

VARIANCE APPLICATION

PROPERTY INFORMATION		
Project/Property Address:	Project Name/Business Name:	
Parcel #:	Zoning: <i>(see Map)</i>	Acreage:

VARIANCE SPECIFICATIONS
Description of Variance Request:
STAFF USE ONLY: <i>(Code Section):</i> Ch 1163.02(a) - Minimum Number of Parking Spaces Required

APPLICANT INFORMATION	
Applicant Name <i>(Primary Contact):</i>	Applicant Address:
Applicant E-mail:	Applicant Phone:
Business Name <i>(if applicable):</i>	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Property Owner Name: <i>(if different from Applicant)</i>	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. _____

RECEIVED: _____
 DATE: _____


PAID: _____
 DATE: _____

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code Chapter 1131 (visit www.municode.com) <i>(Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)</i>
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. Renderings, drawings, and/or pictures of the proposed project
4. 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; see code referenced in #1 above for applicable criteria)</i> - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5. List of contiguous property owners & their mailing address
6. One set of pre-printed mailing labels for all contiguous property owners
7. Application fee (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)

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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: _____

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

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.

3KC Holding Co., LLC

(property owner name printed)

[Signature] Member

(property owner signature)

3/12/2024

(date)

Subscribed and sworn to before me on this 12th day of March, 2024.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



Kristen L. Fox
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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.

Joel Trainer

(applicant/representative/property owner name printed)

[Signature]

(applicant/representative/property owner signature)

3/13/2024

(date)

Subscribed and sworn to before me on this 13th day of March, 2024.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



Alise M. Price
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.



Alise M. Price
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.



March 14, 2024

Variance Application

140 N. High St.
Gahanna, OH 43230

Description of Proposed Use:

The property at 140 High St. is currently used as a traditional office building. The proposed use would keep the second floor as such, but convert the first floor into a small event space for Three Creeks Church and members of the community to use. Most of the events that will require more than the 10 parking spaces provided will be on evenings and weekends. Not only does 140 High St. have many nearby street parking spaces available, but the public paved parking lot across the street from the Old Gahanna Sanctuary is only 110 yards away from the subject property. In addition, the Creekside parking garage 150 yards away. Most of the time, the existing 10 parking spaces will be more than sufficient for the intended office use. A few times a month, mostly on evenings and weekends, the user could require 20-25 spaces, and intends to utilize nearby public parking to meet that need.

Statement of Reasons for Variance Request:

- The property at 140 High St. is currently fully built-out, and the site cannot accommodate additional parking spaces. The site is limited to (8) spaces, with (2) immediately adjacent public street spaces, totalling (10) available spaces.
- The property at 140 N. High St. does not currently meet zoning regulations for required parking spaces (is under-parked), so any potential new user would be required to seek a variance for relief from the existing conditions. Because the building and site are fully built-out, with no potential for additional parking to be added, a variance denial would prevent a majority of approved uses in the OG-2 district from occupying/utilizing the property. Therefore, the

elevate your mission



requested variance is required for preservation of the property and enjoyment of the user to occupy an approved use beyond the existing office use.

- The requested variance will not adversely affect the health or safety of the public, as the proposed use is permitted in the OG-2 district and any potential parking overflow will occur after business hours (evenings & weekends) when public parking is available.

Contiguous Property Owners
Parking Variance Application

Property Information:

140 N. High St.,
Gahanna, OH 43230

Current Owners:

3KC Holding Co. LLC

Potential Property Buyer:

Three Creeks Church
PO Box 30305
Gahanna, OH 43230

As of 3.12.2024, here is a list of the contiguous property owners:

Blue 7 LLC
132 High St.
Gahanna, OH 43230

R & M Hall Properties LLC
1432 High St.
Gahanna, OH 43230



PROJECT STATUS

ZONING APPROVAL

CURRENT ISSUE DATE

MARCH 14, 2024

PROJECT NO.

24007

REVISIONS

#	Description	Date

PROJECT INFORMATION

The Well

140 N. High St.
Gahanna, OH 43230



Matt Toddy, License # 1516422
Expiration Date: December 31, 2025

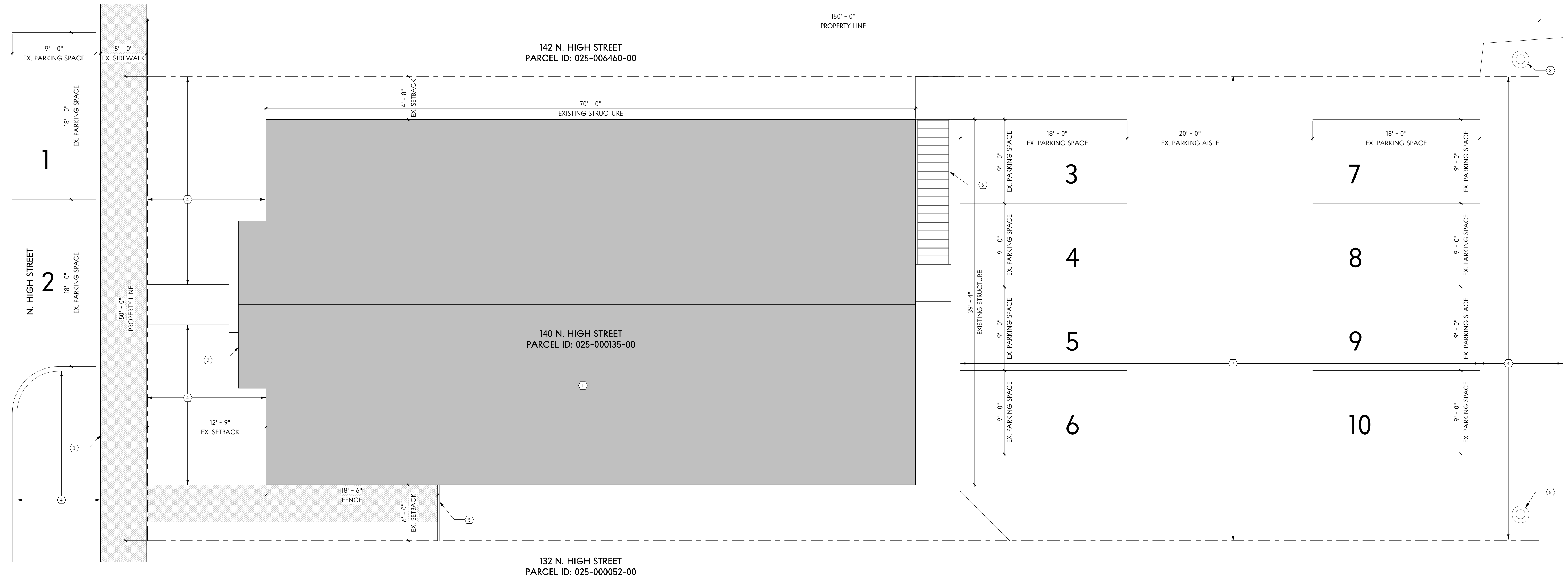


SHEET NAME

Architectural
Site Plan

SHEET NUMBER

A100



Site Plan

Scale: 3/16" = 1'-0"

GENERAL NOTES - SITE PLAN

- A. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- B. All dimensions are from finished surface to finished surface, unless noted otherwise.

KEYNOTES - SITE PLAN

- 1 EXISTING STRUCTURE TO REMAIN. NO EXTERIOR IMPROVEMENTS PROPOSED.
- 2 EXISTING PORCH SLAB ON GRADE AND PORCH ROOF TO REMAIN.
- 3 EXISTING BRICK SIDEWALK TO REMAIN.
- 4 EXISTING LANDSCAPING TO REMAIN.
- 5 EXISTING 6', 95% OPACITY FENCE & GATE TO REMAIN.
- 6 EXISTING EXTERIOR EGRESS STAIR TO REMAIN.
- 7 EXISTING ASPHALT PARKING SURFACE AND STRIPING TO REMAIN.
- 8 EXISTING UTILITY POLE TO REMAIN.

PROJECT SCOPE

The project is a change of use from general office to office with limited assembly/gathering space.

GENERAL ZONING INFORMATION

Certified Address: 140 N. High St.
Parcel ID: 025-000135-00
Owner: 3KC HOLDING COMPANY LLC
Zoning Classification/District: OG-2
Zoning Use Category: 8131 Religious Organizations
Property Status: Developed
Site Area: 18 Acres
Neighborhood: Olde Gahanna Mixed Use District
Street Level
Elevation: Flat
Terrain: Paved
Street / Road: Light
Traffic: Public
Utilities: Public
Lot Coverage: 37.4%

PARKING CALCULATIONS

USE	SF	SF/PARKING	MIN. PARKING
Office	3,850	350	11 spaces
Religious*	1,653	100	17 spaces

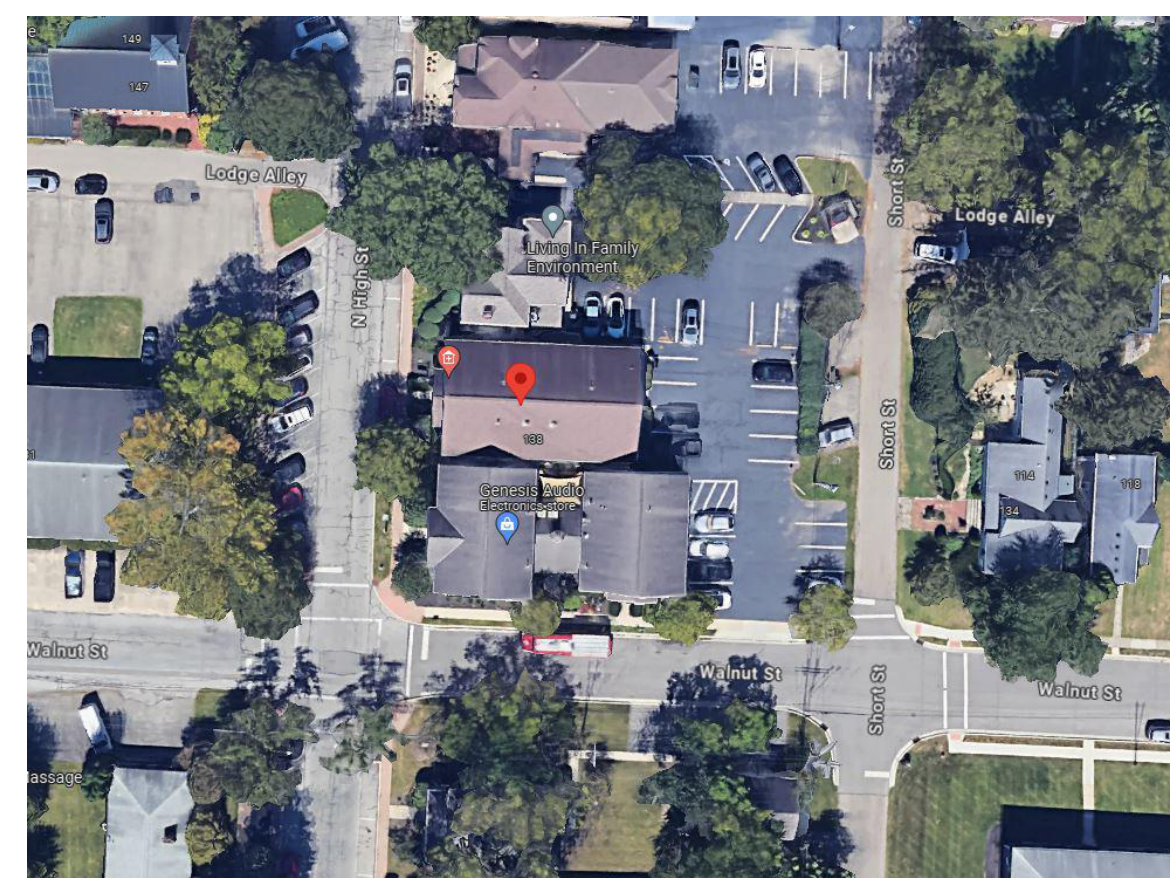
*"club room or enclosed place of amusement or recreation"

Total Required Parking Spaces: 28 spaces
25% Reduction: 21 spaces**
**25% reduction is justified by site limitations - no additional spaces can be added to the lot.

Total Proposed Existing Spaces: 10***
***8 existing spaces + 2 street spaces immediately adjacent to the property on N. High St.
Difference: 11 spaces

A variance is requested for a reduction of 11 spaces from 21 required spaces to 10 required spaces.

SITE MAP



SITE PHOTOS



N. HIGH ST. VIEW



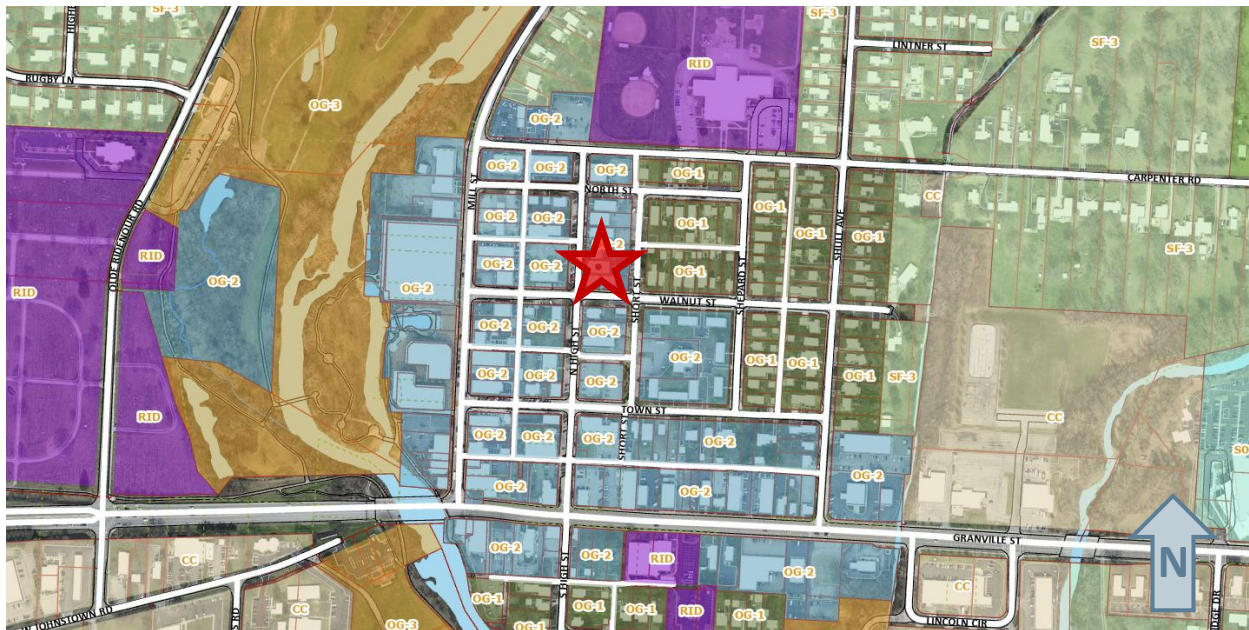
SHORT ST. VIEW

PLANNING COMMISSION STAFF REPORT

Project Summary – 140 N High St Parking Variance

- Meeting Date:** April 24, 2024
- Location:** Parcel #025-000135, eastern side of North High Street
- Zoning:** Olde Gahanna Mixed Use Neighborhood District (OG-2)
- Application Type(s):** Variance (V)
- Staff Representative:** Maddie Capka, Planner II
- Recommendation:** Staff recommends approval of the Variance as submitted.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance to minimum parking space requirements. The site is currently used for office, which requires one space per 350 SF, or 16 spaces in this case. However, the parking lot on-site only contains 8 spaces, which means it is legal non-conforming. The use proposed by the applicant is a combination of religious gathering and office, and this change of use triggers new parking requirements. The lot is not being modified in any way, but it now requires a variance due to the triggering of parking requirements.

The applicant describes the proposed use as an office and event space/club rooms for Three Creeks Church. There will not be any church services conducted on the site. The one space per 350 SF applies to the office portion of the building, while the club room portion requires one space per 100 SF. In total, the new use requires 28 spaces. A variance is required due to the 20-space deficit.

Review Criteria

Variances (V)

The following variance has been requested:

1. 1163.02(a) – Minimum Number of Parking Spaces Required
 - a. Code requires 28 on-site parking spaces for this site.
 - b. The site only has 8 on-site spaces.

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 Variance application as submitted. There are no modifications to the site as part of this application, and the variance is for existing conditions. In addition to the 8 on-site spaces, there are two on-street spaces immediately adjacent to the building and around 3-4 spaces off of Short Street to the rear of the parking lot. There are also 13 other on-street spaces near the building

and the public parking lot and garage are both within 150 yards of the building. The applicant also states that the on-site parking will be sufficient the majority of the time.

Additionally, the City's Land Use Plan contains various recommendations for Creekside and the adjacent areas, one of which is to "allow offsite parking lots to account for onsite parking requirements...to eliminate the need for a variance".