



ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

VARIANCE APPLICATION

PROPERTY INFORMATION		
Project/Property Address: 535 Office Center Place		Project Name/Business Name: NVA
Parcel #: 025-009488	Zoning: (see Map) Select One S-0	Acreage: .89

VARIANCE SPECIFICATIONS
Description of Variance Request: Use variance to permit vet clinic in an existing building zoned S-0.
STAFF USE ONLY: (Code Section): Chapter 1153.01(a) - Permitted uses

APPLICANT INFORMATION	
Applicant Name (Primary Contact): NVA	Applicant Address: c/o Sean Boucher 29229 Canwood St., Agora Hills, GA
Applicant E-mail: sean.boucher@nva.com	Applicant Phone: 509-490-0112 91301
Business Name (if applicable):	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Glen A. Dugger Smith & Hale LLC 37 West Broad Street, Suite 460 Columbus, OH 43215 attorney for applicant	614-221-4255 gdugger@smithandhale.com
Property Owner Name: (if different from Applicant) Jacks Investment LLC	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No.

V-0249-2022

RECEIVED:

DATE:

KAW
6-9-22

PAID:

DATE:

500.00
6-9-22

Updated
Jan 2022



DEPARTMENT OF PLANNING

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1. Review Gahanna Code Chapter 1131 (visit www.municode.com) (<i>Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18</i>)	
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable - 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 Building & Zoning Fee Schedule</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: _____

6-1-22

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.



DEPARTMENT OF PLANNING

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.

Jacks Investment LLC by:

By: [Signature] M.M. 5-3-2022
(property owner signature) (date)

Subscribed and sworn to before me on this 3RD day of MAY, 2022

State of FLORIDA County of Palm Beach

Notary Public Signature: [Signature]



SANDRA G. BEEL
Notary Public
State of Florida
Comm# HH251914
Expires 7/17/2026

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.

NVA by: Glen A. Dugger, attorney

[Signature] 6-1-22
(applicant/property owner/authorized owner signature) (date)

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

State of _____ County of _____

Notary Public Signature: _____

NVA

VARIANCE STATEMENT

535 OFFICE CENTER PLACE

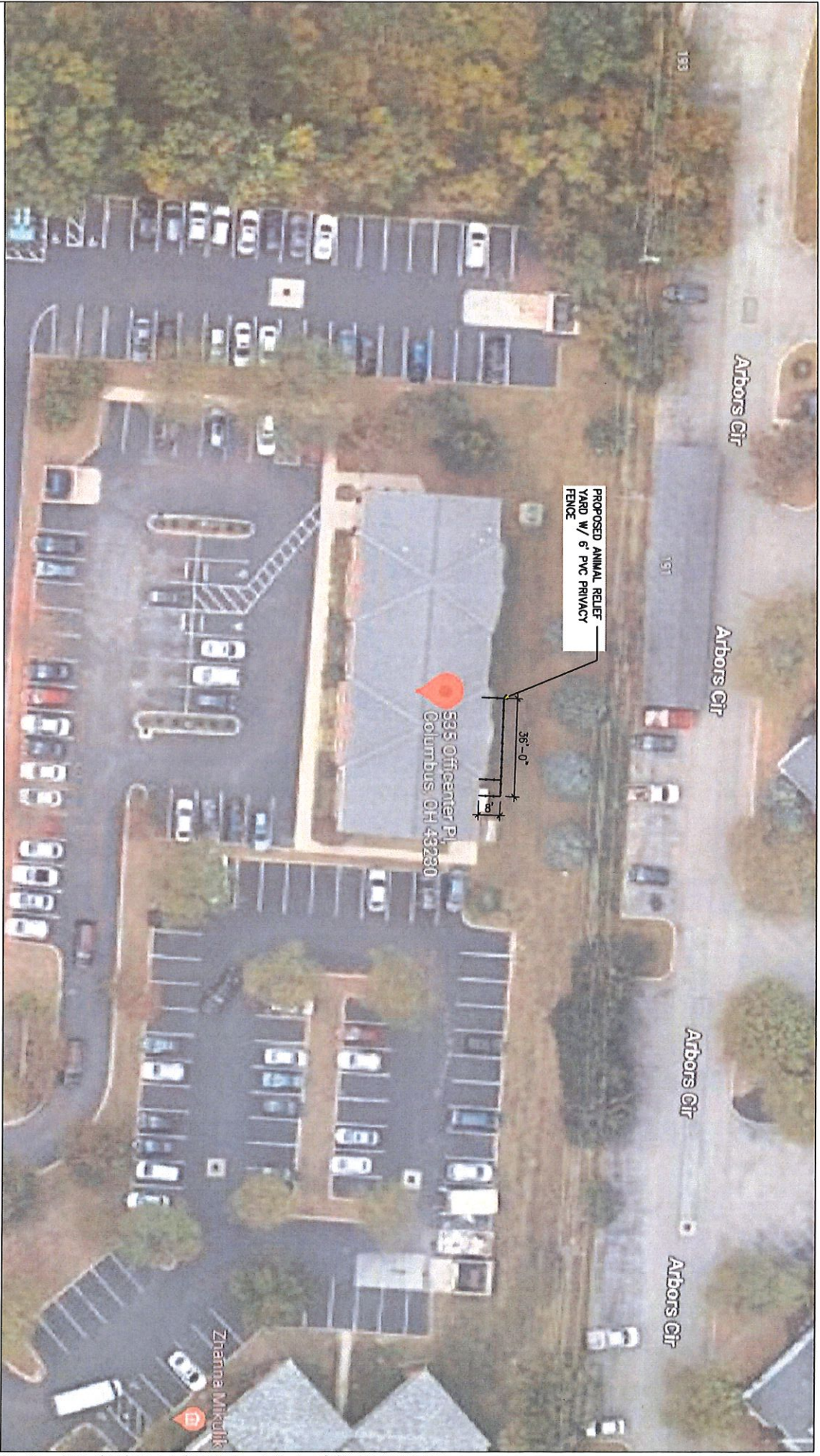
The applicant, NVA is requesting a variance to permit the use of an office building located in the S-O zoning district for a veterinary medical clinic. The office previously was used as a medical office for primary care physicians. The proposed use, veterinary medical clinic, is essentially the same use, except that the patients will be animals, not people. The granting of the variance is necessary for the preservation and enjoyment of property rights in the owner as the activity and use of the property, medical services, will not change, merely the patients to whom those services will be afforded, animals rather than people, is the only change in activity in the building. The proposed use and the granting of the variance will not affect the health or safety of the neighbors or neighborhood in which the property is located.

