



# City of Gahanna

200 South Hamilton  
Road  
Gahanna, Ohio 43230

## Record of Action

Variance: V-0032-2024

---

**File Number: V-0032-2024**

**To consider a Variance Application to vary Chapters 1103.10 Multi-Unit Dwelling Density, 1103.10 Building Setbacks, 1107.01(d)(3) Materials, 1107.01(e)(2) Colors, 1109.01(a)(2)/(4) Parking Setbacks, 1109.01(d) Parking Dimensions, 1109.01(j) Electric Vehicle Charging, 1109.04(b)(5) Dumpster Screening, 1109.04(c) Buffering and Screening, and 1109.02(d) Dumpster Setbacks of the Codified Ordinances of the City of Gahanna; for property located at 175 Johnstown Road; Parcel ID Numbers 025-000890, 025-000808, 025-000855, and 025-000798; Current Zoning R-4 - Multi-Unit Residential; Avenue Partners Acquisitions, LLC; Paul Pardi, applicant.**

The City of Gahanna Planning Commission met on 12/18/2024 to consider along with other business, a Variance application, V-0032-2024.

A motion was made by Greenberg, seconded by Pollyea, that the Variance Application to vary Chapter 1103.10 Multi-Unit Dwelling Density be Approved. The motion failed.

A motion was made by Greenberg, seconded by Pollyea, that the Variance Application to vary Chapter 1103.10 Building Setbacks be Approved. The motion carried.

A motion was made by Greenberg, seconded by Pollyea, that the Variance Application to vary Chapter 1107.01(d)(3) Materials be Approved. The motion carried.

A motion was made by Greenberg, seconded by Pollyea, that the Variance Application to vary Chapter 1107.01(e)(2) Colors be Approved. The motion carried.

A motion was made by Greenberg, seconded by Pollyea, that the Variance Application to vary Chapter 1109.01(a)(2)/(4) Parking Setbacks be Approved. The motion carried.

A motion was made by Greenberg, seconded by Pollyea, that the Variance Application to vary Chapter 1109.01(d) Parking Dimensions be Approved. The motion carried.

A motion was made by Greenberg, seconded by Pollyea, that the Variance Application to vary Chapter 1109.01(j) Electric Vehicle Charging be Approved. The motion carried.

A motion was made by Greenberg, seconded by Pollyea, that the Variance Application to vary Chapter 1109.04(b)(5) Dumpster Screening be Approved. The motion carried.

A motion was made by Greenberg, seconded by Pollyea, that the Variance Application to vary Chapter 1109.04(c) Buffering and Screening be Approved. The motion carried.

A motion was made by Greenberg, seconded by Pollyea, that the Variance Application to vary Chapter 1109.02(d) Dumpster Setbacks be Approved. The motion carried.

Please consider this an official copy of the Record of Action for this Variance application. You may request a hard copy of this Record of Action to be mailed to you by contacting the City of Gahanna Council office at 614-342-4090.



---

**Sophia McGuire,  
Deputy Clerk of Council**

January 3, 2025

---

**Date Certified**