



History

- June 2017: DR application approved for 233 new parking spaces
 - Minor modifications to this lot approved in 2020
- April 2023: DR application approved for a new parking lot and landscaping in NE corner of site
 - Brought current parking count to 561 spaces
- October 2023: Gravel lot installed without approvals; applications filed due to Code Enforcement action
- June 2024: Variance approved for temporary gravel lot, expired 12/31/2024 and new variance required
- August 2024: FDP, DR, and V applications for building addition and parking denied
- October 2024: New applications submitted for addition and parking, no resubmittals since then



April 2023

June 2017

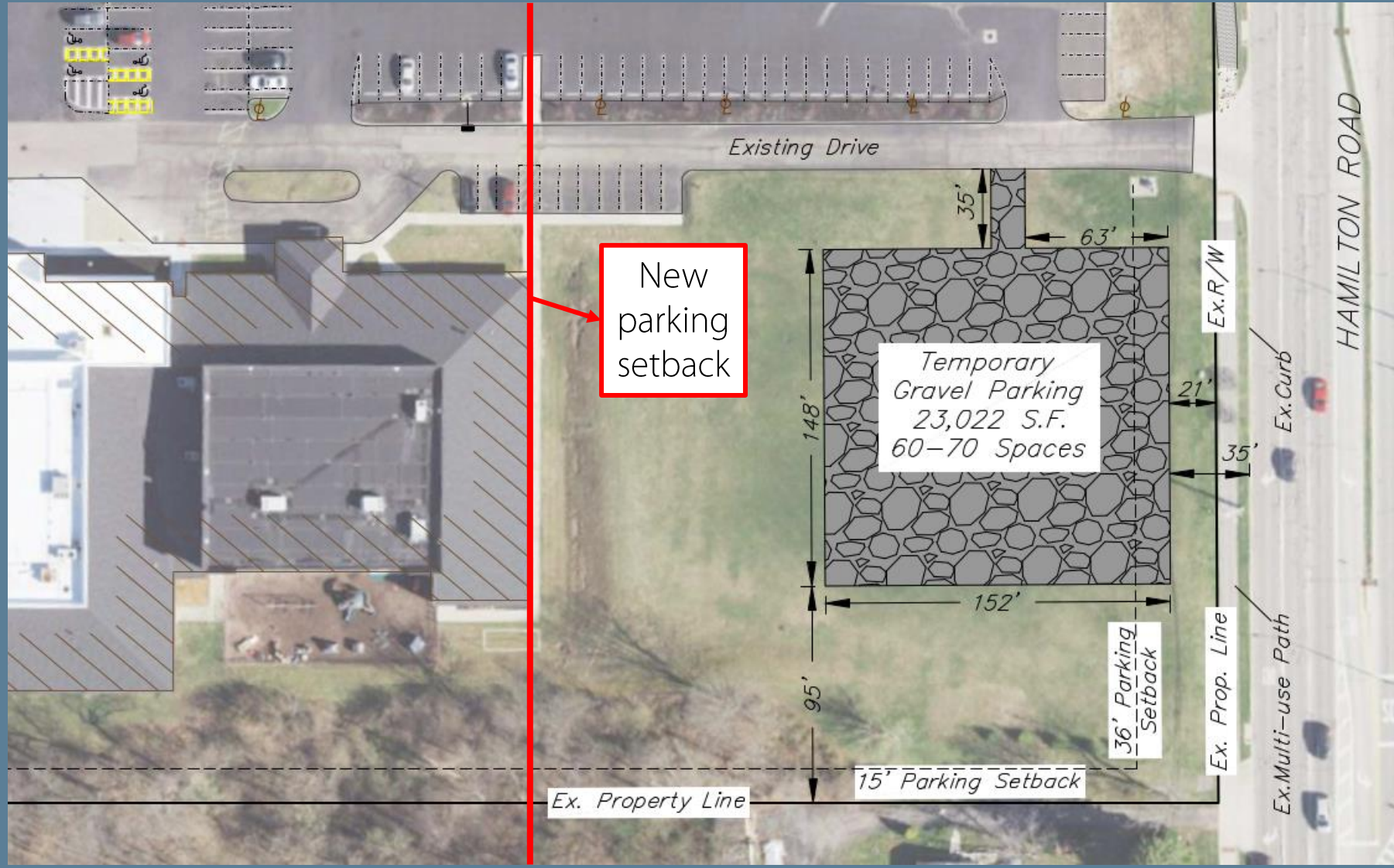
Gravel lot



Request Summary

- Variance application to keep temporary gravel parking lot
 - Previous variance approval expired on 12/31/2024, so a new variance is required for a timeline extension
 - Applicant is requesting a 6-month extension and plans for construction to begin in summer 2025
 - Gravel lot has not changed at all since previous application
 - Only one Code section included in application, although it violates 13 total Code sections

Site Plan



Existing Condition

View from
across the
street



View from
the
sidewalk



View from the parking lot



Request Summary

- Requested Variance
 - Ch 1109.01(h)(1) – Parking, Access, and Circulation
 - All parking areas must be hard-surfaced
 - The parking lot is gravel, which is not a hard surface

Request Summary

- **Variance Criteria**
 - The variance is not likely to result in substantial damage to the essential character of the neighborhood
 - The variance is not likely to result in damage to adjoining properties
 - The variance is not likely to affect the delivery of government services
 - The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood
 - The variance is necessary for the economical use of the property, and such economical use of the property cannot be achieved through another method
 - The variance is not likely to undermine the objectives of the land use plan

Request Summary

- Staff recommends disapproval of the Variance application
 - Same recommendation as June 2024
 - No other gravel lots in the immediate area, high visibility from Hamilton Rd, encroaches greatly into front parking setback
 - Inconsistent with 13 total Code requirements
 - Engineering Department also objects to application
 - Applicant has not demonstrated ability to adhere to City regulations or proposed timelines
 - Ongoing Code Enforcement action
 - City has not received a new submittal for the DP and V applications since October
 - If approved, staff recommends a strict timeline that cannot be extended again



Gahanna