



VARIANCE APPLICATION SUMMARY



File Number	V-25-17
Property Address	191 GRANVILLE ST GAHANNA, OH 43230
Parcel ID	025-000281
Zoning District	CMU - Creekside Mixed-Use
Project/Business Name	Northwest Bank
Applicant	Andrew Gardner agardner@v3co.com 614-226-3650
Description of Variance Request	Request Variance for parking in front of the building for 3 parking spaces

Requested Variances

Code Section	Code Title
Ch 1105.01(b)	Comprehensive Use Table
Ch 1107.02(c)(4)	Creekside Mixed-Use Design Standards
Ch 1109.01(a)(1)	Parking, Access, and Circulation
Ch 1109.01(a)(4)	Parking, Access, and Circulation



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.


(property owner/acting agent signature)

JAMES M. PEPPE
(printed name)

5/20/25
(date)


(applicant signature)

Andrew Gardner
(printed name)

7/1/25
(date)

JOHNSON PAMELA I
162 CLARK ST
COLUMBUS OH 43230

LND STRAWBERRY PLAZA LTD
PO BOX 284
GALENA OH 43021

RINGS BROTHERS LLC
171 GRANVILLE ST
COLUMBUS OH 43230

ISHIDA KALAYANEE V TR
26778 TALLY HO LN
BLACKLICK OH 43004

186 GRANVILLE STREET LLC
1851 COLLINGSWOOD RD
UPPER ARLINGTON OH 43221

WILLIAMS, WILLIAM D MILLER &
MICHELLE R
161 CLARK ST
COLUMBUS OH 43230

LEATHERBUCK LLC
5 E LONG ST STE 1200
COLUMBUS OH 43215

CITY OF GAHANNA OHIO
200 S HAMILTON RD
GAHANNA OH 43230

REES 5 FLOWERS LLC
249 LINCOLN CIRCLE
GAHANNA OH 43230

SEIPEL LILLY ANN
450 CLARK STATE RD
COLUMBUS OH 43230

VILLAGE OF GAHANNA
200 S HAMILTON RD
GAHANNA OH, 43230-2996

CITY OF GAHANNA OHIO
200 S HAMILTON RD
GAHANNA OH 43230

WILLIAMS, WILLIAM D MILLER &
MICHELLE R
161 CLARK ST
COLUMBUS OH 43230

DURIS FAMILY LLC
161 165 GRANVILLE ST
COLUMBUS OH 43230

SEIPEL, WILBUR M SEIPEL & LILLY A
450 CLARK STATE RD
COLUMBUS OH 43230

191 GRANVILLE STREET LLC
1851 COLLINGSWOOD RD
COLUMBUS OH 43221



July 1, 2025

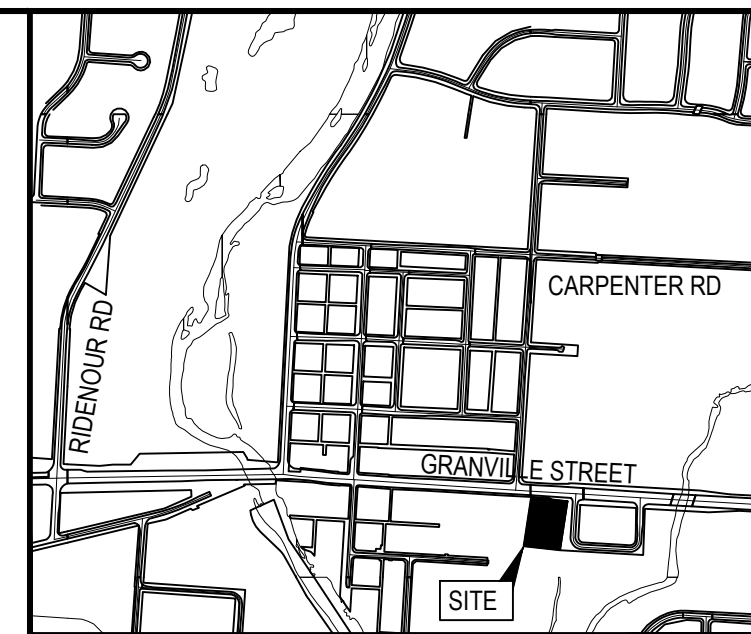
RE: Proposed Northwest Bank | 191 Granville Street

Variance Statement:

The proposed project is located at 191 Granville Street in Gahanna Ohio. This existing parcel is 0.79 acres with 1 existing bank structure on it. The existing site has parking in front of the building along Granville Street, with a drive through window in the rear of the building. Northwest Bank is proposing to renovate the existing building and construct new parking and drive through lanes.

At this time, Four variances have been requested for the attached site plan:

- Per Ch 1109.01 (a) parking must be located behind the front wall of the structure. We are requesting a variance to this requirement to accommodate 3 parking spaces along the west property line and 3 existing parking spaces along the east property line. These spaces are necessary to meet parking code and the clients needs. It should be noted per the attached site plan, the majority of the existing parking in front of the building will be eliminated to create a new walkable pedestrian entry area. Additional parking cannot be added in the rear of the building due to the presence of a FEMA Designated flood plain on this site.
- Per Ch 1105.01(b), a drive through is not a permitted use in the CMU. We are requesting a variance to this standard as the existing building was bank which we are proposing to renovate as new bank, requiring a drive thru.
- Per Ch 1107.02(c)(4), the primary façade must be at least 40% glass. We are requesting a variance reduction to this requirement to 32%. This project involves the renovation of the existing bank building on site. It is not a new build. As such we are limited by the existing building structure. We have added glass based on the internal function of spaces. Remaining walls without glass serve existing mechanical spaces. Our proposed building renovation will have 32% glass. As such, we have added this deviation to our variance request.
- Per Ch 1109.01(a)(4), parking areas must be at least 10' from the side and rear property lines. We are requesting a variance to reduce this requirement to 5' for the western property line. This is consistent with the limits of the existing parking field on the site. Given that we are renovating an existing building, we are constrained with the location of the parking and are unable to reduce it at this property line to meet the standard.



LOCATION MAP
NO SCALE

LEGEND

- PROP. CONCRETE WALK
- PROP. BRICK WALK PER CITY OF COLUMBUS
STANDARD DRAWING 2301.

SITE DEVELOPMENT INFORMATION

ZONING

PROPERTY OWNER: 191 GRANVILLE STREET , LLC
PROPERTY USE: BANK

EXISTING SITE ACREAGES: 0.79 AC
EXISTING LOT COVERAGE: 0.38 AC
PROPOSED LOT COVERAGE: 0.35 AC

EXISTING ZONING:	CREEKSIDE MIXED USE (CMU)
ADJACENT ZONING NORTH:	CREEKSIDE MIXED USE (CMU)
ADJACENT ZONING SOUTH:	CONSERVATION (CON)
ADJACENT ZONING EAST:	CREEKSIDE MIXED USE (CMU)
ADJACENT ZONING WEST:	CREEKSIDE MIXED USE (CMU)

PARKING CALCULATIONS				
AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D	TOTAL PARKING PROVIDED	PARKING RATIO
BUILDING	2,406 S.F.	7	16	6.65/1000 S.F. 1/150 S.F.

PER CHAPTER 1109 OF THE GAHANNA ZONING CODE, 1 PARKING SPACE IS REQUIRED FOR EVERY 300 S.F. OF COMMERCIAL USE



SCALE: 1" = 20'

0 20 40 60

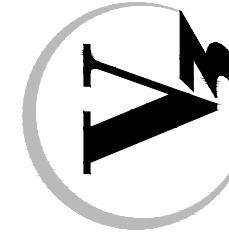
GRAPHIC SCALE

FINAL DEVELOPMENT PLAN

NORTHWEST BANK GAHANNA

SAHANNA

550 Polaris Parkway,
Suite 250
Westerville, OH 43082
614.761.1661 phone
www.v3co.com



DRAWING NO.

1

ARCHITECT

LARSON KARLE ARCHITECTS
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ENGINEER

V3 COMPANIES
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WESTERVILLE, OHIO 43082
PHONE: 614-761-1661
FAX: 614-761-1328
CONTACT: ANDREW GARDNER
E-MAIL: AGARDNER@V3CO.CO

OWNER/DEVELOPER

NORTHWEST BANK
100 LIBERTY STREET
WARREN, PA 16365
PHONE: 814-598-5869
CONTACT: STEVE BELL
E-MAIL: STEPHEN.BELL@NORTHWEST.COM



