

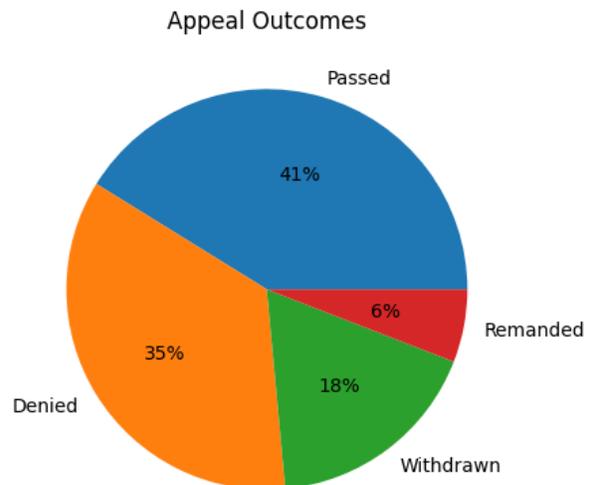
Board of Zoning & Building Appeals – Hearing Data (2016-2025)

The following analysis summarizes Board of Zoning and Building Appeals (BZBA) activity from 2016 through 2025, based on a review of publicly available case records in Legistar, the City of Gahanna’s agenda and legislative file management system. The data has been compiled to provide a clear understanding of the volume, types, and outcomes of appeals considered by the Board, including whether cases proceeded to hearing, were withdrawn, or resulted in a decision. This information is intended to inform Charter Review Commission discussions regarding the current role and function of the BZBA, including considerations of whether to retain, eliminate, or consolidate its appellate responsibilities within the City’s charter framework.

Appeals Overview

Outcomes

- **Passed (overturned Planning Commission decision): 5**
- **Passed (overturned administrative decision): 2**
- **Denied (upheld Planning Commission): 6**
- **Withdrawn: 3**
- **Remanded (no decision; back to Planning Commission for resolution): 1**



Hearing vs. Withdrawal

- **Went to hearing/final action: 14**
- **Withdrawn before decision: 3**

Appeal Type Breakdown

Planning Commission Appeals

- **Total: 15**
- **From Denials: Majority**
- **From Approvals: Several (notably 2017, 2018, 2019, 2020)**

Administrative Appeals (Building Official)

- **Total:** 2
- Both in 2019
- Both Passed (100% success rate)

Yearly Data

2025

- **Total cases:** 2
- **Withdrawn:** 1
- **Denied (upheld Planning Commission):** 1
- **Heard:** 1

BZA-0001-2025 Withdrawn

To consider an appeal of Planning Commission's denial of V-0003-2025, a Variance Application to vary Chapter 1109.01(h)(1) Parking, Access, and Circulation of the Codified Ordinances of the City of Gahanna; for property located at 817 N. Hamilton Road; Parcel ID 025-001918; Current Zoning RI - Restricted Institutional; One Church; Brent Allen, applicant.

BZA-0002-2025 Denied 10/14/2025

To consider an appeal of Planning Commission's denial of V-0019-2025, a Variance Application to vary Section 1103.07(e) - Large Lot Residential of the Codified Ordinances of the City of Gahanna; for property located at 400 Braemer Court; Parcel ID 025-011408; Current Zoning R-1 - Large Lot Residential; Corey Schoo, applicant.

2024

- **Total cases:** 2
- **Withdrawn:** 1
- **Denied (upheld Planning Commission):** 1
- **Heard:** 1

BZA-0001-2024 Withdrawn

To consider an appeal of Planning Commission's denial of CU-0002-2024 a Conditional Use Application for property located at 230 Granville St., DR-0006-2024 a Design

Review Application, and FDP-0005-2025 a Final Development Plan; Parcel ID: 025-004250; Current Zoning CC; Sheetz Lincoln Circle; D.W. Route, applicant.

[BZA-0002-2024](#) Denied 8/13/2024

To consider an appeal of Planning Commission's denial of V-0012-2024, a variance application to vary Chapter 1171.03(i) swimming pool fencing requirements of the Codified Ordinances of the City of Gahanna; for property located at 1129 Brookhouse Ln., Parcel ID 025-009482; Current Zoning ER-2; Robert LeVeck, applicant.

2023

- **Total cases:** 2
- **Denied (upheld Planning Commission):** 1
- **Remanded (no decision; to Planning Commission for resolution):** 1
- **Heard:** 2

[BZA-0001-2023](#) Denied 9/28/2023

To consider an appeal of Planning Commission's denial of CU-0004-2023 for property located at 788 Taylor Station Road; Parcel IDs: 025-003942, 025-003961, and 025-003959; Current Zoning OCT, Speed Way Towing; Mark Antonetz, applicant.

[BZA-0002-2023](#) Remanded with Instructions 1/18/2024

To consider an appeal of Planning Commission's denial of V-0018-2023, a variance application to vary Sections 1165.09(a)(4)(B), 1165.09(a)(4)(C), and 1165.09(a)(4)(D) of the Codified Ordinances of the City of Gahanna; and denial of DR-0016-2023, a design review application for a monument sign for property located at 807 Havens Corners Rd.; Parcel ID: 025-003900; Current Zoning RID; St. Matthew Monument Sign; George Harvey, applicant.

2022

- **Total cases:** 1
- **Passed (overturned Planning Commission):** 1
- **Heard:** 1

[BZA-0001-2022](#) Passed 1/26/2023

To consider an appeal of a Planning Commission denial of CU-0009-2022, for property located on Johnstown and Morse Roads; Parcel IDs: 025-011244, 025-011243 and 025-011226; Current Zoning NC; Sheetz Gahanna; Sarah Gold, applicant.

2021

- No cases

2020

- **Total cases: 1**
- **Passed (overturned Planning Commission): 1**
- **Heard: 1**

[BZA-0001-2020](#) Passed 1/30/2020

To consider an appeal from Planning Commission's approval of application FDP-0007-2019: To consider a Final Development Plan application for The Shops at McKenna Creek; a project to include neighborhood service retail, professional and medical offices, restaurant and off-site emergency department; for property located at N. Hamilton Rd. & Beecher Rd.; Parcel ID No. 025-009953; current zoning Planned Commercial Center (PCC); William Schottenstein, applicant; AND the approval of application DR-0022-2019: To consider a Design Review application for a site plan, landscaping plan, and building design, for The Shops at McKenna Creek; located at N. Hamilton Rd. & Beecher Rd.; Parcel ID No. 025-009953-00; current zoning Planned Commercial Center (PCC); Shital Galani, applicant.

2019

- **Total cases: 4**
- **Passed (overturned Planning Commission): 1**
- **Passed (overturned administrative decision): 2**
- **Withdrawn: 1 (not heard)**
- **Heard: 3**

[BZA-0001-2019](#) Passed 2/28/2019

To consider an appeal from Planning Commission's denial of application V-0026-2018: To consider a Variance application to vary sections 1165.04(a) Prohibited Signs, 1165.08(b)(9) for monument sign height and square footage, of the Codified Ordinances of the City of Gahanna, to allow for an electronic sign; for property located at 455 Clark State Road; Parcel ID Nos. 025-003975, 025-004261, 025-013004, and 170-000584; current zoning RID; Peace Lutheran Church; Jeffrey Murry, applicant.

[BZA-0002-2019](#) Withdrawn

To consider an appeal of Planning Commission's approval of the following application: CU-0007-2018 - To consider a Conditional Use application to permit MR-1 zoning for a residential subdivision consisting of one existing single-family home and fourteen newly constructed detached single family homes in a SF-3 zoning, for property located at 488 East Johnstown Road; Parcel ID No. 025-001930-00; Paulina Place; Loreto Canini, applicant.

[BZA-0003-2019](#) Passed 5/2/2019

To consider an appeal of an Adjudication Order of the Chief Building Official, regarding non-compliance of ceiling projection; to allow for a variance to code section 305.1.1 of the Residential Code of Ohio; to allow for a decreased ceiling projection; for property located at 508 Stedway Court, Gahanna, Ohio; Just Basements- Rob Adams, applicant.

[BZA-0004-2019](#) Passed 5/30/2019

To consider an appeal of an Adjudication Order of the Chief Building Official, regarding non-compliance of ceiling projection; to allow for a variance to code section 305.1.1 of the Residential Code of Ohio; to allow for a decreased ceiling projection; for property located at 214 Carlin Court East, Gahanna, Ohio; Michael Winslow, applicant.

2018

- **Total cases:** 1
- **Passed (overturned Planning Commission):** 1
- **Heard:** 1

[BZA-0001-2018](#) Passed 9/25/2018

To consider an appeal of Planning Commission's approval of the following applications: V-0005-2018 - To consider a Variance Application to vary Overlay Standards outlined in ORD-0111-1990, for building design standards; for property located at 1041 N. Hamilton Road; PID# 025-009953; The Shops at Oberer's Crossing; current zoning PCC; Glen

Dugger, applicant. DR-0007-2018 - To consider a Design Review Application for site plan, landscaping, building design; for property located at 1041 N. Hamilton Road; PID# 025-009953; The Shops at Oberer's Crossing; current zoning PCC; Glen Dugger, applicant.

2017

- **Total cases: 3**
- **Passed (overturned Planning Commission): 1**
- **Denied (upheld Planning Commission): 2**
- **Heard: 3**

[BZA-0001-2017](#) Denied 5/4/2017

To consider an appeal from Planning Commission's denial of the application: CU-0009-2016 - To consider an amended Conditional Use Application to allow a residential drug and alcohol rehabilitation facility in a Community Commercial (CC) zoning district, for property located at 121 James Road and 175 W. Johnstown Road; Parcel ID No.s 025-000855, 025-000798, 025-000890; Access Ohio LLC; Donald T. Plank, applicant.

[BZA-0002-2017](#) Passed 8/10/2017

To consider an appeal from Planning Commission's denial of the application: V-0004-2017- To consider a Variance Application to vary Section 1155.07(b)(1), Outdoor Storage Areas, of the Codified Ordinances of the City of Gahanna; to allow stockpiles to be 25' in height; for property located at 1000 Bricklawn Avenue; Parcel ID No. 025-006164; Steve Geiger, Reclamation, LLC, applicant.

[BZA-0003-2017](#) Denied 7/27/2017

To consider an appeal from Planning Commission's approval of the application: FDP-0001-2017- To consider a Final Development Plan Application for a multi-tenant retail development; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; current zoning CC (Community Commercial) and PCC (Planned Commercial Center); Hamilton Commerce Center; Ryan Fowler, applicant.

2016

- No cases