SURROUNDING PROPERTY
OWNERS

Morrison Arbors LLC
150 Arbors Circle
Columbus, OH 43230

Kemba Financial Cu
P.O. Box 307370
Columbus, OH 43230-7370

GFIG Ohio One LLC
1522 2nd Street
Santa Monica, CA 90401



RWE

DESIGN BUILD

1300 OGDEN AVE.
DOWNS GROVE, IL 60515
(630) 734-0883

NVA
Gahana Animal Hospital
535 Offcenter Pl
Columbus, OH 43230

No.	Description	Date
1	PRELIMINARY	03.17.2022
2	REVISION 1	03.25.2022
3		
4		
5		
6		
7		
8		

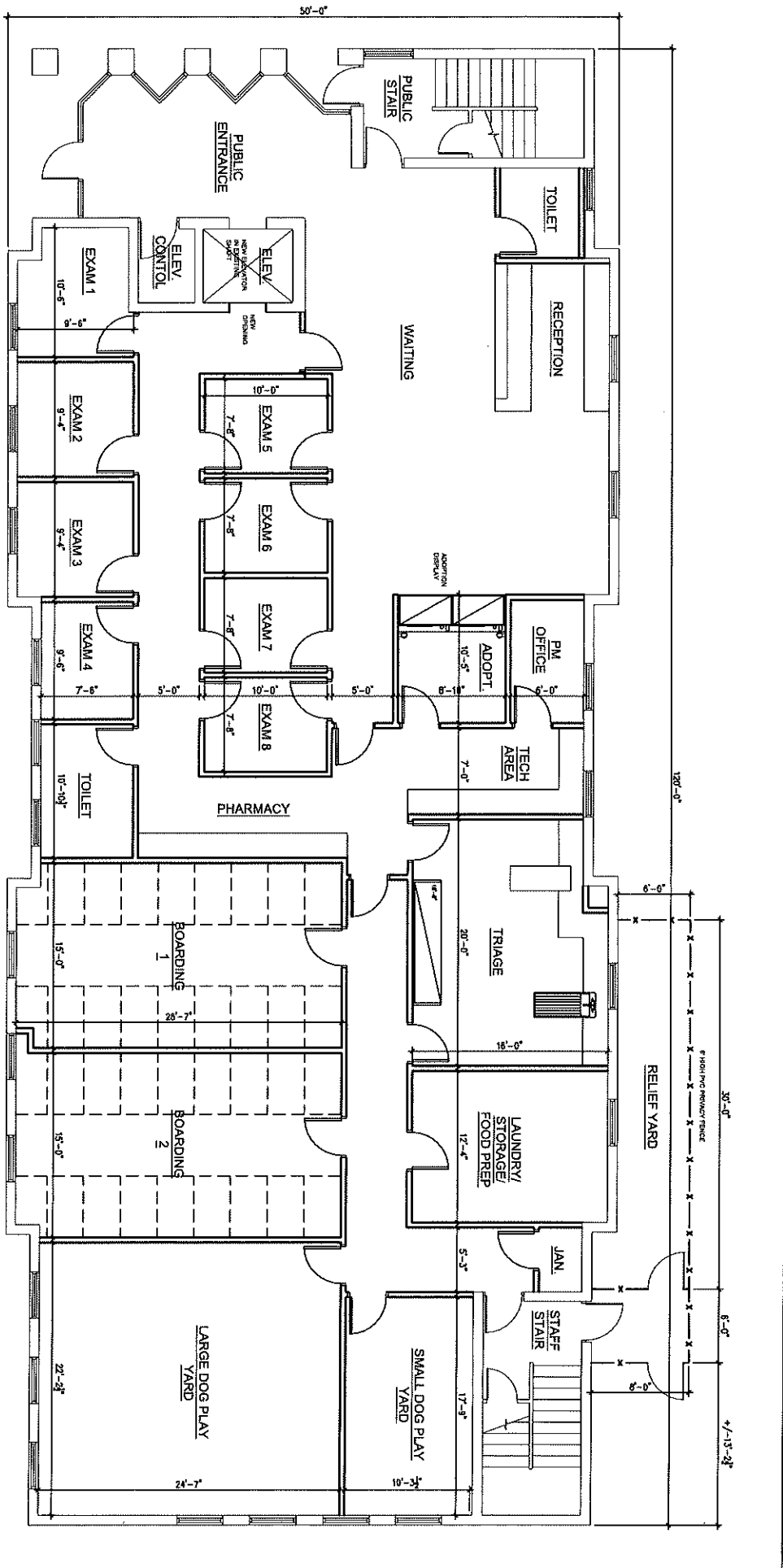
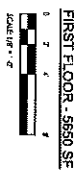
Client Approval

