

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: 259 Granville Street		Project Name/Business Name (if applicable): Moo Moo Carwash	
Parcel ID No.(s): 025-007431	Current Zoning: Community Commercial	Total Acreage: 0.53 acres	
Description of Variance Requested: Building setbacks on north, south & west sides; Increase in impervious surface lot coverage; Parking space reqm'ts; Driveway (x2) widths; Pavement setbacks on north, east, south and west sides; Setback for dumpster.			
STAFF USE ONLY – Code Section(s) & Description of Variance: See attached for code citations.			
APPLICANT Name (primary contact) -do not use a business name: John Roush		Applicant Address: 13375 National Road Suite C, Reynoldsburg, Ohio	
Applicant E-mail: john@moomoocarwash.com		Applicant Phone No.: 614-751-9274 x202	
BUSINESS Name (if applicable): Moo Moo Express Carwash			
ATTORNEY/AGENT Name: John Miller		Attorney/Agent Address: 394 Oak Street, Columbus, Ohio 43215	
Attorney/Agent E-Mail: jmill@kramerengineers.com		Attorney/Agent Phone No.: 614-233-6911	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor Developer Architect Scott Baker		Contact Information (phone no./email): 614-562-7761 / sbaker@sba-studios.com	
PROPERTY OWNER Name: (if different from Applicant) Dan & Barbara Goldhardt		Property Owner Contact Information (phone no./email): 614-478-2929 / dangoldhardt@aol.com	

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: 3/15/18

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

INTERNAL USE

Zoning File No. V-0049-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 3-23-18

PAID: \$300.00
DATE: 3-23-18
CHECK#: 7780

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: 4/12/18

Variance Application Code References

- Building Setbacks – 1153.03(c)(3)/(5)
- Lot Coverage – 1153.03(c)(8)
- Number of Parking Spaces – 1163.02(a)
- Driveway Width – 1163.03(a)
- Driveway Location – 1163.03(b)
- Dumpster Setback – 1167.18(c)(1)
- Parking Setback – 1167.15(b)

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, Dan Goldhardt, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize John Roush 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: Dan L Goldhardt Date: 3-19-18

AUTHORIZATION TO VISIT THE PROPERTY

I, Dan Goldhardt, 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: Dan L Goldhardt Date: 3-19-18

NOTARY

Subscribed and sworn to before me on this 19th day of March, 2018.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



DANIELLE T. PATTERSON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
February 8, 2020

AGREEMENT TO COMPLY AS APPROVED

I, John Roush, 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.

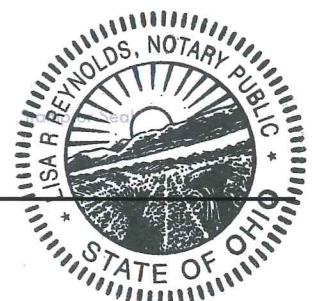
Applicant Signature: [Signature] Date: 3/15/18

NOTARY

Subscribed and sworn to before me on this 15 day of MARCH, 2018.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



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.
- ☐ Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: _____ Date: _____

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

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.



KRAMER ENGINEERS

394 OAK STREET COLUMBUS, OHIO 43215 • V: 6142336911 • F: 6142336911

March 23, 2018

Mr. Michael Blackford
Deputy Director
Department of Planning and Development
City of Gahanna
200 South Hamilton Road
Gahanna, Ohio 43230

Re: Zoning Variance Request for
Proposed Moo Moo Carwash
259 Granville Street

Dear Michael:

We are requesting a variance for the subject project for the following items: 1) Building setbacks on north, south & west sides; 2) Increase in impervious surface lot coverage; 3) Parking space requirements; 4) Driveway (x2) widths; 5) Pavement setbacks on north, east, south and west sides; and, 6) Setback for dumpster.

These variances are necessary to accommodate the unique, novel and distinctive nature of the proposed carwash. Additionally, the building and pavement arrangements provide for the safe and efficient navigation of the site.

Similar to the carwash that is being replaced, the new carwash will preserve access to this service for the surrounding community. But contrary to the carwash that is being replaced, the new carwash utilizes newer water reclamation technology that is environmentally friendly and reduces the impact on the community's infrastructure, i.e. water and sewer services.

Access to the site is from Lincoln Circle, a low traffic street. As such, access to the site, as well as, access to the dumpster will not create an adverse effect. And as noted above, access is not substantially different than what currently exists.

