

15010002

File No. CU-1-2015
Date Received: 7-8-15
Scheduled Public Hearing Date: 1-14-15

Fee: 0
Initials: CAS
Check or Receipt No. NTA

APPLICATION FOR CONDITIONAL USE
CITY OF GAHANNA - Planning Commission or Zoning Division

***REQUIRED INFORMATION**

*Site Address 87 S. Hamilton Rd Parcel ID# 025-000301
*Applicant's Name City of Gahanna Email michael.blackford@gahanna.gov
*Status: Land Owner Option Holder Cont. Purchaser Agent
*Business Owner _____ Phone# _____
*Business Address _____ Fax# _____
*City/State/Zip _____ Current Zoning SF.3
*Proposed Use GRIN Headquarters Total Acreage .621 ac.
*Reason for Conditional Use To allow a non-residential use
*Developer _____ Phone _____
*Complete Address _____
*Contact _____ Title _____
Landowner City of Gahanna Phone 342-4016
Complete Address: 200 S. Hamilton Rd Gahanna, OH 43230

Note: Planning Commission and/or City Staff may visit the property prior to the hearing.


*Applicant's Signature

1/8/15
Date

Submission Requirements

1. A plan that complies with the list of Conditional Use requirements stated in Section 1169.02(b). See attached sheet.
2. Two (2) 11x17 copies of plan if application is handled Administratively by **Zoning Administrator**.
3. Two (2) 11x17, Nine (9) 8 1/2 x 11 copies of plan if application goes before **Planning Commission**.
4. Statements of information as required in Section 1169.02(a).
5. Application Fee of \$100.
6. A list of contiguous property owners and **their mailing addresses**.
7. Submit reduced drawing to an 8 1/2 X 11 inch size.

APPROVAL

In accordance with Section 1169 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been approved by the City of Gahanna Planning Commission on _____. A copy of the minutes is hereby attached. 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. This approval is valid from public hearing date to _____.

Planning & Zoning Administrator

Date

*Note: All correspondence will be to applicant above unless otherwise stated.

