

STAFF REVIEW RESULTS

SEPTEMBER 10, 2021

- 05. Application No.:** GC21-036
Location: 667 PARSONS AVE. (43206), located at the northwest corner of Parsons Avenue and East Beck Street (010-048865; Columbus Southside Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s): 3372.606, Graphics.
To allow automatic changeable copy fuel price sign in the UCO.
Proposal: To convert a fuel price ground sign to automatic changeable copy.
Applicant(s): 665 Parson Inc.
665 Parsons Avenue
Columbus, Ohio 43206
Property Owner(s): Applicant
Attorney/Agent: C & B Sign Services; c/o Mitchell Powell
3620 Highland Green
Cincinnati, Ohio 45245
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov

Dear Mr. Powell,

The above case was reviewed by staff on September 9, 2021. The following are comments from staff:

Traffic Management:

Daniel Moorhead

DEMoorhead@columbus.gov

The Division of Traffic Management has no comments.

Planning:

Contact the Planning Division at planninginfo@columbus.gov if you have any questions (email is preferred and will result in faster response). Be sure to provide the case number, the specific nature of your question, and your email and phone number.

The South Side Plan (2014) discourages pole signs and electronic/digital signage that interfere with visual character (p.36-37). Additionally, the property is within the Parsons Avenue Urban Commercial Overlay (UCO), which prohibits automatic changeable copy signs. Planning could consider support of the use of automatic changeable copy for a fuel



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Director's Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Customer Service Center	(614) 645-6090	Zoning Public Hearings	(614) 645-4522
Engineering Plan Review	(614) 645-0032	Zoning Confirmation Letters	(614) 645-8637

price sign, if the sign were an overlay-compliant monument style sign, pursuant to the recommendations within Columbus Citywide Planning Policies (C2P2).

Zoning:

Phil Bennetch

PBennetch@columbus.gov

The contiguously-owned parcels will need to be combined as the off-premises sign is losing its nonconformity status per C.C. 3375.03(C). Please revise the statement of hardship to reflect this.

Final materials must be submitted to Phil Bennetch by **Friday, October 1, 2021 to be placed on the October 19, 2021 meeting agenda. Modifications received after this date may not be considered.** Thank you in advance for your timeliness and cooperation in this matter.

Please Note: If the application contains a site plan that will regulate the layout of the proposed development, **other variances may be necessary**, and the plan may require review by other city departments. It is **the applicant's responsibility to identify all variances required for the proposal**, and to contact and discuss the proposal with those city departments responsible for reviewing it. You may request a preliminary review of your site plan by contacting the Engineering Plan Review Section at engineeringinfo@columbus.gov. Staff from each of the reviewing agencies will provide feedback on your proposal. Site plans are subject to review by these departments during plan review processes. Any conflict with applicable policies or regulations of these departments could result in a denial of your site plan.

For any applications that will have added, dropped, or changed variances, the statement of support will need to be modified too as a matter of course.

Sincerely,



Phil B. Bennetch

C: (614) 500-3165 (google voice)

O: (614) 645-0078