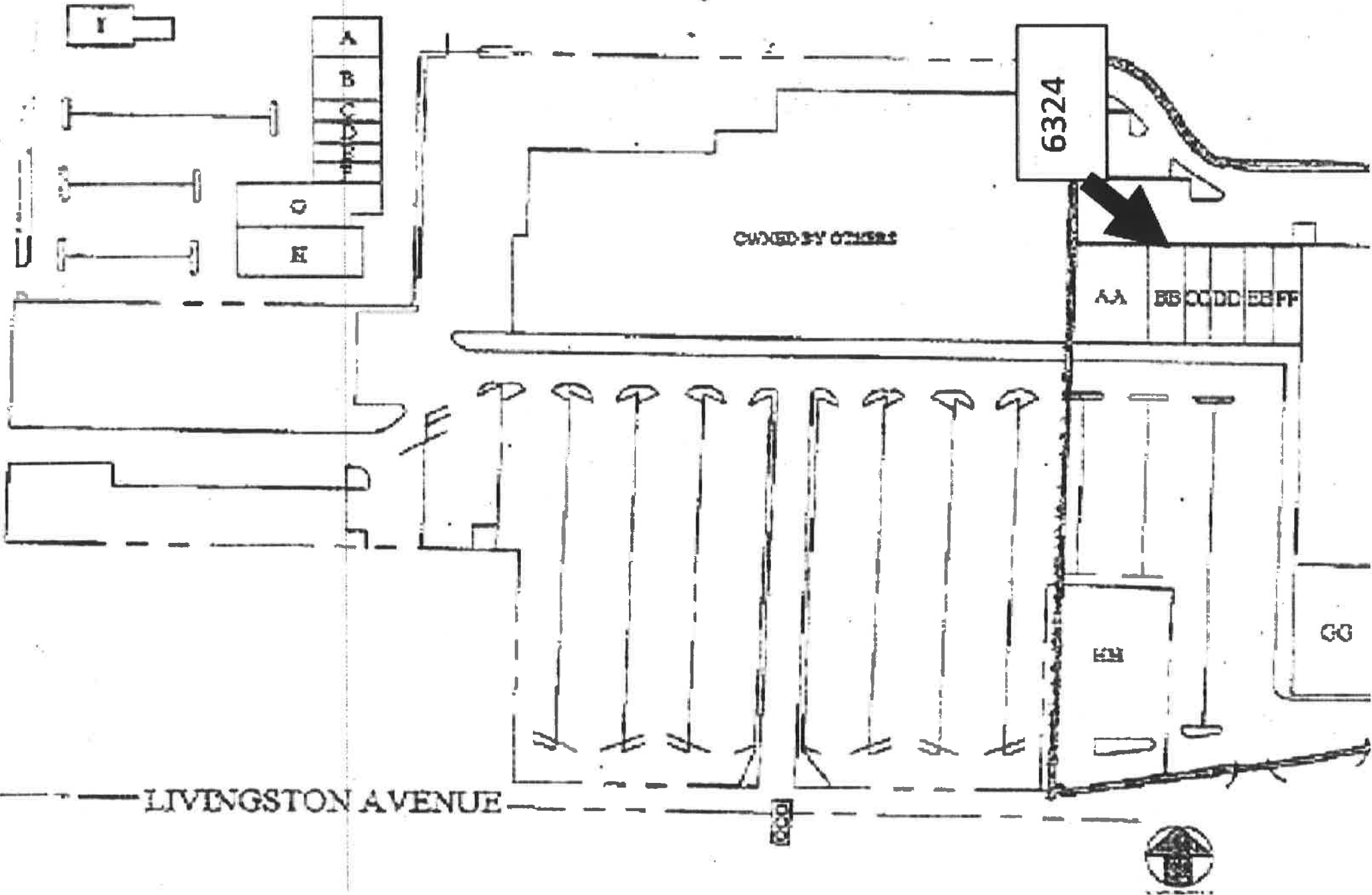
☒ CC Overlay

Other Board Approval

☐ BZBA

Meeting Date: 3/3/16
Meeting Results
☐ Approved as Submitted ☐ Tabled
☐ Approved w/ Conditions ☐ Denied
Planner Initials: _____ Date: _____





