

**Application for Certificate of Appropriateness for Design Review**

City of Gahanna, Ohio ■ Planning Commission  
 200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4125

**\*REQUIRED INFORMATION: All correspondence will be addressed to the applicant, unless noted otherwise.**

\*Site Address 79 Mill St. \*Parcel Id# 025-000108  
 \*Project Name DEMOLITION \*Zoning District 06-2  
 \*Design Review of: Site Plan \_\_\_\_\_ Landscaping \_\_\_\_\_ Building Design \_\_\_\_\_ Signage \_\_\_\_\_ Other X  
 \*Special Information Regarding the Property and its Proposed Use: RE-DEVELOPMENT

\*Applicant Name 79 Mill LLC \*Email lgri@lewgri.com  
 \*Applicant Full Address 2937 Cuthbert Ave Rd. \*City/State/Zip Blakely Ohio 43004  
 \*Applicant Relationship Partner \*Phone# 614-203-1874  
 \*Agents Name: LEW GRiffin \*Email: lgri@lewgri.com \*Phone 614-203-1874

**\*ADDITIONAL REQUIRED INFORMATION: If different than applicant.**

\*Business Name AS ABOVE \*Contact \_\_\_\_\_  
 \*Business Owner Name \_\_\_\_\_ \*Phone \_\_\_\_\_  
 \*Business Address \_\_\_\_\_  
 \*Designer/ Architect/ Engineer \_\_\_\_\_  
 \*Address \_\_\_\_\_ \*Phone \_\_\_\_\_  
 \*City/ State/ Zip \_\_\_\_\_  
 \*D/A/E Representative \_\_\_\_\_ \*Title \_\_\_\_\_

**\*SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.**

1. Plans: Two (2) 11x17 & One (1) copy of 24x36 (folded, **not rolled**, to 8 1/2 x 11 inch size prior to submission) if needed for legibility. Two (2) copies of all other documents.
2. One (1) digital copy of completed application and associated plans. Plans to be in 11x17 format.
3. Applicant is required to complete the checklist on the following pages.
4. Fee: \$50.00 for review plus \$.01 per square foot.
5. Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
6. Submit a detailed list of materials.
7. Provide a notarized Agreement to Construct as Approved. Free notary services are provided in our office.
8. Please refer to section 1167 of the City of Gahanna Code Ordinance (found at [www.municode.com](http://www.municode.com)).

\*Applicant's Signature [Signature] \*Date 11-9-16

For Internal Use: **APPROVAL**

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on \_\_\_\_\_. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: \_\_\_\_\_

Planning & Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Zoning/PC File No. \_\_\_\_\_  
 Sunguard No. 16110005  
 Reference File No. \_\_\_\_\_  
 Hearing Date: \_\_\_\_\_

(Received)

(Paid)

**PAID**  
 NOV 08 2016

BY: [Signature]  
13261

# SUBMITTAL REQUIREMENTS

Applicant  
Or Agent

Planning &  
Zoning  
Administrator

## I. GENERAL REQUIREMENTS

- A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 ½ x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation.
- B. Two 24x 36 and One 11x 17 black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission.
- C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.
- D. Materials List

A.	_____	_____
B.	_____	_____
C.	_____	_____
D.	_____	_____

## II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)

- A. Site Plan. A site plan is required containing the following information:
  1. Scale and north arrow;
  2. Project name and site address;
  3. All property and street pavement lines;
  4. Existing and proposed contours;
  5. Gross area of tract stated in square feet;
  6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);
  7. The designation of required buffer screens (if any) between the parking area and adjacent property;
  8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);
  9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;
  10. Identify photograph location;
  11. Location of all existing and proposed building on the site
  12. Location of all existing (to remain) and proposed lighting standards.
  13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____

N/A N/A

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14. \_\_\_\_\_

15. Provide lot coverage breakdown of building and paved surface areas.

15. \_\_\_\_\_

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

- 1. Scale;
- 2. Changes in ground elevation;
- 3. All signs to be mounted on the elevations;
- 4. Designation of the kind, color, and texture of all primary materials to be used;
- 5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

C. Optional requirements at discretion of Planning Commission.

- 1. Scale model.
- 2. Section Profiles.
- 3. Perspective drawing.

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

D. \_\_\_\_\_

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

- 1. All size specifications;
- 2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
- 3. Materials, colors, and manufacturer's cut sheet;
- 4. Ground or wall anchorage details.

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_



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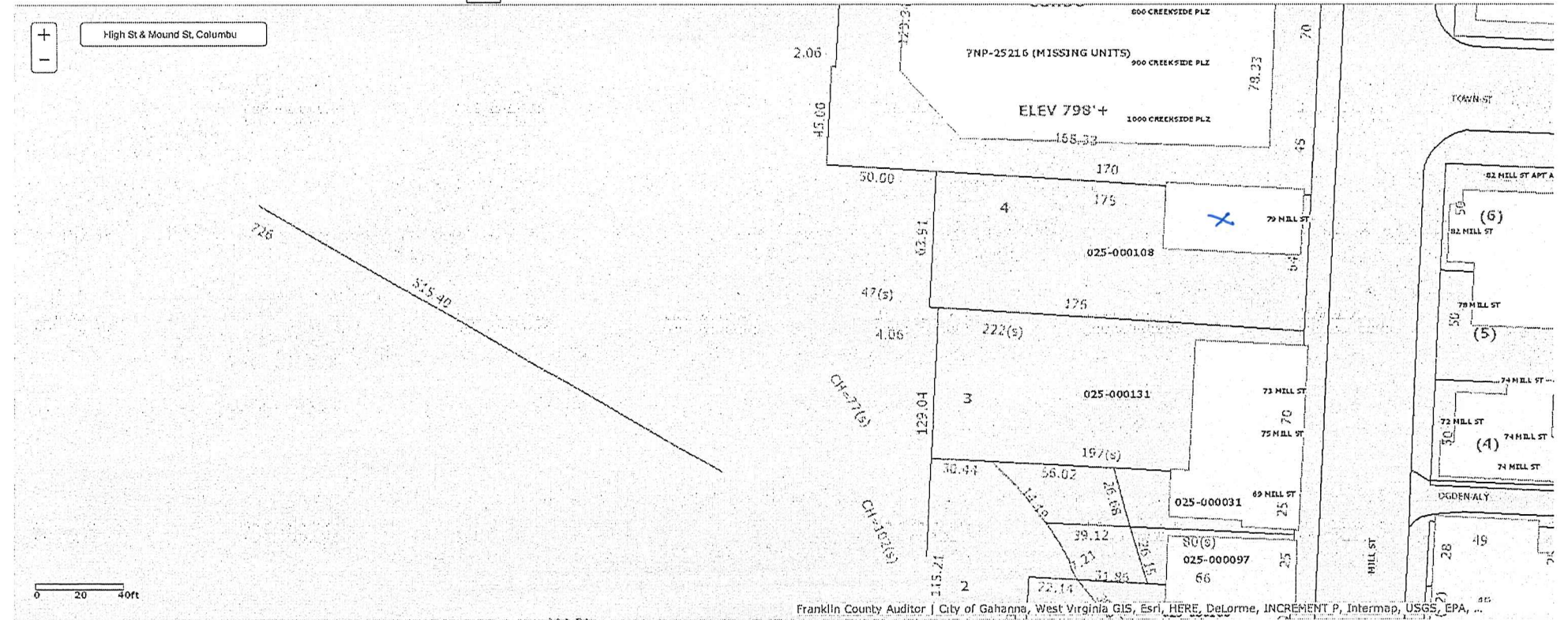
On-Line Tools

Reference

Contact Us



High St & Mound St, Columbu



Franklin County Auditor | City of Gahanna, West Virginia GIS, Esri, HERE, DeLorme, INCREMENT P, Intermap, USGS, EPA, ...

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## 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:** 79 Mill St

**Project Name/Business Name:** \_\_\_\_\_

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

Requests to demolish buildings within Olde Gahanna are subject to the provisions of 1150.08. As such, approval of the Planning Commission is required. Evidence must be submitted by the applicant that one or more of the following conditions exist:

1. That the building contains no features of special architecture or is not a historic building or culturally significant or is not consistent in design and style with other structures within the district.
2. That there exists no economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights.
3. That the applicant has a definite plan for redevelopment of the site which meets the standards of this code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

The application materials do not provide information addressing any of the three conditions above. Planning and Development staff recommends that the applicant provide testimony or other evidence consistent with the requirements stated above prior to a decision. It is staff's opinion that the building is not historic or consistent with the current architectural guidelines for Olde Gahanna.

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**Project/Property Address or Location:** 79 Mill Street

**Project Name/Business Name:** Lew Griffin

SUBMITTED BY:

**Name:** Bonnie Gard **Title:** P&ZA

**Department:** Service

The applicant seeks approval for demolition of the building at 79 Mill Street. Olde Gahanna code requires any demolition request to come to Planning Commission in the form of a Certificate of Appropriateness.

- *Demolition or Removal of Existing Structures.* No primary building or structure or significant accessory structure within the District shall be demolished or removed until a Certificate of Appropriateness with respect to such demolition or removal has been submitted, reviewed and approved by the Planning Commission. Evidence must be submitted by the applicant that one or more of the following conditions exists:
  - (1) That the building contains no features of special architecture or is not a historic building or culturally significant or is not consistent in design and style with other structures within the district.
  - (2) That there exists no economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights.
  - (3) That the applicant has a definite plan for redevelopment of the site which meets the standards of this code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

While the applicant does not have a definitive site plan for the property, he does have a vision, which he will explain at the public meeting. Some staff members have met with Mr. Griffin to discuss this vision and were satisfied that the lot would not remain vacant indefinitely. He plans to sod the vacant lot until such time that he brings forward a final plan to the Planning Commission.