

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	
Parcel ID No.(s): 025-001918	Current Zoning: RID	Total Acreage: 11.53	
Description of Variance Requested: We are seeking a height variance as well as a square footage variance for our main sign			
STAFF USE ONLY – Code Section(s) & Description of Variance: <i>1165.08 - Permanent signs - To allow a ground sign to exceed 50 square feet and 6' in height, exceed maximum square footage</i>			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Greg Ford		Applicant Address: 817 N. Hamilton Rd. Gahanna, OH 43230 <i>of all signs</i>	
Applicant E-mail: Greg.Ford@one.church		Applicant Phone No.: 614-407-4115	
BUSINESS Name (if applicable): One Church			
ATTORNEY/AGENT Name: Gary LeMaster (agent)		Attorney/Agent Address: 665 Garden Parkway Circleville, OH 43113	
Attorney/Agent E-Mail: gary.lemaster@gmail.com		Attorney/Agent Phone No.: 740-601-3521	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor Mid-Ohio Signs (Steve Word)		740-964-9277/midohiosigns@embarqmail.com	
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) One Church		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 Signature:  Date: 11/22/17

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

INTERNAL USE

Zoning File No. V-0034-2017
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 10-11-2017

PAID: 300.00
DATE: 10-12-17
CHECK#: CC 4811

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, DAVID DOMER OWN CHURCH SEC'Y, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Gary LeMaster (agent) 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: 9/22/17

AUTHORIZATION TO VISIT THE PROPERTY

I, DAVID DOMER, 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]

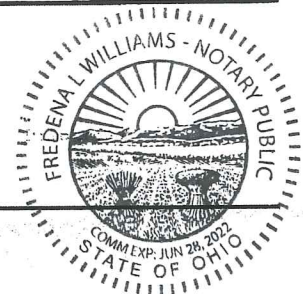
Date: 9/27/17

NOTARY

Subscribed and sworn to before me on this 22 day of November, 20 17.

State of Ohio County of Franklin

Notary Public Signature: Fredena L. Williams



AGREEMENT TO COMPLY AS APPROVED

I, Greg Ford, 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: 11/22/17

NOTARY

Subscribed and sworn to before me on this 27 day of September, 20 17.

State of Ohio County of Franklin

Notary Public Signature: Julie A. Radabaugh



JULIE A. RADABAUGH
Notary Public, State of Ohio
My Commission Expires 04-25-2021

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: _____

In seeking this variance, One Church is seeking to address one of the major issues that is confronted by the property – awareness. When observing the site plan, you will see that our main facilities sit more roughly 240 feet from the right of way, and are somewhat recessed. Additionally, our front acreage is large and very open. This creates challenges when attempting to provide permanent, substantial awareness of who we are through signage. Currently, our facilities are marked with two (2) existing monument signs (both 4'x10') – one in the front center of the property, and the other on the front, north side of our north driveway.

We are seeking to replace those two signs with one (1) larger sign that will provide a clearer awareness of not only who we are, but will also convey through design aesthetic, a sense of our culture. The variance we are requesting is substantial, as the current code requires that any freestanding permanent sign in a RID zone be not taller than 6'. Our request is that the variance board consider 3 different height options for the freestanding sign, which all exceed code. We do not feel that this variance would have any detrimental effect on the essential character of the neighborhood, as many of the surrounding businesses have signage that falls outside of code and that has been either grandfathered in, or granted a variance. We realize that not all of these businesses are zoned as RID, however when considering the character of the area as a whole, we believe that the types of signage surrounding us are pertinent.

The requested variance would have no impact on the delivery of governmental services, as we are seeking to place the new sign in the same location as one of the current signs (front, center of property).

When the property was purchased, we did not have a knowledge of the height or size restrictions in the code in relation to signage.

Due to the unique layout of our property, we do not believe that there is a way to accomplish our goals stated above within the current code. We recognize and appreciate the spirit of the code, but feel that granting this variance would not violate that spirit. It is not our goal to create a gaudy, flashy signage plan. Rather to adequately and in a visually pleasing way, create an awareness of who we are as an organization.

The sign that we are seeking variance for are far enough from the public right of way that there is no risk of hazard to passing traffic, nor is there any detriment to the public safety or welfare.

