

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. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

*Applicant Name: Signvision - Laura Schweitzer *Phone: 614-325-9448
*Applicant Address: 987 Claycraft Rd Gahanna OH 43230 *Fax: 614-864-0302
*Applicant Email: lauras@signvisionco.com

*Applicant's Relationship to Project: Land Owner: Option Holder: Cont. Purchaser: Agent:

*Property Owner Name: Cole of Phoenix *Phone: _____
*Property Owner Address: 2325 Camelback Rd, #110 *Fax: _____
*Contact Name: Pam Poore *Email: pampore@federalhealth.com

*Address for Requested Variance: 1310 N Hamilton Rd
*Parcel ID#: 025-02896-00 *Current Zoning: CC-2

*Description of Variance Requested: Allow user to have LED pricing system on secondary sign

*Applicant's Signature: Laura Schweitzer *Date: 4-7-15
lauras@signvisionco.com

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

- ✓ Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
- One (1) digital copy of completed application and associated documents.
- ✓ A list of contiguous property owners and their mailing addresses.
- ✓ Pre-printed mailing labels for all contiguous property owners.
- ✓ 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.
- Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

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

Code Sections to be varied: 1165.04(a)(16)

Description of the governing code and the requested variance: To allow an electronic message sign for gas pricing

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: _____

For Internal Use:

SunGard File No. 15040005
PC File No. V-5-2015
Public Hearing Date: 5/13/15

Revised 10-1-2014/cas

RECEIVED
(Received)
APR 9 2015
By JW

(Paid) (Accepted by PZA)
PAID
APR 10 2015
BY: JW Cheek
21825

#3

Property owners

Stoneridge Plaza Shops, LLC
250 Civic Center Drive # 500
Columbus, OH 43215

Inland American Gahanna
2901 Butterfield Rd
Oakbrook Park, IL 60523

Morse & Hamilton LP
250 Civic Center Drive # 500
Columbus, OH 43215

Inland American Gahanna
2901 Butterfield Rd
Oakbrook Park, IL 60523

Cole of Phoenix AZ, LLC
2325 E Camelback Rd # 1110
Phoenix, AZ 85016

Morse & Hamilton LP
250 Civic Center Drive # 500
Columbus, OH 43215

Morse & Hamilton LP
250 Civic Center Drive # 500
Columbus, OH 43215

Marsha Gerdeman
496 Caulkin Lane West
Columbus, OH 43230

Inland American Gahanna
2901 Butterfield Rd
Oakbrook Park, IL 60523

Cole of Phoenix AZ, LLC
2325 E Camelback Rd # 1110
Phoenix, AZ 85016

Morse & Hamilton LP
250 Civic Center Drive # 500
Columbus, OH 43215

Richard Meizlish
Brent Meizlish
Sanford Meizlish
454 Saddlery Dr
Columbus, OH 43230

#5



Corporate Address:
987 Claycraft Road
Columbus, OH
43230

Email: Sales@SignVisionCo.com
Phone: (614) 475-5161
Fax: (614) 864-0302

When You're Ready... We're Here!

April 7, 2015

Planning and Zoning Commission
City of Gahanna
200 S Hamilton Rd
Gahanna, OH 43230

Re: Updating Get Go's main free standing sign at Gahanna GetGo Station

GetGo is requesting permission to upgrade the monument sign closest to the gas station at 1310 N Hamilton Rd. This is GetGo's main ID sign even though they are mentioned on the Giant Eagle sign at the road

In a continuing effort to update their stores and maintain brand imaging, we are requesting the city allow us to replace the current manual gas pricer system with an updated two product (unleaded and diesel) LED pricer system. In order to do this the existing manual system is removed and the new LED system is placed in the exact same spot. Please see attached art design.

The updated sign will be more energy efficient; will be more esthetically pleasing to the customer and will update the exterior of the location.

This new sign will also keep up with the current look for GetGo gas stations around the country. All Giant Eagle GetGo gas stations are under contract to update to LED where allowed.

In addition to all the above mentioned benefits, this new design will make the task of changing the pricing easier, with the ever changing weather in this reagon and the wildly fluctuating gas prices, the new sign will no longer require the attendants to go outside the change the gas prices. This sign will make the employees jobs safer and more efficient.

The purpose of this sign is to reflect the price of gasoline. The sign will not flash, blink or have a banner type advertisement.

Thank you for your time and consideration.

Laura Schweitzer
Sign Vision

EXHIBIT A

15.550 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military Lands and being all of those tracts of land as conveyed to _____ by deeds of record in Instrument Numbers _____, all references refer to the records of the Recorder's Office, Franklin County, Ohio, and described as follows:

Beginning for reference at Franklin County Geodetic Survey Monument Number 6616 at the centerline intersection of Hamilton Road with Morse Road, said Monument being North 03° 13' 54" East, a distance of 1514.74 feet from Franklin County Geodetic Survey Monument Number 8817 in the centerline of said Hamilton Road;

thence South 03° 13' 54" West, with the centerline of said Hamilton Road, a distance of 785.28 feet to a Mag Nail set at the southwesterly corner of that 0.764 acre tract of land as conveyed to the County of Franklin by deed of record in Official Record 33950F12, being the True Point of Beginning for the tract herein intended to be described;

thence South 88° 14' 49" East, with the southerly line of said 0.764 acre tract, and the southerly line of that tract of land as conveyed to Park National Bank Successor of Trust of the Morris L. Mattlin Trust by deed of record in Official Record 26275118, a distance of 525.79 feet to an iron pin set at a southeasterly corner thereof, in the westerly line of that tract of land as conveyed to Park National Bank Trustee of record in Official Record 27451J03;

thence with the perimeter of said Park National Bank Trustee tract the following courses:

South 31° 51' 02" East, a distance of 338.22 feet to an iron pin set at a southwesterly corner thereof; and

South 88° 12' 26" East, a distance of 100.65 feet to an iron pin set at a southeasterly corner thereof, in the westerly line of that tract of land as conveyed to EPCON Group Inc. of record in Official Record 28286H08;

thence South 16° 26' 24" East with said westerly line, a distance of 326.13 feet to an iron pin set at a southwesterly corner thereof, in the northerly line of that tract of land as conveyed to The Stonehenge Co. by deed of record in Instrument Number 200003010041021;

thence North 85° 39' 42" West, with the northerly line of said Stonehenge Co. tract, a distance of 122.78 feet to an iron pin set at the northwesterly corner of said Stonehenge Co. tract;

thence along the westerly perimeter of said Stonehenge tract, the following courses:

South 03° 33' 14" West, a distance of 188.54 feet to an iron pin set;

South 36° 28' 11" East, a distance of 22.27 feet to an iron pin set;

South 18° 23' 22" West, a distance of 34.35 feet to an iron pin set;

North 82° 19' 32" West, a distance of 60.59 feet to an iron pin set; and

South 10° 40' 31" West, a distance of 125.59 feet to an iron pin set;

thence North 85° 39' 42" West, along a northerly line of said Stonehenge tract, and the northerly line of Lot 3 of that subdivision entitled "Terry Acres Subdivision" of record in Plat Book 24, Page 86, as conveyed to Stan Place by deed of record in Deed Book 3730, Page 411 (passing an iron pin set at 252.26 feet) a distance of 686.38 feet to an iron pin set at the northwesterly corner of said Lot 3, being the easterly right-of-way line of said Hamilton Road;

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15.550 ACRES

-2-

thence North 03° 34' 35" East, along said right-of-way line, a distance of 180.01 feet to an iron pin set at the southwesterly corner of that 0.041 acre tract as conveyed to The Franklin County Commissioners by deed of record in Official Record 32383A12;

thence South 85° 39' 42" East, along said right-of-way line, being the southerly line of said 0.041 acre tract, a distance of 10.00 feet to an iron pin set at the southeasterly corner of said 0.041 acre tract;

thence North 03° 34' 35" East, along the easterly line of said 0.041 acre tract, being said easterly right-of-way line, a distance of 1.36 feet to an iron pin set;

thence North 03° 13' 54" East, continuing along said right-of-way line, being the easterly line of said 0.041 acre tract, a distance of 178.68 feet to an iron pin set at the northeasterly corner of said 0.041 acre tract;

thence North 85° 39' 42" West, continuing along said right-of-way line, being the northerly line of said 0.041 acre tract, a distance of 10.00 feet to an iron pin set at the southeasterly corner of that 0.310 acre tract as conveyed to the City of Gahanna by deed of record in Official Record 20370D17;

thence North 03° 13' 54" East, continuing along said right-of-way line, being the easterly line of said 0.310 acre tract, a distance of 270.73 feet to an iron pin set at the northeasterly corner of said 0.310 acre tract;

thence North 88° 12' 26" West, along the northerly line of said 0.310 acre tract, a distance of 50.02 feet to a Mag Nail set at the northwesterly corner of said 0.310 acre tract, being in the centerline of said Hamilton Road;

thence North 03° 13' 54" East, along said centerline, a distance of 281.29 feet to the True Point of Beginning, and containing 15.550 acres of land, more or less, of which 0.162 acres lies within the right-of-way of Hamilton Road, leaving a net acreage of 15.388 acres of land.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

