

# 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.

\*Address for proposed Zoning Change 79 S. Hamilton Rd., Gahanna OH 43230  
\*Parcel ID#(s) 025-000277 \*Current Zoning SF-3  
\*Description of Variance Requested Allow a Non-Residential Use • Point Plus Personnel to use as office.  
\*Applicant Name City of Gahanna \*Phone 614-342-4003  
\*Applicant Address 200 S. Hamilton Rd. \*City/State/Zip Gahanna, OH 43230  
\*Applicant's Relationship to Project Owner \*Email dottie.franey@gahanna.gov

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

\*Property Owner Name City of Gahanna \*Phone 614-342-4003  
\*Property Owner Address 200 S. Hamilton Rd. \*City/State/Zip Gahanna, OH 43230  
\*Contact Name Dottie Franey \*Email dottie.franey@gahanna.gov

**\*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 completed application and associated documents.
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. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

## For Internal Use

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

Code Sections to be varied: 1143.04(b)

Description of the governing code and the requested variance: To allow a non-residential use in an SF-3 zoned property

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: \_\_\_\_\_

Sunguard No. 16060008  
PC File No. V-6-2016  
Hearing Date: \_\_\_\_\_

RECEIVED  
JUN 06 2016  
(Received)

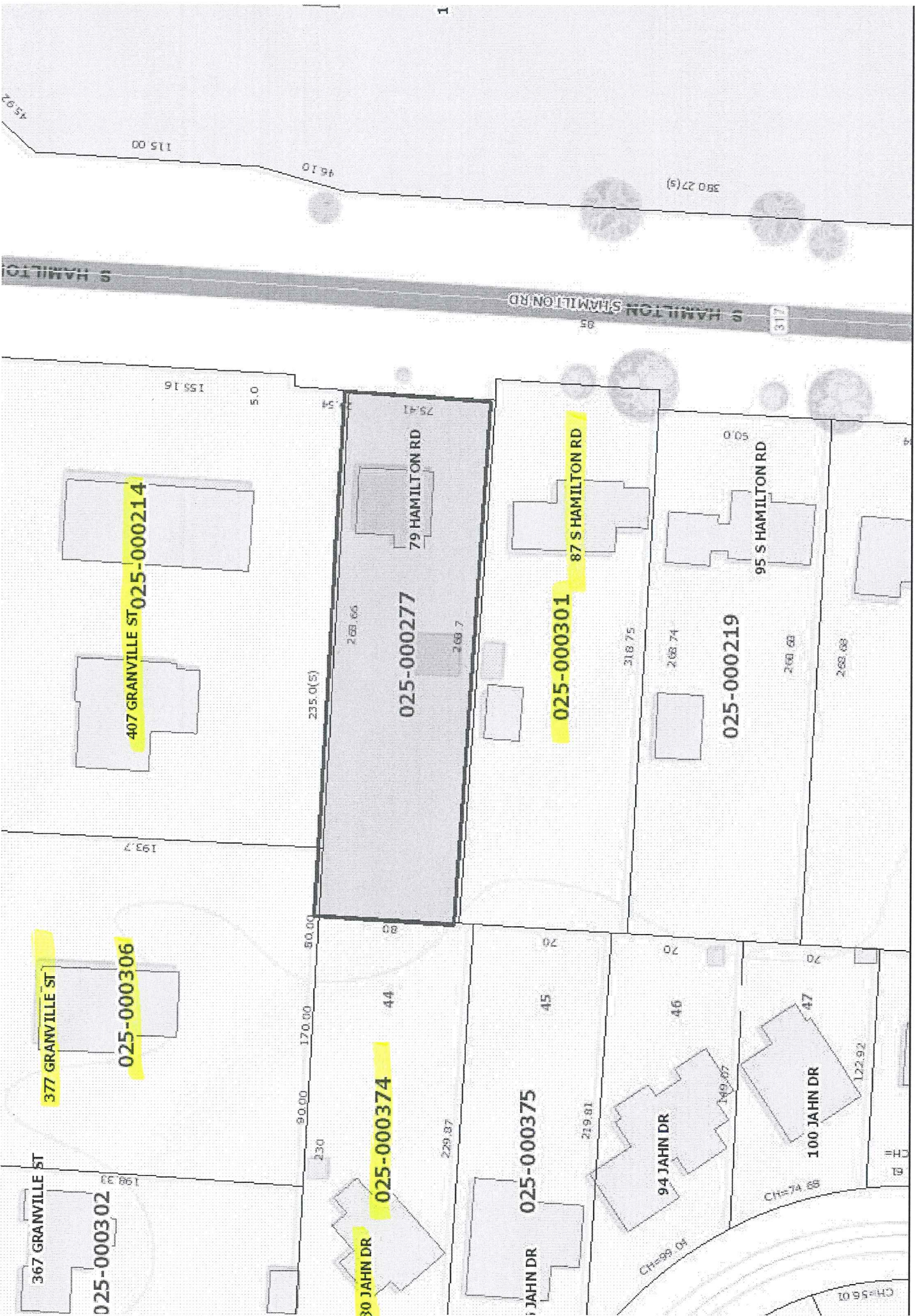
*M/P*

(Accepted by PZA)

BY: SIN

**79 S. Hamilton Road Contiguous Property Owners**

<b>Parcel #</b>	<b>Address</b>	<b>Name</b>
025-000214	407 Granville Street	Gahanna Duchess, LLC
025-000306	377 Granville Street	Donatos Pizza
025-000374	80 Jahn Drive	Pamela M. Breece
