

VARIANCE APPLICATION

Project/Property Address or Location: 1255 Beecher Crossing North		Project Name/Business Name: Canini Office	
Parcel ID No.(s): 025-012044	Zoning Designation: SO	Total Acreage: .918	
Description of Variance Requested: Allow for a "Live/Work" use for the lower level portion only of the building which is currently a two level building. "Live" portion would be limited to 50% of lower level with remaining portion of lower level will be office for tenant of "Live" space. Main floor will remain full office use.			
STAFF USE ONLY - Code Section(s): <i>Chapter 1153.01(a) - Permitted Uses</i>			
APPLICANT Name-do <u>not</u> use a business name: Larry Canini		Applicant Address: PO Box 887, New Albany, Ohio 43054	
Applicant E-mail: larry@caniniassociates.com		Applicant Phone No.: 614 296 3872	
BUSINESS Name (if applicable): Canini & Associates LTD			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): Same		Contact Information (phone no./email): Same	
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:  Date: 8/25/20

INTERNAL USE

Zoning File No. V-0190-2020

RECEIVED: KAW
DATE: 8-2-2020

PAID: 500.00
DATE: 8-6-2020

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code Chapter 1131 (visit www.municode.com) <i>(Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)</i>
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable <ul style="list-style-type: none"> - 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: <i>(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)</i> <ul style="list-style-type: none"> - 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 <i>(in accordance with the Building & Zoning Fee Schedule)</i>
7. Application & all supporting documents submitted in digital format
8. Application & all supporting documents submitted in hardcopy format
9. Authorization Consent Form Complete & Notarized <i>(see page 3)</i>

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.

Variance Request Statement

for
1255 Beecher Crossing North

The site and building are located on a cul de sac roughly 700' from Beecher Road and within a mix of both office and high density residential to the east and north. This provides for a unique situation in how to position this building in the market place. The ravine setting created the need for the building to have a lower level foundation which accounts for half of the building square footage. Securing a user tenant for that lower level has been difficult due to it's lack of visibility and difficult pedestrian access due to the grade change from the parking lot and internal staircase.

The ravine setting and high density residential surrounding the building lends itself to be a true

“ Live / Work “ use. The opportunity to use the lower level as the residential component

and the main ground floor as office makes good use of the sites preservation and does not create a adverse affect on those residents nearby.

Adjacent Property Owners

Parcel ID 025 013221
Eva Stein
1670 Birdsong Lane
Blacklick, Ohio 43004

Parcel ID 025 012662
David Humphrey
1111 Sanctuary Place
Gahanna, Ohio 43230

Parcel ID 025 012664
James Bancroft
1110 Sanctuary Place
Gahanna, Ohio 43230

Parcel ID 025 012992
Anita Lombardo
502 Mechwart Place
Gahanna, Ohio 43230

Parcel ID 025 012337
Stuart Hite
1168 Shagbark Road
Gahanna, Ohio 43230

Parcel ID 027 000117
Jack & Sue Williams
5061 Shagbark Rd
Gahanna, Ohio 43230



August 25, 2020

Canini & Pellecchia Inc
430 Beecher Rd
Columbus, OH 43230

RE: Project 1255 Beecher Xing N Variance Comment Letter

Dear Canini & Pellecchia Inc:

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

Building

1. Building plan review and permits will be required, and the project will be required to comply with the Ohio Building Code.

Engineering

2. No comments at this time.

Community Development

3. Informational Comment - No issues/concerns with the variance. Please see forthcoming staff report for additional staff comments.

Parks

4. No Comment Per Julie Prederi

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

Sincerely,

Kelly Wicker
Administrative Assistant

PLANNING STAFF REPORT

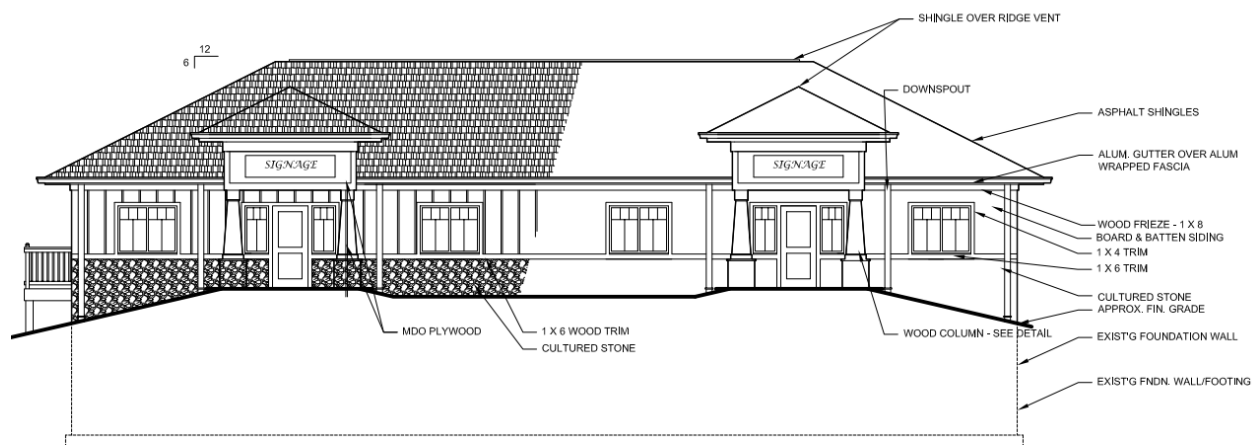
Request Summary

Two applications have been submitted in order to permit the completion of the development of the property located at 1255 Beecher Crossing North. The property has received a number of approvals over the past decade but it remains partially developed with only a building foundation.

The proposed use is primarily office which is permitted by the zoning of the property which is Suburban Office (SO). A use variance has been requested to permit a live/work use. For the most part, the code does not address live/work as a use. The option to the variance would be to rezone the property to Neighborhood Commercial Mixed Use (CX-1). This is the only zoning that permits live/work uses. However, this zoning is meant to be located on high volume roadways such as Hamilton Road as uses and setbacks are geared towards areas with a large number of vehicles and retail uses. This particular property would not be appropriate to rezone to CX-1 as doing so could potentially introduce uses not appropriate to the area. Approximately 25% of the site or 50% of the lower level is proposed to be the “live” portion of the building.

The building footprint and site layout are not changing from past approvals. Those approvals are still valid. However, the colors and materials are requested to be changed. Below are relevant portions of the past design review application which was approved in 2017. Colors of the building are proposed to change from tan to “wicker” blue.

Proposed



FRONT ELEVATION

Gahanna



Approved (2017)



Gahanna



Design Review

General review criteria for Design Review applications include the following:

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

Variance

The applicant has requested the following variance in order to permit a living space within the building. A live/work use would be limited to a person(s) who work out of the building.

- Chapter 1153.01(a) – Permitted Uses
 - SO zoning does not permit live/work uses. The applicant proposes to limit the “live” portion of the building to 50% of the ground floor or 25% of the overall building.
 - *Staff does not object to the variance request. The options to the variance include rezoning to CX-1, however, that zone designation doesn’t appear to be appropriate give the property’s location and surrounding uses. The other option would to be deny the variance and only permit office uses on the property. The site has been in a state of partial construction for many years. Denying the variance may jeopardize the development of the property.*

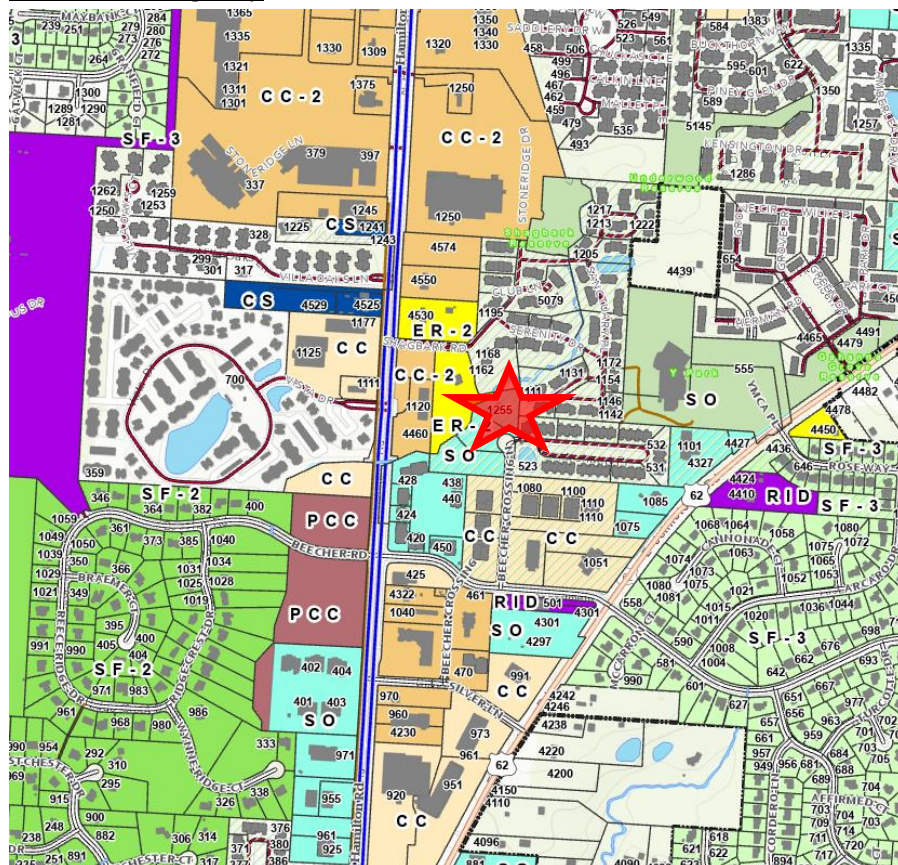
Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- 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.

Recommendation

Staff recommends approval of this request. The exterior renovations are minor in nature with the exception of the main façade color. The variance appears to meet the criteria necessary for approval.

Location/Zoning Map



Respectfully Submitted By:

Michael Blackford, AICP

City Planner/Zoning Administrator