Let us know if any questions.

Sincerely,

John Miller
Kramer Engineers

Property owners contiguous to the proposed Moo Moo Car Wash Site

LND Strawberry Plaza LTD

PO Box 284

Galena, OH 43201

LND Strawberry Plaza, Ltd. Is and Ohio Domestic Limited-Liability Company filed on January 6, 2014. The company's filing status is listed as Active and it's file number is 2258182.

The registered agent on file for this company is Errol D'souza and is located at P.O. Box 284, Galena, OH 43021.

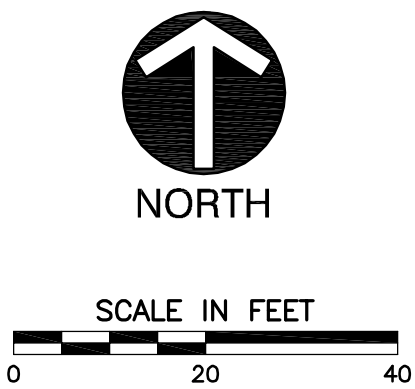
The company has one principal on record, Errol D'souza

RECORD DESCRIPTION

Situated in the County of Franklin in the State of Ohio and in the City of Gahanna:

Being Lot Number Three (3) and 15' evenly off the East End of Lot Number Two (2), in GAHANNA COMMERCIAL CENTER, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 65, page 52, Recorder's Office, Franklin County, Ohio.

The above description is the same property as described in Title Commitment Number 17-8623 as issued by First American Title Insurance Company with an effective date of January 5, 2017 at 7:00am.



ITEMS CORRESPONDING TO SCHEDULE B

- 18 Item 18 - Easement to Columbus Southern Power Co. recorded in Deed Book 11960, Page 1-16, Recorder's Office, Franklin County, Ohio, DOES LIE on the subject tract and is shown hereon.
- 19 Item 19 - Easement to Ohio Bell Telephone Co. recorded in Deed Book 9124, Page J-17, Recorder's Office, Franklin County, Ohio, DOES NOT LIE on the subject tract.
- 20 Item 20 - Easement to Columbus & Southern Ohio Electric Co. recorded in Deed Book 3024, Page 604, Recorder's Office, Franklin County, Ohio, DOES NOT LIE on the subject tract.
- 21 Item 21 - Sign Easement recorded in Deed Book 8521, Page D-16, Recorder's Office, Franklin County, Ohio, DOES LIE on the subject tract and is shown hereon.
- 22 Item 22 - Ingress & Egress Easement recorded in Deed Book 3622, Page 397, Recorder's Office, Franklin County, Ohio, DOES NOT LIE within the subject tract.
- 23 Item 23 - Easement to Village of Gahanna recorded in Deed Book 3283, Page 243, Recorder's Office, Franklin County, Ohio, DOES NOT LIE within the subject tract.
- 24 Item 24 - Easement to Village of Gahanna recorded in Deed Book 3288, Page 310, Recorder's Office, Franklin County, Ohio, DOES NOT LIE within the subject tract.
- 25 Item 25 - Easement to Building Setback Lines and Platted Utility Easements recorded in Plat Book 65, Page 52, Recorder's Office, Franklin County, Ohio. DOES LIE on the subject tract and is shown hereon.

REVISION RECORD

DESCRIPTION

VICINITY MAP



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|------------------------|-----------------------------|
| ▲ IRON PIPE SET | * FIRE HYDRANT |
| ■ TRAFFIC BOX | □ VACUUM |
| ● 3/4" IRON PIPE FOUND | + SIGN |
| □ TELEPHONE PEDESTAL | ■ CONCRETE AREA |
| ■ ELECTRIC BOX | — SAN — SANITARY SEWER LINE |
| ★ LIGHT POLE | — G — GAS LINE |
| ⊙ SANITARY MANHOLE | — E — ELECTRIC LINE |
| + BOLLARD | — T — TELEPHONE LINE |
| ■ CATCH BASIN | — STM — STORM SEWER LINE |
| ⊙ GAS METER | ■ CURB INLET |
| ○ GAS VALVE | ⊙ WATER VALVE |
| ⌘ TRAFFIC POLE | |

ALTA/NSPS LAND TITLE SURVEY

PROPOSED MOO MOO CARWASH
259 GRANVILLE ST. GAHANNA, OHIO

bearing upon Title Commitment No. 17-8623
of First American Title Insurance Company
bearing an effective date of January 5 2017 at 7:00 am
Surveyor's Certification

To: First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 18, 17, 18, 19 and 20 of Table A thereof. The field work was completed in January, 2018.

Jennifer L. Blue, P.S.
Registered Surveyor No. 8382
In the State of Ohio
Date of Survey: 1/29/18
Date of Last Revision: 3/7/18

Survey Performed By:
Blue-J Surveying, LLC
14450 State Route 56 West
Mt. Sterling, OH 43113
Phone: 614-774-8577
Fax: 740-477-9865
Email: bluej2121@yahoo.com



14450 ST. RT. 56 W
Mt. Sterling, OH 43113
(614)774-8577
FAX(740)447-9865

MOO MOO GAHANNA
LYING IN
CITY OF GAHANNA
FRANKLIN COUNTY
STATE OF OHIO

DATE: 1/18	SCALE: 1"=20'	SHEET 1 OF 1
DRWN BY: JB	APPROVED BY:	JOB NUMBER MOO-GAH
FIELD BY: JB		

BENCHMARKS

Source Benchmark: Ohio VRS South Coordinate Zone Coordinantes by base setup.
ELEV.=722.32 NAVD 88

BM 1 - A marked "x" on the north rim of the sanitary manhole, located 40.5'± south of the south property line, 4'± south of the south edge of pavement of Lincoln Circle.
ELEV.=794.02' NAVD 88

UTILITY NOTES

- UN1 The utilities are located by above ground observation and markings only. The local utility protection agency was contacted for this exhibit. by Request #A802901272.

SIGNIFICANT OBSERVATIONS

- A There are no encroachments known at the time of survey.

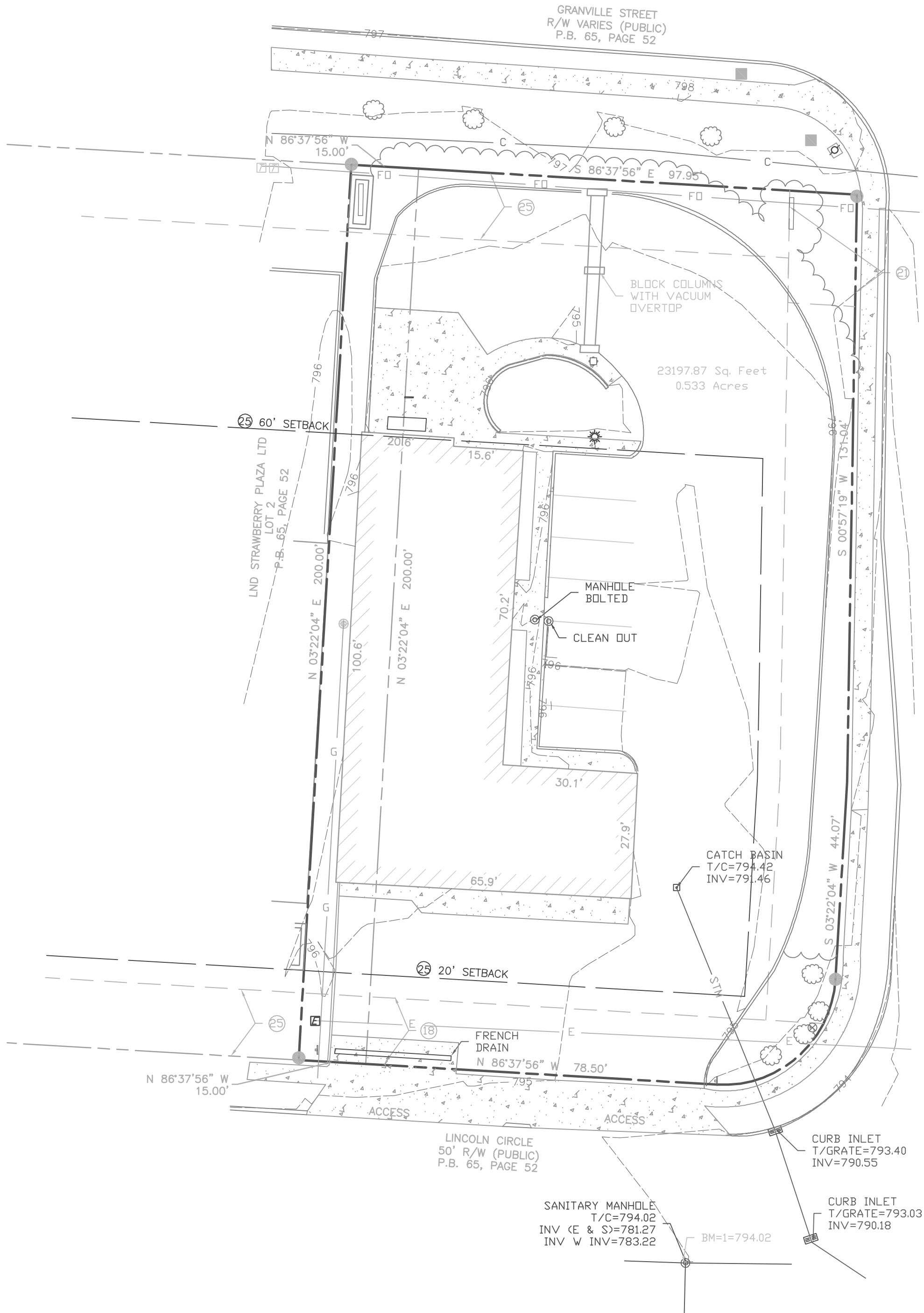
ZONING INFORMATION

There was no zoning information provided to the surveyor at the time of survey byt the title insurer pursuant to item 6a of Table A requirements.

MISCELLANEOUS NOTES

- MN1 Some features shown on this plat may be shown out of scale for clarity.
- MN2 Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- MN3 There is observable evidence of earth moving work, building construction or building additions within recent months.
- MN4 There is observable evidence of recent street or sidewalk construction, or repairs or changes in right-of-way lines either completed or proposed and available from the controlling jurisdiction.
- MN5 There is no observable evidence to the site used as a solid waste dump, sump or sanitary landfill.
- MN6 There is no observable evidence of the location of a cemeteries or burial ground.
- MN7 There were no observed wetland areas made known to the surveyor at the time survey or observed as being marked by the appropriate authorities.
- MN8 There were no improvements within any offsite easements or servitudes benefitting the surveyed property that are disclosed in the Record Documents provided to the surveyor and that are observed in the process of conducting the survey.
- MN9 There are 7 regular parking spaces and 0 handicap parking spaces for a total of 7 parking spaces on the subject tract.
- MN10 The bearings are based on the centerline of Granville Street as being South 86°37'56" East as observed by the Ohio VRS Network South Coordinate Zone.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 39049C0213 K, which bears an effective date of June 17, 2008 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) by FIRMette created on January 30, 2018 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.





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

April 4, 2018

John Roush
13375 National Rd Suite C
Reynoldsburg, OH 43068

RE: Project 259 Granville St Variance

Dear John Roush:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Building - Approval with Conditions

1. No Comments Received

Community Development - Complete

2. No objections to the requested variances. Staff agrees with the applicant that the property and use are somewhat unique. Any property with three frontages will experience challenges when being developed. Also, many of the variances being requested are similar to variances previously granted for the site. No objections from staff.

Fire District - Pending

3. No Comments Received

Parks - Pending

4. No Comments Received

Public Safety - Pending

5. No Comments Received

Public Service & Engineering - Pending

6. No Comment Per Rob Priestas

Soil & Water Conservation District - Pending

7. No Comments 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 redevelop the property located at 259 Granville Street. The property is currently occupied by golden touch car wash. The applicant is requesting Final Development Plan (FDP), Design Review (DR), and variance approval in order to construct a new car wash. The plan is to demolish the existing building and construct a new state of the art facility. The site layout and building size are extremely similar to that of the current site.



Existing facility as
seen from Lincoln
Circle and
Granville Street

The property is zoned Community Commercial (CC). A car wash is permissible by conditional use. The site received conditional use approval for a car wash in 1988. The approval runs with the land and therefore a new conditional use is not required. However, since the existing building is to be demolished and the site redeveloped, adherence to current code requirements is required. Adherence to the strict letter of the zoning code is nearly impossible for this site for a few reasons. The main reason is that the property is abutted on three sides by right-of-way. This means that the property has three frontages and three front yards. Setback requirements for commercially zoned property are almost always the greatest for front yards. Strict adherence to the front yard setback requirements would render the site undevelopable.

The property is not located within an area plan or listed as a target site within the Economic Development Strategy. Additionally, it is located just to the east of Olde Gahanna and therefore does not have to abide by the unique architectural guidelines for this area of the City.



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Variance

Several variances to the zoning code have been requested. Although rare to see an application request so many variances, they are necessary. The property is not overly large as it is only .53 acres in size. Smaller properties routinely have difficulty meeting the requirements of the code. The property has three frontages. The more frontages a property has, the more the property is devoted to setbacks rather than development. Lastly, the property is being redeveloped. Redeveloped properties often times have great issues with the requirements of a zoning code compared to a greenfield site. Given these factors, staff is supportive of the variance requests. Without variance approval, this site is essentially undevelopable.

When the property was originally developed, several variances were granted related to building and parking setbacks, parking requirements, and access drive locations. Many of these are the same variances being requested with the redevelopment proposal. The previously approved variances contained language that the variances would not run with the land. Meaning a redevelopment of the site would require new variance applications to be filed.

Variances to seven sections of the zoning code have been requested. They are for the following: building setbacks, lot coverage, number of parking spaces, driveway width, driveway location, dumpster setback, and parking setback.

A variance to building setbacks is requested for all sides of the property. The north, east, and south sides of the property are front yards and are required a 60' building setback. The west property line is a rear yard and is required a 10' building setback. This variance request is essentially identical to that of the original development. Staff has no objection to the variance for a reduced building setback. If variances are not granted, then the site would be undevelopable.

An additional variance has been requested to lot coverage. Lot coverage in CC zoning is limited to 75%. The applicants are requesting 88%. The requested lot coverage total is nearly identical to that of the existing development. Staff has no objection to the variance as granting it would allow the same intensity of development as what currently exists.

A variance to the parking requirements has been requested. The zoning code does not have a parking calculation for car washes. In cases where the code does not have a specific reference, you assign the most similar calculation. The code doesn't have a close match. The closest match would be "retail or service establishment not elsewhere classified". This requires one space per 200 square feet. This use requires very little parking as the majority of customers drive through the facility. This variance was granted for the existing business. Staff has no objection to this variance since the use requires very little parking, the variance was granted for the existing car wash, and the code does not have a close match for calculating parking.



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A variance has been requested to Chapter 1163.03(a) driveway width. The code requires the width of a drive not to exceed 35' in width. The proposal exceeds this. However, the proposed driveway width is less than what exists currently. Staff does not object to this variance given the existing conditions and the fact that the proposal is for less width than what currently exists. The image below shows the current conditions of the site. The southern property line is one giant driveway that far exceeds today's code requirements.



A variance to Chapter 1163.03(b) driveway location has been requested. The code requires driveways to be located 20' or more from another driveway. The proposal is for two driveways to be located on the southern portion of the property. Two driveways are necessary in order to provide access to a dumpster and to provide customer access to the site. No objections from staff as the current conditions of the site have the southern property line as one giant driveway. Given the extremely tight conditions of the site, it appears that two driveways are necessary.

A variance to allow the dumpster to be located in the front yard has been requested. The code requires dumpsters to be located to the rear of the main structure. This is nearly impossible to achieve as the property has three front yards. Staff has no objections to this variance request. Without the variance, the site probably would not be able to accommodate a dumpster.

A variance for a reduced parking setback has been requested. The code requires parking setbacks to be 60% of the front yard setback. A front yard of 60' is required which means the parking setback is 36'. Not only is parking required to be setback 36', but loading spaces and stacking areas are as well. The



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variance is required in order to accommodate the stacking lanes for the facility. Without the variance, the site may not be developable.

Staff supports the approval of the variances requested. The site may not be developable without them and many of them were previously granted.

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.

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 CC and therefore subject to the standards of Design Review District 3 (DRD-3). Relevant standards include the following:

- Brick, stone, cement, aluminum, wood, and other materials that will enhance the development in a positive manner are encouraged.
- Specific colors and color schemes are not identified but colors should be designed to ensure universal harmony on all commercial developments.
- Orientation of the development should focus on and compliment the surrounding topographic features and existing developments.



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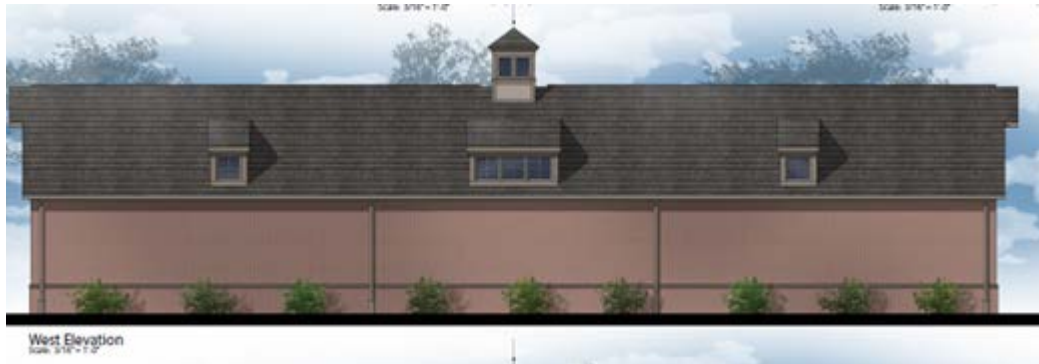
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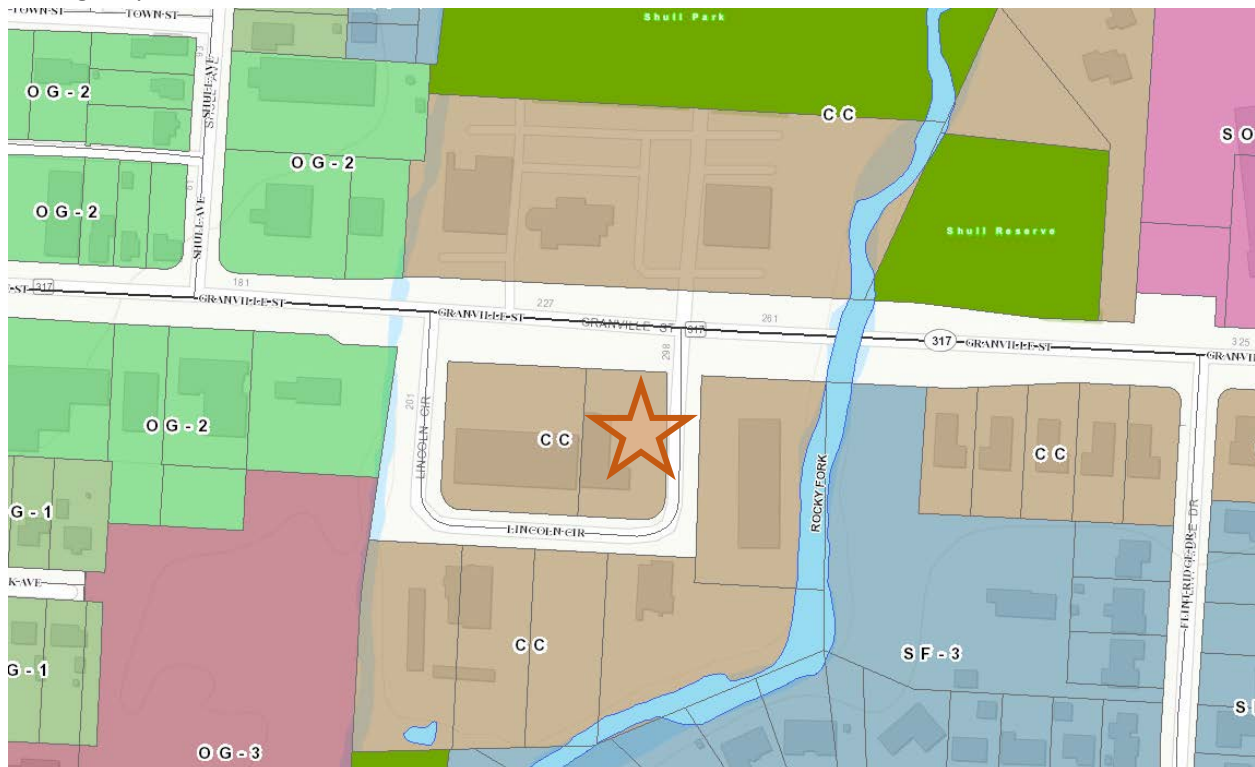
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There is one comment outstanding from Planning and Development staff regarding the building elevations. Staff recommends additional architectural elements be added to the west façade. This façade does not contain as much fenestration as the east façade. However, the west façade is partially obstructed by the shopping plaza immediately adjacent to this site.

West Elevation



Zoning Map



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Building Elevations



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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