025-000301	87 Hamilton Road	City of Gahanna



## **79 S. Hamilton Road – Variance Request**

Point Plus Personnel is currently leasing a space at 181 Granville Street. All leases for that facility expire on July 31, 2016 and the tenants have been told that no new leases will be extended. Point Plus Personnel is a staff recruiting agency. They have two employees who would be working work 40 hours/week from this location. On average their office receives less than 10 visitors per week.

Point Plus Personnel's owner, Chad Downing, contacted the City of Gahanna to see if we would be interested in extending his company a short-term lease of 79 S. Hamilton Road (aka Lustron House). The Lustron House is zoned SF-3. In the past, it has served as an off-site classroom for the Gahanna-Jefferson School District and currently is used as storage for the City of Gahanna.

We are now asking for a variance to allow a non-residential use in an SF-3 zoning category to allow it to be used as office space. The proposed tenant will be responsible for maintaining the property (mowing grass and keeping sidewalks clear of snow and ice) for both 79 S. Hamilton Road and the adjacent property, 87 S. Hamilton Road (aka Hamilton House) that is also owned by the City of Gahanna. Not only will an on-site tenant help keep the properties better maintained that will improve their appearance in the neighborhood, but City's staff time will be freed from these maintenance duties, which will allow them to focus on other areas of the City.

Dottie Franey

Director of Public Service



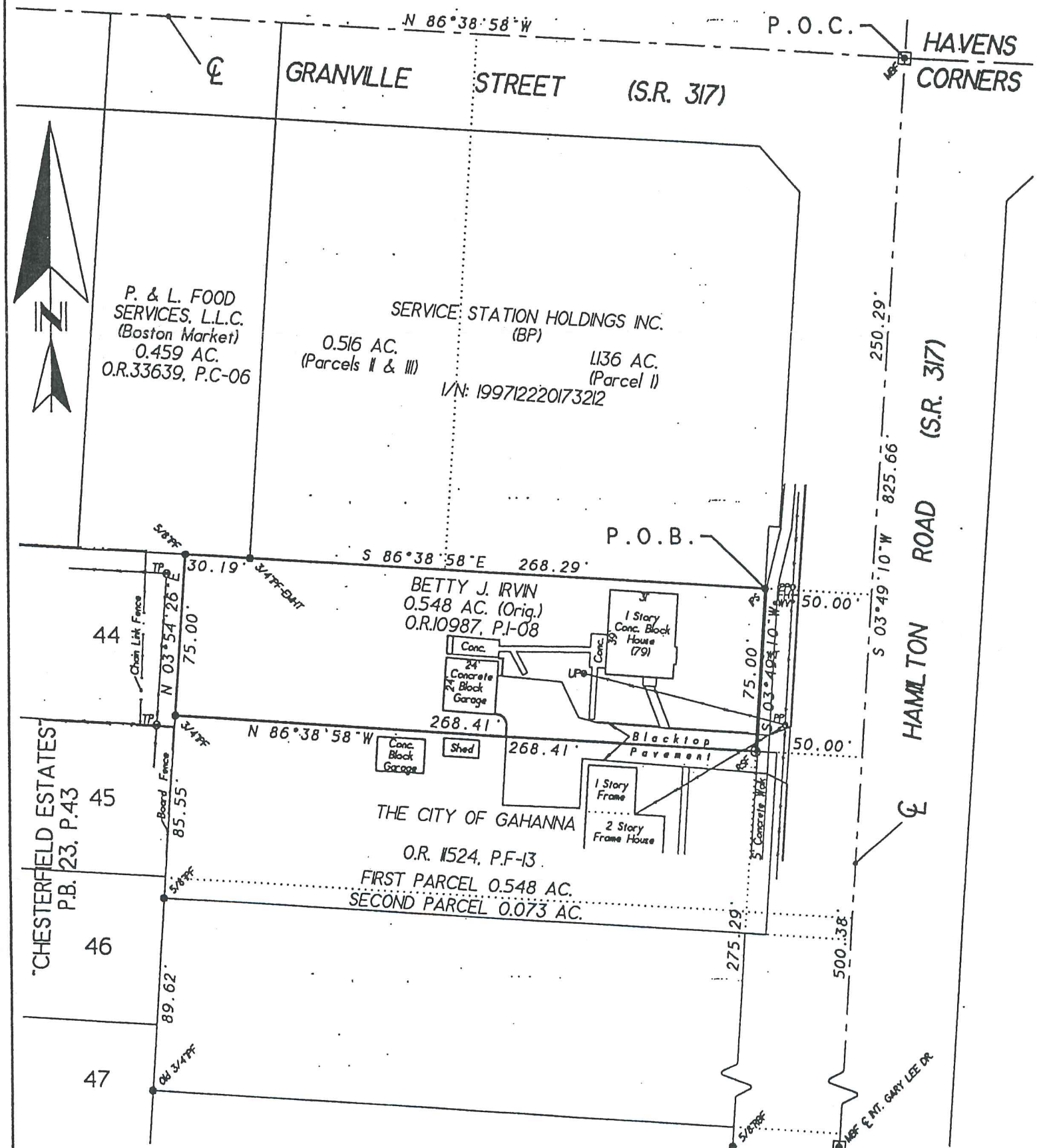
238 Academy Woods Drive  
 Gahanna, Ohio 43230-2184  
 614/471-0663 (Fax-0877)