ANDREW MEYERS COMMUNICATIONS

2000 LYNBRIDGE DR. REYNOLDSBURG, OH 43068

DESIGN • MARKETING • INSTALLATION

614-800-6908

INVOICE

DATE: 2-10-16

JOB REFERENCE: DIVA'S

CONTACT: MOUSSA

PHONE/E-MAIL (614) 592-1998

SUBMITTED TO:

We hereby submit the following specifications and estimates for the job references listed above:

Services Rendered:

- PRODUCT DESCRIPTION.
- INDIVIDUAL CHANNEL LETTERS, INJECTION PLASTIC
 - STUD MOUNTED
 - LED ILLUMINATED
 - "DIVA'S" IN RED @ 1 FT
 - "HAIR & BEAUTY" IN BLUE @ 2 FT

subtotal		N-A
tax	%	
total		N-A

Authorized Signature

Date:

Client Signature

Date:



2-10-16

Andrew Meyers-Owner

Attachment: Application #172887 (1328 : 6324 E. Livingston Ave.; Application #172887; Applicant: Moussa Alsharaqa)



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172888
Permit #:
Date Submitted: 2/11/16
Fee Amount: \$75.00

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

☐ Paid: _____

I. PROPERTY INFORMATION	
Property Address: <u>1749 Brice Rd, Reynoldsburg, OH</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Mason Hotel Center LLC</u>	
Contact Email:	Contact Phone Number: <u>614-781-1100</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Miss Chrissy's Plus Size</u>	Contact Name: <u>Chrissy Renee</u>
Contact Phone Number: <u>614-501-7587</u>	Contact Email: <u>MissChrissys@att.net</u>
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Sign Shop Inc (DBA)</u>	Applicant Address: <u>6253 E. Main St Columbus, OH 43213</u>
Applicant Phone Number: <u>614-863-1010</u>	Applicant Email: <u>info@signarama-reynoldsburg.com</u>
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan Review (\$400): _____	
☐ Minor/Exterior Modifications (\$200): _____	
☒ Signage (\$75): <u>Wall-Routed Sign 144" (w) x 28" (h)</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: S. R. Cimillone Date: 2-11-16

Additional Notes:	**OFFICE USE ONLY**	
	Zoning Information	
	Zoning District: <u>CC</u>	
	☐ Historic District ☒ CC Overlay	
	Other Board Approval	
	☐ BZBA	
	Meeting Date: <u>3/3/16</u>	
	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 © COPYRIGHT 2016, SIGN SHOP, INC.
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

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.

CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172890
Permit #:
Date Submitted: 2/11/16
Fee Amount: \$75.00

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

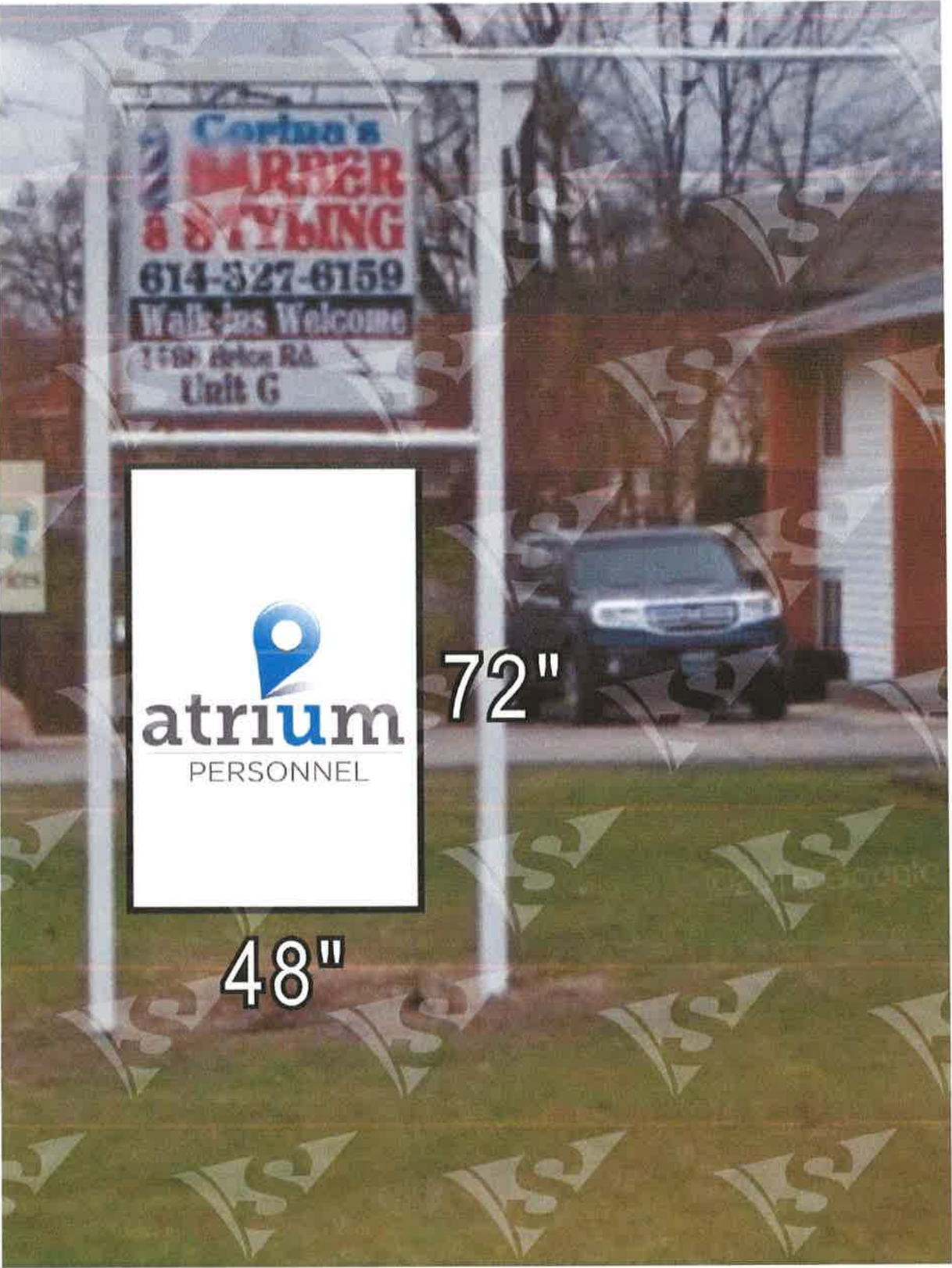
☐ Paid: _____

I. PROPERTY INFORMATION	
Property Address: <u>1468 Brice Rd. Reynoldsburg, Oh 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Asbury Insurance LTD</u>	
Contact Email:	Contact Phone Number: <u>614-565-8408</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Atrium Personnel</u>	Contact Name: <u>Bill Collett</u>
Contact Phone Number: <u>614-859-8511</u>	Contact Email: <u>bcollett@atriumpersonnel.com</u>
Description of Use: <u>Pylon illuminated Cabinet sign - Replace</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Signshop Inc (DBA)</u>	Applicant Address: <u>6253 E. Main St Columbus 43213</u>
Applicant Phone Number: <u>614-863-1010</u>	Applicant Email: <u>info@signarama-reynoldsburg.com</u>
☐ Property Owner	☐ Business Owner/Tenant
☒ Contractor	☐ Architect/Engineer
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan Review (\$400): _____	
☐ Minor/Exterior Modifications (\$200): _____	
☒ Signage (\$75): <u>Pylon Cabinet Sign 48" (w) x 72" (h)</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: [Signature] Date: 2-11-2016