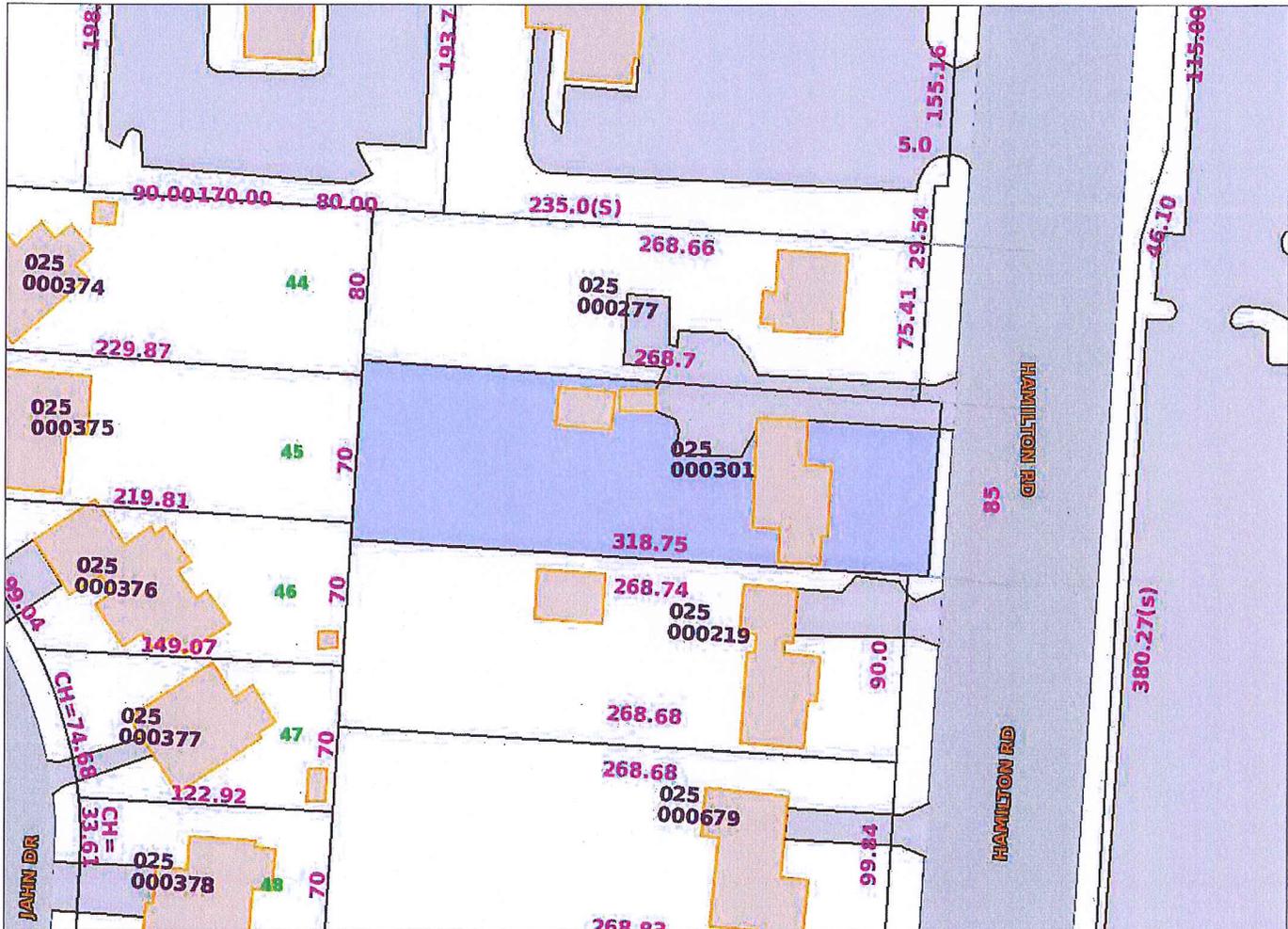
1169.02 WRITTEN APPLICATIONS

Ten copies of a provided application form shall be filed with the Planning & Zoning Administrator not less than twenty days prior to the date of the public hearing.

- a) **Description of Property and Intended Use.** The application shall include the following statements:
1. A legal description of the property.
 2. The proposed use of the property.
 3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
 4. A statement of the relationship of the proposed use to adjacent property and land use.
 5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Commission.
- b) **Plot Plan.** The application shall be accompanied by ten copies of a plot plan, drawn to an appropriate scale, clearly showing the following:
1. The boundaries and dimensions of the lot.
 2. The size and location of existing and proposed buildings and/or structures.
 3. 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.
 4. The relationship of the proposed development to the development standards.
 5. The use of land and location of structures on adjacent property.

Planning Commission Information for All Applicants

1. All required information must be submitted with the application. The Tuesday, four (4) weeks prior to the Public Hearing Date, by 5:00 p.m., is the deadline for acceptance of all applications. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present.
3. Reduced drawings suitable to an 11x17 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.
4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.
5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include mailing name and address of property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.
7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also notate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ www.gahanna.gov/departments/development/planning.asp under Code Ordinances.
10. Planning Commission members may visit the property prior to the hearing to review the application.



0 16 32 48 64 88 ft

Parcel Information		
Owner Name: CITY OF GAHANNA	Appraised Total: \$300000	Last Transferred: 05/03/1988
Calc Acreage: 0.546	Sale Price: \$0.00	Annual Taxes: \$0.00

Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

EXHIBIT "A"

FIRST PARCEL: Being in Quarter Tp. 4, Tp. 1, Range 17, U.S.M. Lands and bounded and described as follows:

Beginning at a point in the center line of the Gahanna-Southern Road and south 4 deg. 45' west 325 feet from a railroad spike where the center line of said road would intersect the center line of the Gahanna-Havens Corners Road; thence along the center line of the Gahanna-Southern Road, south 4 deg. 45' west 75 feet to a point; thence north 85 deg. 41' west (passing an iron pin at 40 feet) 318.75 feet to an iron pipe; thence north 4 deg. 47' east 75 feet to an iron pipe; thence south 85 deg. 41' east (passing an iron pin at 278.7 feet, being parallel to, and 325 feet south of the center line of the Gahanna-Havens Corners Road) 318.7 feet to the place of beginning containing 0.548 acre, more or less.

