

**DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS 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: 1900 Deffenbaugh Ct.		Project Name/Business Name (if applicable): Suburban Steel Supply Co. Inc		
Parcel ID No.(s): 025-013006-00	Current Zoning:	Total Acreage: 21.22		
Please check all that apply:				
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input type="checkbox"/>	SIGNAGE - please use the Permanent Sign Permit Application <small>only applicable to Code Chapter 1150, Old Gahanna</small>
Additional Information (if applicable): An addition to an existing steel fabrication shop				
APPLICANT Name (primary contact) -do not use a business name: Donald R. Weaver		Applicant Address: 620 Reindeer Lane Gahanna, Ohio 43230		
Applicant E-mail: donaldweaverarchitect@yahoo.com		Applicant Phone No.: 614.353.4887		
BUSINESS Name (if applicable): Alpha Architectural Services, LLC				
ATTORNEY/AGENT Name:		Attorney/Agent Address:		
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:		
<b>ADDITIONAL CONTACTS</b> (please list all applicable contacts)				
Name(s): Contractor TDB Developer N/A Architect Donald R. Weaver		Contact Information (phone no./email):  614.353.4877		
PROPERTY OWNER Name: (if different from Applicant) Suburban Steel Supply Co. LLC		Property Owner Contact Information (phone no./email): 614.737.5501		

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2 & 3)

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: 1.9.19

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

INTERNAL USE

Zoning File No. \_\_\_\_\_  
PC Meeting Date: \_\_\_\_\_  
PC File No. \_\_\_\_\_

RECEIVED: KAW  
DATE: 1-10-19

PAID: 100.00  
DATE: 1-10-19  
CHECK# CC#8217



# CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS 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 1197 (visit <a href="http://www.municode.com">www.municode.com</a> )				
	2. Pre-application conference with staff				X
	3. Materials List (see page 3) – does not apply to demolition applicants			✓	
	4. Authorization Consent Form Complete & Notarized (see page 4)			✓	
	5. Application & all supporting documents submitted in digital format			✓	
	6. Application & all supporting documents submitted in hardcopy format			✓	
	7. Application fee paid (in accordance with the <i>Building &amp; Zoning Fee Schedule</i> )			✓	
<b>PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT</b>					
<b>NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")</b>					
<b>SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS</b>					
<b>GENERAL REQUIREMENTS</b>					
	1. One 24"x36" & One 11"x17" prints of the plans				
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)				
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)				
	4. Color rendering(s) of the project in plan/perspective/or elevation				
<b>BUILDING CONSTRUCTION, EXTERIOR REMODELING, &amp; ADDITIONS (INCLUDING PARKING LOTS &amp; LANDSCAPING)</b>					
	1. <b>SITE PLAN</b> that includes the following: (include: scale, north arrow, & address)				
	- All property & street pavement lines				
	- Gross area of tract stated in square feet				
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)				
	- Location of all existing and proposed buildings on the site				
	- Location of all existing (to remain) & proposed lighting standards				
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)				
	- Provide lot coverage breakdown of building & paved surface areas				
	2. <b>LANDSCAPE PLAN</b> (including plant list)				
	- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated				
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)				
	- Designation of required buffer screens (if any) between parking area & adjacent property				
	- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)				
	3. <b>ELEVATIONS</b> from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)				
	- Exterior materials identified				
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior				
	4. <b>LIGHTING STANDARD DRAWING</b> that includes the following: (scaled drawing)				
	- All sizing specifications				
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)				
	- Materials, colors, & manufacturer's cut sheet				
	- Ground or wall anchorage details				

CONTINUE TO PAGE 3



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	<b>5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:</b> - Scale model - Section profiles - Perspective drawing				
<b>DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS</b>					
	<b>1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:</b>				
	- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district				
	- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights				
	- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood				

<b>MATERIAL LIST</b>			
<i>NOT REQUIRED FOR DEMOLITION APPLICANTS</i>			
Item	Manufacturer Name	Color Name	Color Number
Awnings	none		
Brick	none		
Gutters and Downspouts	Prefinished metal to match	Grey	
Lighting	exist'g		
Roofing	Flat, EPDM roofing		
Siding	Precast conc. panels	Grey & Blue to match	
Signs	none		
Stucco	none		
Trim	none		
Windows	none		

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://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.
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature:  Date: 1/25/19

**APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR**

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on \_\_\_\_\_. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE

Planning & Zoning Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Chief Building Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Director of Public Service Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.*

**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.*

I, Jenny Demko, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Donald R. Weaver 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: Jenny Demko Date: 1/8/2019

**AUTHORIZATION TO VISIT THE PROPERTY**

I, Jenny Demko, 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: Jenny Demko Date: 1/8/2019

Subscribed and sworn to before me on this 8th day of January, 2019

State of Ohio County of Franklin

Notary Public Signature: Valerie A. Ardrey



VALERIE A. ARDREY  
Notary Public, State of Ohio  
My Comm. Expires July 15, 2020

**AGREEMENT TO COMPLY AS APPROVED**

I, Donald R. Weaver, 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: 1.8.19

Subscribed and sworn to before me on this 8th day of January, 2019

State of Ohio County of Franklin

Notary Public Signature: Valerie A. Ardrey

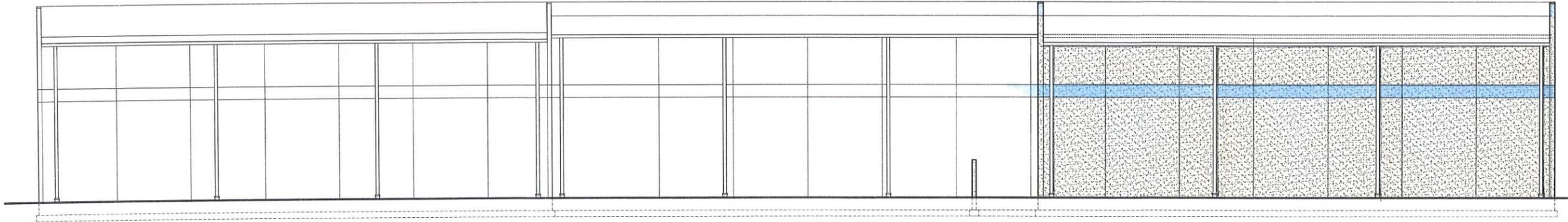


VALERIE A. ARDREY  
Notary Public, State of Ohio  
My Comm. Expires July 15, 2020



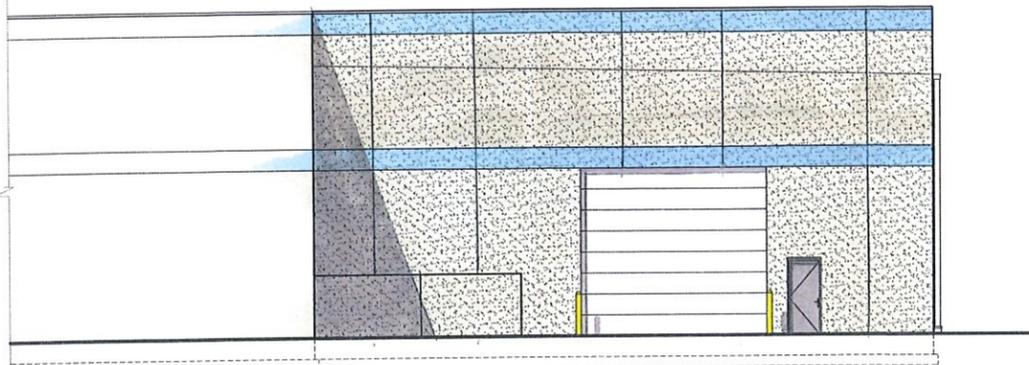
Alpha Architectural  
Services, LLC.  
Donald R. Weaver, Arch.  
620 Reindeer Lane  
Gahanna, Ohio 43230

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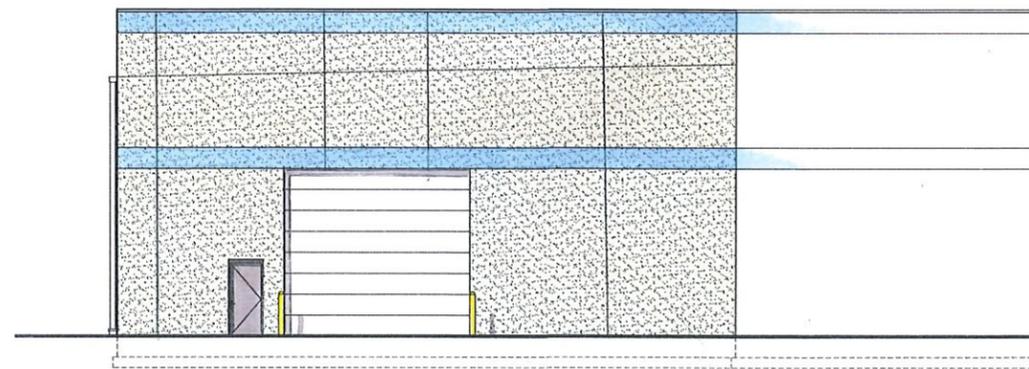
EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

AN ADDITION TO AN EXISTING STEEL FABRICATION SHOP  
**SUBURBAN STEEL SUPPLY CO., LLC**

1900 DEFFENBAUGH CT.  
GAHANNA, OHIO 43230

???

18054

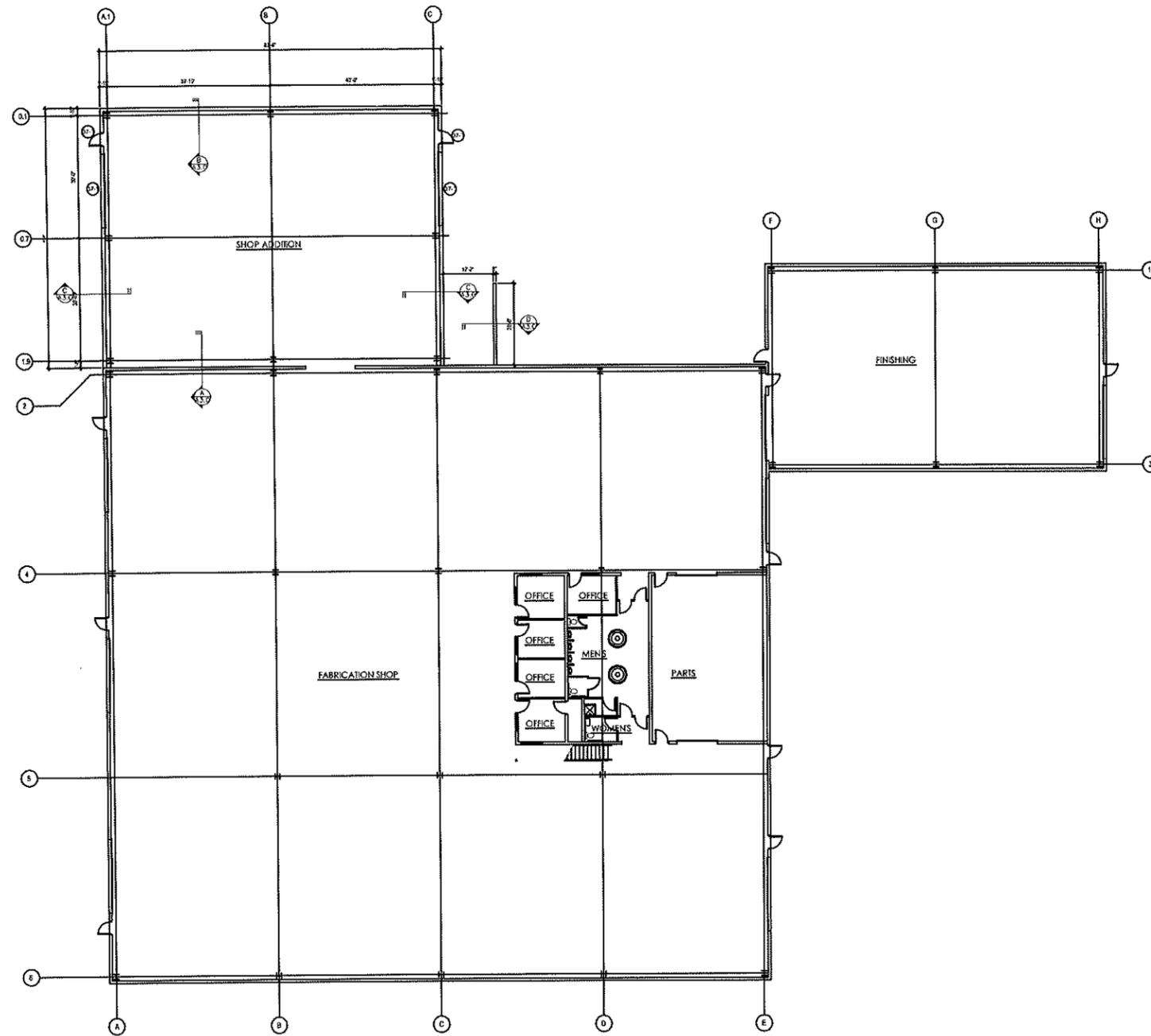
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A2.0



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620 Reindeer Lane  
Gahanna, Ohio 43230

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FLOOR PLAN  
1/16" = 1'-0"

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GAHANNA, OHIO 43230

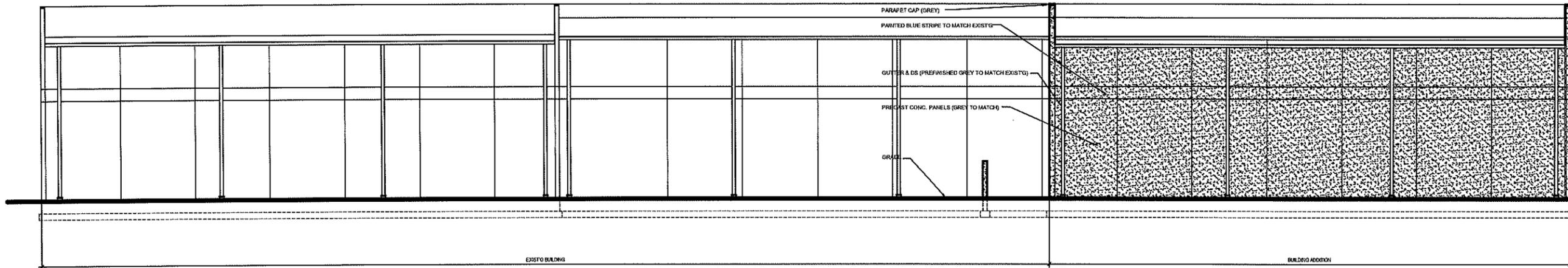
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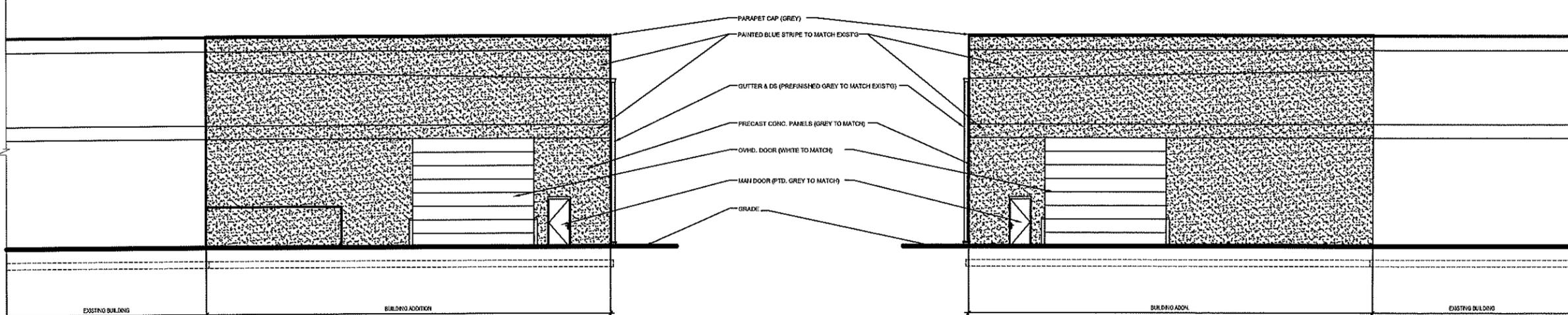
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EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

NORTH ELEVATION

1/8" = 1'-0"

AN ADDITION TO AN EXISTING STEEL FABRICATION SHOP  
SUBURBAN STEEL SUPPLY CO., LLC

1900 DEFFENBAUGH CT.  
GAHANNA, OHIO 43230

18054

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2	

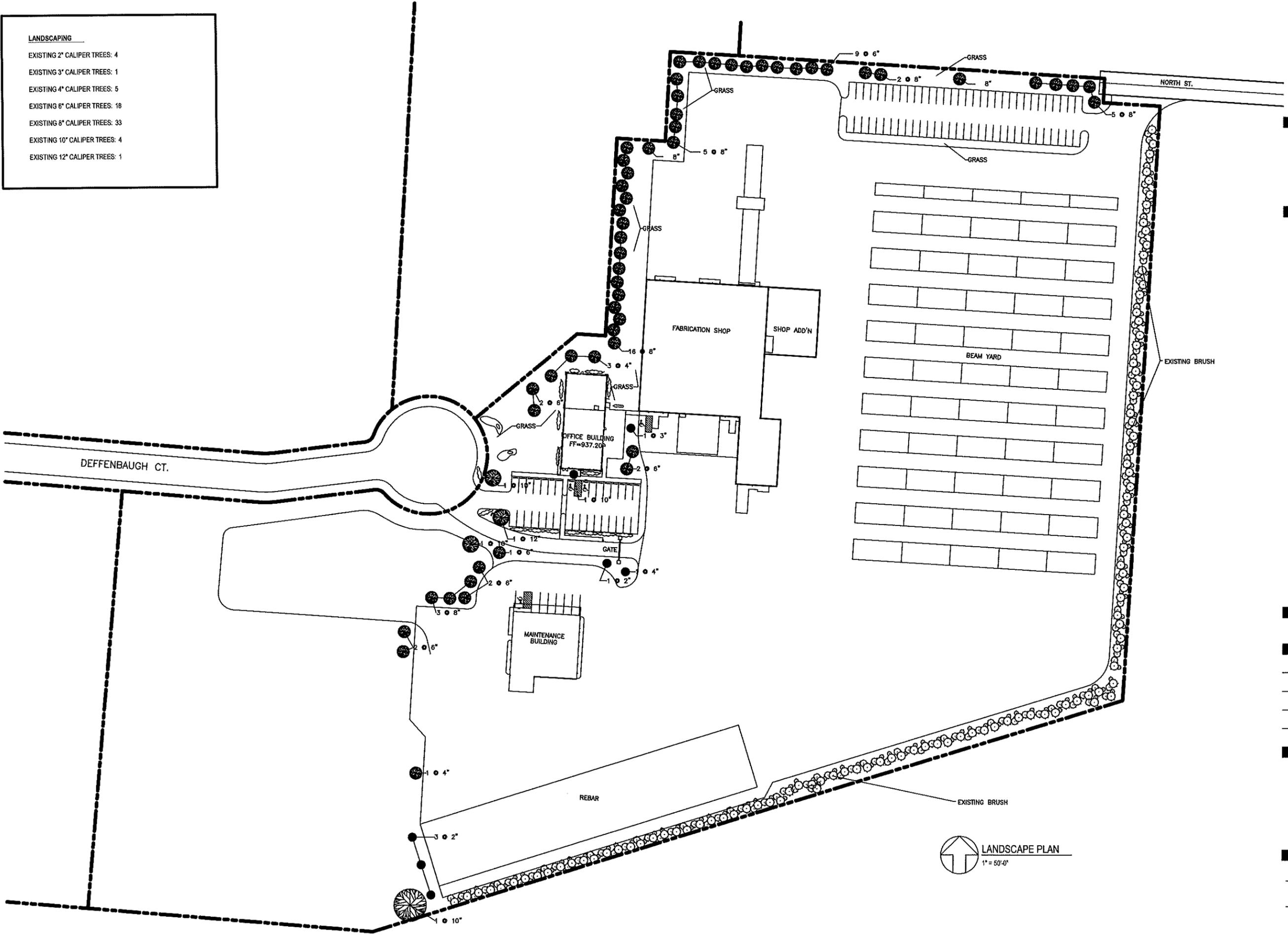
**LANDSCAPING**

EXISTING 2" CALIPER TREES:	4
EXISTING 3" CALIPER TREES:	1
EXISTING 4" CALIPER TREES:	5
EXISTING 6" CALIPER TREES:	18
EXISTING 8" CALIPER TREES:	33
EXISTING 10" CALIPER TREES:	4
EXISTING 12" CALIPER TREES:	1



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AN ADDITION TO AN EXISTING STEEL FABRICATION SHOP  
**SUBURBAN STEEL SUPPLY CO., LLC**

1900 DEFFENBAUGH CT.  
 GAHANNA, OHIO 43230

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1	
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**LANDSCAPE PLAN**  
 1" = 60'-0"

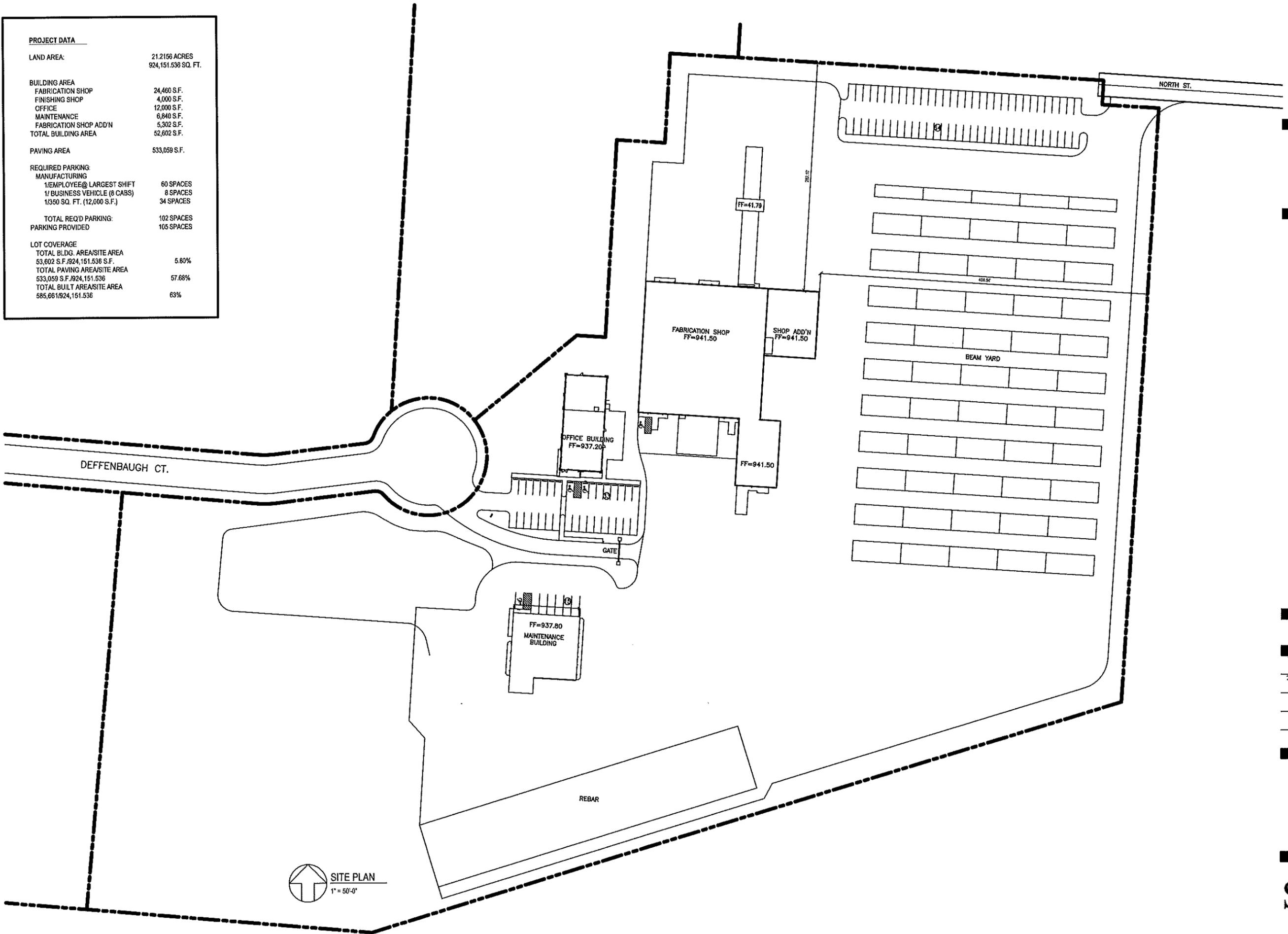
**LS1.0**

PROJECT DATA	
LAND AREA:	21.2166 ACRES 924,151.536 SQ. FT.
BUILDING AREA	
FABRICATION SHOP	24,460 S.F.
FINISHING SHOP	4,000 S.F.
OFFICE	12,000 S.F.
MAINTENANCE	6,840 S.F.
FABRICATION SHOP ADD'N	5,302 S.F.
TOTAL BUILDING AREA	52,602 S.F.
PAVING AREA	533,059 S.F.
REQUIRED PARKING:	
MANUFACTURING	
1/EMPLOYEE@ LARGEST SHIFT	60 SPACES
1/ BUSINESS VEHICLE (8 CABS)	8 SPACES
1/350 SQ. FT. (12,000 S.F.)	34 SPACES
TOTAL REQ'D PARKING:	102 SPACES
PARKING PROVIDED	105 SPACES
LOT COVERAGE	
TOTAL BLDG. AREA/SITE AREA	5.80%
53,602 S.F./924,151.536 S.F.	
TOTAL PAVING AREA/SITE AREA	57.68%
533,059 S.F./924,151.536	
TOTAL BUILT AREA/SITE AREA	63%
585,661/924,151.536	



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SITE PLAN  
1" = 50'-0"

AN ADDITION TO AN EXISTING STEEL FABRICATION SHOP  
**SUBURBAN STEEL SUPPLY CO., LLC**

1900 DEFFENBAUGH CT.  
GAHANNA, OHIO 43230

???	18054
1	
2	

**SP1.0**











January 24, 2019

Donald R Weaver  
620 Reindeer Ln  
Gahanna, OH 43230

RE: Project 1900-1904 Deffenbaugh Ct

Dear Donald R Weaver:

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

### **Building**

1. Building plan review and permitting will be required for compliance with the Ohio Building Code.

### **Parks**

2. No Comment

### **Public Service & Engineering**

3. Final Engineering Plans will be required to be submitted for approval if the Design Review is approved by Planning Commission.

### **Community Development**

4. No issues with the request. Please see forthcoming staff report for additional comments.

### **Fire District**

5. The fire division does not object to the plan for the addition at Suburban Steel. There is adequate fire apparatus access and water supply.

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

Sincerely,

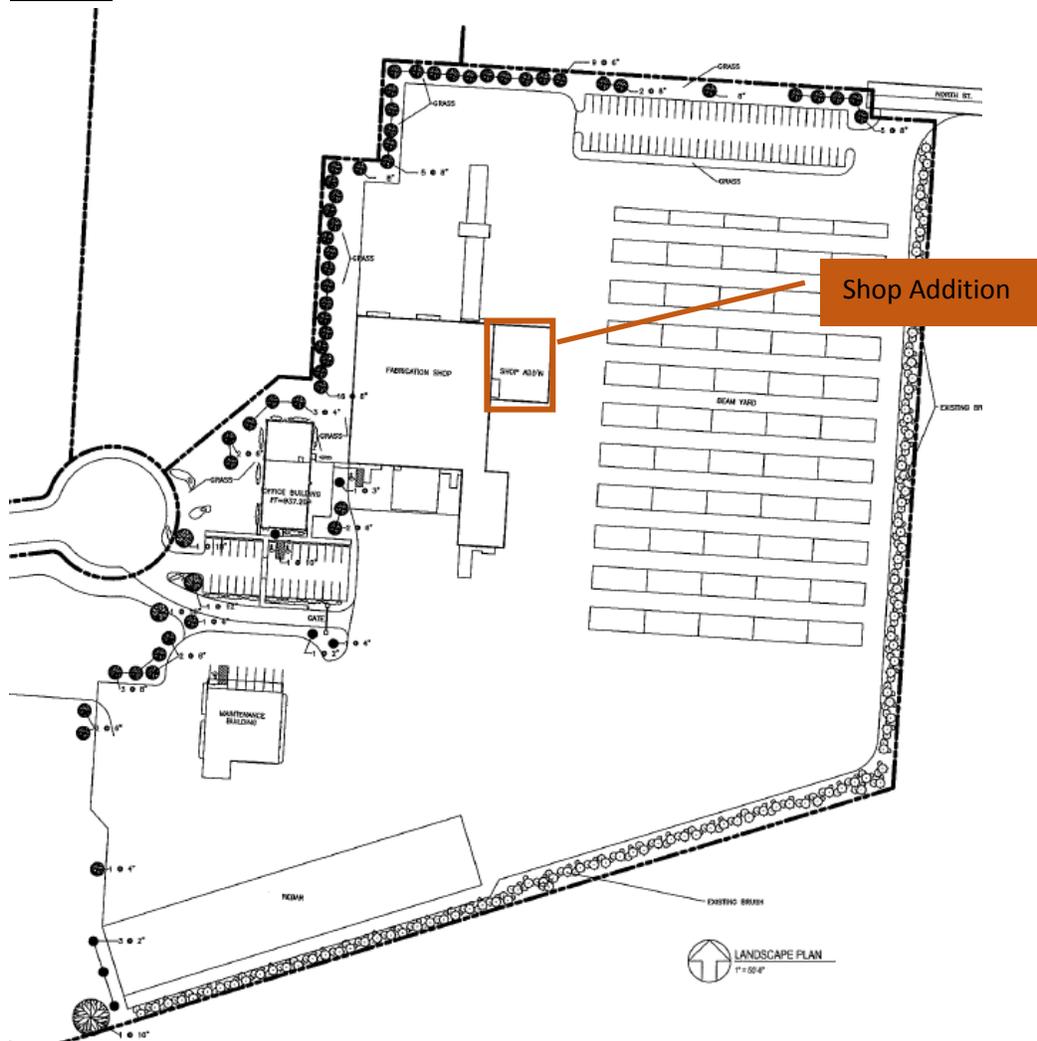
Kelly Wicker  
Administrative Assistant

## PLANNING AND DEVELOPMENT STAFF REPORT

### Request Summary

Suburban Steel is requesting Design Review approval to add a 5,300 square foot addition to the existing steel fabrication shop. The addition is located to the rear of the building or the east side of the property. The design is to match the existing architecture and colors of the building. The addition will not be viewable from the right-of-way or any other properties because of the project's size, location, and existing screening.

### Site Plan



### Design Review

Planning Commission shall review an application to determine if the proposed new construction or alteration to an existing structure promotes, preserves, and enhances the overall architectural character of the Design Review District in which the structure is proposed to be located and to endeavor to assure

that the proposed structure or alteration would not be incompatible with existing structures within the surrounding area.

The majority of design review standards do not apply to developments of this scope. Relevant design review district standards include the following:

- Stone or cement walls that will enhance the design of the area will be encouraged in developments that have large structures.

Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director