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>3/3/16</u>	
	Meeting Results	
	☐ Approved as Submitted	☐ Tabled
	☐ Approved w/ Conditions	☐ Denied
	Planner Initials: _____ Date: _____	

Attachment: Application #172890 (1330 : 1468 Brice Rd.; Application #172890; Applicant: Sign Shop Inc.)



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

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 THEREIN 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.



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 © COPYRIGHT 2016, SIGN SHOP, INC.
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

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.

Application #: 172892
Permit #:
Date Submitted: 2/11/16
Fee Amount: \$5000
☐ Paid: _____

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: 7643 E. Main St	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Randy Hering	
Contact Email: randyh57@live.com	Contact Phone Number: 6144756616
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Densie Hering DDS LLC	Contact Name: Randy Hering
Contact Phone Number: 6144756616	Contact Email: randyh57@live.com
Description of Use: Dental Office	
IV. APPLICANT INFORMATION	
Applicant Name:	Applicant Address:
Applicant Phone Number: 6144756616	Applicant Email: randyh57@live.com
☒ Property Owner	☐ Business Owner/Tenant
☐ Contractor	☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

- ☐ Major Site Plan Review (\$400): _____
- ☐ Minor/Exterior Modifications (\$200): _____
- ☐ Signage (\$75): _____
- ☒ Historic District (\$50): Enclose existing front porch (no customer access)

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: Randy Hering Date: 2-11-16

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

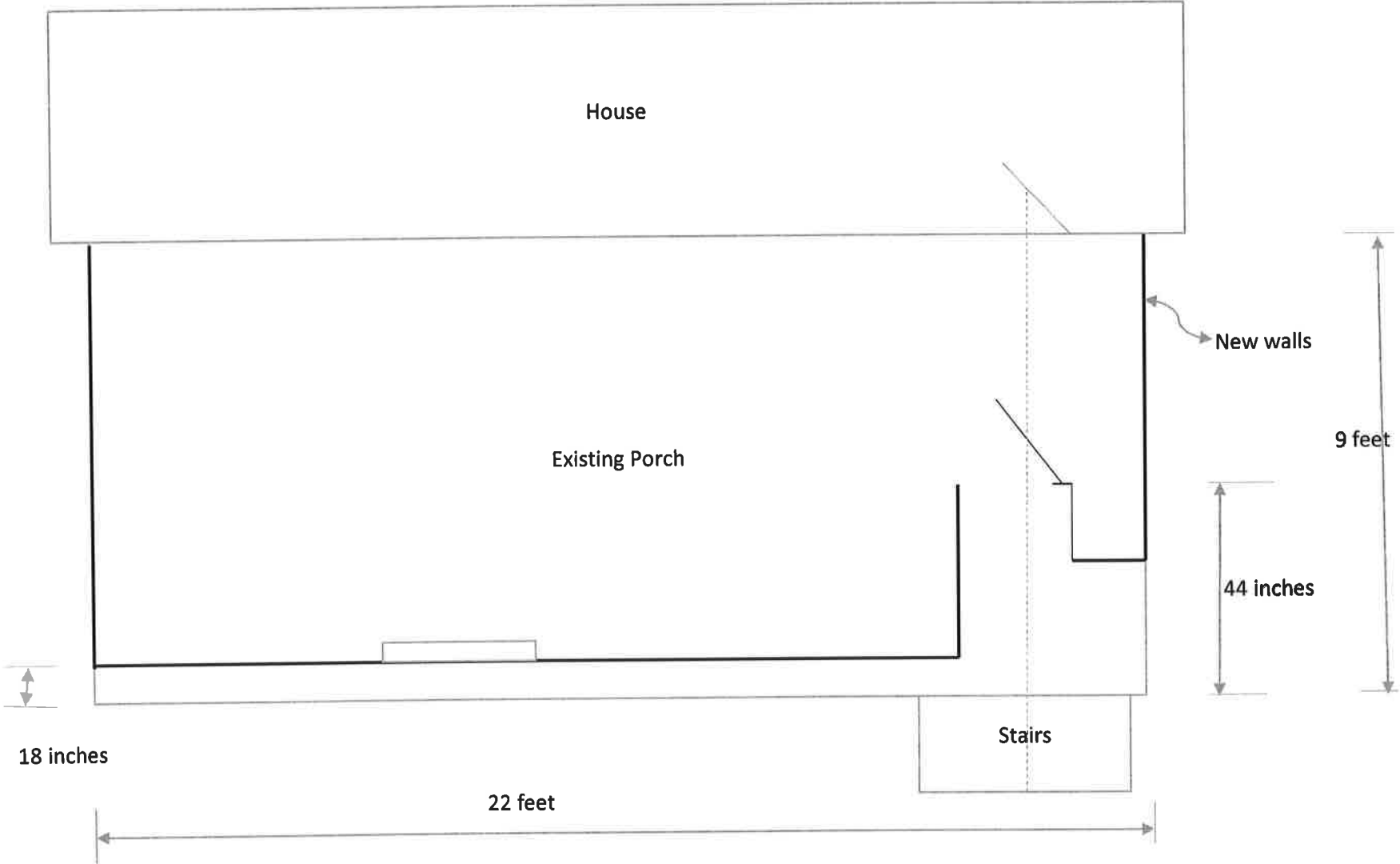
Zoning District: CC

- ☒ Historic District
☐ CC Overlay

Other Board Approval

☐ BZBA

Meeting Date: <u>3/3/16</u>	
Meeting Results	
☐ Approved as Submitted	☐ Tabled
☐ Approved w/ Conditions	☐ Denied
Planner Initials: _____	Date: _____



New window - ~42x36 wood with 3 over one glass design

New Door – steel with 3 glass panels over 2 rectangular panels

New siding – white vinyl to match existing siding





 CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172912
Permit #:
Date Submitted: 2/11/16
Fee Amount: \$200.00
☒ Paid: 6300

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: 7041 East Main Street, Reynoldsburg, Ohio	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Buckeye Express Wash, LLC	
Contact Email: rogerbeck28@gmail.com	Contact Phone Number: 706-681-4536
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Goo Goo Car Wash	Contact Name: Roger Beck
Contact Phone Number: 706-681-4536	Contact Email: rogerbeck28@gmail.com
Description of Use: car wash	
IV. APPLICANT INFORMATION	
Applicant Name: Buckeye Express Wash, LLC	Applicant Address: 6021 Coca Cola Blvd., Columbus, Ga 31909
Applicant Phone Number: 706-563-6110	Applicant Email: philwise@googocarwash.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

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 sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: _____ Date: _____

Additional Notes:	**OFFICE USE ONLY**	
	Zoning Information	
	Zoning District: <u>CS</u>	
	☐ Historic District ☒ CC Overlay	
	Other Board Approval	
	☐ BZBA	
	Meeting Date: <u>3/3/16</u>	
	Meeting Results	
	☐ Approved as Submitted	☐ Tabled
	☐ Approved w/ Conditions	☐ Denied
	Planner Initials: _____ Date: _____	

Attachment: Application #172912 (1332 : 7041 E. Main St.; Application #172912; Applicant: Buckeye Express Wash)

Proposed Site for

Goo Goo Car Wash



7041 EAST MAIN STREET
REYNOLDSBURG, OHIO



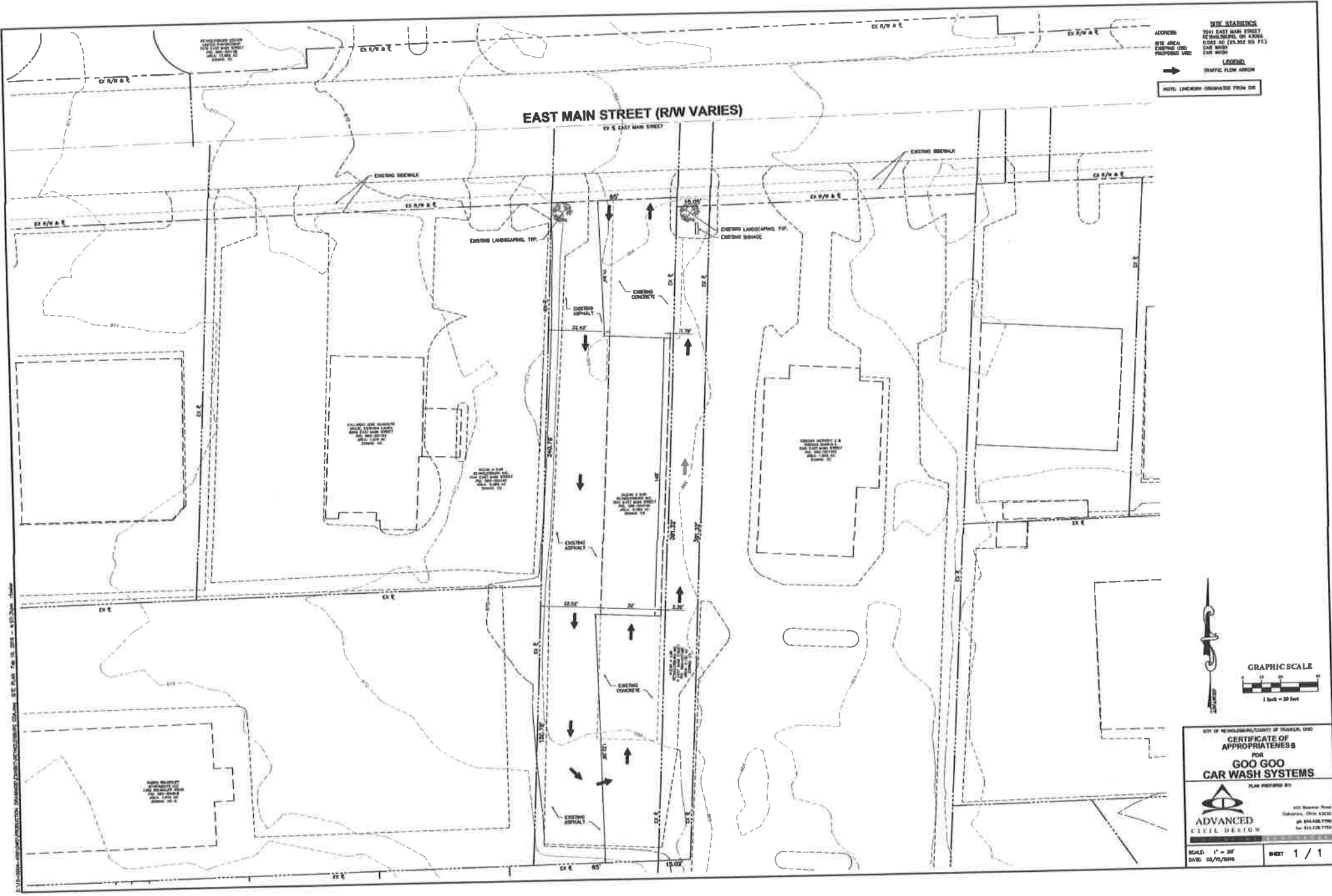
Existing Site

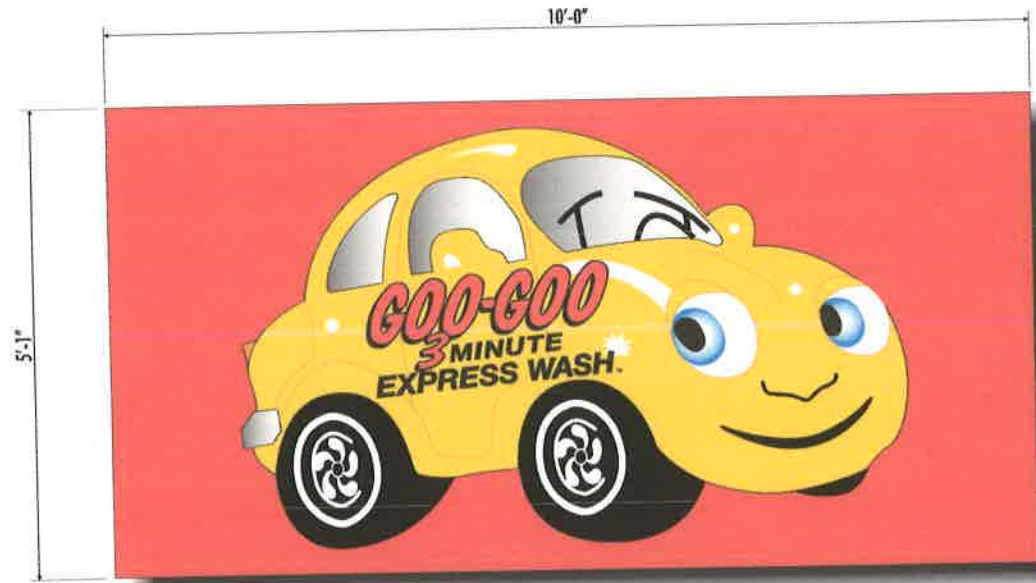


Proposed Site



Proposed Site





