

VARIANCE 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: Science Boulevard		Project Name/Business Name (if applicable): Franklin Peak	
Parcel ID No(s): 025-006469, 025-013668, 027-000114	Current Zoning: OCT	Total Acreage: 4.39 AC	
Description of Variance Requested: Chapter 1197.09 Design Review District Standards - Requested variance to use architectural metal siding as a building accent as indicated in the proposed building elevations. 785 Science Boulevard, Limited Overlay Text 7.B.2 - Requested variance to allow dumpster enclosure for Brewery on front of lot.			
STAFF USE ONLY – Code Section(s) & Description of Variance: CH 1167.18(c)(1) - Dumpster location Ordinance 107 - 2015 (Section 5.A.1.a) - Office use building materials			
APPLICANT Name (primary contact) -do not use a business name: Tom Warner		Applicant Address: 422 Beecher Road, Gahanna, OH 43230	
Applicant E-mail: twarner@advancedcivildesign.com		Applicant Phone No.: 614.428.7750	
BUSINESS Name (if applicable): Advanced Civil Design			
ATTORNEY/AGENT Name: Wil Schulze		Attorney/Agent Address: 690 Taylor Road, Gahanna, OH 43230	
Attorney/Agent E-Mail: wil.schulze@ijus.net		Attorney/Agent Phone No.: 614.335.6223	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor		Contact Information (phone no./email):	
Developer Wil Schulze		614.335.6223/wil.schulze@ijus.net	
Architect Mark Ford		614.488.6252/mford@fordarchitects.com	
PROPERTY OWNER Name: (if different from Applicant) City of Gahanna (Anthony Jones)		Property Owner Contact Information (phone no./email): 614.342.4015/anthony.jones@gahann.gov	

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

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: 04/02/2018
THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. _____
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 4-4-18

PAID: 300.00
DATE: 4-4-18
CHECK#: 1002

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

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

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1131 (visit www.municode.com) (Sign Variances, refer to Section 1165.12 ; Fence Variances, 1171.05 ; Flood Plain Variances, 1191.18)	✓			
	2. Pre-application conference with staff	✓			
	3. Survey of property certified by a registered surveyor (11"x17" copy)	✓			
	4. List of contiguous property owners & their mailing address	✓			
	5. Pre-printed mailing labels for all contiguous property owners	✓			
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	✓ ✓ ✓			
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)	✓			
	8. Application & all supporting documents submitted in digital format	✓			
	9. Application & all supporting documents submitted in hardcopy format	✓			
	10. Authorization Consent Form Complete & Notarized (see page 3)	✓			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

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.

☐ Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: _____

Date: 4/16/15

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 & notarized.

I, Anthony Jones, the owner or authorized owner's representative 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: 3/6/18

AUTHORIZATION TO VISIT THE PROPERTY

I, Anthony Jones, the owner or authorized owner's representative 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: 3/6/18

NOTARY

Subscribed and sworn to before me on this 6th day of MARCH, 2018.

State of Ohio County of Franklin

Notary Public Signature: 



SHARON R. PATTERSON
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
AUGUST 13, 2022

AGREEMENT TO COMPLY AS APPROVED

I, Thomas M. Warner, the 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.

Applicant Signature:  Date: 3/12/18

NOTARY

Subscribed and sworn to before me on this 12th day of March, 2018

State of Ohio County of Franklin

Notary Public Signature: 



TYLER P. CULLINAN
Notary Public, State of Ohio
My Commission Expires 10-10-21

Contiguous Property Owners to Hamilton Commerce Center

City of Gahanna
200 S. Hamilton Rd
Gahanna, OH 43230

Central Ohio Community
Improvement Corp.
PO Box 6355
Columbus, OH 43206

Depot Golf Center LLC
919 Old Henderson Rd
Columbus, OH 43220

Wesney Building One LLC
995 Safin Rd
Columbus, OH 43204

Prestige Worldwide
Investments LLC
790 Science Boulevard
Gahanna, OH 43230

Gahanna-Jefferson School Board
785 Science Blvd
Columbus, OH 43230

Value Recovery Group II
919 Old Henderson Rd
Columbus, OH 43220

VARIANCE STATEMENT

Date: 04/02/2018
Re: Franklin Peak
Attn: Michael Blackford
From: Gayle Zimmerman (Ford & Associates Architects) and Chad Nickell
(Advanced Civil Design)

Item 1

Chapter 1197.09: Design Review District Standards indicates the use of metal siding is prohibited on the primary façade and shall not exceed more than 25 percent of the rear and side facades. We request a variance to use high quality exterior architectural metal panel as shown on the proposed elevations as an architectural element providing separation between the brick veneer office portion to the vertical exit enclosures and roof terrace. The use of the material will not adversely affect the health and safety of any building occupant / guest.

Item 2

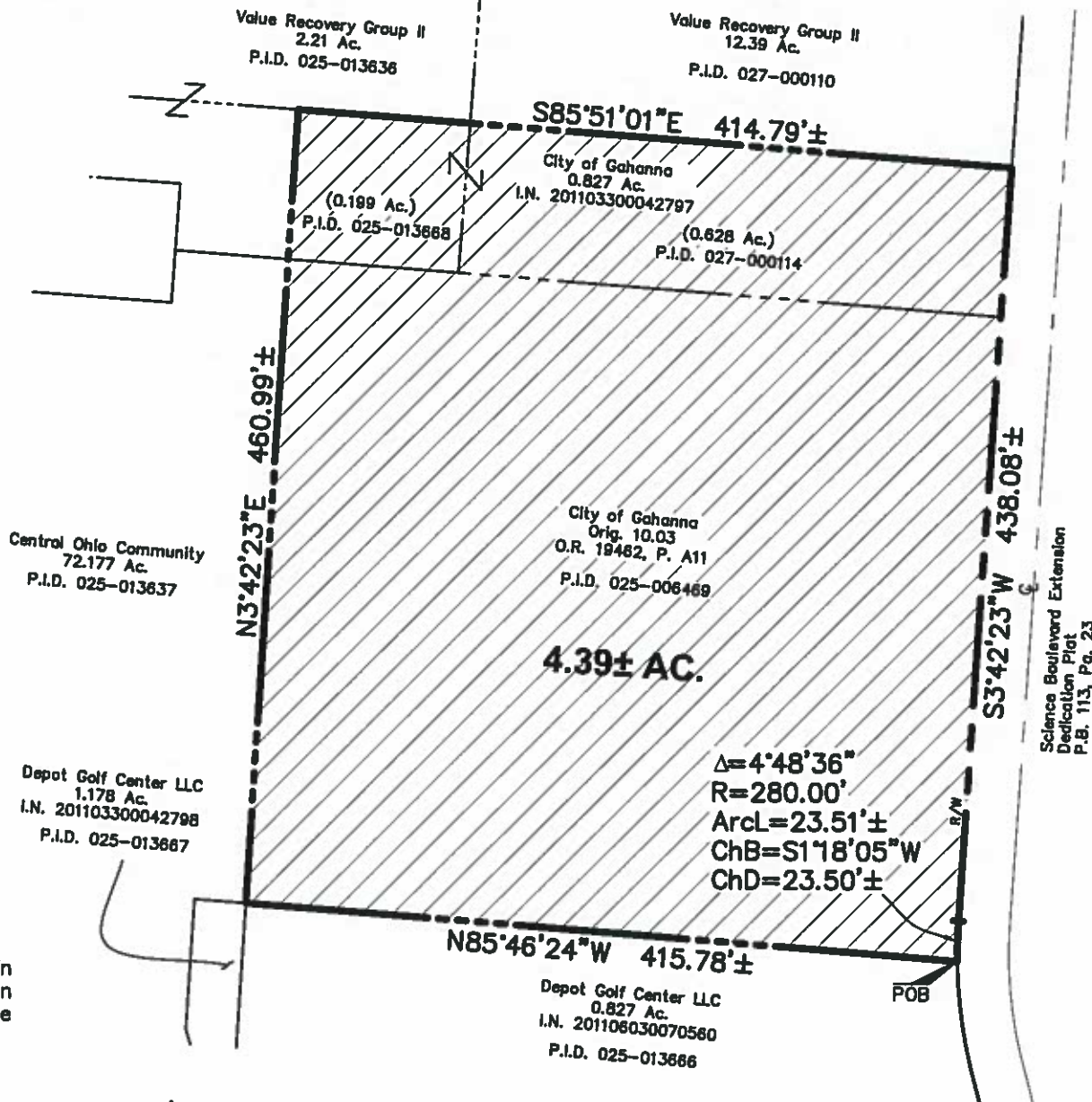
785 Science Boulevard, Limited Overlay Text (L-OCT): Overlay Test indicates Outdoor Storage Areas (dumpster enclosures) shall place toward the rear of the lot. We request a variance for placement of the dumpster enclosure for the Brewery to be placed toward the front of the lot. Reason being the patio is at the rear of the building where the best views on the site are; with the dumpster enclosure towards the rear of the lot these views would be obstructed. The placement of the dumpster enclosure will not adversely affect the health and safety of any building occupant / guest.

