



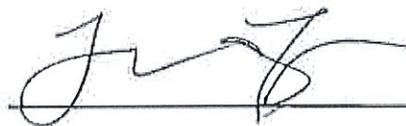
ZONING DIVISION
 200 S. Hamilton Road
 Gahanna Ohio 43230
 614.342-4025
 zoning@gahanna.gov
 www.gahanna.gov

VARIANCE APPLICATION

Project/Property Address or Location: 306, 310 and 326 Granville St.		Project Name/Business Name: CML Gahanna Branch	
Parcel ID No.(s): 025-000300, 025-000328, 025-001079, 025-000283, 025-000792	Zoning Designation: SO & CC	Total Acreage: 1.680 & 3.749	
Description of Variance Requested: 1167.15 - Building Lines Established - Library requests a 5' front building set back 1167.20 (b) (1) - Property Perimeter Requirements - Library requests variance from having to install perimeter landscape buffering along residential zoning due to hardship of installation			
STAFF USE ONLY - Code Section(s): <i>1167.15 - Front yard setback 1167.20(b)(1) - Property perimeter buffer</i>			
APPLICANT Name-do <u>not</u> use a business name: Wendy Tressler Jasper		Applicant Address: 96 S Grant Ave, Columbus OH 43215	
Applicant E-mail: Wtressler@columbuslibrary.com		Applicant Phone No.: 614.323.7421	
BUSINESS Name (if applicable): Columbus Metropolitan Library			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): Tracy Perry Mike Suriano		Contact Information (phone no./email): Tperry@nbbj.com Msuriano@nbbj.com	
PROPERTY OWNER Name: (if different from Applicant) Columbus Metropolitan Library Board of Trustees		Property Owner Contact Information (phone no./email): Wendy Tressler (see above)	

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: 2/18/2021

INTERNAL USE	Zoning File No. <u>V-00067-2021</u>	RECEIVED: <u>KAW</u>	PAID: <u>500.00</u>
		DATE: <u>3-5-21</u>	DATE: <u>3-5-21</u>



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.

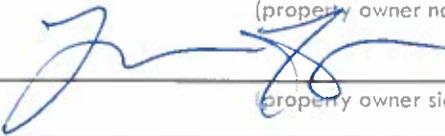
PROPERTY OWNER

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.

Lauren Hagan on behalf of CML BOT

(property owner name printed)



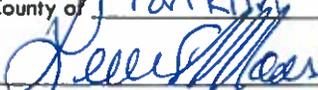
(property owner signature)

2/18/2021

(date)

Subscribed and sworn to before me on this 18th day of February, 2021.

State of Ohio County of Franklin

Notary Public Signature: 



LEON E. MOSES
Notary Public
In and For the State of Ohio
My Commission Expires
October 28, 2024

Applicant/Property Owner/Representative

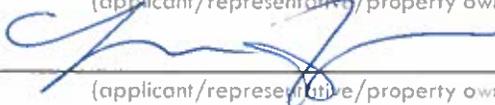
AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review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

Lauren Hagan on behalf of CML BOT

(applicant/representative/property owner name printed)



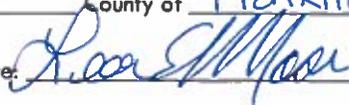
(applicant/representative/property owner signature)

2/18/2021

(date)

Subscribed and sworn to before me on this 18th day of February, 2021.

State of Ohio County of Franklin

Notary Public Signature: 



LEON E. MOSES
Notary Public
In and For the State of Ohio
My Commission Expires
October 28, 2024

Statement of Variances for CML Gahanna Branch Library at 610 Granville Street**913.10 – Street Tree Planting Requirements**

This request has been removed because a variance is not required per comments from the City of Gahanna

1167.15 – Building Lines Established

The site currently is required to have a 60' front building setback from the property line. The proposed library requests that this be reduced to 5'. This is due to the presence of the floodway and floodline on the property. As it is prohibited to construct parking or structures in the floodway of Rocky Fork Creek, all the parking must be provided east and south of this line (see site plan for location). In order to expand the library to a suitable size for the growth of this community and position itself above the floodplain, the new library's expansion vector is south toward Granville. This allows for the needed size of the library and the appropriate associated parking lot size. This number of parking spaces is in excess of the required minimum. It is based on other local branch libraries with the same meeting room capacities as the proposed Gahanna Branch.

This variance is also in line with Gahanna's Future Land Use map. Per the image below, the library's site is deemed as in the 'Mixed Use' zone. The following statement about the goals for that use is as follows:

Buildings should be oriented towards the street with parking to the side/rear or in a structured garage on the lower levels of the building and screened from view. All buildings, parking, and communal greenspace should be well landscaped and communal areas may be programmed with public events.

**1167.20(b)(1) – Property Perimeter Requirements**

We request a variance for the requirement of a 15' landscape buffer along residential zoning. This occurs along our north property line and is on the other side of the water way, Rocky Fork. We request this variance because of the feasibility of accessing the area, as it is across the creek from any access roads. In addition to this, the installation would disrupt the waterway of the creek in places.



www.nbbj.com

List of Contiguous Property Owners:

338 Granville Street

Gahanna Counseling Services, INC
338 Granville Street
Gahanna, OH 43230

00000 Granville St Lot Number: 025-000289-00

City of Gahanna
200 South Hamilton
Gahanna, OH 43230

303 Granville Street

Gahanna Rentals LLC
8145 Clouse Rd
New Albany, OH 43054

305 Granville Street

Gahanna Rentals LLC
8145 Clouse Rd
New Albany, OH 43054

309 Granville Street

Gahanna Rentals LLC
8145 Clouse Rd
New Albany, OH 43054

311 Granville Street

Gahanna Rentals LLC
8145 Clouse Rd
New Albany, OH 43054

325 Granville Street

KMB Properties LTD
325 Granville St
Gahanna, OH 43230

327 Granville Street

KMB Properties LTD
325 Granville St
Gahanna, OH 43230

329 Granville Street

KMB Properties LTD
331 Granville St
Gahanna, OH 43230



331 Granville Street

KMB Properties LTD
331 Granville St
Gahanna, OH 43230

333 Granville Street

KMB Properties LTD
331 Granville St
Gahanna, OH 43230

00000 Granville St Lot Number: 025-000283

Public Library of Columbus & Franklin County, Board of Trustees
96 S Grant Ave
Columbus Ohio 43215

00000 Granville St Lot Number: 025-001079

Public Library of Columbus & Franklin County, Board of Trustees
96 S Grant Ave
Columbus Ohio 43215

00000 Granville St Lot Number: 025-000792

Board of Trustees of the Columbus Metropolitan Library
96 S Grant Ave
Columbus Ohio 43215

City of Gahanna
Planning and Development
200 S Hamilton Rd
Gahanna, Ohio 43230
RE: Variance Comments for 306 Granville St

April 19, 2021

Dear Reviewer,

Thank you for reviewing our submission. Here are our responses to your comments:

Fire

1. *Comment:* The new library meets the intent of the code for a fire lane as all portions of the building are within 150 feet of a private or public road.
 - *Response:* The building will be equipped with an approved automatic sprinkler system in accordance with 903.1.1 and therefore qualify for an exception to this requirement.

Parks

2. Comment does not require response.

Engineering

3. No comment requiring response.

Community Development

4. *Comment:* Please add all the parcels to the application.
 - All the parcel's PIN have been added to the application.
5. *Comment:* Is the variance is to front yard setback for the building or parking? The site plan doesn't clearly indicate what setbacks are. It would appear it is to the building setback but the variance statement discusses parking. Please clarify.
 - *Response:* The variance is for the building setback. The requirement is for it to be 60' from ROW.
6. *Comment:* The variance to Chapter 913 is not permissible as variances are only permitted to Chapter 11. However, I don't believe 913 applies to this development as that section of code refers to plantings as part of platting and roadway construction. Please revise the application accordingly.
 - *Response:* We have removed this from the application
7. *Comment:* It appears a variance to Chapter 1167.20(b)(1) is required. The code requires a 15' buffer and opaque landscaping or fencing adjacent to residential properties (north property line). It appears that a buffer meeting the strict parameters of the code is not possible as a creek is located in this area. Please revise the variance application accordingly or request a variance.
 - *Response:* We have added this to the application and the statement of hardship.

Building

8. Comment does not require response.

Please feel free to call or email me if any questions arise from these revisions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Suriano", enclosed within a large, loopy oval flourish.

Mike Suriano
msuriano@nbbj.com



June 23, 2021

Public Library of Columbus & Franklin, County
96 S Grant Ave
Columbus, OH 43215

RE: Project 306 Granville St

Dear Public Library of Columbus & Franklin, County BD of TRS Columbus & Franklin, County BD of TRS:

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

Fire District

1. A. The new library meets the intent of the code for a fire lane as all portions of the building are within 150 feet of a private or public road.

Parks

2. I am supportive of the street tree planting variance. A 4' tree lawn is not suitable for planting.
3. Since the area is already wooded with natural vegetation, I don't think additional plantings are needed.

Engineering

4. No comment.

Building

5. No comments on the variance request - since the requirements of the Ohio Building Code for distances to property lines will be met.

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

Sincerely,

Kelly Wicker
Administrative Assistant

STAFF REPORT

Request Summary

Request for Final Development Plan (FDP), Design Review (DR), and Variance approval to permit the redevelopment of the Gahanna Branch of the Columbus Metropolitan Library. The library property is expanding from its current footprint with the acquisition of the adjacent parcel to the west. In total, the property is approximately 5.5 acres. The additional property will have a minimal amount of parking and a retention area. Its primary function is as open space. The larger parcel, where the library is currently located, is zoned Suburban Office (SO). A library is a permitted use. The new property is zoned Community Commercial (CC). Parking and retention for the library is a permitted use.

Two variances are necessary to permit the requested site layout. SO zoning requires a 60' front yard setback (Granville St). The applicant is requesting a 5' setback. A significant amount of the property is within the floodway. Parking and structures must be located outside of this area. The floodway restricts the ability to develop the property without the need for variances.

A second variance is requested to forego the requirement of providing a 15' landscaped buffer between the residential property to the north. This variance is being requested as this part of the property is located adjacent to a creek and is in a natural and undisturbed state. This area would have to be severely impacted to meet the strict requirements of the code.

Land Use Plan

The property is designated Mixed Use District on the Future Land Use Map. Recommendations of Mixed Use include front yard setbacks of between 0-20'. The requested front yard variance is in line with the recommendations of the land use plan. The plan also recommends building orientation towards the street and parking to the sides and rear of the building. The site plan does an exemplary job of meeting the recommended development character of the Mixed Use land use and the character guidelines of the land use plan.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

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

Two variances have been requested.

1. Chapter 1167.15 – Building Lines Established
 - a. Reduce front yard setback from 60' to 5'
2. Chapter 1167.20(b)(1) – Property Perimeter Requirements
 - a. To not provide a 15' buffer with screening along the north property line

Planning Commission shall not grant a variance unless it finds that all 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 the applications as submitted. The requested use is the same as the existing use. Compatibility is not a concern as the library has coexisted with the neighboring properties for years without issue. The additional property allows for flexibility in how the site is laid out. The new layout improves pedestrian and vehicular traffic movement. The site has a significant amount of green space with only 32% lot coverage. The design of the building sets a new standard for excellence in the Granville/Creekside District Corridor.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning