



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 109 N. High St.		Project Name/Business Name (if applicable): Schneider Properties	
Parcel ID No.(s) 025-000082 & 025-000140	Current Zoning: Olde Gahanna (OG-2)	Total Acreage: .24	
Please check all that apply:			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input type="checkbox"/>	DEMOLITION <small>only applicable to Code Chapter 1150, Olde Gahanna</small> <input checked="" type="checkbox"/>
SIGNAGE <small>- please use the Permanent Sign Permit Application</small>			
Additional Information (if applicable):			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Thomas W. Schneider		Address: 120 Mill St., Gahanna, OH 43230	
E-Mail: tom.schneider@schneiderins.com		Phone No. 614-471-8444	
ATTORNEY/AGENT INFORMATION			
Name: N/A		Address:	
E-Mail:		Phone No.	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: -Developer: -Architect:		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant) Schneider Properties		Contact Information (phone no./email): Tom Schneider/ 471-8444	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature:

Date: 1/27/17

INTERNAL USE ONLY

Zoning File No. _____
PC Meeting Date: _____
PC File No. _____

RECEIVED:
DATE: 1/27/17

PAID: 50.00
DATE: 1/27/17
CHECK#: 2361

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS
PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1197 (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓			
	3. Materials List (see page 3) – does not apply to demolition applicants		✓	✓	✓
	4. Authorization Consent Form Complete & Notarized (see page 4)	✓		✓	✓
	5. Application & all supporting documents submitted in digital format				
	6. Application & all supporting documents submitted in hardcopy format	✓		✓	✓
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)	✓		✓	✓
PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT					
NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")					
SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS					
GENERAL REQUIREMENTS					
	1. One 24"x36" & One 11"x17" prints of the plans		✓		
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)		✓	✓	
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)		✓		✓
	4. Color rendering(s) of the project in plan/perspective/or elevation		✓		✓
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
	1. <u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address)				
	- All property & street pavement lines				
	- Gross area of tract stated in square feet				
	- Proposed ingress/egress to the site, including onsite parking area(s); parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)				
	- Location of all existing and proposed buildings on the site				
	- Location of all existing (to remain) & proposed lighting standards				
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)				
	- Provide lot coverage breakdown of building & paved surface areas				
	2. <u>LANDSCAPE PLAN</u> (including plant list)				
	- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated				
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)				
	- Designation of required buffer screens (if any) between parking area & adjacent property				
	- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)				
	3. <u>ELEVATIONS</u> from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)				
	- Exterior materials identified				
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior				
	4. <u>LIGHTING STANDARD DRAWING</u> that includes the following: (scaled drawing)				
	- All sizing specifications				
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)				
	- Materials, colors, & manufacturer's cut sheet				
	- Ground or wall anchorage details				

	5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION: <ul style="list-style-type: none"> - Scale model - Section profiles - Perspective drawing 				
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS					
	1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:				
	- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district	✓		✓	
	- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights	✓		✓	
	- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood				

MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Signs			
Stucco			
Trim			
Windows			

January 27, 2017

To: Gahanna Planning Commission

Re: Demolition of Dwelling at 109 N. High St.

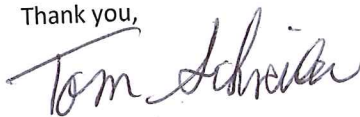
This Statement addresses Code Section 1150.08(b) Demolition or Removal of Existing Structures:

1. 109 N. High St. dwelling has no special architecture features and has no historic value. President Lincoln did not sleep there.
2. There is no viable economic use for the building in its current state and the cost to restore is not economically feasible. The dwelling has been completely gutted with nothing but bare wall studs and ceiling joists remaining. All plumbing, wiring, and HVAC duct work and equipment has been torn out.
3. We plan on redeveloping the site with a building that embraces the "Gahanna Economic Development Strategy" for the "PDA#2-Downtown" area. We look forward to enhancing the Olde Gahanna/Creekside area.

According to the above code section only one of the above conditions need to be met for demolition approval and I believe we have more than satisfied that requirement.

If you have any questions or need additional information let me know.