George and Elayne Siegler
850 Eastchester Dr.
Columbus, OH 43230

Alec and Elaine Fleschner
842 Eastchester Dr.
Columbus, OH 43230

Leonid and Nina Polonsky
836 Eastchester Dr.
Columbus, OH 43230

Rebecca Shaw
830 Eastchester Dr.
Columbus, OH 43230

Erica Raymore
818 Eastchester Dr.
Columbus, OH 43230

Henry and Natalia Basham
808 Eastchester Dr.
Columbus, OH 43230

Lee F. Wycoff
798 Eastchester Dr.
Columbus, OH 43230

David and Sandra Haines
285 Eastchester Ct.
Columbus, OH 43230

Brian and Valerie Hoffman
295 Eastchester Ct.
Columbus, OH 43230

Frank and Susan Stein
305 Eastchester Ct.
Columbus, OH 43230

Jack and Helen Stacy
313 Eastchester Ct.
Columbus, OH 43230

Bryan Caudill
807 Cherrywood Pl.
Gahanna, OH 43230

Anita Lestini
385 Castle Pines Dr.
Columbus, OH 43230

Anna M. Anderson
387 Castle Pines Dr.
Columbus, OH 43230

Barbara Borawski
389 Castle Pines Dr.
Columbus, OH 43230

Edward and Rose D'Andrea