#S2-30082: FACE REPLACEMENT FOR EXISTING D/F INT. ILLUMINATED MONUMENT SIGN 3/4" = 1'-0"
-FACES: PAN FORMED ACRYLIC FACES W/ YELLOW BACKGROUND AND RED & BLACK VINYL COPY.



JOB TITLE:

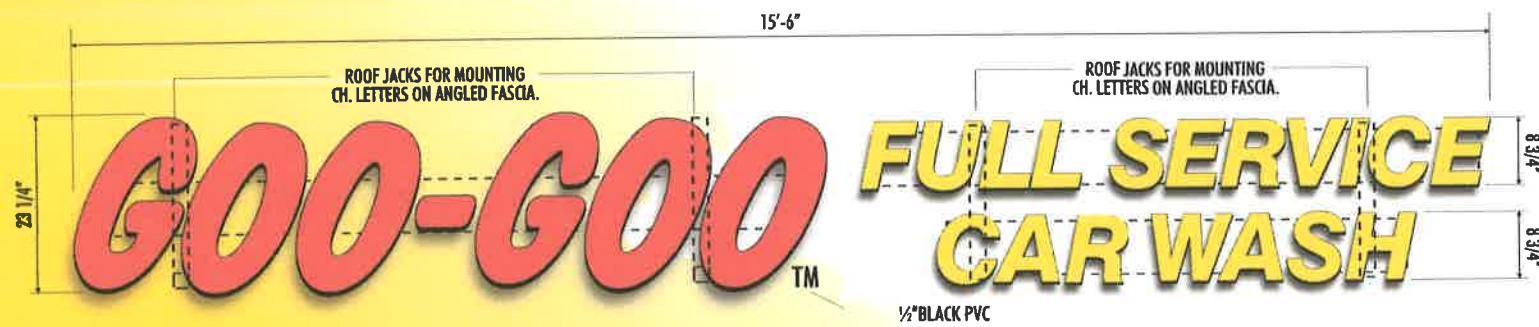
LOCATION:

NOTE: ALL ARTWORK, TEXT & COLORS MUST BE APPROVED BEFORE ANY WORK OR PRODUCTION WILL BEGIN. IF EXACT COLORS ARE REQUIRED (PMS OR SIMILAR) OR ADDITIONAL DETAILS, PLEASE NOTE OR CONTACT US PRIOR TO PROOFS BEING SENT. CUSTOMERS ARE RESPONSIBLE FOR ANY AND ALL CHANGES ONCE PRODUCTION BEGINS. CUSTOMERS ARE ALSO RESPONSIBLE FOR ANY TEXT PROOFING AND EDITING PRIOR TO PRODUCTION.

- ☐ APPROVED
- ☐ APPROVED W/ CHANGES
- ☐ NOT APPROVED
- ☐ RESUBMIT W/ CHANGES

MR. FOAMER
SIGNS

This drawing, rendering & artwork are the exclusive property of MR. FOAMER Signs and may not be shown to any person(s) or corporation(s) outside the client's organization. Nor are they to be reproduced in any way, shape or form without expressed written consent of said herein.



#S1-30082: RACEWAY MOUNT (LED) ILLUMINATED CHANNEL LETTERS 3/4" = 1'-0"

- LETTERS: ALUMINUM CHANNELS PAINTED BLACK
- LETTER FACES: #2283 RED & #2465 YELLOW ACRYLIC WITH BLACK TRIM-CAP
- ILLUMINATION: LED
- RACEWAY: ALUMINUM PAINTED TO MATCH ROOF
- ROOF JACKS: (4) 2" ALUMINUM ANGLE PAINTED TO MATCH ROOF

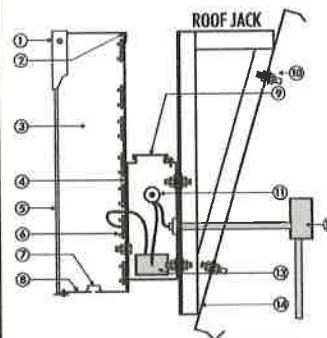
PROPOSED CONCEPTUAL - SCALE: 3/16" = 1'-0"



TYPICAL RACEWAY MOUNTED
CHANNEL LETTER
3 DIMENSIONAL VIEW



RACEWAY MOUNT LED FACE-LIT CHANNEL LETTERS



1. FACE TRIM-CAP
2. SILICONE SEAL - TYPICAL
3. INTERIOR PAINTED WHITE
4. .063" ALUMINUM BACK
5. ACRYLIC FACE
6. LED MODULES
7. WEEP HOLES (BAFFLES AS REQUIRED)
8. .040 ALUMINUM RETURN
9. ALUMINUM RACEWAY WITH MOUNTING FLANGES
10. WALL ANCHORS AS REQUIRED
11. EXTERNAL DISCONNECT SWITCH
12. 20 AMP / 120 VOLT JUNCTION BOX BY OTHERS
13. LOW VOLTAGE LED POWER SUPPLY WITHIN RACEWAY
14. EXISTING WALL (VARIES PER LOCATION)



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.



EXISTING STOREFRONT

COLORS

- 2465 YELLOW
- 2283 RED
- BLACK

APPROVED-CUSTOMER

DATE



JOB NAME: GOO GOO CAR WASH - REYNOLDSBURG #S1-30082
STREET: 7041 E MAIN ST
CITY STATE: REYNOLDSBURG, OH
SIGN TYPE: CHANNEL LETTERS
DATE: 2/10/16
FILE NAME: GOO GOO CAR WASH - REYNOLDSBURG.CDR
DIRECTORY: KEITH > 2016 > G

SCALE: AS NOTED SALE: PG DESIGNED: KS

This project is the original architectural design created by the architect, engineer, or other professional. It is not to be used for any other project without the written consent of the architect, engineer, or other professional. The use of any part of this document for any other project is strictly prohibited. The use of any part of this document for any other project is strictly prohibited.