



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 789 Science Blvd *Parcel Id# 025-013637-00

*Project Name Golf Depot Equipment Shed *Zoning District OCT

*Design Review of: Site Plan Landscaping _____ Building Design Signage _____ Other _____

*Special Information Regarding the Property and its Proposed Use: storage for Golf Depot Equipment, concealed from view on Claycraft Road. No sewer, water, or electrical connections associated with this proposal.

*Applicant Name Depot Golf Center LLC *Email jfromm@valuerecovery.com

*Applicant Address 919 Old Henderson Road *City/State/Zip Columbus, OH 43220

*Applicant Relationship Owner *Phone# 614-324-5959

*Agent Name Jordan Fromm *Email jfromm@valuerecovery.com *Phone 614-446-0367

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

*Business Name _____ *Phone _____

*Business Owner Address _____ *City/State/Zip _____

*Contact Name _____ *Email _____

*Designer/Architect/Engineer PowerBilt Steel Buildings, Inc. *Phone 757-202-7073

*Address 1559 Laskin Road *City/State/Zip Virginia Beach, VA 23451

*Contact Name Edward E. Williams, Jr. *Email edward@powerbiltsteel.com

***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. Two (2) 11x17 copies of plans and associated documents.
2. One (1) copy of plans: 24x36 size (**folded** -not rolled - to 8 1/2 X 11 size prior to submission) IF necessary for legibility.
3. One (1) digital copy of ALL submitted documents. Plans to be in 11x17 format.
4. Applicant is required to complete the checklist on the following pages.
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 1197 of the City of Gahanna Code Ordinance (found at www.municode.com).
9. Fee: \$50.00 for review plus \$.01per square foot.

*Applicant's Signature Jordan Fromm Digitally signed by Jordan Fromm Date: 2016.09.15 15:27:00 -0400 *Date 9/15/2016

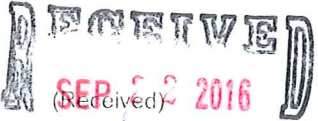
For Internal Use: APPROVAL

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 _____

PC File No. _____
Sunguard No. _____
Reference File No. _____
Hearing Date: _____



(Paid) (Accepted by PZA)

Revised: June 2016

BY: [Signature]

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.	N/A	
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	✓	✓
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;	✓	N/A
4. Existing and proposed contours;	N/A	
5. Gross area of tract stated in square feet;	N/A	
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);	N/A (all lawn mowers)	
7. The designation of required buffer screens (if any) between the parking area and adjacent property;	N/A	
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);	N/A	
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;	Follow land	
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.	N/A	
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);	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. N/A _____
- 15. Provide lot coverage breakdown of building and paved surface areas. 15. N/A _____

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

- C. Optional requirements at discretion of Planning Commission.
- 1. Scale model. 1. _____
 - 2. Section Profiles. 2. _____
 - 3. Perspective drawing. 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. N/A at mtg

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



CITY OF GAHANNA

Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant Depot
(Please print - Contractor/Applicant Name)

Golf Center, LLC for, Depot Golf Center, LLC
(Business Name and/or Address)

the above named project will be built as approved and specified by the City of Gahanna Planning & Zoning Administrator (or Designee). As the contractor or applicant, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved.

Contractor/Applicant

Signature

[Handwritten signature]

(Please sign)

Date

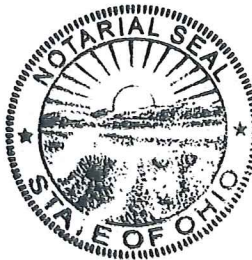
9/22/16

[Handwritten signature]

(Signature of Notary)

9/22/16

(Date)



Brandon E. Dobyms, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Stamp/Seal

MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings	—	—	—
Brick	—	—	—
Gutters and Downspouts	—	—	—
Lighting	—	—	—
Roofing	Powerbilt Steel	Barn Red	N/A
Siding	Powerbilt Steel	White	N/A
Signs	N/A	N/A	N/A
Stucco	—	—	—
Trim	Powerbilt Steel	White	N/A
Windows	—	—	—

Vicinity Aerial

Legend



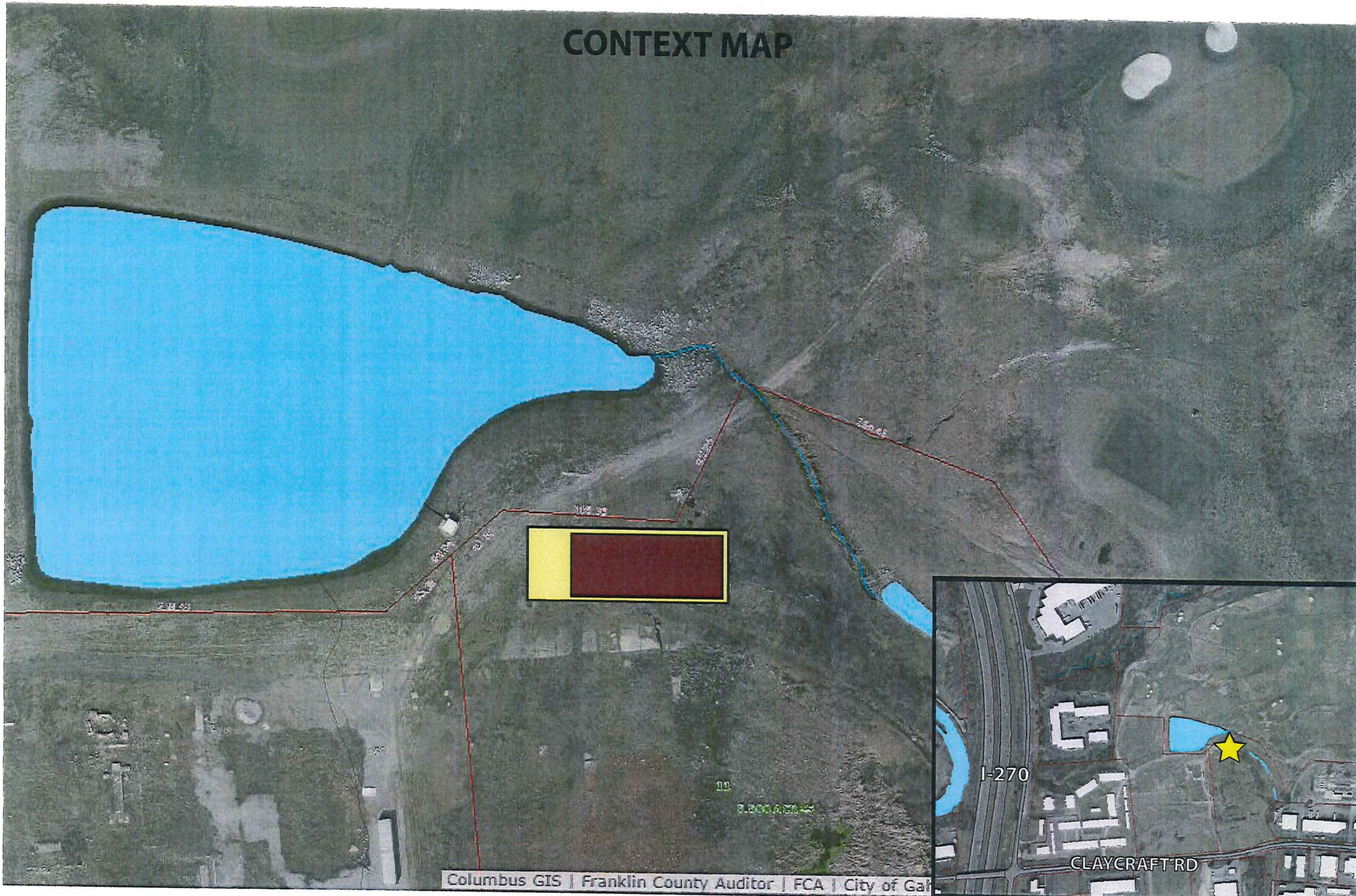
Google earth

© 2016 Google

600 ft



CONTEXT MAP





Public Viewer

SCALED SITE PLAN



Golf Depot Equipment Shed
789 Science Blvd

> I want to...

📍

+

-

	-30'x80' Concrete Slab
	-24'x60' Shed



1:500

0 20 40ft



East View

Legend
* Maintenance



Google earth

Image Landsat
© 2016 Google

30 ft

North View

Legend



Google earth

Image Landsat
© 2016 Google



40 ft

South View

Legend



Google earth

Image Landsat
© 2015 Google
Image NOAA

30 ft



West View

Legend



Google earth

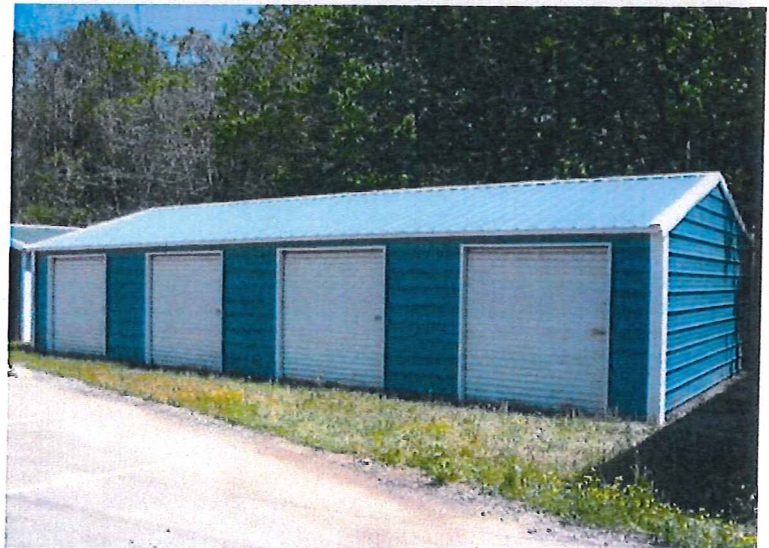
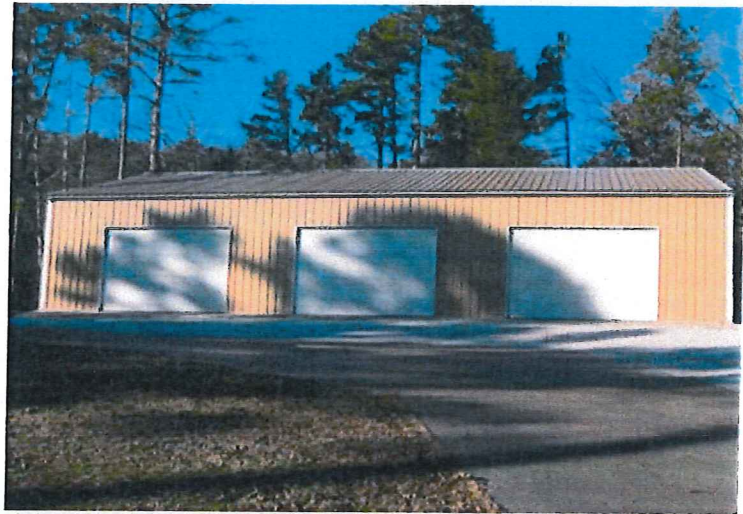
Image Landsat
© 2016 Google
Image NOAA

50 ft



Examples of structures similar to what is proposed. All shown built by the Powerbilt Steel Buildings, Inc.

Proposed structure will have a white facade with all white details, and a red roof, to look similar to the structures at The Golf Depot





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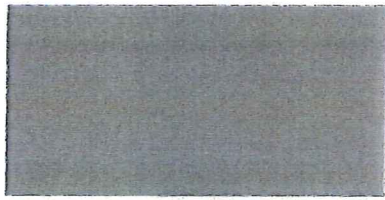
***CARDINAL RED**



***TRUE BURGUNDY**



P. BEIGE



CLAY



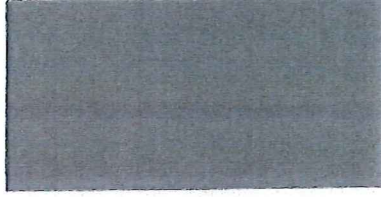
E. BROWN



E. GREEN



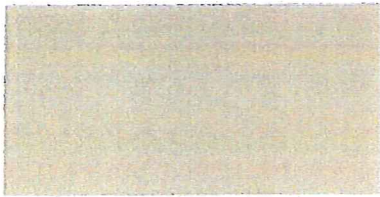
BLACK



P. GRAY



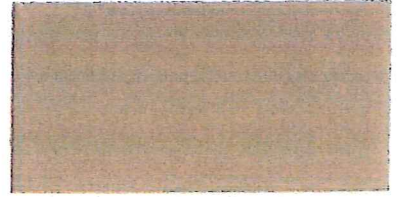
Q. GRAY



SANDSTONE

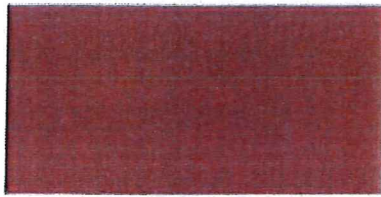


S. BLUE



TAN

WHITE



BARN RED



VINTAGE BURGUNDY

Please note that all colors represent actual finish colors as accurately as possible. Color may vary slightly.

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A Signed Agreement is required before an order can be placed with our factory. **Note:** Quote Pricing is not guaranteed beyond 24 hours from the time of request.

QUOTE FOR : DEPOT GOLF CENTER LLC AND OR JORDAN FROMM
CUSTOMER ID # : 168445

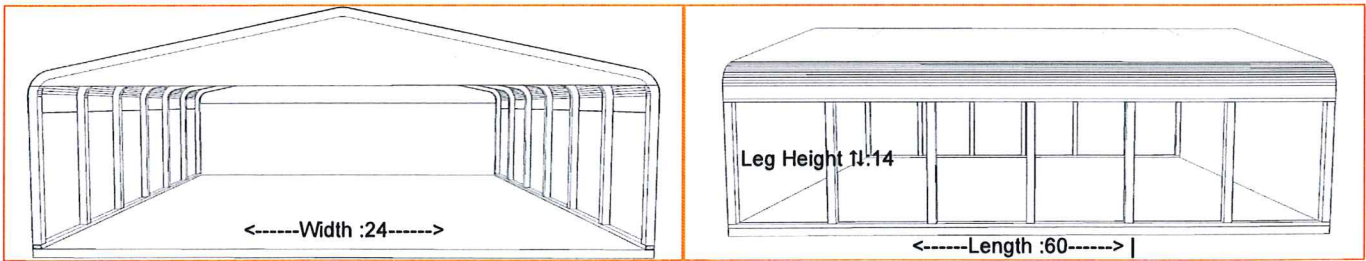
DEPOSIT DUE TODAY : \$2,260.00

Basic Details

<p>Base Size Price : \$7940</p> <p>WIDTH : 24</p> <p>LENGTH : 61</p> <p>HEIGHT : 14</p>	<p>Building Location: 789 Science Blvd.</p> <p>CITY : GAHANNA</p> <p>STATE : OH</p> <p>ZIP : 43230</p>
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Visual Building Dimensions:

NOTE: Frame is 1 ft. shorter than roof length, Actual building not displayed.



Base Building

ROOFSTYLE: VERTICALROOF	PRICE: 0
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GAUGE OF STEEL: 14 GAUGE	PRICE: 0
CERTIFICATION: 130MP30PSF	PRICE: 0
LEFT SIDE: YES	PRICE: 1110
RIGHT SIDE: YES	PRICE: 1110
FRONT END: YES	PRICE: 1545
BACK END: YES	PRICE: 1545

Accessories Selected

GABLES: NONE	PRICE: 0
GARAGE DOOR: (4) 12X12 GARAGE DOOR	PRICE: 3400
DOORS: (1) 36X80 WALK IN DOOR	PRICE: 200
WINDOWS: NONE	PRICE: 0
ANCHORS: NONE	PRICE: 0
BRACING: NONE	PRICE: 0
FRAMEOUTS: NONE	PRICE: 0
FRAMEOUTS: NONE	PRICE: 0
FRAMEOUTS: (4) GARAGE DOOR FRAMEOUT	PRICE: 400
EXTRA PANELS: NONE	PRICE: 0
CUT PANEL FEE: NONE	PRICE: 0
EXTRA TRUSS/BOW: NONE	PRICE: 0
JTRIM: NONE	PRICE: 0
EXTRA 1: NONE	PRICE: 0
EXTRA 2: NONE	PRICE: 0
EXTRA 3: () SITE SPECIFIC DRAWINGS	PRICE: 500

Colors/Install Type

ROOF COLOR: BURGUNDY**TRIM COLOR: WHITE****SIDES COLOR: WHITE****ENDS COLOR: WHITE****INSTALL TYPE: CONCRETE**

Totals / Pricing

TAX RATE USED: 0.0675**SUBTOTAL: \$17,250.00****TAX: \$1,164.38****PROCESSING FEE: \$0.00****TOTAL BEFORE DEPOSIT: \$18,414.38****DEPOSIT OWED TODAY: \$2,260.00****TOTAL: \$16,154.38****DEALER DISCOUNT :\$500****BALANCE DUE AT DELIVERY: \$16,154.38****TOTAL DISCOUNTS APPLIED :\$500.00**

Terms And Conditions Of Service

Please inform installers of any underground cables, gas lines, or any other utility lines. If utilities are not marked, we will not be liable for damage. We will not be responsible for permits or restrictions. LOT MUST BE LEVEL. If land is not level or additions are to be made to carport, a labor charge and any additional material costs will be added to the balance. POWERBILT BUILDINGS WILL ABSOLUTELY NOT BE RESPONSIBLE FOR REFUNDS OF THE CUSTOMER'S DEPOSIT. POWERBILT BUILDINGS IS NOT LIABLE FOR ANY DAMAGES AS A RESULT FROM INCLEMENT WEATHER. IF YOU ARE TAX EXEMPT, A TAX EXEMPT CERTIFICATE MUST BE ATTACHED TO YOUR ORIGINAL ORDER(S). OTHERWISE, APPLICABLE TAX WILL BE ADDED. NO EXCEPTIONS Our ground anchors are temporary only. For permanent anchors ask your Sales Representative. I have read the terms and conditions of this contract; by signing this contract, I agree to all conditions set forth herein and should I fail to make payment in full at time of delivery I understand and agree to allow Powerbilt Buildings to pick up the carport and I will be liable for all applicable charges and fees associated with the initial setup and delivery as well as any legal fees incurred by Powerbilt Buildings. POWERBILT BUILDINGS RESERVES THE RIGHT TO CANCEL ANY ORDERS. NOTE: Frame is 1 ft. shorter than roof length on horizontal metal. Vertical buildings have no overhang and are 1 ft. shorter than horizontal. NOTE: If you need a special drawing for your building there will be a Non-Refundable additional charge. NOTE: There is no refund on deposits on cancelled orders; deposits are forfeited.

If accepted below by Powerbilt Buildings (Seller) at its office in Virginia Beach VA this order becomes a contract between Seller and the Buyer named below as follows: subject to the terms above and SUBJECT TO THE TERMS AND CONDITIONS ON PAGE 2. Seller and Buyer agree that the Seller will sell to Buyer the metal building (Unit) described above and install it at the address stated above and the Buyer will obtain

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: 789 Science Boulevard

Project Name/Business Name: Shed- Golf Depot

SUBMITTED BY:

Name: Bonnie Gard Title: Planning & Zoning Administrator

Department: Service

The applicant seeks approval for a storage shed to house equipment necessary for the maintenance of the Golf Depot. The storage facility is represented as having four garage doors and one man door. It will not be visible from the Golf Depot. The proposed size is 1,440 sq. ft. (24'x60'). The proposed colors will match those of the Golf Depot, white building and a red roof, all of metal construction. The following excerpt is from the Central Park Limited Overlay Text:

4. *Accessory Uses.* Accessory use structures shall be permitted in association with a principal use, provided that the area of the accessory use structures shall be twenty-five percent or less of the gross floor area of the principal use. In no case shall the accessory use and the principal use exceed the maximum lot coverage.
 - a. Accessory use structures must be placed behind the building line of the main structure and, if viewable from the right of way or from the golf facility (former landfill), must be constructed of materials compatible with the main structure.

The size of the Golf Depot building is \pm 2,765 sq. ft. The proposed storage facility is larger than 25% of the gross floor area of the principal use. The overlay text cannot be varied. This is a unique situation where the author of the text is the same as the requester of the departure from the text.

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Project/Property Address or Location: 789 Science Boulevard

Project Name/Business Name: Shed - Golf Depot

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

The Golf Depot is located within a limited overlay within the Office, Commerce, and Technology (OCT) zone district. The overlay contains development parameters in addition to what the Code requires. The majority of this language is for new development subject to final development plan review. Applicable overlay text language includes the following:

- Accessory use structures are limited to 25% or less of the gross floor area of the principal use.

Information to confirm compliance not provided.

- The main façade of all buildings shall incorporate a minimum of 50% brick or stone.

The material list provided by the applicant does not indicate the use of brick or stone.

- All buildings shall utilize window fenestration as a method to visually break down long flat expanses of building into smaller segments. The main façade of all buildings shall avoid sections of wall in excess of 30' in length of without fenestration, columns, or other architectural features.

Not enough information has been provided to determine compliance with this requirement.

The area known as Central Park is not located within any sub-area land use plans, nor is this property identified within the Economic Development Strategy as a target site. The proposed building, a storage shed, is consistent with the existing use of the property, a golf course.

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:

1. 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.

2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

It is Planning and Development staff's opinion that the application as submitted is not consistent with Code. Not enough information has been provided to ensure the request is consistent with the governing overlay text.