



VARIANCE APPLICATION SUMMARY



File Number	V-24-38
Property Address	817 N HAMILTON RD GAHANNA, OH 43230
Parcel ID	025-001918
Zoning District	RI - Restricted Institutional
Project/Business Name	Continuance of Gravel Parking Lot Variance/One Church
Applicant	Brent Allen Brent.allen@one.church
Description of Variance Request	The City of Gahanna Planning Commission approved variance application V-0015-2024 on 6/26/24. We have delayed construction to better cooperate with our neighbors and would like to continue to use the gravel lot for another 6 months until we begin construction.

Requested Variances

Code Section	Code Title
Ch 1109.01(h)(1)	Parking, Access, and Circulation

Contiguous Properties:

**The only directly adjacent property to the temporary lot is 785 N. Hamilton Rd.
Owned by Kathleen (Kathy) Shaffer-Fletcher.**

A complete list of the other adjacent properties is as follows:

Joan Thornton, 397 Castle Pines Dr.

Linda Baker 395 Castle Pines Dr.

Adrea Rose 393 Castle Pines Dr.

Lorraine Rothrauff 389 Castle Pines Dr.

Anna Anderson 387 Castle Pines Dr.

Anita Lestini 385 Castle Pines Dr.

David Richards 410 Castle Pines Dr.

Robert Christopher 408 Castle Pines Dr.

Christy Nelson 406 Castle Pines Dr.

Bruce Henn 402 Castle Pines Dr.

Kristy Scott 400 Castle Pines Dr.

Carol McPeck 398 Castle Pines Dr.

Laura Newman 795 Cherry Wood Pl.

Bryan Caudill 807 Cherry Wood Pl.

Christopher Rose 806 Cherry Wood Pl.

Derek Weisend 850 Eastchester Dr.

Alec Fleschner 842 850 Eastchester Dr.

Leonid Polonsky 830 Eastchester Dr.

Rebecca Shaw 830 Eastchester Dr.

Erica Raymore 818 Eastchester Dr.

Natalia Basham 808 Eastchester Dr.

Robert Barnes 798 Eastchester Dr.

Sung Smith 273 Eastchester Ct.

David Haines 285 Eastchester Ct.

Brian Hofmann 295 Eastchester Ct.

Michael King Thomas 305 Eastchester Ct.

Joshua Wiener 313 Eastchester Ct.

December 2, 2024

City of Gahanna Dept. of Planning

200 S. Hamilton Rd. Gahanna, OH 43230

RE: 817 N. Hamilton Extension of Temporary Lot Variance

Dear City of Gahanna, Dept. of Planning,

While a paved lot on the NE corner of our property was under construction we installed a temporary gravel lot on our southeast perimeter.

We were granted a temporary variance by the City until December 31, 2024 in anticipation that construction would begin last Fall.

Special Circumstances and Necessity:

The lot is used to support additional expansion projects in the very near term.

We are currently finalizing Design Review Applications for a new auditorium and additional permanent parking. Our target date to begin construction has been moved to the summer of 2025.. We are making plans to better serve our neighbors' wishes for trees, fences and changes to the final parking configuration that will be presented to the City in early 2025.

Health and Safety:

This temporary lot helps us manage overflow parking during our Sunday services. The gravel lot provides safer overflow parking for both vehicle operation and pedestrians instead of the grass that was becoming worn and dangerous.

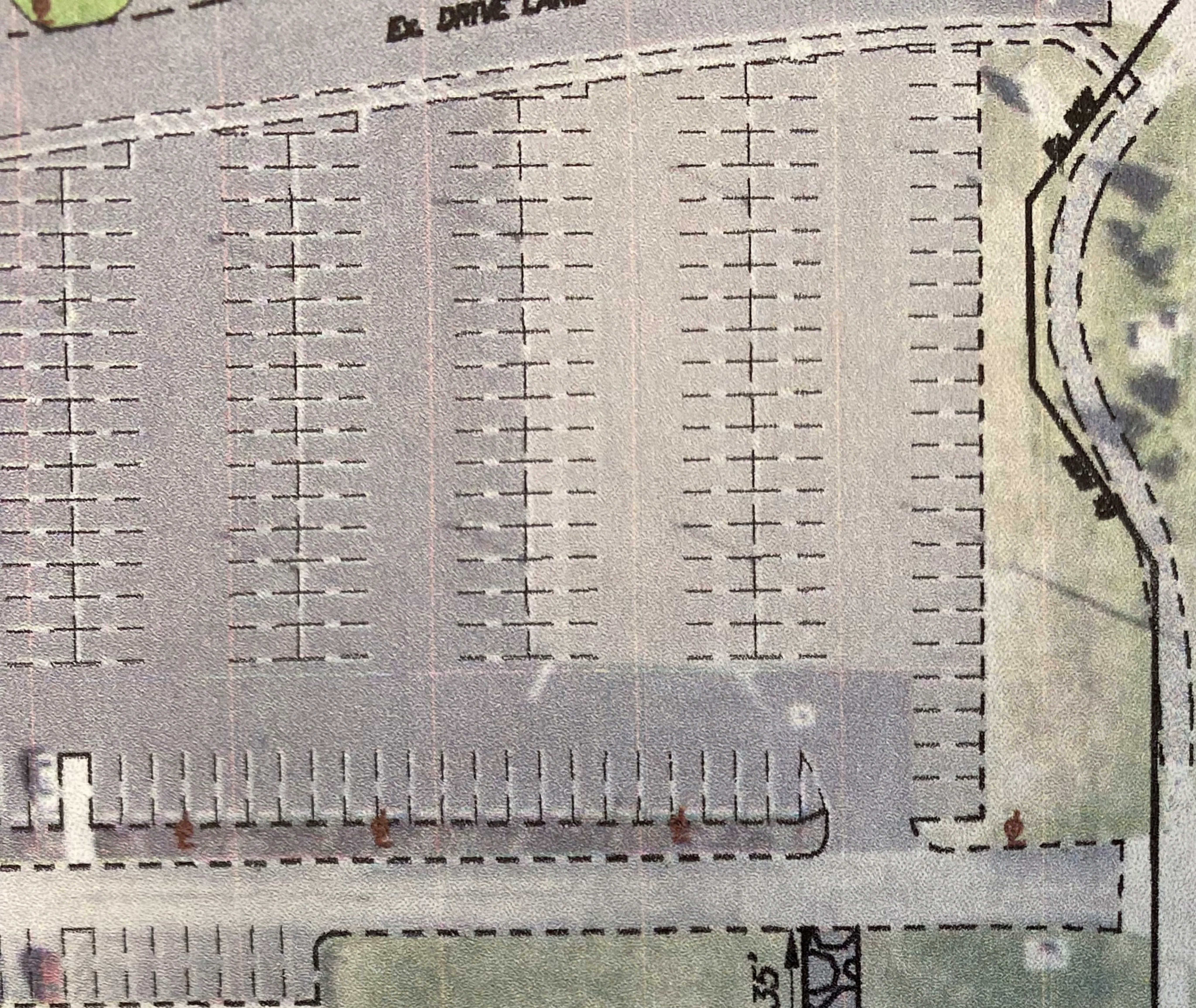
Please extend this variance for the next six months.

Thank you,

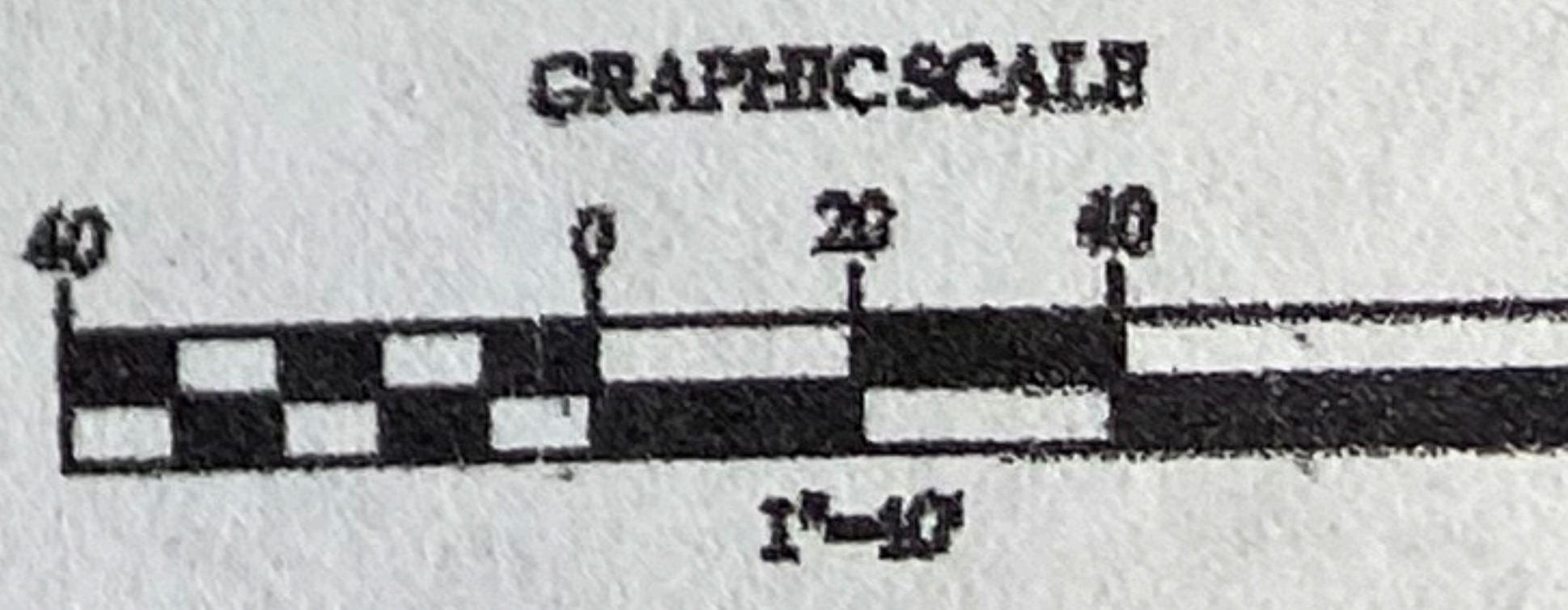
Rev. Dr. Brent Allen
Director of Operations
One Church

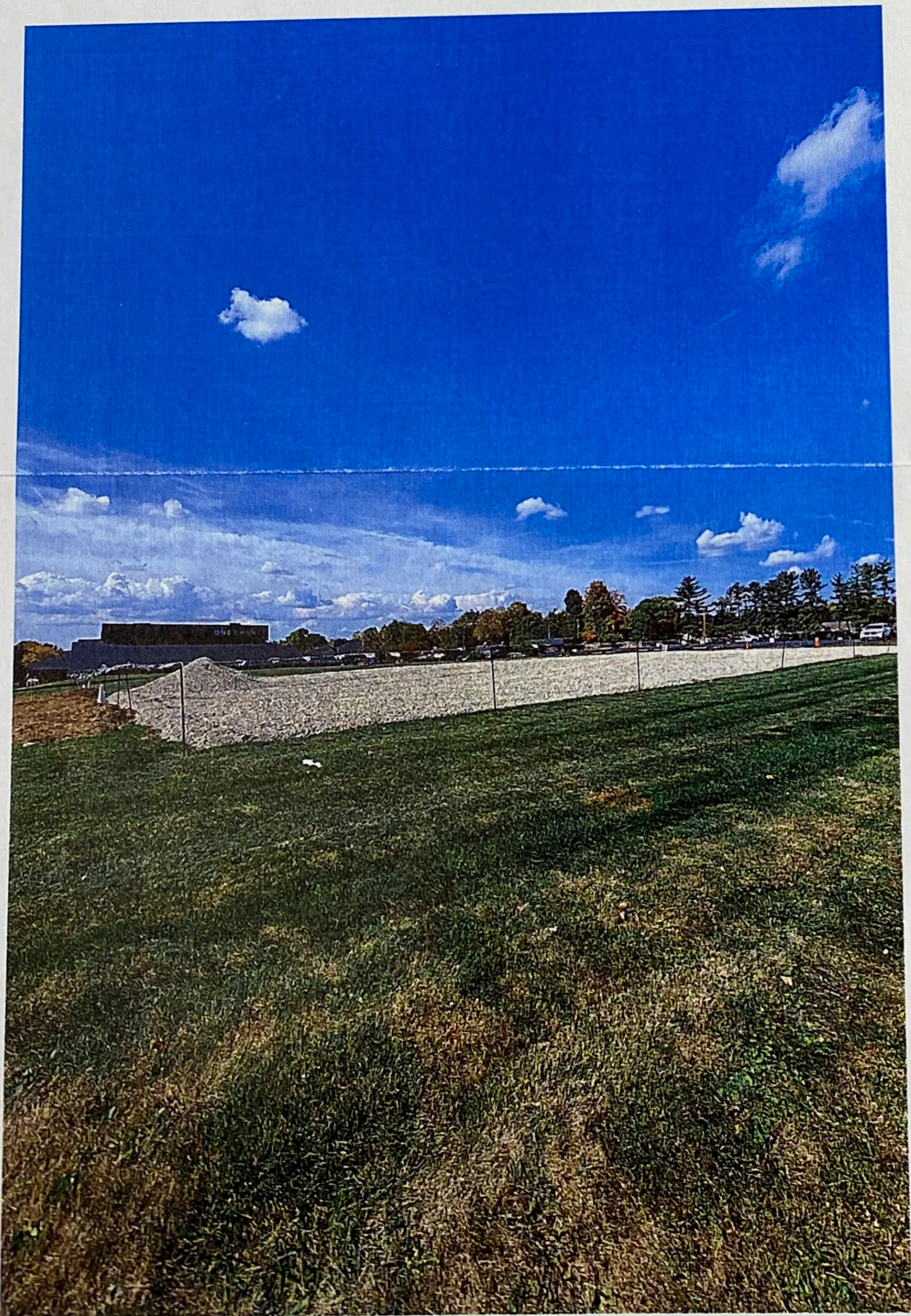
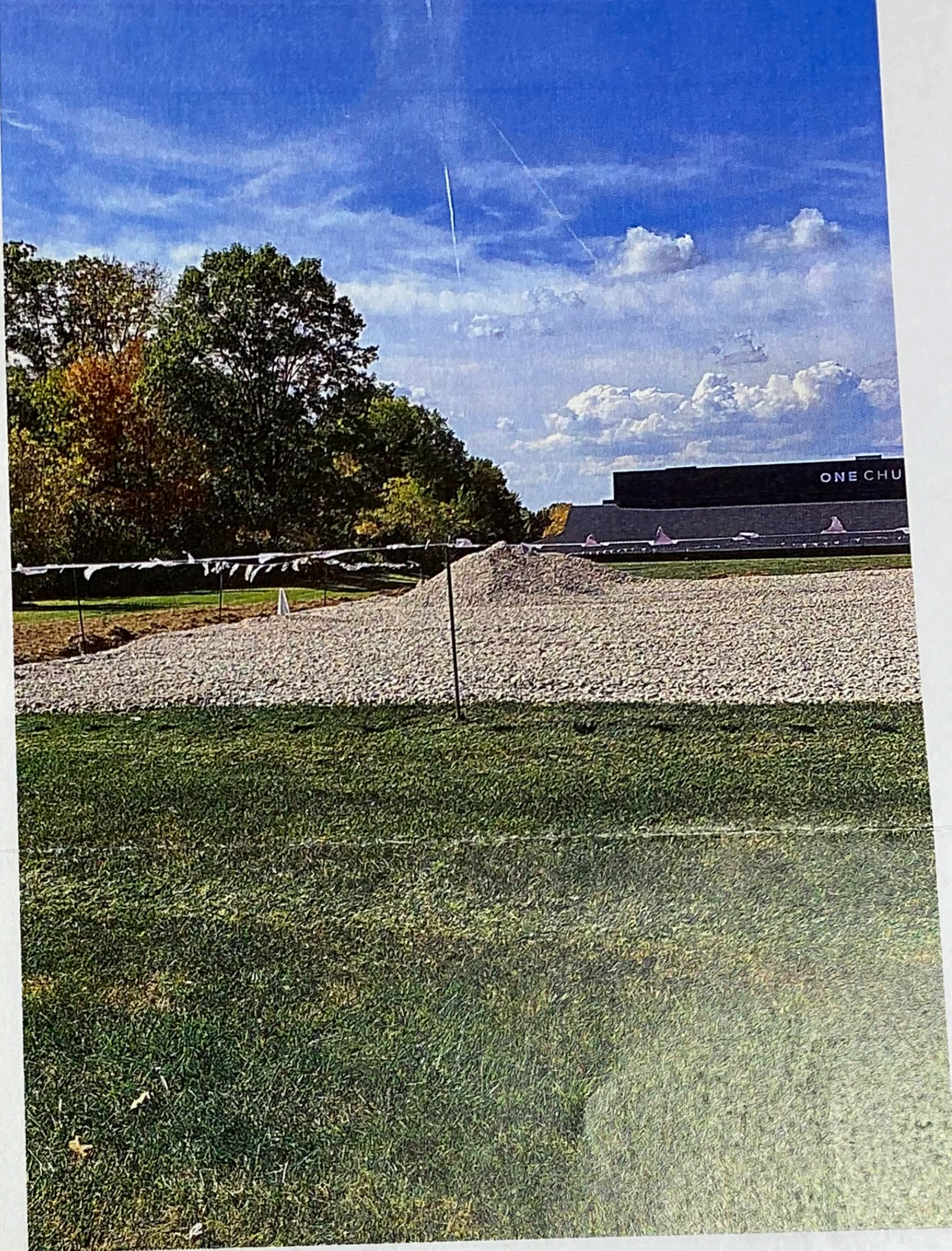
DE LINE LANE

HA



75'
Parking Setback 10'







PLANNING COMMISSION STAFF REPORT

Project Summary – One Church Gravel Lot Extension

Meeting Date: January 8, 2025

Location: 817 North Hamilton Road

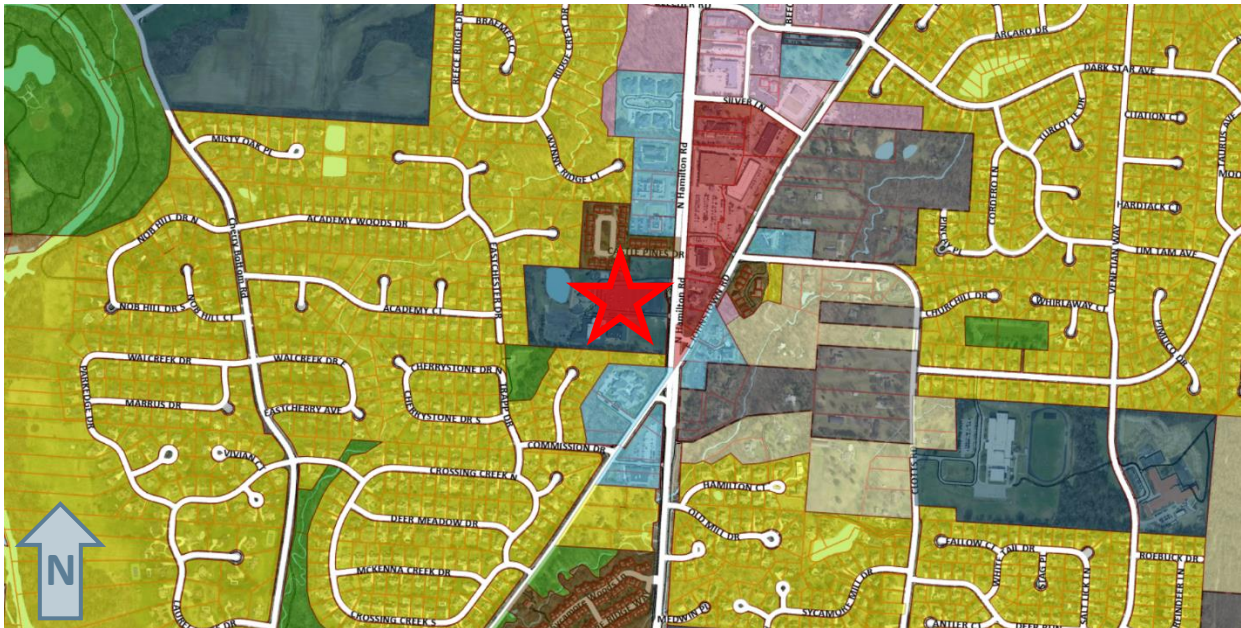
Zoning: Restricted Institutional District (RID)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends disapproval of the application.

Location Map:



Staff Review

History

In June 2017, a Design Review application was approved for the addition of 233 new parking spaces on-site. An associated variance allowed this lot to encroach into the 36 ft parking setback. Minor modifications to this lot were also approved in 2020 through another Design Review application.

In April 2023, Planning Commission approved Design Review and Variance applications for a new parking lot and associated landscaping at this site. The approval of these applications brought the current parking count to 561 spaces.

In May 2024, a Design Review application was approved for minor building modifications and outdoor improvements for Building C. This application did not include any parking lot modifications or additions.

In June 2024, a Variance application was approved to allow a temporary gravel lot on the site to remain until 12/31/2024, under the assumption that construction of the proposed addition would begin before this date. The variance approval is now expired, and a new variance must be approved by Planning Commission.

In August 2024, Final Development Plan, Design Review, and Variance applications for an auditorium addition and parking lot improvements on the site were denied by Planning Commission. This was mainly due to concerns over screening the parking lots from adjacent residential properties and insufficient landscaping in the parking lots.

New Major Development Plan and Variance applications were submitted for the same addition and parking lots in October. The first review period for these applications ended on 11/07/2024, and revisions have not yet been submitted.

Overview

The applicant is requesting approval of a Variance application for an extension to keep the temporary gravel lot for another six months. The gravel lot has not been altered at all since the initial approval last year. This new application is just to extend the approval. Therefore, only one Code section is included with this application, even though the lot is still non-compliant with 12 other sections.

The applicant states they need to extend the use of this gravel lot as they now intend for construction to begin in the summer of 2025. The lot will be used for overflow parking on Sundays until then.

Review Criteria

Variance (V)

The following variance has been requested:

1. 1109.01(h)(1) – Parking, Access, and Circulation
 - a. All parking lots must be hard-surfaced.
 - b. The parking lot is gravel, which is not “hard-surfaced”.

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; and,
- f) The variance is not likely to undermine the objectives of the land use plan.

Recommendation

Staff recommends disapproval of the Variance application, for the same reasons cited for the June 2024 application. The lot is extremely visible from the ROW and is inconsistent with 13 separate Code provisions. The Engineering Department also objects to the application. Additionally, the applicant has not demonstrated an ability to adhere to City regulations or proposed construction timelines. If the application is denied, the gravel lot must be removed.