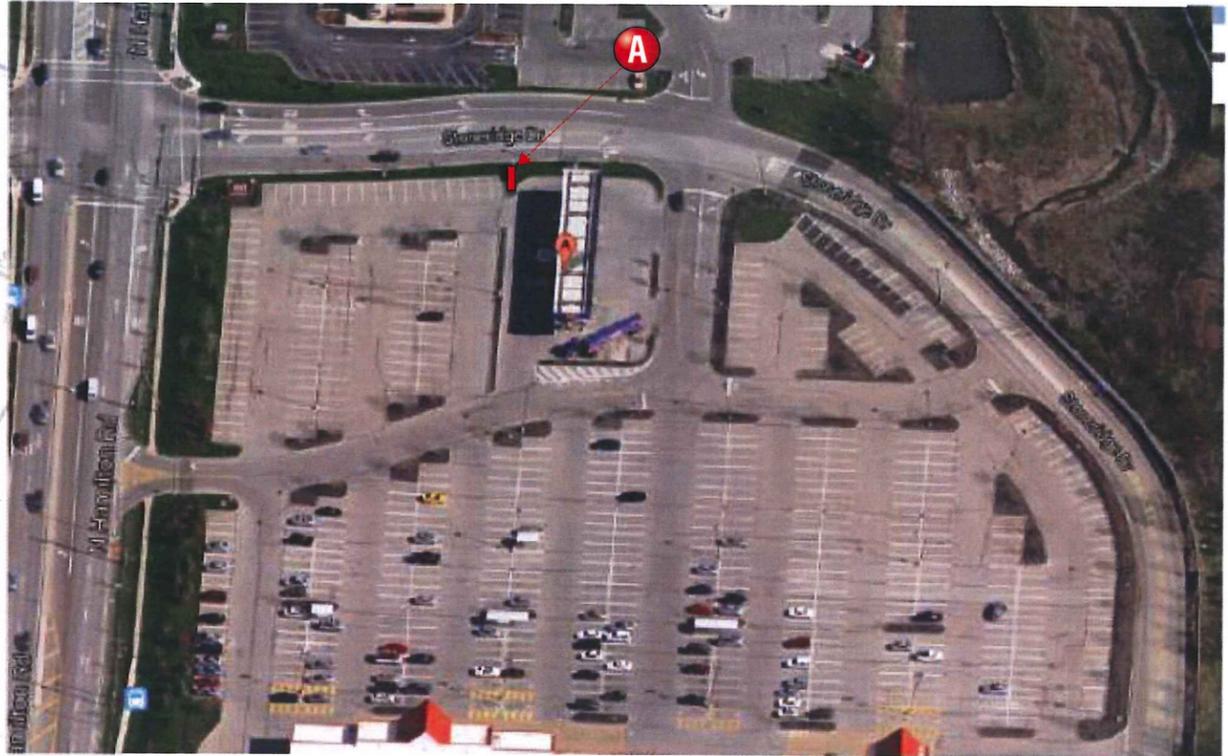
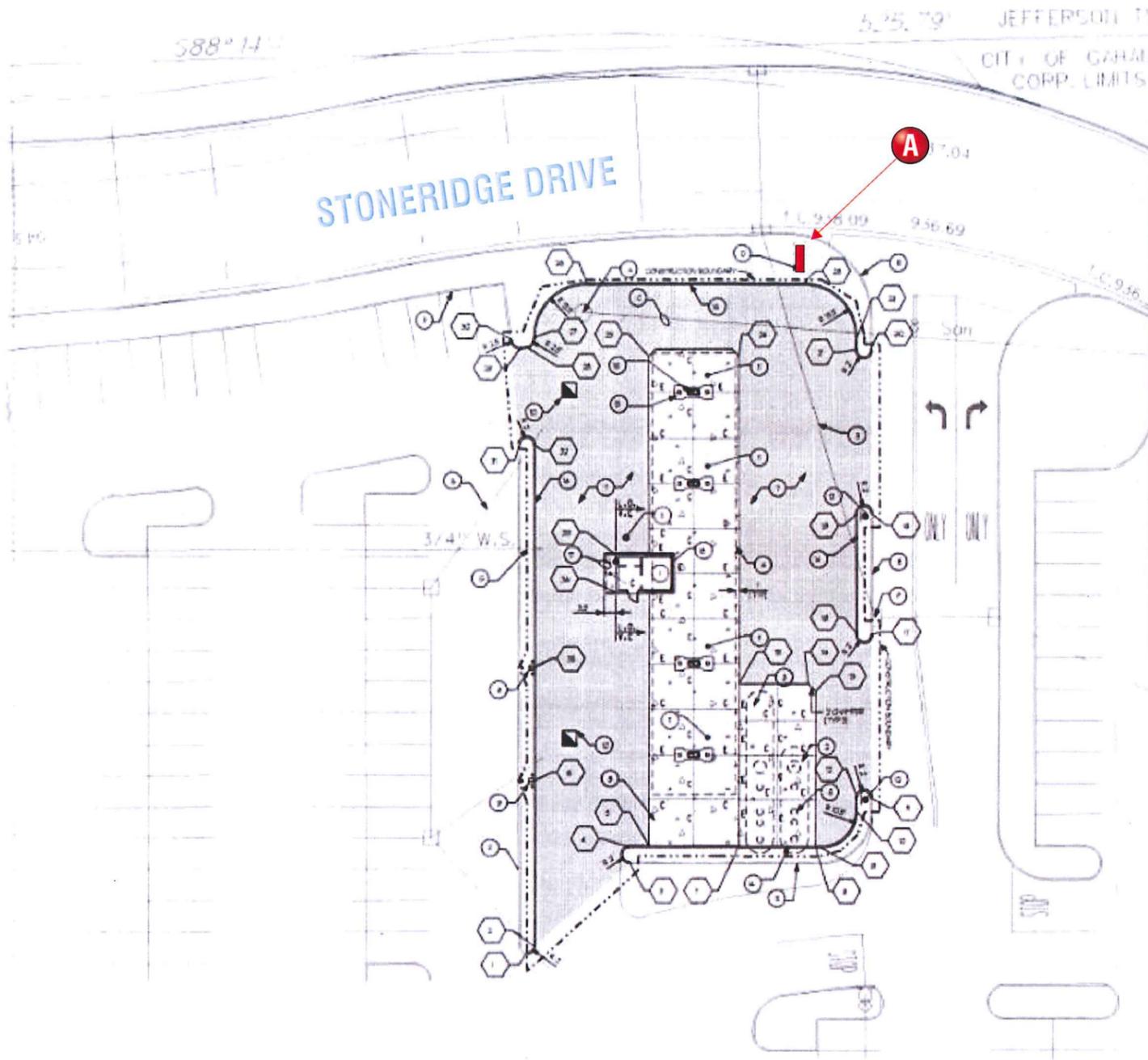
Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments 6616 and 8817, having a bearing of South 03° 13' 54" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Clark E. White
Registered Surveyor No. 7868

CEW:km/dcc00

A-2



SITE PLAN- NTS 

FEDERAL HEATH
SIGN COMPANY
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(813) 855-4415 (800) 284-3284 Fax (813) 854-3037

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Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions: _____

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **Boyd Hippenstiel**

Project Manager: **Pam Poore**

Drawn By: **Chris Harris**

 Underwriters Laboratories Inc.  ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



#3501
1310 North Hamilton Rd.
Columbus, OH 43230

Job Number: **23-29896-10**

Date: **02-13-15**

Sheet Number: **1** of **3**

Design Number: **23-29896-10**

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EXISTING



* Final VO and trim size to be verified

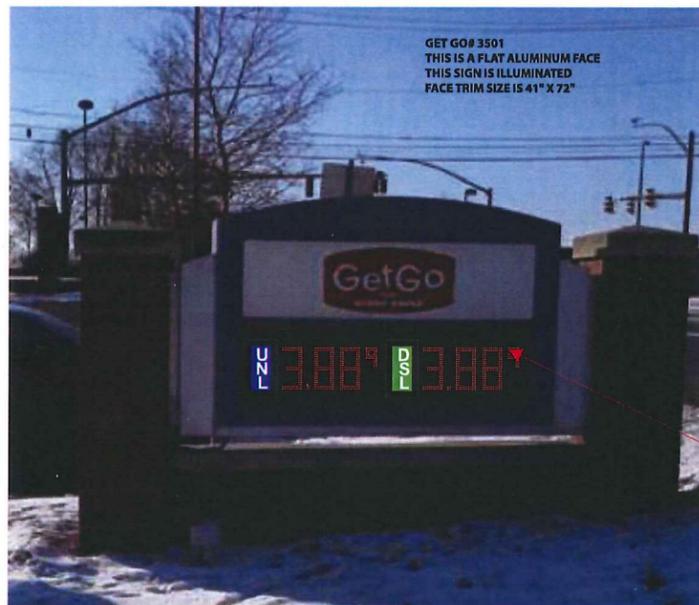
SIGN TYPE A ELEVATION TWO (2) FACES REQ'D

AGENT TO REMOVE EXISTING MANUAL PRICER FACES AND LIGHTING ON ONE D/F MONUMENT. NEW LED FACES TO BE INSTALLED.
A SEPARATE CONTROL BOX IS TO BE MOUNTED INSIDE CABINET.

LED BOARDS TO RUN 24 HOURS, 7 DAYS A WEEK



Cabinet & Digit Specs:	Label Specs:	Other:
Digit Size & Style: 10" LED Digit Color: Red Overall Cabinet Size: TBA Cabinet Color: Black Single or Double Face: Double - faces	LED Backlit Label Panel - Label Cap Height & Style: Futura MDCN BT Normal 'UNL' Label Panel Color: 3M 630-57 Oly Blue 'UNL' Label Type Color: White 'DSL' Label Panel Color: 3M 3630-76 Holly Green 'DSL' Label Type Color: White	<ul style="list-style-type: none"> Warranty: 2 year on-site parts/labor if Sunshine tech or approved install; otherwise 2 year parts only Control: Wireless Keypad (300ft range) Constant Hot AC Power must be provided by 'others' Crane truck/crew must be provided by 'others'



GET GO# 3501
THIS IS A FLAT ALUMINUM FACE
THIS SIGN IS ILLUMINATED
FACE TRIM SIZE IS 41" X 72"

**NEW SUNSHINE LED GAS PRICE FACES.
TO BE INSTALLED IN PLACE OF
OLD STYLE MANUAL FACES**

EXISTING SIGN WITH NEW GAS PRICE FACES



SIGN COMPANY
www.FederalHeath.com

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Account Rep: Boyd Hippenstiel

Project Manager: Pam Poore

Drawn By: Chris Harris

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#3501
1310 North Hamilton Rd.
Columbus, OH 43230

Job Number: 23-29896-10

Date: 02-13-15

Sheet Number: 2 of 3

Design Number: 23-29896-10

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Faces Only

Install Applications

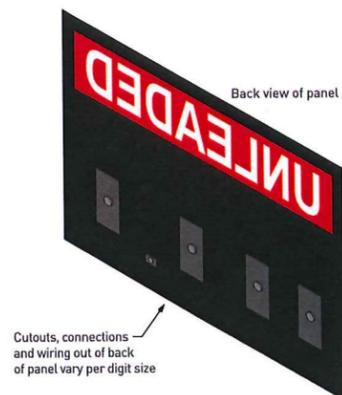
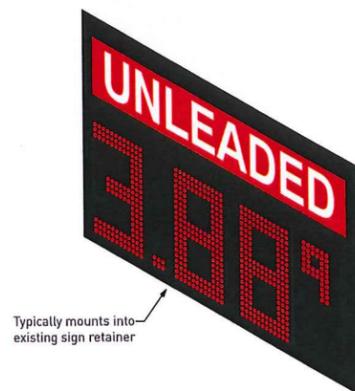
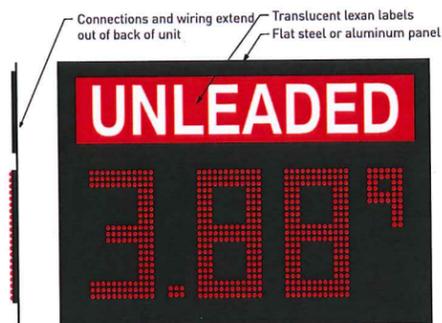
Retrofit of existing sign
New cabinet built by others

Mounting Options

Fastens directly to cabinet
Slides in or fastens to a retainer,
when cut to client specified trim size

Specs

Not self-contained - separate
control box to be mounted inside
existing cabinet
Minimal depth approximately 1
LED modules mounted to flat panel
Includes grade label panel
Backlit by Sunshines optional
LED lighting kit or lighting provided
by others



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Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: **Boyd Hippenstiel**
Project Manager: **Pam Poore**
Drawn By: **Chris Harris**

Underwriters Laboratories Inc. (UL) **nec** **ELECTRICAL TO USE ALL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS**
ALL ELECTRICAL SIGNAGE TO COMPLY WITH N.E.C. AND ARTICLE 605 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
GetGo
GIANT EAGLE
#3501
1310 North Hamilton Rd.
Columbus, OH 43230

Job Number: **23-29896-10**
Date: **02-13-15**
Sheet Number: **3** of **3**
Design Number: **23-29896-10**

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CITY OF GAHANNA
STAFF COMMENTS

Project Name: Giant Eagle

Project Address: 1310 N. Hamilton Rd.

No building department comments & no building permit will be required.

Respectfully Submitted By:

Kenneth W. Fultz, P.E.
Chief Building Official



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200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230

614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Giant Eagle Get Go

Project Address: 1310 N Hamilton Rd

Planning and Development

The applicant has requested a variance to allow an electronic message sign for gas pricing at the entrance to the Giant Eagle Get Go gas station. The site currently has an LED sign located at the intersection of Hamilton Road and Stoneridge Drive. The request would not increase the size of the sign or substantially change the sign structure.

Staff supports the applicants request for a variance. The site already has an existing LED sign along Hamilton Road that will remain. Updating the sign at the entrance to the gas station will provide a uniform appearance along this major corridor. It should be noted that while the site is located within the North Triangle Area Plan, the Plan does not discuss signage.

Requests for a sign variance is subject to the criteria of 1165.12.

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

B. Whether the variance is substantial;

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);

E. Whether the property owner purchased the property with the knowledge of the zoning restriction;

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;



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H. Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and

I. Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

Location Map



Zoning Map



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Site Pictures



Existing sign at the intersection of Hamilton Road and Stoneridge Drive.



Existing sign at entrance to gas station. Proposed to be replaced with LED price panels

Respectfully Submitted By:

Michael Blackford

Deputy Director, Planning and Development



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STAFF COMMENTS

Project Name: Giant Eagle

Project Address: 1310 N. Hamilton Rd.

The applicant seeks approval to allow an electronic gas pricing panel to be installed in stead of the manual panel in the existing sign near the fuel station. Most recently, Giant Eagle was approved for changing the main sign at Hamilton Road to include the electronic gas pricing panel. This change out will provide more safety to the employees currently changing the sign, and provide a back-up for those shoppers that may have missed the Hamilton Road sign.

1165.12 VARIANCES AND APPEALS.

(a) Variance Procedure. This section shall not apply to temporary signs as defined in Section [1165.07](#) of this chapter.

(1) The standard for granting a variance which relates solely to area requirements is a lesser standard than that applied to variances which relate to use. An application for an area variance need not establish unnecessary hardship; it is sufficient that the application show practical difficulties.

In determining whether a property owner seeking an area variance has encountered practical difficulties, Planning Commission shall consider and weight the following factors.

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

B. Whether the variance is substantial;

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);

E. Whether the property owner purchased the property with the knowledge of the zoning restriction;

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

H. Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and

I. Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

(2) In granting such variance, the Planning Commission may specify the size, type and location of the sign, and impose such other reasonable terms, restrictions and conditions as it may deem to be in the public interest.



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CITY OF GAHANNA

(b) Appeals. Any person affected by any decision of the Planning and Zoning Administrator or the Planning Commission made pursuant to this chapter may file an appeal with the Board of Zoning and Building Appeals in accordance with the requirements of Section [1127.08](#) (Appeal of Administrative Orders).

Respectfully Submitted By: Bonnie Gard
Planning and Zoning Administrator



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CITY OF GAHANNA
STAFF COMMENTS

Project Name: Giant Eagle

Project Address: 1310 N. Hamilton Rd.

No ISSUES WITH SIGN VARIANCE

Respectfully Submitted By:

FIRE MARSHAL

MIFFLIN TWP. DIVISION OF FIRE



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CITY OF GAHANNA
STAFF COMMENTS

Project Name: Giant Eagle

Project Address: 1310 N. Hamilton Rd.

No comment

Respectfully Submitted By:

Robert S. Priestas



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