



Application for Variance

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION: All correspondence will be addressed to the applicant, unless noted otherwise.**

*Project Name: Storage Shed for Golf Depot

*Address for proposed Variance 789 Science Blvd, Gahanna OH 43230

*Parcel ID#(s) 025-013637-00 *Current Zoning OCT- Limited Overlay

*Description of Variance Requested The OCT Limited Overlay imposes cumbersome building and facade requirements for primary structures, yet it also applies to accessory structures. This code occurrence doesn't happen in other zoning districts. Meeting these standards for storage shed is unrealistic due to cost and intended use of structure.

*Applicant Name Depot Golf Center LLC *Phone 614-324-5959

*Applicant Address 919 Old Henderson Road *City/State/Zip Columbus, OH 43220

*Applicant's Relationship to Project Owner *Email jfromm@valurecovery.com

*Agent Name Jordan Fromm *Email jfromm@valurecovery.com *Phone 614-324-5959

***ADDITIONAL REQUIRED INFORMATION: If different than applicant.**

*Property Owner Name _____ *Phone _____

*Property Owner Address _____ *City/State/Zip _____

*Contact Name _____ *Email _____

***SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.**

1. Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. One (1) digital copy of all submitted documents. Plans to be in 11x17 format.
3. A list of contiguous property owners and their mailing addresses.
4. Pre-printed mailing labels for all contiguous property owners.
5. A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
6. Please refer to section 1131 of the City of Gahanna Code Ordinance (found at www.municode.com).
7. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

Applicant's Signature: [Signature] Date: 10/14/16

For Internal Use:

***PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:**

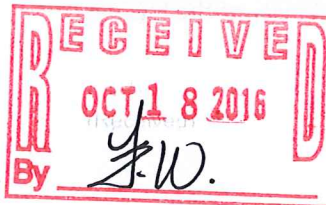
Code Sections to be varied: 1152.02(g) Overlay Districts Conditions and Limitations

Description of the governing code and the requested variance: To allow a variance to a limitation specifically identified and imposed in the development plan referenced in the ordinance passed by Council

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning and landscaping regulations now in place.

Planning & Zoning Administrator's Signature: _____ Date: _____

PC file No. 2016
 Sunguard File No. 16100019
 Reference File No. _____
 Hearing Date: 11/16/16
 Revised: February 2016



(Print)

(Accepted by PZA)



CITY OF GAHANNA

to allow an accessory use storage facility to exceed in size 25% of the main Golf Depot building, and to allow the deviation from the prescribed exterior finishes to a metal building with a metal roof.



"HERB CAPITAL OF OHIO"

Depot Golf Center, LLC

10-14-2016

Prepared by: Jordan Fromm, Senior Consultant

Per the requirements of the Application for Variance through the City of Gahanna, the applicant is required to provide a statement for the reason for the variance request. Below, we have addressed the three conditions in order for Planning Commission to grant approval for the Variance; these items adequately address our position in lieu of a statement:

(a) *There are special circumstances or conditions applying to the land, building or use referred to in the application.*

The project site is adjacent to a retention pond (internal to the site) and shielded from public view on Claycraft Road with a line of trees. Ultimately, the site to the south will develop, further screening the storage shed from the right-of-way. As situated, the building will be located 750 feet (1/7 mile) perpendicular from Claycraft Road, and invisible from any other public space or right-of way.

The Limited Overlay Text (overlay) requires an accessory structure to be no more than 25% of the primary structure. This renders the maximum size of the accessory structure to be approximately 650 square feet, which is woefully inadequate to store the amount of equipment, sand, and gravel necessary to maintain a golf course (and we currently own the adequate amount of those items, which are currently sitting outside exposed to the elements and the public). The overlay also requires accessory structures to contain architectural elements commonly found on an office building (stone, brick, glass) in modern ratios. The code, when written, failed to exclude these architectural requirements from accessory structures, such as the shed that is proposed in this application. No other zoning district in Gahanna has this level of architectural scrutiny on accessory structures. Meeting the size requirements are not feasible for business operations (and not on par with other golf courses that have adequate equipment storage facilities, and the excessive cost associated with architectural applications is arbitrary and unreasonable for a storage shed.

(b) *The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.*

The Golf Depot has intended to install a storage shed for expensive maintenance equipment for many years. In the development of the property, that understanding has been shared with Depot Golf Center LLC, the City of Gahanna, and the Central Ohio Community Improvement Corporation (COCIC). In an effort to preserve the large investment in the maintenance equipment, and to ultimately keep the property in functional and aesthetic shape so as to continue to operate as a golf facility, this structure is necessary for the operation and longevity of the business.

(c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

This proposal will not adversely affect the health and safety of persons residing or working in the neighborhood. In fact, this will contain our equipment, which is often vandalized or joy-ridden by trespassers. This facility will reduce the attractive nuisance of the golf course, and in turn will keep individuals from injuring themselves.

White Knight
970 Claycraft Road
Gahanna, OH 43230

Value Recovery Group II
919 Old Henderson Road
Gahanna, OH 43230

Wesney Building One LLC
791 Science Blvd
Gahanna, OH 43230

City of Gahanna
785 Science Blvd
Gahanna, OH 43230

Gahanna Business Mart
804 Morrison Rd
Gahanna, OH 43230

**Parcel Description for 73.4 Acres
North Side of Claycraft Road
West Side of Science Boulevard**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and being: all of that 0.668 acre tract conveyed to Central Ohio Community Improvement Corporation of record in Instrument Number 200907280110340 and all the remainder of that 89.244 acre tract conveyed to Central Ohio Community Improvement Corporation of record in Instrument Number 200807180110425, and described as follows:

Beginning at an original southwest corner to said 89.244 acre tract, the same being the southeast corner of that 5.237 acre tract conveyed to White Knight of Central Ohio, Ltd. of record in Instrument Number 200306040167250, in the north right-of-way line for Claycraft Road as recorded in Plat Book 10, Page 206;

Thence with the perimeter of the tract herein to be described, the following courses;

N 16° 04' 40" W, 278.00 feet;

N 19° 10' 20" E, 278.00 feet;

N 85° 04' 40" W, 465.00 feet;

N 86° 29' 40" W, 245.00 feet;

S 40° 27' 20" W, 252.23 feet;

N 24° 07' 44" W, 179.71 feet;

N 34° 49' 41" W, 177.19 feet;

N 69° 05' 05" W, 164.41 feet;

S 26° 25' 44" W, 95.25 feet;

N 86° 51' 44" W, 106.33 feet;

S 49° 09' 02" W, 94.94 feet;

S 89° 05' 20" W, 258.49 feet;

N 01° 54' 05" E, 242.68 feet;

N 88° 05' 55" W, 328.21 feet;

N 03° 53' 05" E, 279.16 feet;

N 48° 26' 42" E, 266.12 feet;

N 42° 42' 32" E, 114.01 feet;

N 05° 39' 25" E, 143.64 feet;

N 14° 52' 15" E, 51.07 feet;

N 69° 38' 23" E, 75.27 feet;

N 77° 07' 42" E, 120.00 feet;

N 68° 22' 35" E, 599.00 feet;

S 85° 28' 45" E, 150.61 feet;

Parcel Description for 73.4 Acres

-2-

N 47° 30' 12" E, 159.71 feet;

N 85° 32' 42" E, 134.81 feet;

S 85° 52' 01" E, 875.12 feet;

N 04° 07' 59" E, 30.49 feet;

S 85° 51' 01" E, 66.04 feet;

S 03° 42' 23" W, 459.15 feet;

S 85° 46' 24" E, 144.23 feet;

S 26° 40' 05" E, 382.25 feet;

N 79° 40' 31" E, 111.20 feet;

S 03° 35' 23" W, 103.57 feet;

N 86° 24' 37" W, 76.98 feet;

S 63° 51' 48" W, 123.27 feet;

S 26° 08' 12" E, 130.90 feet;

S 33° 35' 23" W, 154.61 feet;

with a curve to the left, having a central angle of **29° 59' 59"** and a radius of **788.53** feet, a chord bearing and chord distance of **S 18° 35' 23" W, 408.18 feet;**

S 03° 35' 23" W, 60.32 feet;

S 25° 21' 51" W, 198.86 feet;

N 86° 24' 37" W, 91.29 feet;

N 45° 16' 36" W, 81.58 feet;

N 86° 24' 37" W, 177.18 feet;

S 03° 35' 23" W, 126.66 feet;

S 16° 04' 40" E, 81.34 feet;

N 86° 23' 10" W, 69.04 feet to the **Point of Beginning**. Containing **73.4 acres**, more or less.

The above description was prepared by Advanced Civil Design, Inc. in September 2009 and is not for transfer.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

**Boundary Description for 26.027 Acres
North on Claycraft Road
East on Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being out of that 89.244 acre tract conveyed to Central Ohio Community Improvement Corporation as recorded in Instrument Number 200807180110425, said tract being part of Lot 7 and part of Lot 24 of "David Taylor's Subdivision" as recorded in Plat Book 1, Page 10, all of Lot 10 and Lot 11 of Techcenter Drive Extension and Greenspace Dedication Plat as recorded in Instrument Number 200910060144608, all of a 2.439 acre tract of land conveyed to Buckeye Storage of Gahanna, LLC as recorded in Instrument Number 200705220088656 and all of a 0.8828 acre tract of land conveyed to Buckeye Storage of Gahanna, LLC as recorded in Instrument Number 200705220088662 and described as follows:

Beginning at point in the north right-of-way line for Claycraft Road, the same being a southwest corner of said 2.439 acre tract;

Thence **N 43° 58' 20" W**, with the south right-of-way line of said Claycraft Road, the same being a west line of said 2.439 acre tract, and being a northeast corner of a 0.413 acre tract of land conveyed to The State of Ohio as recorded in Deed Book 3172, Page 79, **25.17 feet** to a point in the east line of Morrison Road;

Thence **N 08° 16' 23" E**, with the east right-of-way line of said Morrison Road, the same being a west line of said 2.430 acre tract, **139.13 feet** to a westerly corner thereof, the same being a southeast corner of a 0.290 acre tract conveyed to The State of Ohio as recorded in Deed Book 3134, Page 122;

Thence **N 85° 29' 11" E**, with a north line of said 2.439 acre tract, the same being a south line of said 0.290 acre tract, also being the south line of a 0.763 acre tract conveyed to Mount Judia Church as recorded in Deed Book 3464, Page 861, **154.27 feet** to a southeast corner thereof;

Thence **N 00° 21' 35" E**, with the west line of said 2.439 acre tract, the same being the west line of said 0.290 acre tract, **169.69 feet** to a northeast corner thereof, the same being a westerly corner of said Lot 10;

Thence **S 85° 08' 22" W**, with the north line of said 0.763 acre tract, the same being a south line of said Lot 10, **109.97 feet** to a west corner thereof, the same being the southeast corner of a 0.372 acre tract of land conveyed to The State of Ohio as recorded in Deed Book 3172, Page 81;

Thence along the east right-of-way line of said Morrison Road, the east line of said 0.372 acre tract, the same being a west line of said Lot 10 the following courses:

N 08° 16' 18" E, 127.93 feet;

N 08° 52' 03" E, 231.91 feet to a northwest corner of said Lot 10, the same being the southwest corner of a 6.718 acre tract conveyed to Gahanna Business Mart Partnership as recorded in Official Record Volume 14749H15;

Thence **N 84° 55' 55" E**, along the south line of said 6.718 acre tract, the same being a north line of said Lot 10, **484.96 feet** to a north corner thereof;

Thence **N 03° 53' 05" E**, along the east line of said 6.718 acre tract, the same being a west line of said Lot 10, **299.84 feet** to a north corner thereof, the same being a south line of Lot 9 of said Techcenter Drive Extension and Greenspace Dedication Plat;

Thence **S 88° 05' 55" E**, along a south line of said Lot 9, the same being a north line of said Lot 10, **328.21 feet** to a north corner thereof, the same being the northwest corner of a 0.668 acre tract conveyed to Central Ohio Community Improvement Corporation as recorded in Instrument Number 200908280110340;

Thence **S 01° 54' 05" W**, along the west line of said 0.668 acre tract, the same being a east line of said Lot 10, **242.68 feet** to a north corner thereof;