Thank you,



Tom Schneider
Schneider Properties
120 Mill St.
Gahanna, OH 43230

614-471-8444

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)
If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, _____, the owner of the subject property listed on this application, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____ Date: _____

AUTHORIZATION TO VISIT THE PROPERTY

I, Thomas W. Schneider, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: Thomas W. Schneider Date: 1/27/17

Subscribed and sworn to before me on this 27th day of January, 2017.

State of Ohio County of Franklin



RICHARD C. WEBER
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires June 6, 2019

Notary Public Signature: R. C. Weber

AGREEMENT TO COMPLY AS APPROVED

I, Thomas W. Schneider, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Contractor/Applicant Signature: Thomas W. Schneider Date: 1/27/17

Subscribed and sworn to before me on this 27th day of January, 2017.

State of Ohio County of Franklin



RICHARD C. WEBER
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires June 6, 2019

Notary Public Signature: R. C. Weber



CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE ONLY

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration.
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: Bonnie Gard Date: 1/30/17

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

This application may be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
 614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

Heartland Bank & CapCity Title Agency and/or Heartland Bank

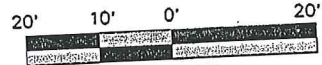
Legal Description: Situated in The State of Ohio, County of Franklin, City of Gahanna Being Lot 42 and part of Lot 43 Village of Gahanna, Plat Book 1 Page 61

Applicant:

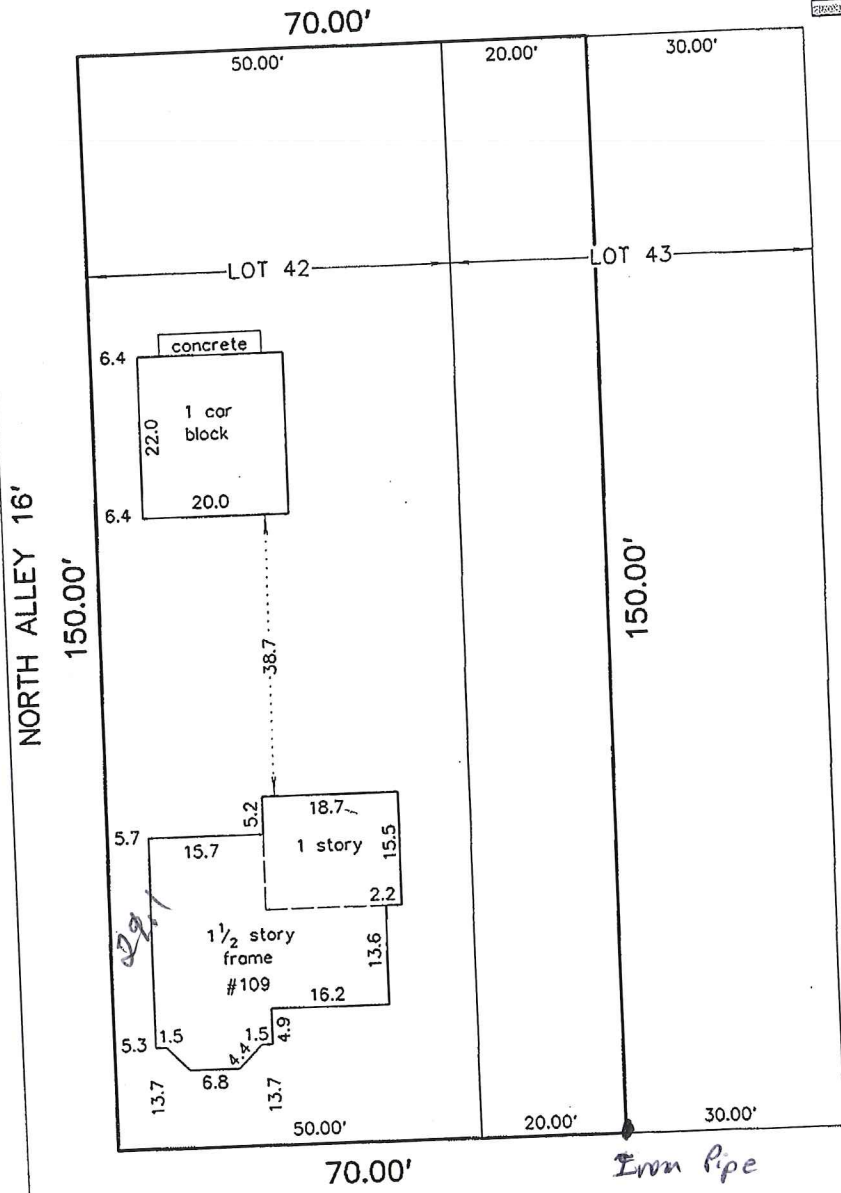
Posted Address: 109 High Street, Gahanna, Ohio

Apparent Encroachments: 1) Blacktop and Concrete Over Property Line.

WEST ALLEY 16'



Scale 1" = 20'
 Date: 01/28/2016



HIGH STREET 60'



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

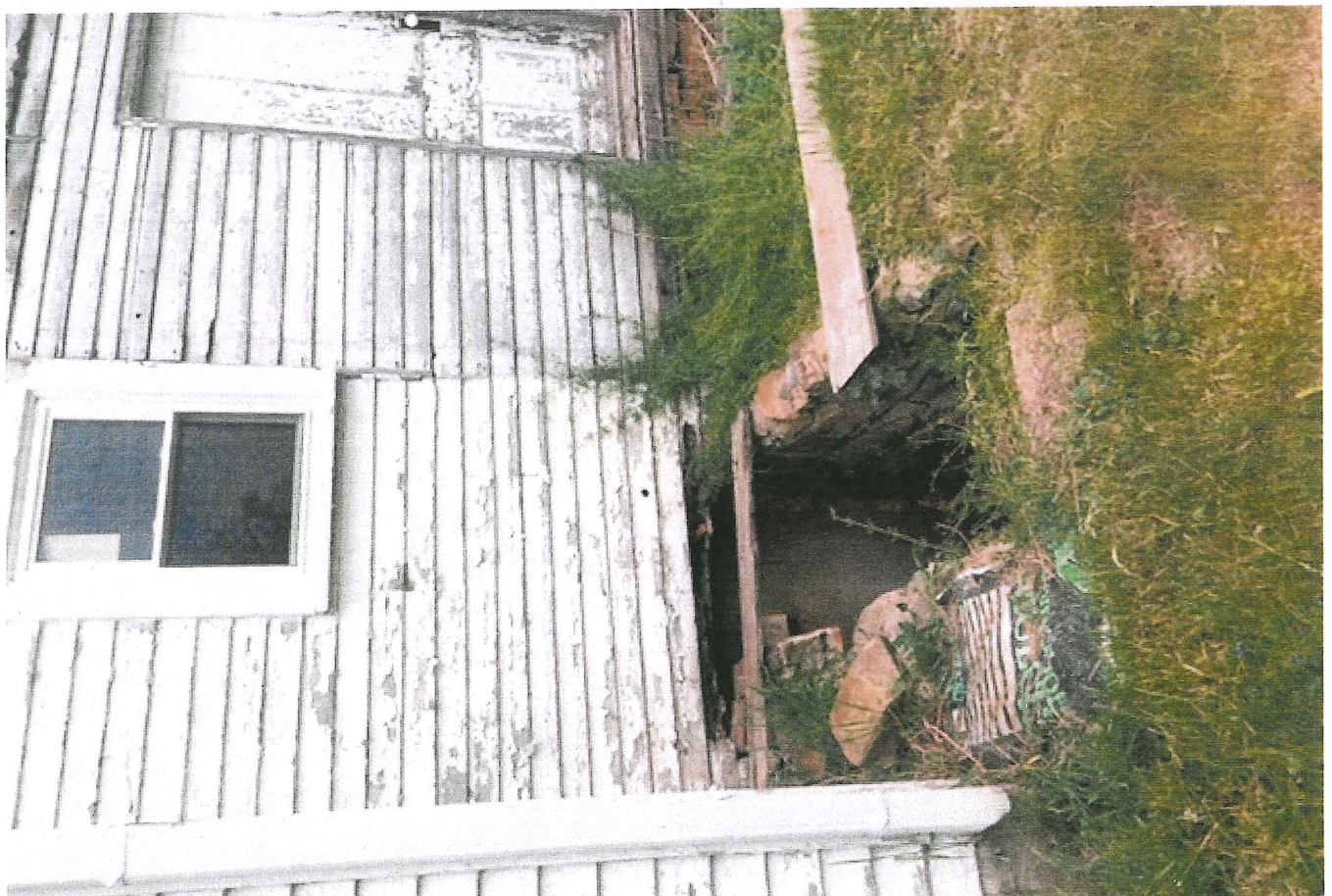
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

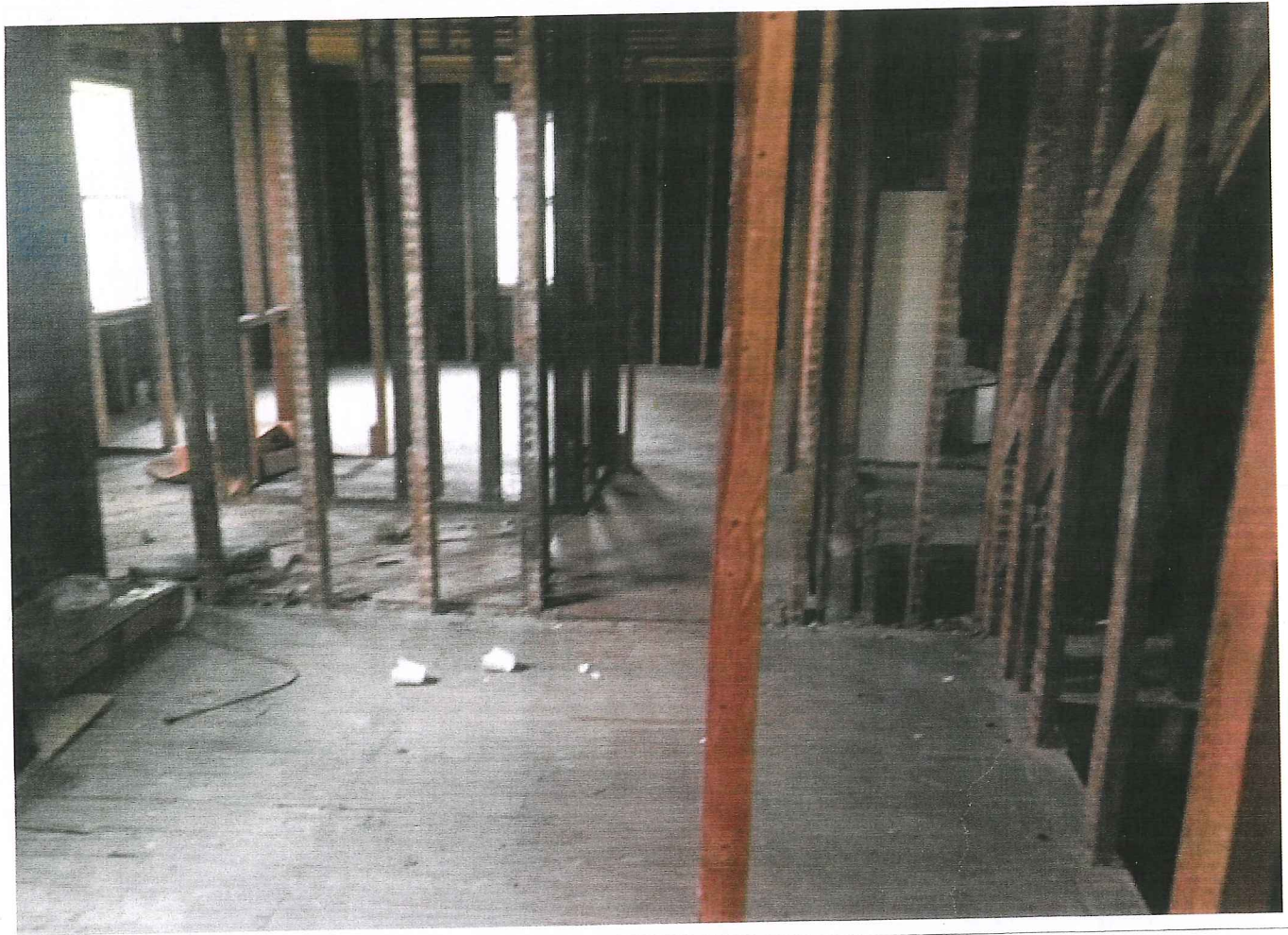
Myers Surveying
 By *Albert J. Myers*
 Professional Surveyor

Myers Order No. - 5-01/27/2016	Rec.	Field	DWG	Ltr.	Ck.
201601275	ASM	ASM	DJO	DJO	









APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 109 N High St

Project Name/Business Name: Schneider Properties

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

The applicant has requested to demolish the existing structures at 109 N. High St.

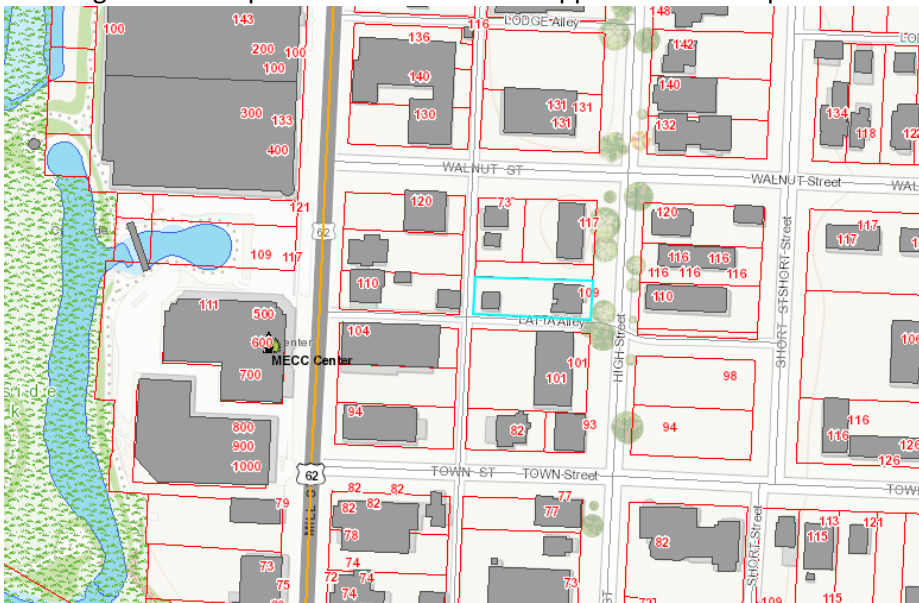
Olde Gahanna Vision Plan

The project site is located in the heart of Olde Gahanna, as such, it is subject to the Olde Gahanna Vision Plan. The Plan has a vision for the area and has a series of recommendations for uses and architecture. Some of the recommendations include embracing diversity of housing types and mixed use commercial developments. The Plan identifies Potential Development Areas (PDAs) that are ripe for redevelopment, inconsistent with zoning or the Plan, or are blighted. The subject property was not included within a PDA but would accomplish one of its goals, the remediation of blight.

2015 Economic Development Strategy

The project location is located within Priority Development Area (PDA) #2. The property was not included within a target site. A target site would have identified a specific development plan including uses and building layout. Generally, PDA #2 has been identified as being appropriate for a mix of residential uses including townhomes and apartments and for mixed use. Although not required, property assemblage is recommended in order to maximize development potential of the area and to ensure developments are integrated with each other.

Planning and Development staff recommend approval of the request.



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME"
to: T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 109 N High Street

Project Name/Business Name: Schneider Properties

SUBMITTED BY:

Name: Robert Priestas Title: City Engineer

Department: Public Service and Engineering

No comments.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 109 N High Street

Project Name/Business Name: Schneider Properties

SUBMITTED BY:

Name: Bonnie **Title:** PZA

Department: Service

The applicant requests approval for a Certificate of Appropriateness to demolish the existing building at this site. The site is located within OG-2 zoning where a C of A is required for demolition of any building.

- 1150.08(b) states that,

Demolition or Removal of Existing Structures. No primary building or structure or significant accessory structure within the District shall be demolished or removed until a Certificate of Appropriateness with respect to such demolition or removal has been submitted, reviewed and approved by the Planning Commission. Evidence must be submitted by the applicant that one or more of the following conditions exists:

(1)

That the building contains no features of special architecture or is not a historic building or culturally significant or is not consistent in design and style with other structures within the district.

(2)

That there exists no economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights.

(3)

That the applicant has a definite plan for redevelopment of the site which meets the standards of this code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

The applicant has addressed the three criteria in his statement included in the packet.