

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: 1255 Beecher Crossing North		Project Name/Business Name Canini Office	
Parcel ID No.(s): 025-012044	Zoning Designation: SO	Total Acreage: .918	
Please check all that apply:			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Oldie Gahanna</small>
Project Description: A revision to the elevation of 2 front porches adding pediment for signage, roof on porch changed to hip roof design from a gable and exterior material changes			
APPLICANT Name -do <u>not</u> use a business name: Larry Canini		Applicant Address: PO Box 887, New Albany, Ohio 43054	
Applicant E-mail: larry@caniniassociates.com		Applicant Phone No.: 614 296 3872	
BUSINESS Name (if applicable): Canini & Associates LTD			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): SAME		Contact Information (phone no./email): SAME	
PROPERTY OWNER Name: (if different from Applicant) SAME		Property Owner Contact Information (phone no./email): SAME	

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/Primary Contact Signature: _____

Date: 8/25/20

INTERNAL USE

Zoning File No. DR-0191-2020

RECEIVED: KAW
DATE: 8-6-2020

PAID: 100.00
DATE: 8-6-2020

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:	
1.	Review Gahanna Code Section 1197 (visit www.municode.com)
2.	Materials List (see page 3) – does not apply to demolition applicants
3.	Authorization Consent Form Complete & Notarized (see page 4)
4.	Application & all supporting documents submitted in digital format
5.	Application & all supporting documents submitted in hardcopy format
6.	Application fee paid (in accordance with the Building & Zoning Fee Schedule)
7.	Color rendering(s) of the project in plan/perspective/or elevation
8.	One copy 24"x36" or 11"x17" prints of the plans
Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)	
1.	<u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address) if applicable
-	All property & street pavement lines
-	Property size
-	Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
-	Location of all existing and proposed buildings on the site
-	Location of all existing & proposed exterior 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
-	Designation of required buffer screens (if any)
-	Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)
3.	<u>ELEVATIONS</u> from all sides
-	Fenestration, doorways, & all other projecting & receding elements of the building exterior
4.	<u>LIGHTING STANDARD DRAWING</u> that includes the following: (exterior only)
-	All sizing specifications
-	Information on lighting intensity (no. of watts, iso foot candle diagram)
-	Materials, colors, & manufacturer's cut sheet
5.	OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:
-	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

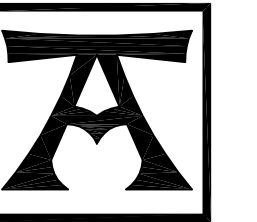
MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick	Dutch Quality Stone	Pennsylvania Dry StackOlyp	
Gutters and Downspouts	Alcoa	Wicker	
Lighting			
Roofing	Landmark	Weatherwood	
Siding	Board & Battan Aluminum	Wicker	
Stucco			
Trim	Vinyl	Wicker	
Windows	Vinyl	Wicker	
Other (please specify)			
Other (please specify)			

Please Note:

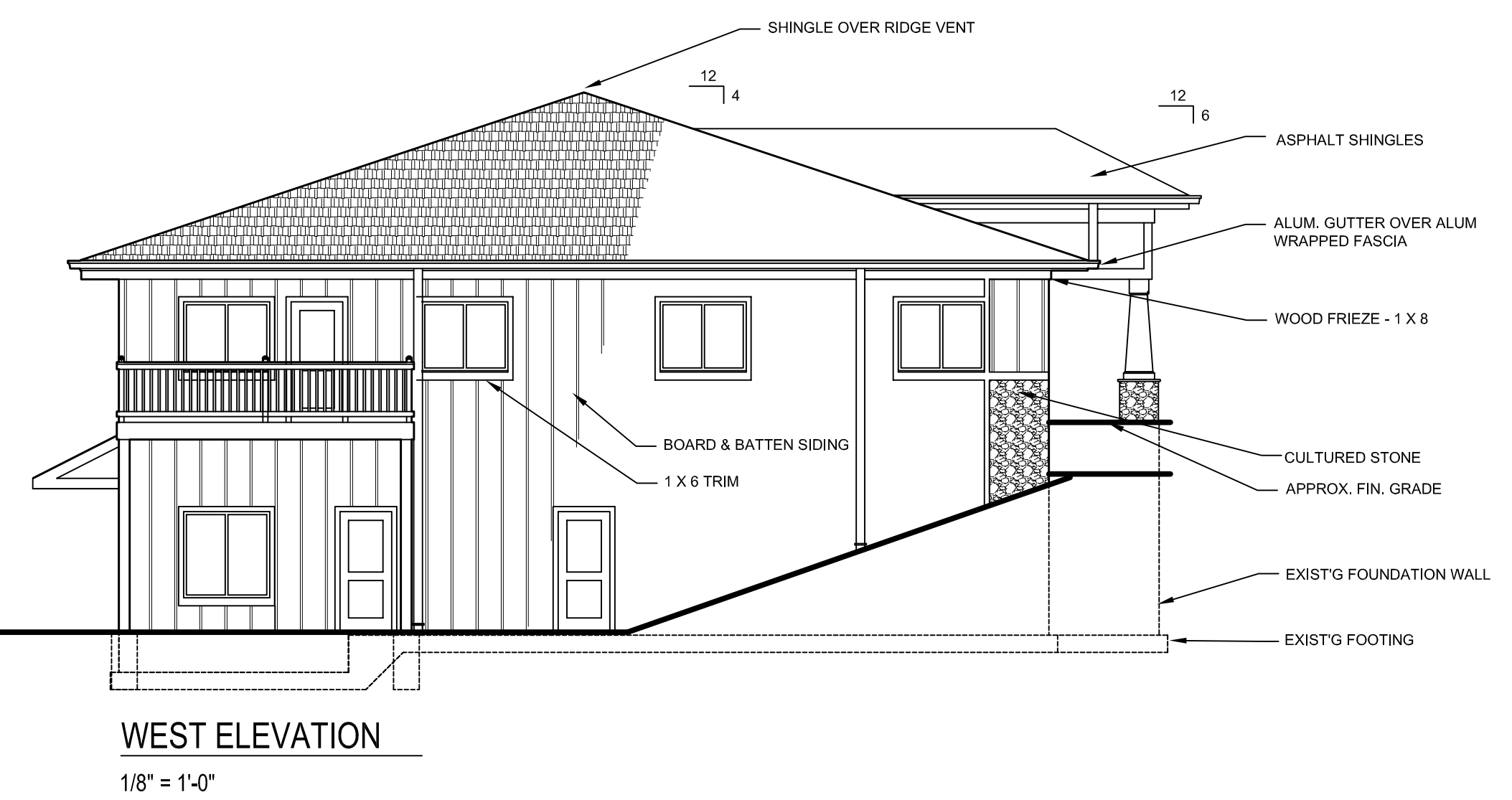
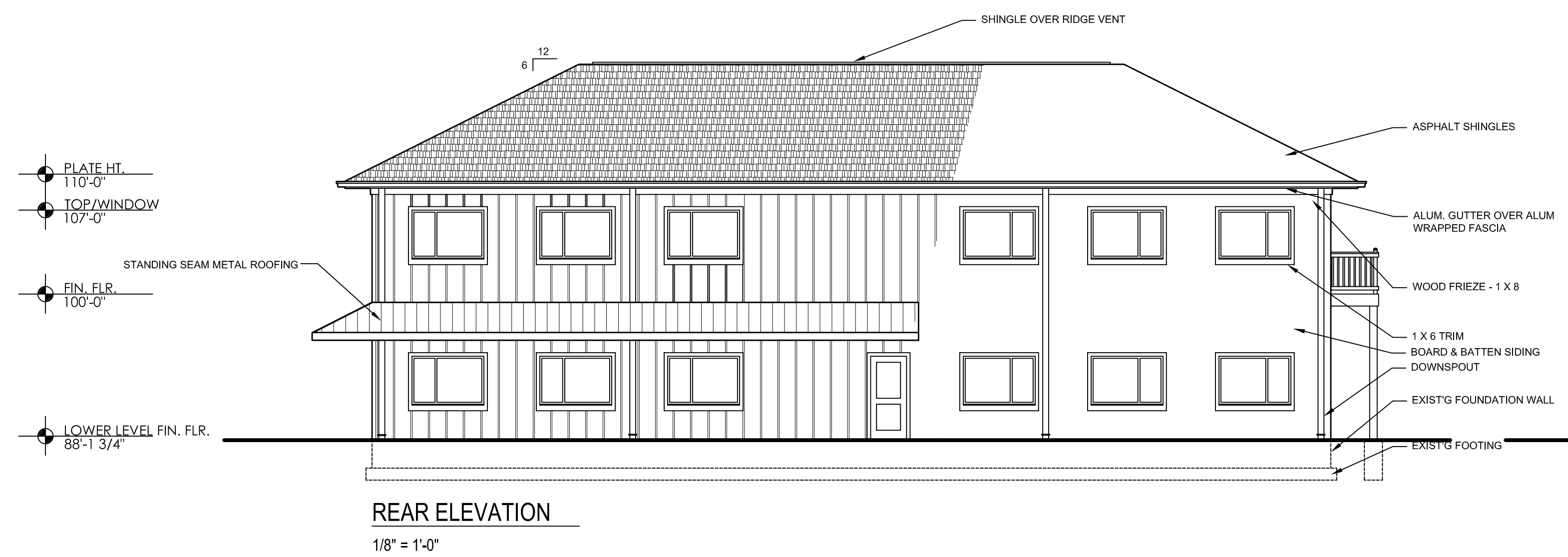
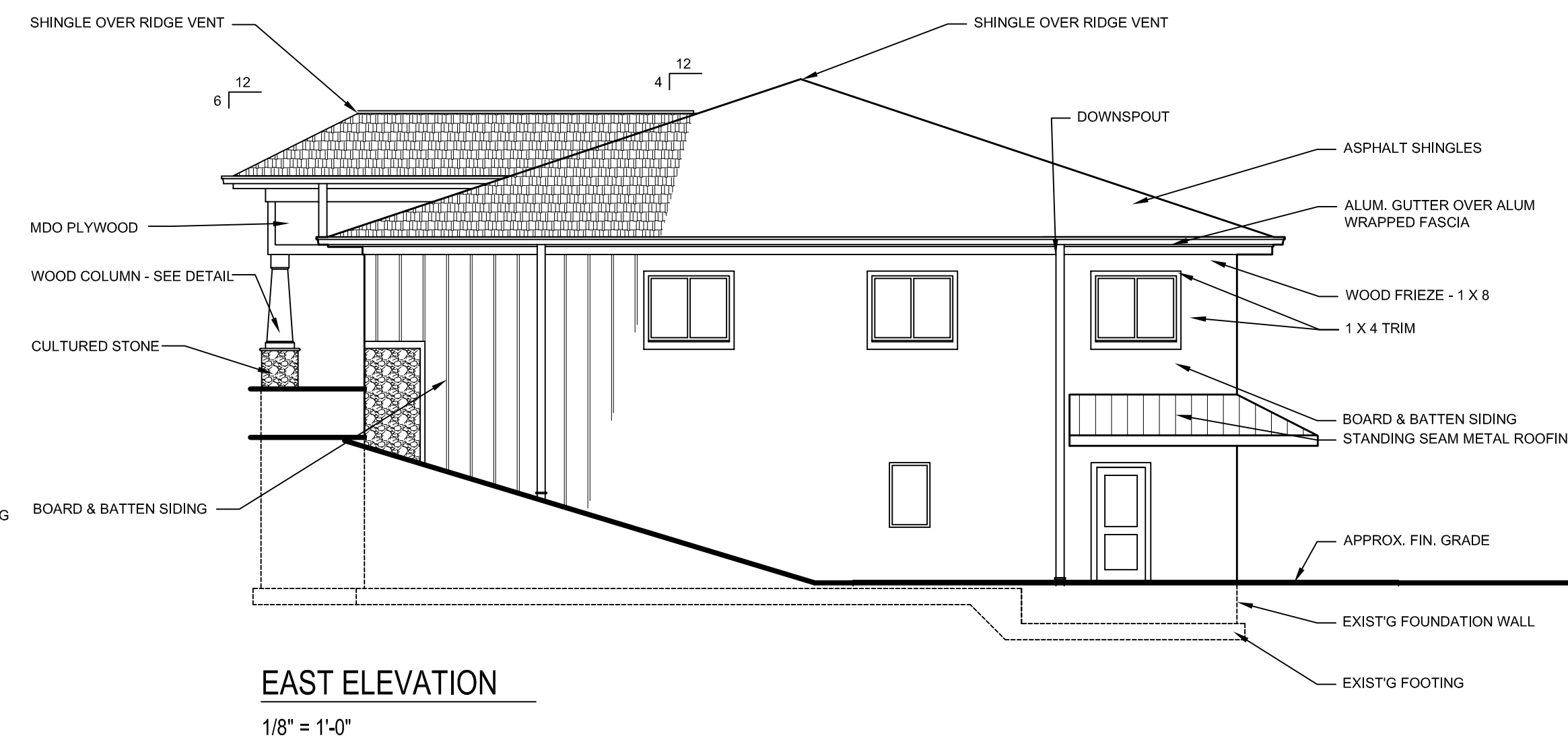
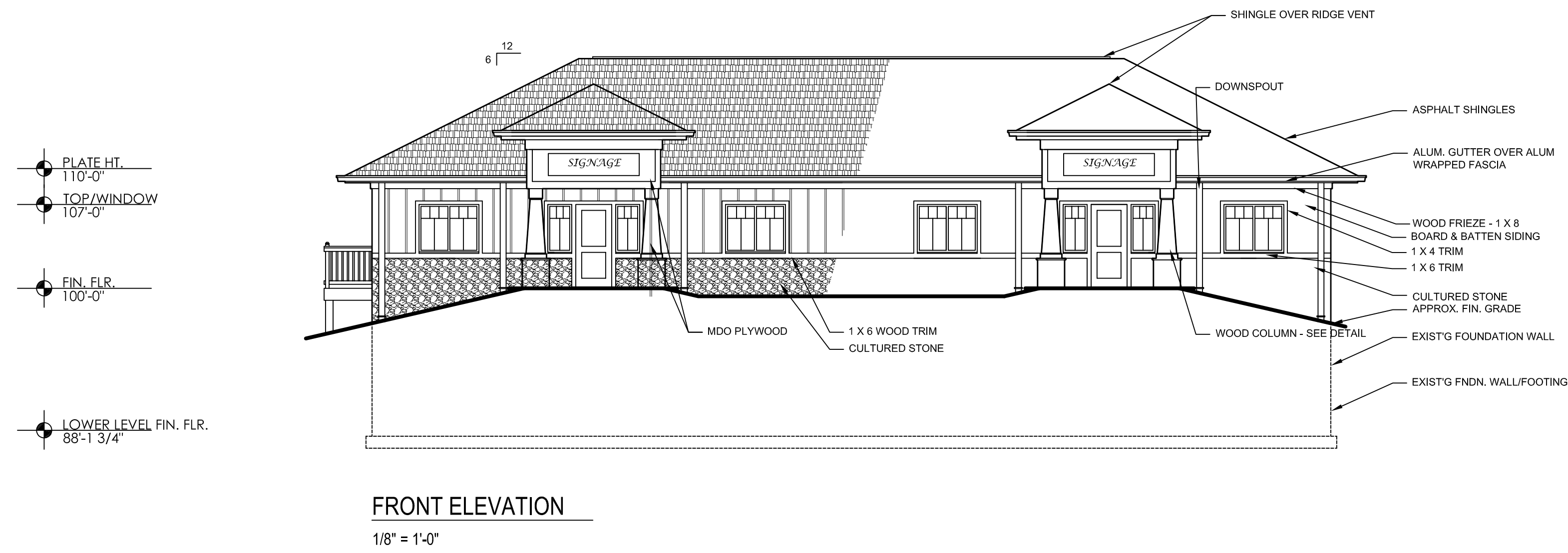
The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.



Alpha Architectural Services, LLC.
 Donald R. Weaver, Arch.
 620 Reindeer Lane
 Gahanna, Ohio 43230

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A NEW OFFICE BUILDING FOR
CANINI & ASSOCIATES

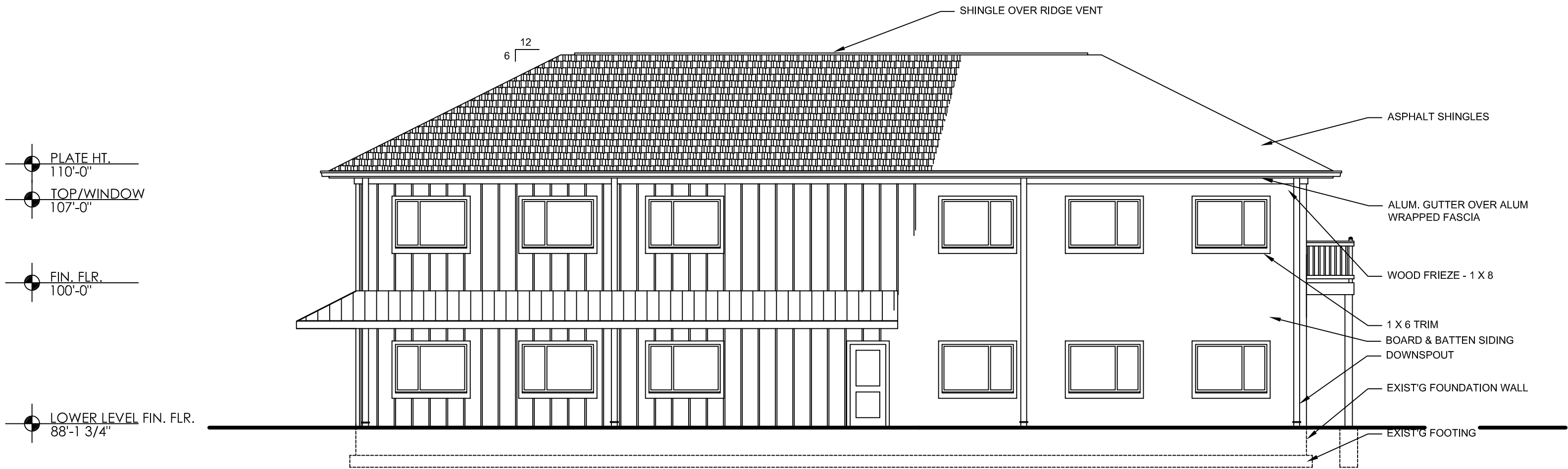
1255 BEECHER CROSSING NORTH
 GAHANNA, OHIO 43230

7.20.20 20025

REV#	DATE	DESCRIPTION
1	-	-

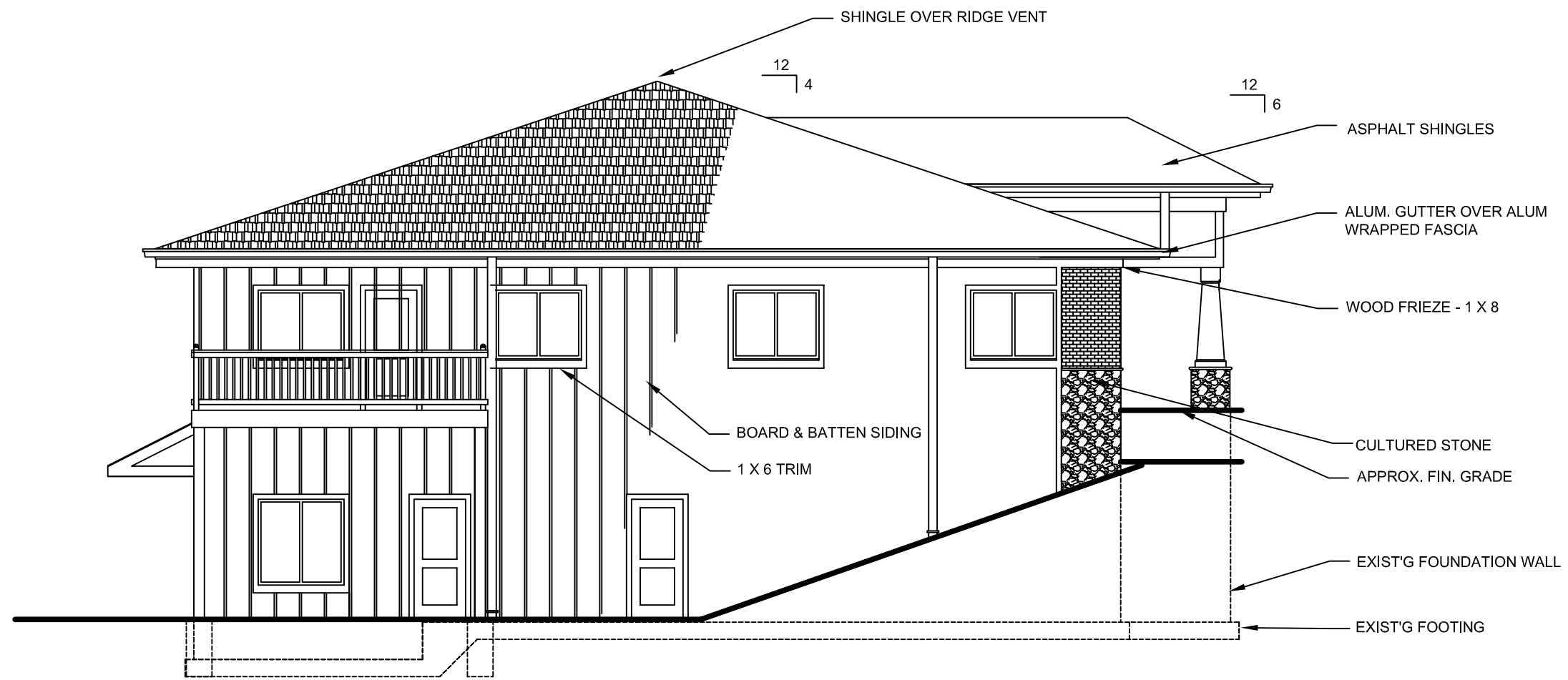


A4.0



REAR ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



DHD
614-451-2000



RESERVED
PARKING
♿
← →
\$250 FINE
MINIMUM

RESERVED
PARKING
♿
← →
\$250 FINE
MINIMUM



RESERVED
PARKING
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\$250 FINE
MINIMUM



d stone™
DUTCH QUALITY

CRAFTSMANSHIP *rooted in* AGE-OLD TRADITION

Pennsylvania
Dry Stack

The image shows a product display for stone. On the left, a dark grey metal fastener holds a stack of stone samples. The stones are rectangular and have a rough, natural texture. They come in a variety of colors, including light tan, medium brown, dark brown, and grey. The top of the display features a blue header with the 'd stone' logo and the text 'DUTCH QUALITY'. To the right of the logo is a photograph of a horse-drawn carriage on a dirt road. Below the photo is a white label with the text 'Pennsylvania Dry Stack'. Above the photo, the text 'CRAFTSMANSHIP rooted in AGE-OLD TRADITION' is written in a serif font.



August 25, 2020

Canini & Pellecchia Inc
430 Beecher Rd
Columbus, OH 43230

RE: Project 1255 Beecher Xing N Design Review

Dear Canini & Pellecchia Inc:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Building

1. Building plan review and permits will be required, and the project will be required to comply with the Ohio Building Code.

Engineering

2. No comments at this time.

Parks

3. No Comment Per Julie Prederi

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant

PLANNING STAFF REPORT

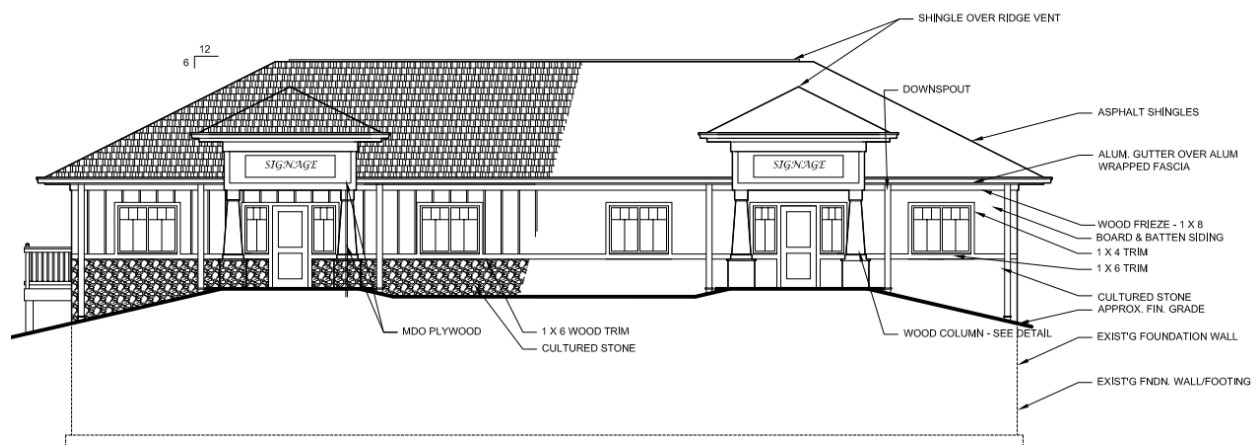
Request Summary

Two applications have been submitted in order to permit the completion of the development of the property located at 1255 Beecher Crossing North. The property has received a number of approvals over the past decade but it remains partially developed with only a building foundation.

The proposed use is primarily office which is permitted by the zoning of the property which is Suburban Office (SO). A use variance has been requested to permit a live/work use. For the most part, the code does not address live/work as a use. The option to the variance would be to rezone the property to Neighborhood Commercial Mixed Use (CX-1). This is the only zoning that permits live/work uses. However, this zoning is meant to be located on high volume roadways such as Hamilton Road as uses and setbacks are geared towards areas with a large number of vehicles and retail uses. This particular property would not be appropriate to rezone to CX-1 as doing so could potentially introduce uses not appropriate to the area. Approximately 25% of the site or 50% of the lower level is proposed to be the “live” portion of the building.

The building footprint and site layout are not changing from past approvals. Those approvals are still valid. However, the colors and materials are requested to be changed. Below are relevant portions of the past design review application which was approved in 2017. Colors of the building are proposed to change from tan to “wicker” blue.

Proposed



FRONT ELEVATION

Gahanna



Approved (2017)



Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

Variance

The applicant has requested the following variance in order to permit a living space within the building. A live/work use would be limited to a person(s) who work out of the building.

- Chapter 1153.01(a) – Permitted Uses
 - SO zoning does not permit live/work uses. The applicant proposes to limit the “live” portion of the building to 50% of the ground floor or 25% of the overall building.
 - *Staff does not object to the variance request. The options to the variance include rezoning to CX-1, however, that zone designation doesn’t appear to be appropriate give the property’s location and surrounding uses. The other option would to be deny the variance and only permit office uses on the property. The site has been in a state of partial construction for many years. Denying the variance may jeopardize the development of the property.*

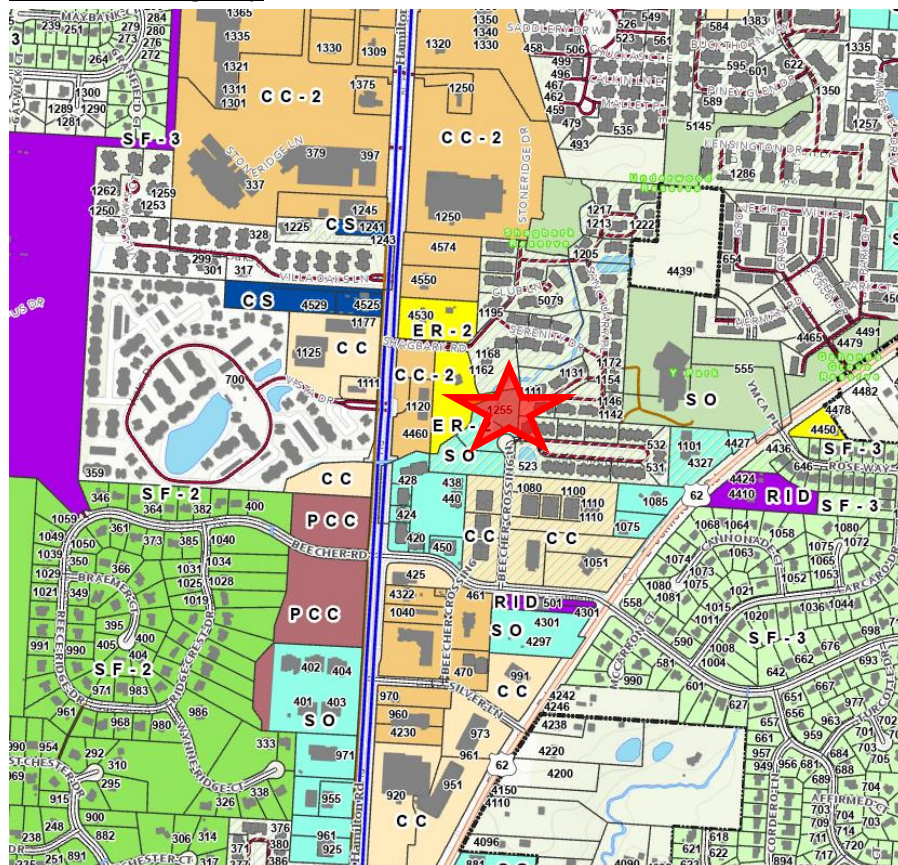
Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- 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.

Recommendation

Staff recommends approval of this request. The exterior renovations are minor in nature with the exception of the main façade color. The variance appears to meet the criteria necessary for approval.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
City Planner/Zoning Administrator