

Application for Variance

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

*Applicant Name: City of Gahanna *Phone: 342-4015
 *Applicant Address: 200 S. Hamilton Rd 43230 *Fax: _____
 *Applicant Email: michael.blackford@gahanna.gov

*Applicant's Relationship to Project: Land Owner: Option Holder: Cont. Purchaser: Agent:

*Property Owner Name: City of Gahanna *Phone: 614 342 4025
 *Property Owner Address: 200 S. Hamilton Rd 43230 *Fax: 614 342 4117
 *Contact Name: _____ *Email: _____

*Address for Requested Variance: 87 S. Hamilton Rd
 *Parcel ID#: 025-000301 *Current Zoning: SF.3

*Description of Variance Requested: To allow a non-residential use

*Applicant's Signature: [Signature] *Date: 1/8/15

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. One (1) digital copy of completed application and associated documents.
3. A list of contiguous property owners and their mailing addresses.
4. Pre-printed mailing labels for all contiguous property owners.
5. A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
6. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

***PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:**

Code Sections to be varied: 1143.04

Description of the governing code and the requested variance: To allow Planning Commission to recommend a variance to City Council to approve a non-residential use in an SF.3 zoning district

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning and landscaping regulations now in place.

Planning & Zoning Administrator's Signature: _____ Date: _____

For Internal Use:
 SunGard File No. 15010001
 PC File No. V-2-2015
 Public Hearing Date: 1-14-15

RECEIVED
 JAN 08 2015
 BY: CAS
 (Received)

N/A
 (Paid)

ACCEPTED
 JAN 08 2015
 BY: [Signature]
 (Accepted by PZA)

CHAPTER 1131 - VARIANCES

1131.04 PUBLIC HEARING.

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require, and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (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.

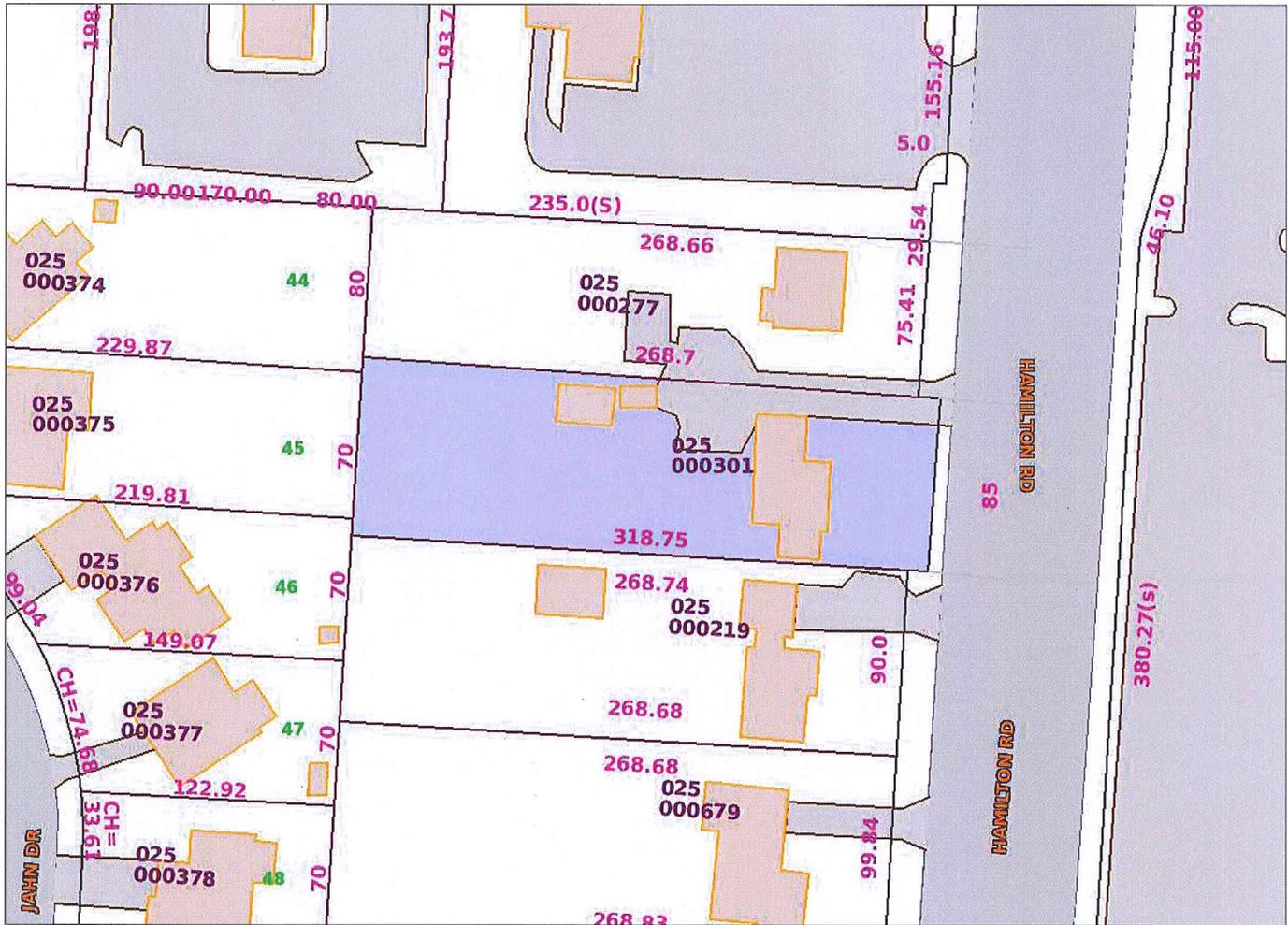
Interactive Map

Generated on: 01/07/15 04:59:15 PM

Parcel ID
025-000301

Map Routing No.
N039C 07600

Location
87 HAMILTON RD



Parcel Information		
Owner Name: CITY OF GAHANNA	Appraised Total: \$300000	Last Transferred: 05/03/1988
Calc Acreage: 0.546	Sale Price: \$0.00	Annual Taxes: \$0.00

Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

EXHIBIT "A"

FIRST PARCEL: Being in Quarter Tp. 4, Tp. 1, Range 17, U.S.M. Lands and bounded and described as follows:

Beginning at a point in the center line of the Gahanna-Southern Road and south 4 deg. 45' west 325 feet from a railroad spike where the center line of said road would intersect the center line of the Gahanna-Havens Corners Road; thence along the center line of the Gahanna-Southern Road, south 4 deg. 45' west 75 feet to a point; thence north 85 deg. 41' west (passing an iron pin at 40 feet) 318.75 feet to an iron pipe; thence north 4 deg. 47' east 75 feet to an iron pipe; thence south 85 deg. 41' east (passing an iron pin at 278.7 feet, being parallel to, and 325 feet south of the center line of the Gahanna-Havens Corners Road) 318.7 feet to the place of beginning containing 0.548 acre, more or less.

SECOND PARCEL: Being in Quarter Tp. 4, Tp. 1, Range 17, U.S.M. Lands and bounded and described as follows:

Beginning at a point in the center line of the Gahanna-Southern Road at the southeast corner of the Robert C. and Patricia Poth tract (being southerly 400 feet from a railroad spike at the intersection of the center lines of the Gahanna-Southern Road with the Gahanna-Havens Corners Road); thence along the center line of the Gahanna-Southern Road, south 4 deg. 45' west 10 feet to a point; thence north 85 deg. 41' west (passing an iron pipe at 40 feet) 318.76 feet to an iron pipe; thence north 4 deg. 47' east 10 feet to an iron pipe, thence along the south line of the Robert C. and Patricia Poth tract, south 45 deg. 41' east (passing an iron pipe at 278.75 feet) 318.75 feet to the place of beginning, containing 0.073 acre, more or less.

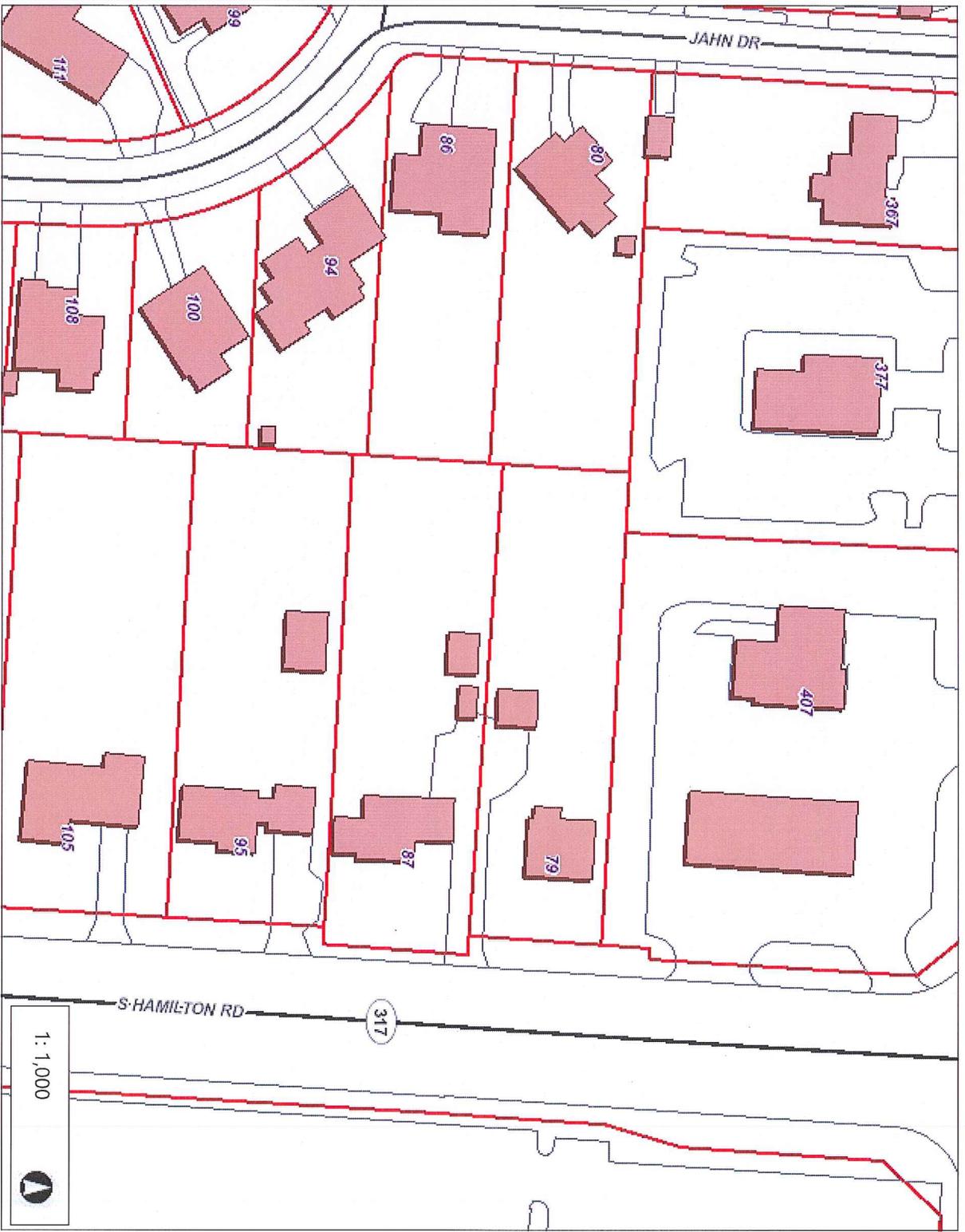
GRIN Headquarters – Gahanna Residents in Need – 87 Hamilton Road

Contiguous Property Owners

79 Hamilton Road	CITY OF GAHANNA 200 S HAMILTON ROAD GAHANNA, OH 43230	025-000277
95 Hamilton Road	DONALD FRAZIER TR DEBORAH F FRAZIER TR 95 S HAMILTON RD COLUMBUS OH 43230	025-000219
94 Jahn Drive	CHARLES H STROHM 94 JAHN DR COLUMBUS OH 43230-2924	025-000376
86 Jahn Drive	KRISTINA M OBROVAC 86 JAHN DR COLUMBUS OH 43230	025-000375
80 Jahn Drive	PAMELA M BREECE 80 JAHN DR COLUMBUS OH 43230	025-000374



Contiguous Property Owners



1: 1,000

0.0 0 0.02 0.0 Miles
 NAD 1983 StatePlane, Ohio, South, FIPS_3402_Feet
 © Latitude Geographics Group Ltd.

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

- Legend**
- + Railways
 - Addresses
 - Franklin County Centerlines
 - Streets
 - State Routes
 - US Routes
 - Interstates
 - Licking County Centerlines
 - Buildings
 - Building Footprints
 - Surrounding Buildings
 - Surrounding Buildings Footprints
 - Driveways & Parking Lots
 - Roadways
 - Parcels
 - Water Bodies
 - Surrounding Water Bodies
 - Parks
 - Gahanna Boundary Zoomed In
 - City of Columbus
 - Franklin County Cities
 - City of Bexley
 - City of Dublin
 - City of Grandview Heights
 - City of Grove City
 - City of Hilliard
 - City of New Albany
 - City of Pickerington
 - City of Reynoldsburg
 - City of Upper Arlington
 - City of Westerville
 - City of Whitehall
 - City of Worthington
 - Village of Bricé

Notes

KRISTINA M OBROVAC
86 JAHN DR
COLUMBUS OH 43230

PAMELA M BREECE
80 JAHN DR
COLUMBUS OH 43230

CITY OF GAHANNA
200 S HAMILTON ROAD
GAHANNA, OH 43230

DONALD FRAZIER TR
DEBORAH F FRAZIER TR
95 S HAMILTON RD
COLUMBUS OH 43230

CHARLES H STROHM
94 JAHN DR
COLUMBUS OH 43230-2924



CITY OF GAHANNA

STAFF COMMENTS

Project Name: GRIN Headquarters (Gahanna Residents In Need)
Project Address: 87 Hamilton Road

The City of Gahanna seeks approval of a Conditional Use and a Variance to allow a non-residential use in a SF-3 zoned district. GRIN (Gahanna Residents in Need) wishes to locate their headquarters in this vacant residential structure owned by the City of Gahanna. GRIN is a community wide, faith based organization committed to helping residents of the Gahanna-Jefferson school district in time of need. They are currently housed at Mifflin Presbyterian Church, but have outgrown their space, and are in need of a larger facility.

The Hamilton House, as 87 S. Hamilton Road is known, was deeded to the City by the Franklin County Commissioners in 1988, as an existing congregate living facility. This facility had been operated under the auspices of the Franklin County Commissioners since 1980, and was deeded to the City of Gahanna with the understanding that it would continue to operate as such.

When the congregate living use ceased in the early 90s, Gahanna Jefferson Schools leased the property from the City of Gahanna for use as offices for their special education division. This lease ended when Clark Hall was built, and the special education division was reabsorbed into a GJ owned building. The property has been vacant since the school lease ended.

The City would lease the property to GRIN for their office and distribution center of food, clothing, and assistance. Parking is provided behind the main building. There will be no substantial change to the appearance of the building, and GRIN would be responsible for the maintenance of the structure.

1143.04 CONDITIONAL USES.

(a) In a single-family dwelling district designated as an SF-3 District, the following uses shall be permitted upon approval of the Planning Commission:

(1) Public parks, public playgrounds and recreation areas operated by membership organizations for the benefit of their membership and not for a profit.

(b) All other uses not specifically mentioned in this section and herein are prohibited.

(c) Variance to any of the compliance requirements for a conditional use shall require approval by Council with an affirmative recommendation from the Planning Commission.



"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

1131.04 PUBLIC HEARING.

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

(a) There are special circumstances or conditions applying to the land, building or use referred to in the application. **This property has not been used as a single family residence since before 1980.**

(b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights. **The structure will be used and maintained by GRIN thereby reducing utility costs and maintenance cost to the City.**

(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. **The use of the property by GRIN will have no adverse effect on any of the neighboring properties.**

Respectfully Submitted By:

Bonnie Gard
Planning and Zoning Administrator



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