



VARIANCE APPLICATION SUMMARY



File Number	V-25-21
Property Address	817 N HAMILTON RD GAHANNA, OH 43230
Parcel ID	025-001918
Zoning District	RI - Restricted Institutional
Project/Business Name	One Church
Applicant	Brent Allen Brent.allen@one.church 330-506-6639
Description of Variance Request	We would like to use the gravel staging area we have for very temporary parking until our construction begins in October.

Requested Variances

Code Section	Code Title
Ch 1109.01(h)(1)	Parking, Access, and Circulation

Contiguous Properties:

**The only directly adjacent property to the temporary lot is 785 N. Hamilton Rd.
Owned by Kathleen (Kathy) Shaffer-Fletcher.**

A complete list of the other adjacent properties is as follows:

Joan Thornton, 397 Castle Pines Dr.

Linda Baker 395 Castle Pines Dr.

Adrea Rose 393 Castle Pines Dr.

Lorraine Rothrauff 389 Castle Pines Dr.

Anna Anderson 387 Castle Pines Dr.

Anita Lestini 385 Castle Pines Dr.

David Richards 410 Castle Pines Dr.

Robert Christopher 408 Castle Pines Dr.

Christy Nelson 406 Castle Pines Dr.

Bruce Henn 402 Castle Pines Dr.

Kristy Scott 400 Castle Pines Dr.

Carol McPeek 398 Castle Pines Dr.

Laura Newman 795 Cherry Wood Pl.

Bryan Caudill 807 Cherry Wood Pl.

Christopher Rose 806 Cherry Wood Pl.

Derek Weisend 850 Eastchester Dr.

Alec Fleschner 842 850 Eastchester Dr.

Leonid Polonsky 830 Eastchester Dr.

Rebecca Shaw 830 Eastchester Dr.

Erica Raymore 818 Eastchester Dr.

Natalia Basham 808 Eastchester Dr.

Robert Barnes 798 Eastchester Dr.

Sung Smith 273 Eastchester Ct.

David Haines 285 Eastchester Ct.

Brian Hofmann 295 Eastchester Ct.

Michael King Thomas 305 Eastchester Ct.

Joshua Wiener 313 Eastchester Ct.

On June 26, 2024 One Church was granted a temporary variance to use a gravel parking lot until December 31, 2024 in anticipation of beginning construction on our new building. Because our plans were not approved by the Planning Commission and construction could not begin, we asked for another temporary variance.

On January 8, 2025 the Planning Commission did not approve the variance. While an appeal took place, the Planning Commission did approve our site plan on May 14, 2025 and we anticipate construction beginning in October of 2025.

When we begin construction, this gravel lot will become a staging area for our construction which will begin as soon as Gahanna approves our final plans. The existing gravel area will become part of the new sanctuary east parking lot per the submitted engineering site plans. What is not in the new parking lot area will be restored to a vegetated state. We anticipate that this will be completed within 13 months from receipt of building permit.

When this lot is not used, Gahanna Policemen who are hired by us note that it becomes very dangerous for people to walk across Hamilton Rd. While we provide a shuttle from two other parking lots north of our property people take it upon themselves to park at Heartland Bank and walk across the street when the temporary lot is closed.

Kathy Shaffer is the only person with property directly adjacent to this lot. As we anticipate construction to begin in October, we ask that a variance be granted to use this gravel lot for parking.

We are asking for this variance for the safety of our people.

Thank you, Rev. Dr. Brent Allen - Update September 9,2025

Prepared for:

Prepared By:



CONSULTING ENGINEERS
& SURVEYORS

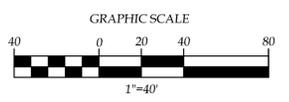
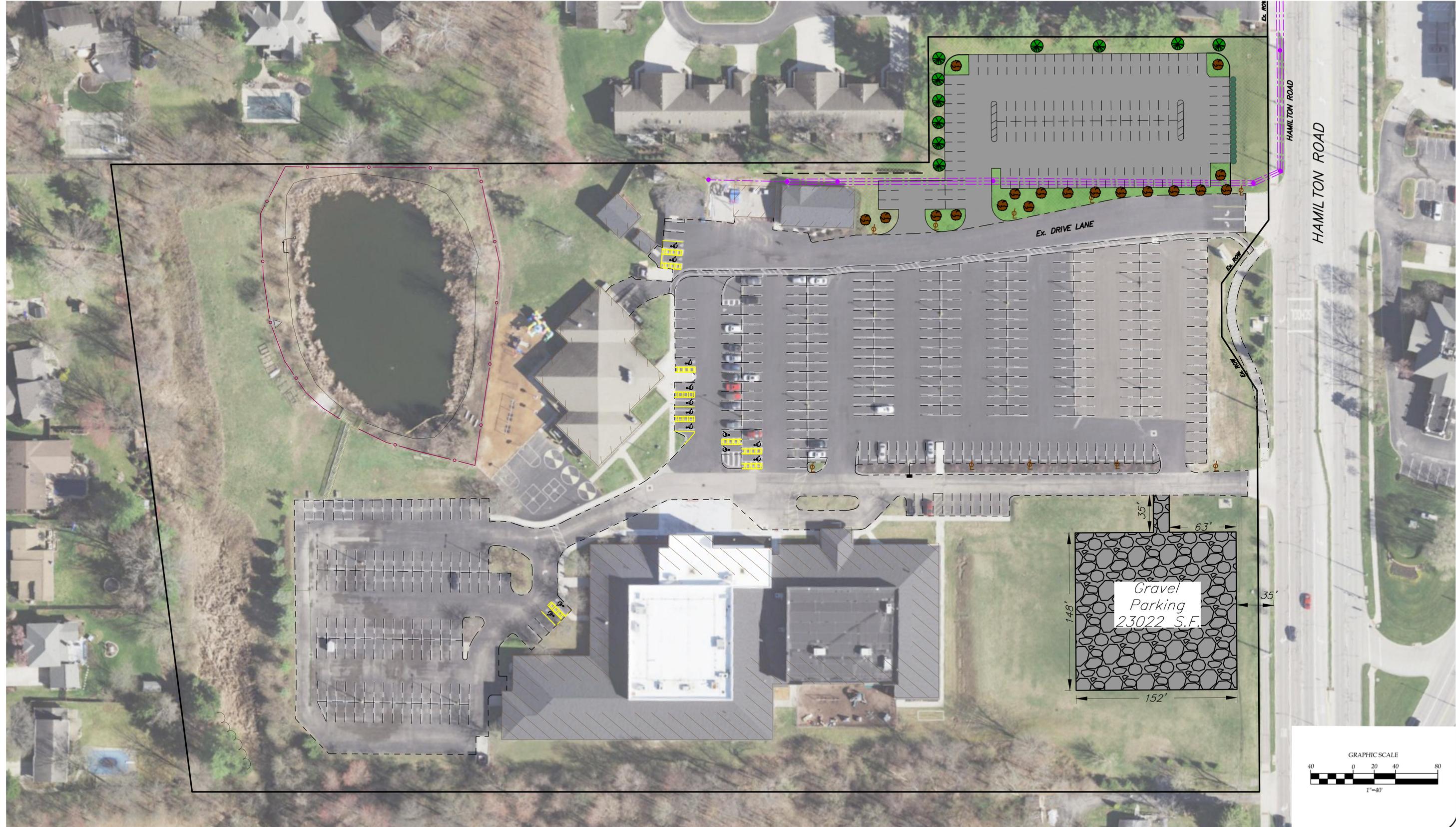
83 Shull Avenue
Gahanna, Ohio 43230
Ph: (614) 414-7979

TEMPORARY PARKING PERMIT SITE PLAN

FOR:

One Church Parking

GAHANNA, OHIO



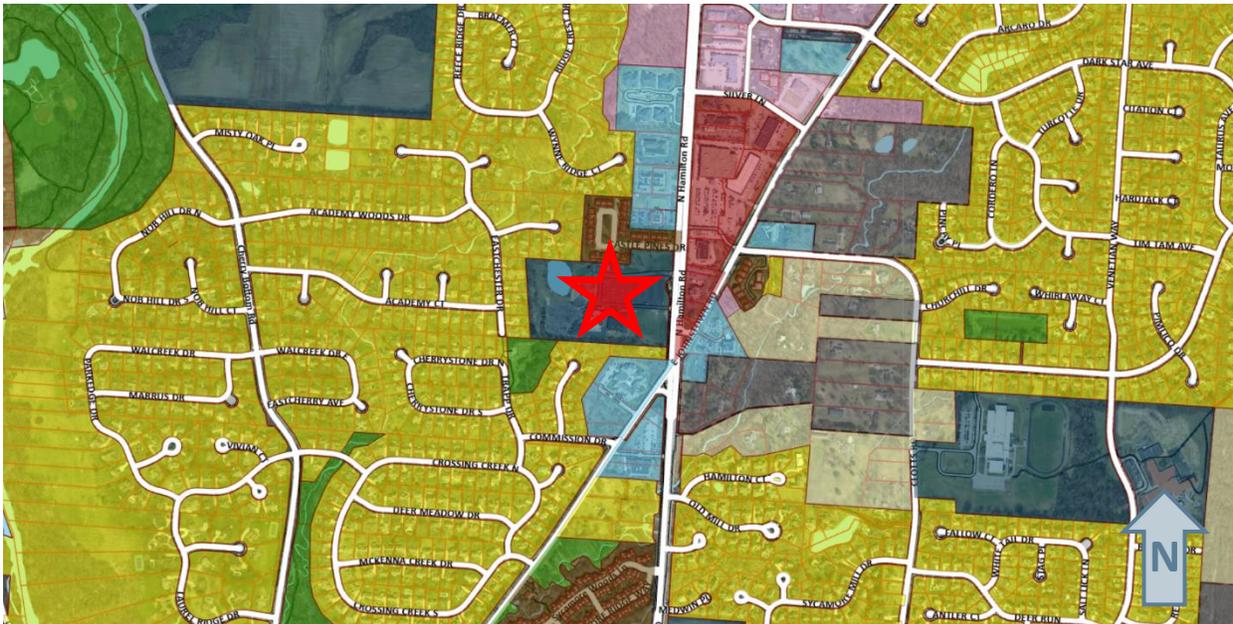
Z:\ONE CHURCH COLUMBUS DRAWINGS\COA PLAN\TEMP PARKING EXHIBIT\COA SITE PLAN - TEMP PARKING LOT ADDITION.DWG - 0 REVISIONS - PLOTTED BY BILLY - October 13, 2023 - 2:22 PM

PLANNING COMMISSION STAFF REPORT

Project Summary – One Church Gravel Lot

- Meeting Date:** October 22, 2025
- Location:** 817 North Hamilton Road
- Zoning:** Restricted Institutional (RI)
- Application Type(s):** Variance (V)
- Staff Representative:** Maddie Capka, Planner II
- Recommendation:** Staff recommends approval of the application.

Location Map:



Staff Review

History

In October 2023, the gravel lot was installed prior to receiving City approval and the first variance application was filed due to Code Enforcement action. The applicant stated that the lot is necessary to address the high parking demand on Sundays.

In June 2024, Design Review and Variance applications were approved for the temporary gravel lot located to the front of the main church building. The approvals from the Commission expired on December 31, 2024, under the assumption that construction of the addition would begin before this date.

In January 2025, a subsequent Variance application to extend the timeline for the gravel lot was denied by Planning Commission. The proposed extension was fall 2025. The applicant stated that the lot would be removed once construction on the proposed building addition and parking lot is approved.

In August 2024, Planning Commission denied Final Development Plan, Design Review, and Variance applications for an auditorium addition, ~342 new parking spaces and associated landscaping, and the removal of 187 existing trees. These applications were denied due to concerns over screening between the new parking areas and the adjacent residential properties and not meeting landscaping requirements.

In May 2025, Planning Commission approved Major Development Plan and Variance applications for the addition, parking, and landscaping after the applicant revised the project to address concerns from the community and Commission members.

Overview

Since the previous variance application to extend use of the gravel lot was denied in January, the lot currently does not conform with zoning code regulations. This variance application is thus required for the gravel lot to remain. There have been no changes to the lot since the previous applications, and the same variance is still required.

With the previous variance applications, the applicant predicted that construction on the addition and new parking areas would begin by the end of 2024. However, the Planning Commission applications for the improvements were initially denied in August 2024 and then approved in May 2025 after revisions were made.

Since the project was approved by Planning Commission, the next step before construction is for the building permit to be approved. The permit is currently still in review and additional submittals will be necessary before the permit can be issued.

As part of this variance application, the applicant is requesting an extension for the gravel lot to remain until November 2026. The application states that they anticipate construction beginning this month and continuing for 13 months. During construction, the lot will be used as a staging area, and it will be fully

removed once construction is complete. However, since the building permit is still in review and construction will not begin this month, staff recommends an expiration date of October 31, 2027. This should give the applicant ample time to finish construction and remove the gravel lot.

Review Criteria

Variance (V)

The following variances have been requested:

1. 1109.01(h)(1) – Parking, Access, and Circulation
 - a. All parking areas must be hard-surfaced.
 - b. The parking lot is gravel, which does not meet the hard-surfaced requirement.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,
- f) The variance is not likely to undermine the objectives of the land use plan.
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of the variance application. Now that the addition and parking improvements were approved by Planning Commission and are in the next steps of the process, staff believes that October 31, 2027 is a reasonable deadline for removing the lot.