



DEPARTMENT OF PLANNING

ZONING DIVISION  
200 S. Hamilton Road  
Gahanna, Ohio 43230  
614-342-4025  
zoning@gahanna.gov  
www.gahanna.gov

## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY INFORMATION			
Project/Property Address: 259 Granville St, Gahanna, Ohio 43230		Project Name/Business Name: Mighty Lion Express Wash	
Parcel #: 025-007431-00	Zoning: (see <a href="#">Map</a> )	<div>CC</div>	Acreage: .53

PLAN SPECIFICATIONS	
Application Type: (check all that apply)	<input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Landscaping <input type="checkbox"/> Building Design <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other
Project Description: We are asking to change the current building color to White in color. The Roof will be Black in color. We are also asking to add two paystations with canopys along with self serve vaccuums along the side of the building. Please see attached renderings for placement.	

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Richard Reed Dietz	Applicant Address: 1911 Surrey Rd, Blacklick, Ohio 43004
Applicant E-mail: reeddietz@yahoo.com	Applicant Phone: 614-893-0296
Business Name (if applicable): JSRD Holdings, LLC DBA Mighty Lion Express Wash	

ADDITIONAL CONTACTS	
*Please list all applicable contacts for correspondence*	
Name(s)	Contact Information (phone/email)
Joey Sayre	614-549-1187 joeysayre@roofrevivers.com
Property Owner Name: (if different from Applicant) Same as Owner	Property Owner Contact Information (phone no./email):

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: 5/17/2022

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE	Zoning File No. <u>DR-0205-2022</u>	RECEIVED: <u>KAW</u>	PAID: <u>200.00</u>	Updated Jan 2022
		DATE: <u>5-19-22</u>	DATE: <u>5-19-22</u>	

## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS - SUBMISSION REQUIREMENTS

### TO BE COMPLETED/SUBMITTED BY APPLICANT:

1. Review Gahanna Code [Section 1197](#) (visit [www.municode.com](http://www.municode.com))
  2. Materials List (see page 3) – does not apply to demolition applicants
  3. Authorization Consent Form Complete & Notarized (see page 4)
  4. Application & all supporting documents submitted in digital format
  5. Application & all supporting documents submitted in hardcopy format
  6. Application fee paid (in accordance with the [Building & Zoning Fee Schedule](#))
  7. Color rendering(s) of the project in plan/perspective/or elevation
  8. **One (1) copy 24"x36" or 11"x17" prints of the plans**
- Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)**
1. **SITE PLAN** that includes the following: (include: scale, north arrow, & address) if applicable
    - All property & street pavement lines
    - Property size
    - Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
    - Location of all existing and proposed buildings on the site
    - Location of all existing & proposed exterior lighting standards
    - Breakdown of parking spaces required & spaces provided (see Gahanna Code [Section 1163](#))
    - Provide lot coverage breakdown of building & paved surface areas
  2. **LANDSCAPE PLAN** (including plant list)
    - Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated
    - Designation of required buffer screens (if any)
    - Interior landscaping breakdown for paved surface (see Gahanna Code [Section 1163](#))
  3. **ELEVATIONS** from all sides
    - Fenestration, doorways, & all other projecting & receding elements of the building exterior
  4. **LIGHTING STANDARD DRAWING** that includes the following: (exterior only)
    - All sizing specifications
    - Information on lighting intensity (no. of watts, iso foot candle diagram)
    - Materials, colors, & manufacturer's cut sheet
  5. **OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:**
    - Scale model
    - Section profiles
    - Perspective drawing
- Demolition or Removal of Existing Structures Requirements**
1. **ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:**
    - That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district
    - That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights
    - That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood



MATERIAL LIST			
NOT REQUIRED FOR DEMOLITION			
ITEM	MATERIAL TYPE	COLOR NAME	COLOR NUMBER
Facade	Brick	White	
Facade			
Facade			
Awnings			
Lighting			
Roofing	Asphalt Dimisional Shingle	Black	
Trim			
Other (please specify)			
Other (please specify)			
Other (please specify)			

### 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.



DEPARTMENT OF PLANNING

## 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.

\_\_\_\_\_  
(property owner name printed)

\_\_\_\_\_  
(property owner signature)

\_\_\_\_\_  
(date)

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

State of \_\_\_\_\_ County of \_\_\_\_\_

Stamp or Seal

Notary Public Signature: \_\_\_\_\_

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.

\_\_\_\_\_  
Richard Reed Dietz

(applicant/representative/property owner name printed)

\_\_\_\_\_  
[Signature]

(applicant/representative/property owner signature)

\_\_\_\_\_  
5-17-2022  
(date)

Subscribed and sworn to before me on this 17 day of May, 2022.

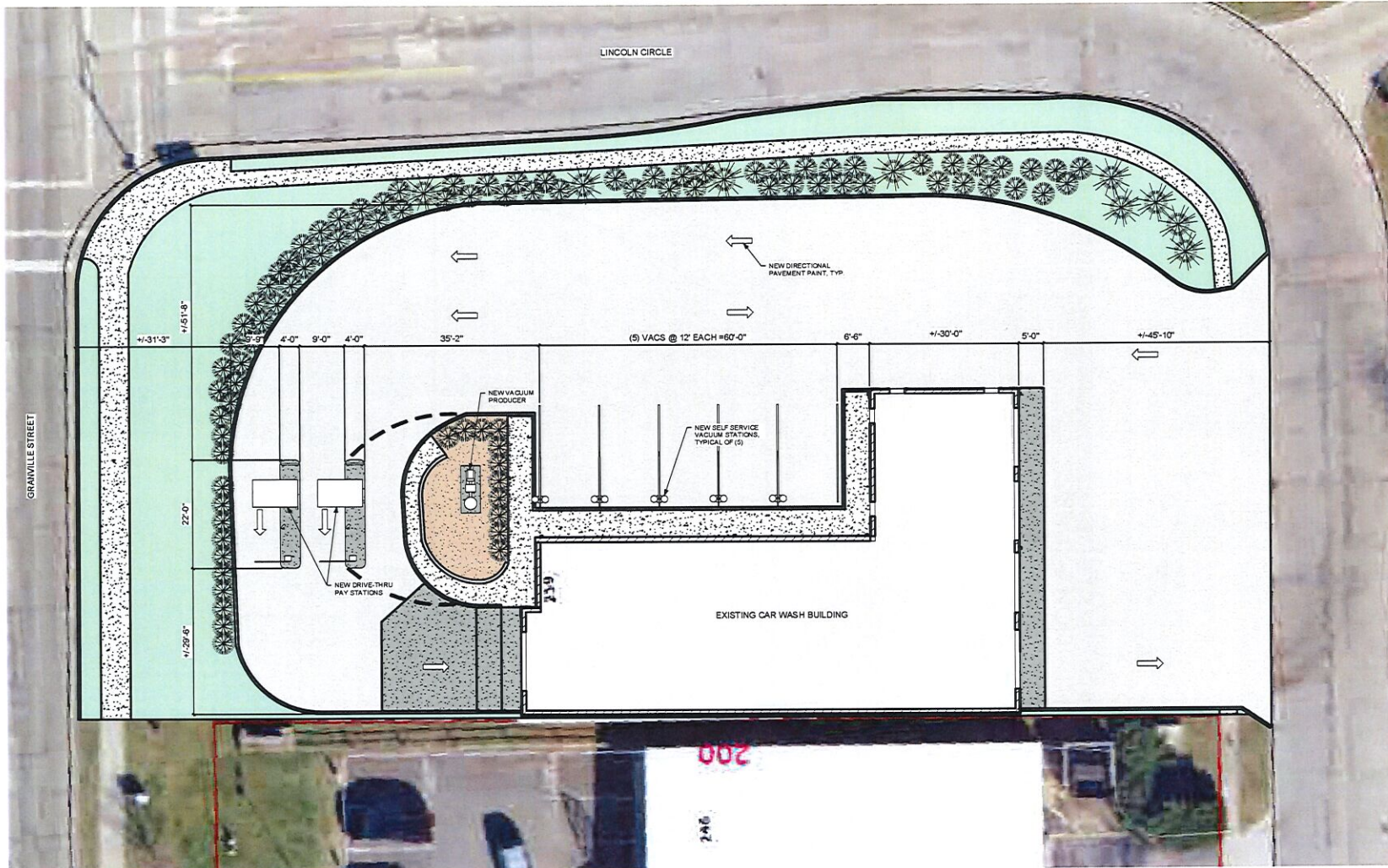
State of Ohio County of Franklin

Notary Public Signature: Rachel Valentino

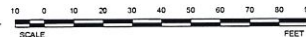


Stamp or Seal  
RACHELA VALENTINO  
Notary Public, State of Ohio  
My Commission Expires:  
02/08/2027

Updated  
Jan 2022



ARCHITECTURAL SITE PLAN  
1" = 10'-0"



#### NOTE:

- UNLESS NOTED OTHERWISE, ALL CONSTRUCTION SHOWN IS EXISTING TO REMAIN.
