



# CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: <b>75 West Johnstown</b>		Project Name/Business Name (if applicable): <b>VFW 4719</b>	
Parcel ID No.(s): <b>025-013762</b>	Current Zoning: <b>OG-3</b>	Total Acreage: <b>.78</b>	
Please check all that apply.			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Olde Gahanna</small>
SIGNAGE <small>- please use the Permanent Sign Permit Application</small>			
Additional Information (if applicable): <b>New Split Rail Fence</b>			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: <b>Gary Sams</b>		Applicant Address: <b>75 West Johnstown Rd.</b>	
Applicant E-mail: <b>sams3@att.com</b>		Applicant Phone No.: <b>614 315 3049</b>	
BUSINESS Name (if applicable): <b>VFW</b>			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
<b>ADDITIONAL CONTACTS</b> (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) <b>VFW</b>		Property Owner Contact Information (phone no./email):	

### 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 Signature: **Gary Sams** Date: **4/15/19**

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

INTERNAL USE

Zoning File No. <b>DR-00762019</b>
PC Meeting Date: _____
PC File No. _____

RECEIVED: <b>KAW</b>
DATE: <b>4-15-19</b>

PAID: <b>100.00</b>
DATE: <b>4-15-19</b>
CHECK#: <b>1518</b>



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## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 119Z (visit <a href="http://www.municode.com">www.municode.com</a> )				
	2. Pre-application conference with staff	✓			
	3. Materials List (see page 3) – does not apply to demolition applicants				
	4. Authorization Consent Form Complete & Notarized (see page 4)	✓			
	5. Application & all supporting documents submitted in digital format				
	6. Application & all supporting documents submitted in hardcopy format	✓			
	7. Application fee paid (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )	✓			
<b>PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT</b>					
<b>NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")</b>					
<b>SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS</b>					
<b>GENERAL REQUIREMENTS</b>					
	1. One 24"x36" & One 11"x17" prints of the plans				
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)				
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)				
	4. Color rendering(s) of the project in plan/perspective/or elevation				
<b>BUILDING CONSTRUCTION, EXTERIOR REMODELING, &amp; ADDITIONS (INCLUDING PARKING LOTS &amp; LANDSCAPING)</b>					
	1. <b>SITE PLAN</b> that includes the following: (include: scale, north arrow, & address)				
	- All property & street pavement lines	✓			
	- Gross area of tract stated in square feet	✓			
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)	✓			
	- Location of all existing and proposed buildings on the site	✓			
	- Location of all existing (to remain) & proposed lighting standards				
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)	✓			
	- Provide lot coverage breakdown of building & paved surface areas	✓			
	2. <b>LANDSCAPE PLAN</b> (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	✓			
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)	✓			
	- Designation of required buffer screens (if any) between parking area & adjacent property				
	- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)	✓			
	3. <b>ELEVATIONS</b> from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)	✓			
	- Exterior materials identified	✓			
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior				
	4. <b>LIGHTING STANDARD DRAWING</b> that includes the following: (scaled drawing)				
	- All sizing specifications				
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)				
	- Materials, colors, & manufacturer's cut sheet				
	- Ground or wall anchorage details				

CONTINUE TO PAGE 3



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5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:				
<ul style="list-style-type: none"> <li>- Scale model</li> <li>- Section profiles</li> <li>- Perspective drawing</li> </ul>				
<b>DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS</b>				
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				

<h2>MATERIAL LIST</h2>			
<i>NOT REQUIRED FOR DEMOLITION APPLICANTS</i>			
Item	Manufacturer Name	Color Name	Color Number
Awnings	★ 2 hole split rail fence	.40 acq posts .25 acq rails	
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Signs			
Stucco			
Trim			
Windows			

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**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.

**AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)** *If the applicant is not the property owner, this section must be completed & notarized.*

I, Ernie Massie Commander, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Gary Sams to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: [Signature] Date: 2 April 2019

**AUTHORIZATION TO VISIT THE PROPERTY**

I, Ernie Massie Commander, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 2 April 2019

NOTARY

Subscribed and sworn to before me on this 4<sup>th</sup> day of April, 2019.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



Laura McDonley  
Notary Public-State of Ohio  
Recorded in  
Franklin County  
My Commission Expires  
September 2, 2019

**AGREEMENT TO COMPLY AS APPROVED**

I, Gary Sams, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 4/3/19

NOTARY

Subscribed and sworn to before me on this 4<sup>th</sup> day of April, 2019.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



Laura McDonley  
Notary Public-State of Ohio  
Recorded in  
Franklin County  
My Commission Expires  
September 2, 2019

**APPLICATION ACCEPTANCE**

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration.
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: *(Signature)* Date: 4/25/19

**APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR**

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on \_\_\_\_\_. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE

Planning & Zoning Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Chief Building Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Director of Public Service Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 City Engineer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.*



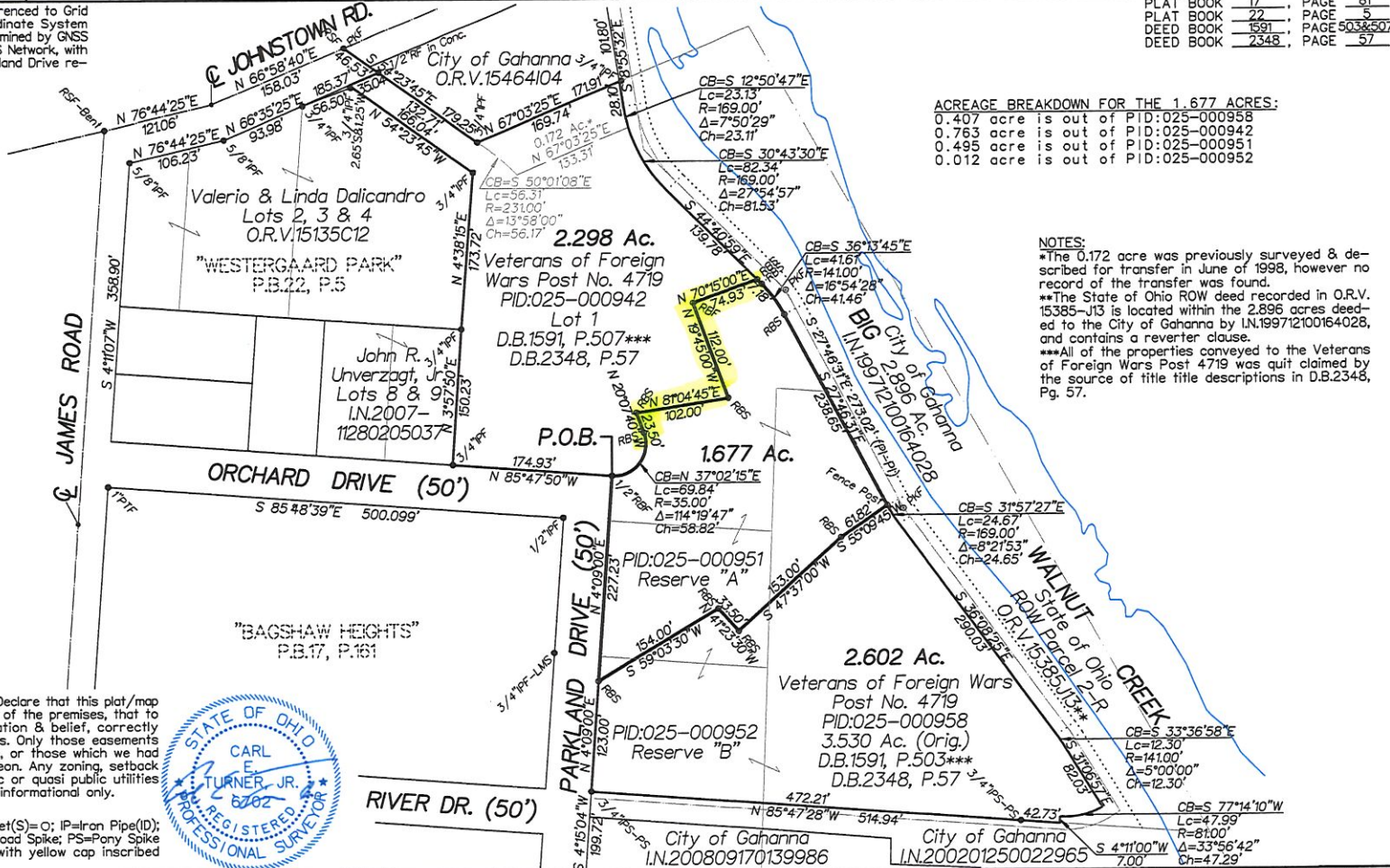
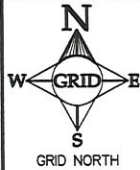
238 Academy Woods Drive  
Gahanna, Ohio 43230-2184  
614.471.0663  
www.terrasurveyingservices.com

