



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: <u>121 MILL STREET UNIT 117</u>		Project Name/Business Name (if applicable): <u>Upper Cup Coffee Co.</u>	
Parcel ID No.(s)	Current Zoning: <u>OG-2</u>	Total Acreage: <u>N/A</u>	
Please check all that apply:			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	SIGNAGE <input checked="" type="checkbox"/>
DEMOLITION <input type="checkbox"/>			
Additional Information (if applicable): 			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): <u>Micael Habte</u>		Address: <u>48 N 22nd Street 43203</u>	
E-Mail: <u>habte@theuppercup.com</u>		Phone No. <u>614-370-7706</u>	
ATTORNEY/AGENT INFORMATION			
Name:		Address:	
E-Mail:		Phone No.	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: -Developer: -Architect:		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant)		Contact Information (phone no./email): <u>Paul Bloomfield 614-255-4375</u> <u>PBLOOMFIELD@KRGEE.COM</u>	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

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: [Signature]

Date: 12-8-16

Zoning File No. 16120009

PC Meeting Date: Jan 11, 2017

PC File No. DR-0001-2017

RECEIVED: Ming

DATE: 12-8-16

PAID: 50.00

DATE: 12/8/16

CHECK#: 1332

INTERNAL USE ONLY

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code <u>Section 1197</u> and/or <u>1165</u> -signage (visit www.municode.com)				
	2. Pre-application conference with staff	✓		✓	
✓	3. Materials List (see page 4) – does not apply to demolition applicants	✓		✓	
✓	4. Application & all supporting documents submitted in digital format	✓		✓	
✓	5. Application & all supporting documents submitted in hardcopy format	✓		✓	
	6. Authorization Consent Form Complete & Notarized (see page 6)	✓	✓	✓	
	PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS				
	NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")				
SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS					
GENERAL REQUIREMENTS					
	1. One 24x36 & One 11x17 prints of the plans				
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)				
	3. A list of all samples to include color names & PMS numbers (required for all exterior materials) – please bring samples to meeting(s)				
	4. Application fee (New - \$50 + \$.01 per sq. foot; Amended - \$25 + .01 per sq. foot)				
	5. Color rendering(s) of the project in plan/perspective/or elevation				
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
N/A	1. <u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address)		✓		N/A
	- All property & street pavement lines		✓		
	- Gross area of tract stated in square feet		✓		
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)		✓		
	- Location of all existing and proposed buildings on the site		✓		
	- Location of all existing (to remain) & proposed lighting standards		✓		
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code <u>Section 1163</u>)		✓		
	- Provide lot coverage breakdown of building & paved surface areas		✓		
N/A	2. <u>LANDSCAPE PLAN</u> (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		✓		
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)		✓		
	- Designation of required buffer screens (if any) between parking area & adjacent property		✓		
	- Interior landscaping breakdown for paved surface (see Gahanna Code <u>Section 1163</u>)		✓		
✓	3. <u>ELEVATIONS</u> from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)	✓		✓	
	- Exterior materials identified		✓		
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior		✓		
N/A	4. <u>LIGHTING STANDARD DRAWING</u> that includes the following: (scaled drawing)		✓		
	- All sizing specifications		✓		
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)		✓		

CONTINUE TO PAGE 3



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	- Materials, colors, & manufacturer's cut sheet				
	- Ground or wall anchorage details				
	5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION: - Scale model - Section profiles - Perspective drawing				
SIGNAGE REQUIREMENTS					
GENERAL REQUIREMENTS					
	1. A list of all samples to include color names & PMS numbers (required for all exterior materials)				
	2. Application fee (One-Tenant - \$35; Multi-Tenant - \$50)				
FREE-STANDING GROUND SIGN REQUIREMENTS					
	1. <u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address)				
	- All property and pavement lines				
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)				
	- Location of existing and proposed landscaping (refer to Gahanna Section 1165.08)				
	- Location & height of all existing (to remain) & proposed signs on the site. Show required setbacks for sign from property lines.				
WALL SIGN REQUIREMENTS					
	1. <u>SIGN DRAWING</u> that includes the following: (include scaled drawing of each face)				
	- All size specifications, including the size of letters & graphics				
	- Description of sign and frame materials & colors				
	- Wall anchorage details (anchorage must be interior to the sign or camouflaged)				
	2. <u>ELEVATIONS</u> (to scale, of the entire wall of the building to which the sign is to be fixed, correctly locating the sign)				
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS					
	7. 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				
	8. Application fee (New - \$50 + \$.01 per sq. foot; Amended - \$25 + .01 per sq. foot)				



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MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspout			
Lighting			
Roofing			
Siding			
Signs			
Stucco			
Trim			
Windows			

other SHERMAN WILLIAMS SKY Fall SW 9049
other SHERMAN WILLIAMS SLATE TILE SW 7624

INTERNAL USE ONLY

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- ☒ Forwarded to the City of Gahanna Planning Commission for consideration.
☐ Forwarded to Administration for consideration (one-tenant signage applications).

Planning & Zoning Administrator Signature: _____

Bonnie Haro

Date: _____

12/13/16

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE ONLY

Planning & Zoning Administrator Signature: _____

Date: _____

Chief Building Official Signature: _____

Date: _____

Director of Public Service Signature: _____

Date: _____

City Engineer Signature: _____

Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, _____, the owner of the subject property listed on this application, hereby authorize _____ to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: _____ Date: _____

AUTHORIZATION TO VISIT THE PROPERTY

I, _____, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

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: _____

AGREEMENT TO COMPLY AS APPROVED

I, MICHAEL HART, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Contractor/Applicant Signature: [Signature] Date: 12-12-16

Subscribed and sworn to before me on this 12 day of December, 2016

State of Ohio County of Franklin

Notary Public Signature: Fredena L. Williams



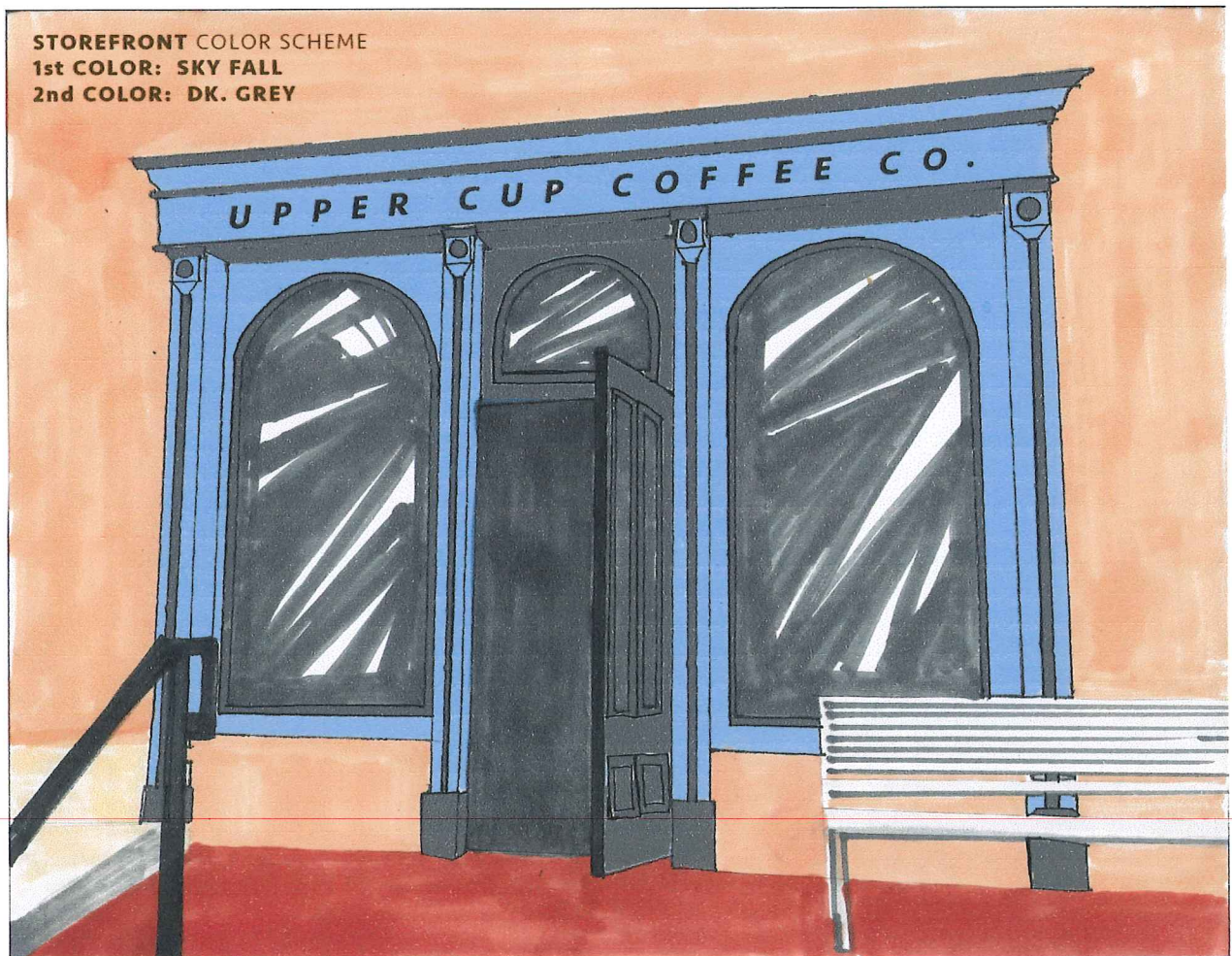
Fredena L. Williams
Notary Public, State of Ohio
My Commission Expires 06-28-2017

SAVE APPLICATION

STOREFRONT COLOR SCHEME

1st COLOR: SKY FALL

2nd COLOR: DK. GREY







SW 7624
Slate Tile

233-C6

SW 9049
Sky Fall

168-C3



Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Zoning Plan Review Response

Applicant **Upper Cup Coffee**
121 Mill Street, Suite 117
Gahanna, OH 43230

The Fire Division is ok with the Zoning on the occupancy. We are currently reviewing plans on the business and are awaiting addition information on the cooking hood for the business.

December 20, 2016

Date

A handwritten signature in black ink, appearing to read "Steve Welsh", written over a horizontal line.

Steve Welsh, Captain, Fire Marshal

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 121 Mill St

Project Name/Business Name: Upper Cup

SUBMITTED BY:

Name: Michael Blackford **Title:** Deputy Director

Department: Planning and Development

The project site is located within Olde Gahanna, as such, the project is subject to the Olde Gahanna Vision Plan and the Olde Gahanna Design Guidelines. The scope of the project is limited to painting a small portion of the overall façade and entryway. Few, if any, objectives and recommendations of the Plans are relevant to this request. The Design Guidelines do provide guidance for exterior paint colors. Paint colors equivalent to historic colors from a variety of collections are encouraged.

The proposed colors are similar to colors found within the Historic Color Collection by Benjamin Moore Paints.

Marlboro Blue
HC-153

Knoxville Gray
HC-160

It is Planning and Development staff's opinion that the request is consistent with the applicable portions of the Olde Gahanna Design Guidelines.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 121 Mill Street

Project Name/Business Name: Upper Cup Coffee Co.

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant seeks approval to change the exterior paint color of this storefront at Creekside from the originally approved black to Sky Fall and Dark Grey. This color change has already been effected. It is a departure from the originally approved palette, and should have been reviewed prior to execution.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME"
to: T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 121 Mill Street

Project Name/Business Name: Upper Cup Coffee Co.

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

We have no comments regarding this application.