



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

CONDITIONAL USE 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: 254 West Johnstown Rd.		Project Name/Business Name (if applicable):	
Parcel ID No.(s): 025-000908-00	Current Zoning: Community Commercial	Total Acreage: 0.91	
Proposed Use/Timeframe: Requesting approval for a used car lot without making any alterations to the outside of the property. Planning to use the existing blacktop to display up to 30 cars. Hoping to start by February 15th 2018.			
STAFF USE ONLY - Conditional Use:			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Andrew Meyta		Applicant Address: 1382 Hickory Ridge Lane Columbus, OH 43235	
Applicant E-mail: MEYTAANDREW@yahoo.com		Applicant Phone No.: 614-598-2518	
BUSINESS Name (if applicable):			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) Andrew Meyta		Property Owner Contact Information (phone no./email): 614-598-2518	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

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: 1.9.18

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. CU-0004-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 1-11-18

PAID: \$ 100.00
DATE: 1-11-18
CHECK#: 4465

CONDITIONAL USE APPLICATION – SUBMISSION REQUIREMENTS

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

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Have you gone through the Area Commission process? Area Commission Meeting date held: <u>12.21.17.</u>	✓			
	2. Review Gahanna Code Section 1169 (visit www.municode.com)	✓			
	3. Pre-application conference with staff	✓			
	4. Legal description of property certified by registered surveyor (11"x17" copy)	✓	see survey		
	5. Statement of the proposed use of the property	✓	see application		
	6. Statement of the necessity or desirability of the proposed use to the neighborhood or community				
	7. Statement of the relationship of the proposed use to adjacent property & land use				
	8. PLOT PLAN including the following: (24"X36" copy of plan folded to 8.5"x11" size)				
	- The boundaries and dimensions of the lot	✓			
	- The size and location of existing and proposed buildings and/or structures	✓			
	- The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping	✓			
	- The relationship of the proposed development to the development standards	✓			
	- The use of land and location of structures on adjacent property	✓			
	9. List of contiguous property owners & their mailing address		forthcoming		
	10. Pre-printed mailing labels for all contiguous property owners		forthcoming		
	11. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓			
	12. Application & all supporting documents submitted in digital format		✓		
	13. Application & all supporting documents submitted in hardcopy format				
	14. Authorization Consent Form Complete & Notarized (see page 3)	✓			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

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.

Planning & Zoning Administrator Signature: 

Date: 1/30/18

INTERNAL USE

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, Andrew Meyta, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Andrew Meyta 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.

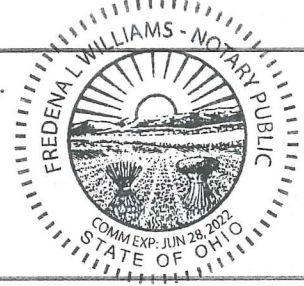
Property Owner Signature: [Signature] Date: 1.10.18

AUTHORIZATION TO VISIT THE PROPERTY

I, Andrew Meyta, 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: 1.10.18

Subscribed and sworn to before me on this 10th day of January, 2018.
State of Ohio County of Franklin
Notary Public Signature: Fredena L. Williams

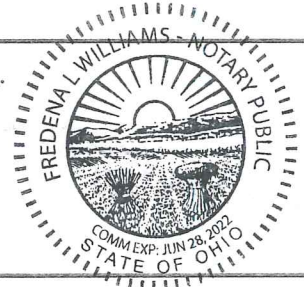


AGREEMENT TO COMPLY AS APPROVED

I, Andrew Meyta, 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: 1.10.18

Subscribed and sworn to before me on this 10th day of January, 2018.
State of Ohio County of Franklin
Notary Public Signature: Fredena L. Williams



Revised 1/26/18

HOY LAND SURVEYING
39 Village Green Drive
Westerville, Ohio 43082
Phone: 614-679-1186

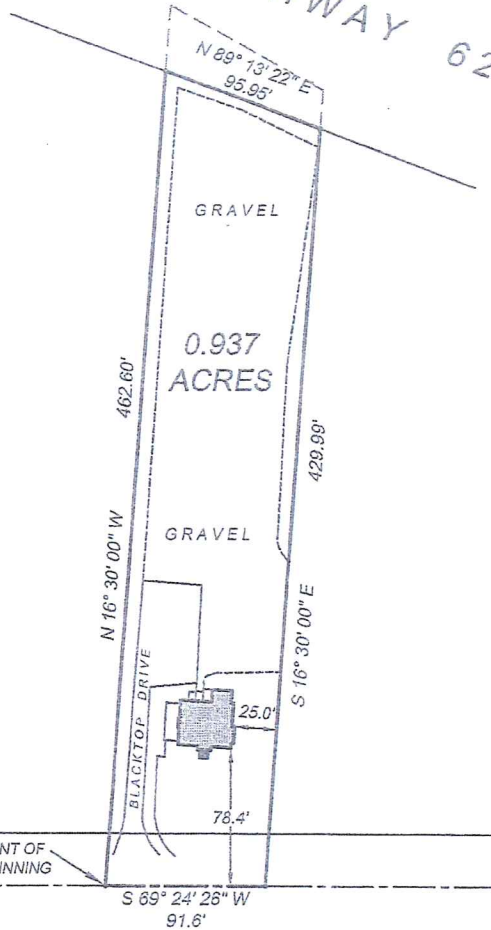
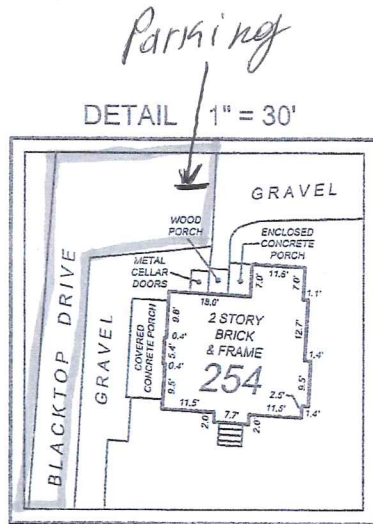


JOB NUMBER #: 3251-2017 S DATE OF DRAWING 11-29-17

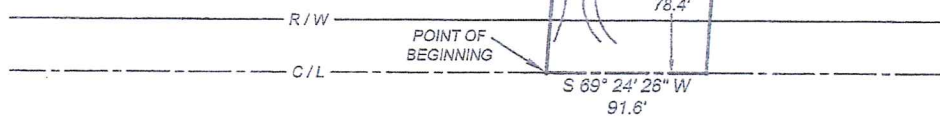
TITLE AGENCY GREAT AMERICAN TITLE LENDER FIRST CITY BANK BUYER MEYTA
0.937 ACRES - TOWNSHIP 1, QUARTER TOWNSHIP 4,
LEGAL DESC. RANGE 17, UNITED STATES MILITARY LANDS INST. 201105250066800 COUNTY FRANKLIN
CITY/TWP. MIFFLIN TOWNSHIP DRN. SJH CK. SS DRAWING SCALE 1" = 80'
FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0194K MAP DATE 6-17-08



U.S. HIGHWAY 62
N 89° 13' 22" E
95.95'



STYGLER ROAD



W. JOHNSTOWN ROAD 60'

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

ENCROACHMENT INFORMATION
None Noted

By Steven J. Hoy



HOY LAND SURVEYING
 39 Village Green Drive
 Westerville, Ohio 43082
 Phone: 614-679-1186



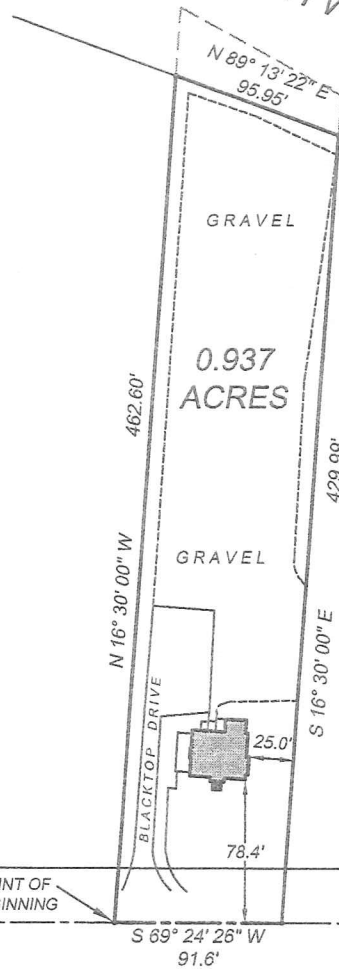
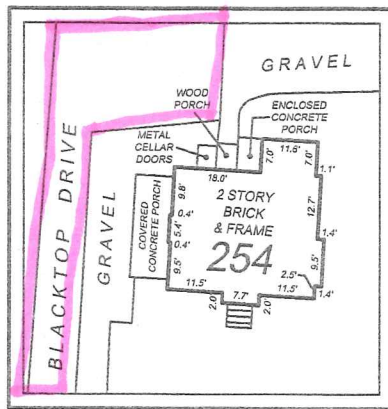
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 LEGAL DESC. 0.937 ACRES - TOWNSHIP 1, QUARTER TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS INST. 201105250066800 COUNTY FRANKLIN
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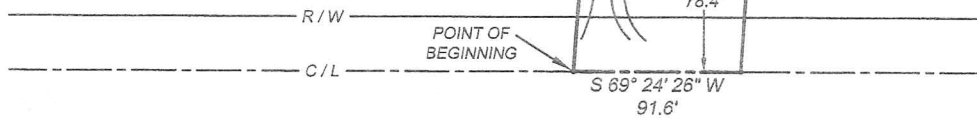


U.S. HIGHWAY 62
 N 89° 13' 22" E
 95.95'

DETAIL 1" = 30'



STYGLER ROAD



W. JOHNSTOWN ROAD 60'

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ENCROACHMENT INFORMATION
None Noted

By Steven J. Hoy





200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

January 19, 2018

Andrew Meyta
1382 Hickory Ridge Lane
West Worthington, OH 43235

RE: Project 254 W Johnstown Rd Conditional Use

Dear Andrew Meyta:

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.

Public Service & Engineering

1. Our office has record of poor drainage and drainage issues on this property. Our office strongly recommends that the owner pursue drainage improvements and stormwater management if the site is to be further improved.
2. The property is not connected to sanitary sewer. The owner shall connect to sanitary sewer unless otherwise approved by the Franklin County Board of Health.

Community Development

3. Chapter 1163.04 requires changes of use to provide for off-street parking spaces. The number of required spaces is dependent on the square footage of office space in the structure and the square footage of outdoor display area. One space per 1,000 square feet of outdoor display area and 1 space per 300 square feet of office space.

Please revise the site plan to depict the location of required parking. Parking is required to be on a paved surface.

4. Parking lot striping, lighting, and landscaping is not required for parking areas less than 1,000 square feet and/or less than 10 spaces.

Parks

5. The only concern that I have is if there are lights like most car lots the buildings to the west are Apartments. Per Rob Wendling

Public Safety

6. No concern or comments from the police department. Per Sheila Murphy

Fire District

7. There shall be a 20 foot fire apparatus access road from Johnstown Road around to the back of the building.

The roadway shall be capable of supporting a 75,000 lb. fire apparatus.

There shall be a turn around on the property for fire apparatus if the fire apparatus access road is longer than 150 feet. This shall be in accordance with Sections 503.2.1, 503.2.3, 503.2.4 and 503.2.5 of the 2017 Ohio Fire Code. Per Steve Welsh

Building

8. No Comment per Ken Fultz

Soil & Water Conservation District

9. No comment made

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

Sincerely,

Kelly Wicker
Administrative Assistant

From: [Andrew Meyta](#)
To: [Kelly Wicker](#); [Michael Blackford](#)
Subject: Re: Staff Comments 254 W Johnstown
Date: Sunday, January 28, 2018 7:50:52 PM
Attachments: [Staff Comments.pdf](#)

To whom it may concern in response to parking requirements: We will utilize 1250 SF of the outside space to display the cars and 280 SF of office space which will require two parking spaces. The drawings for the location of the parking was provided to Michael Blackford.

Thank you for consideration.

From: Kelly Wicker <Kelly.Wicker@gahanna.gov>
To: Andrew Meyta <meytaandrew@yahoo.com>
Cc: Michael Blackford <Michael.Blackford@gahanna.gov>
Sent: Friday, January 19, 2018 1:38 PM
Subject: Staff Comments 254 W Johnstown

Andrew,
Please see the attached staff comments for your project at 254 W Johnstown. Please contact Michael Blackford to further discuss the comments.

Thank you,

KELLY WICKER

Zoning Clerk

Department of Public Service

Division of Building and Zoning



CITY OF GAHANNA

200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4025
614.342.4111(fax)
kelly.wicker@gahanna.gov
www.Gahanna.gov
Twitter @CityOfGahanna



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a requested change of use for the property at 254 West Johnstown Road. The property was mostly recently used for outside display/sales of landscaping materials. The new owner of the property is requesting a conditional use to allow automobile sales.

The property is zoned Community Commercial (CC). CC allows new and used motor vehicle sales by conditional use. At this time, no changes/alterations to the site are proposed. However, all change of uses must meet parking requirements, therefore the revised site plan attached to the application depicts two parking spaces.

Parking and vehicle display must be on paved surfaces. Only the portions of the property that are paved may be utilized for parking/vehicle display. Future requests to expand the display area will require Final Development Plan (FDP) and Design Review (DR) approval.

Conditional Use

Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

It is staff's opinion that the request meets the four conditions of approval and therefore recommends approval of the request. Conditions may be added if there are concerns regarding the nature of the use. It should be noted that there is a similar use less than 1,000 feet to the west of the subject property. Staff is unaware of any issues caused by that business.

The property is located within the West Gahanna Development Study. The property is designated commercial/office. The proposed use is a commercial use, but not a use that was specifically identified in the Study as a preferred use.

Area Commission

The request was heard at the December 21st area commission meeting. Discussion was mostly positive. Comments from area commissioners and the public is attached. Please remember that comments are non-binding.



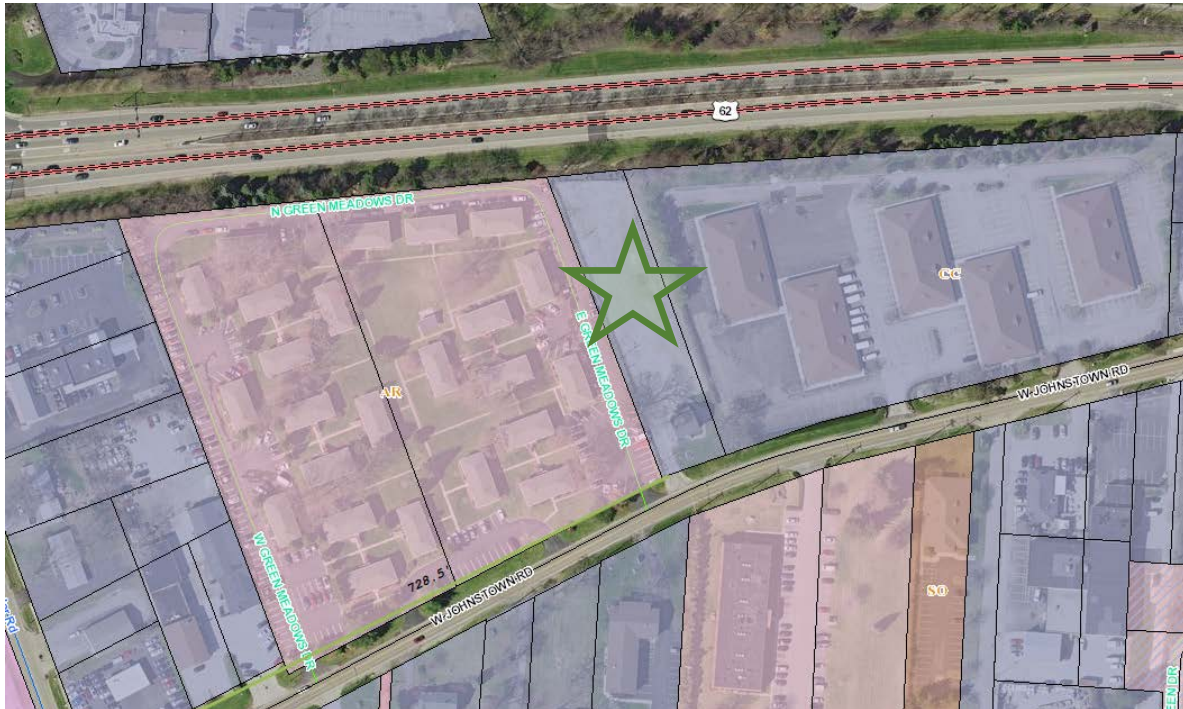
"HERB CAPITAL OF OHIO"

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



CITY OF GAHANNA

Zoning Map



Street View



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

USED AUTO SALES 254 WEST DOWNTOWN

Meeting date:

12/21/17

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other _____

Reviewer name:

JAMIE MCKENNA

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

YES

How would you improve the proposal as submitted?

NOTHING

What do you see as some of the outcomes of the proposal?

PAVED LOT WILL IMPROVE THE LOOK

What are your overall comments or suggestions?

SEE NO PROBLEMS WITH THIS PROPOSAL

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←			→		
	1	2	3	4	5	
Pedestrian friendliness						<input checked="" type="checkbox"/>
Scale				<input checked="" type="checkbox"/>		
Compatibility with surrounding uses				<input checked="" type="checkbox"/>		
Vehicular circulation				<input checked="" type="checkbox"/>		
Traffic impact on neighboring streets				<input checked="" type="checkbox"/>		

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

254 JOHNSTOWN USED AUTO

Meeting date:

12/21/17

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other _____

Reviewer name:

RYAN SPALC

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

How would you improve the proposal as submitted?

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

I THINK THE APPLICANT GENUINELY WANTS TO IMPROVE THE PROPERTY.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←			→		
	1	2	3	4	5	
Pedestrian friendliness						X
Scale					X	
Compatibility with surrounding uses				X		
Vehicular circulation				X		
Traffic impact on neighboring streets				X		

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

USED AUTO SALES - 254 W. JOHNSTOWN RD

Meeting date:

12-21-17

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other _____

Reviewer name:

DON JENSEN

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

ACCEPTABLE

How would you improve the proposal as submitted?

SIGNAGE?

What do you see as some of the outcomes of the proposal?

TRAFFIC DISTRACTION?

What are your overall comments or suggestions?

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←			→		
	1	2	3	4	5	
Pedestrian friendliness						X
Scale			X			
Compatibility with surrounding uses			X			
Vehicular circulation				X		
Traffic impact on neighboring streets			X			

JR Management Group LLC
14 W Main St.
Alpine, NJ 07620

FPP Limited
3794 Olen tangy River Rd.
Columbus, Ohio 43214