**LOT SPLIT SURVEY**  
LOCATED IN QTR. TOWNSHIP 4, TOWNSHIP 1, RANGE 17  
UNITED STATES MILITARY DISTRICT  
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:  
GAHANNA PARKS DEPARTMENT &  
V.F.W. POST NO. 4719

DATE:	TERRA FILE NO.
25 MAY 2017	25.11GAH107.17
GRAPHIC SCALE: 1"=120'	
PLAT BOOK	PAGE
17	61
DEED BOOK	PAGE
2348	57

**BASIS OF BEARINGS:** Bearings are referenced to Grid North of the Ohio State Plane Coordinate System (South Zone/NAD83-2011 Adj.), as determined by GNSS observations tied to the Ohio CORS VRS Network, with the easterly right-of-way line of Parkland Drive resolved to be North 4°09'00" East.



**ACREAGE BREAKDOWN FOR THE 1.677 ACRES:**

0.407 acre	is out of	PID:025-000958
0.763 acre	is out of	PID:025-000942
0.495 acre	is out of	PID:025-000951
0.012 acre	is out of	PID:025-000952

**NOTES:**

- \*The 0.172 acre was previously surveyed & described for transfer in June of 1998, however no record of the transfer was found.
- \*\*The State of Ohio ROW deed recorded in O.R.V. 15385-J13 is located within the 2.896 acres deeded to the City of Gahanna by I.N.199712100164028, and contains a reverter clause.
- \*\*\*All of the properties conveyed to the Veterans of Foreign Wars Post 4719 was quit claimed by the source of title title descriptions in D.B.2348, Pg. 57.

**SURVEYOR'S STATEMENT:** We hereby Declare that this plat/map was prepared from an actual survey of the premises, that to the best of our knowledge, information & belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon. Any zoning, setback or sideyard data, underground public or quasi public utilities or structures shown hereon are informational only.



**SURVEY MONUMENTS:** Found(F)=●, Set(S)=○; IP=Iron Pipe(1D); SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike; PS=Pony Spike & PK=PK Nail. RBS=5/8" rebar set with yellow cap inscribed TERRA SURVEY/TURNER P56702.

**T TERRA**  
*Surveying Services LLC*

238 Academy Woods Drive  
 Gahanna, Ohio 43230-2184  
 614.471.0663  
 www.terraurveyingservices.com

**LOT SPLIT SURVEY**  
 LOCATED IN QTR-TOWNSHIP 4, TOWNSHIP 1 RANGE  
 UNITED STATES MILITARY DISTRICT  
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:  
 GAHANNA PARKS DEPARTMENT &  
 W.V. POST NO. 4719

DATE: **25 MAY 2017** TERRA FILE NO.: 25.11GAH.107.17  
 120 00 60 40 20 0 120  
 GRAPHIC SCALE: 1"=120'  
 PLAT BOOK 17 PAGE 61  
 PLAT BOOK 27 PAGE 61  
 DEED BOOK 1591 PAGE 5038-507

**BASIS OF BEARINGS:** Bearings are referenced to Grid North of the Ohio State Plane Coordinate System (South Zone/NAD83-2011 Ad.) as determined by GNSS observations tied to the Ohio CORS VRS Network.



**SURVEYOR'S STATEMENT:** We hereby declare that this plat map was prepared from an actual survey of the premises, that to the best of our knowledge, information & belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention or those which the land owner's special knowledge of are shown hereon. Any zoning, setback or flycatcher data, underground utilities, quasi public utilities or substructures shown hereon are informational only.

**SURVEY MONUMENTS:** Found (F)=O, Set (S)=O; IP=Iron Pipe (D)=Steel Pipe (OD); RB=Rebar; RS=Railroad Spike; PS=Port Cement & Poly. (M)=RBS=5/8" rebar set with yellow cap inscribed TERRA SURVEY/TURNER PS6792

©2017 TERRA SURVEYING SERVICES LLC

NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE SEAL







April 23, 2019

VFW Post 4719  
75 W Johnstown Rd  
Columbus Ohio 43230

RE: Project 75 W Johnstown Rd

Dear VFW Post 4719:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

**Building**

1. No comments, no building plan review or permit required.

**Public Service & Engineering**

2. No comment.

**Community Development**

3. Please provide the height of the fence. The property is zoned OG-3 which limits the height of fencing to a maximum of 42".