- THIS ARCHITECTURAL SITE PLAN DRAWING IS BASED ON AERIAL PHOTOGRAPH AND COUNTY TAX MAPS FOR PRELIMINARY DESIGN PURPOSES ONLY. IT IS NOT TO BE USED FOR LEGAL OR CONSTRUCTION PURPOSES.

- ☒ OWNER REVIEW
- ☒ BIDDING PURPOSES
- ☒ PERMIT APPLICATION
- ☒ FOUNDATION CONST.
- ☒ SHELL CONSTRUCTION
- ☒ FULL CONSTRUCTION
- ☒ AS-BUILT DOCUMENTS

**MAD Studio**  
1721 Willowick Road  
Mansfield, Ohio 44907  
567-247-0515  
Brad@MADStudioLLC.COM

ALTERATIONS FOR:  
**MIGHTY LION EXPRESS  
CAR WASH**  
259 Granville Street  
Columbus, Ohio 43230

ISSUE AND REVISION LOG		
No.	Description	Date

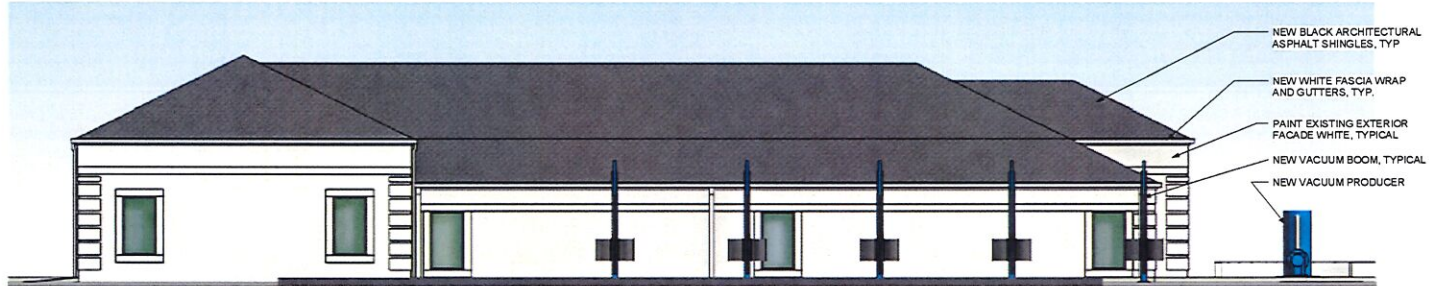
REFERENCE SITE PLAN	
Project Number	202219
Date	5/12/2022 3:23:03 PM
Drawn by	JA
Checked by	B2M

A0.1

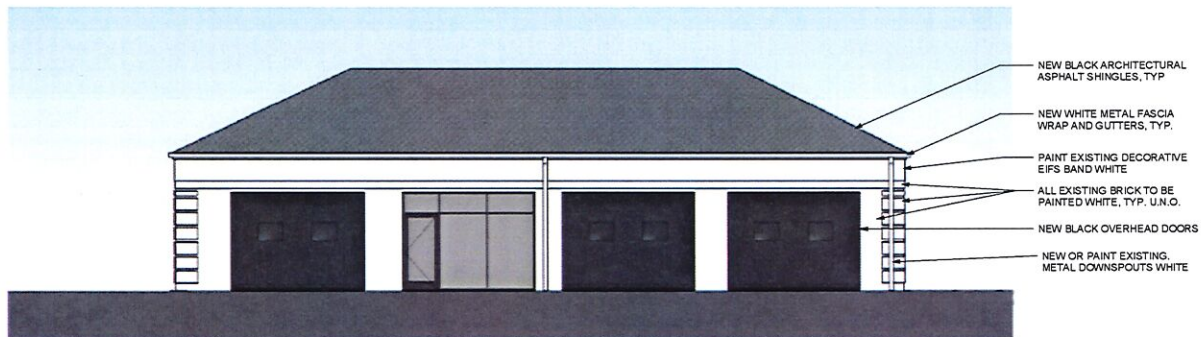




NORTH ELEVATION  
3/16" = 1'-0"



EAST ELEVATION  
3/16" = 1'-0"



SOUTH ELEVATION  
3/16" = 1'-0"

- ☒ OWNER REVIEW  
☐ BIDDING PURPOSES  
☐ PERMIT APPLICATION  
☐ FOUNDATION CONST.  
☐ SHELL CONSTRUCTION  
☐ FULL CONSTRUCTION  
☐ AS-BUILT DOCUMENTS



MAD Studio  
 1721 Willowick Road  
 Mansfield, Ohio 44907  
 667-247-0515  
 Brad@MADStudio.LLC.COM

ALTERATIONS FOR:  
**MIGHTY LION EXPRESS  
 CAR WASH**  
 259 Granville Street  
 Columbus, Ohio 43230

ISSUE AND REVISION LOG

No.	Description	Date

EXTERIOR ELEVATIONS

Project Number	202219
Date	5/12/2022 3:23:11 PM
Drawn by	TJP
Checked by	B2M

A2.1





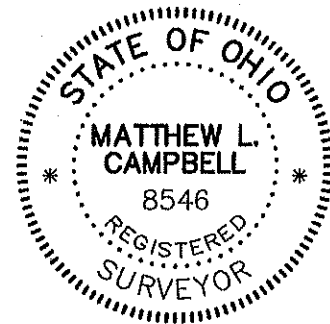
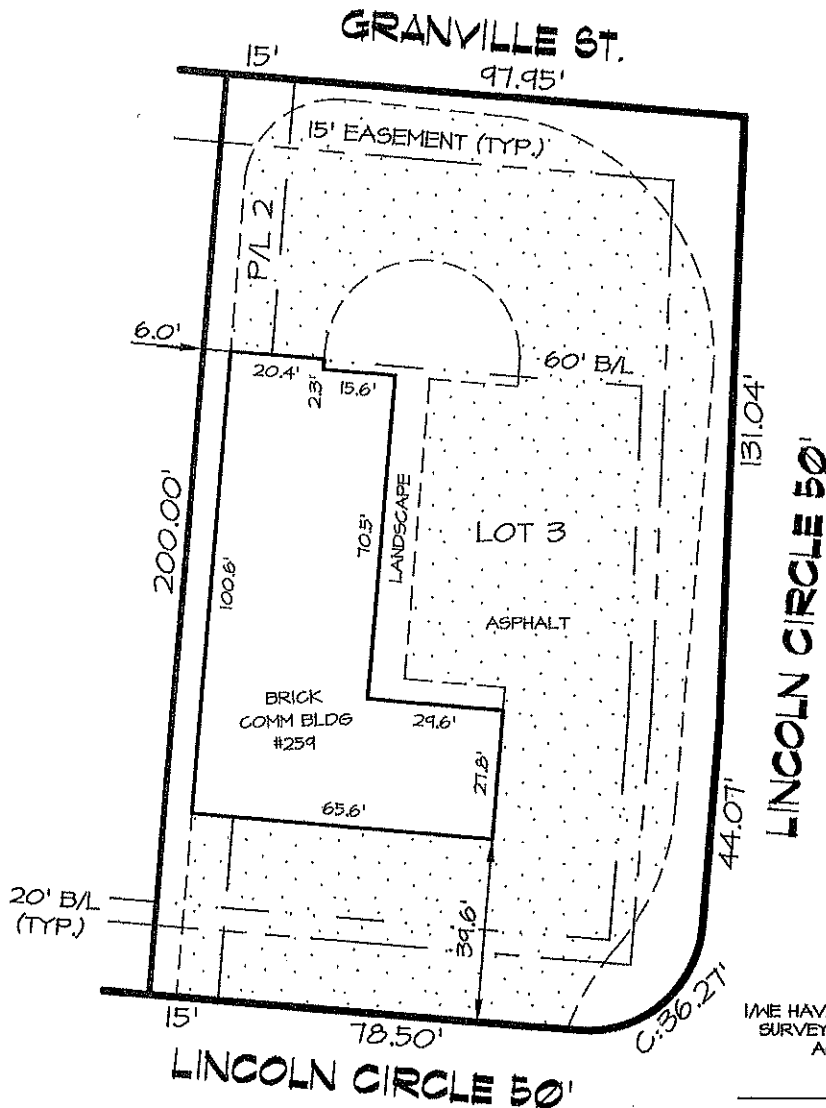




CAMPBELL &  
ASSOCIATES, INC.  
Land Surveying

614.785.9340  
Fax: 614.785.9342  
77 E Wilson Bridge Road  
Suite 205  
Worthington, OH 43085  
<http://www.campbellsurvey.com>

## Mortgage Location Survey



WE HAVE RECEIVED A COPY OF THIS  
SURVEY AND FIND THE CONDITIONS  
ACCEPTABLE TO ME/US.

BUYER/OWNER

0' 40'  
TNK  
SCALE: 1"=40'

**Street Address:**  
259 Granville St, Columbus, Ohio 43230

**New Owner:**  
JSRD Holdings LLC

**Allotment:** Gahanna Commercial Center

**Record Info:** Plat Book: 65 Page: 52

**Client Order No:** PT-21296 **Date:** November 02, 2021

**Present Owner:**  
Golden Touch All Cloth Carwash Inc.

**This is to certify to:**

Heartland Bank and/or TransCounty Title Agency LLC that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

*Matthew L. Campbell*  
Matthew L. Campbell - Reg. Surveyor No. 8546





June 1, 2022

Jsrđ Holdings LLC  
1911 Surrey Rd  
Blacklick, OH 43004-9248

RE: Project 259 Granville St Design Review/C of A

Dear Jsrđ Holdings LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

**Fire District**

1. The fire division has no objection to the Design Review and Variance requested by Mighty Lion Express Carwash.

**Parks**

2. No Comment Per Julie Predieri

**Planning**

3. Informational Comment - Application appears to be complete and consistent with code. No comments. (*Informational Comment*)

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Planning and Zoning Coordinator



## STAFF REPORT

### Request Summary

The new owners of the Golden Touch car wash propose a variety of modifications to the property at 259 Granville St. Changes include painting the building white, new roof, new pay stations, and new vacuums.

The property is zoned Community Commercial (CC). Permitted and conditional uses within CC zoning was recently modified. One of the changes was to remove car washes as a conditional use. It is no longer an allowed use. However, the property previously received conditional use approval, therefore, the car wash is a non-conforming use.

Non-conforming uses may continue to exist and operate, and some improvements are permissible. Additional buildings or increases to the building size is not permissible. This request does not propose to increase the size of the car wash, but rather make improvements to the building and site layout.

In 1990 the car wash received variance approval for reduced setbacks along Granville St and for reduced parking. The proposed modifications to the site meet the parameters of the previously approved variance, therefore no additional variances are necessary.

### Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

### Staff Comments

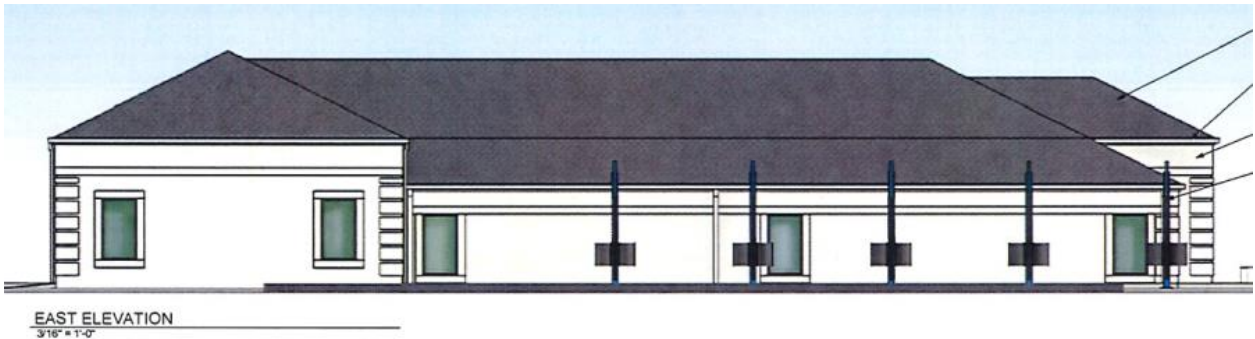
Staff recommends approval of the request as submitted. The improvements do not conflict with the non-conforming provisions of the code. The proposed changes to the exterior (white brick) are consistent with other recent Planning Commission approvals.



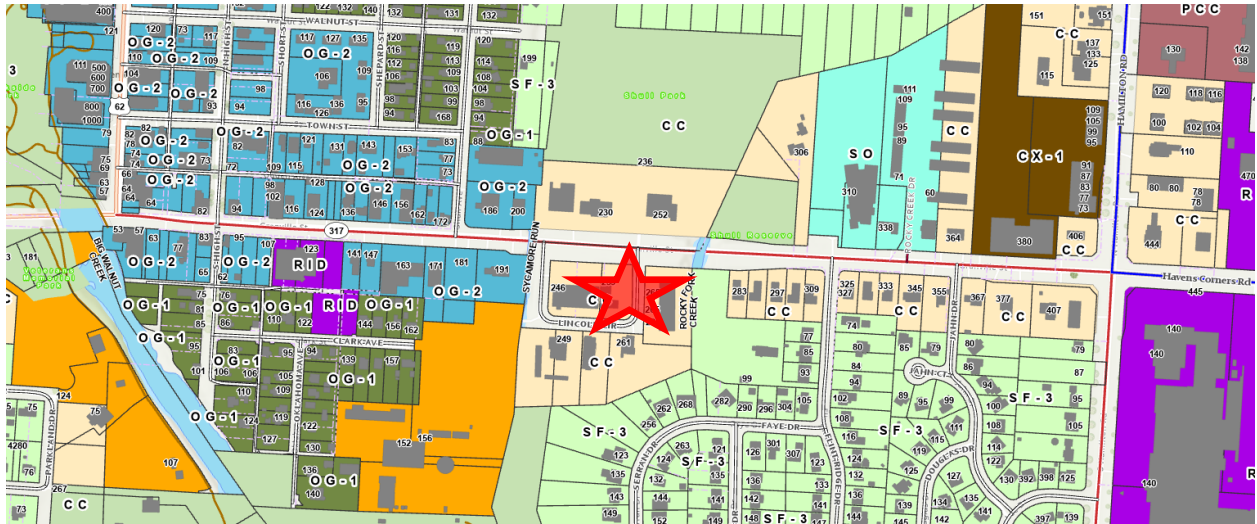
Street View



Proposed



Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Director of Planning