Thence **N 89° 05' 20" E**, along the south line of said 0.668 acre tract, the same being a north line of said Lot 10, **258.49 feet** to a north corner thereof;

Thence **N 49° 09' 02" E**, along the south line of said 0.668 acre tract, the same being a north line of said Lot 10, also the north line of said Lot 11, **94.94 feet**, to a north corner thereof the same being a south corner of Lot 9;

Thence along a south line of said Lot 9, the same being a north line of said Lot 11 the following courses:

S 86° 51' 44" E, 106.33 feet;

N 26° 25' 44" E, 17.90 feet;

S 69° 05' 05" E, 148.07 feet;

S 34° 49' 41" E, 146.17 feet;

S 24° 07' 44" E, 209.16 feet to a point in a west line of a 5.237 acre tract conveyed to White Knight of Central Ohio, LTD. As recorded in Instrument Number 200306040167250, also being an east corner of said Lot 11;

Thence **S 40° 27' 20" W**, along the west line of said 5.237 acre tract, the same being an east line of said Lot 11, **117.30 feet** to an corner thereof, the same being a west corner of a 5.264 acre tract conveyed to 960-1020 Claycraft Road, LLC as recorded in Instrument Number 200310080322393;

Thence along the west line of said 5.264 acre tract, the same being an east line of said Lot 11 the following courses:

S 01° 20' 20" W, 56.95 feet;

S 27° 02' 49" E, 154.60 feet to the southwest corner of said 5.264 acre tract, the same being in a curve of the north right-of-way line of said Claycraft Road, also being the south line of said Lot 11;

Thence along the south line of said Lot 11, the same being the north right-of-way line of Claycraft Road the following courses:

with a curve to the left, having a central angle of **11° 12' 35"**, a radius of **605.43 feet**, and an arc length of **118.45 feet**, a chord bearing and a chord distance of **S 75° 31' 22" W, 118.26 feet** to a point of tangency;

S 69° 55' 05" W, 44.64 feet to a point of curvature;

with a curve to the right, having a central angle of **14° 52' 27"**, a radius of **546.52 feet**, and an arc length of **141.88 feet**, a chord bearing and a chord distance of **S 77° 21' 18" W, 141.48 feet** to a point of tangency at the southwest corner of said Lot 11, the same being the southeast corner of said Lot 10;

Thence **S 84° 47' 32" W**, along the south line of said Lot 10, the same being the north right-of-way line of said Claycraft Road, **1292.78 feet** to the **Point of Beginning**. Containing **26.027 acres**, more or less.

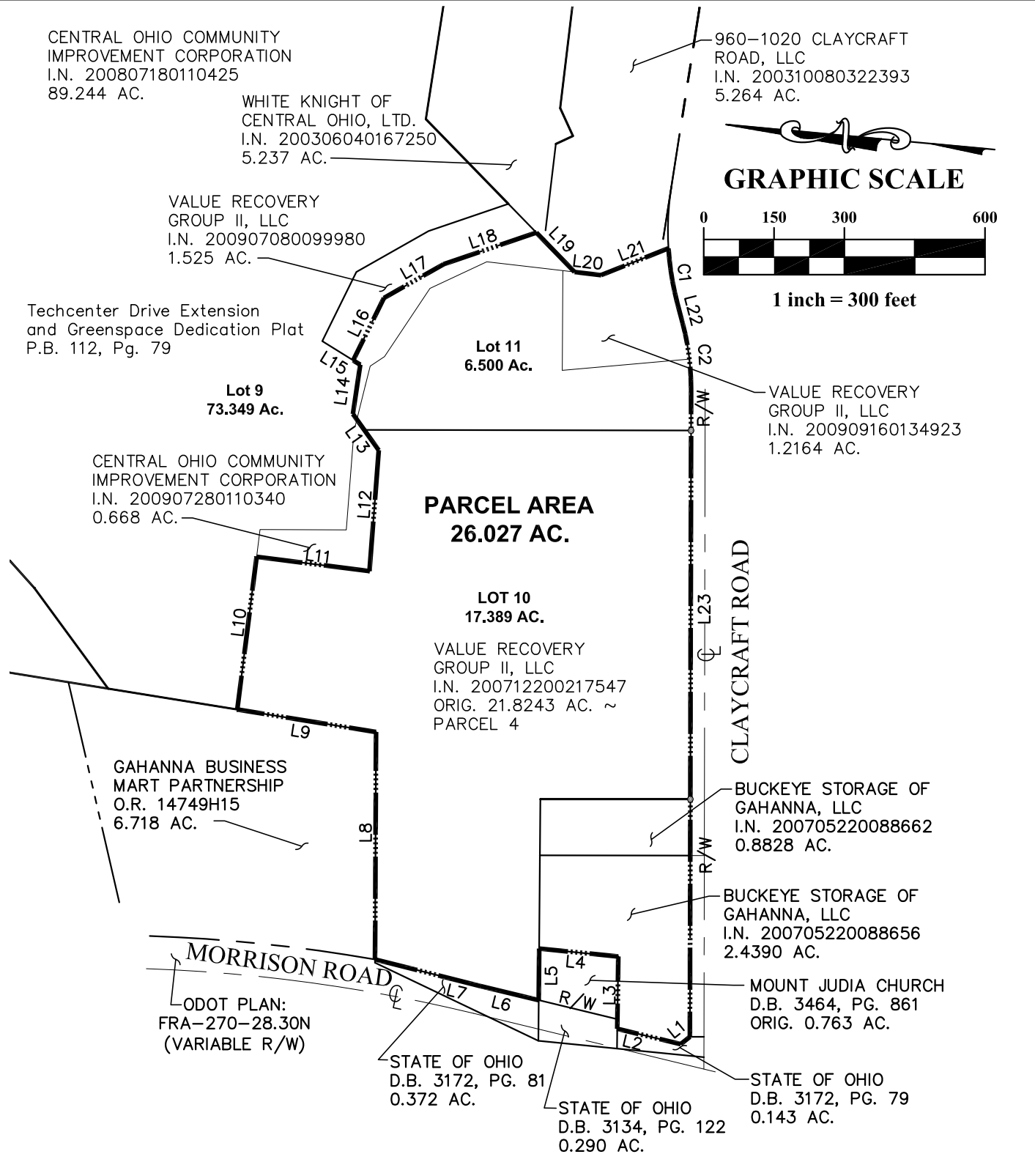
All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This description is not intended to be used for land transfer.

ADVANCED CIVIL DESIGN, INC.

PARCEL EXHIBIT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, LOCATED IN THE QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY DISTRICT.



LINE TABLE			LINE TABLE			CURVE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	CURVE	Δ	RADIUS	LENGTH	CH	CH BEARING
L1	25.17'	N43°58'20"W	L13	94.94'	N49°09'02"E	C1	11°12'35"	605.43'	118.45'	118.26'	S75°31'22"W
L2	139.13'	N08°16'23"E	L14	106.33'	S86°51'44"E	C2	14°52'27"	546.52'	141.88'	141.48'	S77°21'18"W
L3	154.27'	N85°29'11"E	L15	17.90'	N26°25'44"E						
L4	169.69'	N00°21'35"E	L16	148.07'	S69°05'05"E						
L5	109.97'	S85°08'22"W	L17	146.17'	S34°49'41"E						
L6	127.93'	N08°16'18"E	L18	209.16'	S24°07'44"E						
L7	231.91'	N08°52'03"E	L19	117.30'	S40°27'20"W						
L8	484.96'	N84°55'55"E	L20	56.95'	S01°20'20"W						
L9	299.84'	N03°53'05"E	L21	154.60'	S27°02'49"E						
L10	328.21'	S88°05'55"E	L22	44.64'	S69°55'05"W						
L11	242.68'	S01°54'05"W	L23	1292.78'	S84°47'32"W						
L12	258.49'	N89°05'20"E									

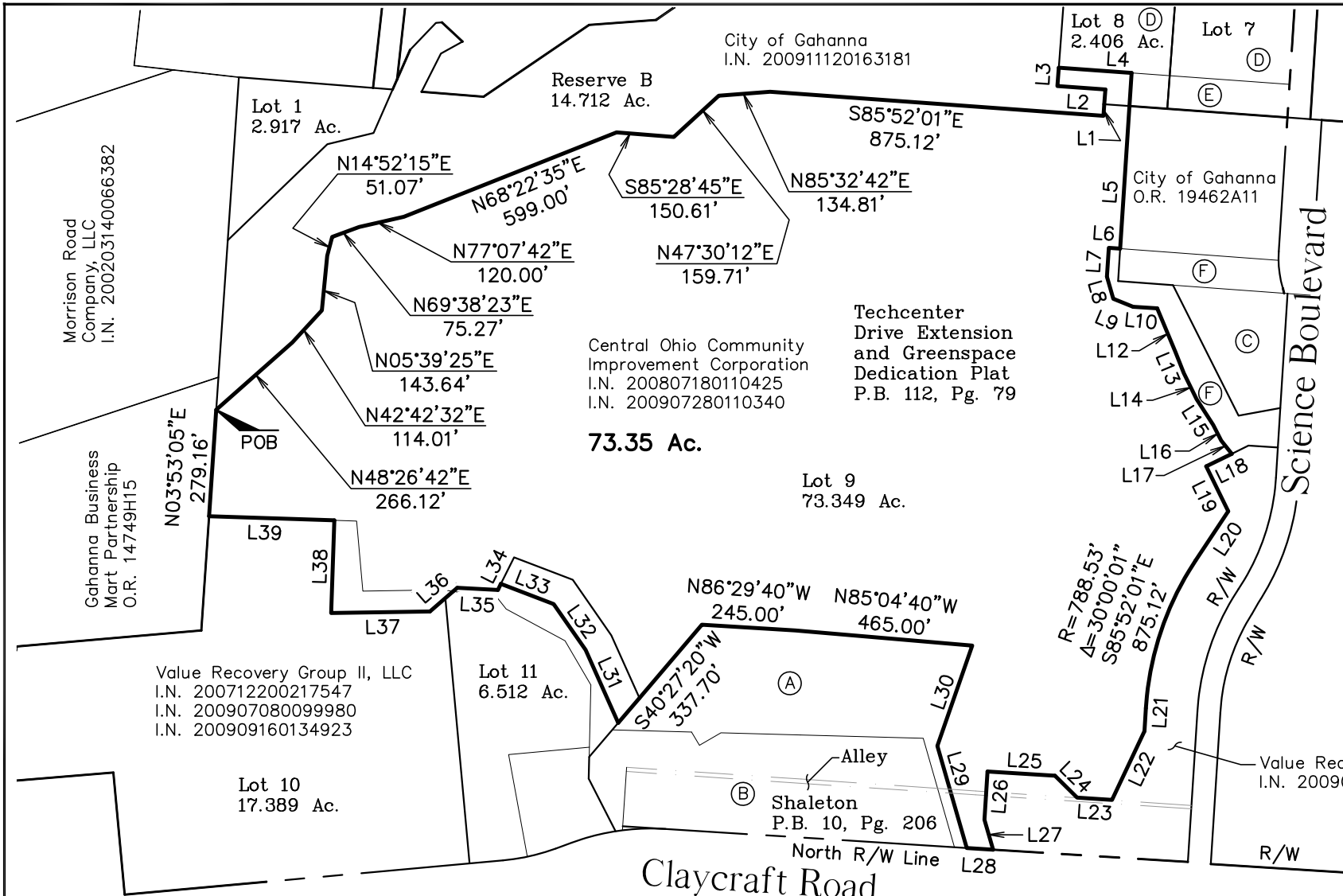
DRAWN BY: JMH	JOB NO.: 08-0006-188
DATE: 04/13/2012	CHECKED BY: JCD



ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755



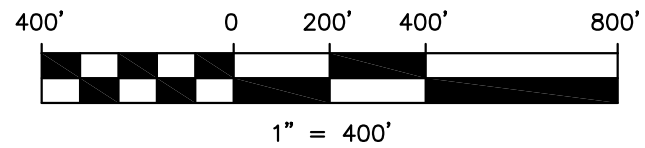
LINE	LENGTH	BEARING
L1	69.17'	N04°07'59"E
L2	125.89'	N85°52'01"W
L3	48.20'	N04°14'39"E
L4	191.19'	S85°51'01"E
L5	460.99'	S03°42'23"W
L6	30.00'	N85°46'24"W
L7	75.54'	S03°42'23"W
L8	60.37'	S16°09'30"E
L9	55.89'	S67°45'40"E
L10	63.42'	S86°25'21"E
L11	106.33'	S86°51'44"E
L12	124.37'	S22°35'36"E
L13	58.79'	S21°32'32"E
L14	75.95'	S26°06'12"E
L15	80.36'	S32°51'06"E
L16	46.29'	S27°22'53"E
L17	44.20'	S38°46'40"E
L18	74.70'	S63°51'48"W
L19	130.90'	S26°08'12"E
L20	154.61'	S33°35'23"W
L21	60.32'	S03°35'23"W
L22	198.86'	S25°21'51"W
L23	91.29'	N86°24'37"W
L24	81.58'	N45°16'36"W
L25	177.18'	N86°24'37"W

LINE	LENGTH	BEARING
L26	126.66'	S86°23'10"W
L27	81.34'	S86°23'10"E
L28	69.04'	N86°23'10"W
L29	278.00'	N16°04'40"W
L30	278.00'	N19°10'20"E
L31	209.31'	N24°07'44"W
L32	146.17'	N34°49'41"W
L33	148.07'	N69°05'05"W
L34	17.69'	S26°25'44"W
L35	106.33'	N86°51'44"W
L36	94.94'	S49°09'02"W
L37	258.49'	S89°05'20"W
L38	242.68'	N01°54'05"E
L39	328.21'	N88°05'55"W



Parcel Exhibit

Quarter Township 3, Township 1, Range 16, United States Military District
City of Gahanna, Franklin County, Ohio



- (A) White Knight of Central Ohio, Ltd.
I.N. 200306040167250
- (B) 960-1020 Claycraft Road, LLC
I.N. 200310080322393
- (C) 791 Science Blvd, LLC
I.N. 200609130183210
- (D) Value Recovery Group II, LLC
I.N. 200712200217547
- (E) City of Gahanna
I.N. 201103300042797
- (F) Depot Golf Center LLC
I.N. 201106030070560
I.N. 201103300042798

DRAWN BY: JCD JOB NO.: 08-0006-188
DATE: 05/09/2012 CHECKED BY: JCD

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

The Variance
is regarding
the attached
pending
proposal



Application for Certificate of Appropriateness for Design Review

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4125

*REQUIRED INFORMATION: All correspondence will be addressed to the applicant, unless noted otherwise.

*Site Address 789 Science Blvd *Parcel Id# 025-013637-00
*Project Name Golf Depot Equipment Shed *Zoning District OCT
*Design Review of: Site Plan X Landscaping Building Design X Signage Other
*Special Information Regarding the Property and its Proposed Use: storage for Golf Depot Equipment, concealed from view on Claycraft Road. No sewer, water, or electrical connections associated with this proposal.
*Applicant Name Depot Golf Center LLC *Email jfromm@valuerecovery.com
*Applicant Address 919 Old Henderson Road *City/State/Zip Columbus, OH 43220
*Applicant Relationship Owner *Phone# 614-324-5959
*Agent Name Jordan Fromm *Email jfromm@valuerecovery.com *Phone 614-446-0367

*ADDITIONAL REQUIRED CONTACT INFORMATION: If different than applicant.

*Business Name *Phone
*Business Owner Address *City/State/Zip
*Contact Name *Email
*Designer/Architect/Engineer PowerBill Steel Buildings, Inc. *Phone 757-202-7073
*Address 1559 Laskin Road *City/State/Zip Virginia Beach, VA 23451
*Contact Name Edward E. Williams, Jr. *Email edward@powerbillsteel.com

*SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.

- 1. Two (2) 11x17 copies of plans and associated documents.
2. One (1) copy of plans: 24x36 size (folded -not rolled - to 8 1/2 X 11 size prior to submission) IF necessary for legibility.
3. One (1) digital copy of ALL submitted documents. Plans to be in 11x17 format.
4. Applicant is required to complete the checklist on the following pages.
5. Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
6. Submit a detailed list of materials.
7. Provide a notarized Agreement to Construct as Approved. Free notary services are provided in our office.
8. Please refer to section 1197 of the City of Gahanna Code Ordinance (found at www.municode.com).
9. Fee: \$50.00 for review plus \$.01per square foot.

*Applicant's Signature Jordan Fromm Digitally signed by Jordan Fromm Date: 2016.09.15 15:27:00 -0400 *Date 9/15/2016

For Internal Use: APPROVAL

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions:

Planning & Zoning Administrator Date

PC File No.
Sunguard No.
Reference File No.
Hearing Date:

(Received) (Paid) (Accepted by PZA)

SUBMITTAL REQUIREMENTS

	Applicant Or Agent	Planning & Zoning Administrator
I. GENERAL REQUIREMENTS		
A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 1/2 x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation.	A. ✓	_____
B. Two 24x 36 and One 11x 17 black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission.	B. N/A	_____
C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.	C. ✓	_____
D. Materials List	D. ✓	_____
II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)		
A. Site Plan. A site plan is required containing the following information:		
1. Scale and north arrow,	1. ✓	_____
2. Project name and site address;	2. ✓	_____
3. All property and street pavement lines;	3. ✓	_____
4. Existing and proposed contours;	4. N/A	_____
5. Gross area of tract stated in square feet;	5. N/A	_____
6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);	6. N/A (all lawn mowers)	_____
7. The designation of required buffer screens (if any) between the parking area and adjacent property;	7. N/A	_____
8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);	8. N/A	_____
9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;	9. Fallow land	_____
10. Identify photograph location;	10. ✓	_____
11. Location of all existing and proposed building on the site	11. ✓	_____
12. Location of all existing (to remain) and proposed lighting standards.	12. N/A	_____
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);	13. N/A	_____

- 14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163) 14. N/A _____
- 15. Provide lot coverage breakdown of building and paved surface areas. 15. N/A _____

- B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:
- 1. Scale; 1. _____
 - 2. Changes in ground elevation; 2. _____
 - 3. All signs to be mounted on the elevations; 3. N/A _____
 - 4. Designation of the kind, color, and texture of all primary materials to be used; 4. _____
 - 5. Fenestration, doorways, and all other projecting and receding elements of the building exterior. 5. _____

- C. Optional requirements at discretion of Planning Commission.
- 1. Scale model. 1. _____
 - 2. Section Profiles. 2. _____
 - 3. Perspective drawing. 3. _____

- D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file. D. N/A _____

- E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:
- 1. All size specifications; 1. N/A _____
 - 2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required); 2. N/A _____
 - 3. Materials, colors, and manufacturer's cut sheet; 3. N/A _____
 - 4. Ground or wall anchorage details. 4. N/A _____



CITY OF GAHANNA

Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant Depot
(Please print - Contractor/Applicant Name)

Golf Center, LLC for, Depot Golf Center, LLC
(Business Name and/or Address)

the above named project will be built as approved and specified by the City of Gahanna Planning & Zoning Administrator (or Designee). As the contractor or applicant, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved.

Contractor/Applicant

Signature

[Handwritten signature in blue ink]

(Please sign)

Date

9/22/16

(Signature of Notary)

[Handwritten signature in blue ink]

9/22/16

(Date)



Brandon E. Dobyms, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Stamp/Seal

MATERIAL LIST

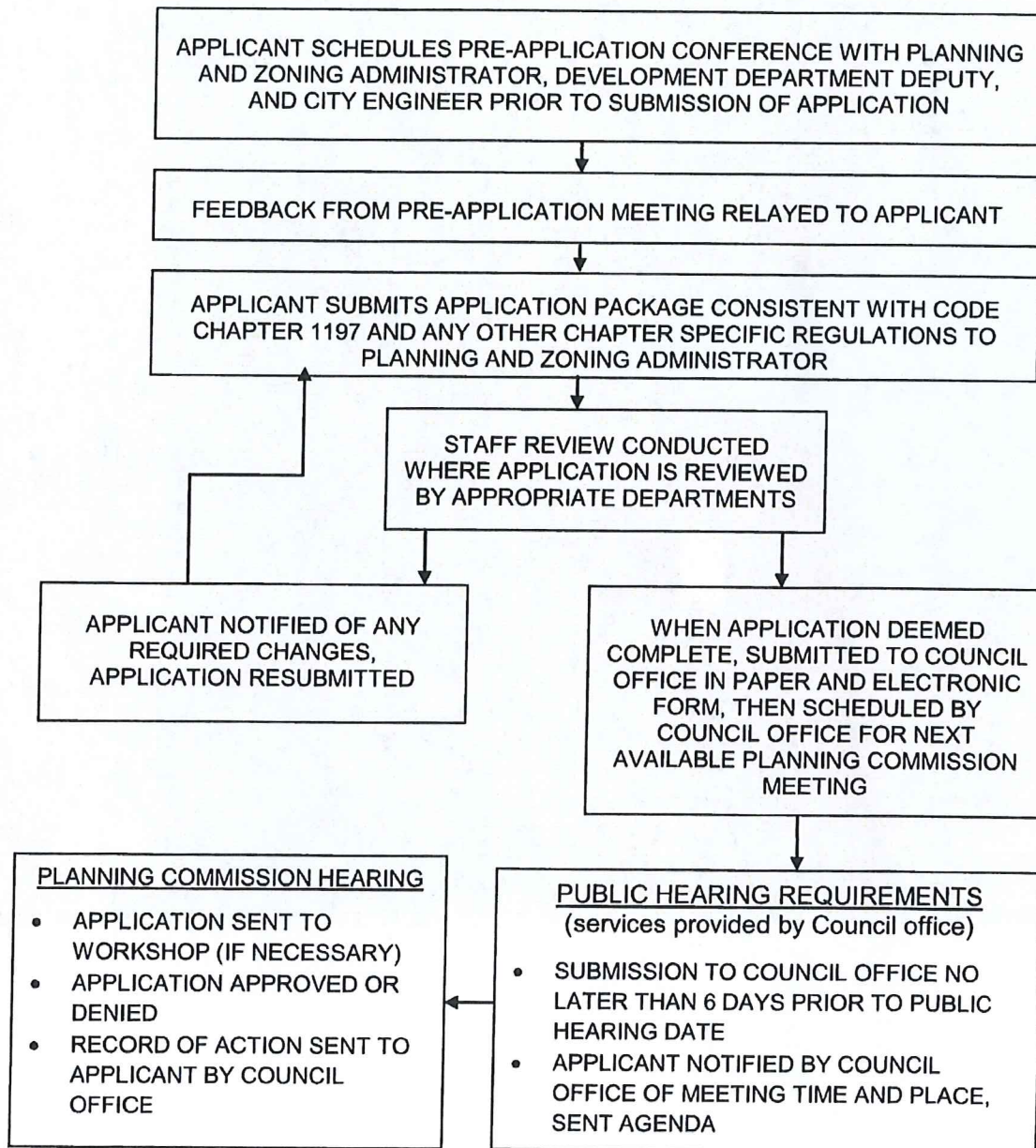
Item	Manufacturer Name	Color Name	Color Number
Awnings	—	—	—
Brick	—	—	—
Gutters and Downspouts	—	—	—
Lighting	—	—	—
Roofing	Powerbilt Steel	Barn Red	N/A
Siding	Powerbilt Steel	White	N/A
Signs	N/A	N/A	N/A
Stucco	—	—	—
Trim	Powerbilt Steel	White	N/A
Windows	—	—	—



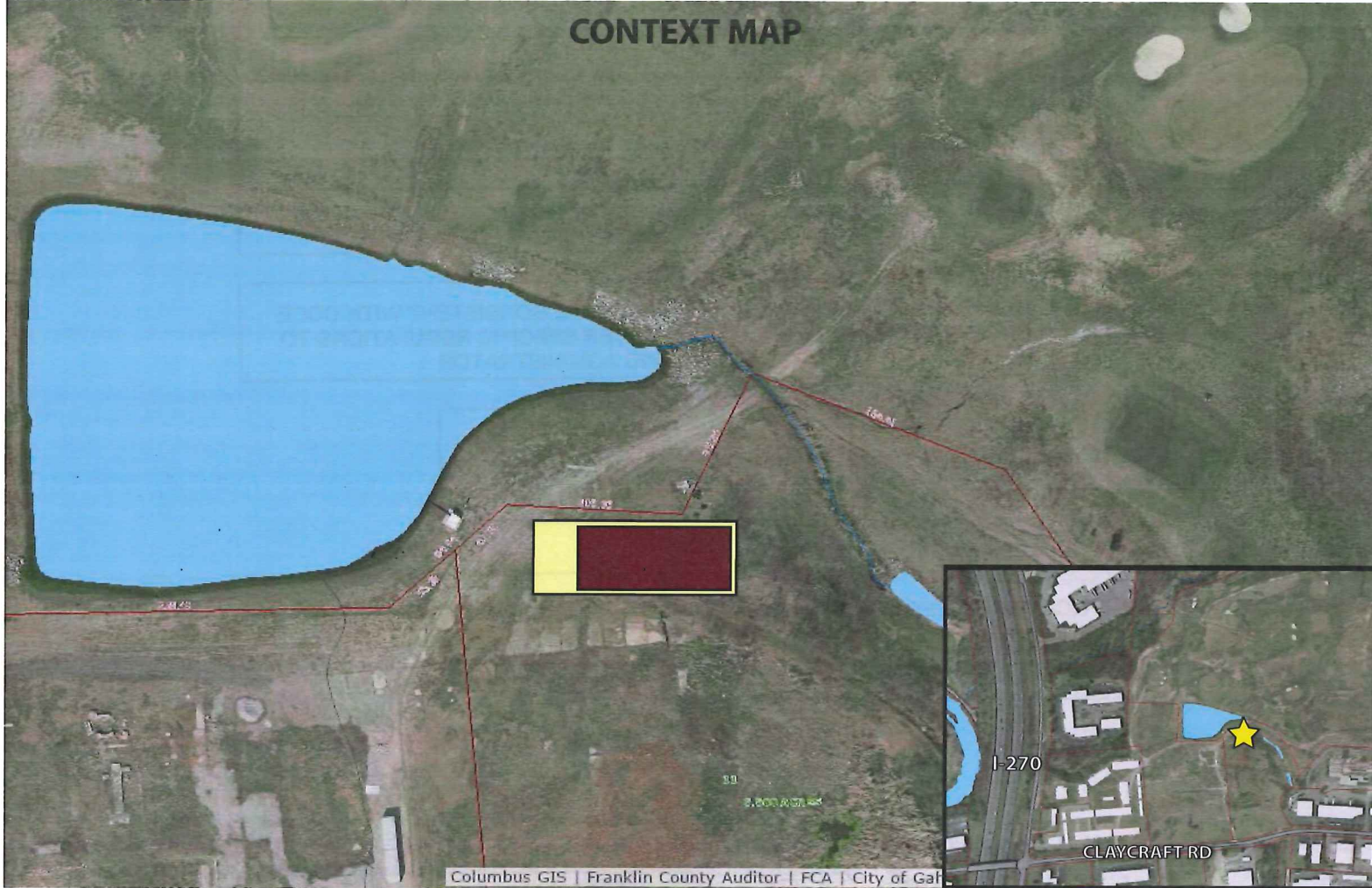
CITY OF GAHANNA

PLAN REVIEW PROCEDURES

Applies to: DESIGN REVIEW



PLAN REVIEW PROCEDURES

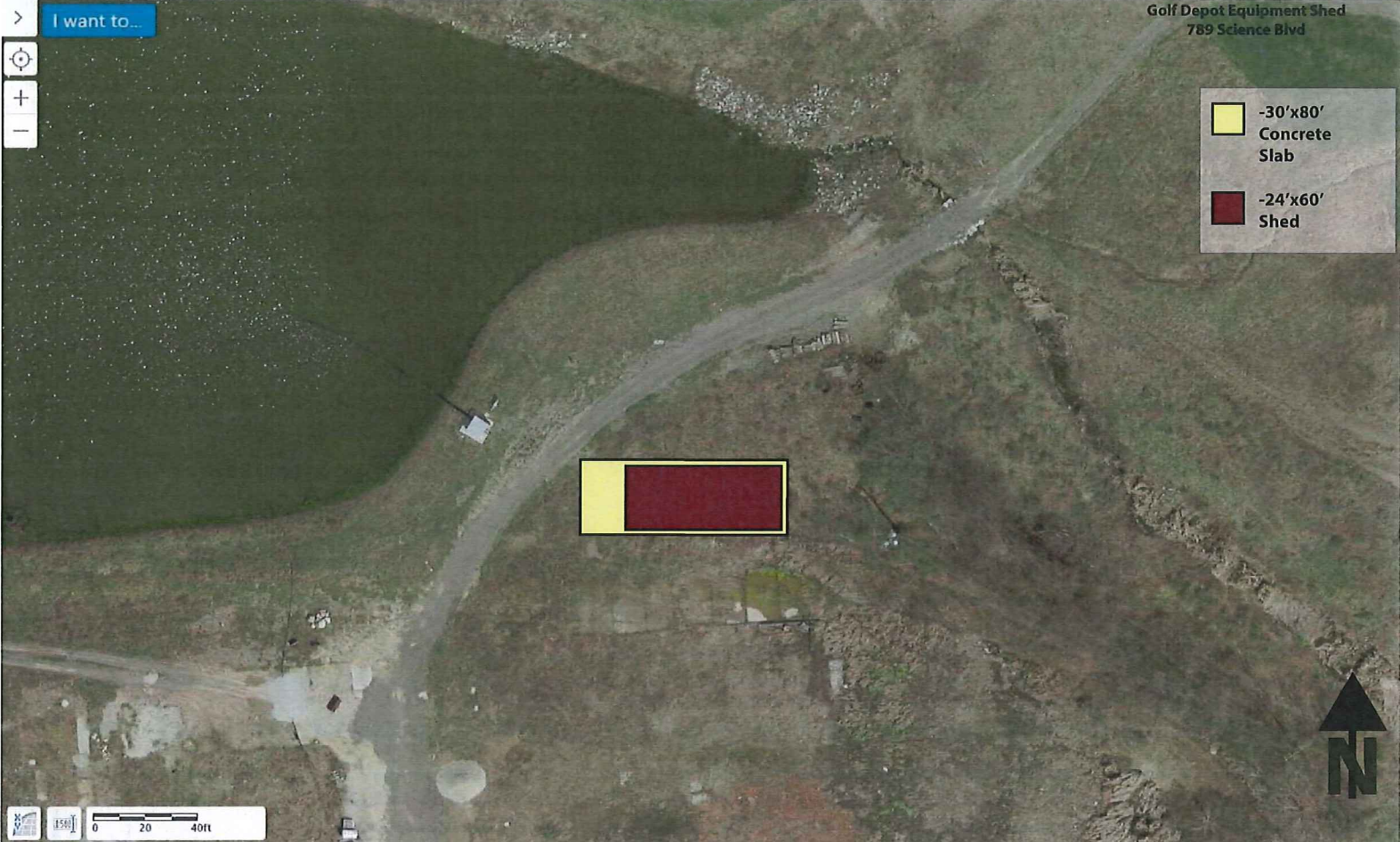


IN THE CITY OF GALLIEN
FRANKLIN COUNTY, OHIO



Public Viewer

SCALED SITE PLAN



Examples of structures similar to what is proposed. All shown built by the Powerbilt Steel Buildings, Inc.

Proposed structure will have a white facade with all white details, and a red roof, to look similar to the structures at The Golf Depot





FREE INSTALLATION AND DELIVERY
CALL TODAY: 888-667-1505

QUALITY, CUSTOMER SERVICE AND BEST PRICES!

COLOR CHART

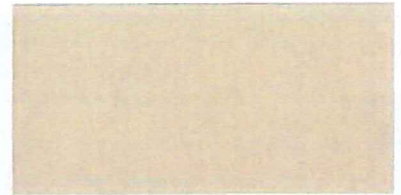
*** NEW COLORS AVAILABLE**
NC Division - GA Division - PA Division - IN Division



***CARDINAL RED**



***TRUE BURGUNDY**



P. BEIGE



CLAY



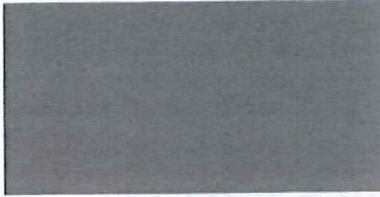
E. BROWN



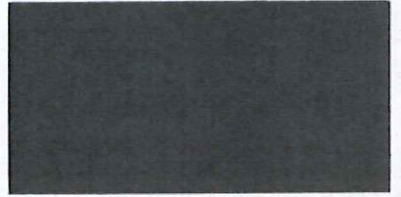
E. GREEN



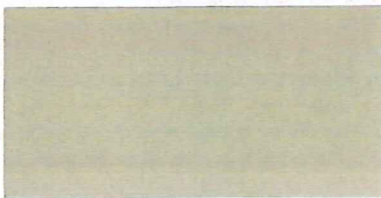
BLACK



P. GRAY



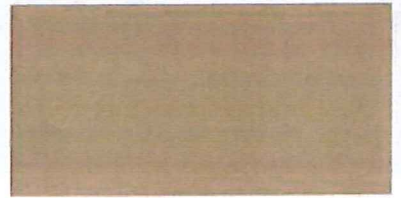
Q. GRAY



SANDSTONE



S. BLUE



TAN

WHITE



BARN RED



VINTAGE BURGUNDY

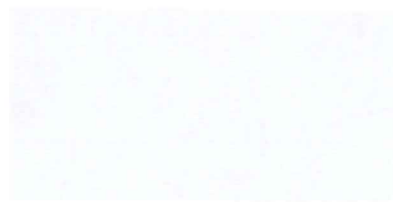
Please note that all colors represent actual finish colors as accurately as possible. Color may vary slightly.

East View

Legend
Maintenance



Google earth
Image Landsat
© 2016 Google



North View

Legend



Google earth

maps:London,GA
© 2019 Google

40 ft

South View

Legend



Google earth

Image: Landsat 4
© 2016 Google
Product ID: 44

39 ft



Vicinity Aerial

Legend



Google earth
© 2015 Google



West View

Legend



Google earth

Image created at
7/2015 Google
Image NOAA

50 ft

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: 789 Science Boulevard

Project Name/Business Name: Golf Depot

SUBMITTED BY:

Name: Dennis Murphy **Title:** Chief of Police

Department: Department of Public Safety, Division of Police

The Department of Public Safety, Division of Police, does not have any issues with this variance.

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: 789 Science Boulevard

Project Name/Business Name: Golf Depot

SUBMITTED BY:

Name: Bonnie Gard **Title:** P&ZA

Department: Service

The applicant has submitted a variance application to deviate from the overlay text language, specifically to allow a storage facility to be greater than 25% of the total area of the primary golf depot building, and to allow exterior materials to be varied for the metal storage shed with metal roof.

• Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- (b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- (c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

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: 789 Science Blvd

Project Name/Business Name: Golf Depot

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

Planning and Development staff supports the requested variances to the Central Park Overlay. The overlay was written with more stringent requirements than the Code. Some of these standards are logical and practical to implement, others are not. In many instances the overlay standards applies to all development types and scenarios. This is problematic as, in the case of the proposed Golf Depot shed, the overlay limits the size of the building, requires a percentage of certain materials, and a certain percentage of fenestration.

These standards are appropriate for main use structures but are not practical for accessory structures such as the storage shed. Not only does staff support the variance, but staff would also support a change to the overlay text to lessen the standards on some development types such as accessory structures. A change that would affect all the parcels in the overlay would require a rezoning.

Variance Criteria

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in questions:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.

Special circumstances do exist as the property is located within an overlay which has unique conditions above and beyond what the Code requires. If the property were not located within an overlay then a variance would not be necessary.

- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

Planning and Development staff believes that the variance is necessary for the preservation of property rights. The variance is requesting relief from standards that are typically associated with main use

structures. The overlay didn't provide relief from these standards for accessory structures when it should have. Without the variance, the project is not economically feasible.

- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be detrimental to the public welfare or injurious to property or improvements in such neighborhood.

If granted, it does not appear that the requested variances would detrimentally affect the health, safety and welfare of people residing or working in the area.