TITLE: **SURVEY OF 0.462 ACRE TRACT**  
 LOCATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17  
 UNITED STATES MILITARY DISTRICT  
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:  
 GAHANNA CITY ENGINEER'S OFFICE

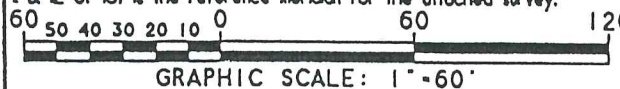
6 MARCH 1998

OFF. REC. 10987 PAGE 1-08



We Hereby Declare that the foregoing plat was prepared from an actual survey of the premises, that to the best of our knowledge, information and belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention or which we had special knowledge of, shall be shown hereon. Any zoning, set back, or sideyard data, underground public or quasi public utilities or substructures that may be shown hereon are informational only.

BASIS OF BEARINGS: The bearing for the centerline of Hamilton Road (S 3°49'10"W) as shown on the highway plans (see FRA-317-17.77, sheets 1 & 12 of 16) is the reference meridian for the attached survey.



SURVEY MONUMENTS: Found (F), Set (S), SP-Steel Pipe (ID), Pin (OD), RB-Rebar, RS-Railroad Spike, PS-Pony Spike & PK-PK Nail, SPS-3/4" ID steel pipe, 30" in length, set flush with the ground & capped with yellow plastic plug inscribed "C.TURNER/P.S.6702".

© 1998 TERRA SURVEYING SERVICES CO



By: *Carl E. Turner, Jr.*  
 CARL E. TURNER, JR.  
 REGISTERED PROFESSIONAL SURVEYOR No. 5-6702

NOT AN AUTHORIZED DOCUMENT UNLESS SURVEYOR'S SEAL APPEARS IN RED INK.

FIELD SURVEY BY: DRAWN BY: TERRA FILE NO:

**Owner Name** CITY OF GAHANNA

**Prop. Class** E - Exempt  
**Land Use** 640 - EXEMPT PROPERTY OWNED BY CIT

**Site Address** 79 HAMILTON RD

**Tax District** 025 - CITY OF GAHANNA-GAHANNA JEFFI  
**Sch. District** 2506 - GAHANNA JEFFERSON CSD  
**App Nbrhd** X5201

**Legal Descriptions** 79 HAMILTON RD  
R17 T1 1/4T4  
0.4614 ACRE

**CAUV** N  
**Owner Occ Cred.** N

**Mailing Address**

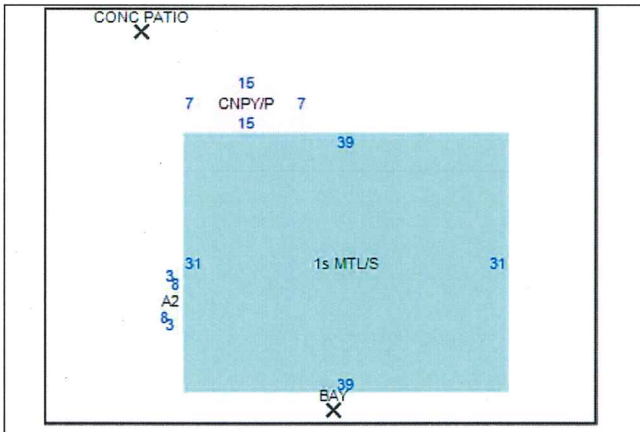
**Annual Taxes** .00  
**Taxes Paid** .00  
**Tax Lein Flag** N  
**Calculated Acreage** .46  
**Legal Acreage** .00  
**Transfer Date** 04/02/1998  
**Transfer Price** .00

**Current Market Value**

	Land	Improv	Total
Base	\$0	\$0	\$0
TIF	\$0	\$0	\$0
Exempt	\$26,500	\$38,500	\$65,000
Total	\$0	\$0	\$0
CAUV	\$0	\$0	\$0

**Taxable Value**

	Land	Improv	Total
Base	\$0	\$0	\$0
TIF	\$0	\$0	\$0
Exempt	\$9,280	\$13,480	\$22,760
Total	\$9,280	\$13,480	\$22,760
CAUV	\$0	\$0	\$0



**Building Data**

<b>Year Built</b>	1950	<b>Half Bath</b>	
<b>Finished Area</b>	1217	<b>Heat/AC</b>	1
<b>Rooms</b>	6	<b>Wood Fire</b>	/
<b>Bedrms</b>	3	<b>Stories</b>	1
<b>Full Baths</b>	1		

**Sketch Legend**

- 0 1s MTL/S 1209 Sq. Ft.
- 1 BAY - 18:FRAME BAY 8 Sq. Ft.
- 2 CNPY/MS - 43/39:MASONRY STOOP/CANOPY 24 Sq. Ft.
- 3 CNPY/P - 40/39:CONCRETE PATIO/CANOPY 105 Sq. Ft.
- 1 CONC PATIO - PD1:CONC PATIO DET 726 Sq. Ft.



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: City of Gahanna – Office Rental

Project Address: 79 S. Hamilton Rd.

#### Planning & Development Department

#### Conditional Use Criteria

Planning Commission shall approve an application for Conditional Use if the following conditions are met:

1. The proposed use is a conditional use of the zone district and the applicable development standards established in this zoning ordinance are met.

*SF-3 zoning does not permit commercial office uses such as that proposed within the application. However, if granted, the companion zoning variance would permit the use. Planning Commission may choose to include a maximum duration so as to avoid the use becoming a permanent activity or other conditions if deemed appropriate.*

2. The proposed development is in accord with appropriate plans for the area.

*The subject property is located within the Hamilton Road Corridor Plan. The Plan provides for a future land use of mixed use for the subject property. Mixed use is intended to serve small to medium sized retail and office uses. The proposed use of the property is consistent with the Plan.*

3. The proposed development will not have undesirable effects on the surrounding area.

*Adjacent uses are varied. The property to the north is commercial, to the south is a City owned property, and to the west is residential. Effects on surrounding properties should be minimal because of their use. Consideration may be given to the residential use to the west if potential impacts are identified.*

4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

*It does not appear that the proposed use includes any redevelopment of the site. The physical development potential for this site and the surrounding area won't be realized until a permanent use is identified and property assemblage occurs.*



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230  
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



## CITY OF GAHANNA

*It is Planning and Development staff's opinion that the request meets the four conditions for approval. Staff suggests that a motion to approve specify a maximum duration for the use.*

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

*Granting of the variance is necessary for the business to operate in a short term, economically viable manner.*

- 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.

*Commercial activities at the subject property would be keeping with the development pattern of the area. The site is adjacent to a gas station, and fronts on a six lane, arterial roadway. Traffic volume is indicative of a commercial area not of a single family area.*

*It is Planning and Development staff's opinion that the request meets the variance criteria.*

### Aerial Map



"HERB CAPITAL OF OHIO"

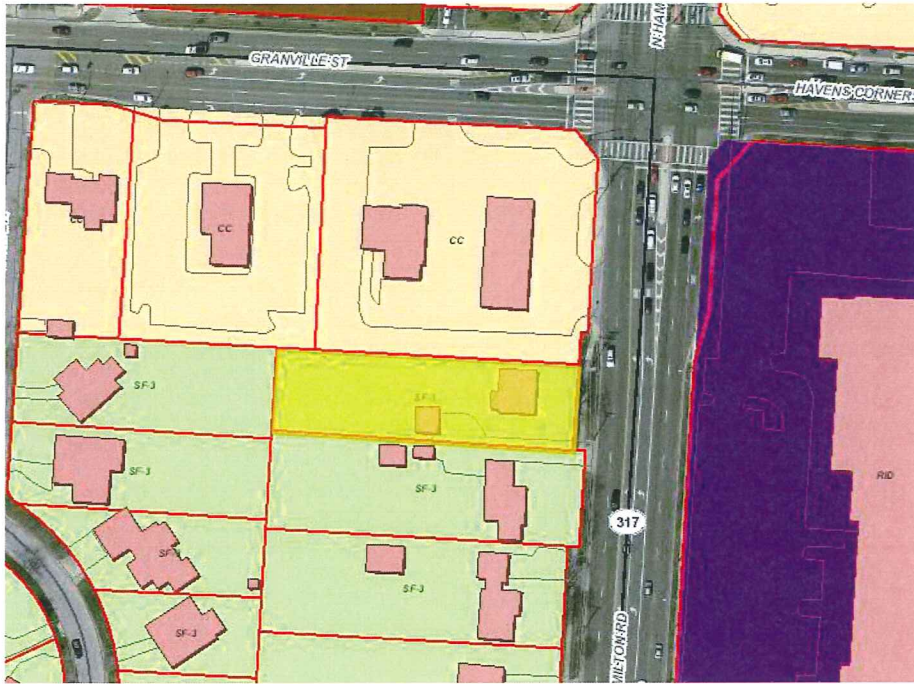
200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230  
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV





# CITY OF GAHANNA

## Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director of Planning and Development





## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: City of Gahanna – Office Rental  
Project Address: 79 S. Hamilton Rd.

The City of Gahanna seeks approval of a Conditional Use and a Variance to allow a non-residential use of an SF-3 zoned property, commonly known as the Lustron House. This is a currently vacant structure, owned by the City. Point Plus Personnel is a current tenant in 181 Granville Street, but must vacate that structure in the near future, and has contacted the City about a short term lease of the Hamilton Road property. The last tenant of the property was the Gahanna-Jefferson School District. The property has not been occupied residentially for many years.

The proposed tenant will maintain the property at 79 S. Hamilton Road, as well as mowing and maintaining sidewalks at 87 S. Hamilton Road.

- **1143.04 - CONDITIONAL USES.**

(a)

In a single-family dwelling district designated as an SF-3 District, the following uses shall be permitted upon approval of the Planning Commission:

(1)

Public parks, public playgrounds and recreation areas operated by membership organizations for the benefit of their membership and not for a profit.

(b)

All other uses not specifically mentioned in this section and herein are prohibited.

(c)

Variance to any of the compliance requirements for a conditional use shall require approval by Council with an affirmative recommendation from the Planning Commission.

- **1131.04 - PUBLIC HEARING.**

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:



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## CITY OF GAHANNA

- (a) There are special circumstances or conditions applying to the land, building or use referred to in the application. This property has not been used residentially in many years.
- (b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights. The structure will be used and maintained by Point Plus Personnel thereby reducing utility costs and maintenance to the City.
- (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. The use of the property by Point Plus Personnel will have no adverse effect on any of the neighboring properties.

Respectfully Submitted By:

**BONNIE GARD**

Planning & Zoning Administrator  
Department of Public Service  
Division of Building & Zoning



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200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230  
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



# Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230  
Phone: (614) 471-0542

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## Development Plan Review Response

Applicant City of Gahanna  
79 S. Hamilton Road  
Gahanna, OH 43230

The fire division is ok with the development plans for the above listed property. Additional requirements and comments could follow after plans are submitted and the review process starts

A handwritten signature in black ink, appearing to read "Steve Welsh", is written over a horizontal line.

June 14, 2016

\_\_\_\_\_  
Date

\_\_\_\_\_  
Steve Welsh, Captain, Fire Marshal