**Fire District**

4. No Comment Received.

**Parks**

5. No Comment Received.

**Public Safety**

6. No Comment Received.

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

Sincerely,

Kelly Wicker  
Administrative Assistant

## Kelly Wicker

---

**From:** Gary Sams <sams3@att.net>  
**Sent:** Tuesday, April 23, 2019 11:45 AM  
**To:** Kelly Wicker  
**Subject:** Comment Letter.pdf  
**Attachments:** Comment Letter.pdf

Per your request and question to the height of the fence we are purposing.  
Maximum height of our posts will be no more than 42inches.  
Thank you for your help!  
Gary Sams

Sent Gary's iPhone



## PLANNING AND DEVELOPMENT STAFF REPORT

### Request Summary

The VFW is requesting to place a split rail fence along their northern property line. The fence will be 42 inches in height which is the maximum allowable by Code. The Code requires that new fences be reviewed for consistency with the Olde Gahanna District requirements and the appropriateness of the request evaluated by Planning Commission.

The subject property is zoned Olde Gahanna Recreation (OG-3). OG-3 limits fences to a maximum of height of 42. Fences shall be constructed of durable materials such as stone, brick, wood, or metal. Chain link fencing is not permitted. The applicant's request for a split rail fence 42 inches in height is consistent with the Code.

### 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.

The majority of design review standards are not relevant to a request of this scope. Below are the most relevant standards of Design Review District 1 (DRD-1).

- Decorative fences in the front and side yard are limited to a maximum height of 42 inches.

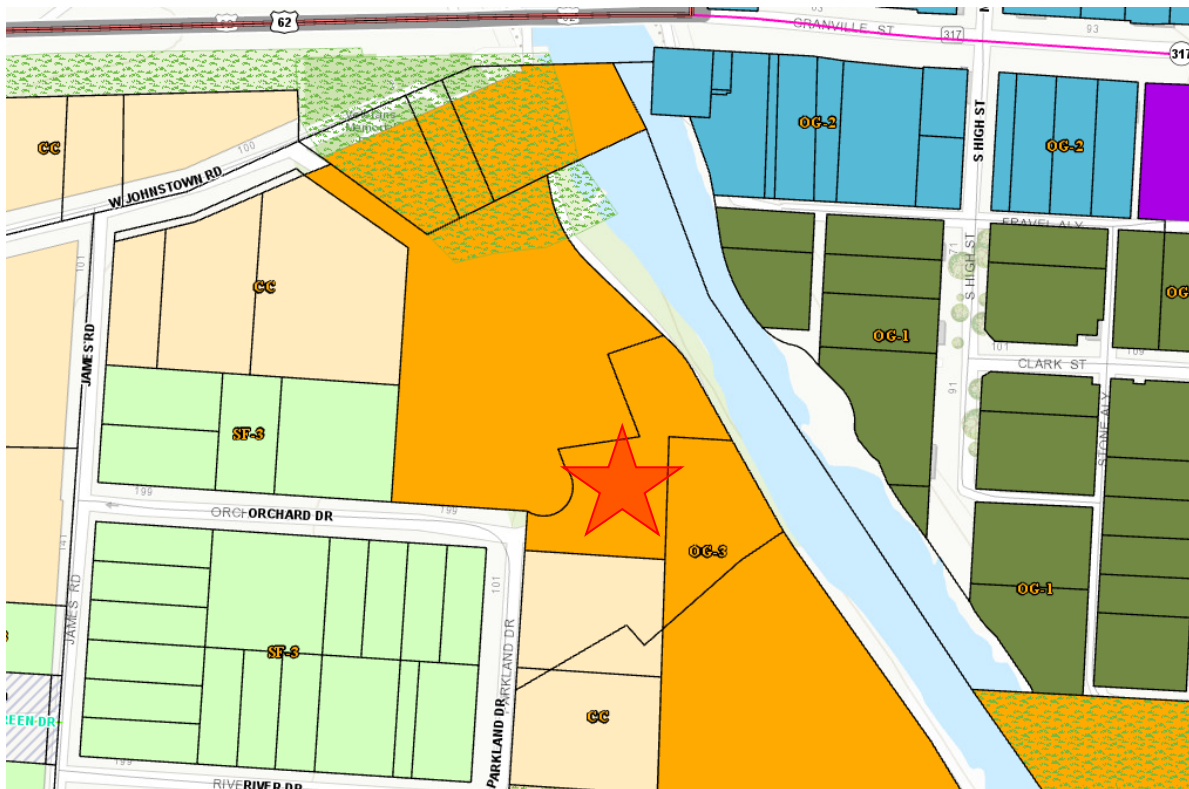
### Recommendation

It is Planning and Development staff's opinion that the requested application is consistent with applicable Olde Gahanna Design Guidelines and the zoning code.

Proposed Fence



Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director