

VARIANCE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 817 N HAMILTON RD GAHANNA, OH 43230		Project Name/Business Name (if applicable): ONE CHURCH PARKING LOT	
Parcel ID No.(s) 025-001918	Current Zoning: RID-RESTRICTED INST DISTRICT	Total Acreage: 1.58 ACRES	
Description of Variance Requested: PARKING LOT LIGHTING PLAN			
STAFF USE ONLY – Code Section(s) & Description of Variance: To vary 1154.03(a)(7) to allow parking closer than 36' from the public ROW			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): DAVE DOMINE		Address: 817 N HAMILTON RD GAHANNA, OH 43230	
E-Mail: DDOMINE63@GMAIL.COM		Phone No. (614) 471-6221	
ATTORNEY/AGENT INFORMATION			
Name: WATCON ENGINEERS-SHAWN LANNING		Address: 83 SHULL AVE GAHANNA, OH 43230	
E-Mail: SHAWN@WATCONENG.COM		Phone No. (614) 313-4444	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: -Developer: -Architect:		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant) David Domine		Contact Information (phone no./email): 614-471-6221	



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 Signature:  Date: 4/12/17

INTERNAL USE ONLY

Zoning File No. 17050001
PC Meeting Date: _____
PC File No. _____

RECEIVED: <u>FW</u>	PAID: <u>300.00</u>
DATE: <u>4-12-2017</u>	DATE: <u>4-12-2017</u>
	CHECK#: <u>7394</u>

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED / SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1131 (visit www.municode.com) <i>(Sign Variances, refer to Section 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)</i>				
	2. Pre-application conference with staff	✓		✓	
	3. Survey of property certified by a registered surveyor (11"x17" copy)		✓	✓	
	4. List of contiguous property owners & their mailing address	✓		✓	
	5. Pre-printed mailing labels for all contiguous property owners	✓		✓	
	6. 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)</i> - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	✓		✓	
	7. Application fee paid <i>(in accordance with the Building & Zoning Fee Schedule)</i>	✓		✓	
	8. Application & all supporting documents submitted in digital format	✓		✓	
	9. Application & all supporting documents submitted in hardcopy format	✓		✓	
	10. Authorization Consent Form Complete & Notarized <i>(see page 3)</i>	✓		✓	

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: Bonnie Gard Date: _____

INTERNAL USE ONLY

Easy Peel® Labels
Use Avery® Template 5160®

▲
Feed Paper

Bend along line to
expose Pop-up Edge™

 **AVERY®** 8160™

Kathleen Shaffer-Fletcher
785 N Hamilton Rd
Columbus, OH 43230

Maxley C Brooks Sr
806 Cherry Wood Pl
Columbus, OH 43230

Bryan Caudill
807 Cherry Wood Pl
Columbus, OH 43230

Laura Newman
795 Cherry Wood Pl
Columbus, OH 43230

Lee Wyckoff
798 Eastchester Dr
Columbus, OH 43230

Henry Basham
808 Eastchester Dr
Columbus, OH 43230

Erica Raymore
818 Eastchester Dr
Columbus, OH 43230

Rebecca Shaw
830 Eastchester Dr
Columbus, OH 43230

Leonid and Nina Polonsky
836 Eastchester Dr
Columbus, OH 43230

Alec Fleschner
842 Eastchester Dr
Columbus, OH 43230

George Siegler
850 Eastchester Dr
Columbus, OH 43230

David Haines
285 Eastchester Ct
Columbus, OH 43230

Brian Hofmann
295 Eastchester Ct
Columbus, OH 43230

Frank Stein
305 Eastchester Ct
Columbus, OH 43230

Jack Stacy
313 Eastchester Ct
Columbus, OH 43230

Herron J B Properties, LLC
925 N Hamilton Rd
Columbus, OH 43230

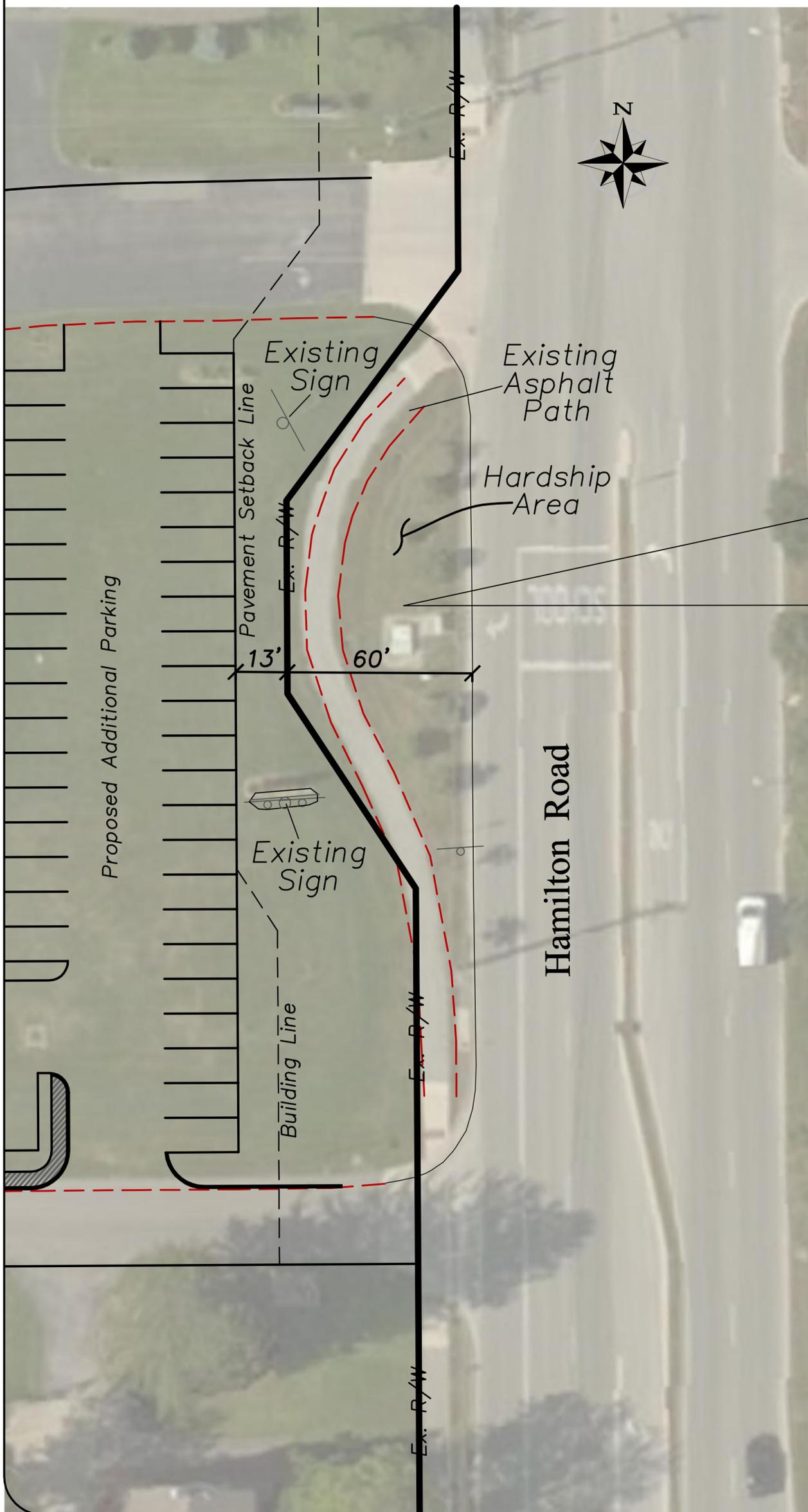
The Gahanna Village at Castle Pines
Condominium Association
6724 Perimeter Loop Road 319
Dublin, OH 43017

VARIANCE REQUEST
SITE PLAN

FOR:

One Church Parking Lot Addition

G A H A N N A , O H I O



SITE STATISTICS

EX. BUILDING/PAVEMENT SETBACK: 36' FEET
PROP. BUILDING/PAVEMENT SETBACK: 13' FEET

VARIANCE REQUEST STATEMENT

A Pavement Setback Line Variance is being requested due to the hardship caused by a right-of-way bump out that houses utilities along the frontage of 817 N. Hamilton Road. The acceptance of this variance shall not at all adversely affect the health or safety of the area.

SITE ADDRESS

817 N Hamilton Road
Gahanna, OH 43230

Prepared By:



CONSULTING ENGINEERS & SURVEYORS

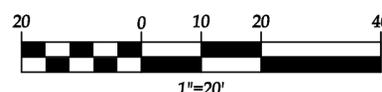
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

Prepared for:



817 N Hamilton Road
Gahanna, Ohio 43230
Ph: (614) 471-6221

GRAPHIC SCALE



1"=20'

DATE: APRIL 20, 2017



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments - YOURNAME" to:
T:/Zoning/Applications/IN PROGRESS/(the project folder)

Project/Property Address or Location: 817 N. Hamilton Rd.

Project Name/Business Name: One Church - Parking Lot

SUBMITTED BY:

Name: Kenneth W. Foltz **Title:** Chief Building Official

Department: Building Dept.

No. Comments

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 817 North Hamilton

Project Name/Business Name: One Church

SUBMITTED BY:

Name: Michael Blackford **Title:** Deputy Director

Department: Planning and Development

The applicant has requested a parking lot expansion and variance. One item to note is that the newly adopted Tree Preservation and Planting requirements of Chapter 914 do not apply to this request since a Final Development Plan has not been submitted.

Area/Land Use Plan

The subject property is adjacent to but not located in the South Triangle Plan. The 2002 Land Use Plan designated the property as Institutional. Objectives and Principles of the Institutional land use include the following: maintain high standards of building and landscape design, promote shared facilities, and ensure private sector participates in infrastructure improvements.

2015 Economic Development Strategy

The project location is not located within a Priority Development Area and therefore a redevelopment concept was not developed for this property.

Design Review

Applications for Design Review are subject to the following criteria:

- a) Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain continuity and provide protection of existing design environment;
- b) Contribute to the improvement and upgrading of the architectural and design character of the Design Review District;
- c) Contribute to the continuing economic and community vitality of the Design Review District; and
- d) Maintain, protect and enhance the physical surroundings of the Design Review District.

Properties that are zoned Restricted Institutional District (RID) are subject to the design standards of Design Review District-3 (DRD-3). Two relevant standards of DRD-3 are as follows:

- a) Parking in commercial areas shall add visual interest to the development and enhance the development.
- b) Small individual parking areas should be encouraged over large parking areas that serve many.

It is Planning and Development staff's opinion that the request as submitted does not meet the standards of DRD-3. The proposal is for one large parking area consisting of 223 spaces on approximately 1.5 acres of pavement. The Code encourages smaller, individual parking areas. Possible compromises to a redesign may include increased screening along Hamilton Road and/or pervious pavers, additional tree islands, or other green infrastructure initiatives.

Variance

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 adversely affect the health or safety of person residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to the property or improvements in such neighborhood.

Staff concurs with the applicant that a special condition exists due to the right-of-way bump out along Hamilton Road. A cursory review of the area indicates that this is the only such bump out. Therefore, staff finds that there is a special circumstance. Additionally, it appears that the edge of pavement of Hamilton Road is consistent, meaning the light from the parking area should not create an unsafe condition as it is setback the same distance as other lights from the road.

Street View



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Project/Property Address or Location: 817 Hamilton Road

Project Name/Business Name: One Church Parking Lot Expansion

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

Design Review Application

General Comments

- A formal final engineering plan review will be performed following approval of the Final Development Plan, or concurrently with the FDP process if requested by the Developer at their risk.

Site Access

- The site access for this project will be via the existing access locations located on Hamilton Road.

Sanitary Sewer

- No new taps are expected for this project.

Water Service

- No new taps are expected for this project.

Stormwater Management

- Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193.
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for any proposed detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

Variance Application

General

- No Comment

Respectfully Submitted By: Robert S. Priestas, P.E.



**Mifflin Township Division of Fire
Fire Inspection Bureau**

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Development Plan Review Response 2017050302

**Applicant One Church
817 North Hamilton Road
Gahanna, OH 43230**

The proposed parking lot does have adequate driving lanes to allow for fire apparatus access and there are at least 2 ways into the parking lot. The fire division is ok with the parking lot improvements,

Additional requirements and comments could follow after plans are submitted and the review process starts

May 3, 2017

Date

A handwritten signature in black ink, appearing to read "Steve Welsh", is written over a horizontal line.

Steve Welsh, Captain, Fire Marshal

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Project/Property Address or Location: 817 N. Hamilton Road

Project Name/Business Name: One Church

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant seeks a variance to allow parking to be located closer than 36' from the public right-of-way, and approval for a new parking lot to be built on the property.

The ROW jogs to the west right in front of the church property, and in order to add a row of parking in this area, the setback is reduced to 13' at the pinch point.

The new parking lot will accommodate 223 spaces. Stalls are 9'x19' and the drive aisles are 25'. The required number of handicapped spaces will be restriped in existing parking areas. No trees will be removed from the proposed parking lot area. 34 2" caliper new trees will be planted on the site.