May 19, 2025

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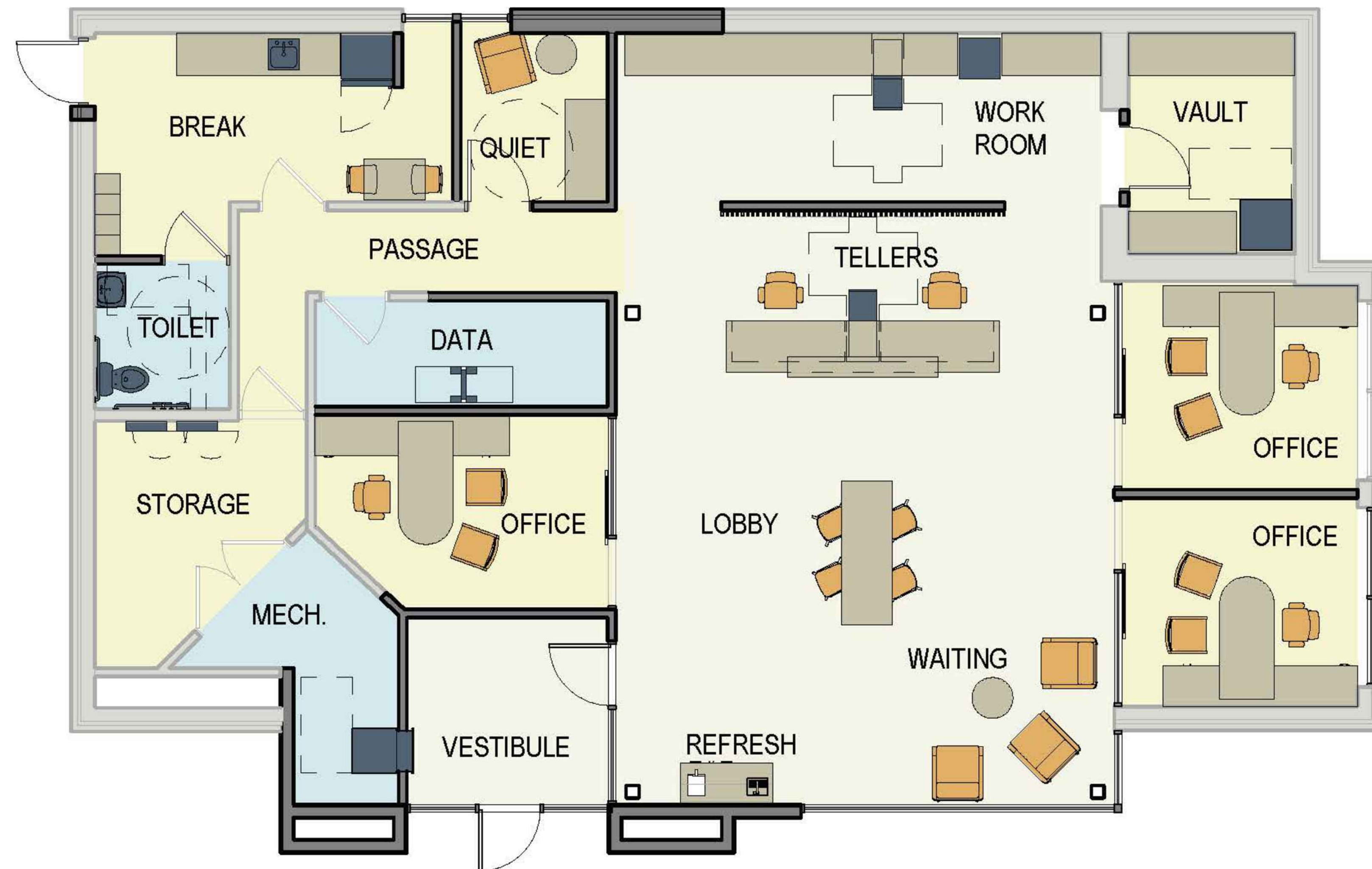
Northwest Bank
Gahanna, OH
Project #24092

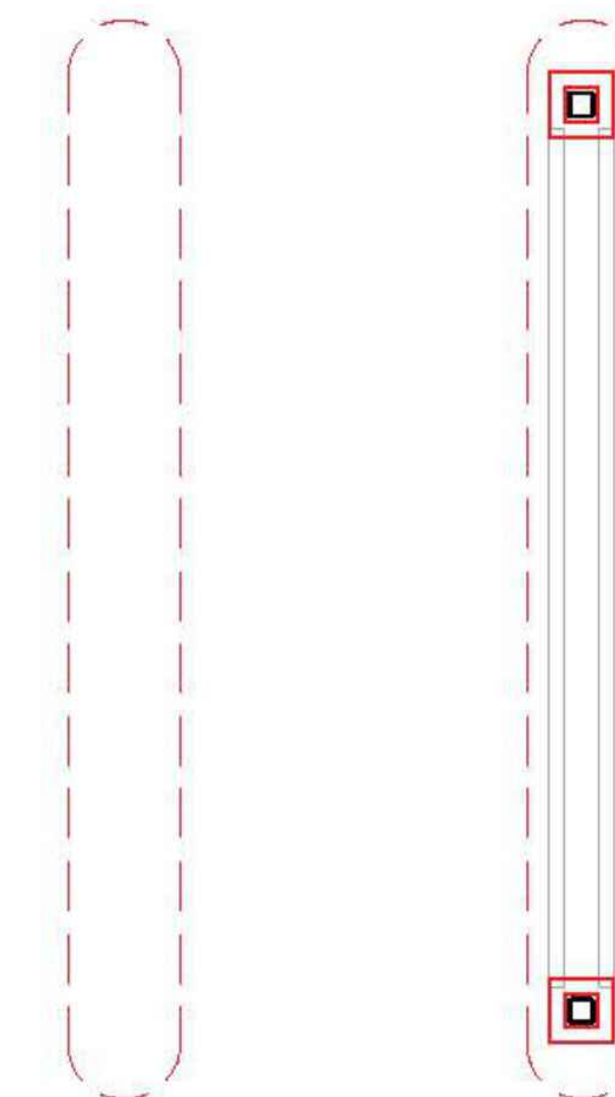
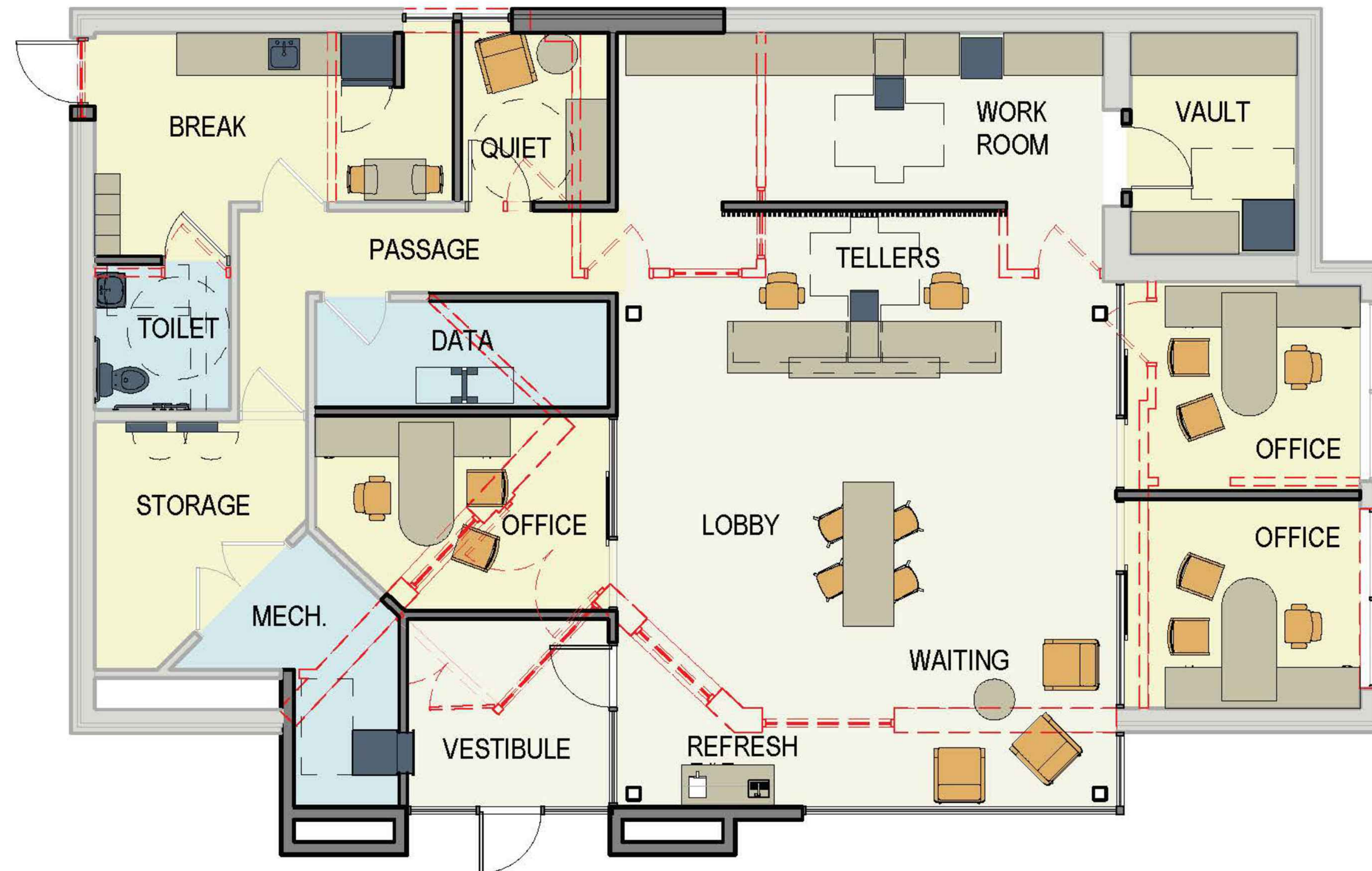
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Existing Conditions



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Exterior Concept



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PLANNING COMMISSION STAFF REPORT

Project Summary – Northwest Bank

Meeting Date: August 27, 2025

Location: 191 Granville Street

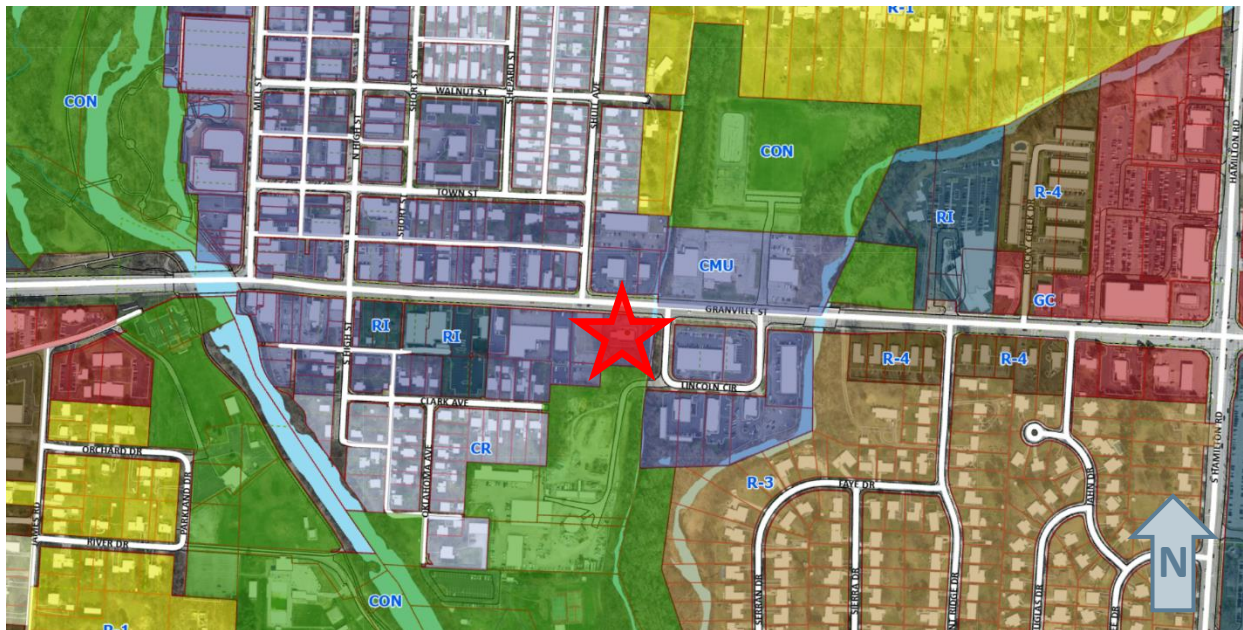
Zoning: Creekside Mixed Use (CMU)

Application Type(s): Development Plan (DP), Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of both applications.

Location Map:



Staff Review

History

The site was zoned Olde Gahanna Mixed Use Neighborhood District (OG-2) under the former zoning code. At that time, the zoning code did not explicitly call out drive thrus as an accessory use, and therefore they were permitted at the site and considered incidental to the primary bank use.

Now, under the current zoning code, drive thrus are considered an accessory use, and are not permitted in the Creekside Mixed Use District (CMU). Since the applicant is significantly redeveloping the site and moving the existing drive thru, a use variance is required to continue to permit a drive thru on the site.

Overview

The applicant is requesting approval of Major Development Plan and Variance applications to renovate the former PNC Bank building on Granville Street. The existing building has been vacant for five years.

The renovations include new exterior materials and building design, moving the drive thru area to the rear, shifting the parking further from the right-of-way (ROW), installing new landscaping, and adding sidewalks that provide access to the building from the sidewalk along the street.

The building is currently brick with a blue metal roof. The drive thru area is attached to the west side of the building and is very visible from the ROW. The parking area is primarily to the front of the building and is setback 0 ft from the edge of the ROW.

Building Design

The new materials for the building include stone veneer, metal siding, pre-cast concrete, and brick veneer. On the primary façade, there are aluminum accent materials as well. Metal panels are a permitted material when they make up less than 20% per elevation. All the other listed materials are permitted without any restrictions.

The design guidelines for the Creekside area state that main building entrances should be emphasized and visible to pedestrians and customers. The redesigned front façade has a distinct entrance that is highlighted by a canopy.

The design guidelines also state that the primary façade of the building must be at least 40% transparent glass. The window area on the primary façade is being increased to bring the total to 32%. The applicant states that they are unable to meet the 40% requirement due to constraints of renovating an existing building.

The applicant also proposes removing the existing drive thru area and moving it to the rear of the building so that it is no longer visible from the ROW. This is to reduce the visual impact of the drive thru area since it is no longer a permitted use for this site.

Parking

As mentioned, the existing parking lot extends to the edge of the ROW and does not meet current code requirements. It has 17 total parking spaces. The applicant is reworking the current layout to move the

parking further from the ROW and install landscaping to help screen the parking area from the ROW. There will be 16 parking spaces, which exceeds the 7 spaces required by code.

The current zoning code states that parking cannot extend past the front exterior wall. While the new parking lot will be further from the ROW than the current parking, there will still be 6 spaces past the front of the building. The applicant states that these spaces are necessary to meet the bank's needs, and they will be screened from the ROW by landscaping.

The parking area is also only 5 ft from the west property line, and the zoning code requires a parking setback of 10 ft from the side property lines. The existing parking lot has a 0 ft setback from the west property line, so the new parking lot more closely aligns with code requirements.

Landscaping

The parking area will be screened from the ROW and adjacent property by 3 ft high shrubs. The landscape plan also shows four new trees and assorted shrubbery and ground cover in the parking area and to the front of the building. All landscaping requirements are met.

Review Criteria

Major Development Plan (MDP)

Planning Commission shall approve an application for a Major Development Plan if the following four conditions are met:

- 1) The proposed development meets the applicable development standards of this Zoning Ordinance.
- 2) The proposed development is in accord with appropriate plans for the area.
- 3) The proposed development would not have undesirable effects on the surrounding area.
- 4) The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Variance (V)

The following variances have been requested:

1. 1105.01(b) – Comprehensive Use Table
 - a. Drive thrus are not a permitted accessory use in CMU.
 - b. The site is zoned CMU and the applicant proposes removing the existing drive thru and installing a new one behind the main building.
2. 1107.02(c)(4) – Creekside Mixed-Use Design Standards
 - a. The ground floor of the primary façade must be at least 40% transparent glass.
 - b. The primary façade is 32% transparent glass.
3. 1109.01(a)(1) – Parking, Access, and Circulation
 - a. Parking cannot extend past the front façade of the primary building.
 - b. There are 6 parking spaces to the front of the primary building.
4. 1109.01(a)(4) – Parking, Access, and Circulation
 - a. Parking areas must be at least 10 ft from the side and rear property lines.

- b. The parking area is only 5 ft from the west property line.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance;
- f) The variance is not likely to undermine the objectives of the land use plan;
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of both the Major Development Plan and all four variance requests. The site has been vacant for five years and the redevelopment aligns the site more closely with current zoning code regulations.

The drive thru is being moved to the rear of the building instead of the side, so it will no longer be visible from the ROW. There is mature foliage to the east and south of the drive thru and a landscaping screen to the west. The total window area on the building will be higher than it is now, and a deviation of 8% is minor. The required percentage of transparent glass is much higher in the CMU district than the rest of the City, where only 25% is required.

The parking area will more closely align with code requirements after the redesign. The parking lot is currently set back 0 ft from Granville St and 0 ft from the west property line. The proposed parking lot will be 10 ft from Granville St and 5 ft from the west property line. The applicant states that the bank needs the 6 parking spots to the front of the building to meet their parking needs.