393 Castle Pines Dr.
Columbus, OH 43230

Linda Baker
395 Castle Pines Dr.
Columbus, OH 43230

Robert Lake
397 Castle Pines Dr.
Gahanna, OH 43230

Maxley C. Brooks Sr.
806 Cherrywood Pl.
Gahanna, OH 43230

Heartland Bank
850 N. Hamilton Rd.
Columbus, OH 43230

Proposed Freestanding monument sign, at 8' tall by 6'8" wide



Proposed Freestanding monument sign, at 10' tall by 8'4" wide

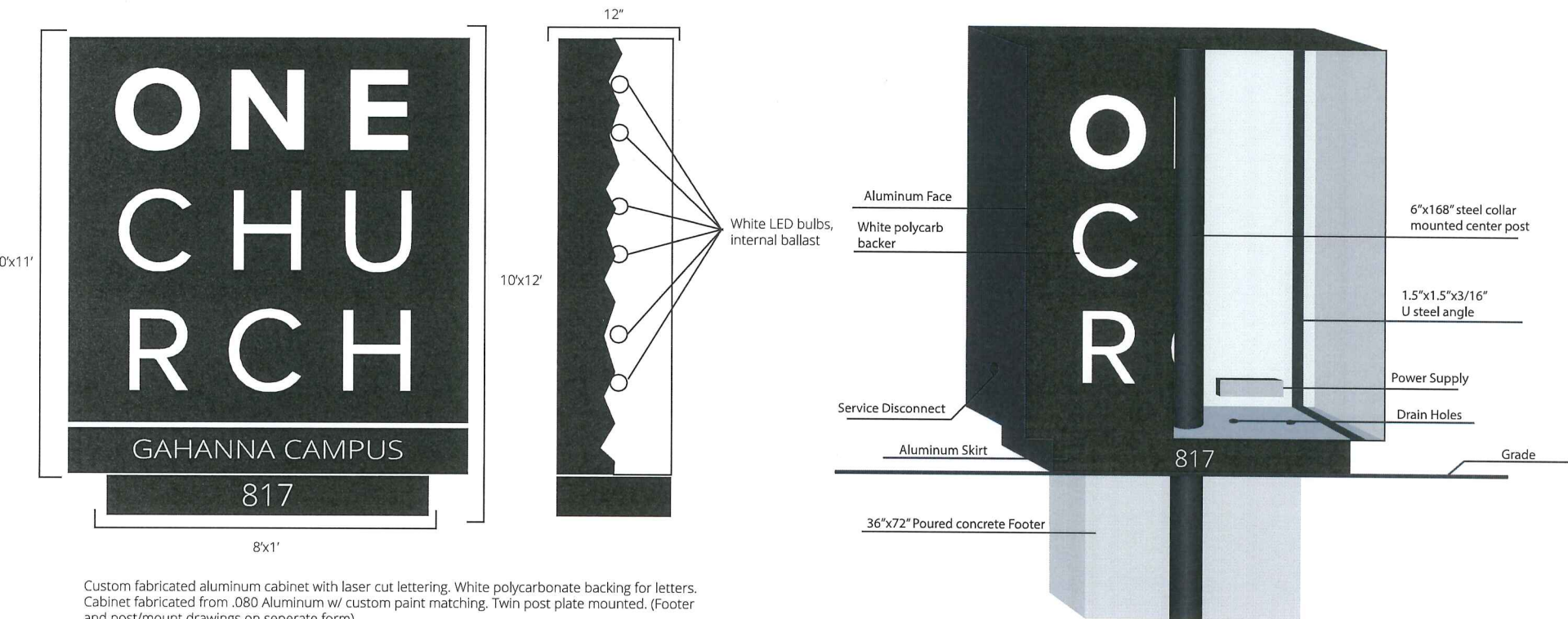


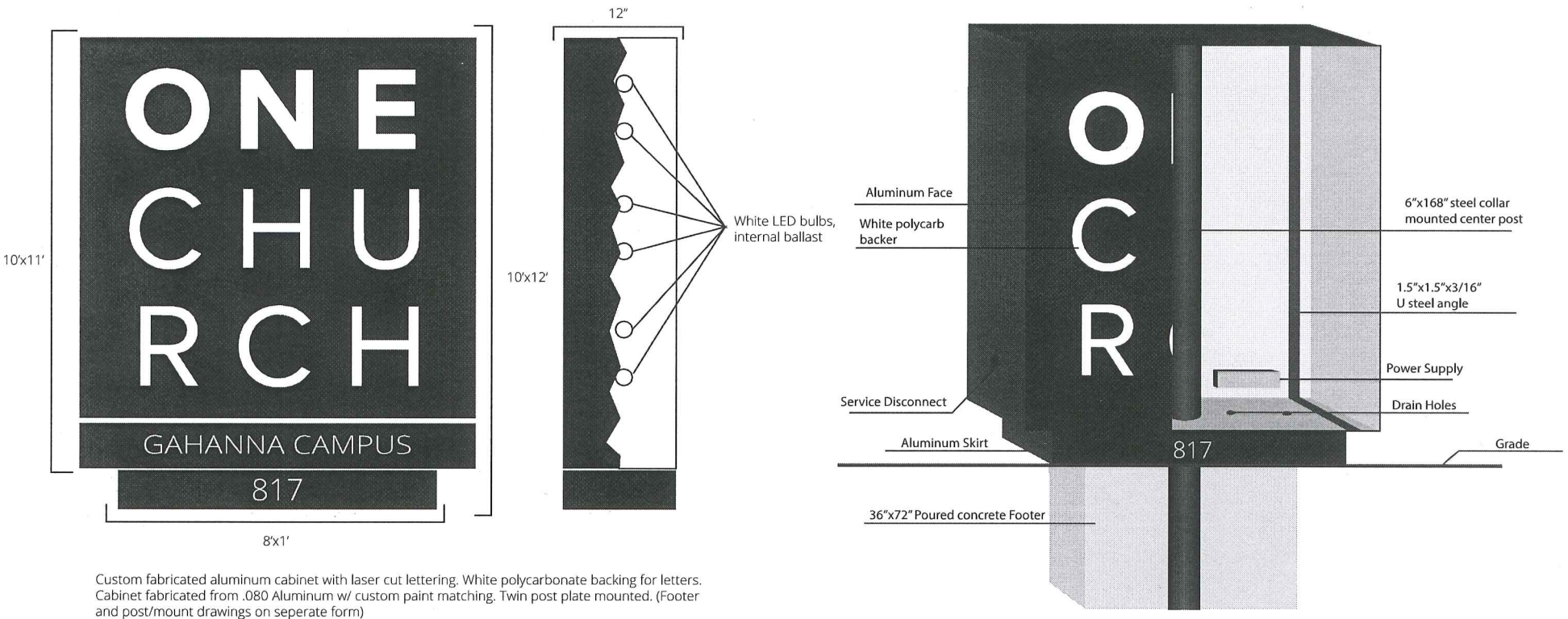
Proposed Freestanding monument sign, at requested size of 12'tall by 10' wide.



Proposed Freestanding monument sign, at height allowed by current code. 6' tall by 5' wide.









230 N. Spring St.
Suite 200
Columbus, OH 43215
P: 614.225.1300
F: 614.225.1300
www.pandjdesign.com
planting
landscape architecture
graphic communication

PREPARED FOR:

Messham & Apod Architects
8101 Waveride Drive Ste. A
Dublin, OH 43017
Tel: 614.784.0407