Zoning Variance Exhibit

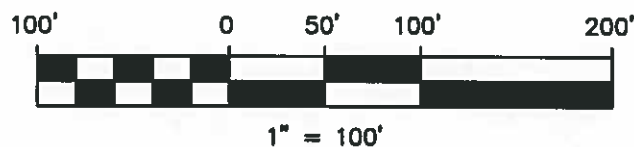
City of Gahanna, Franklin County, Ohio
Part of Lot 23, Quarter Township 3,
Township 1, Range 16,
United States Military Lands



Handwritten signature and date: 4/2/18



This drawing is based on Franklin County GIS and existing Franklin County records and is not to be used for the transfer of land.



DRAWN BY: BCK	JOB NO.: 17-0001-864
DATE: 4/2/2018	CHECKED BY: DRB

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Zoning Description
4.39+/- Acre
South of Tech Center Drive
West of Science Boulevard Extension
-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of Lot 23, Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of an Original 10.03 acre tract of land (all of P.I.D. 025-006469) as conveyed to the City of Gahanna of record in Official Record 19462, Page A11 and all of that 0.827 acre tract of land (all of P.I.D. 025-013668 and all of P.I.D. 027-000114) also conveyed to the City of Gahanna of record in Instrument No. 201103300042797;

Beginning at the southeasterly corner of a remainder piece of said Original 10.03 acre tract, said corner also being the northeasterly corner of that 0.827 acre tract of land as conveyed to Depot Golf Center LLC of record in Instrument No. 201106030070560 and being in the westerly right-of-way line of Science Boulevard Extension as dedicated in Plat Book 113, Page 23;

Thence **N 85° 46' 24" W**, with the southerly line of the remainder of said Original 10.03 acre tract and the northerly line of said 0.827 acre Depot Golf tract (P.I.D. 025-013666), **415.78+/- feet** to a common corner thereof, said corner also being a northeasterly corner of that 1.178 acre tract of land as conveyed to Depot Golf Center LLC (025-013666) and a southeasterly corner of that 72.177 acre tract of land as conveyed to Central Ohio Community (P.I.D. 025-013637);

Thence **N 03° 42' 23" E**, with the westerly line of the remainder of said Original 10.03 acre tract and the easterly line of said 72.177 acre tract, **460.99+/- feet** to a northwesterly corner of said 0.827 acre City of Gahanna tract (P.I.D. 025-013668), said corner being in the southerly line of that 2.21 acre tract of land as conveyed to Value Recovery Group II (P.I.D. 025-013636);

Thence **S 85° 51' 01" E**, with the northerly line of said 0.827 acre City of Gahanna tract (P.I.D. 025-013668 and P.I.D. 027-000114) and with the southerly lines of said 2.21 acre tract (P.I.D. 025-0136360) and that 12.39 acre tract of land as conveyed to Value Recovery Group II (P.I.D. 027-000110), **414.79+/- feet** to the northeasterly corner of said 0.827 acre City of Gahanna tract (P.I.D. 027-000114), the southeasterly corner of said 12.39 acre tract (P.I.D. 027-000110) and in the westerly right-of-way of said Science Boulevard Extension;

Thence with the easterly lines of said 0.827 acre City of Gahanna tract and the remainder of said Original 10.03 acre tract, the following two (2) courses and distances:

S 03° 42' 23" W, 438.08+/- feet to a point of curvature;

With a curve to the left having a central angle of **04° 48' 36"** and a radius of **280.00+/- feet**, an arc length of **23.51+/- feet** and a chord bearing and distance of **S 01° 18' 05" W, 23.50+/- feet** to the **True Point of Beginning** and containing **4.39+/- acre** more or less.

The above description was prepared by Advanced Civil Design Inc. on 4/02/2018 and is based on existing County Auditor records, County Recorder records and Franklin County GIS.

All references used in this description can be found at the Recorder's Office Franklin County Ohio.

This description is not to be used in the transfer of land.



 4/2/18
ADVANCED CIVIL DESIGN INC.

NORTH
ELEVATION

OFFICE BUILDING
185 SCIENCE BOULEVARD

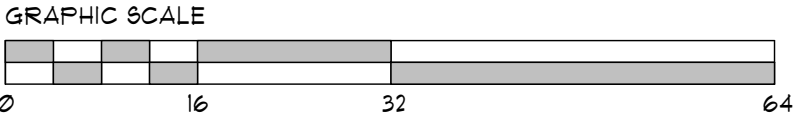
Ford & Associates

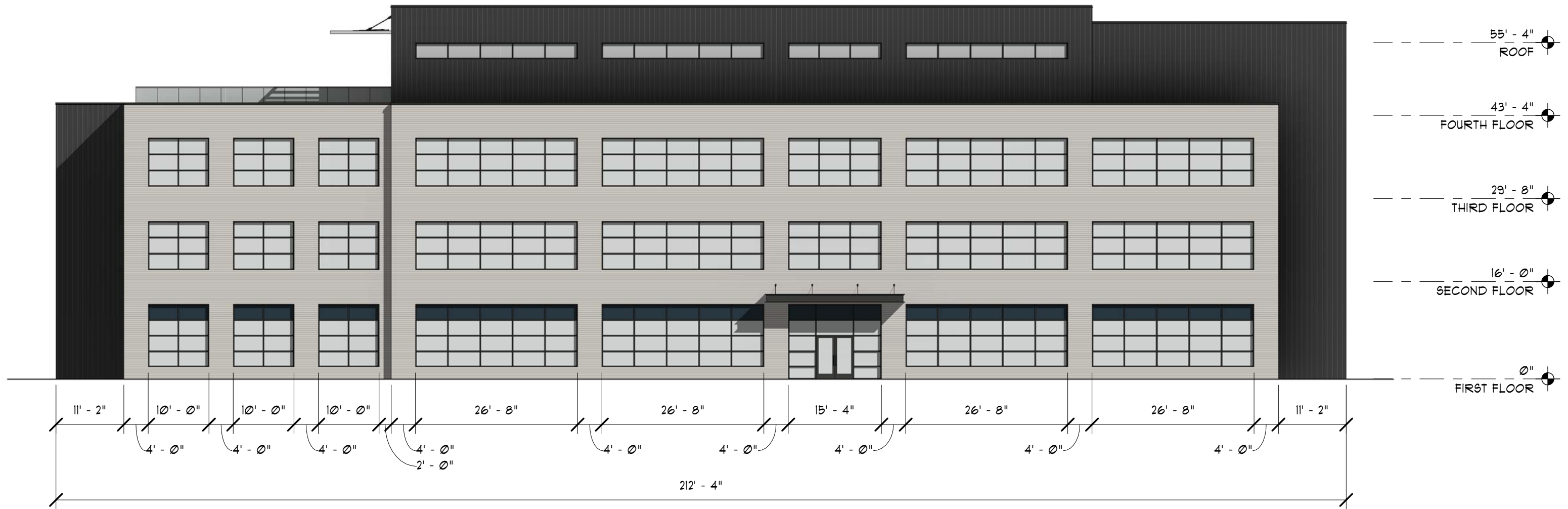
ARCHITECTS

IJUS, L.L.C.

Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230

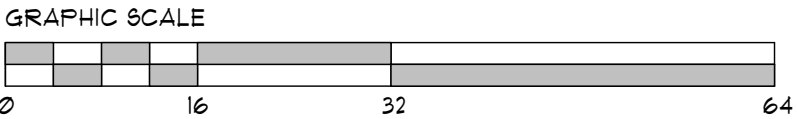
APRIL 2, 2018





**EAST
ELEVATION**

OFFICE BUILDING
185 SCIENCE BOULEVARD



Ford & Associates

ARCHITECTS

IJUS, L.L.C.

Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230

APRIL 2, 2018



SOUTH ELEVATION

OFFICE BUILDING
185 SCIENCE BOULEVARD

GRAPHIC SCALE



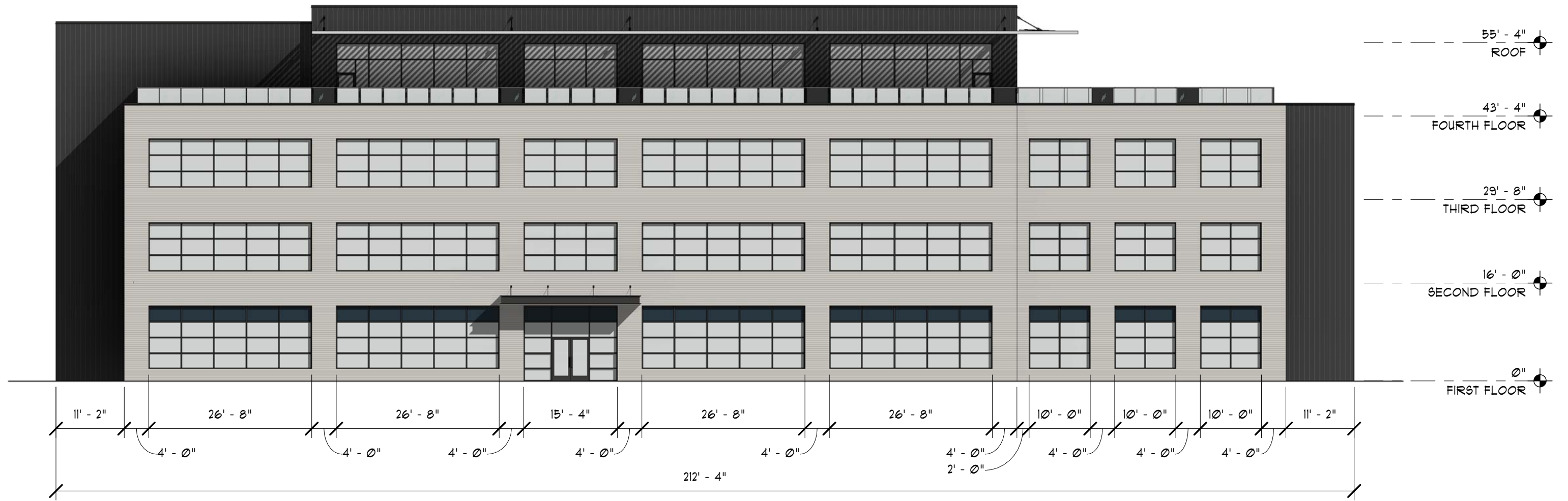
Ford & Associates

ARCHITECTS

IJUS, L.L.C.

Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230

APRIL 2, 2018

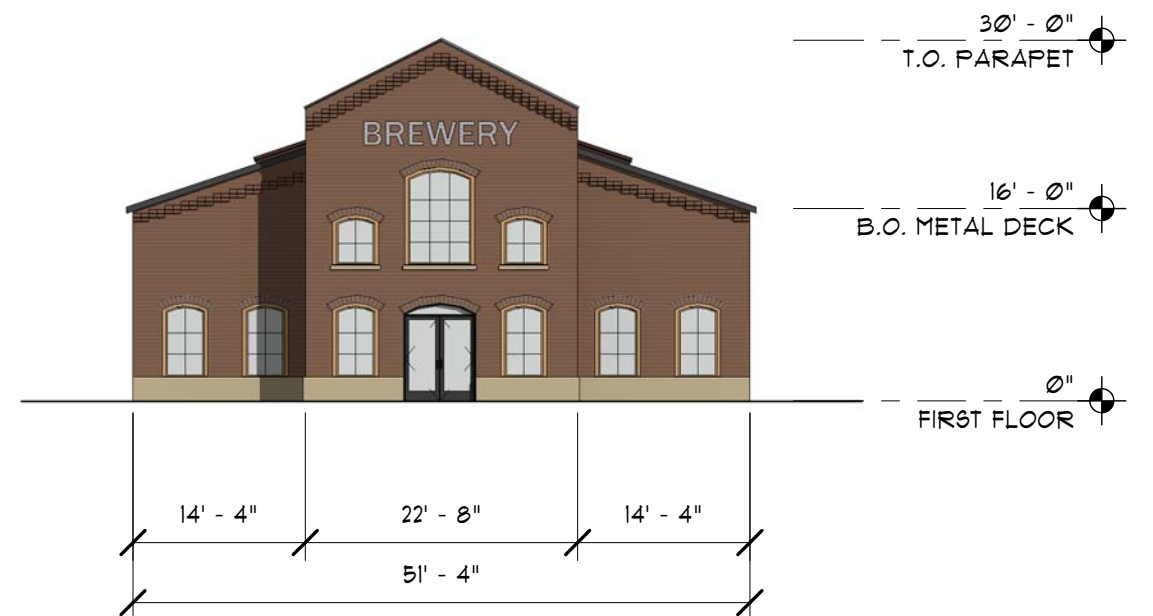
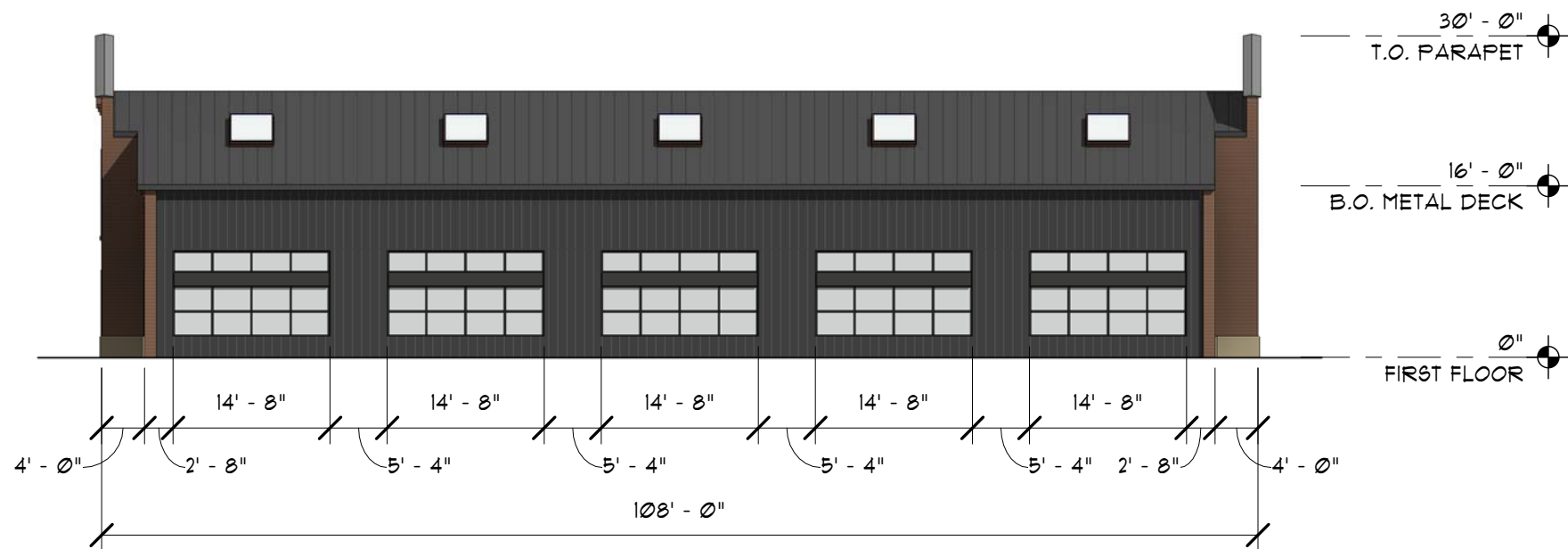


WEST ELEVATION

OFFICE BUILDING
185 SCIENCE BOULEVARD

GRAPHIC SCALE





NORTH & EAST ELEVATIONS

BREWERY
785 SCIENCE BOULEVARD

GRAPHIC SCALE



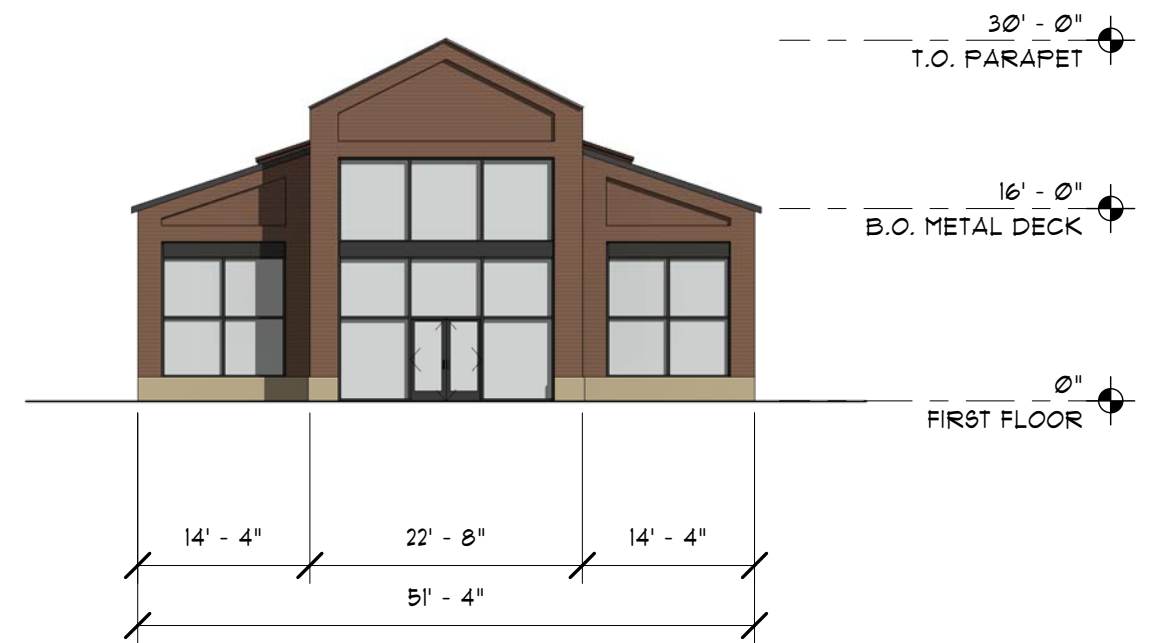
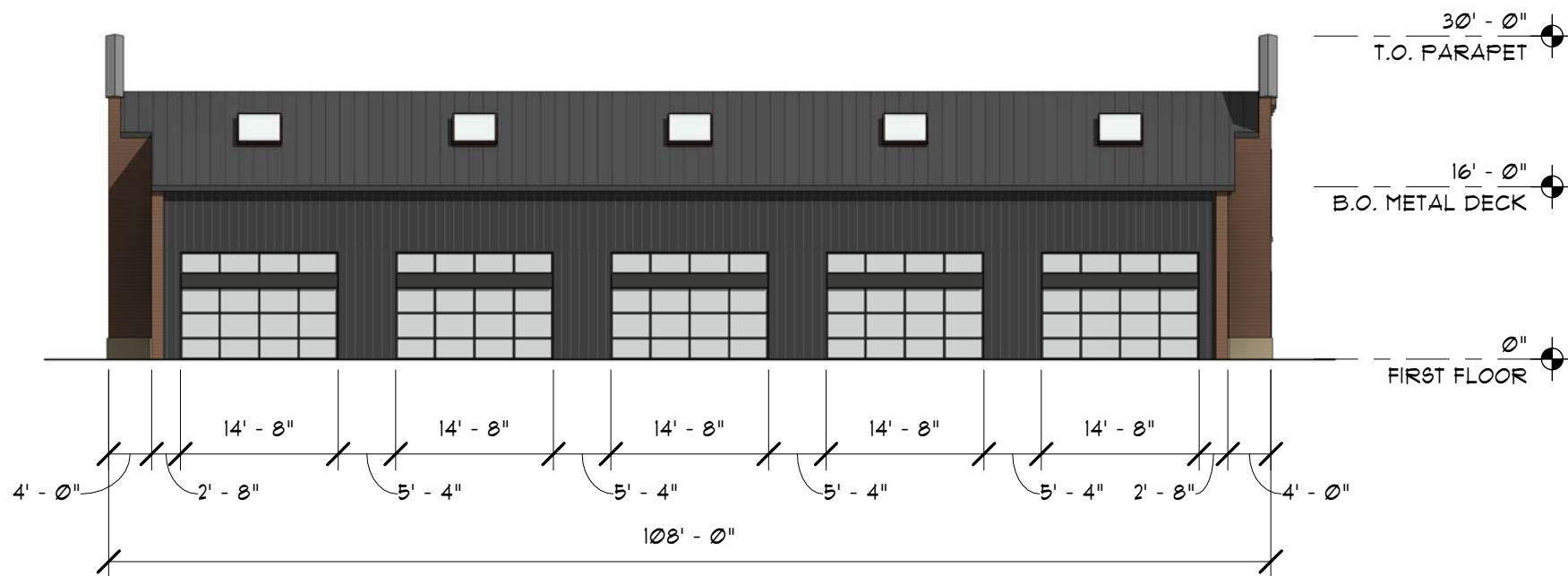
Ford & Associates

ARCHITECTS

IJUS, L.L.C.

Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230

APRIL 2, 2018



SOUTH & WEST ELEVATIONS

BREWERY
785 SCIENCE BOULEVARD

GRAPHIC SCALE



Ford & Associates

ARCHITECTS

IJUS, L.L.C.

Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230

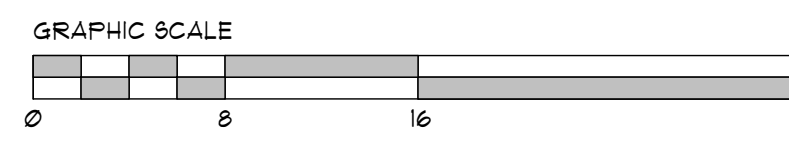
APRIL 2, 2018












This architectural elevation drawing shows a building facade with a central entrance and multiple window types. The drawing includes the following labels and dimensions:

- Dimensions:**
 - 55' - 4" ROOF
 - 43' - 4" FOURTH FLOOR
 - 28' - 8" THIRD FLOOR
 - 16' - 0" SECOND FLOOR
 - 0" FIRST FLOOR
- Window and Door Types:**
 - MTL-1 E8:** Large multi-paned windows on the second and third floors.
 - W8-1 E5:** Smaller multi-paned windows on the second and third floors.
 - BRK-1 E1:** Breaker windows on the second and third floors.
 - MTL-2 E7:** Multi-paned windows on the fourth floor.
 - W8-2 E5:** Smaller multi-paned windows on the fourth floor.
 - MTL-3 E4:** Multi-paned windows on the roof.
 - R8-1 E9:** Roof windows.
 - PT-1:** Entrance doors.

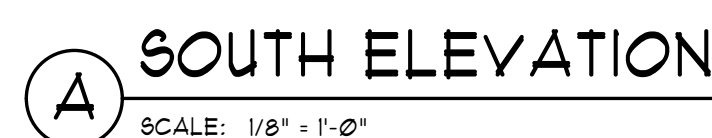
GRAPHIC SCALE



0 8 16

MARK	MANUFACTURER	DESCRIPTION	REMARKS
BRICK			
BRK-1	T.B.D.	STANDARD MODULAR BRICK VENEER	PAINT TO MATCH SW 7626 'ZURICH WHITE'
CURTAINWALL / WINDOW SYSTEM			
CUS-1	KAUNEER	PREFINISHED ALUMINUM CURTAINWALL SYSTEM	COLOR 'CHARCOAL GRAY'
WS-1	KAUNEER	PREFINISHED ALUMINUM STOREFRONT SYSTEM	COLOR 'CHARCOAL GRAY'
WS-2	NANAWALL	FOLDING GLASS WALL SYSTEM	COLOR TO MATCH STOREFRONT
PAINT			
PT-1	SHERWIN WILLIAMS	SEMI-GLOSS PAINT(LOW VOC)	SW 7069 'IRON ORE'
PREFINISHED METAL			
MTL-1	DIMENSIONAL METALS, INC.	PREFINISHED METAL PANELS	COLOR 'CHARCOAL'
MTL-2	DIMENSIONAL METALS, INC.	PREFINISHED METAL COPING	COLOR 'CHARCOAL'
MTL-3	ALTIMATE PERGOLA	PREFINISHED ALUMINUM LOUVERED ROOF SYSTEM	COLOR TO MATCH DM 'CHARCOAL'
RAILING SYSTEM			
R-1	C.R. LAURENCE	GR5 GLASS RAILING SYSTEM	CLEAR GLASS w/ BRUSHED STAINLESS STEEL RAIL CAP

ZA-2.1



E1	MODULAR BRICK VENEER FIELD (RUNNING BOND).	E6	REFINISHING 2 1/2" X 6" CURTAINWALL SYSTEM w/ INSULATED GLAZING.
E2	REFINISHING CONTINUOUS METAL (24 GA) CORNING FLASHING.	E7	ALUMINUM MEDIUM STYLE ENTRANCE DOOR(S) w/ INSULATED TEMPERED CLEAR GLASS.
E3	STEEL FRAME CANOPY STRUCTURE w/ ADJUSTABLE Tie-ROD HANGERS.	E8	REFINISHING METAL SIDING.
E4	ALUMINUM FRAMED ADJUSTABLE LOUVER ROOF SYSTEM.	E9	MONOLITHIC GLASS RAILING SYSTEM w/ 5/8" CLEAR TEMPERED GLASS AND BRUSHED STAINLESS STEEL TUBING.
E5	REFINISHING 2" x 4 1/2" ALUMINUM WINDOW SYSTEM w/ INSULATED GLAZING.	E10	REFINISHING NANAWALL FOLDING GLASS WALL SYSTEM.

MARK	MANUFACTURER	DESCRIPTION	REMARKS
BRICK			
BRK-1	T.B.D.	STANDARD MODULAR BRICK VENEER	PAINT TO MATCH SW 7626 'ZURICH WHITE'
CURTAINWALL / WINDOW SYSTEM			
CUS-1	KAUNEER	PREFINISHED ALUMINUM CURTAINWALL SYSTEM	COLOR 'CHARCOAL GRAY'
WS-1	KAUNEER	PREFINISHED ALUMINUM STOREFRONT SYSTEM	COLOR 'CHARCOAL GRAY'
WS-2	NANA WALL	FOLDING GLASS WALL SYSTEM	COLOR TO MATCH STOREFRONT
PAINT			
PT-1	SHERWIN WILLIAMS	SEMI-GLOSS PAINT(LOW VOC)	SW 1069 'IRON ORE'
REFINISHED METAL			
MTL-1	DIMENSIONAL METALS, INC.	REFINISHED METAL PANELS	COLOR 'CHARCOAL'
MTL-2	DIMENSIONAL METALS, INC.	REFINISHED METAL COPING	COLOR 'CHARCOAL'
MTL-3	ALTIMATE PERGOLA	REFINISHED ALUMINUM LOUVERED ROOF SYSTEM	COLOR TO MATCH DM 'CHARCOAL'
RAILING SYSTEM			
R-1	C.R. LAURENCE	GR5 GLASS RAILING SYSTEM	CLEAR GLASS w/ BRUSHED STAINLESS STEEL RAIL CAP

1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

ARCHITECTS

IJUS, L.L.C.
Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230

IJUS, L.L.C.
690 Taylor Road, Suite #100, Columbus, Ohio 43230

Copyright 2018. All Drawings are and shall remain the property of Ford & Associates Architects, Inc. and may not be used, duplicated, or altered without the written consent of the Architect.

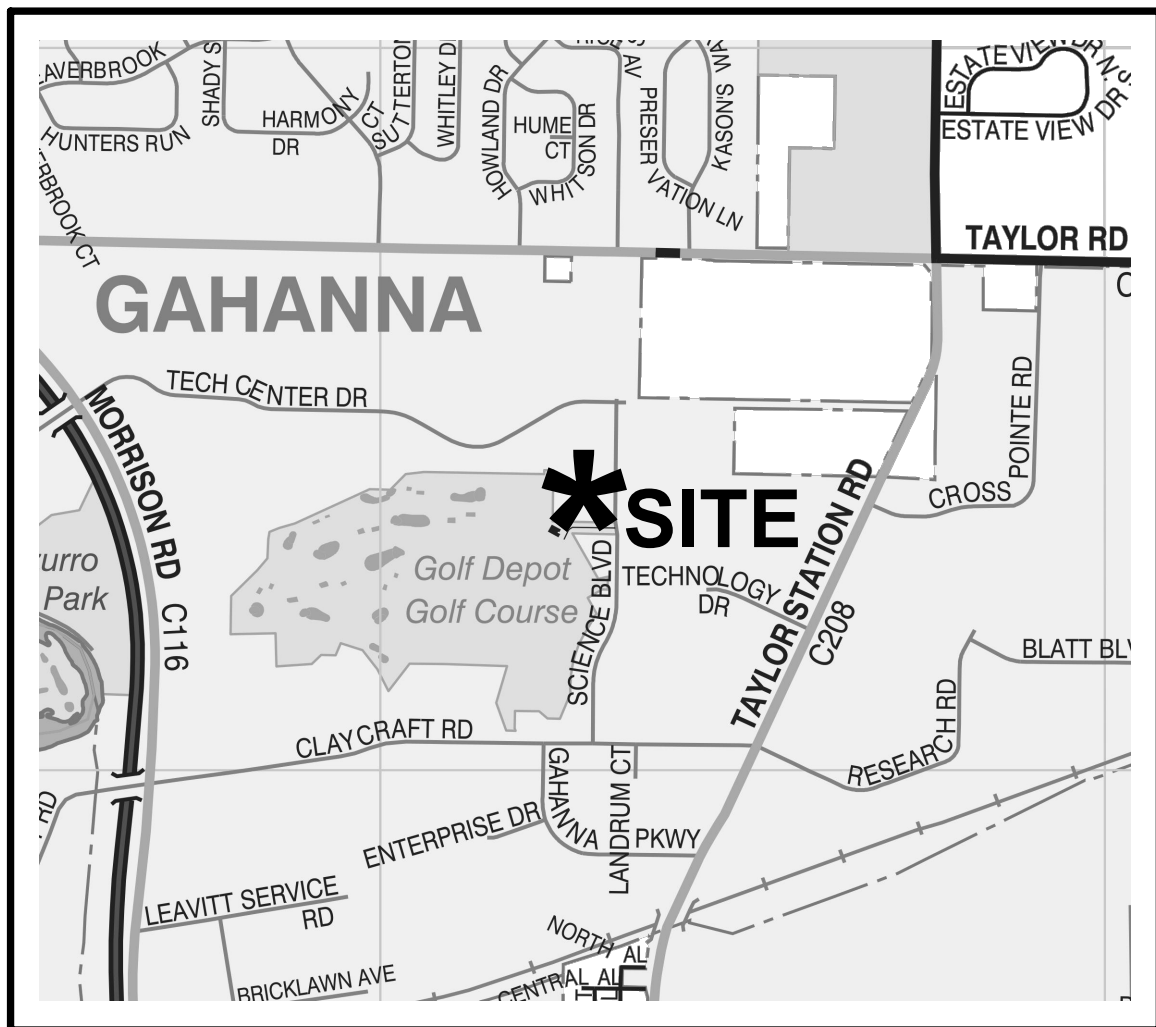
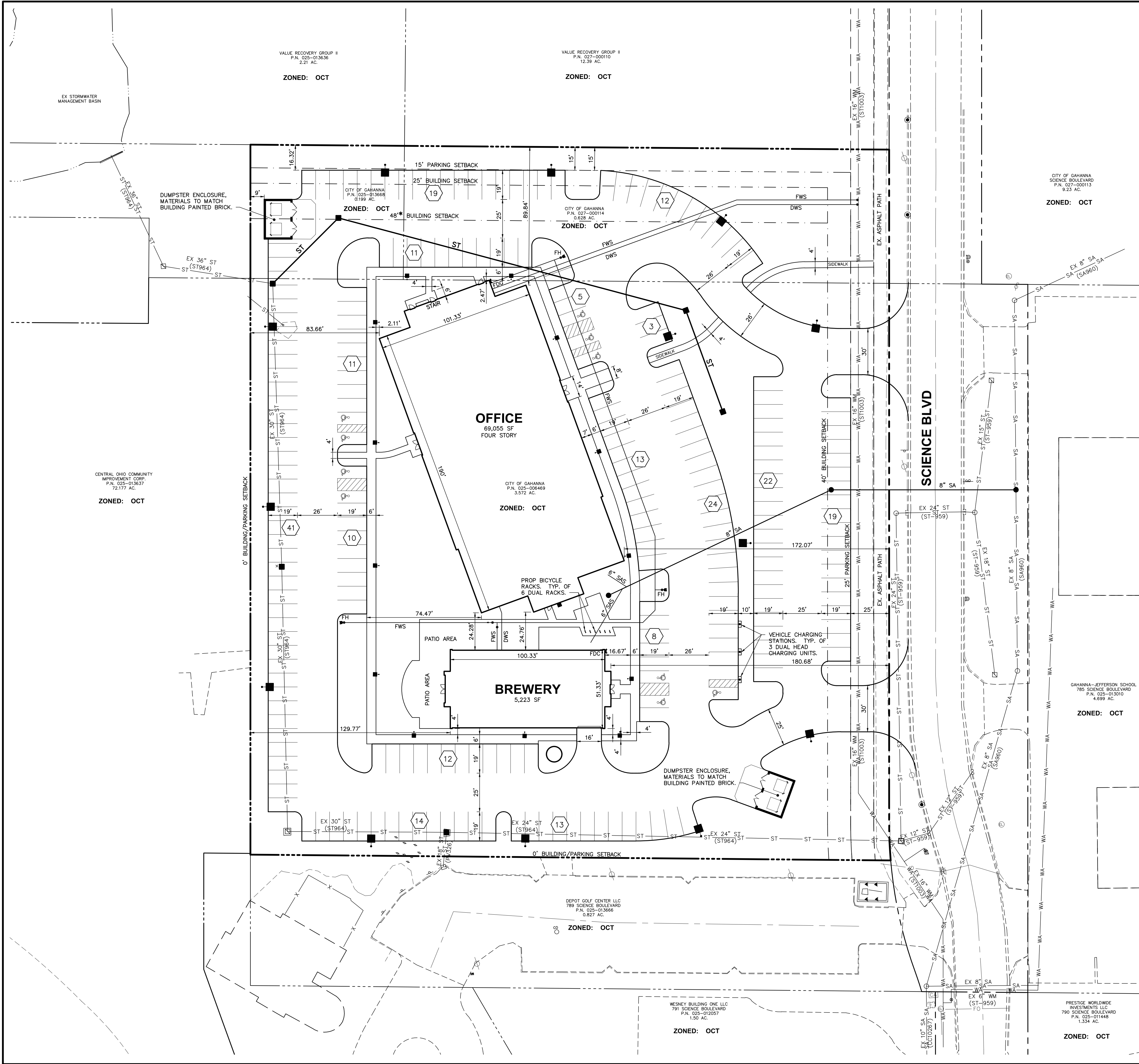
[illegible]

OFFICE BUILDING EXTERIOR ELEVATIONS

FAA #18008.00

IJUS, L.L.C.

ZA-2.2



NO SCALE

DEVELOPER

FRANKLIN PEAK LLC

690 TAYLOR ROAD
GAHANNA, OHIO 43230

ARCHITECT

FORD & ASSOCIATES ARCHITECTS, INC.

1500 WEST FIRST AVENUE
COLUMBUS, OH 43212

ENGINEER/SURVEYOR

ADVANCED CIVIL DESIGN, INC.

422 BEECHER ROAD
GAHANNA, OH 43230

LANDSCAPE ARCHITECT

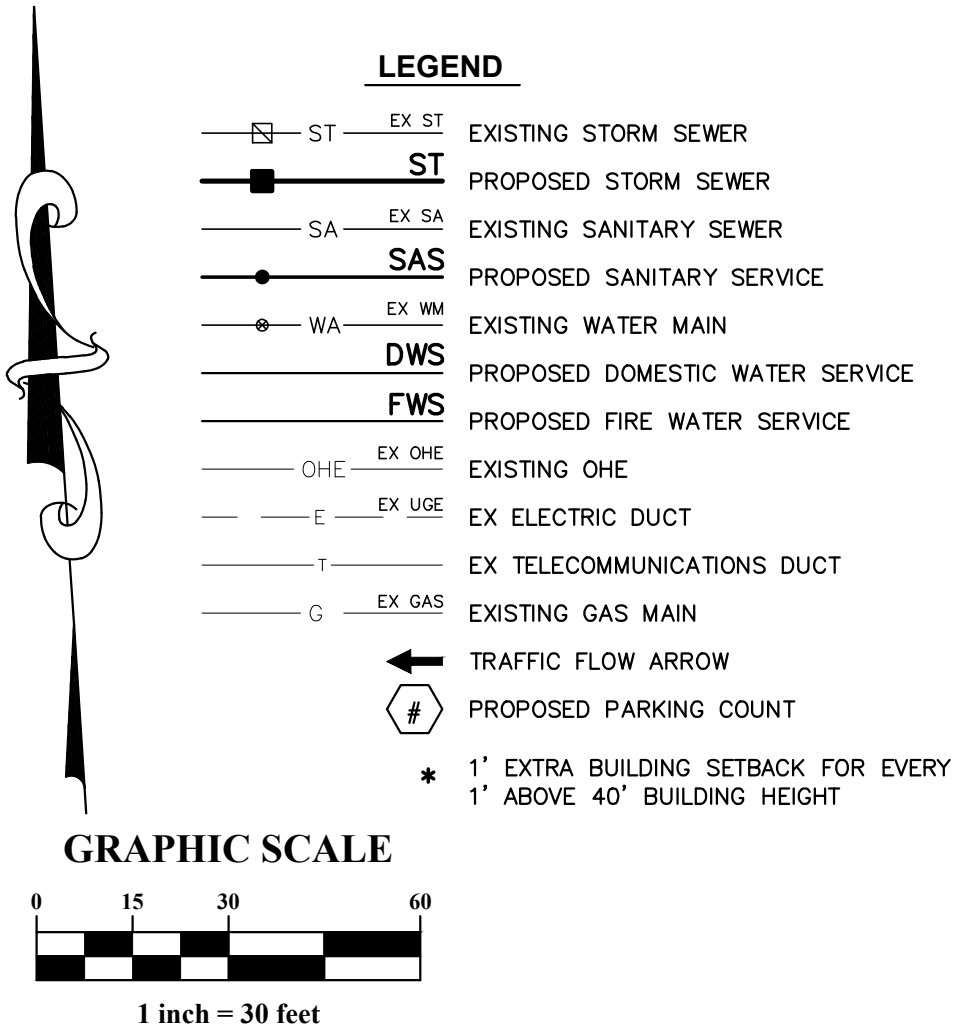
FARIS PLANNING & DESIGN, LLC

2423 N 5TH STREET #401
COLUMBUS, OH 43215

SITE STATISTICS

PROPOSED.....	OFFICE DEVELOPMENT
ADDRESS	SCIENCE BLVD
PARCEL #.....	025-006469, 025-013668 & 027-000114
EXISTING ZONING.....	OCT
PROPOSED ZONING.....	OCT
TOTAL SITE AREA.....	4.39 ACRES (191,228 SF)
MAX LOT COVERAGE AREA (80%).....	152,983 SF
BUILDING AREA.....	25,381 SF
PAVEMENT AREA.....	89,066 SF
DUMPSTER AREA.....	1,700 SF
WALK AND PATIO AREA.....	10,038 SF
LOT COVERAGE AREA.....	126,185 SF (66%)
MAX BUILDING HEIGHT	62'-10" (OFFICE) 30'-0" (BREWERY)
REQUIRED PARKING (1/350 SF OF OFFICE)	198 SPACES
(1/150 SF OF BREWERY)	35 SPACES
TOTAL REQUIRED.....	233 SPACES
PROVIDED PARKING.....	237 SPACES (INCLUDE 10 ACCESSIBLE SPACES)
REQUIRED HANDICAP SPACES.....	7 SPACES
PROVIDED HANDICAP SPACES.....	10 SPACES
INTERNAL LANDSCAPE REQUIREMENTS:	
TOTAL PARKING AREA.....	89,066 SF
REQUIRED INTERNAL LANDSCAPE AREA (5%).....	4,453 SF
PROVIDED INTERNAL LANDSCAPE AREA.....	13,415 SF (15%)

THE SUBJECT PROJECT AREA LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0351K & 39049C0352K, WITH AN EFFECTIVE DATE OF 06/17/2008, IN FRANKLIN COUNTY, OHIO.





200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

April 10, 2018

Advanced Civil Design
422 Beecher Road
Gahanna, OH 43230

RE: Project Science Blvd Franklin Peak Variance

Dear Advanced Civil Design:

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

Building - Complete

1. No comments.

Fire District - Complete

2. The fire division is ok with this plan and has no comment since it is structural and the building department is the approving authority .

Community Development - Complete

3. Please be aware that the application materials indicates a variance to Chapter 1197.09 is required. The reference cited only applies to property that is zoned Olde Gahanna. This section does not apply to your variance request. However, ordinance 107-2015 does contain language which prohibits metal panels for office projects. The proper reference is to this ordinance and specifically section 5.A.1.a. Staff will provide the correct reference on the application.

Parks - Complete

4. No comment received

Public Safety - Complete

5. No comment received

Public Service & Engineering - Pending

6. No Comment per Rob Priestas

Soil & Water Conservation District - Complete

7. No Comment Received

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

Sincerely,

Kelly Wicker
Administrative Assistant



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to develop 4.3 acres of City owned land in Central Park with two buildings and associated parking. There will be a four story office building totaling 69,000 square feet and a 5,200 square foot brewery.

The property is zoned Office, Commerce, and Technology (OCT) with an overlay. The overlay differs from the zoning code in that it is generally more restrictive regarding uses, building materials, landscaping, etc. The requested uses are permissible and the project is largely consistent with the provisions found within the overlay. Exceptions to this are related to the location of the dumpster and the request for metal panels. A variance has been requested to these provisions.

The property is not located within an area plan but is listed as a target site within the Economic Development Strategy. The Strategy recommends class A and B office for this site and other properties at the corner of Tech Center Drive and Science Blvd.

Target Site Architecture Recommendations



"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

Variance

Two variances are requested as part of the FDP and Design Review (DR) approval. The first variance is to the location of the dumpster. Chapter 1167.18(c)(1) requires dumpsters to be located to the rear of the main structure. The applicant wishes to locate the dumpster towards the front of the property. Staff has no objections to this request as the dumpster will be screened by materials matching the main use buildings and by a significant amount of landscaping. Additionally, staff finds that this property is unique in that the views of Columbus are unmatched. This view has created the desire to place the main buildings towards the rear of the property. Locating the main buildings substantially off the roadway limits the amount of area where the dumpster could be located without the need for the variance.

The second variance is to the overlay standards regarding approved materials for office buildings. The overlay provides for a list of exterior materials which includes brick, stone, stucco, glass, etc. Metal panels are not included on this list. Staff is of the opinion that the overall building design exceeds the expectations of the overlay and therefore support the variance for metal panels.

An image of the building is included below. The metal panels are the dark grey portions of the office building.

Office Building (view from road)



Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
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- 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.

It is staff's opinion that the request meets the four conditions of approval and therefore recommends approval of the requested variances.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

The property is zoned OCT and therefore subject to the standards of Design Review District 4 (DRD-4). Relevant standards include the following:

- Parking areas shall accommodate employees and not degrade the appearance of the development and the general area.
- Access shall be limited in number.
- Building materials are important to protect property values but a more liberal standard should be applied to OCT.
- Large windows are encouraged.



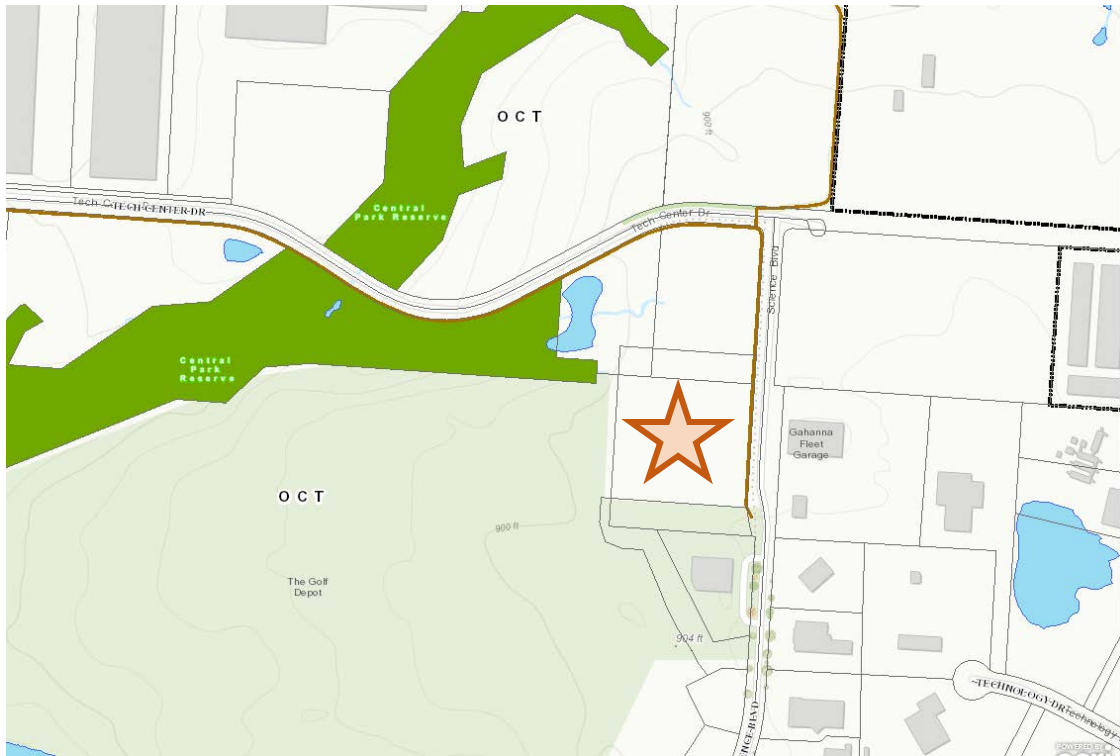
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Zoning Map



Street View (Property)



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Street View (Adjacent Properties to South)



Street View (Adjacent Property to east)



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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