



# Application for Variance

City of Gahanna, Ohio ■ Planning Commission  
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

**\*REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

\*Applicant Name: City of Gahanna \*Phone: 342-4259  
\*Applicant Address: 200 S. Hamilton Road \*Fax: 342-4359  
\*Applicant Email: troy.euton@gahanna.gov

\*Applicant's Relationship to Project: Land Owner:  Option Holder:  Cont. Purchaser:  Agent:

\*Property Owner Name: City of Gahanna \*Phone: \_\_\_\_\_  
\*Property Owner Address: 200 S. Hamilton Road \*Fax: \_\_\_\_\_  
\*Contact Name: Troy Euton \*Email: \_\_\_\_\_

\*Address for Requested Variance: 220 Olde Ridenour Road, Gahanna, Ohio  
\*Parcel ID#: 025-00108500 \*Current Zoning: 093

\*Description of Variance Requested: To install a 10' tall chain link fence to provide trail users protection from errant golf shots on the proposed bike trail.

\*Applicant's Signature:  \*Date: 6-25-15

**\*SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

- Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
- One (1) digital copy of completed application and associated documents.
- A list of contiguous property owners and their mailing addresses.
- Pre-printed mailing labels for all contiguous property owners.
- A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
- Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

### \*PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:

Code Sections to be varied: 1171.03(a) to allow a fence to exceed 6' in height.

Description of the governing code and the requested variance: \_\_\_\_\_

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on \_\_\_\_\_. 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.

Planning & Zoning Administrator's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**For Internal Use:**  
SunGard File No. 15060024  
PC File No. V-13-2015  
Public Hearing Date: \_\_\_\_\_

(Received) 6/17/15 (Paid) N/A (Accepted by PZA)

## CHAPTER 1131 - VARIANCES

### 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.
- (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.



CITY OF GAHANNA

**City of Gahanna**

**Department of Parks & Recreation**

**Big Walnut Trail, Section 5**

**Fence Variance**

1134.04 Public Hearing Questions

- a) The special circumstances and condition that apply to this property relates to the properties primary use as a golf course. On any golf course errant shots are common place, thus, in exercising our due diligence to protect both golfers and trail users, it was determined that a ten feet high fence would be required. This provides for smooth coexistence for both recreational groups by addressing three main points:
  1. The fence will protect trail users from having a direct hit from a golf ball when a golfer hits an errant shot.
  2. The fence will keep trail users on the path, prohibiting them from entering onto the golf course to interfere with play for a majority of the trail length.
  3. The fence will keep golfers from entering onto the multi-use trail where motorized vehicles are prohibited, except for official business.
- b) This variance is absolutely necessary to provide continued use of the park as a golf course, while providing for the multi-use trail. While we wish the trail didn't have to go through the golf course, it has proven to be the only real viable alternative of the four alternatives evaluated for this section of the Big Walnut Trail. While we don't like impacting our golf community with a change on the perimeter of the course, which many find disruptive, we have to stay the course in providing our community with the citizens number one requested recreational amenity: Trails and connectivity throughout the city.
- c) This application will not adversely affect the health or safety of persons residing or working in the neighborhood. In fact, this application will provide better protection and safety for walkers, bikers and joggers using Olde Ridenour Road than exists today without the trail project and fencing.

Submitted by:

  
Troy Euton  
Deputy Director



"HERB CAPITAL OF OHIO"

RESIDENT  
151 RUGBY LN  
GAHANNA OH 43230

RESIDENT  
153 GOTHIC CT  
GAHANNA OH 43230

RESIDENT  
155 GOTHIC CT  
GAHANNA OH 43230

RESIDENT  
157 GOTHIC CT  
GAHANNA OH 43230

RESIDENT  
167 GOTHIC CT  
GAHANNA OH 43230

RESIDENT  
169 GOTHIC CT  
GAHANNA OH 43230

MIFFLIN TOWNSHIP  
155 OLDE RIDENOUR RD  
GAHANNA OH 43230

RESIDENT  
138 SCOTTSBURY CT  
GAHANNA OH 43230

RESIDENT  
137 SCOTTSBURY CT  
GAHANNA OH 43230

RESIDENT  
145 SCOTTSBURY CT  
GAHANNA OH 43230

RESIDENT  
295 OLDE RIDENOUR RD  
GAHANNA OH 43230

RESIDENT  
305 OLDE RIDENOUR RD  
GAHANNA OH 43230

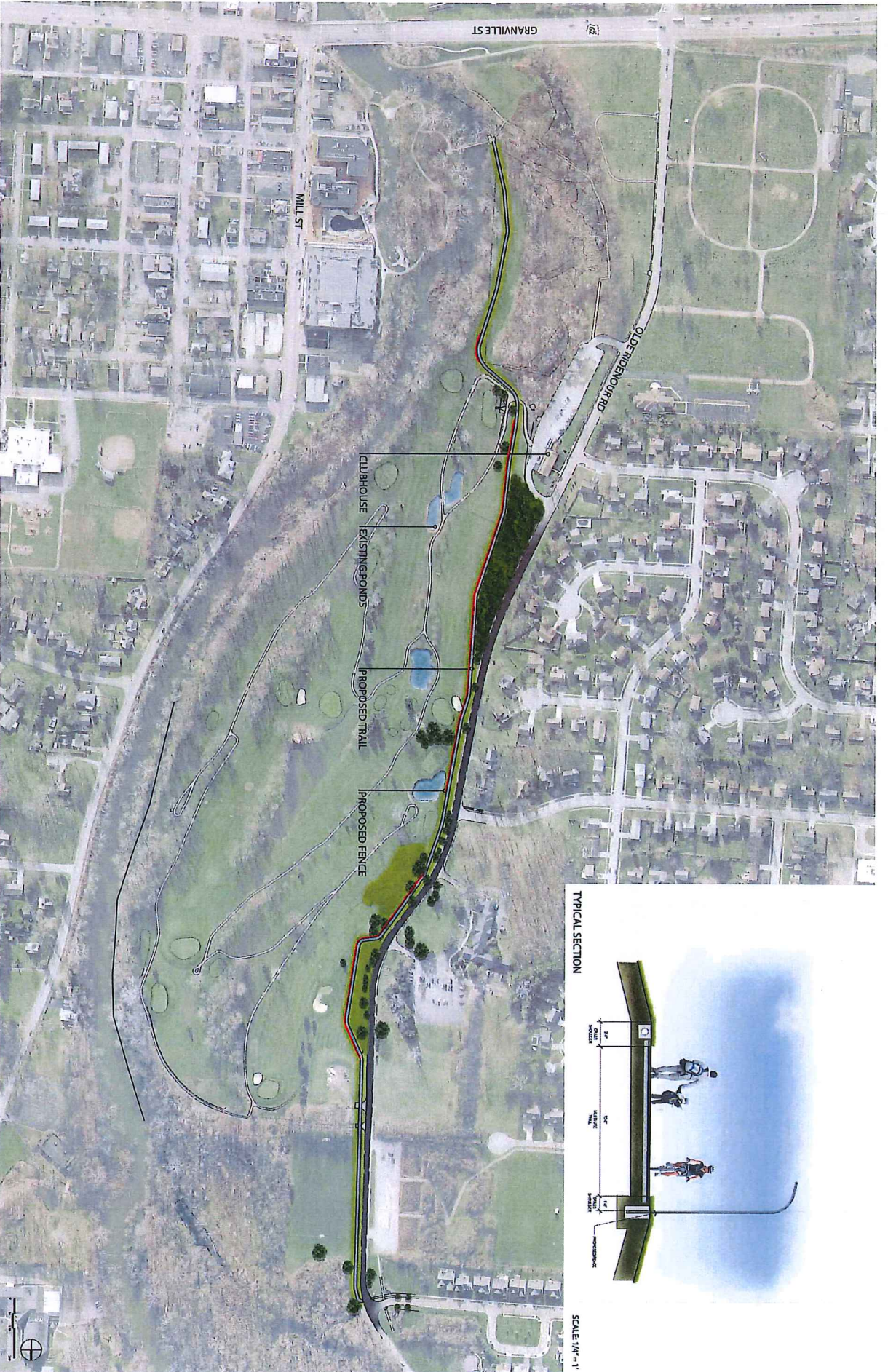
THE WOODS AT PARKSIDE  
349 OLDE RIDENOUR RD  
GAHANNA OH 43230

GEORGE & VIVIAN PARKER  
106 SHORT STREET  
GAHANNA OH 43230

RESIDENT  
375 MILL ST  
GAHANNA OH 43230

RESIDENT  
395 MILL ST  
GAHANNA OH 43230

RESIDENT  
150 RUGBY LN  
GAHANNA OH 43230



SITE PLAN

Big Walnut Trail - Segment 5 | GAHANNA, OHIO

06.01.2015



19601008

QUIT-CLAIM DEED \*

THE GAHANNA INVESTMENT CLUB, INC., an Ohio Corporation  
(1), of Franklin County, Ohio

for valuable consideration paid, grants(s) to CITY OF GAHANNA

200 S. Hamilton Road, Gahanna, Ohio 43230

, whose tax-mailing address is

the following REAL PROPERTY: Situated in the County of Franklin in the State  
of Ohio and in the City of Gahanna : (2)

See attached legal description

056386

TIME 2:44P  
RECORDED FRANKLIN CO., OHIO

JUN 4 1992

RECORDER'S FEE \$ 10<sup>00</sup>

Prior Instrument Reference: Vol.3252 Page 74 of the Deed Records of Franklin  
County, Ohio. The Gahanna Investment Club, Inc., by (3) ~~WOOD THORNTON~~  
Grantor releases all rights of dower therein. Witness our hand(s) this 29 day  
of May, 1992.

Signed and acknowledged in the presence of:

THE GAHANNA INVESTMENT CLUB, INC.

Peter Riddell  
WITNESS Peter Riddell

X Ray M. Shafer (4)  
RAY M. SHAFER PRESIDENT

T. Connell  
WITNESS T. Connell

X Judith M. Peterson  
JUDITH M. PETERSON SECRETARY

State of Ohio

County of Franklin

ss.

BE IT REMEMBERED, That on this 29 day of May 19 92, before me,  
the subscriber, a Notary Public in and for said county, personally came,  
THE GAHANNA INVESTMENT CLUB INC BY  
RAY M. SHAFER PRESIDENT & JUDITH M. PETERSON SECRETARY the Grantor(s) in the  
foregoing Deed, and acknowledged the signing thereof to be its voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day  
and year aforesaid. Peter H. Riddell PETER H. RIDDELL, Notary Public

This instrument was prepared by Julia A. Faist, 527 Granville St., Gahanna, OH 43230

- 1 Name of Grantor(s) and marital status.
- 2 Description of land or interest therein, and encumbrances, taxes, assessments, if any.
- 3. Date(s) which ever does not apply.
- 4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

CONVEYANCE TAX  
EXEMPT  
M SK  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

TRANSFER  
NOT NECESSARY  
JUN 2 1992  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

\* See Section 5302.11 Ohio Revised Code

19601009

EXHIBIT "A"

LEGAL DESCRIPTION

Being part of Lot No. 7, of the John F. Conroy Heirs' subdivision of record in Plat Book 19, Page 34, all references being recorded in Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a railroad spike where the centerline of McCutcheon Road intersects the centerline of Ridenour Road;

thence along the centerline of said Ridenour Road North  $0^{\circ} 50'$  East, 593.80 feet to an angle point in said road;

thence continuing along the centerline of said Ridenour Road, north  $36^{\circ} 24'$  West, 339.10 feet to a railroad spike at an angle point in said road;

thence continuing along the centerline of the said Ridenour Road, North  $33^{\circ} 0'$  West, 159.70 feet to a point at the southwesterly corner of a one (1) acre tract;

thence along a southerly line of the said one (1) acre tract North  $47^{\circ} 35'$  East, 505.71 feet to a point in the centerline of Big Walnut Creek;

thence along the centerline of the said Big Walnut Creek and the meanders thereof the following courses and distances; South  $81^{\circ} 21'$  East, 325 feet to a point, South  $30^{\circ} 29' 57''$  East, 476.11 feet to a point, South  $17^{\circ} 21'$  East, 435 feet to a point, South  $5^{\circ} 9'$  West, 470 feet to a point in the centerline of the said McCutcheon Road;

thence North  $86^{\circ} 21'$  West, 760.70 feet to the point of beginning containing 23.014 acres, more or less.

Subject to the right-of-way for the easterly one-half of Ridenour road and north one-half of McCutcheon Road, dedicated by the Plat of the said John F. Conroy Heirs' Subdivision.

The above legal description was taken from the prior deed of reference Volume 3252, page 74.

0-57-11  
ALL OF  
4341  
(025) ANN  
BMS.  
1/13/92



FORM 601-ORIO WARRANT BOND

THE OHIO REGISTERED MAIL SERVICE  
as the Law Print Publishers of this State

# Know all Men by these Presents

That David L. Durschnitt, John R. Vagner and Marjorie F. Padgett, Co-Executors of the Estate of Byron E. Schoffeld 18522

of the City of Columbus, County of Franklin and State of Ohio, for and in consideration of the sum of One Dollar good and valuable considerations to them paid by The Village of Gahanna

of the Village of Gahanna, County of Franklin and State of Ohio, Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Grantee The Village of Gahanna

its successors assigns forever, the following Real Estate situated in the County of Franklin and in the State of Ohio, and to the Village of Gahanna and bounded and described as follows:

--- See attached Exhibit "A" ---  
--- Parcels 1 and 2 ---

**TRANSFERRED**  
SEP 2 1970  
ARCH J. WARREN  
FRANKLIN COUNTY, AUDITOR

**TRANSFER TAX EXEMPT**  
By ARCH J. WARREN  
FRANKLIN COUNTY, AUDITOR

3:78 1:30  
SEP 2 1970  
Received SEP 4 1970  
Recorded SEP 4 1970  
JAMES A. SCHAEFER, Recorder  
Recorder's Fee \$

APPROVED  
NO PLAT REQUIRED  
JOHN L. MANNING, JR.  
CHAIRMAN, PLANNING & ZONING COM.  
VILLAGE OF GAHANNA

Last Transfer: Deed Record Volume , Page

To have and to hold said premises with all the privileges and appurtenances thereto heretofore to the said Grantee

The Village of Gahanna its successors and assigns forever And the said Grantee's, David L. Durschnitt, John R. Vagner and Marjorie F. Padgett, Co-Executors of the Estate of Byron E. Schoffeld

do hereby covenant with the said Grantee for themselves and their heirs The Village of Gahanna

its successors and assigns that they are lawfully seized of the premises interests that the said premises are hereunto and that their heirs and assigns shall



NOV 30 1935

and that they will forever warrant and defend the same with the appurtenances unto the said grantee. The Village of Gahanna its successors assigns against the lawful claims of all persons whomsoever

In Witness Whereof the said Grantors, David L. Durschnitt, John R. Vagner and Marjorie J. Padgett, Co-Executors of the Estate of Byron E. Schofield

who hereby release their right of dower in the premises, have hereunto set their hands, this 27th day of July in the year of our Lord one thousand nine hundred and seventy (1930)

Signed and acknowledged in presence of Victor Skupman Myself

David L. Durschnitt, Co-Executor John R. Vagner, Co-Executor Marjorie J. Padgett, Co-Executor Franklin County, SS.

The State of Ohio

Be it Remembered that on this 27th day of July A.D. 1930 before me the undersigned Notary Public in and for said county, personally in the above named David L. Durschnitt, John R. Vagner and Marjorie J. Padgett, Co-Executors of the Estate of Byron E. Schofield

In the foregoing deed, read and acknowledged the signing of the same to be voluntary and able for the uses and purposes therein mentioned.

In Testimony Whereof I have hereunto subscribed my name and affixed my official seal on the day and year first above signed.

Victor Skupman

VICTOR S. SKUPMAN, Notary at Law - State of Ohio My Commission Expires on September 1st, 1931 Section 147.03 R.C.



This instrument prepared by David L. Durschnitt, Attorney at Law 22 East Gay Street, Columbus, Ohio 43215

Franklin County Ohio

TO

STATE OF OHIO COUNTY OF Franklin RECEIVED FOR RECORD ON THE DAY OF JULY 1930 at RECORDED IN DEED BOOK PAGE RECORDERS FEE \$

State of Ohio, County of Franklin, State of Ohio, Village of  
Franklin, Ohio, located in Section 18, Township 13, Range 13, United  
States Land Office, and being 26.437 acres of the Brookside  
Sales, Inc., 102.758 acre tract as shown of record in Deed Book  
2445, Page 451, and also being to be made of record in the  
Office, Franklin County, Ohio, and subsequent reference to  
David L. Dutchnar, et al, (S), and described as  
follows:

Beginning at a point where the centerline of McCutcheon Road,  
intersects the centerline of Ridenour Road;

thence along the centerline of the said McCutcheon Road, South  
86° 21' East, 682.20 feet to a point in the westerly line of the  
Capital City Lodge No. 9 Fraternal Order of Police 10.524 acre tract  
as shown of record in Deed Book 2255, Page 698;

thence along the westerly line of the said 10.524 acre tract,  
South 7° 23' 04" East, 117.21 feet to an angle point;

thence continuing along the westerly line of the said 10.524  
acre tract and the westerly line of the Carl P. and Mary Ann Lang  
0.731 acre tract as shown of record in Deed Book 1558, Page 201,  
South 20° 53' 04" East, 220.94 feet to an angle point;

thence along the westerly line of the said Lang 0.731 acre tract  
and the Harry A. and Mattie J. Gotton 0.625 acre tract as shown of  
record in Deed Book 2038, Page 124, South 15° 52' 17" East, 138.32  
feet to a point at the southwesterly corner of the said Gotton 0.625  
acre tract;

thence continuing along the westerly line of the said Gotton  
tract, South 3° 31' 57" East, 52.0 feet to an angle point;

thence continuing along the westerly line of the said Gotton  
tract, South 12° 58' 03" West, 87.66 feet to the southwesterly corner  
of the said tract;

thence along the southerly line of the said Gotton tract, North  
88° 28' 03" East, 35.31 feet to a point on the westerly bank of Big  
Walnut Creek;

thence along the westerly bank of the said Big Walnut Creek,  
being also the easterly line of the said Brookside Sales, Inc., 102.758  
acre tract, the following courses and distances:

South 1° 14' East, 117.36 feet to an angle  
point;

South 18° 42' West, 201.0 feet to an angle  
point;

South 10° 52' West, 105.5 feet to an angle  
point; and,

South 15° 32' 30" West, 316.10 feet to a point at the south-  
easterly corner of the said Brookside Sales, Inc., 102.758 acre tract.

thence along the southerly line of the said 102.758 acre tract,  
North 86° 44' West, 977.10 feet to a point in the centerline of the said  
Ridenour Road;

thence along the centerline of the said Ridenour Road, North 9° 36'  
20" East, 418.31 feet to an angle point;

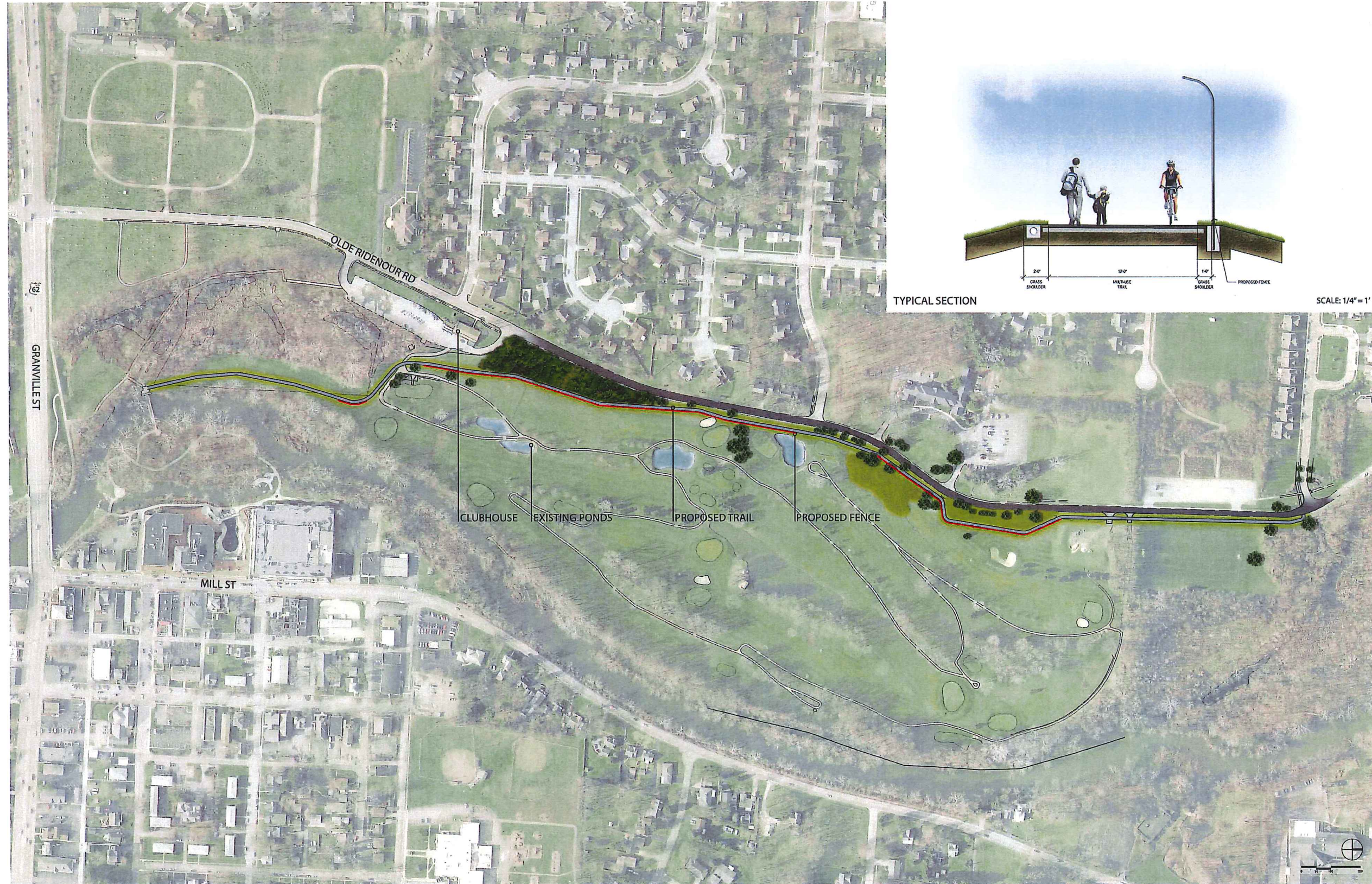
thence continuing along the centerline of the said Ridenour Road,  
North 36° 25' 20" East, 396.35 feet to an angle point;

thence continuing along the centerline of the said Ridenour Road,  
North 0° 34' East, 564.36 feet to the place of beginning, containing  
26.437 acres, more or less.

Subject, however, to all legal highways and/or easements of pre-  
vious record.

Legal description of this parcel prepared by  
E. E. Maddy





SITE PLAN



# Big Walnut Trail (#5) 100 Ft Markers

January 16, 2013

0 0.05 0.1 Miles

NOTE: This map is a resource to be used for general information purposes only. The City of Gahanna shall assume no liability for any errors, omissions, or inaccuracies in the information provided.

All GIS data layers are referenced in the Ohio State Plane Coordinate System, Horizontal - North American Datum (NAD) 83 (95) Vertical - North American Datum Vertical Datum (NAVD) 88, Units - Surveyors Feet.

All data has been developed from public records that are constantly undergoing change and is not warranted for content, completeness, or accuracy. The City of Gahanna does not warrant, guarantee or represent the data to be fit for a particular use or purpose.

G:\Map\_Requests\Parks and Recreation\2013\Big Walnut Trail\100FtMarkers.mxd



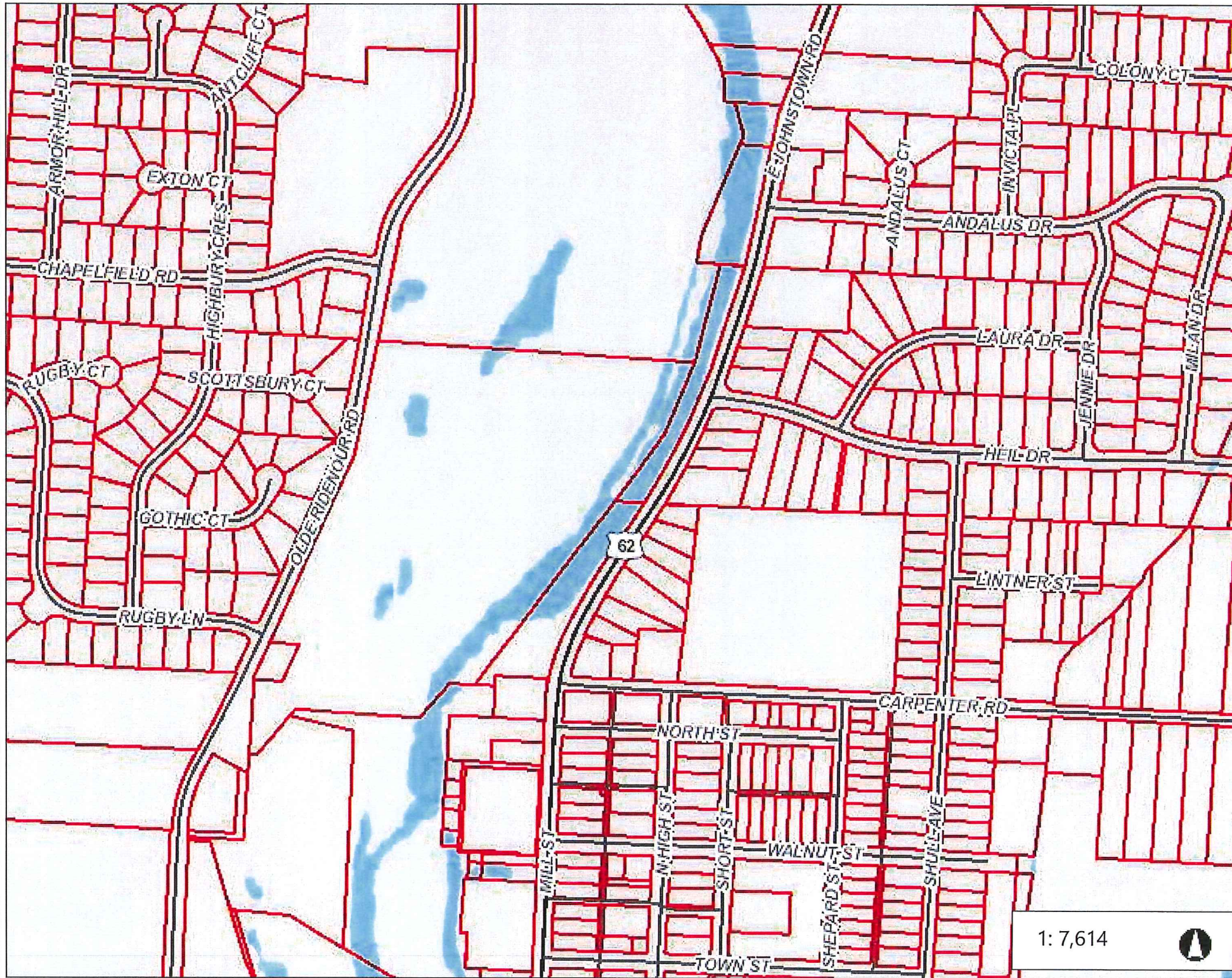
**City of Gahanna, Ohio**  
 200 South Hamilton Road  
 Gahanna, Ohio 43230  
 (614) 342-4000  
 www.gahanna.gov

**Legend**

- 100 Ft Markers
- Start/End Points
- Proposed Trail
- Existing Trails
- Buildings
- Schools
- Parkland
- Parcels



# City of Gahanna GIS Viewer



## Legend

- + Railways
- Franklin County Centerlines
  - Streets
  - State Routes
  - US Routes
  - Interstates
- Licking County Centerlines
- Buildings
  - Building Footprints
  - Surrounding Buildings
  - Surrounding Buildings Footprint
- Parcels
- Water Bodies
  - Surrounding Water Bodies
- Gahanna Boundary
- 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 BRICE
  - VILLAGE OF CANAL WINCHESTE
  - VILLAGE OF GROVEPORT
  - VILLAGE OF HARRISBURG
  - VILLAGE OF LITHOPOLIS

## Notes

Gahanna Golf Course  
 Golf Protective Fence  
 BWT Section 5

0.2 0 0.12 0.2 Miles

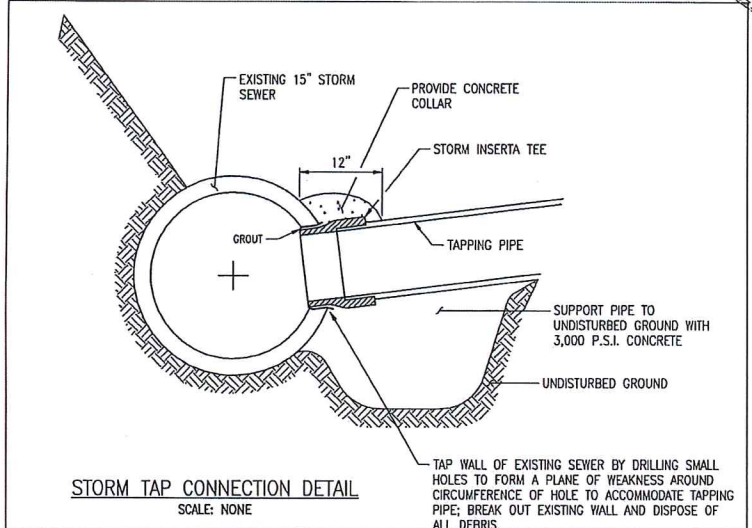
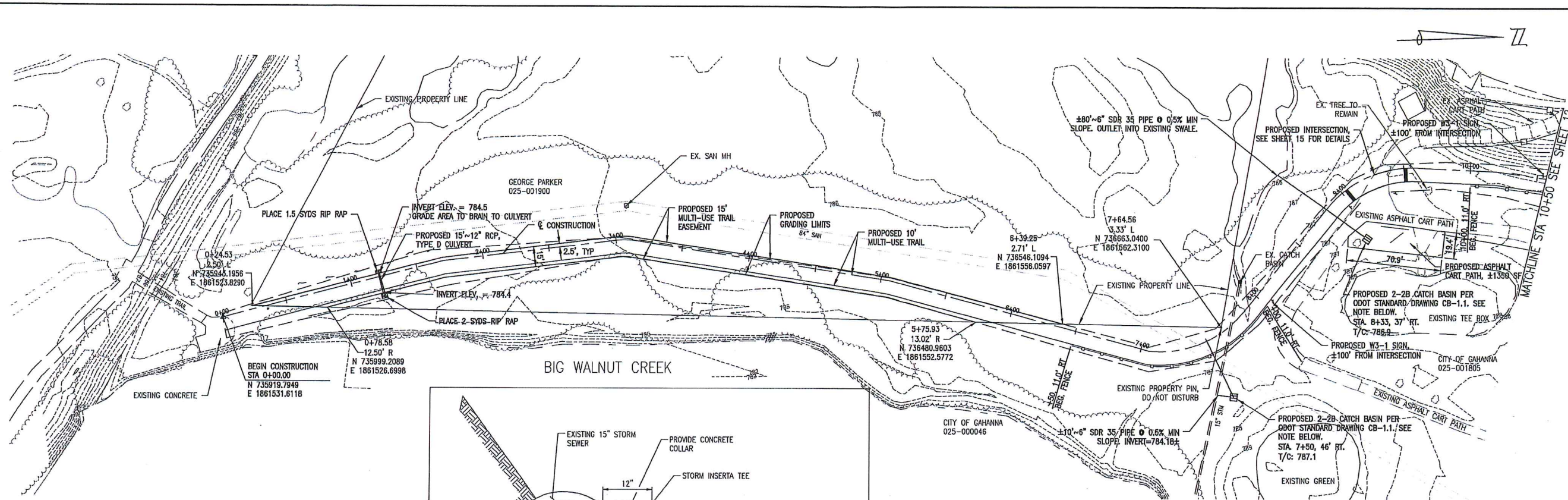
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Latitude Geographics Group Ltd.

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.

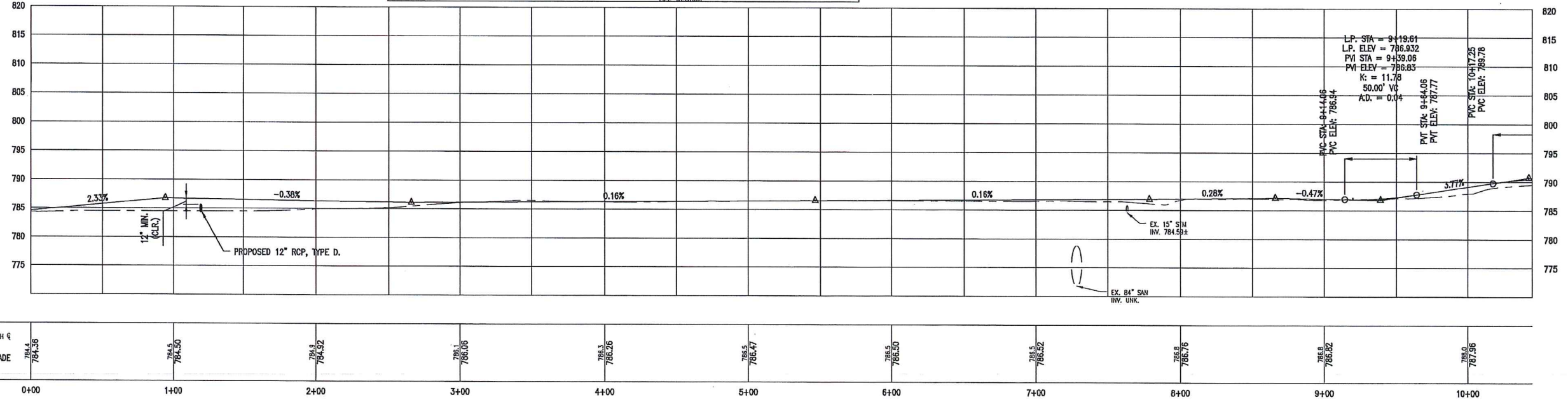
THIS MAP IS NOT TO BE USED FOR NAVIGATION



DRAWING PATH: F:\6000\_6100\6052\40010\_big walnut trail - segment\roadway\sheet\BWTSS\_744701.dwg Apr 17, 2015 - 10:11am



- NOTES:  
 1. FOR SIGN LIST, SEE SHEET 15. ALL SIGNAGE SHALL FOLLOW MUTCD STANDARDS  
 2. PIPING FOR THE PROPOSED CATCH BASINS SHALL BE 6" SDR 35 PIPE AT 0.5% MIN SLOPE.  
 3. FOR STORM TAP DETAIL, SEE THIS SHEET  
 4. FOR ASPHALT CART PATH SECTION, SEE TYP DETAILS, SHEET 3



STATION	EX GROUND ELEV	PROP PLAN GRADE ELEV	PROP PATH ELEV
0+00	784.4	784.36	
1+00	784.5	784.50	
2+00	784.9	784.32	
3+00	786.1	786.06	
4+00	786.3	786.26	
5+00	786.5	786.47	
6+00	786.5	786.50	
7+00	786.5	786.52	
8+00	786.6	786.76	
9+00	786.8	786.82	
10+00	786.0	786.56	

UNDERGROUND UTILITIES  
 TWO WORKING DAYS BEFORE YOU DIG  
 CALL 1-800-362-2764 (TOLL FREE)  
 OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS MUST BE CALLED DIRECTLY

**OHM**

WWW.OHM-ADVISORS.COM

DATE	4/17/2015	CDS		SECTION		TOWN		COUNTY	FRANKLIN COUNTY	SCALE	H: 1"=40'	VERT DATUM	NAVD 83
PROJECT	A1C			CITY	CITY OF GAHANNA			PROJECT NO.	6052140010	REVISIONS			
PROJ. NO.	A1C			CITY	CITY OF GAHANNA			PROJECT NO.	6052140010	REVISIONS			

580 NORTH FOURTH STREET, SUITE 630, COLUMBUS, OHIO 43215

BIG WALNUT TRAIL, SECTION 5  
 TRAILWAY IMPROVEMENT PLANS  
 PLAN & PROFILE CONSTRUCTION SHEET  
 STA. 0+00 TO STA. 10+50.00

SHEET  
**11**  
 OF 22





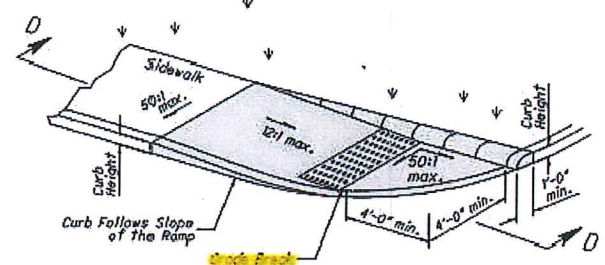
DATE	4/17/2015	CAD	DSM	DESIGNER	AHC	SECTION	TOWN	CITY	COUNTY	STATE	SCALE	H. VARIES	VERT. DATUM	PROJECT NO.
								CITY OF GAHANNA	FRANKLIN COUNTY	OHIO	V. 1" = 10'			6052140010
REVISIONS: 580 NORTH FOURTH STREET, SUITE 630, COLUMBUS, OHIO 43215 WWW.OHM-ADVISORS.COM COPYRIGHT 2014 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE REPRODUCED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM														

BIG WALNUT TRAIL, SECTION 5  
 TRAILWAY IMPROVEMENT PLANS  
 PLAN & PROFILE CONSTRUCTION SHEET  
 STA. 39+00 TO P.O.E.

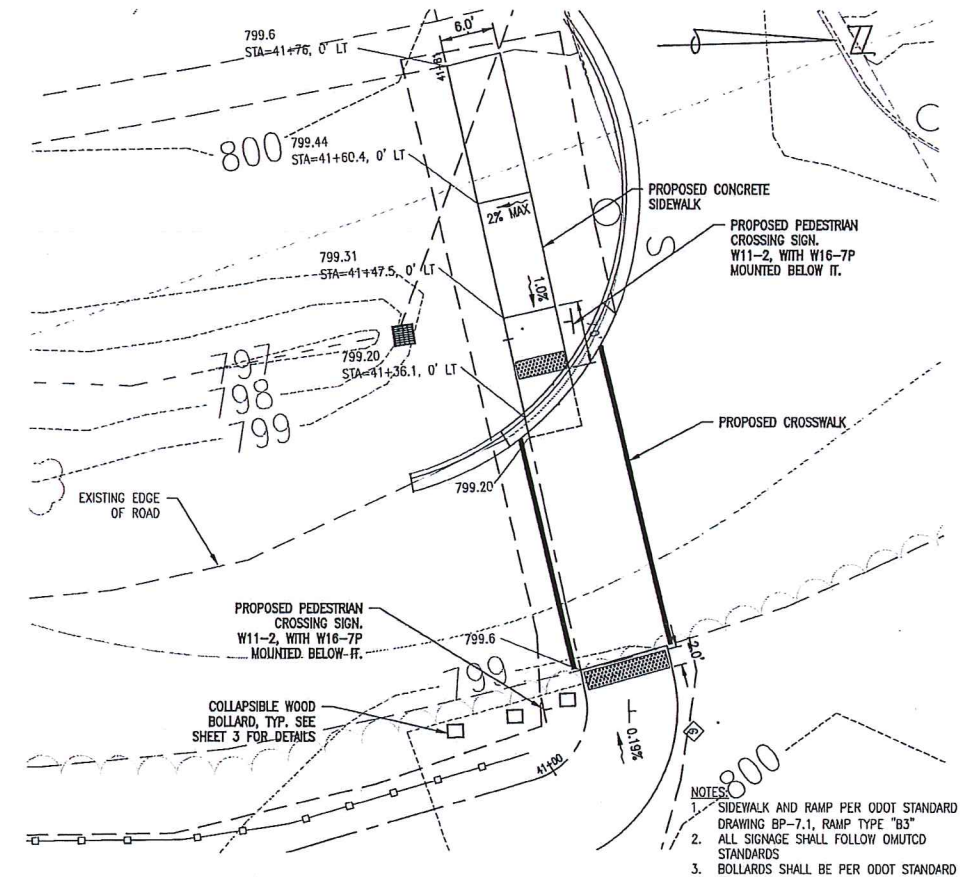
UNDERGROUND UTILITIES  
 TWO WORKING DAYS  
 BEFORE YOU DIG  
 CALL 1-800-362-2744 (TOLL FREE)  
 OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS  
 MUST BE CALLED DIRECTLY

SHEET  
 15  
 OF 22

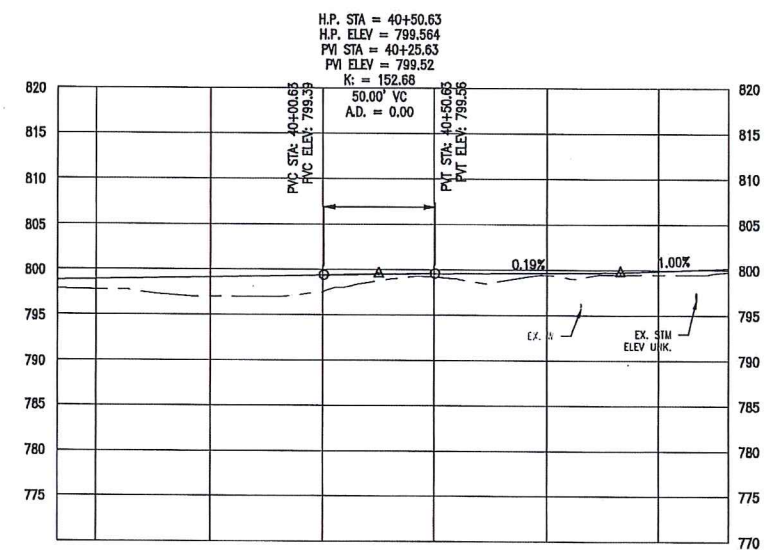
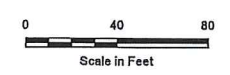
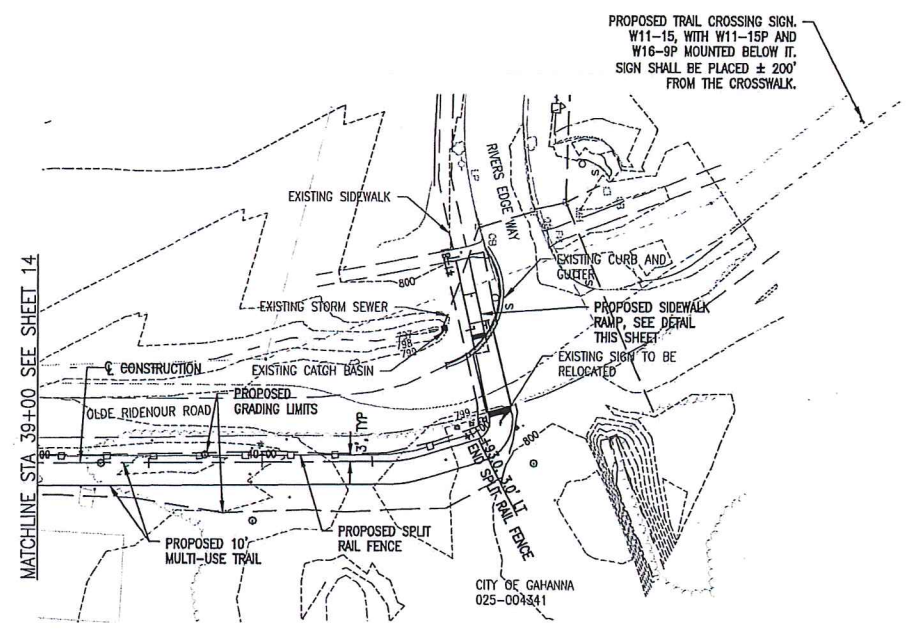
- SIGN LIST:**  
 R1-1 - STOP  
 W3-1 - STOP AHEAD  
 W7-5 - STEEP HILL  
 W11-2 - PEDESTRIAN CROSSING  
 W11-15 - BICYCLE AND PEDESTRIAN CROSSING  
 W11-15P - "TRAIL X-ING"  
 W16-7P - DIAGONAL ARROW  
 W16-9P - "AHEAD"
- ALL SIGNAGE SHALL FOLLOW ODOT STANDARDS



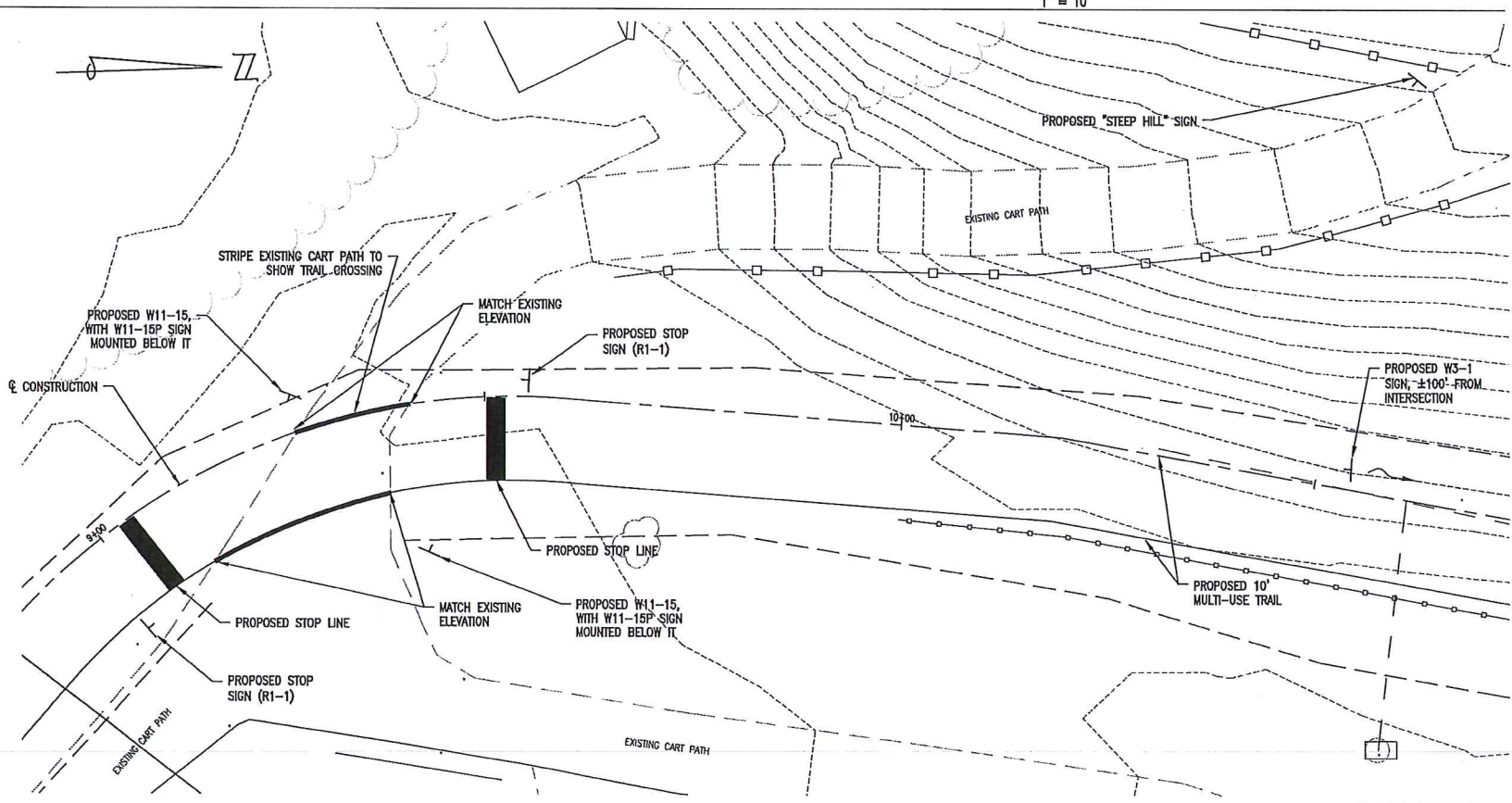
**SECTION D-D**  
 See Sheet 2.  
 \*Where possible, pour ramp area integral with the curb, otherwise use 6" thick walk.



- NOTES:**  
 1. SIDEWALK AND RAMP PER ODOT STANDARD DRAWING BP-7.1, RAMP TYPE "B3"  
 2. ALL SIGNAGE SHALL FOLLOW ODOT STANDARDS  
 3. BOLLARDS SHALL BE PER ODOT STANDARD DRAWING RM-5.1



EX GROUND	●	PATH	⊕
PROP PLAN GRADE	—	●	PATH
	797.7	797.74	
	797.5	797.50	
	798.4	798.43	
	798.9	798.90	
	39+00	40+00	41+00
			41+81



DRAWING PATH: P:\6002\_6100652140010\_dwg\walnut trail - segment 5\roadway\plans\plan\p101.dwg Apr 17, 2015 - 10:13am



## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Golf Course Fence  
Project Address: 220 Olde Ridenour Rd.

Section 5 of the Big Walnut Trail is the sixth of nine sections to be built. This section is 4,200 lineal feet. It will traverse along Olde Ridenour Road and the golf course from the bridge over Big Walnut Creek at Creekside Island northerly to Rivers Edge Drive. This section of the BWT is particularly challenging given the limited space, floodway and golf activities with which to contend. Four alternatives have been studied over the past several years by two different engineering firms and two different city engineers.

The 10' high chain link fence, being requested to construct in this variance, is a necessary protective measure to ensure trail users are protected from errant golf balls. The fence is a special golf 1"x1" weave that a golf ball cannot pass through. This type of fencing is commonly used for pedestrian protection near golf courses across the country. Locally this design was used by Columbus Recreation and Parks on the Alum Creek Trail at Bridgeview Golf Course on Agler Road (which has since been sold).

There has been some concern raised by the golf community and sleigh riders about this project and the fence. The trail and fence will prevent sleigh riding at the golf course as some have done in the past. While the Gahanna Department of Parks and Recreation haven't restricted sleigh riding, it hasn't promoted the use of this hill as there are concerns relative to sledding hill standards.

On the golf side of the project we have conducted operational and legal research to address concerns brought forward by some of the golf community. We are convinced this sharing of space, which has been done many times nationwide, will not be a significant issue for either user group.

Trails and connectivity have continued to be the community's number one infrastructure priority survey after survey. We sometimes have to balance an impact to other recreational amenities to provide for the progress of the citizens top priority.



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Respectfully Submitted By: Troy Euton, Director, Department of Parks and Recreation



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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Golf Course Fence

Project Address: 220 Olde Ridenour Rd.

No comments other than the requirement  
for a building permit for the fence.

Respectfully Submitted By:

Kenneth W. Foltz  
Chief Building Official



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STAFF COMMENTS

Project Name: Golf Course Fence  
Project Address: 220 Olde Ridenour Rd.

*No Comment.*

Respectfully Submitted By:

*Rob Priestas*





# CITY OF GAHANNA

## STAFF COMMENTS

Project Name: Golf Course Fence

Project Address: 220 Olde Ridenour Rd

### Planning and Development

The property subject to the variance is located within the OG-3 (Olde Gahanna Recreation) zone district. The purpose of this district is to preserve natural amenities around the Big Walnut Creek and to maintain green spaces for both active and passive recreational activities.

Goals and objectives of the Olde Gahanna Design Guidelines include emphasizing the pedestrian experience by incorporating pedestrians with the natural features of the area.

The request to allow a 10' tall chain link fence is necessary as the Parks Department is attempting to enhance the pedestrian experience by connecting property on the east and west side of the Big Walnut Creek via a 10' wide multi-purpose path. The placement of the path will run in and around a portion of the golf course. The applicant provides that the variance is necessary in order to ensure a safe experience on the multi-purpose path.

### *Site Plan*



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# CITY OF GAHANNA

## *Aerial Map*



It is staff's opinion that the variance meets the criteria of 1131.04 as the applicant has demonstrated that a special circumstance exists with the condition of land; the variance is necessary for preservation of and enjoyment of property rights; and the request will not adversely affect the health or safety of persons residing or working in the neighborhood. In fact, the variance is being requested in an effort to ensure that pedestrians and golfers are able to coexist in the safest manner possible.

Respectfully Submitted By:  
Michael Blackford



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## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Golf Course Fence

Project Address: 220 Olde Ridenour Rd.

The applicant seeks a variance to allow a fence height greater than 6'. This fence is being erected in conjunction with Big Walnut Trail Segment 5.

- (a) Fences shall not exceed six feet (6') in height except those which enclose athletic fields and courts, or define secure areas for the storage of public property, which shall not exceed twelve feet (12'), or provide a secure area in the Office, Commerce and Technology District, which shall not exceed ten feet (10').

#### **1171.05 VARIANCES AND APPEALS.**

##### (a) Variance Procedure.

(1) The standard for granting a variance which relates solely to area requirements is a lesser standard than that applied to variances which relate to use. An application for an area variance need not establish unnecessary hardship: it is sufficient that the application show practical difficulties.

In determining whether a property owner seeking an area variance has encountered practical difficulties, Planning Commission shall consider and weigh 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 fence is sufficiently compatible with the architectural and design character of the immediate neighborhood; and
- I. Whether the fence will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

(2) In granting such variance, the Planning Commission may specify the size, type and location of the fence, and impose such other reasonable terms, restrictions and conditions as it may deem to be in the public interest.



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CITY OF GAHANNA

(b) Appeals. Any person affected by any decision of the Planning and Zoning Administrator or the Planning Commission made pursuant to this chapter may file an appeal with the Board of Zoning and Building Appeals.  
(Ord. 0112-2009. Passed 5-18-09.)

Respectfully Submitted By:

*Bonnie Gard*



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