SITE PLAN	
Project number	22.035
Date	03.17.2022
Drawn by	BH
Checked by	KJ
Scale	1/8" = 1'-0"
PD-0.1	

No.	Description	Date
1	PRELIMINARY	03.17.2022
2	REVISION 1	03.25.2022
3		
4		
5		
6		
7		
8		

Client Approval

PRELIMINARY FIRST FLOOR	
Product Number	22.035
Date	03.17.2022
Drawn by	BH
Checked by	KJ
Scale	1/8" = 1'-0"
PD-1.0	



RWF DESIGN BUILD

1303 OSBORN AVE.
DOWNERS GROVE, IL 60515
(630) 734-0863

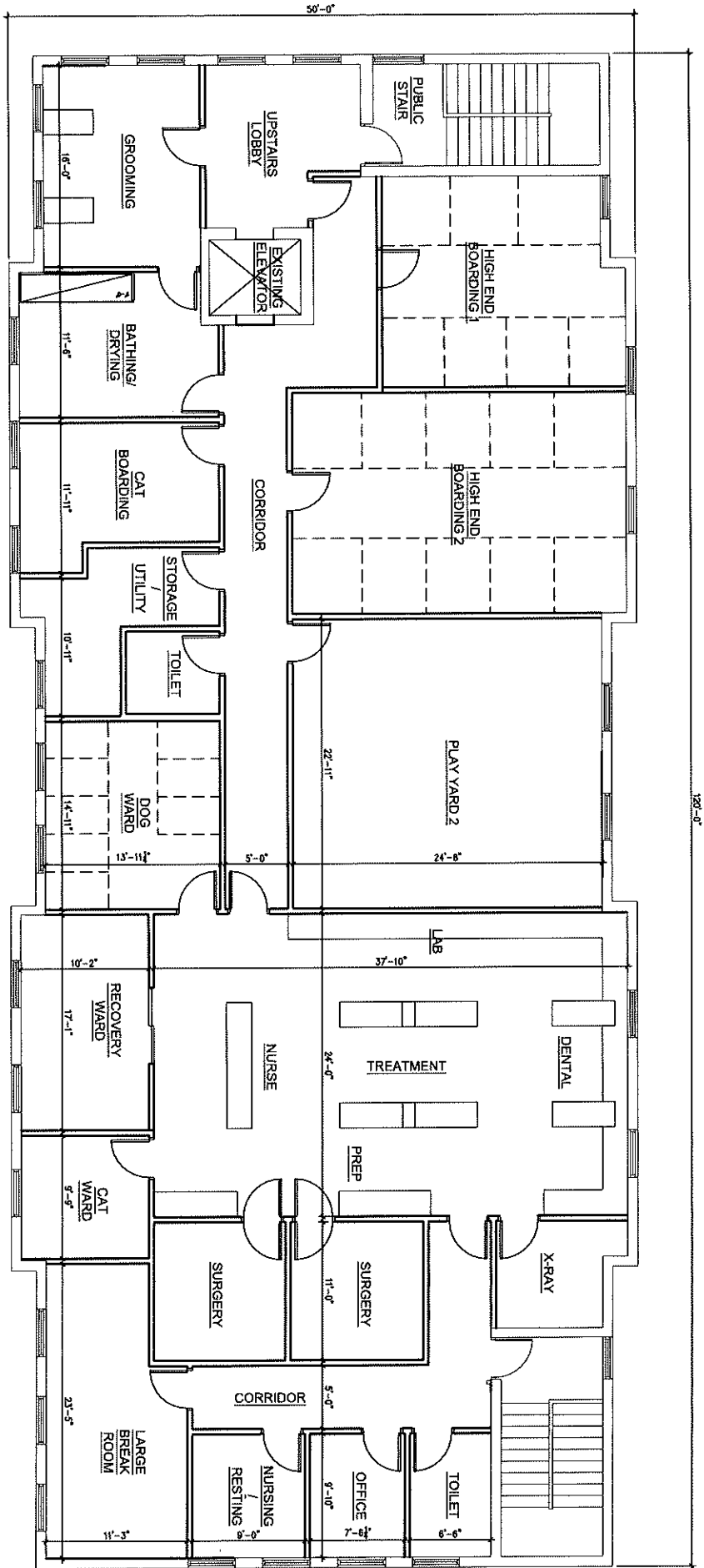
NVA
Gahana Animal Hospital
535 Offcenter Pl
Columbus, OH 43230

No.	Description	Date
1	PRELIMINARY	03.17.2022
2	REVISION 1	03.23.2022
3		
4		
5		
6		
7		
8		

Client Approval

PRELIMINARY SECOND FLOOR	
Project number	22.035
Date	03.17.2022
Drawn by	BH
Checked by	KJ
Scale	
PD-2.0	
1/8" = 1'-0"	

SECOND FLOOR - 5751 SF
SCALE 1/8" = 1'-0"



JMM ARCHITECTS
 150 TREMONT CENTER, COLUMBUS, OHIO 43215 (614) 449-8900

LINCOLN CIRCLE MEDICAL BUILDING

WINDOW SCHEDULE

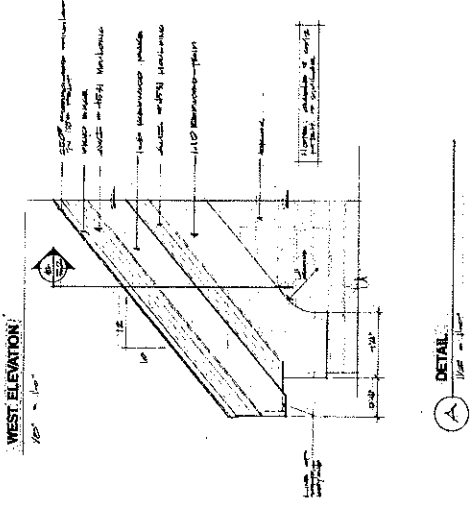
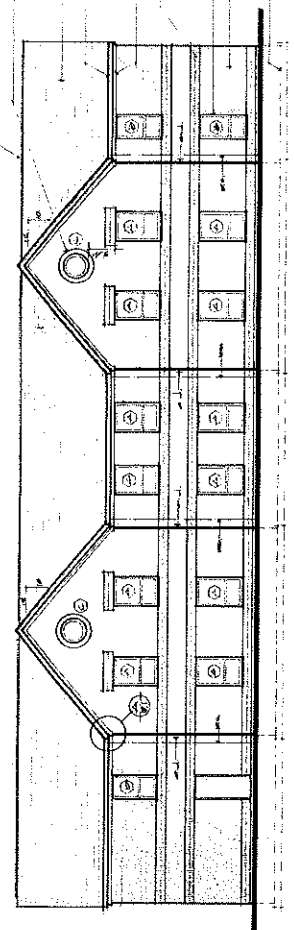
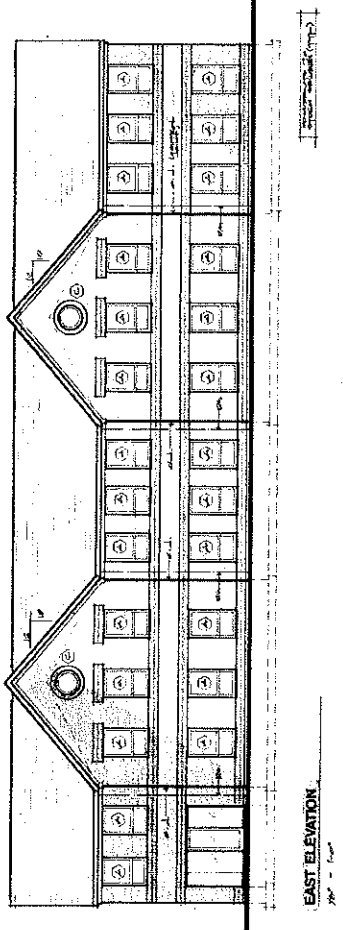
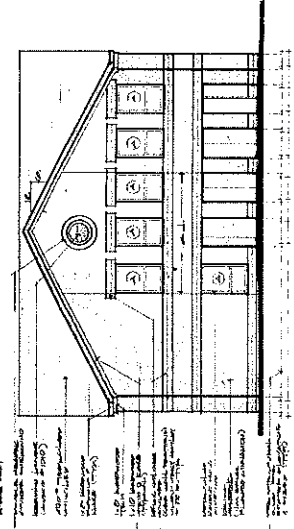
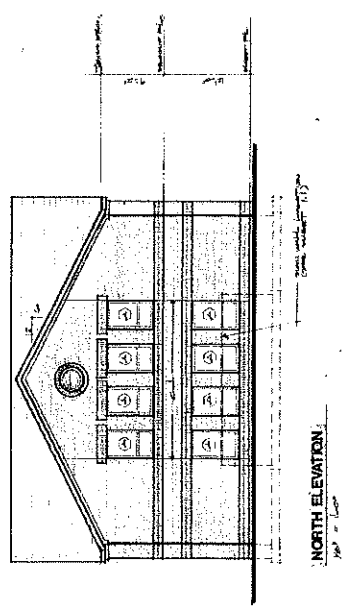
JOB # DATE

DESIGNED BY CHECKED BY

REVISIONS

General notes for window schedule: 1. All windows are to be installed in accordance with the manufacturer's instructions. 2. All windows are to be installed in accordance with the manufacturer's instructions. 3. All windows are to be installed in accordance with the manufacturer's instructions.

Window Schedule	Notes
1	6" x 6" Double Hung
2	6" x 6" Double Hung
3	6" x 6" Double Hung
4	6" x 6" Double Hung
5	6" x 6" Double Hung
6	6" x 6" Double Hung
7	6" x 6" Double Hung
8	6" x 6" Double Hung
9	6" x 6" Double Hung
10	6" x 6" Double Hung
11	6" x 6" Double Hung
12	6" x 6" Double Hung
13	6" x 6" Double Hung
14	6" x 6" Double Hung
15	6" x 6" Double Hung
16	6" x 6" Double Hung
17	6" x 6" Double Hung
18	6" x 6" Double Hung
19	6" x 6" Double Hung
20	6" x 6" Double Hung
21	6" x 6" Double Hung
22	6" x 6" Double Hung
23	6" x 6" Double Hung
24	6" x 6" Double Hung
25	6" x 6" Double Hung
26	6" x 6" Double Hung
27	6" x 6" Double Hung
28	6" x 6" Double Hung
29	6" x 6" Double Hung
30	6" x 6" Double Hung
31	6" x 6" Double Hung
32	6" x 6" Double Hung
33	6" x 6" Double Hung
34	6" x 6" Double Hung
35	6" x 6" Double Hung
36	6" x 6" Double Hung
37	6" x 6" Double Hung
38	6" x 6" Double Hung
39	6" x 6" Double Hung
40	6" x 6" Double Hung
41	6" x 6" Double Hung
42	6" x 6" Double Hung
43	6" x 6" Double Hung
44	6" x 6" Double Hung
45	6" x 6" Double Hung
46	6" x 6" Double Hung
47	6" x 6" Double Hung
48	6" x 6" Double Hung
49	6" x 6" Double Hung
50	6" x 6" Double Hung
51	6" x 6" Double Hung
52	6" x 6" Double Hung
53	6" x 6" Double Hung
54	6" x 6" Double Hung
55	6" x 6" Double Hung
56	6" x 6" Double Hung
57	6" x 6" Double Hung
58	6" x 6" Double Hung
59	6" x 6" Double Hung
60	6" x 6" Double Hung
61	6" x 6" Double Hung
62	6" x 6" Double Hung
63	6" x 6" Double Hung
64	6" x 6" Double Hung
65	6" x 6" Double Hung
66	6" x 6" Double Hung
67	6" x 6" Double Hung
68	6" x 6" Double Hung
69	6" x 6" Double Hung
70	6" x 6" Double Hung
71	6" x 6" Double Hung
72	6" x 6" Double Hung
73	6" x 6" Double Hung
74	6" x 6" Double Hung
75	6" x 6" Double Hung
76	6" x 6" Double Hung
77	6" x 6" Double Hung
78	6" x 6" Double Hung
79	6" x 6" Double Hung
80	6" x 6" Double Hung
81	6" x 6" Double Hung
82	6" x 6" Double Hung
83	6" x 6" Double Hung
84	6" x 6" Double Hung
85	6" x 6" Double Hung
86	6" x 6" Double Hung
87	6" x 6" Double Hung
88	6" x 6" Double Hung
89	6" x 6" Double Hung
90	6" x 6" Double Hung
91	6" x 6" Double Hung
92	6" x 6" Double Hung
93	6" x 6" Double Hung
94	6" x 6" Double Hung
95	6" x 6" Double Hung
96	6" x 6" Double Hung
97	6" x 6" Double Hung
98	6" x 6" Double Hung
99	6" x 6" Double Hung
100	6" x 6" Double Hung



Office / Medical | For Lease or Sale

CBRE

535 Offcenter Place

Office / Medical Space

535 Offcenter Place
Gahanna, Ohio 43230
www.cbre.us/columbus

Property Information

- + 10,613 SF over two floors
- + Monument signage available
- + Elevator in building
- + LVT flooring

- + Two new HVAC units
- + Freestanding building with 44 dedicated parking spots plus potential overflow

For Lease: \$12.00 / SF NNN

For Sale: \$1,595,000

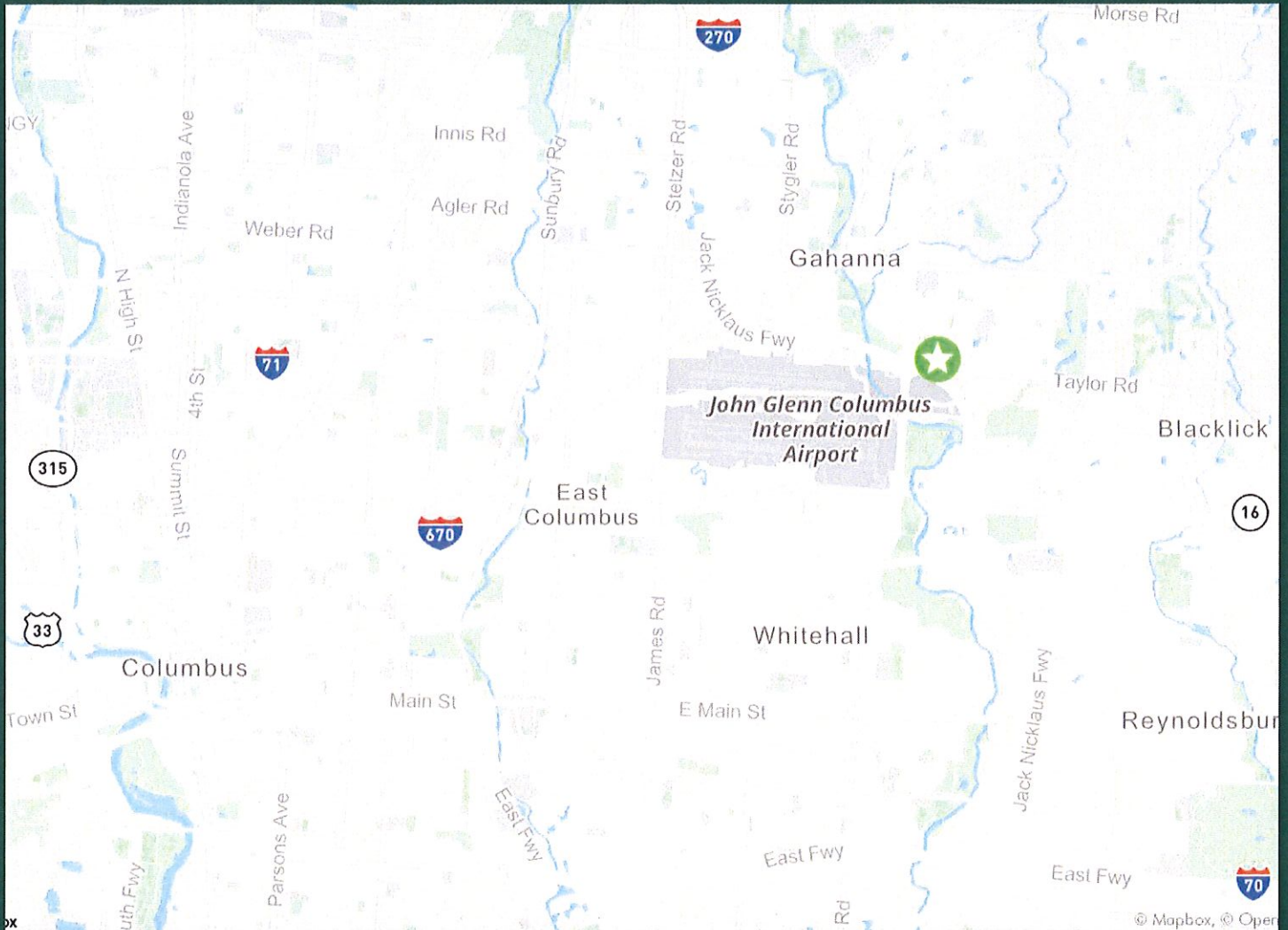




Office / Medical Space

535 Offcenter Place | Gahanna, Ohio 43230

For Lease or Sale



Contact Us

Molly Leach

First Vice President

+1 614 430 5022

molly.leach@cbre.com

Todd Payne

Associate

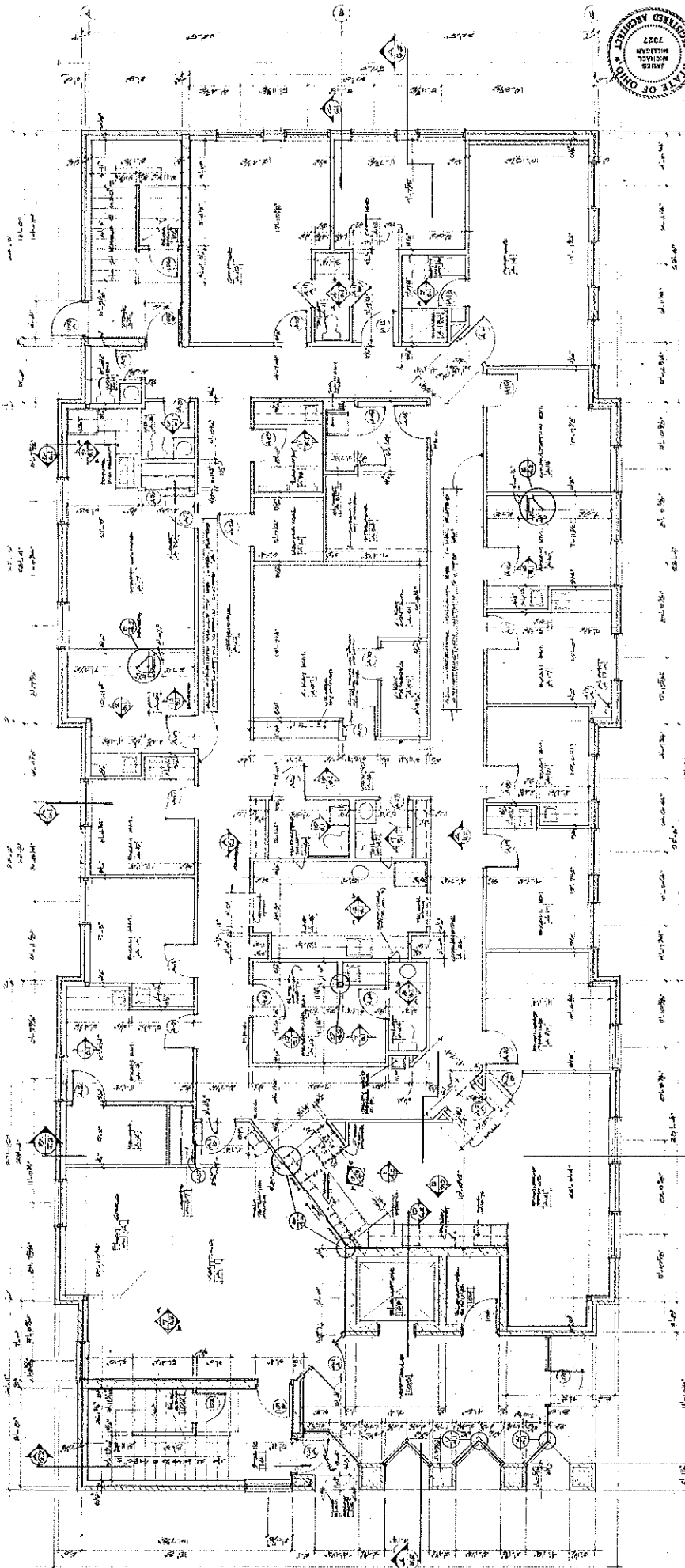
+1 614 430 5023

todd.payne@cbre.com

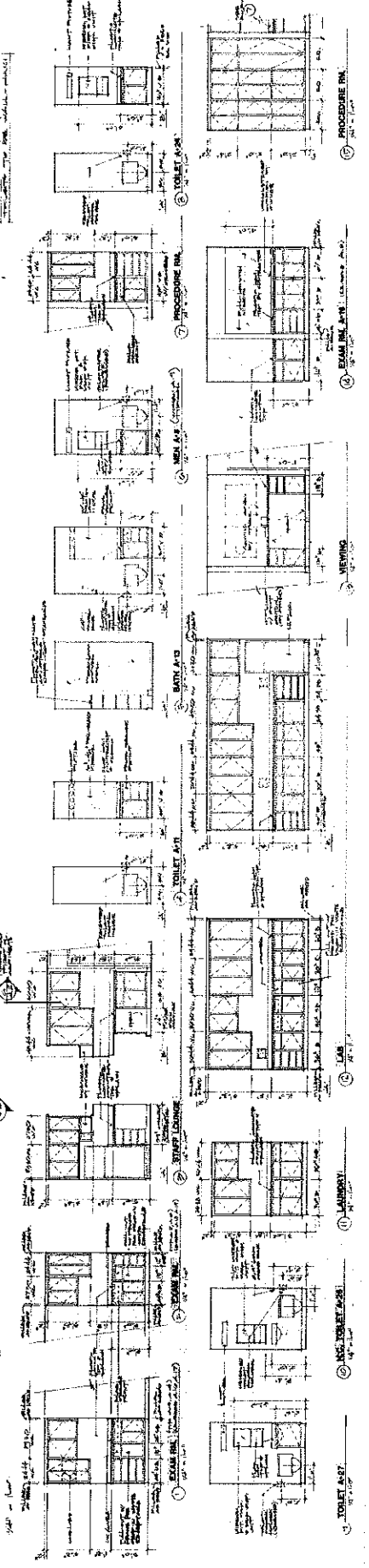
© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.us/columbus

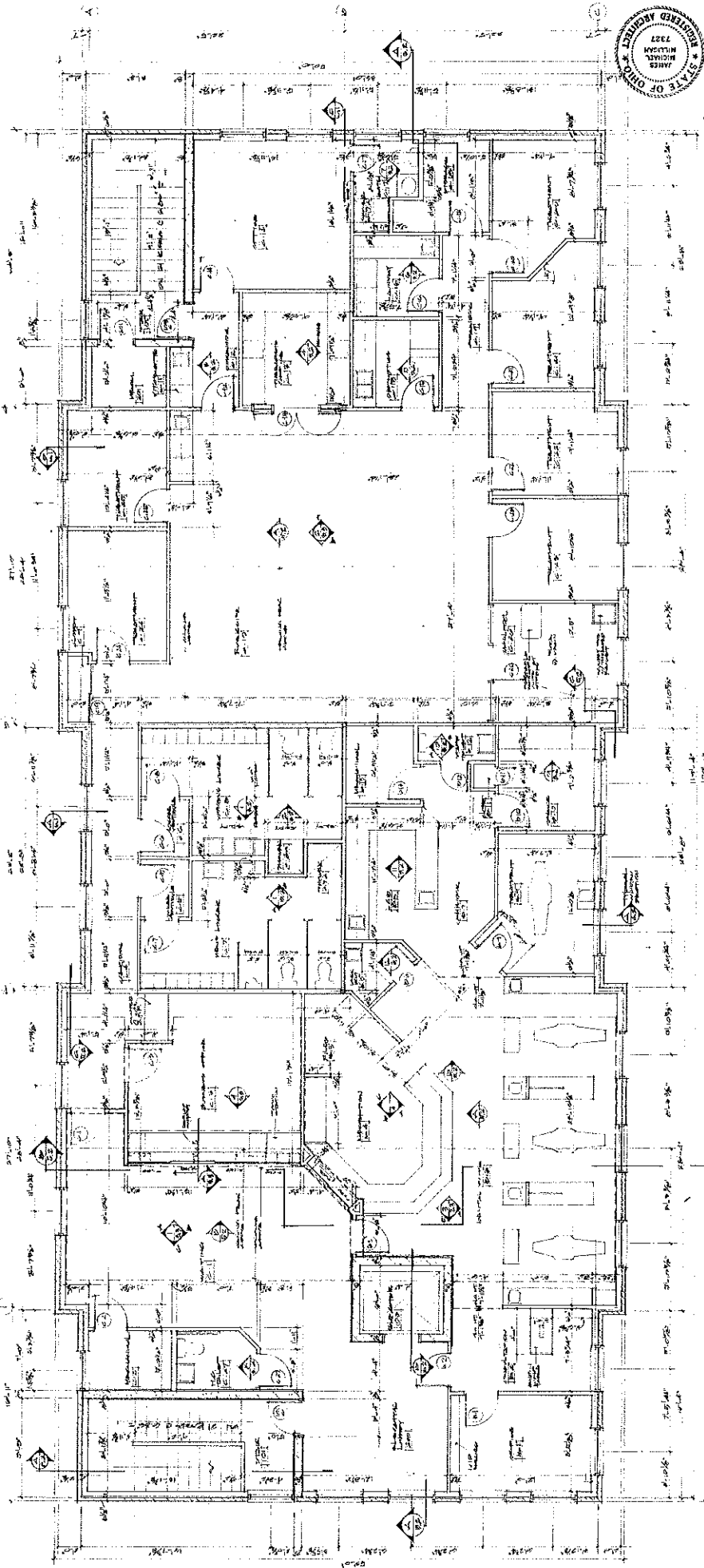
CBRE



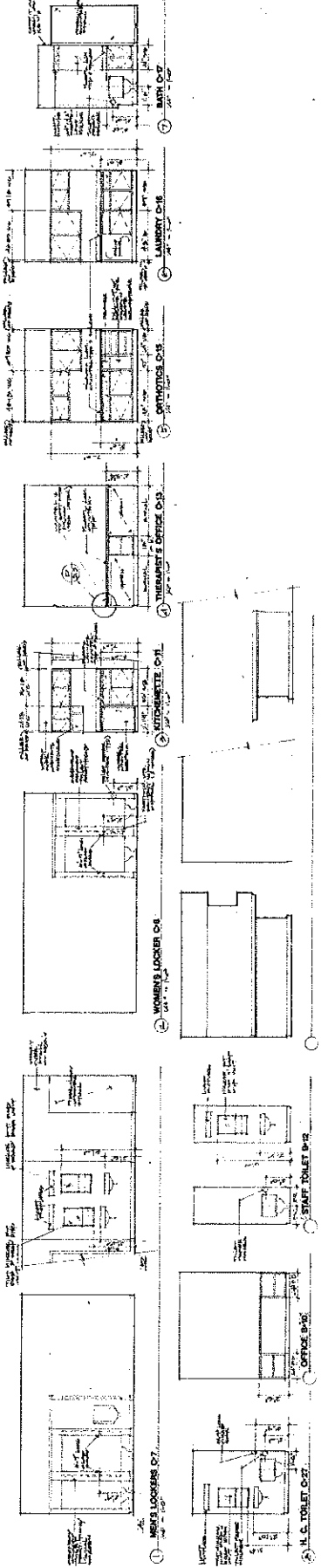
FIRST FLOOR PLAN



JMM ARCHITECTS 1100 TREMONT CENTER, COLUMBUS, OHIO 43211 (614) 464-6000	
LINCOLN CIRCLE MEDICAL BUILDING	
NO. #	8825
DATE	
DRAWN BY	
CHECKED	
APPROVED	



SECOND FLOOR PLAN





June 23, 2022

Nva Parent RE LLC
29229 Canwood St
Agoura Hills, CA 91301-1561

RE: Project 535 Officenter PI Variance

Dear Nva Parent RE LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Planning

1. Informational Comment - No objections with the request. Please see forthcoming staff report for additional comments, if any. *(Informational Comment)*

Development Engineer

2. Engineering has no issues with this variance.

Parks

3. No Comments Per Julie Predieri

Fire District

4. The fire division has no objection to the variance to operate a vet clinic in the building.

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

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

Use variance request to allow a veterinary clinic at 535 Office Center Place. The property is zoned Suburban Office and Institutional (SO). Medical and professional offices are the predominate uses in SO. Most types of medical care for humans are either allowed by right or conditional use. This request, if approved, would permit similar types of medical treatment that are permitted for people, except for animals.

The specific use that would be allowed is SIC 0742 – Veterinary services for animal specialties. Veterinary medicine, dentistry, and surgery for dogs, cats, and similar animals are permitted. This use is permitted in many commercial zonings such as Community Commercial (CC), Office, Commerce, and Technology (OCT), and Community Service (CS).

Variance

The following variance has been requested.

1. 1153.01(a) – Permitted uses
 - a. Allow SIC 0742 – Veterinary services for animal specialties

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.

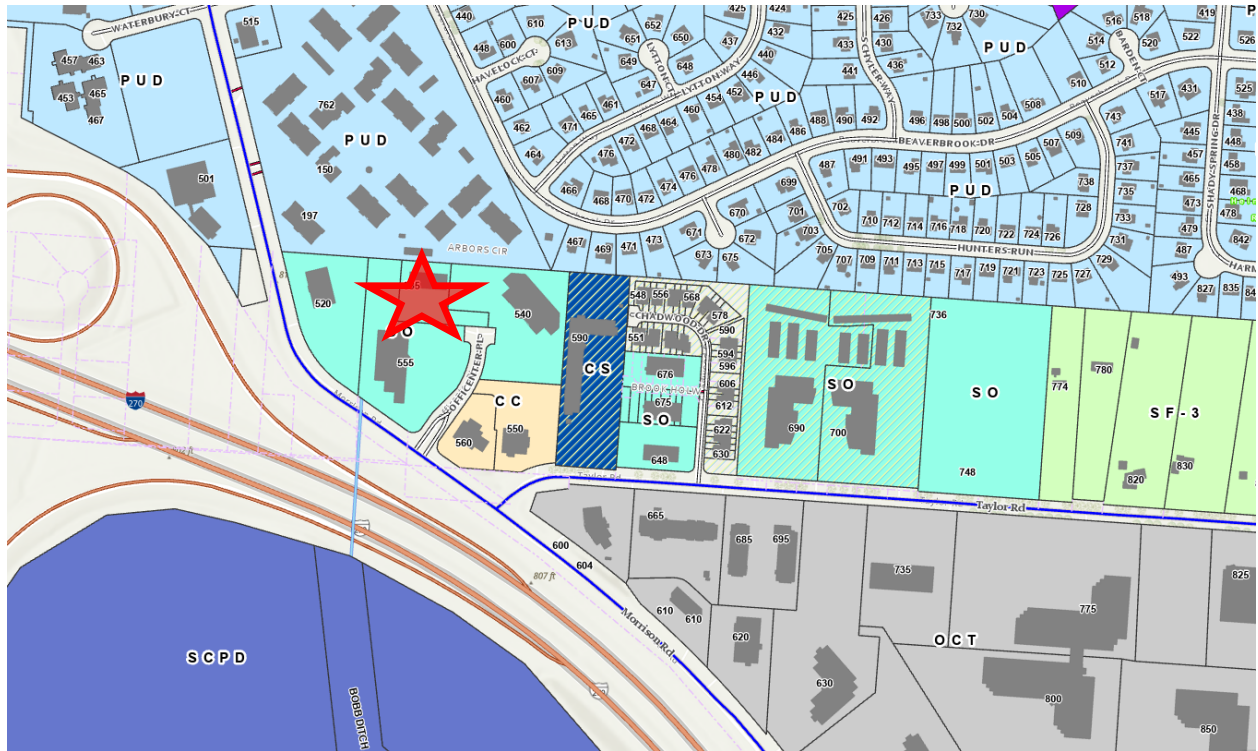
Staff Comments

Staff recommends approval of the request as submitted. Although the use isn't permitted, very similar uses are permitted by right. The applicant will be utilizing an unoccupied medical office building. The building was built for a similar use and few improvements are necessary to utilize the building for the proposed use. An outdoor animal relief area is proposed. A fence permit will be required for this improvement.

A rezoning could also have been requested; however, staff believes that a use variance is the more appropriate permitting path for several reasons. First, the zoning code is in the process of being rewritten. More than likely, the zoning code rewrite will change uses and names of zoning districts and the map will be changed as well. Another reason is that this area is largely medical/professional office.

Keeping the zoning the same as it is now is appropriate in order to ensure consistency and compatibility with the neighboring properties.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning