


### VARIANCE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: <b>817 N.Hamilton Rd</b>		Project Name/Business Name: <b>One Church</b>	
Parcel #: <b>025001918</b>	Zoning: (see <a href="#">Map</a> ) <b>RID</b> 	Acreage: <b>15 Acres</b>	

VARIANCE SPECIFICATIONS
Description of Variance Request: <b>Temporary gravel lot on SE corner of property. Planned construction start date May or June 2024.</b>
<b>STAFF USE ONLY:</b> (Code Section): 1154.03(a)(7) Development Standards 1163.08(b-g) Interior Landscaping 1163.05(a) Surfacing and Maintenance 1167.18(b)(1) Screening 1163.06(a) Lighting, Striping and Traffic Control

APPLICANT INFORMATION	
Applicant Name (Primary Contact): <b>David Domine</b>	Applicant Address: <b>128 Academy Woods Dr.</b>
Applicant E-mail: <b>ddomine63@gmai.com</b>	Applicant Phone: <b>614-582-8899</b>
Business Name (if applicable): <b>One Church</b>	

ADDITIONAL CONTACTS	
*Please list all applicable contacts for correspondence*	
Name(s)	Contact Information (phone/email)
<b>Shane Hart</b>	<b>614-313-5211</b>
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

**ADDITIONAL INFORMATION ON NEXT PAGE....**

INTERNAL  
USE

Zoning File No. V-0453-2023

RECEIVED: KAW  
DATE: 10-25-2023

PAID: \$500.00  
DATE: 10-25-2023

Updated  
Apr 2022

## VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code <a href="#">Chapter 1131</a> (visit <a href="http://www.municode.com">www.municode.com</a> ) ( <i>Sign Variances, refer to Chapter <a href="#">1165.12</a>; Fence Variances, <a href="#">1171.05</a>; Flood Plain Variances, <a href="#">1191.18</a></i> )
2. Survey of property certified by a registered surveyor ( <i>11"x17" copy</i> ) if <i>Applicable</i> - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. Renderings, drawings, and/or pictures of the proposed project
4. A statement of the reason(s) for the variance request that address the following three conditions: ( <i>not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria</i> ) - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5. List of contiguous property owners & their mailing address
6. One set of pre-printed mailing labels for all contiguous property owners
7. Application fee ( <i>in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a></i> )
8. Application & all supporting documents submitted in digital format
9. Application & all supporting documents submitted in hardcopy format
10. Authorization Consent Form Complete & Notarized ( <i>see page 3</i> )

### APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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: 10/11/23

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### PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

## 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.

**PROPERTY OWNER**

**IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION**

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

\_\_\_\_\_ (property owner name printed)

\_\_\_\_\_ (property owner signature) \_\_\_\_\_ (date)

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

State of \_\_\_\_\_ County of \_\_\_\_\_

Stamp or Seal

Notary Public Signature: \_\_\_\_\_

**Applicant/Property Owner/Representative**

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

ONE CHURCH DAVE DOMINGO, EXPANSION DIRECTOR  
(applicant/representative/property owner name printed)

[Signature] \_\_\_\_\_ 10/20/23  
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 20 day of October, 2023.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



JULIE A RADABAUGH  
Notary Public  
State of Ohio  
My Comm. Expires  
April 25, 2026

# ONE CHURCH

February 12, 2024

City of Gahanna  
Dept. of Planning  
200 S. Hamilton Rd.  
Gahanna, OH 43230

RE: Project 817 N Hamilton Rd. Design Review – Temporary Gravel Lot Variance re-submittal per 12/21/23 Comments

Dear City of Gahanna, Dept. of Planning,

Per the staff comments of 12/21/2023, please accept this revision to the One Church Variance Application originally submitted on 10/11/2023. The specific variance request includes the following items:

- Ch 1154.03(a)(7) – all parking lots must have a 36 ft setback from the right of way
- Ch 1163.05(a) – all parking lots must be hard-surfaced
- Ch 1163.06(a) – all parking lots with 10 or more spaces shall provide adequate lighting
- Ch 1163.08(b) through Ch 1163.08(g) – parking lot landscaping requirements
- Ch 1167.18(b)(1) – all parking lots adjacent to residential lots must be screened per Ch 1167.18(a) standards

- Ch 1154.03(a)(7) – all parking lots must have a 36 ft setback from the right of way
- Ch 1163.05(a) – all parking lots must be hard-surfaced

#### **Special Circumstances**

The lot will only be in place until the Summer of 2024. The temporary lot was constructed incorrectly. It is now 35' from the curb rather than 36' from the property line. The lot will be removed when construction begins on additional parking and a new auditorium in the Summer of 2024.

#### **Enjoyment of Property**

One Church is requesting permission to keep the temporary lot in place to use as over-flow parking during our busiest Sunday morning service. We are expecting to remove the temporary lot within the next 7 months. At that time, it will be excavated for a permanent parking lot and new auditorium.

#### **Health and Safety**

The gravel lot provides safer interim use for overflow parking. As the capacity of the gravel lot is limited to about 70 vehicles and it is only used one time per week, we do not believe there is any further health or safety concerns.

**ONE CHURCH**

817 N. Hamilton Rd., Gahanna, OH 43230

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Ch 1163.06(a) – all parking lots with 10 or more spaces shall provide adequate lighting

**Special Circumstances**

This lot is only used for Sunday morning services so we request approval to omit permanent lighting.

**Enjoyment of Property & Health and Safety**

Same as Ch 1163.05(a)

Ch 1163.08(b) through Ch 1163.08(g) – parking lot landscaping requirements

Ch 1167.18(b)(1) – all parking lots adjacent to residential lots must be screened per Ch 1167.18(a) standards

**Special Circumstances**

Given the limited timeline, we are asking to forego landscaping until we develop the remainder of the site during the summer of 2024.

**Enjoyment of Property**

Given the limited timeline any landscaping installed in this area will need to be re-located within the next 7 months.

**Health and Safety**

No additional comments.

Additional note:

On 12/4/2023, the 4 parcels owned by One Church were combined. The parcel number is: 025-0011918. The parcel combination document from the Franklin County Auditor is attached.

If there is anything you need from us, please let me know.

Thank you,

David Domine  
Director of Expansion

**ONE CHURCH**

817 N. Hamilton Rd., Gahanna, OH 43230





## Expansion Milestones - Best Case

11/28/2023

	Zoning Application	Design Develop Complete	Construction Drawing Submit	Construction Start	Construction Complete	Notes
Parking Expansion	<b>12/20/2023</b>	<del>N/A</del>	<b>3/25/2024</b> (14 weeks to do)	<b>5/20/2024</b> (8 week approval)	<b>7/16/2024</b> (8 weeks)	Watcon delay -- looking to make a change
Building C Entry and Patios	<b>11/30/2023</b>	<del>N/A</del>	<b>12/11/2023</b>	<b>1/25/2024</b> (7 week approval)	<b>4/15/2024</b> (12 weeks)	Mid-August exterior re-alignment 9/11~29 Fly Through focus C/D parallel work
Parking Expansion	<b>12/20/2023</b>	<del>N/A</del>	<b>3/25/2024</b> (14 weeks to do)	<b>5/20/2024</b> (8 week approval)	<b>7/16/2024</b> (8 weeks)	Watcon delay -- looking to make a change
Auditorium	<b>12/20/2023</b>	<b>2/15/24</b> (8 weeks to do)	<b>4/26/2024</b> (10 weeks to do)	<b>6/10/2024</b> (6 week approval)	<b>6/10/2025</b>	Try to submit both Site and Auditorium together Likely ties approvals and construction start dates
Kids	<del>N/A</del>	<b>2/15/24</b> (8 weeks to do)	<b>4/26/2024</b> (10 weeks to do)	<b>6/10/2024</b> (6 week approval)	<b>8/19/2025</b> (plus 10 weeks)	



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Nov 30, 2023

City of Gahanna  
Dept. of Planning  
200 S. Hamilton Rd.  
Gahanna, OH 43230

RE: Project 817 N Hamilton Rd. Design Review – Disposition of 11/9/2023 Comments

Dear City of Gahanna, Dept. of Planning,

The following is a response to your variance comments letter of 11/9/2023.

**Planning (614) 342-4025**

1. The following variances are required and will need to be added to the variance application and justification for each will need to be provided in the variance statement:  
Ch 1154.03(a)(7) – parking lots must be set back 36 ft from the ROW  
Ch 1163.05(a) – all parking lots must be hard-surfaced  
Ch 1163.06(a) – all parking lots with 10 or more spaces shall provide adequate lighting  
Ch 1163.06(b) – all parking lots with 10 or more spaces shall be striped  
Ch 1163.08(b) through Ch 1163.08(g) – parking lot landscaping requirements  
Ch 1167.18(b)(1) – all parking lots adjacent to residential lots must be screened per Ch 1167.18(a) standards

Ch 1154.03(a)(7) – parking lots must be set back 36 ft from the ROW

**Special Circumstances**

Due to a miscommunication with our contractor, the temporary lot was installed 35' from the curb rather than the property line. This resulted in the temporary lot being only 21' from the property line.

Weather permitting, we will correct the situation so that the gravel lot begins 36' from the property line.

**Enjoyment of Property**

As the church has grown, we have not been able to keep up with parking lot development. This temporary lot will help us manage overflow parking during our Sunday services. Currently, this needed for only our 10:30am service.

**Health and Safety**

The gravel lot provides safer overflow parking for both vehicle operation and pedestrians.

**ONE CHURCH**

817 N. Hamilton Rd., Gahanna, OH 43230

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Ch 1163.05(a) – all parking lots must be hard-surfaced

### **Special Circumstances**

While the NE lot was under construction per PV-464, we installed a temporary gravel lot. The lot will be used to support additional expansion projects in the very near term. We are currently finalizing Design Review Applications for a new auditorium and additional parking. Our target is to begin construction on additional parking in the Spring of 2024 and a new auditorium in the Summer of 2024. A schedule of One Church Expansion plans is included with this disposition.

### **Enjoyment of Property**

Given the limited use during our busiest services and the limited time, we are asking for permission to keep the temporary lot in place. We are expecting to begin construction in that area within the next 3 to 7 months.

### **Health and Safety**

The gravel lot provides safer overflow parking for both vehicle operation and pedestrians.

Ch 1163.06(a) – all parking lots with 10 or more spaces shall provide adequate lighting

### **Special Circumstances**

If this lot is required for evening services, temporary lighting will be rented. We are currently finalizing our plans for Christmas Eve services to be held on 12/24/23.

### **Enjoyment of Property & Health and Safety**

Same as Ch 1163.05(a) disposition

Ch 1163.06(b) – all parking lots with 10 or more spaces shall be striped

### **Special Circumstances**

If this variance is approved, we are happy to stripe the lot.

### **Enjoyment of Property**

Striping the lot will improve the limited usability of the lot.

### **Health and Safety**

Striping the temporary lot will improve pedestrian safety by clarifying pedestrian and vehicle traffic flow.

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Ch 1163.08(b) through Ch 1163.08(g) – parking lot landscaping requirements

**Special Circumstances**

Given the limited timeline, we are asking to forego landscaping until we develop the remainder of the site. We are targeting to begin construction on additional parking in the Spring of 2024 and a new auditorium in the Summer of 2024. A schedule of One Church Expansion plans is included with this disposition of comments.

**Enjoyment of Property**

Given the limited timeline, any landscaping installed in this area will need to be re-located within the next 3 to 7 months.

**Health and Safety**

No additional comments.

Ch 1167.18(b)(1) – all parking lots adjacent to residential lots must be screened per Ch 1167.18(a) standards

**Special Circumstances**

If this variance is approved, we will accelerate the installation of screening between the temporary lot and 785 N. Hamilton Rd. The screening will be in compliance with the code and in cooperation with the owner, Kathleen (Kathy) Shaffer-Fletcher.

**Enjoyment of Property & Health and Safety**

No additional comments.

**Engineering Project Administrator (614) 342-4056**

2. If the variance is not approved, the disturbed area must be returned to its original state prior to construction.

Understood. Thank you.

There were no comments from the Transportation and Mobility Engineer, Parks, the Fire District, or Building.

If there is anything you need from us, please let me know.

Thank you



David Domine

Director of Expansion

**ONE CHURCH**

817 N. Hamilton Rd., Gahanna, OH 43230



March 15, 2024

City of Gahanna  
Dept. of Planning  
200 S. Hamilton Rd.  
Gahanna, OH 43230

RE: Project 817 N Hamilton Rd. Design Review – Disposition of Variance comments of 2/23/2023.

Dear City of Gahanna, Dept. of Planning,

The following is a response to your variance comments letter of 2/23/2023.

**Engineering Project Administrator (614) 342-4056**

1. If the variance is not approved, the disturbed area must be returned to its original state prior to construction. *(Informational Comment)*

Response: *Understood*

**Transportation & Mobility Engineer (614) 342-4050**

2. No comments.

**Parks (614) 342-4261**

3. No Comments Per Julie Predieri

**Fire District ([welshp@mifflin-oh.gov](mailto:welshp@mifflin-oh.gov))**

4. The fire division has no objection or additional comments

**Planning (614) 342-4025**

5. The statements for variances 1163.06(b) and 1167.18(b)(1) state that if the variance is approved, the standards in these sections will be met. However, the intent of variances is that you will not need to meet these standards if approved. Either remove these two requests from the variance application and add striping and screening to the site plan or revise the statements to clarify that these two standards will not be met/fully met. 2/2024: Comment has not been addressed. Since it appears these two variance requests are remaining in the application, please remove the statements that these standards will be met if the variance is approved.

Response: *This comment was addressed in the variance application re-submittal 2/12/24.*

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6. Please see comments left on associated application and revise as necessary.

Response: *These comments we received are addressed.*

**Building (614) 342-4010**

7. If additional parking will be provided, then the number of accessible parking spaces for the site will need to be computed for the total number of parking spaces for the site. (*Informational Comment*)

Response: *Understood*

If there is anything you need from us, please let me know.

Thank you,



Dave Domine  
Director of Expansion



April 25, 2024

City of Gahanna  
Dept. of Planning  
200 S. Hamilton Rd.  
Gahanna, OH 43230

RE: Project 817 N Hamilton Rd. Design Review – Disposition of Variance comments of 2/23/2023.

Dear City of Gahanna, Dept. of Planning,

The following is a response to your variance comments letter of 3/21/2023.

Engineering Project Administrator (614) 342-4056

1. If the variance is not approved, the disturbed area must be returned to its original state prior to construction. (*Informational Comment*)

Response: *Informational comment.*

Transportation & Mobility Engineer (614) 342-4050

2. No comments.

Parks (614) 342-4261

3. No Comments Per Julie Predieri

Fire District (welshp@mifflin-oh.gov)

4. The fire division has no objection or additional comments

Planning (614) 342-4025

5. Please see comments left on associated application and revise as necessary.

Response: *Informational comment.*

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Building (614) 342-4010

6. If additional parking will be provided, then the number of accessible parking spaces for the site will need to be computed for the total number of parking spaces for the site. (*Informational Comment*)

Response: *Informational comment.*

If there is anything you need from us, please let me know.

Thank you,

Dave Domine  
Director of Expansion

## PLANNING COMMISSION STAFF REPORT

### Project Summary – One Church Gravel Lot

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- Meeting Date:** June 12, 2024
- Location:** 817 North Hamilton Road
- Zoning:** Restricted Institutional District (RID)
- Application Type(s):** Design Review (DR), Variance (V)
- Staff Representative:** Maddie Capka, Planner II
- Recommendation:** Staff recommends disapproval of the Design Review and two of the requested variances.

**Location Map:**





## Staff Review

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### History

In June 2017, a Design Review application was approved for the addition of 233 new parking spaces on-site. An associated Variance allowed this lot to encroach into the 36 ft parking setback. Minor modifications to this lot were also approved in 2020 through another Design Review application.

In April 2023, Planning Commission approved Design Review and Variance applications for a new parking lot and associated landscaping at this site. The variance was to the requirement for a 10-foot-wide island with screening for every two rows of parking. This requirement was removed from Code soon after. The approval of these applications brought the current parking count to 561 spaces. Since this new lot is adjacent to residential on two sides, Code required screening of at least 6 ft in height along these two property lines. Planning Commission approved the applications with the condition to increase the proposed screening along the northern property line.

In May 2024, a Design Review application was approved for minor building modifications and outdoor improvements for Building C. This application did not include any parking lot modifications or additions.

There are currently Final Development Plan, Design Review, and Variance applications under staff review for a building addition and parking lot improvements on the site. These applications were initially submitted in March of this year.

### Overview

The applicant is requesting approval of Design Review and Variance applications for a temporary gravel lot. The lot is located in front of the main church building, in the southeast corner. The applicant states that it has approximately 60-70 total spaces, and ADA parking space count requirements are still met with the additional spaces.

The gravel lot was installed prior to receiving City approval and this application was filed due to Code Enforcement action. The lot was installed in October of last year and the applications were filed shortly after a notice of violation was issued. The applicant states that the lot is necessary to address the high parking demand during the Sunday morning service and is only used one day per week. The applicant also stated that the gravel lot would be removed in summer 2024 when construction for the new auditorium and parking lot was anticipated to begin. However, those applications were just filed in March and are still in the review stage of the process. The applicant did provide clarification that the new intent is to remove the gravel lot this fall.

The Zoning Code requires that all parking lots are hard-surfaced and therefore does not permit any gravel lots. Due to this, as well as the temporary nature of the lot, multiple variances are required. All of the requested variances are typical for gravel lots, except for the variance to setback requirements.

## Review Criteria

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### **Design Review (DR)**

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect, and enhance the physical surroundings of the Design Review District.

Since the site is zoned RID, it's part of Design Review District 3 (DRD-3). The following design standards apply:

- Parking in commercial areas shall add visual interest and enhance the development.
- Entrances and exits should be well decorated and landscaped to minimize unsightly visual appearance.
- Generous use of vegetation is encouraged.

### **Variance (V)**

The following variances have been requested:

1. 1154.03(a)(7) – Development Standards
  - a. Parking lots shall be at least 36 ft from the edge of the right-of-way (ROW).
  - b. The parking lot is 21 ft from the ROW.
2. 1163.05(a) – Surfacing and Maintenance
  - a. All off-street parking lots and access drives shall be hard-surfaced.
  - b. The parking lot and access drive are gravel instead of hard-surfaced.
3. 1163.06(a) – Lighting, Striping, and Traffic Control
  - a. Every parking area shall provide adequate lighting.
  - b. There is no lighting provided. The applicant states that lighting is not necessary since the lot is only used on Sunday mornings.
4. 1163.08(b-g) – Interior Landscaping Requirements
  - a. Parking areas must be screened from the ROW, parking lots shall include interior landscaping, one tree required per 100 SF of landscaping, etc.
  - b. There is no new landscaping with this application. The applicant states that any new landscaping would need to be relocated when construction begins.
5. 1167.18(b)(1) – Screening Requirements
  - a. Parking areas adjacent to residential shall provide screening of at least 6 ft tall with 80% opacity or more.
  - b. There is no screening provided between the lot and the residential area to the south. There is some existing foliage there.

Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- 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.

## Recommendation

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Staff recommends disapproval of the Design Review application. Staff believes that the Design Review criteria is not met. There are no other gravel parking lots in the immediate area, and it is adjacent to Hamilton Rd and is very visible from the ROW, especially since it encroaches 15 ft into the front parking setback.

Staff also recommends disapproval of variances 1 and 2. The setback variance is not minor in nature and increases visibility of the lot from the ROW, especially since there is no existing screening. If the Design Review is approved, staff has no objections to variances 3-5 as they are commonly requested and approved for gravel lots.

The majority of gravel lots that were previously approved were in primarily industrial areas, and most were approved to only be temporary. Regardless, many of these temporary lots were not removed and still exist years past the approved timeline. For example, the gravel lot at 1655-1675 Eastgate Parkway was approved for three years in 2015, and it has not been removed yet.

If the application(s) are approved, Planning Commission may add conditions for a maximum timeframe or dust control measures. However, the 2023 Design Review application at this site for a new parking lot was approved with conditions for additional screening, and those conditions have not been met by the applicant. Additionally, it can be challenging for staff to enforce certain conditions and timeframes as staff resources are limited and property owners and tenants change over time.