









## § 1133.03(b) provides:

- (b) In deciding on the change, the Planning Commission shall consider, among other criteria, the following elements of the application including but not limited to:
- (1) Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.
- (2) Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
- (3) Availability of sites elsewhere in the City that are already zoned for the proposed use.
- (4) The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence (a five percent or more material reduction) in the value of existing abutting lands or approved developments.
- (5) The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.





# According to Gahanna Code of Ordinances § 1131.04:

- 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 questions:
  - (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.



