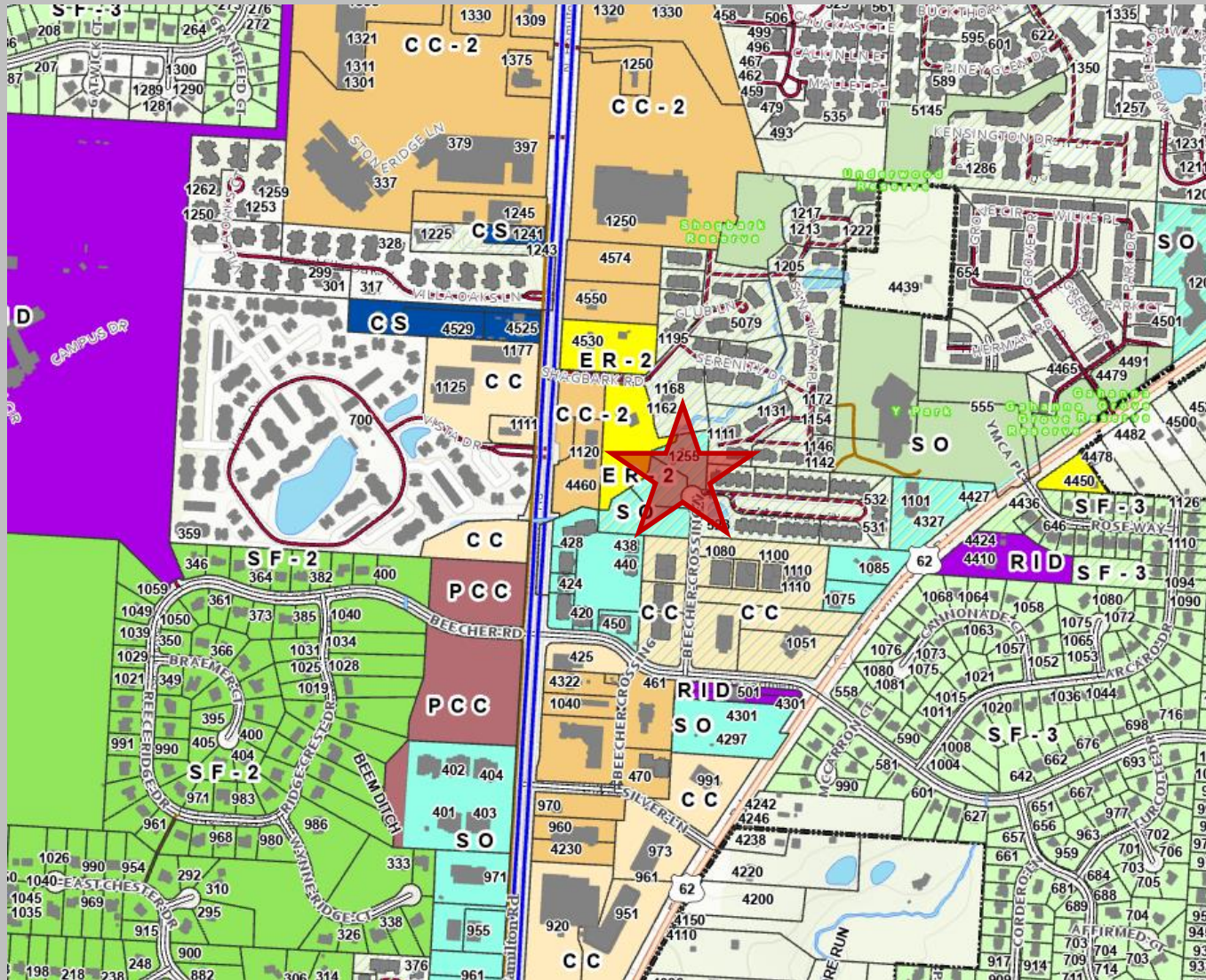


Canini Office
1255 Beecher Crossing

V-19-2020
DR-17-2020

Location/Zoning Map



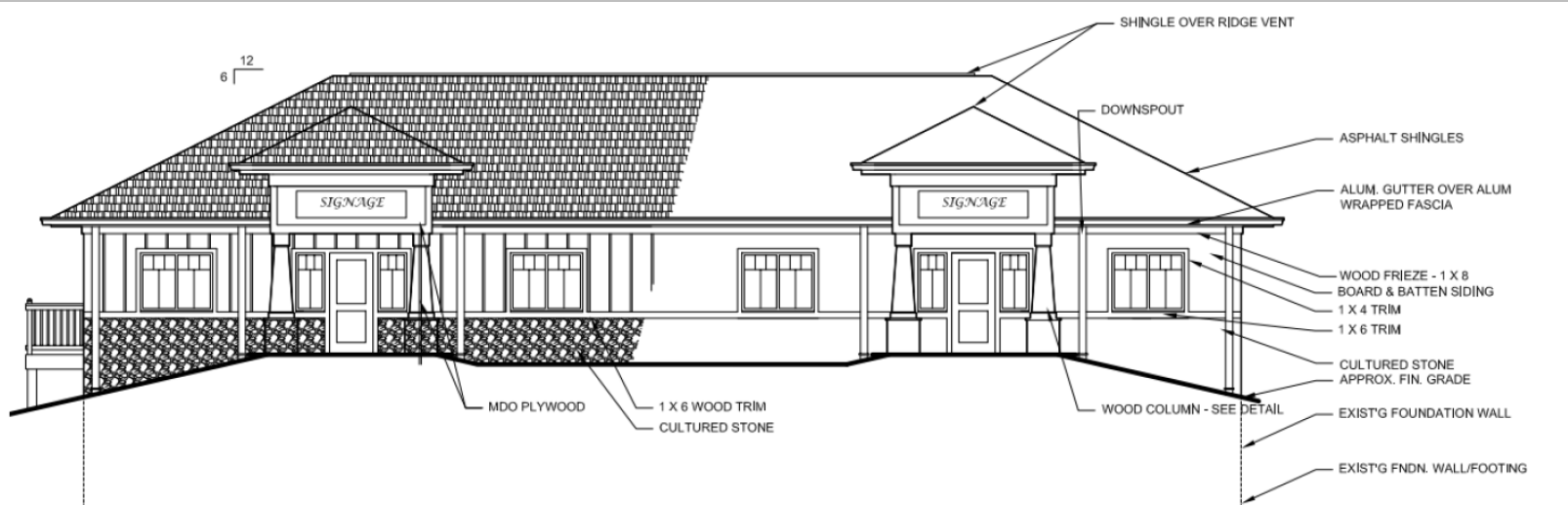
Summary

- Variance to permit live/work unit
 - Limited to 50% of the lower level
 - Lower level to be office and living space for Larry Canini
 - Property is zoned SO
 - Live/work not permitted in zoning code with exception of CX-1
 - Alternative to variance is rezoning to CX-1
 - Not ideal as CX-1 contains high traffic generating uses that may not be ideal adjacent to a residential area

Summary

- Design review
 - New building colors
 - Addition of front porches
 - Building materials
 - Elements not addressed in this application default back to previously approved applications
 - Landscaping, setbacks, parking, etc

Elevations



Building Materials



Materials Board



Summary

- Variance
 - Special circumstances or conditions applying to the land, building or use
 - Variance necessary for the preservation and enjoyment of property rights
 - Variance will not adversely affect health or safety
- Staff recommends approval
 - Variance limited to 25% of the overall building
 - Must be an employee, cannot be rented out to random individuals
 - Does not appear to be viable alternative

Summary

- DR
 - Stylistically compatible with other structures in the District
 - Improvement of the arch/character of the District
 - Contribute to the economic vitality of the District
 - Enhance the physical surroundings of the District
- Staff recommends approval
 - Similar materials and colors to other structures in area



Gahanna