SECOND PARCEL: Being in Quarter Tp. 4, Tp. 1, Range 17, U.S.M. Lands and bounded and described as follows:

Beginning at a point in the center line of the Gahanna-Southern Road at the southeast corner of the Robert C. and Patricia Poth tract (being southerly 400 feet from a railroad spike at the intersection of the center lines of the Gahanna-Southern Road with the Gahanna-Havens Corners Road); thence along the center line of the Gahanna-Southern Road, south 4 deg. 45' west 10 feet to a point; thence north 85 deg. 41' west (passing an iron pipe at 40 feet) 318.76 feet to an iron pipe; thence north 4 deg. 47' east 10 feet to an iron pipe, thence along the south line of the Robert C. and Patricia Poth tract, south 45 deg. 41' east (passing an iron pipe at 278.75 feet) 318.75 feet to the place of beginning, containing 0.073 acre, more or less.

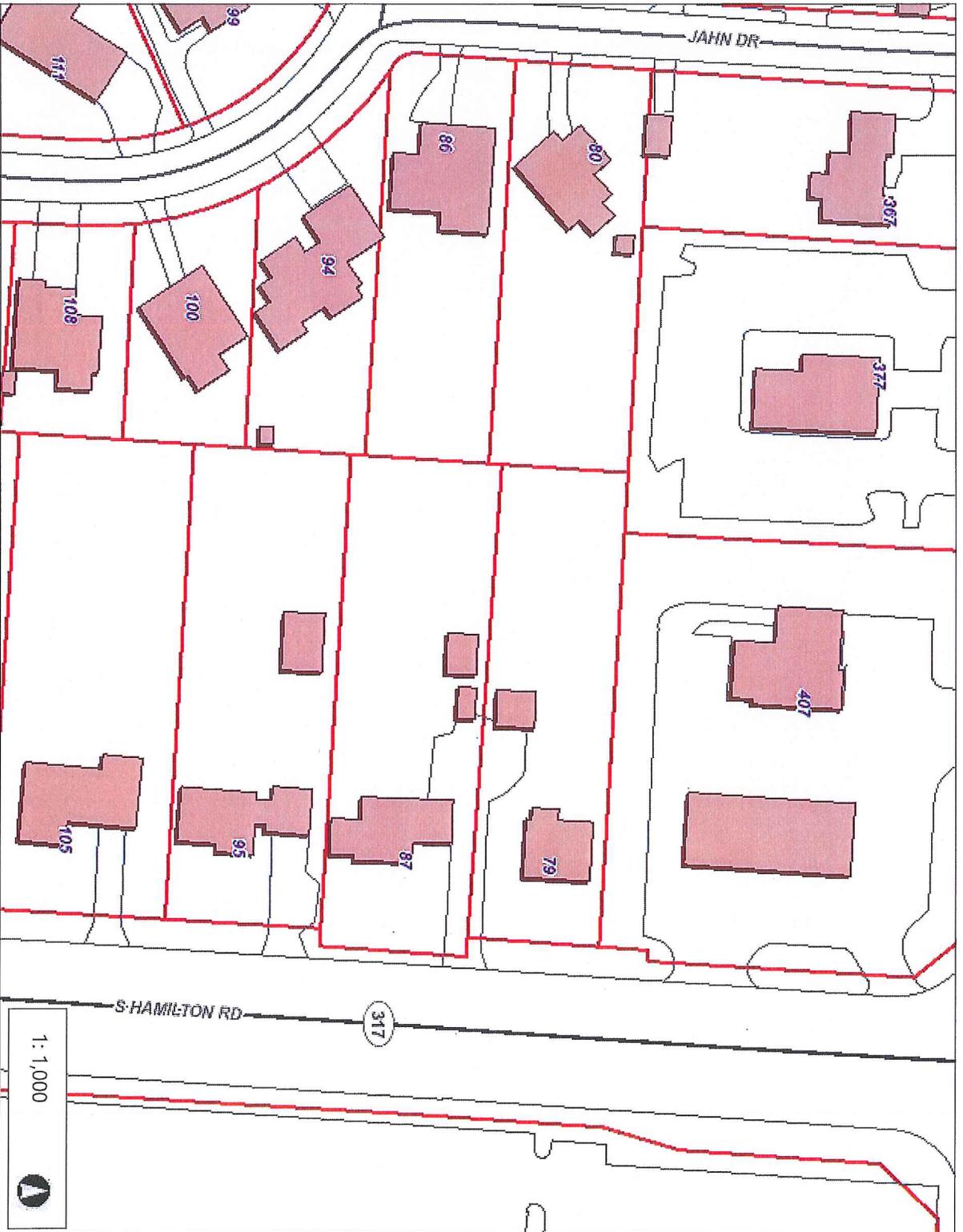
GRIN Headquarters – Gahanna Residents in Need – 87 Hamilton Road

Contiguous Property Owners

79 Hamilton Road	CITY OF GAHANNA 200 S HAMILTON ROAD GAHANNA, OH 43230	025-000277
95 Hamilton Road	DONALD FRAZIER TR DEBORAH F FRAZIER TR 95 S HAMILTON RD COLUMBUS OH 43230	025-000219
94 Jahn Drive	CHARLES H STROHM 94 JAHN DR COLUMBUS OH 43230-2924	025-000376
86 Jahn Drive	KRISTINA M OBROVAC 86 JAHN DR COLUMBUS OH 43230	025-000375
80 Jahn Drive	PAMELA M BREECE 80 JAHN DR COLUMBUS OH 43230	025-000374



Contiguous Property Owners



NAD_1983_StatePlane_Ohio_South_FIPS_3402_Feet
 © Latitude Geographics Group Ltd.

0.0 0 0.02 0.0 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:1,000



Legend

- + Railways
- Addresses
- Franklin County Centerlines
- Streets
- State Routes
- US Routes
- Interstates
- Licking County Centerlines
- Buildings
- Building Footprints
- Surrounding Buildings
- Surrounding Buildings Footprints
- Driveways & Parking Lots
- Roadways
- Parcels
- Water Bodies
- Surrounding Water Bodies
- Parks
- Gahanna Boundary Zoomed In
- City of Columbus
- Franklin County Cities
 - City of Bexley
 - City of Dublin
 - City of Grandview Heights
 - City of Grove City
 - City of Hilliard
 - City of New Albany
 - City of Pickerington
 - City of Reynoldsburg
 - City of Upper Arlington
 - City of Westerville
 - City of Whitehall
 - City of Worthington
 - Village of Bricc

Notes

Kristina M Obrovac
86 Jahn Drive
Gahanna, OH 43230

Pamela M Breece
80 Jahn Drive
Gahanna, OH 43230

City of Gahanna
200 S Hamilton Rd
Gahanna, OH 43230

Donald Frazier
Deborah F Frazier
95 S Hamilton Rd
Gahanna, OH 43230

Charles H Strohm
94 Jahn Drive
Gahanna, OH 43230



CITY OF GAHANNA

STAFF COMMENTS

Project Name: GRIN Headquarters (Gahanna Residents In Need)
Project Address: 87 Hamilton Road

The City of Gahanna seeks approval of a Conditional Use and a Variance to allow a non-residential use in a SF-3 zoned district. GRIN (Gahanna Residents in Need) wishes to locate their headquarters in this vacant residential structure owned by the City of Gahanna. GRIN is a community wide, faith based organization committed to helping residents of the Gahanna-Jefferson school district in time of need. They are currently housed at Mifflin Presbyterian Church, but have outgrown their space, and are in need of a larger facility.

The Hamilton House, as 87 S. Hamilton Road is known, was deeded to the City by the Franklin County Commissioners in 1988, as an existing congregate living facility. This facility had been operated under the auspices of the Franklin County Commissioners since 1980, and was deeded to the City of Gahanna with the understanding that it would continue to operate as such.

When the congregate living use ceased in the early 90s, Gahanna Jefferson Schools leased the property from the City of Gahanna for use as offices for their special education division. This lease ended when Clark Hall was built, and the special education division was reabsorbed into a GJ owned building. The property has been vacant since the school lease ended.

The City would lease the property to GRIN for their office and distribution center of food, clothing, and assistance. Parking is provided behind the main building. There will be no substantial change to the appearance of the building, and GRIN would be responsible for the maintenance of the structure.

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.



"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

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:

(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 as a single family residence since before 1980.**

(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 GRIN thereby reducing utility costs and maintenance cost 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 GRIN will have no adverse effect on any of the neighboring properties.**

Respectfully Submitted By:

Bonnie Gard
Planning and Zoning Administrator



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