GAHANNA CHRISTIAN ACADEMY
GAHANNA, OHIO
BUILDING ADDITIONS

**OVERALL SITE
IMPROVEMENTS**

REVISION #

PROJECT

OG/08

DATE

JANUARY 31, 2007

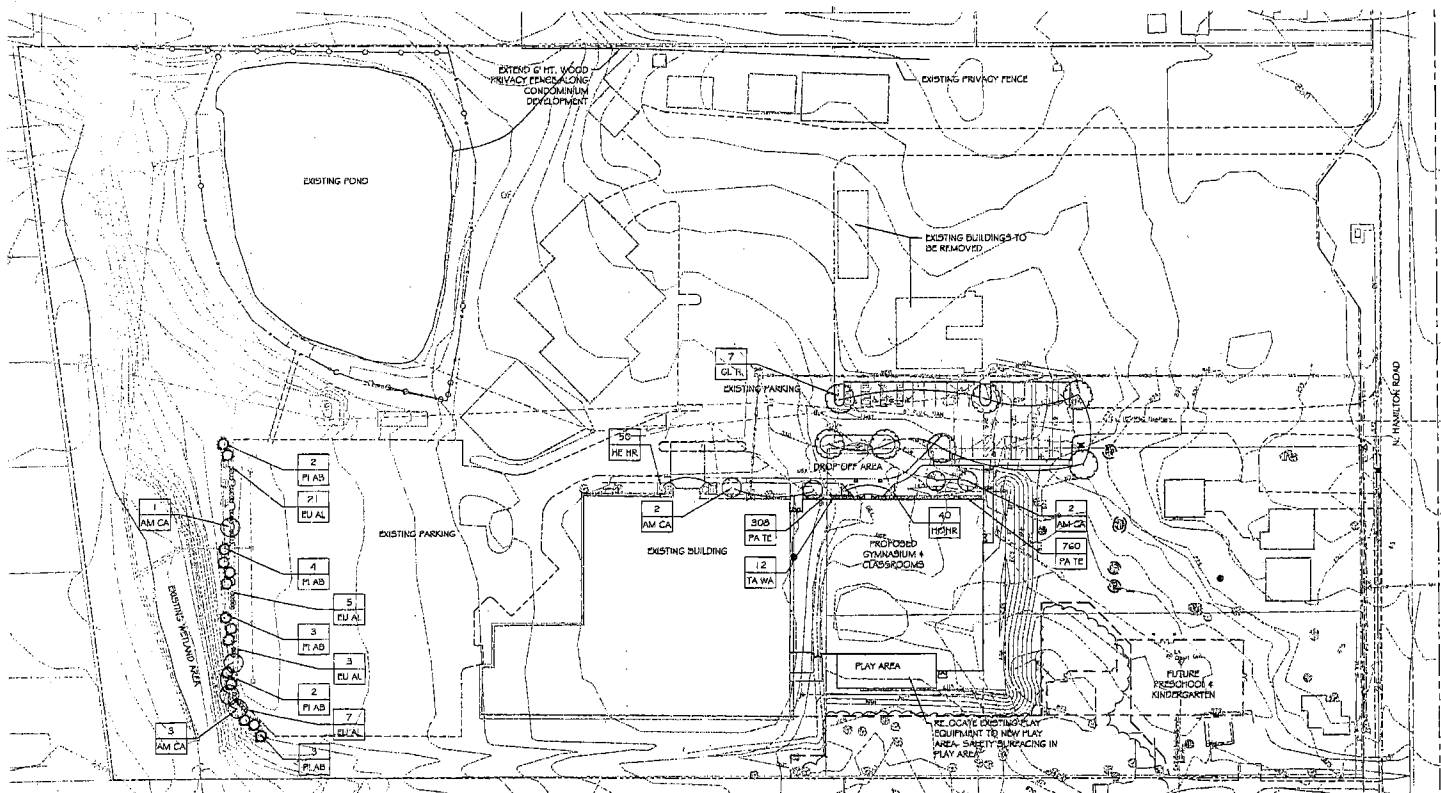
31

SCALE

1"=40'

SHEET

L-2



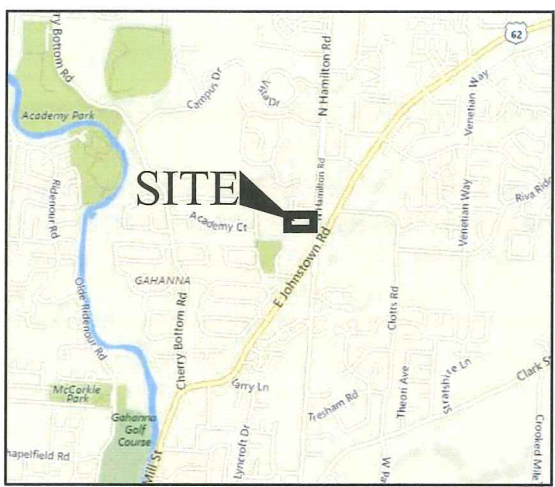
PLANT LIST

SYMBOL	NOT. NAME / COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES				
AM CA	American Cypripedium	7" H.	D+B	As Shown
GL T	Gleditsia triacanthos	8" H.	D+B	As Shown
EVERGREEN TREES				
PL AD	Pinus strobus	7" H.	D+B	As Shown
SHRUBS AND PERENNIALS/GRASS/COVER				
EU AL	Euonymus alatus	24" H.	D+B	As Shown
TA WA	Taxus canadensis	24" H.	D+B	As Shown
HE HR	Hebe	1" H.	Cont.	10' x 10'
PA TC	Parthenocladus	1" H.	Cont.	10' x 10'

CERTIFICATE OF APPROPRIATENESS
SITE PLAN
FOR:

One Church Parking Lot Addition

GAHANNA, OHIO



LOCATION MAP

SITE STATISTICS

EX. PARKING SPACES: 206
PROP. PARKING SPACES: 223
HANDICAP SPACES: 10
TOTAL ON-SITE PARKING: 439 SPACES

PROP. STALL SIZE: 9'x19'
PROP. DRIVE LANES: 1380' L.F. of 25' Drive Lanes

EXISTING ZONING: RID - Restricted Institutional District

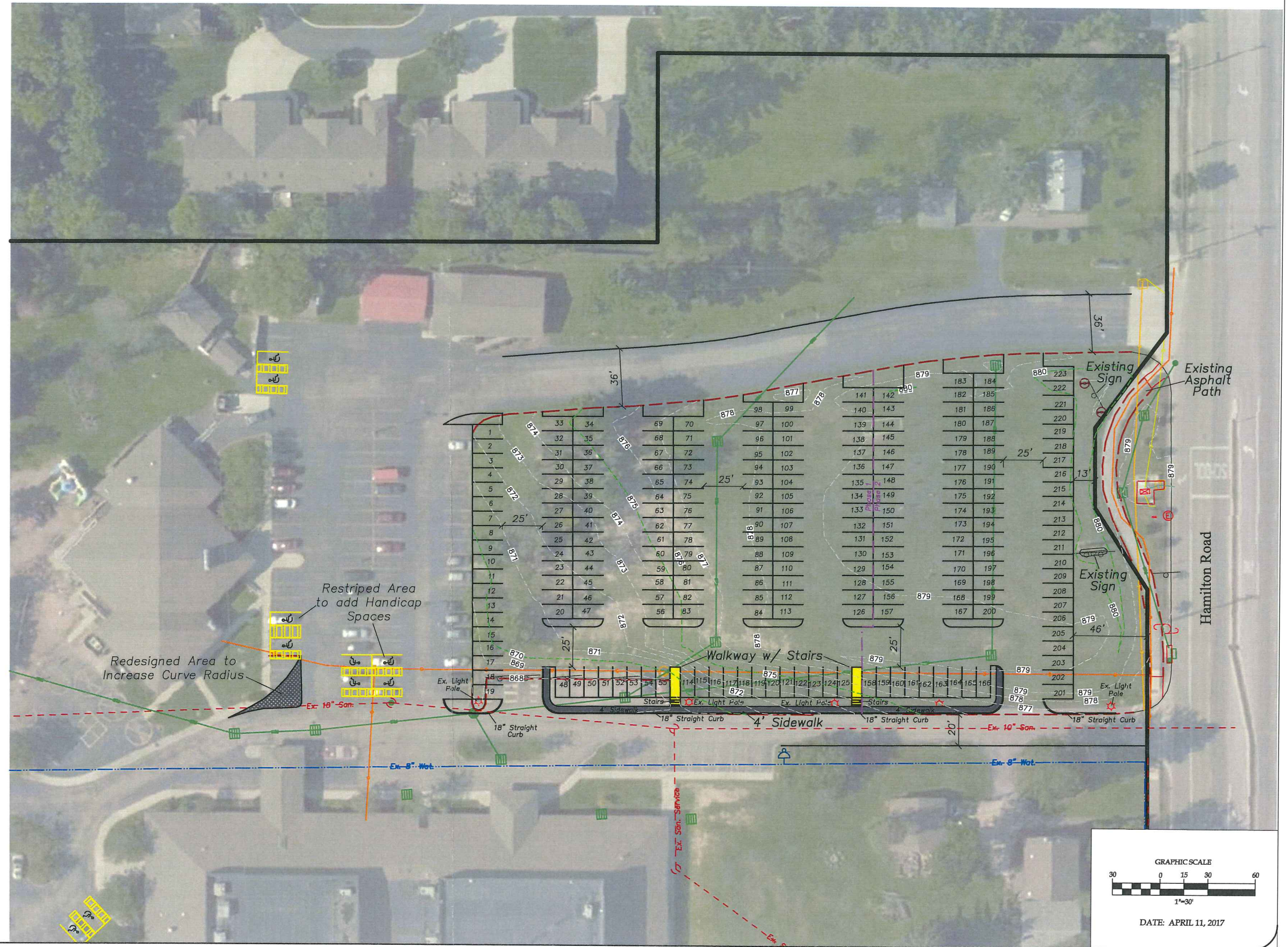
SITE ADDRESS: 817 N Hamilton Road
Gahanna, OH 43230

INTERIOR LANDSCAPE REQUIREMENTS
New Pavement Area: 68,824 Sq. Ft.
Green Space Required: 3,441 Sq. Ft. (5%)
Green Space Provided: 9,000 Sq. Ft.
Landscape Trees Req'd: 34 Trees Total
(See Landscape Plan on Page 2)

NOTES

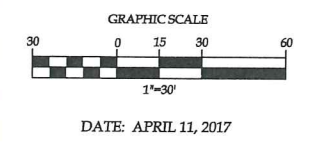
Note "A" - All of the One Church Site is located within the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0211 K, effective date June 17, 2008.

Note "B" - All Open Space and Paved areas are to owned and maintained by One Church.



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

Prepared By:
WATCON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph: (614) 414-7979



Z:\ONE CHURCH COLUMBUS DRAWINGS\COA PLAN\COA PLAN - ONE CHURCH PARKING LOT ADD - 0 XREFS - PLOTTED BY JIM WATKINS - April 11, 2017 - 11:33 PM



200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

November 9, 2017

One Church Columbus
817 N Hamilton Rd
Gahanna, OH 43230

RE: Project 817 N Hamilton Rd
817 N Hamilton Rd

Dear One Church Columbus:

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

Building - Complete

1. No Comment per Ken Fultz

Parks - Complete

2. No Comment per Rob Wendling

Public Safety - Complete

3. This is not a public safety concern therefore we have no comment on the application. Per Sheila Murphy

Public Service & Engineering - Complete

4. No Comment

Soil & Water Conservation District - Complete

5. No Comments were made

Fire District - Complete

6. No Comments were made

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

Sincerely,

Kelly Wicker
Administrative Assistant



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

The applicants have requested a variance to CH 1165.08 to allow a monument sign to exceed 50 square feet and 6 feet in height. The property is zoned Restricted Institutional District (RID). RID permits a maximum of 100 square feet of signage. Monument signs are limited to a maximum size of 50 square feet and a height of 6 feet. The applicant has provided three different height and size scenarios. Their preference would be for the largest of the three options.

Properties in the area vary by use and zoning. Most of the properties that front Hamilton Road are zoned commercial. Commercial zoning typically allow for a monument sign of 80 square feet and 8 feet in height.

Three notable difference between the subject property and most commercial properties in the area is the number of tenants, frontage, and setback. The subject property is home to a single user, One Church, while most commercial properties have multiple tenants. Another difference is the length of frontage. Once Church has approximately 700' of frontage, while most commercial sites have substantially less. Vista Plaza for example has less than 500' of frontage. Once Church is setback almost 300' from the right-of-way of Hamilton Road. This setback renders building signage ineffective.

Option #1

This option is for a sign 8' tall by 6'8" wide. The total square footage would be 53.3.



Option #2

This option is for a sign 10' tall by 8'4" wide. The total square footage would be 83.3.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA



Option #3

This option is for a sign 12' tall by 10' wide. The total square footage would be 120.



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200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Variance

Variances related to area are subject to the criteria found in CH 1165.12. An application for an area variance need not establish hardship; it is sufficient to show practical difficulty. Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- a) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
- b) Whether the variance is substantial.
- c) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
- d) Whether the variance would adversely affect the delivery of governmental services.
- e) Whether the property owner purchased the property with the knowledge of the zoning restriction.
- f) Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
- g) Whether the spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance.
- h) Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood.
- i) Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

Staff recommends approval of the variance. The setback of the building and size of the property warrants a larger monument sign.

Respectfully Submitted By:

Michael Blackford, AICP

Deputy Director



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614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV