



CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

VARIANCE 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: 1013 GAHANNA PARKWAY		Project Name/Business Name (if applicable): BUILDING HEDGE LANDSCAPE, LLC SIGN	
Parcel ID No.(s) 025-006152	Current Zoning: OCT	Total Acreage: 2.496	
Description of Variance Requested: BUILDING SIGN INSTALLATION GREATER THAN 50 SF			
STAFF USE ONLY – Code Section(s) & Description of Variance: 1165.08(b)(3) To allow a wall sign larger than 50# in the OCT district			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): ANDREW HEDGE		Address: 1013 GAHANNA PARKWAY	
E-Mail: AHEDGE@HEDGE LANDSCAPE.COM		Phone No. 614-818-5296 x 105	
ATTORNEY/AGENT INFORMATION			
Name:		Address:	
E-Mail:		Phone No.:	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: -Developer: -Architect:		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant) HEDGE HOLDING GROUP, LTD.		Contact Information (phone no./email): SAME AS ABOVE	

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: **1/27/17**

INTERNAL USE ONLY

Zoning File No. **17020001**
PC Meeting Date: _____
PC File No. **V-1-2017**

RECEIVED: **JW.**
DATE: **2/1/17**

PAID: **300.00**
DATE: **2/2/17**
CHECK#: **4167**

VARIANCE 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. Review Gahanna Code Section 1131 (visit www.municode.com) (Sign Variances, refer to Section 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)	✓			
	2. Pre-application conference with staff			✓	
	3. Survey of property certified by a registered surveyor (11x17" copy)	✓		✓	
	4. Legal description of property certified by a registered surveyor (11x17" copy)	✓		✓	
	5. List of contiguous property owners & their mailing address	✓		✓	
	6. Pre-printed mailing labels for all contiguous property owners	✓		✓	
	7. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety		✓		
	8. Application fee paid (\$150 for single-family residential districts; \$300 for all other zoning districts)			✓	
	9. Application & all supporting documents submitted in digital format	✓		✓	
	10. Application & all supporting documents submitted in hardcopy format	✓		✓	
	11. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

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 Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: Bonnie Gard Date: 2/6/17

INTERNAL USE ONLY

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 and notarized.

I, ANDREW HODGE, HHG, LTD., the owner of the subject property listed on this application, hereby authorize ANDREW HODGE 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: 1-31-17

AUTHORIZATION TO VISIT THE PROPERTY

I, ANDREW HODGE, HHG, LTD., the owner 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: 1-31-17

NOTARY

Subscribed and sworn to before me on this 31 day of January, 2017.
State of MD County of Franklin
Notary Public Signature: [Signature]



BETTINA M. BYRD
Notary Public, State of Ohio
My Commission Expires
June 30, 2019

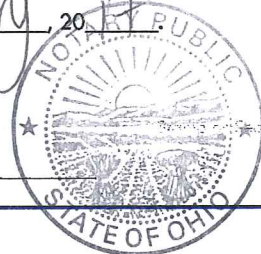
AGREEMENT TO COMPLY AS APPROVED

I, ANDREW HODGE, the contractor/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.

Contractor/Applicant Signature: [Signature] Date: 1-31-17

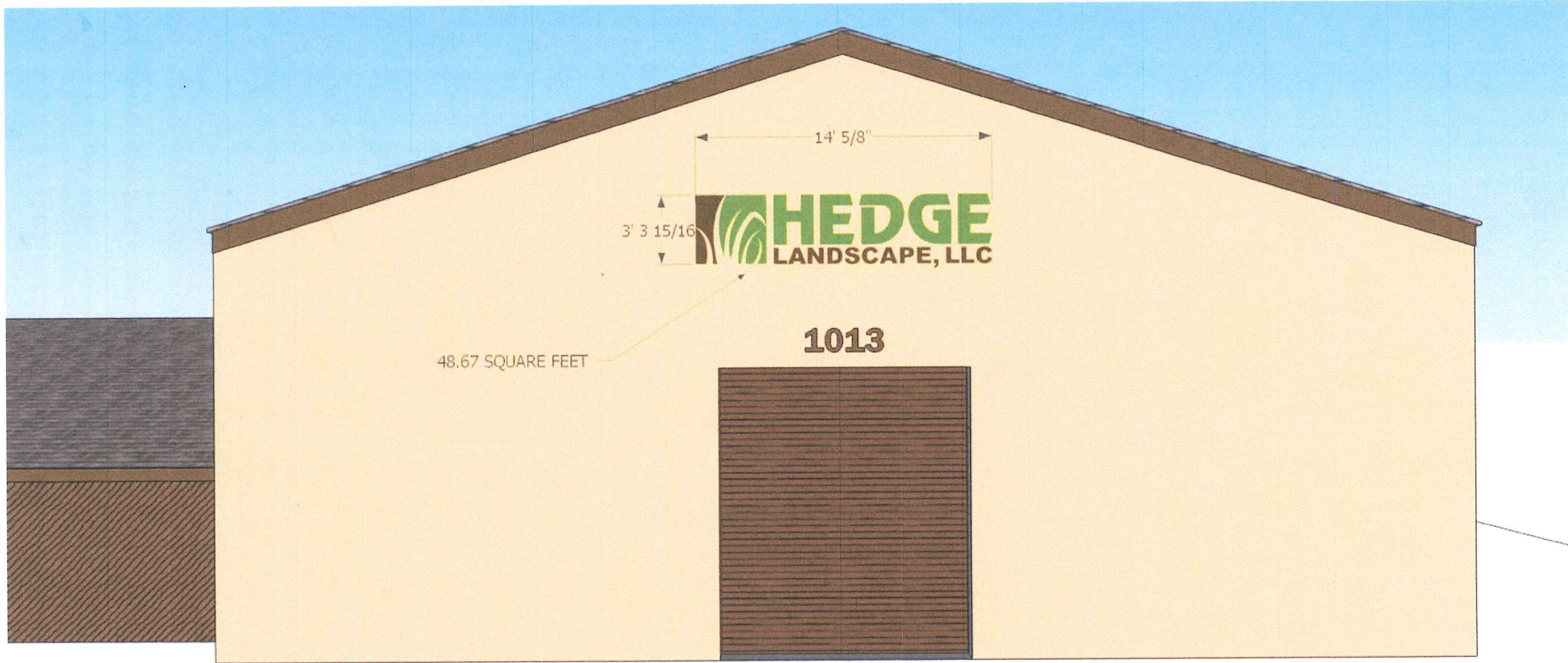
NOTARY

Subscribed and sworn to before me on this 31 day of January, 2017.
State of OHIO County of Franklin
Notary Public Signature: [Signature]



BETTINA M. BYRD
Notary Public, State of Ohio
My Commission Expires
June 30, 2019

SAVE APPLICATION



14' 5/8"

3' 3 15/16"

HEDGE
LANDSCAPE, LLC

1013

48.67 SQUARE FEET



HEDGE
LANDSCAPE, LLC

4' 6 5/16"

17' 8"

1013

79.853 square feet



20' 7/16"

4' 8 3/4"

HEDGE
LANDSCAPE, LLC

1013

94.77 SQUARE FEET

1013 Gahanna Pkwy - 1013 Gahanna Pkwy

Columbus, OH 43230-6611 | Franklin County | Greater Franklin County Market | East Submarket

10,654 SF Industrial - Light Industrial Bldg 16,650 SF

For Sale at \$820,000 (\$49.25 PSF)



PREVIOUS BUILDING OWNER SIGN

Rail served site - Columbus & Ohio River Railroad (CUOH). Full site paved/compacted gravel. Fenced outdoor storage.

Property Type **Light Industrial**
Bldg Size **10,654 SF**
Status **Existing**
Year Built **1979**

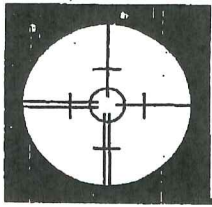
Clear Height **18.00 FT**
Dock Doors **0**
Drive-Ins **2**
Office SF **2,112 (12.68%)**
Sprinkler **Unknown Type**
Power **-/- -/-**

HVAC **--**
Rail **Yes**
Parcel # **025-006152**

Land Area **2.50 Ac.**
Zoning **--**
Sublease **No**
% Occupied **-56.28%**

Available SF **16,650 SF**
Max Contig **--**
Min Divisible **--**
Rental Rate **----**
Sale Price **\$820,000**
Price/SF **\$49.25 /SF**

Operating Exp/SF **--**
Taxes/SF **--**



SCIOTO LAND SURVEYING SERVICE, INC.

173 North Sandusky Street

Delaware, Ohio 43015

740.369.7577

karen@sciotolandsurveying.com

MORTGAGE SURVEY

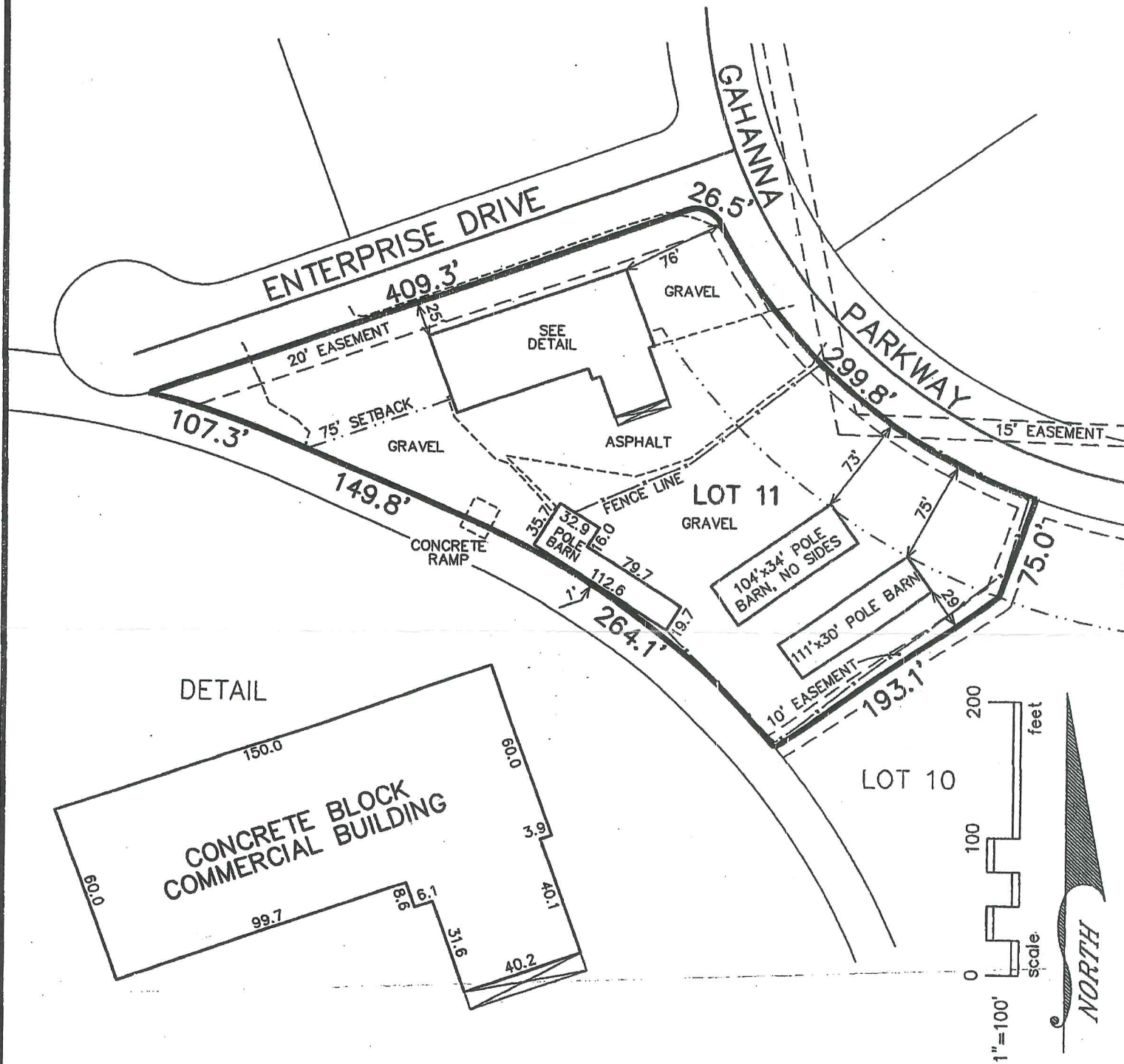
1013 GAHANNA PARKWAY
LOT 11, THE INDUSTRIAL ZONE, PLAT BOOK 54, PAGE 88

CITY OF GAHANNA, OHIO

SELLER: PARKWAY GAHANNA, LTD.
BUYER: HEDGE HOLDING GROUP, LTD.

PROPERTY LOCATED IN
FLOOD ZONE "X" PER
FEMA NO. 390171-0351K

CERTIFIED TO: OHIO BAR TITLE
AND: DELAWARE COUNTY BANK & TRUST COMPANY



I HEREBY CERTIFY THAT THE FOREGOING MORTGAGE SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-38 OF THE ADMINISTRATIVE CODE OF THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE. FENCES OR OTHER EVIDENCE OF POSSESSION ARE ONLY SHOWN WHEN NOT IN SUBSTANTIAL CONFORMANCE WITH THE LEGAL DESCRIPTION.

K S Coffman
KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

JULY 14, 2015
Date of Survey



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1013 Gahanna Parkway

Project Name/Business Name: Hedge Landscaping

SUBMITTED BY:

Name: Michael Blackford **Title:** Deputy Director

Department: Planning and Development

No objections from Planning and Development staff to the variance request. Staff has seen other similar variances approved for Ometek and AEP in the last couple of years. While both of those buildings are larger than the Hedge Landscape building, 50 square feet does not appear to be sufficient to provide adequate signage. Staff suggests some consideration be given to amend the Code to allow for wall signs to exceed 50 square feet without the need for a variance. Typically, buildings in the OCT zone district are larger and have fewer tenants than commercial zone districts. Therefore, wall signage at the same size as a commercial building can look out of scale with an industrial building.

Street View



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1013 Gahanna Parkway

Project Name/Business Name: Hedge Landscaping, LLC

SUBMITTED BY:

Name: Bonnie Title: PZA

Department: Service

The applicant seeks a variance to allow a wall sign to exceed 50 sq ft in the OCT district. This existing building is very large, and a 50 sq ft sign looks out of proportion. The applicant has submitted three versions of the proposed sign: one at roughly 50 sq ft, one at 80 sq ft, and one at 100 sq ft. I believe that the 80 sq ft version is the best fit for the size of the building, and is the size recently approved for the Ometek building in the same zoning district.

• 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.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME"
to: T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1012 Gahanna Parkway

Project Name/Business Name: Hedge Landscaping LLC

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

- No comments related to this variance request.



MATINI PROPERTIES, LLC
1101 GAHANNA PARKWAY
COLUMBUS, OHIO 43230

KMO PROPERTIES I, LLC
4400 LIMERICK LN
DUBLIN, OHIO 43017

MILLER WASTE MILLS, INC.
580 E. FRONT ST.
WINONA, MN 55987

AOB AIRFIELD SOLUTIONS, LLC
PO BOX 30829
COLUMBUS, OHIO 43230

FIRST GAHANNA CO, LLC
1221 GRANVIEW AVE
COLUMBUS, OH 43212

EMERALD LIGHTS INVESTMENTS
PO BOX 400
LEWIS CENTER, OH 43085

GAHANNA PKWY, LLC
1160 GAHANNA PKWY
COLUMBUS, OH 43230

1024 ENTERPRISE DR, LLC
1120 MIDDLE RIVER ROAD
BALTIMORE, MD 21220

REKLAMATION, LLC
65 SOUTHWIND DRIVE
COLUMBUS, OH 43230