



ZONING DIVISION
 200 S. Hamilton Road
 Gahanna, Ohio 43230
 614-342-4025
 zoning@gahanna.gov
 www.gahanna.gov

VARIANCE APPLICATION

Project/Property Address or Location: 422 McCutcheon Road		Project Name/Business Name: Mifflin Fire Station 131	
Parcel ID No.(s): 025-007984	Zoning Designation: RID	Total Acreage:	
Description of Variance Requested: We are respectfully asking to reduce the required 15' setback for the proposed permanent sign at this location to 5' due to the location of an existing driveway on the site. The existing drive is required to provide circulation of fire apparatus on site. The sign will help residents locate the Fire Station in case of emergency.			
STAFF USE ONLY - Code Section(s): 1165.08(b)(9) - Permanent Signs			
APPLICANT Name-do <u>not</u> use a business name: Nancy White		Applicant Address: 155 Olde Ridenour Rd. Gahanna, OH 43230	
Applicant E-mail: whiten@mifflin-oh.gov		Applicant Phone No.: 614-471-4494	
BUSINESS Name (if applicable): Mifflin Township			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): James Leeseberg Chief Fred Kauser		Contact Information (phone no./email): 614-832-5591 614-496-6319	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature: Nancy M. White Date: 8/31/2020

INTERNAL USE

Zoning File No. V-0225-2020

RECEIVED: J.W.
 DATE: 9/1/20

PAID: 500.00
 DATE: 9/1/20



VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter [1131](#) (visit www.municode.com)
(Sign Variances, refer to Chapter [1165.12](#); Fence Variances, [1171.05](#); Flood Plain Variances, [1191.18](#))
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable
 - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. A statement of the reason(s) for the variance request that address the following three conditions:
(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)
 - Special circumstances or conditions
 - Necessary for preservation and enjoyment of property rights
 - Will not adversely affect the health or safety
4. List of contiguous property owners & their mailing address
5. One set of pre-printed mailing labels for all contiguous property owners
6. Application fee paid (in accordance with the [Building & Zoning Fee Schedule](#))
7. Application & all supporting documents submitted in digital format
8. Application & all supporting documents submitted in hardcopy format
9. Authorization Consent Form Complete & Notarized (see page 3)

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.



AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

(property owner name printed)

(property owner signature) _____ (date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Mifflin Township, Nancy White

(applicant/representative/property owner name printed)

Nancy M. White _____ 8/31/2020
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 31ST day of August, 2020

State of Ohio County of Franklin

Notary Public Signature: Melanie A. Barrette



Melanie A. Barrette
Notary Public, State of Ohio
My Commission Expires 01-18-2022

PFEIFER, DESIREE
550 WOODBAY DR
COLUMBUS OH 43230

KONIK, DANIEL C
568 WOODBAY DR
COLUMBUS OH 43230

SCHNEIDER, KARA
417 WOODBRIE CT
COLUMBUS OH 43230

LASHLEY, JEFFREY D
399 WOODBRIE COURT
COLUMBUS OH 43230

EDWARDS, LONNIE E
419 MCCUTCHEON RD
COLUMBUS OH 43235

WARD, MICHAEL
441 MCCUTCHEON RD
COLUMBUS OH 43235

WICKISER, TYLER
556 WOODBAY DR
COLUMBUS OH 43230

WAGNER, JASON S
574 WOODBAY DR
COLUMBUS OH 43230

TELERON, VICTOR R
411 WOODBRIE CT
COLUMBUS OH 43230

TRAINER, JOEL T
3108 HAYDEN RD
COLUMBUS OH 43235

JOHNSTON, JAMES M
425 MCCUTCHEON ROAD
COLUMBUS OH 43235

GHODSI, ROYA
562 WOODBAY DR
GAHANNA OH 43230

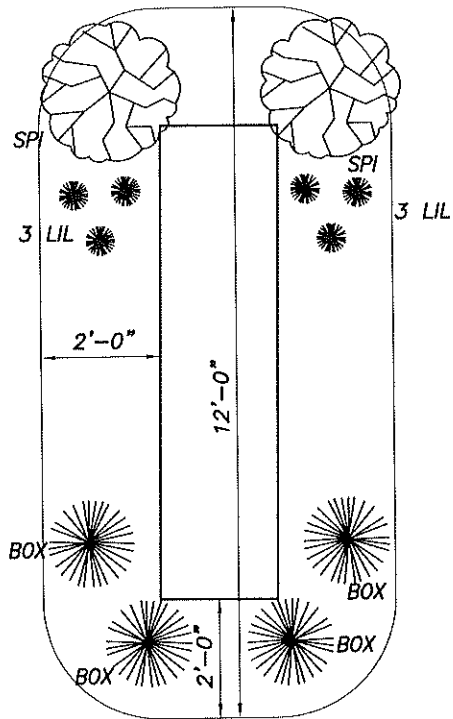
BRADLEY, MARTAI
423 WOODBRIE CT
COLUMBUS OH 43230

SAUNDERS, AUBERT
405 WOODBRIE CT
COLUMBUS OH 43230

BROSKIE, TRAVIS A
411 MCCUTCHEON RD
COLUMBUS OH 43230

GRAVES, LORI
433 MCCUTCHEON RD
COLUMBUS OH 43235



*Missing you
signs you
Hazz McCutcheon*



6 SIGN PLANTING
NO SCALE

- BOX *MICROPHYLLA koreana* 'Wintergreen', Boxwood, #5 Container
- LIL *HERMERCALLIS* 'Stella de Oro', Daylily, #2 Container
- SPI *SPIREA x bumalda* 'Anthony Waterer', Spirea, B&B

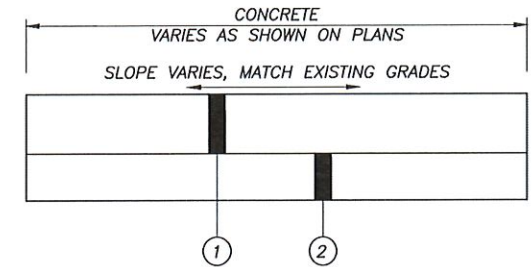
DRAWING: P:\19028_Mifflin_Eng E-A_Bldg\CD00\19028_CD01_Creching_Plan.dwg
 September 04, 2020, 9:30pm

		
		
300 SPRUCE STREET SUITE 200 COLUMBUS, OHIO 43215 P: 614 280 9355 HOODY-ENG.COM		
Dwg. Coord:	Tech. Coord.:	MN # 19028
SIGN DETAIL		
CONTRACT DOCUMENTS		August 27, 2020



CODED NOTES

- ① SAWCUT EXISTING PANELS TO FULL DEPTH PRIOR TO DEMOLITION. INSTALL NEW CONCRETE PAVEMENT PER DETAIL. DOWEL IN JOINTS 8" O.C.
- ② EXISTING TRENCH DRAIN AND CATCH BASINS ARE TO REMAIN. PROTECT EXISTING STRUCTURES DURING DEMOLITION OF CONCRETE PAVEMENT.
- ③ REMOVE AND REPLACE CONCRETE FLOOR IN GARAGE BAYS. SAW CUT AND REMOVE BROKEN CONCRETE. COMPACT EXISTING AGGREGATE BASE, DOWEL IN JOINTS 6" O.C., SEAL AND PAINT FLOOR. COORDINATE WITH OWNER FOR COLORS. TYPICAL OF 2'-3'x6' AREAS.
- ④ PROPOSED MONUMENT SIGN AND LANDSCAPE (BY OTHERS). PROVIDE POWER FOR LIGHTING FROM ADJACENT LIGHT POLE IN 2" CONDUIT.



- ① ITEM 452 - 8" NON-REINFORCED CONCRETE PAVEMENT (DOWLED JOINTS)
- ② EXISTING AGGREGATE BASE TO BE REDRESSED AND COMPACTED

*PROVIDE 10" THICKENED EDGE AT OUTER 4 FEET OF SLAB

CONCRETE PAVEMENT SECTION
NO SCALE

ESTIMATE OF QUANTITIES			
ITEM	QUANTITY	UNIT	DESCRIPTION
202	1082	S.Y.	PAVEMENT REMOVED
452	1082	S.Y.	NON-REINFORCED CONCRETE PAVEMENT
SPEC	4	S.Y.	INTERIOR CONCRETE FLOOR REPAIR, 10" THICK

NOTE: WORK IS TO BE PHASED TO MAINTAIN USE OF FIRE APPARATUS. COORDINATE WITH OWNER.

LEGEND

- CONCRETE PANELS TO BE REMOVED AND REPLACED PER DETAIL. MATCH EXISTING CONTROL JOINTS.
- INTERIOR CONCRETE FLOOR TO BE REMOVED AND REPLACED. SEAL AND PAINT CONCRETE TO MATCH EX.

#	Date	Change Description

Station 134 Concrete Repair
422 McCutcheon Road
Gahanna, Ohio 43230
for
Mifflin Township

MOODY ENGINEERING
300 SPRUCE STREET
SUITE 200
COLUMBUS, OHIO 43215
P: 614 280 8999
MOODY-ENG.COM

PROGRESS DRAWING
NOT FOR CONSTRUCTION

Dwg. Coord.: JDL Tech. Coord.: M-EP: 19029

SITE PLAN **C101**

DESIGN DEVELOPMENT October 1, 2019

Statement of Reason for the Variance

Mifflin Township respectfully requests a variance to the 15' set back from the R/W for a proposed sign. To achieve the 15' setback, a section of the existing concrete driveway would need to be removed. This driveway is integral to the operation of the existing fire station.

The proposed sign will increase visibility and help residents locate the fire station in case of an emergency. The proposed 5' setback is consistent with the requirement of other parts of town, Old Gahanna for example. The proposed sign will be made of materials matching the existing building and will blend into the existing architecture. The proposed location will not have an adverse effect on any public utilities and will increase the visibility of an emergency services building. The sign wasn't originally proposed when the Fire Station was constructed 20 +/- years ago but a need to increase visibility of the station has been identified. The existing concrete driveway is needed for circulation around the site and especially for the fire apparatus.

The proposed location for the sign is behind an existing power pole and would not pose an increased hazard to traffic on McCutcheon Road.



September 28, 2020

Mifflin Township

RE: Project 422 Mccutcheon Rd Variance Comment Letter

Dear Mifflin Township:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Fire District

1. The fire division plans reviewer has no objection to the variance. If the variance is not granted, the required setback will not allow the existing drive lane to remain a fire lane. The fire lane is required to be 20 feet in accordance with Section 503.2.1 of the 2017 Ohio Fire Code.
503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with paragraph (C) (6) (503.6) of this rule, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
“Fire apparatus access road.” Same as “Fire lane.”
“Fire lane.” A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus. A fire lane shall not be interpreted to mean a residential and/or public street.

Building

2. No comments on the proposed location for the monument sign.

Parks

3. No Comment Per Julie Prederi

Engineering

4. Informational Comment: GIS shows a fiber trunk line in this area. Further records search reveals it is an aerial line and will not be affected by excavation associated with this work.
5. Recommend for approval.

Community Development

6. No objections to the variance request. See forthcoming staff report for additional staff comments.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant

200 S. Hamilton Rd. Gahanna, Ohio 43230
614.342.4010 (Phone) 614.342.4100 (Fax)

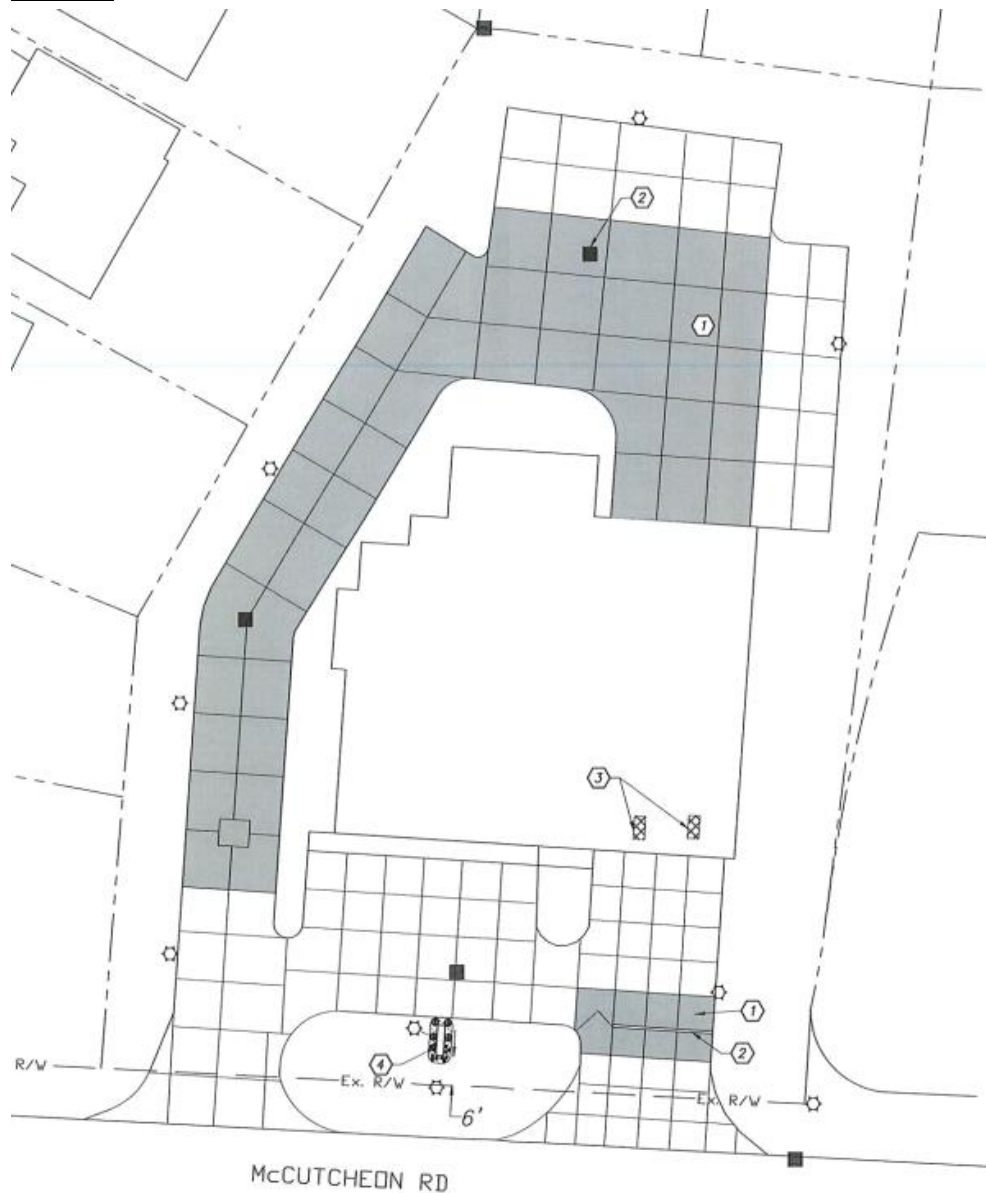
PLANNING STAFF REPORT

Summary

Variance request to allow a 5' setback for a monument sign located at 422 McCutcheon Rd. The zoning of the property is Restricted Institutional District (RID). RID requires a setback of 15' behind the right-of-way line. The applicant states that the variance is necessary as the driveway would not permit the sign to meet setbacks.

The right-of-way extends into the landscape area where the sign will be located. The sign will be approximately 20' from the pavement of McCutcheon Rd. Allowing adequate distance so that the sign will not impede vehicular line of sight.

Site Plan



Variance

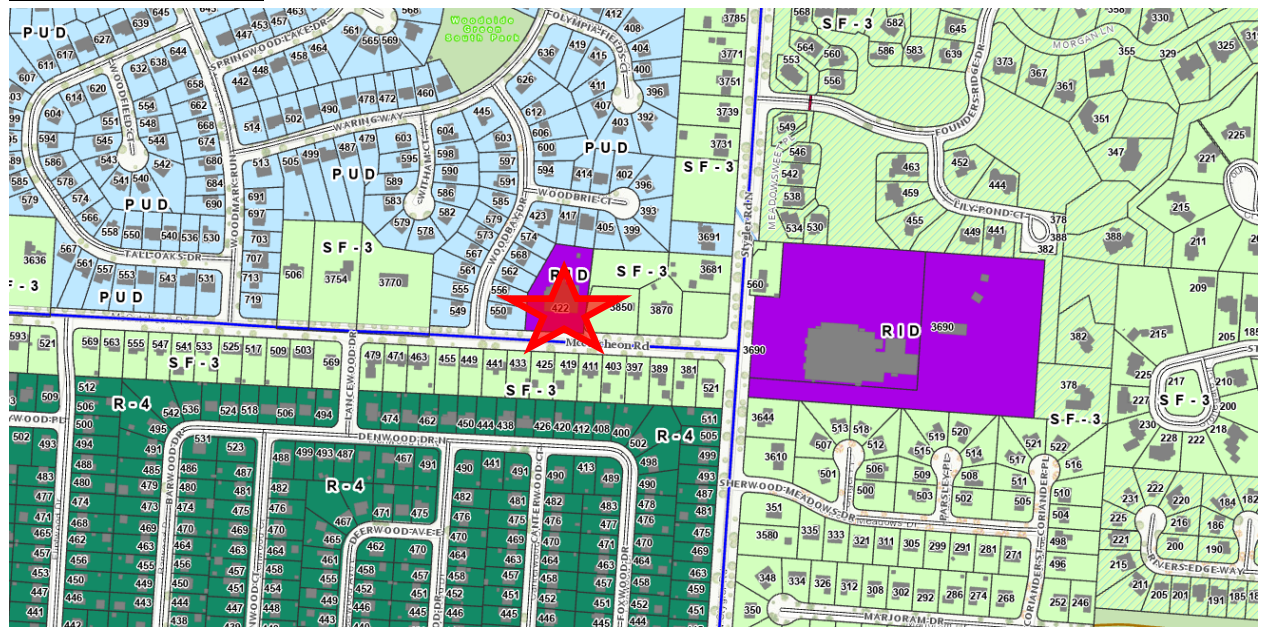
Variations to signage are subject to the factors of Chapter 1165.12. Planning Commission shall consider and weigh the following factors:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);
- E. Whether the property owner purchased the property with the knowledge of the zoning restriction;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
- H. Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood; and
- I. Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

Recommendation

Staff recommends approval of the variance as submitted. An alternative location does not appear feasible due to the driveway. Location of the sign will not negatively affect motorists line of sight.

Location/Zoning Map



Street View



Respectfully Submitted By:
Michael Blackford, AICP
City Planner/Zoning Administrator