

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: 455 Clark State Road		Project Name/Business Name (if applicable): Garage -- Peace Lutheran Church	
Parcel ID No.(s): 025-004261	Current Zoning: RID	Total Acreage: 5.58	
Description of Variance Requested: Rear Yard Set Back Reduction			
STAFF USE ONLY – Code Section(s) & Description of Variance: 1154.03(a)(6) - Rear yard setbacks			
APPLICANT Name (primary contact) -do not use a business name: Steven L. Rocca		Applicant Address: 576 Theori Avenue, Gahanna, OH 43230	
Applicant E-mail: slrocca123@gmail.com		Applicant Phone No.: 614-634-2443	
BUSINESS Name (if applicable):			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor Peace Lutheran Church Developer Architect Ken Garrett		Contact Information (phone no./email): 614-337-1000; procca@peacegahanna.org 614-327-7392; kgarret@segnaassociates.com	
PROPERTY OWNER Name: (if different from Applicant) John E. Bickley, president		Property Owner Contact Information (phone no./email): (614) 746-6659; jmbickley@aol.com	

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: Steven L. Rocca Date: 9-19-18

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. V-229-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 9-20-18

PAID: 300.00
DATE: 9-20-18
CHECK#: 1167

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) (Sign Variances, refer to Section 1165.12 ; Fence Variances, 1171.05 ; Flood Plain Variances, 1191.18)	✓			
	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: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	✓			
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)	✓			
	8. Application & all supporting documents submitted in digital format				
	9. Application & all supporting documents submitted in hardcopy format	✓			
	10. Authorization Consent Form Complete & Notarized (see page 3)	✓			

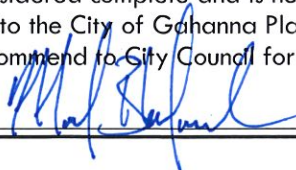
THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

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: _____



Date: _____

10/9/18

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *if the applicant is not the property owner, this section must be completed & notarized.*

John F. Bickler *President of Congregation*, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Steven L. Rocca to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: [Signature] Date: 9-19-18

AUTHORIZATION TO VISIT THE PROPERTY

John F. Bickler *President of Congregation*, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 9-19-18

Subscribed and sworn to before me on this 19 day of September, 2018.
State of OH County of Franklin
Notary Public Signature: [Signature]



AGREEMENT TO COMPLY AS APPROVED

I, Steven L. Rocca, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 9-19-18

Subscribed and sworn to before me on this 19 day of September, 2018.
State of OH County of Franklin
Notary Public Signature: [Signature]



MR JAMES W TIPP
3311 LONGSTRETH PARK PL
COLUMBUS OH 43230

MR GREGORY C BOCHRA
3300 LONGSTRETH PARK PL
COLUMBUS OH 43230

MR 7 MRS RONALD B ANDERSON
3310 LONGSTRETH PARK PL
COLUMBUS OH 43230

MR & MRS JAMES R DUNN
5065 CLARK STATE ROAD
COLUMBUS OH 43230



label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

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Set #2 of mailing labels (same as above)

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label size 1" x 2 5/8" compatible with Avery®5160/8160
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October 9, 2018

Zoning Department
City of Gahanna
200 S. Hamilton Road
Gahanna, OH 43230

To Whom It May Concern:

Please note that relative to our request for permit for construction of a new garage the following is applicable **and updated in scope** following receipt of a letter from City of Gahanna dated October 3, 2018.

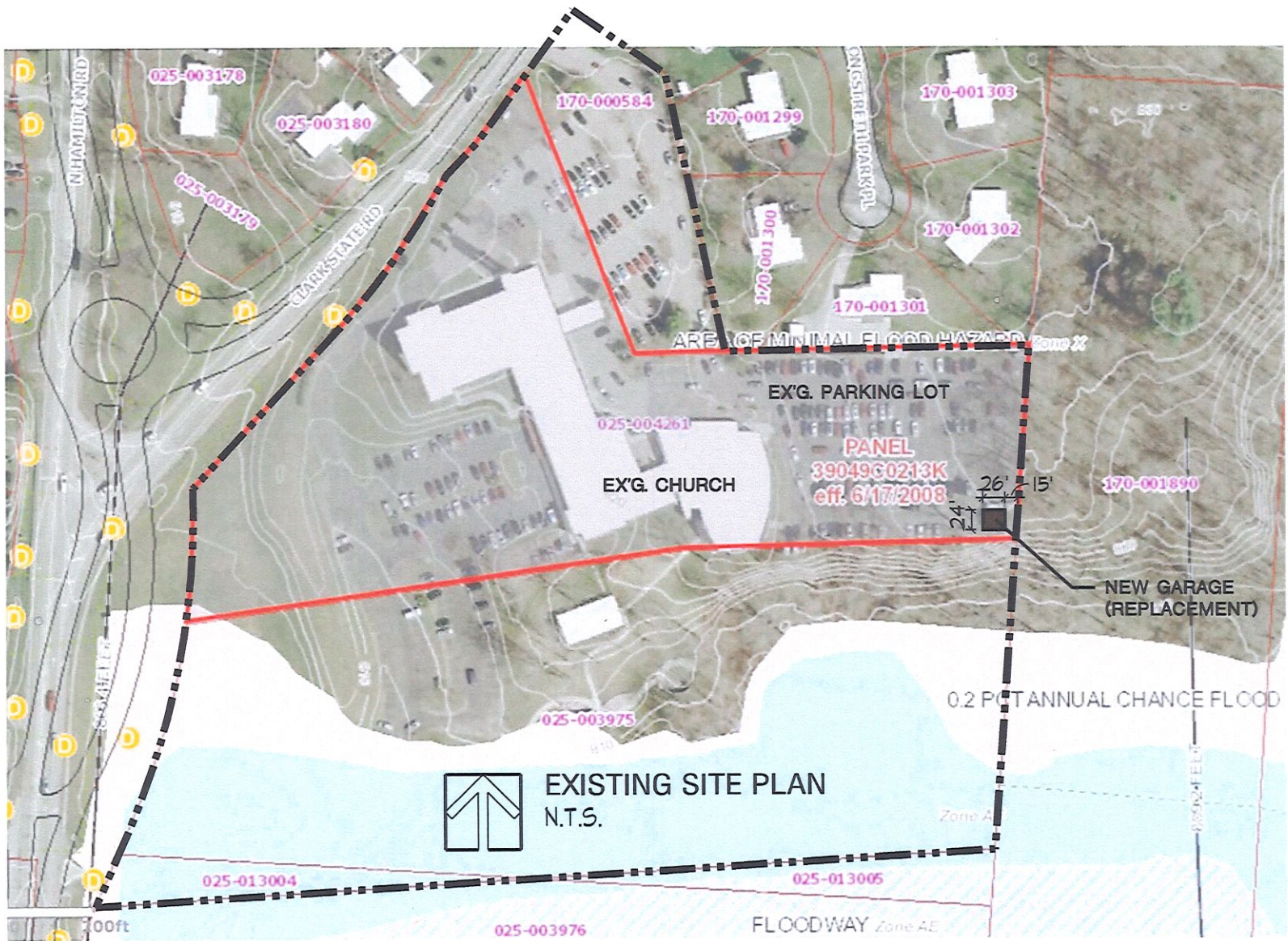
- The present garage is structurally unsound and considered unsafe.
- There are no other areas on the Peace Lutheran Church parking lot property where a garage could be built without affecting safety issues for turn radiuses for fire and emergency vehicles/equipment.
- A new garage will not affect health or safety issues.
- Providing three attachments:
 - **Garage**
 - **Garage 2**
 - **Garage 3**
 - Garage:
 - Left side of photo has double-doors access to church ConneXions Center which is used for loading/offloading supplies, equipment, voting booths, etc.
 - Topography on the south end drops off rapidly within 5 feet of the parking lot
 - Parking lot must maintain a proper "turn radius" for emergency vehicles
 - Garage 2:
 - Topography drops off toward Hamilton road
 - Tall hillside and no access for building or garage
 - Garage 3:
 - green "dot" designates a memorial garden (cemetery)
 - Left of the parcel stays wet a good part of the year due to Rocky Fork drainage
- The location of the existing garage is the only area on the church property (on all the church's parcels) which will accommodate a new garage which won't affect access to the building and won't be effected by topography.

Thank you for your consideration.

Peace,



R. Brown, Operations Director



Sheet Number:

SP1

Project Status:

- Planning
- Programming
- Schematic Design
- Design Development
- Construction Documents
- Revisions

Date:

-
-
-
- 12 SEP 2018
-

Project Reference:

**PEACE LUTHERAN CHURCH OF GAHANNA
GARAGE RE-CONSTRUCTION**
455 CLARK STATE ROAD
GAHANNA, OH 43230



garage



garage 2



garage 3



NOTES

- 1) This drawing was prepared without benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of same.
- 2) Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.
- 3) Elevations are on N.G.V.D. 29 datum, add 800 to all spot elevations.
- 4) Boundary information is shown from available records, bearings have been rotated to one system for this purpose.

BENCH MARKS

B.M. #1 ~ Franklin County Engineer's B.M. "Z42 Resol," brass plate on northeast abutment of bridge No. JEF 103-11.89 over Rocky Fork Creek, 0.23 mile north of Havens Corners Road, along Hamilton Road, 35.0' east of centerline of Hamilton Road.
ELEV. = 810.216 (N.G.V.D. 29)

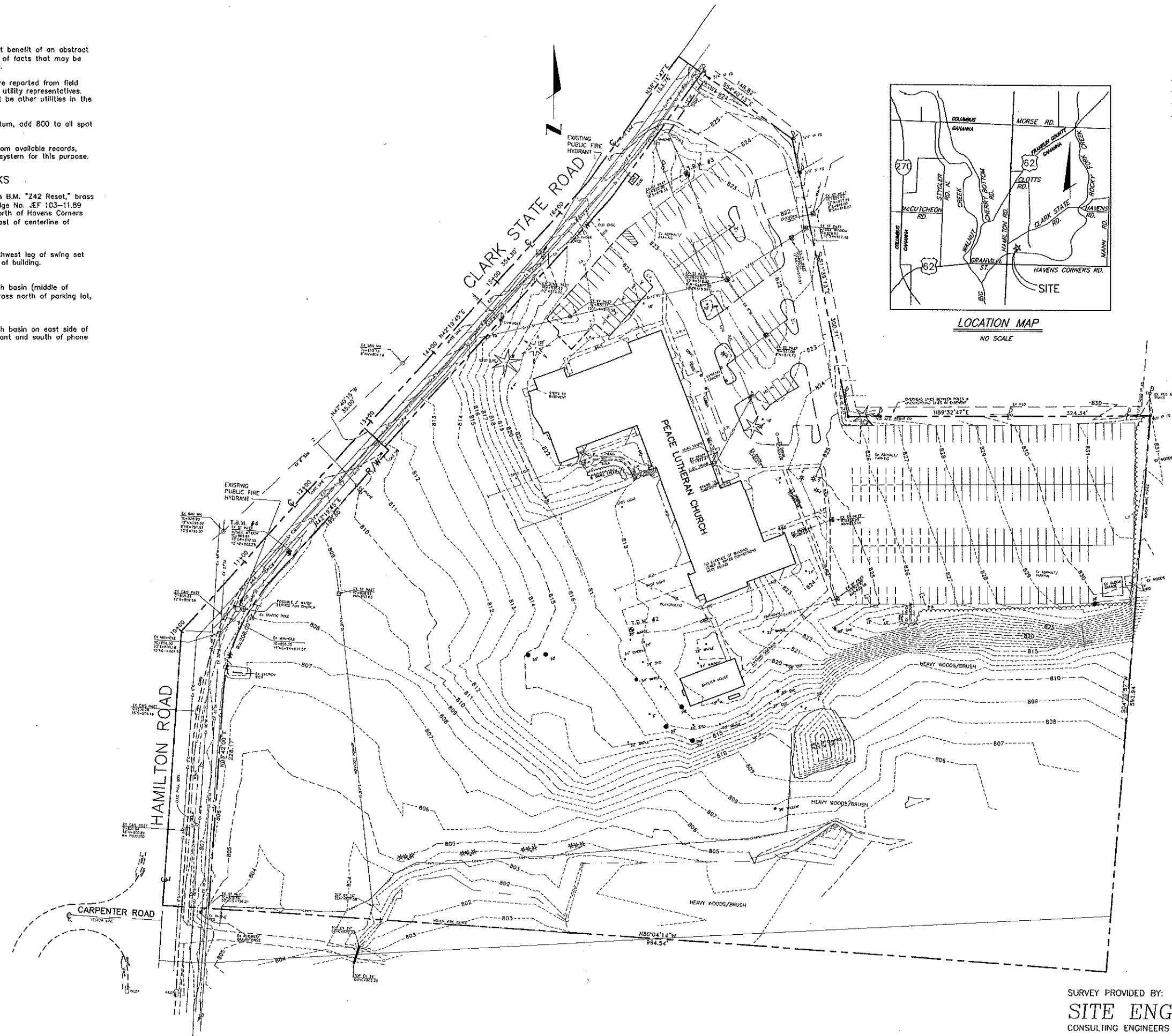
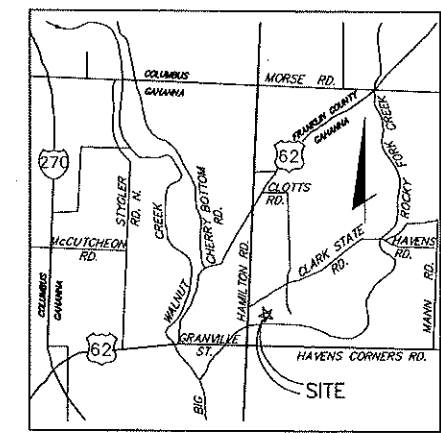
T.B.M. #2 ~ Southwest bolt on southwest leg of swing set with fire swing at southwest corner of building.
ELEV. = 817.40

T.B.M. #3 ~ Top of casting on catch basin (middle of casting on south side) located in grass north of parking lot, west of entrance drive.
ELEV. = 820.30

T.B.M. #4 ~ Top of casting on catch basin on east side of Clark State Road, north of fire hydrant and south of phone pedestal.
ELEV. = 805.81

LEGEND

- San. Sanitary Sewer
- St. Storm Sewer
- W Water Main
- G Gas Line
- U/C Underground Cables
- O/L Overhead Lines
- Manhole
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- Valve Box
- Gas Line Marker
- Telephone Closure
- Pine Tree
- Deciduous Tree



BRH Group, Inc.	
DESIGN BY: SRB DRAWN BY: JAH CADD BY: SRB SCALE: 1" = 50' JOB NUMBER: 20050.02 DATE: 10/06/03	705-M Lakeview Plaza Boulevard Worthington, Ohio 43085-4779 Phone: (614) 841-9500 Fax: (614) 841-0170 Email: info@brhgroup.com
CITY OF GAHANNA, OHIO SITE IMPROVEMENT PLANS FOR PEACE LUTHERAN CHURCH ADDITION TOPOGRAPHICAL SURVEY	
SURVEY PROVIDED BY: SITE ENGINEERING, INC. CONSULTING ENGINEERS & SURVEYORS 6559 E. LIVINGSTON AVENUE REYNOLDSBURG, OHIO 43068 PHONE: (614) 759-9900 FAX: (614) 759-9802	



October 10, 2018

Peace Lutheran Church Of Gahanna
455 Clark State Rd
Columbus, OH 43230

RE: Project 455 Clark State Rd Variance Comments

Dear Peace Lutheran Church Of Gahanna:

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

Public Safety

1. No comments or concerns from the police department.

Fire District

2. The fire division has no comment on the Garage. It is around 625 Square Feet, meaning is well under the requirements for fire protection systems. The comments that will be made on it will be structural and will come from the building department.

Building

3. Submittals shall be made to the Building Division to review for compliance with the Ohio Building Code and all required permits shall be obtained.

Parks

4. No Comment Per Julie Hussey

Soil & Water Conservation District

5. No Comment Received.

Public Service & Engineering

6. No Comment Per Rob Priestas

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 AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request for Design Review and Variance approval for a new garage at Peace Lutheran Church. The garage would replace the existing garage that is no longer structurally sound. Chapter 1127.01 of the zoning code requires that any building that is altered, enlarged, converted, or reconstructed in anyway shall comply with all regulations of the zoning ordinance. This means the new structure requires a variance even though it is proposed to be constructed in the nearly identical location as the existing structure.

The property is zoned Restricted Institutional District (RID). RID requires a rear yard setback of 40'. The request proposes a setback of 15'. The setback encroachment is in the area of the property with little to no impact on neighboring properties.



Design Review

The new garage is proposed to have siding comprised of either vinyl or metal. Staff recommends that a motion to approve specify which type of siding, or both, is permissible.

The majority of design review standards are not relevant to a request of this scope. Below are the most relevant standards of Design Review District 3 (DRD-3).



- Materials. Brick, stone, cement, decorative aluminum, wood, or other materials that will enhance the development in a positive manner and create visual interest and diversity should be encouraged.
- Colors. Specific colors and color schemes should be designed to ensure universal harmony on all commercial developments.

Variance

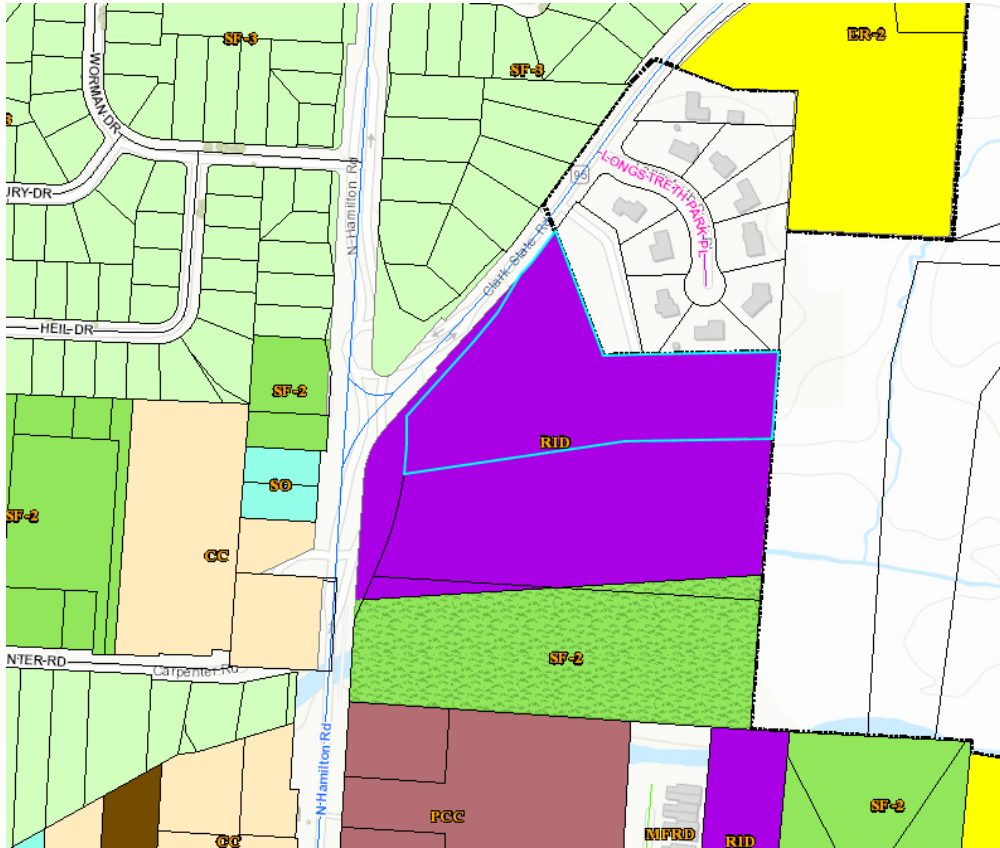
Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- 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

It is Planning and Development staff's opinion that the requested applications are generally consistent with relevant code standards. The variance for a reduced rear yard setback would permit the accessory structure in essentially the same location as it was previously. This location appears to not negatively affect any surrounding property owners because of the significant amount of trees in the area, and the distance from other properties and structures. The garage could be relocated to another portion of the property but this would likely lead to the garage becoming more visible to neighbors.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director