



ZONING DIVISION  
200 S. Hamilton Road  
Gahanna, Ohio 43230  
614-342-4025  
zoning@gahanna.gov  
www.gahanna.gov

### VARIANCE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: <b>13.96 acre tract on Morse Road</b>		Project Name/Business Name: <b>The Stonehenge Company</b>	
Parcel #: <b>025-011219</b>	Zoning: (see <a href="#">Map</a> ) <b>MFRD</b>	Acreage:	<b>13.96</b>

VARIANCE SPECIFICATIONS
Description of Variance Request: <b>We request a variance from Chapter 1167.18 (c)(1) of the Code regarding the location of trash containers and/or receptacles. We also request a variance from 1163.08 (h) regarding parking screening. See attached for more detail.</b>
STAFF USE ONLY: (Code Section): <b>1167.18 (c)(1)                      1163.08 (h)</b>

APPLICANT INFORMATION	
Applicant Name (Primary Contact): <b>Douglas Ervin</b>	Applicant Address: <b>147 N. High Street Gahanna, OH 43230</b>
Applicant E-mail: <b>doug@stonehenge-company.com</b>	Applicant Phone: <b>614-205-8069</b>
Business Name (if applicable): <b>The Stonehenge Company</b>	

ADDITIONAL CONTACTS	
*Please list all applicable contacts for correspondence*	
Name(s)	Contact Information (phone/email)
Property Owner Name: (if different from Applicant) <b>Monica Morgan Whitehead</b>	Property Owner Contact Information (phone no./email): <b>614-209-0226</b>

**ADDITIONAL INFORMATION ON NEXT PAGE....**

INTERNAL  
USE

Zoning File No. **V-0064-2023**

RECEIVED: **KAW**  
DATE: **2-24-23**

PAID: **500.00**  
DATE: **2-24-23**

Updated  
Apr 2022

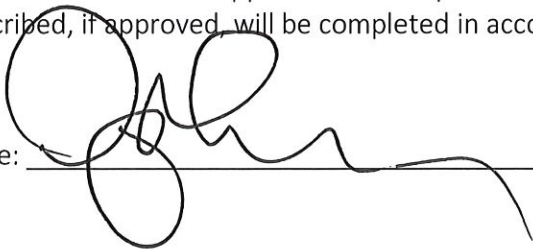
VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code <a href="#">Chapter 1131</a> (visit <a href="http://www.municode.com">www.municode.com</a> ) ( <i>Sign Variances, refer to Chapter <a href="#">1165.12</a>; Fence Variances, <a href="#">1171.05</a>; Flood Plain Variances, <a href="#">1191.18</a></i> )
2.	Survey of property certified by a registered surveyor (11"x17" copy) if Applicable - Site Plan, drawings, or survey that depicts where the Variance is requested.
3.	Renderings, drawings, and/or pictures of the proposed project
4.	A statement of the reason(s) for the variance request that address the following three conditions: ( <i>not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria</i> ) - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5.	List of contiguous property owners & their mailing address
6.	One set of pre-printed mailing labels for all contiguous property owners
7.	Application fee ( <i>in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a></i> )
8.	Application & all supporting documents submitted in digital format
9.	Application & all supporting documents submitted in hardcopy format
10.	Authorization Consent Form Complete & Notarized ( <i>see page 3</i> )

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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: \_\_\_\_\_

2/14/23

**PLEASE NOTE:**

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

## 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.

**PROPERTY OWNER**

**IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION**

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

Monica Morgan Whitehead  
(property owner name printed)

X Monica Morgan Whitehead 2/20/23  
(property owner signature) (date)

Subscribed and sworn to before me on this 20 day of February, 2023

State of Ohio County of Franklin

Notary Public Signature: Gary Paul Price



**GARY PAUL PRICE, Attorney At Law**  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date  
Section 147.03 R.C.

**Applicant/Property Owner/Representative**

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

\_\_\_\_\_  
(applicant/representative/property owner name printed)

\_\_\_\_\_ (date)  
(applicant/representative/property owner signature)

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

State of \_\_\_\_\_ County of \_\_\_\_\_

Stamp or Seal

Notary Public Signature: \_\_\_\_\_

## **VARIANCE REQUEST NARRATIVE**

### **Variance 1**

We request a variance from 1167.18 (c)(1) of the Code regarding the location of trash containers and/or receptacles. The code requires that trash receptacles must be located to the rear of the Main Structure. After much discussion with the neighbors of our site, we increased the setback an additional 10 feet to create a larger buffer between our proposed development and the existing condominiums to the south. As a result, the placement of one of our trash locations is in front of our buildings along the western boundary. This location allows for proper maneuverability and alignment for refuse trucks.

The trash compactor and trash drop off location will be constructed of masonry walls with the outside of the enclosures matching the brick on the main structures and will have a limestone cap. The brick shall be Triangle Brick Oxford 1380, Modular. The height of the wall will completely screen the dumpster and compactor. Doors will be set on bollards that will be painted to match the building color Rookwood Red SW 2802. We will comply with Screening Requirements found at 1167.18 (c) of the Code. We have included drawing L-3 to show the landscape plan for this area.

### **Variance 2**

We request a variance from 1163.08 which requires a 10-foot island with at least 3 feet of screening for every two rows of parking. As mentioned in the previous variance narrative, after much discussion with the neighbors of our site, we increased the setback an additional 10 feet to create a larger buffer between our proposed development and the existing condominiums to the south. Consequently, we have insufficient width to provide a 10-foot island between the rows of parking at two locations along our north boundary. We have incorporated previous pavers in this area to visually break up the large number of parking spaces.



February 20, 2023

Kelly Wicker  
Planning and Zoning Coordinator  
City of Gahanna  
200 S. Hamilton Road  
Gahanna, OH 43230

*Delivered via hand delivery*

**SUBJECT: Morse Road Project**

This letter transmits our Variance Requests for the Morse Road 14 Project. This variance request was prepared in response to your letter dated January 30, 2023, specifically Planning Comments 7 and 8. We have also included a color rendering of the site plan.

Please review and let me know if you require any additional information. Thank you for your time and consideration in this matter.

Regards,

A handwritten signature in black ink, consisting of several loops and a long horizontal tail.

Douglas Ervin

Director of Planning & Development

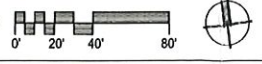
DRE:mff

Enclosure(s)



- LEGEND:**
- AF STREET TREE - (2' 5" CAL.) 8 TOTAL
  - SITE DECIDUOUS TREE (2' 5" CAL.) 52 TOTAL
  - SITE DECIDUOUS TREE - BALD CYPRESS (2" CAL.) 20 TOTAL
  - SITE EVERGREEN TREE (2" CAL.) 17 TOTAL
  - SITE ORNAMENTAL TREE (2" CAL.) 28 TOTAL
  - TREE PROTECTION FENCE

**1** OVERALL LANDSCAPE PLAN  
Scale: 1" = 40'-0"



REVISIONS		DESCRIPTION
NO.	DATE	
1	10-31-23	MUNICIPALITY COMMENTS

PROJECT NO. 211084	ORIGINAL ISSUE DATE: 11.29.22
PROJECT MANAGER	DATE
DESIGNED BY:	
DRAWN BY: JM	

<b>OVERALL LANDSCAPE PLAN</b>	
<b>ELLIOT PARC</b>	
COLUMBUS	

3500 Shoaffler Reas. Suite 225 Columbus, OH 43235 614.991.8861 phone www.blendongardens.com	
<b>BLENDON GARDENS</b> <i>landscape • design • construction</i> 9500 S. Old State Road Lewis Center, OH 43035 (blendongardens.com) Phone: (614) 810-5500	

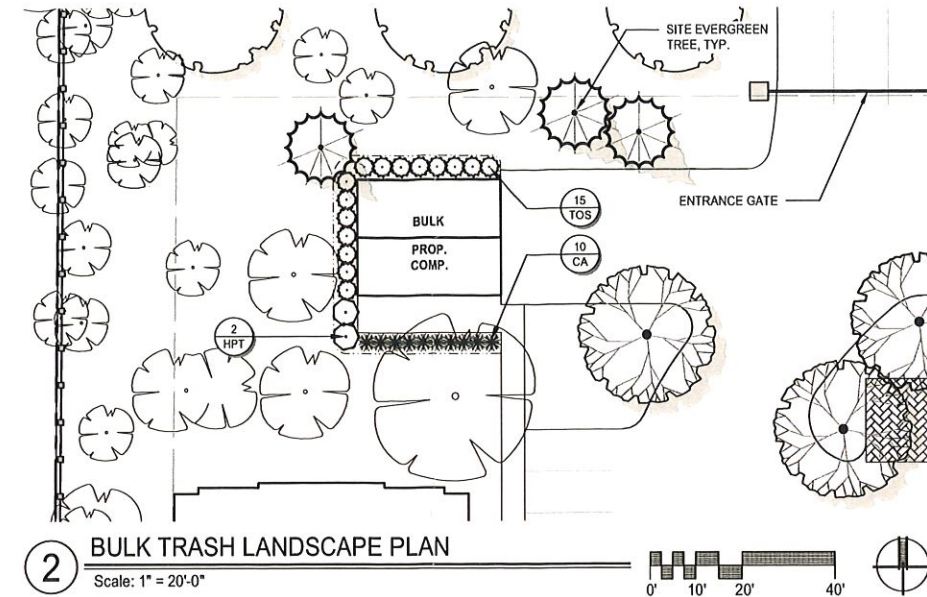
DRAWING NO.	OH

**ENTRANCE - PLANT LIST**

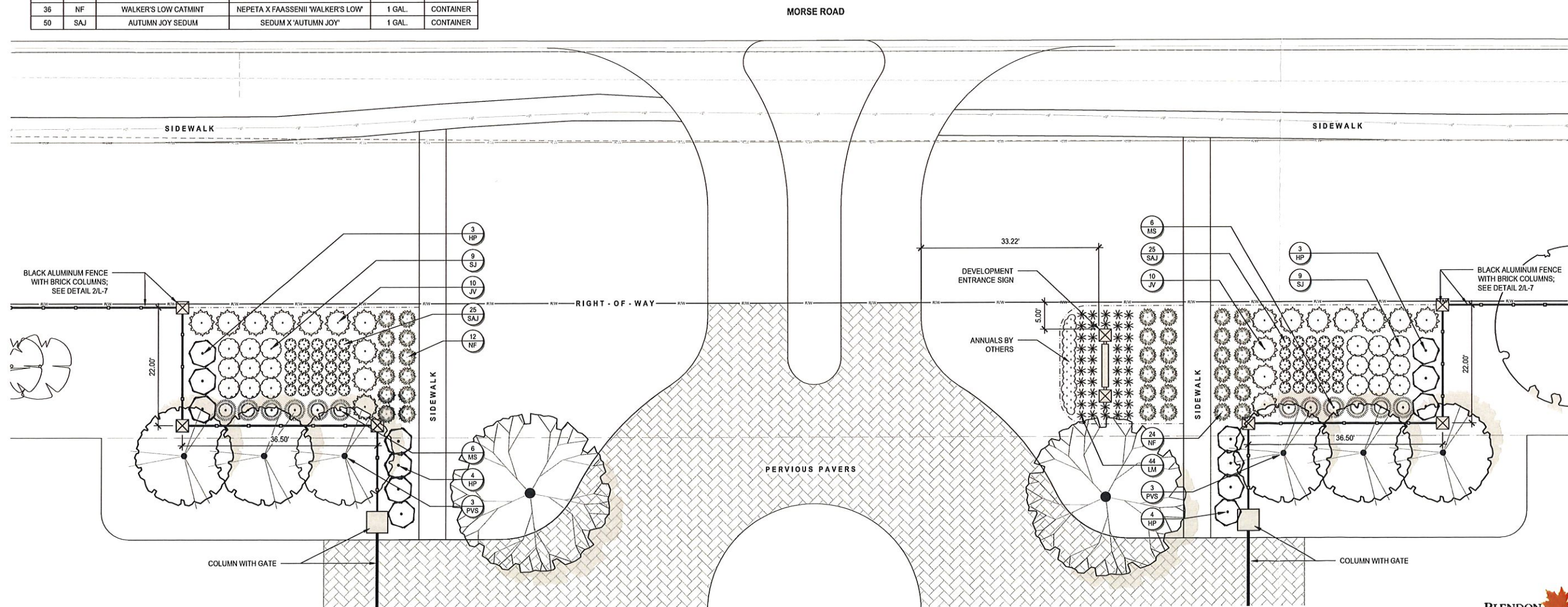
QTY.	CODE	COMMON NAME	BOTANICAL NAME	INSTALL SIZE	CONDITION
<b>ORNAMENTAL TREES</b>					
6	PVS	SCHUBERT CHERRY	PRUNUS VIRGINIANA 'SCHUBERT'	2" CAL.	CONTAINER
<b>SHRUBS</b>					
14	HP	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'LITTLE LIME'	5 GAL.	CONTAINER
18	SJ	GOLDMOUND SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	2 GAL.	CONTAINER
20	JV	GREY OWL JUNIPER	JUNIPERUS VIRGINIANA 'GREY OWL'	3 GAL.	CONTAINER
<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>					
12	MS	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GAL.	CONTAINER
44	LM	VARIEGATED LILYTURF	LIRIOPE MUSCARI 'VARIEGATA'	1 GAL.	CONTAINER
36	NF	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	1 GAL.	CONTAINER
50	SAJ	AUTUMN JOY SEDUM	SEDUM X 'AUTUMN JOY'	1 GAL.	CONTAINER

**BULK TRASH / COMPACTOR BLDG. - PLANT LIST**


QTY.	CODE	COMMON NAME	BOTANICAL NAME	INSTALL SIZE	CONDITION
<b>SHRUBS</b>					
2	HPT	TARDIVA HYDRANGEA	HYDRANGEA PANICULATA 'TARDIVA'	5 GAL.	CONTAINER
16	TOS	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	6" HT.	CONTAINER
<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>					
10	CA	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	2 GAL.	CONTAINER



**2 BULK TRASH LANDSCAPE PLAN**  
Scale: 1" = 20'-0"



**1 ENTRANCE FEATURE LANDSCAPE PLAN**  
Scale: 1" = 10'-0"

PROJECT NO. 211084	ORIGINAL ISSUE DATE: 11.29.22	REVISIONS
PROJECT MANAGER: 1	DATE: 01-31-23	NO. DATE DESCRIPTION
DESIGNED BY:		MUNICIPALITY COMMENTS
DRAWN BY: JIM		
<b>LANDSCAPE ENLARGEMENTS</b>		
<b>ELLIOT PARC</b>		
COLUMBUS		
3500 Snouffer Road, Suite 225, OH 43235 Columbus, OH 43035 614.761.1661 Phone www.v3co.com		
 BLENDON GARDENS Landscaping • Design • Installation 9500 S. Old State Road, Lewis Center, OH 43035 (blendongardens.com) Phone: (614) 840-0500		
DRAWING NO. <b>L-3</b>		



March 9, 2023

Stonehenge Land Co  
147 N High St  
Gahanna, OH 43230-3028

RE: Project Morse Rd Variance

Dear Stonehenge Land Co:

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

### **Planning**

1. Informational Comment: No objection to either of the proposed variances.

If you have general comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025. If your questions are specific to a certain department's comments please reach out to that department.

Sincerely,

Kelly Wicker  
Planning and Zoning Coordinator





## STAFF REPORT

### Request Summary

The applicant is requesting approval of Final Development Plan, Design Review, and Variance applications for the construction of an apartment complex at parcel #025-011219, located on the southern side of Morse Road. The site is currently zoned MFRD – Multifamily Residential.

Rezoning, Conditional Use, and Variance applications were approved for this project towards the end of 2022. The approved conditional uses allow for an increase in density and building height, the inclusion of accessory use buildings, and a flexible arrangement of buildings. The approved Variance application reduced the required lot width for the site, reduced the parking setback from residential buildings, and extended the Conditional Use expiration to two years.

The proposed development includes a total of 251 units on approximately 13.96 acres. This brings the density to approximately 18 units per acre, which meets Code requirements with the previously approved Conditional Use. A model unit, clubhouse with ancillary amenity space, and freestanding garages are also part of the proposal. 7 garage structures and 11 residential buildings are proposed on site, including the clubhouse.

The total number of parking spaces provided on-site is 505 (2 per unit), which exceeds the 379 required spaces (1.5 per unit). 444 of these spaces are uncovered and 61 are garage spaces. The proposal also meets the requirements for 15% of common, open, usable space through the inclusion of rain gardens, the front lawn, dog run area, pool and amenity space, and other lawns.

The site is presently covered by mature vegetation, and Code requires 280 caliper inches of trees be located on-site post-development. This can be accomplished through a combination of preserving existing trees on the site and planting new trees. 512 caliper inches are proposed with this development, therefore exceeding Code requirements.

### Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

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

### Design Review

The property is zoned MFRD and is therefore subject to the standards of Design Review District 2 (DRD-2). Relevant standards include the following:

- Adequate parking shall be provided with access to recreational and open space facilities.
- Colors shall be of a palette that fosters harmonious relationship with other uses and structures.



- Building materials should be of a nature that will enhance the development and existing land values. Brick, slate, wood, cement, stucco, or other materials should provide diversity, but, at the same time, should be consistent with the surrounding area.
  - Decorative stone and bricks are preferred, but decorative wood or siding may be used if approved by Planning Commission.

### Variance

The following variances have been requested:

1. 1167.18(c)(1) – Screening of Trash Containers or Receptacles
  - a. Code requires that all trash containers be located to the rear of a primary structure.
  - b. Staff does not object to the variance request. The trash receptacle still meets all other requirements, including screening. Multiple variances to this Code provision have been approved in the past for various projects.
2. 1163.08(h) – Interior Landscaping Requirements
  - a. Code requires a 10-foot-wide island with screening for every two rows of parking.
  - b. Staff does not object to this variance request. The layout and density of the site makes it difficult to meet this requirement. Multiple variances to this Code provision have been approved in the past for various projects.

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

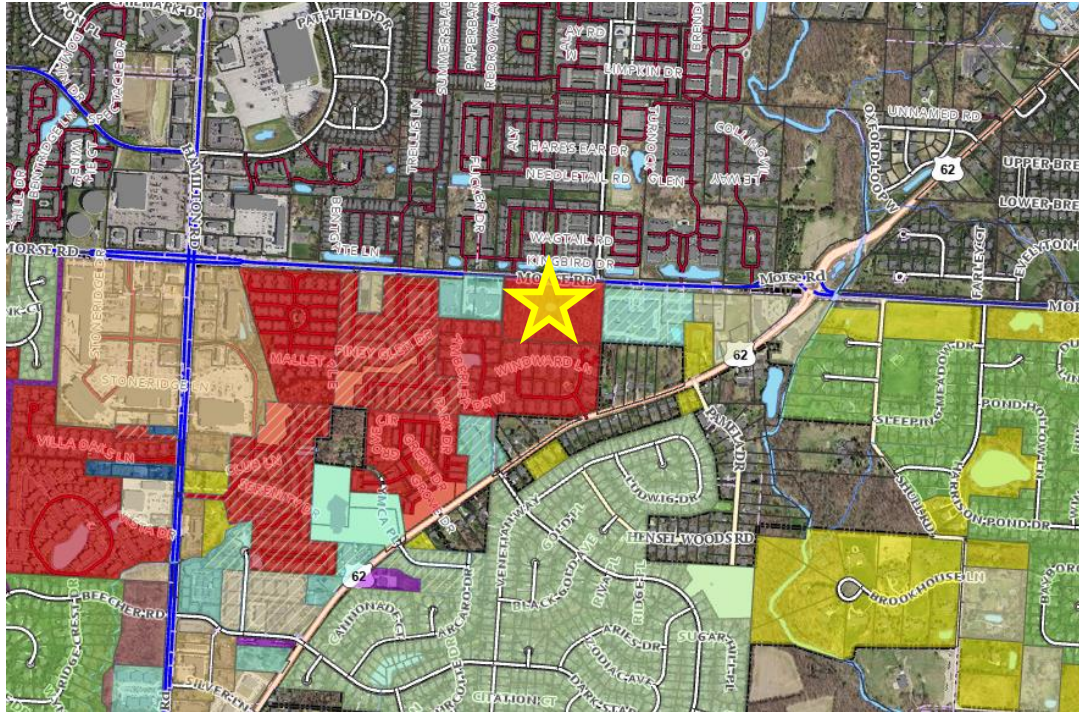
- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely 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.

### Staff Comments

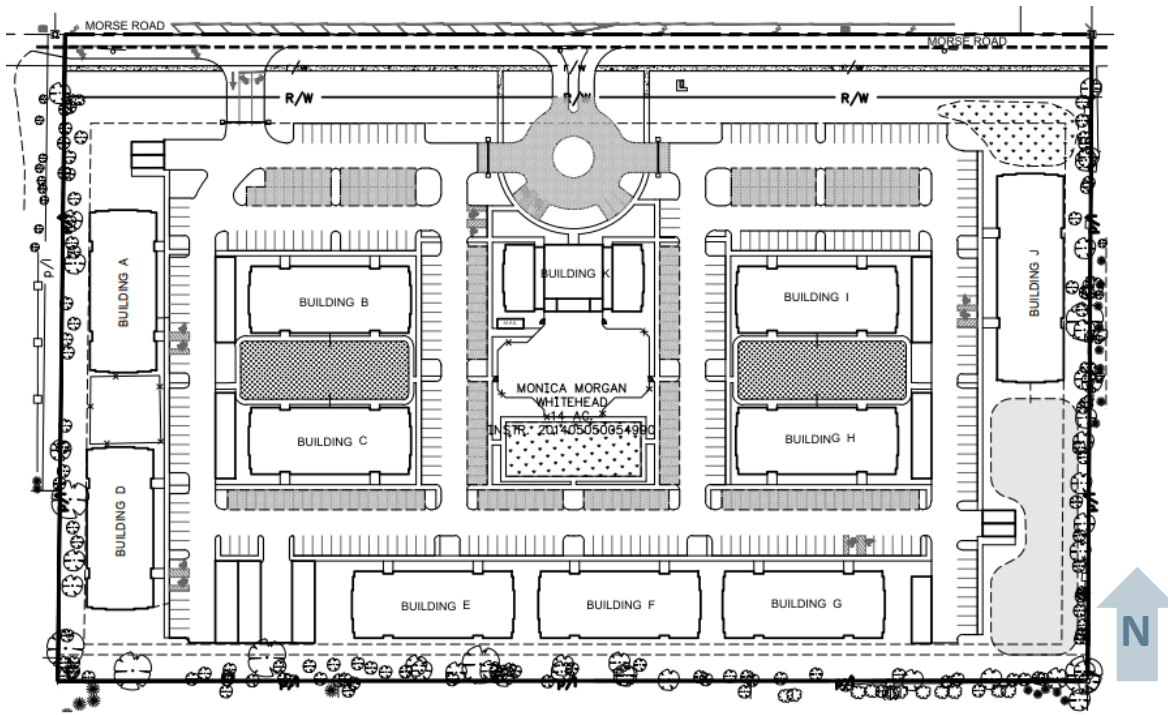
Staff recommends approval of all three applications as submitted. The proposed development meets all applicable Code requirements and above criteria. The two requested variances are commonly approved and necessary to develop the site at this density. Additionally, the Land Use Plan identifies a need for more diverse housing options as the population in the region continues to grow.

During the Rezoning hearing in 2022, concerns regarding the development were raised by residents of adjacent neighborhoods. To address these concerns, the applicant has included substantial screening around the perimeter of the site through the use of many existing, mature trees and a vinyl privacy fence.

Location/Zoning Map



Submitted Site Plan



Submitted Elevations



EXTERIOR ELEVATION - FRONT (BUILDINGS B,C,I,H)



EXTERIOR ELEVATION - FRONT (BUILDING J)



EXTERIOR ELEVATION - FRONT (BUILDING K)

Respectfully Submitted By:  
Maddie Capka  
Planner