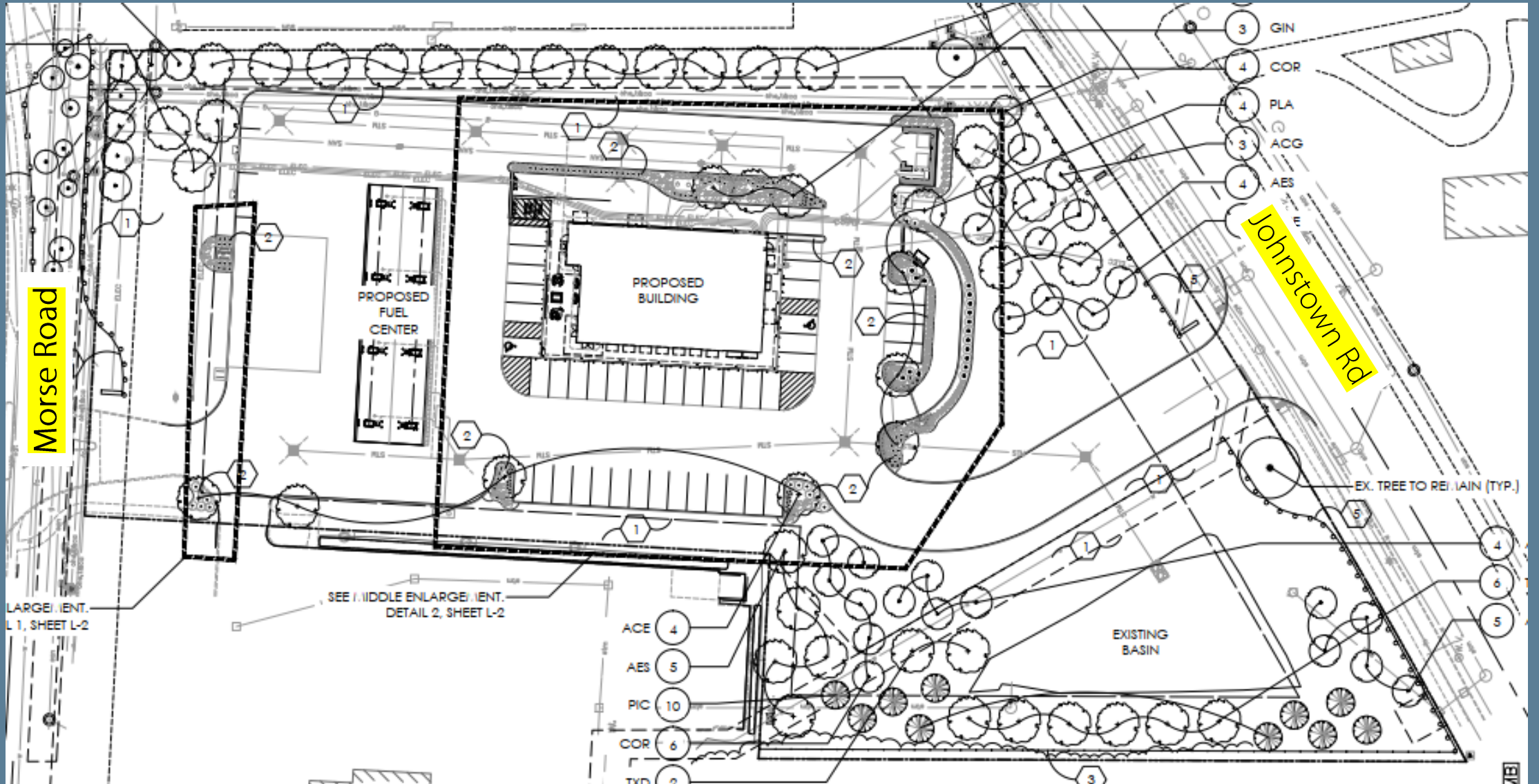


Request Summary

- 6,131 sq. ft. retail/restaurant building
 - 240 ft. from Morse Road
 - 180 ft. from Johnstown Road
- 4,866 sq. ft. gas canopy containing 16 gas service stations
 - 130 ft. from Morse Road
- 34 parking spaces required
 - 43 spaces proposed

Site Plan & Landscaping



Building Design

West
Elevation



North
Elevation



Building Design

East
Elevation



South
Elevation

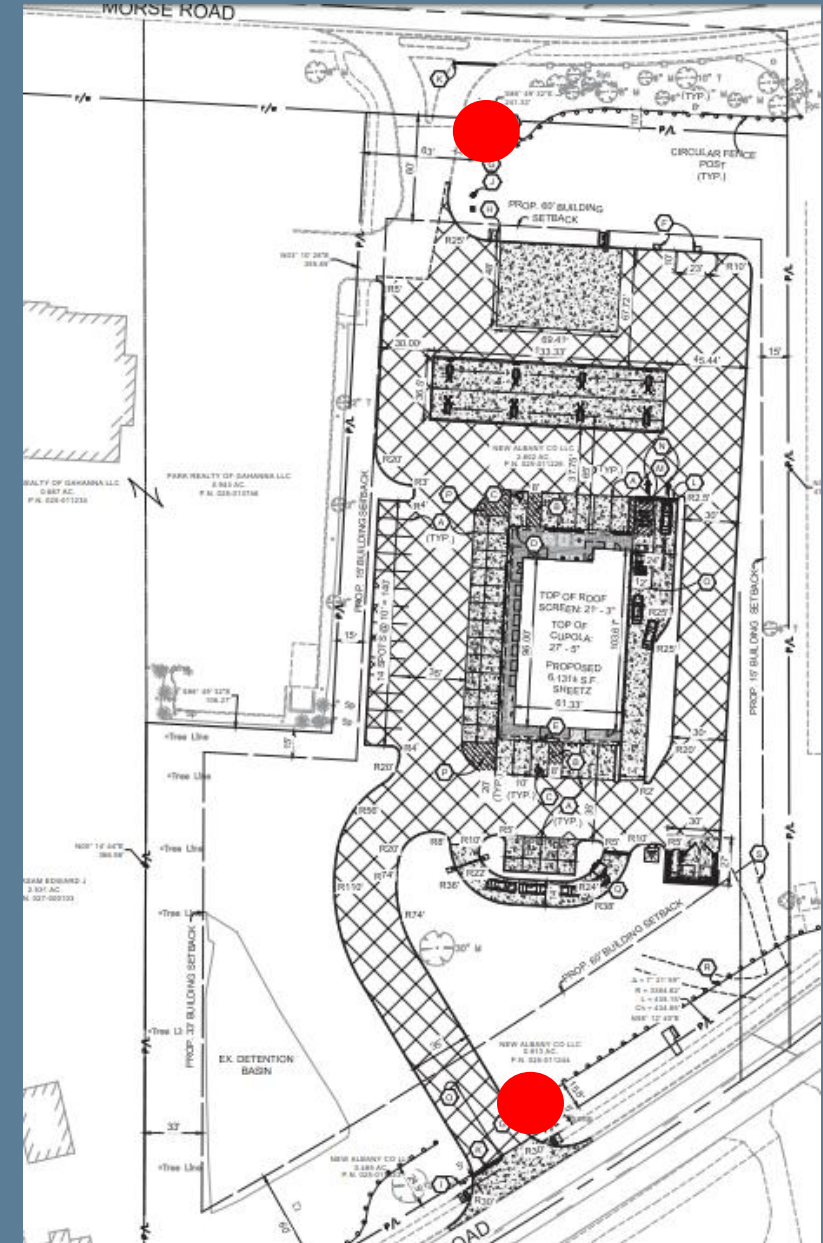
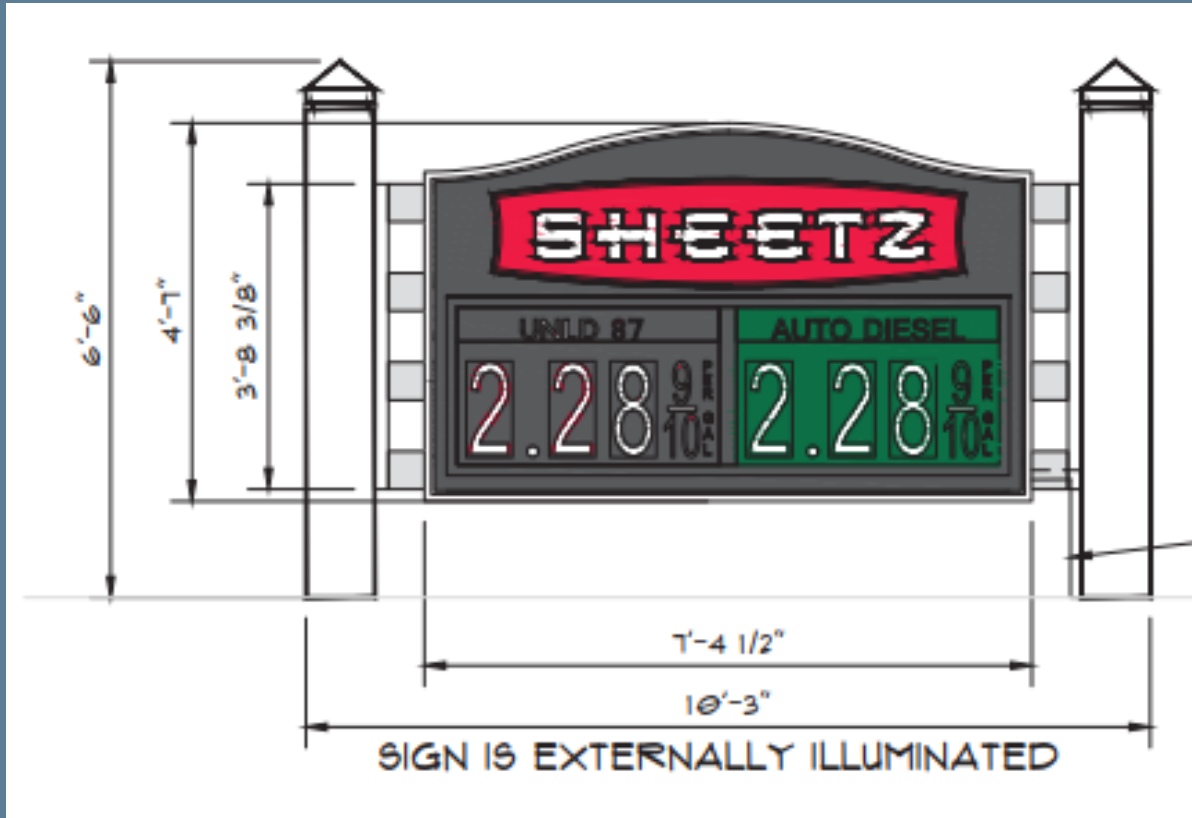


Request Summary

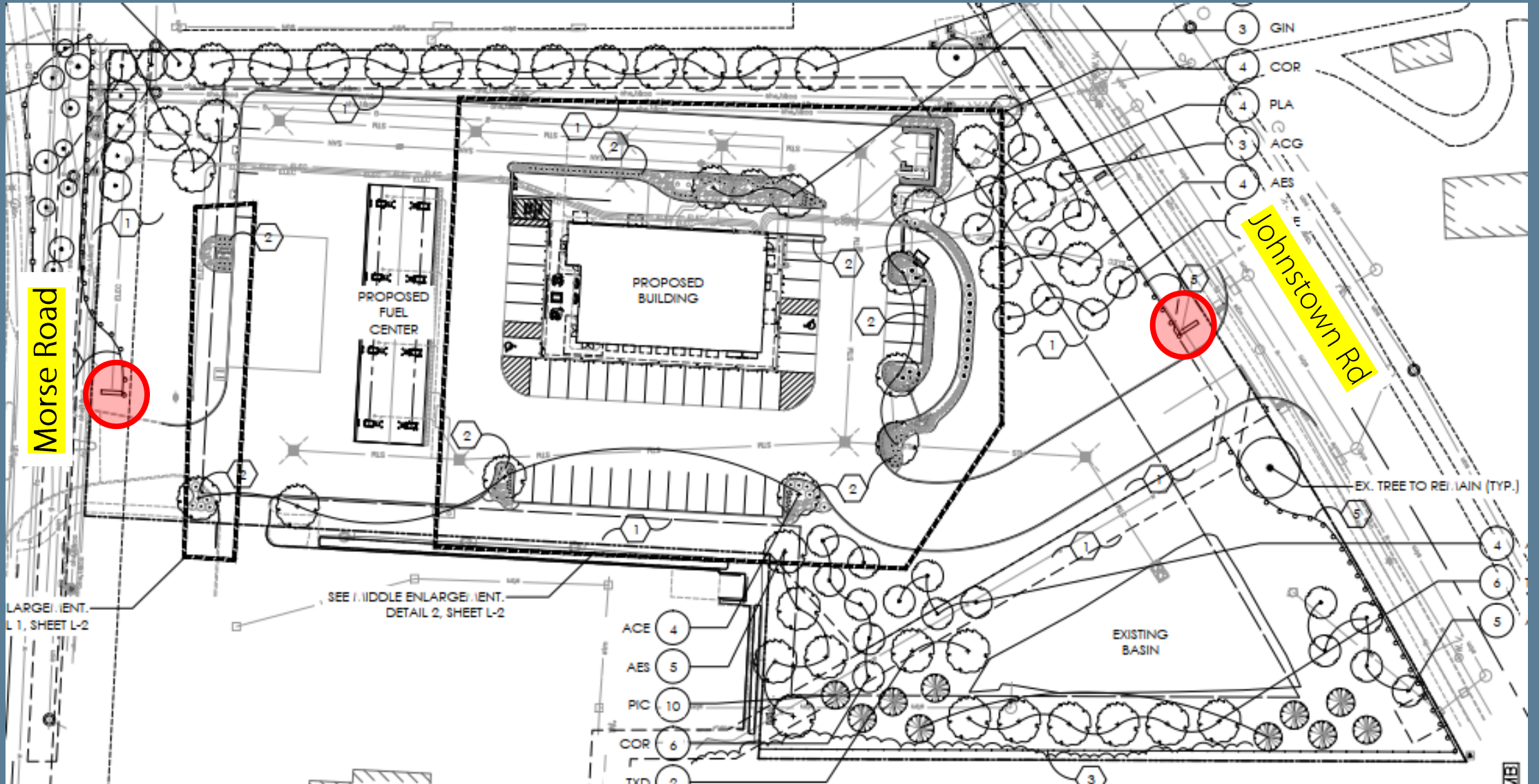
- Staff does not support variance requested for reduced setback and reduced landscaping for the ground signs along Morse Rd and Johnstown Rd
 - Reasons for needing variances are not provided
 - Not aware of similar variances being granted
 - Concerns of traffic obstruction by placing signs closer to right-of-way (5 ft)

Ground Signs

33.8 sq. ft. ground sign



Site Plan & Landscaping





Gahanna