



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
November 3, 2015 1:30pm

4. APPLICATION: Environmental Staffing | Certificate of Appropriateness (HPA Sign Appeal)

Project Number: 201509280067

Location: 3111 Columbus Street, located at the southwest corner of Columbus Street and Haughn Road (040-005969).

Proposal: A Historical Preservation Area sign approval appeal for an existing building.

Applicant: DāNite Sign Company; c/o Andrew Wineberg; 1640 Harmon Avenue; Columbus, Ohio 43223.

Relevant Code Section(s):

- 1138.04(e) Historical Preservation and Sign Code – Design Requirements, Signs
- 1138.22(b) Historical Preservation Area, Approval Procedure
- 1138.25(b)(6) Historical Preservation Area, Permanent Signs
- 1138.28 Historical Preservation Area, Schedule of Sign Regulations

Project Summary

The applicant is requesting an appeal for a denied Certificate of Appropriateness Application by the Chief Building and Zoning Official for a wall sign for Environmental Staffing, located at 3111 Columbus Street. The original request was submitted to the Building Division in September, and was denied based on exceeding the amount of square footage for signs in the Historic Preservation Area (one square foot of sign per four (4) square feet of frontage, not to exceed twenty-five (25) feet). The existing building already contains one wall sign, which measures approximately twenty-four (24) square feet. The applicant requested a COA for the installation of a similarly sized sign, which would nearly double the permitted total square footage for signs in the HPA.

The proposed sign would be an internally illuminated wall sign made of aluminum, to match the existing sign on the building. The proposed sign measures 9'1" x 32 ¾" and will extrude 6-7" from the wall. The proposed colors include: Rookwood Shutter Green (SW 2809) for the aluminum cabinet, returns and retainer, Roycroft Vellum (SW 2833) for the background, and Reed Green and Old World Blue (Pratt & Lambert 1656 and 1222) for the copy and logo. All proposed colors correspond with the HPA color palette.

Code Analysis:

1. Section 1138.04(e) states that all signs within the historical area shall conform to color and material standards of this section, be of such style or design that reflects the era during which the structure was built, and shall conform to the requirements of Chapter 1138 and Section 1145.14 of the Codified Ordinances. Sign size and shape shall respond to the existing proportions of

period structures, and signs shall not be permitted to cover, “blank-out” or close existing window and doorway openings or otherwise hide important architectural features.

Criteria Not Met: The proposed signs exceed the amount of signage permitted for properties in the HPA. Staff understands the property is located at the easternmost boundary of the HPA, on a corner of a busy intersection and is zoned PSO, Professional Services District. Additionally, the building is not historical in nature; however staff does not feel that the proposed increase in signage on the building is appropriate given the size of the existing sign on the structure as well as the existing monument sign along Columbus Street advertising tenants in the structure. Colors on the proposed sign correspond with the approved HPA color palette.

2. Section 1138.25(b)(6) states that joint identification signs shall be limited to wall or ground signs and to premises where there are two or more uses located within the same building on a property having frontage on at least one public street. A second joint identification sign is permitted if the premises has pedestrian access open to the public from parking facilities both in the front and in the rear of the property. The size of a joint identification sign shall not exceed a total of twenty-five (25) square feet.

Criteria Not Met: The proposed sign exceeds the twenty-five (25) square foot maximum amount of signage permitted for buildings with two or more tenants.

3. Section 1138.28, titled Schedule of Sign Regulations, states that signs shall have a maximum area of one (1) square foot of signage per four (4) linear feet of frontage, not to exceed twenty-five (25) feet in the HPA.

Criteria Not Met: Combined with the existing sign on the opposite side of the building, the proposed sign exceeds the amount of signage permitted for properties in the HPA. If this building were not in the HPA, the proposed sign would meet the Code requirement of one (1) square foot of signage per one (1) square feet of frontage.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Certificate of Appropriateness Appeal as submitted.