

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: 153 N High Street / Gahanna, OH / 43230		Project Name/Business Name (if applicable): The Mug & Brush Barber Shop // Creekside	
Parcel ID No.(s): 025-000325-00	Current Zoning: Commercial	Total Acreage: .17	
Please check all that apply:			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Olde Gahanna</small>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable): Design Review for proposed rear deck, landscaping and renovation of garage in rear of property.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Amanda Morris		Applicant Address: 3590 Clotts Rd / Columbus, OH / 43230	
Applicant E-mail: manna105@hotmail.com		Applicant Phone No.: 614-218-0419	
BUSINESS Name (if applicable): The Mug & Brush Barber Shop // Creekside			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor Fast Construction		740-400-4123	
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) James & Amanda Morris		Property Owner Contact Information (phone no./email): 614-218-0419 / manna105@hotmail.com	

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: Amanda Morris Date: 4.5.18

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

INTERNAL USE

Zoning File No. DR-602018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 4-5-18

PAID: 50.00
DATE: 4-5-18
CHECK#: 177

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS 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 119Z (visit www.municode.com)				
	2. Pre-application conference with staff				
	3. Materials List (see page 3) – does not apply to demolition applicants				
	4. Authorization Consent Form Complete & Notarized (see page 4)				
	5. Application & all supporting documents submitted in digital format				
	6. Application & all supporting documents submitted in hardcopy format				
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)				
PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT					
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 24"x36" & One 11"x17" 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 #'s (required for all exterior materials) – please bring samples to meeting(s)				
	4. Color rendering(s) of the project in plan/perspective/or elevation				
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
	1. <u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address)				
	- 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 Section 1163)				
	- Provide lot coverage breakdown of building & paved surface areas				
	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 Section 1163)				
	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				
	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.)				
	- Materials, colors, & manufacturer's cut sheet				
	- Ground or wall anchorage details				
CONTINUE TO PAGE 3					

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, Amanda Morris, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Amanda Morris 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:

Amanda Morris

Date:

4.4.18

AUTHORIZATION TO VISIT THE PROPERTY

I, Amanda Morris, 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:

Amanda Morris

Date:

4.4.18

NOTARY

Subscribed and sworn to before me on this 4th day of April, 2018.

State of Ohio County of Franklin

Notary Public Signature:

Jennifer M. Robertson

JENNIFER M. ROBERTSON

Notary Public

State of Ohio

My Commission Expires August 11, 2019

AGREEMENT TO COMPLY AS APPROVED

I, Amanda Morris, 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:

Amanda Morris

Date:

4.4.18

NOTARY

Subscribed and sworn to before me on this 4th day of April, 2018.

State of Ohio County of Franklin

Notary Public Signature:

Jennifer M. Robertson

JENNIFER M. ROBERTSON

Notary Public

State of Ohio

My Commission Expires August 11, 2019

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: _____

4/18/12

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.

MATERIALS LIST - 153 N HIGH, GAHANNA, OH 43230

Quantity Material

Deck:

4	2*8*20 pressure treated
15	2*8*14 pressure Treated
2	4*4*8 post pressure treated
3	80 pd bags concrete
6	1/2inch by 10inch galvanized bolts
50	20ft 5 3/4 deck boards pressure treated
4	2*6*20 pressure treated
1	box of 5in ledger locks
1	box 3in galvanized gun nails
1	box 2in galvanized gun nails

Garage

125	2*4*8
15	2*4*10
15	2*4*10 pressure treated
15	scissor trusses
2	gable trusses
42	4*8*7 1/16 osb plywood
9sq	shingles
2	rolls of ice guard
1	roll synthetic felt
7	4ft plastic ridgevent
8	pieces soffit vent
75	4*8*1/2in plywood
1	box 1 1/4 drywall screws
2	36*6*8 steel doors
2	36in*48in skylight
84ft	gutters
7	pieces of leaf guard
16	6in can lights
15	outlets
2	rolls 100ft 12/2 wire
15	wall boxes
2	4*4 windows
1	2*3 window
12sq	siding
4	exterior light fixtures
1	36*6ft8 interior door
15	1*6 trim
20	1*3 door/window trim
25	rolls insulation

MATERIALS LIST - 153 N HIGH, GAHANNA, OH 43230

30	baffles
1	toilet
1	vanity/cabinet
1	box 7/16 plywood clips
1	box 2in ring shank nails
1	box 3in ring shank nails
1	roll coilstock

Concrete:

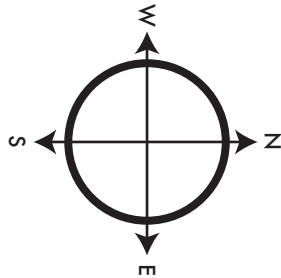
19*50pad 950sq ft 4in pour

Existing will be torn out and new gravel and concrete will be laid

Option 2: blacktop area. No tear out required.

Option 3: Crushed decorative gravel. No tear out required.

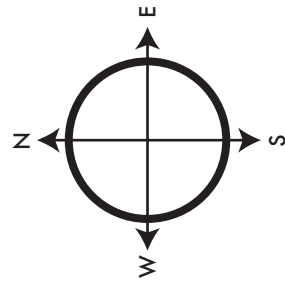
153 N. High Street
Front view / roof



Onyx Black Dimensional Shingle Roof



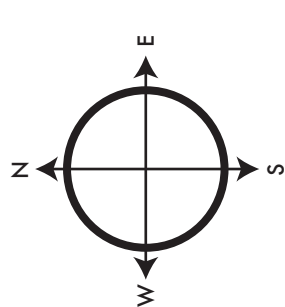
153 N. High Street
Rear view / roof



Onyx Black Dimensional Shingle / rubber roof



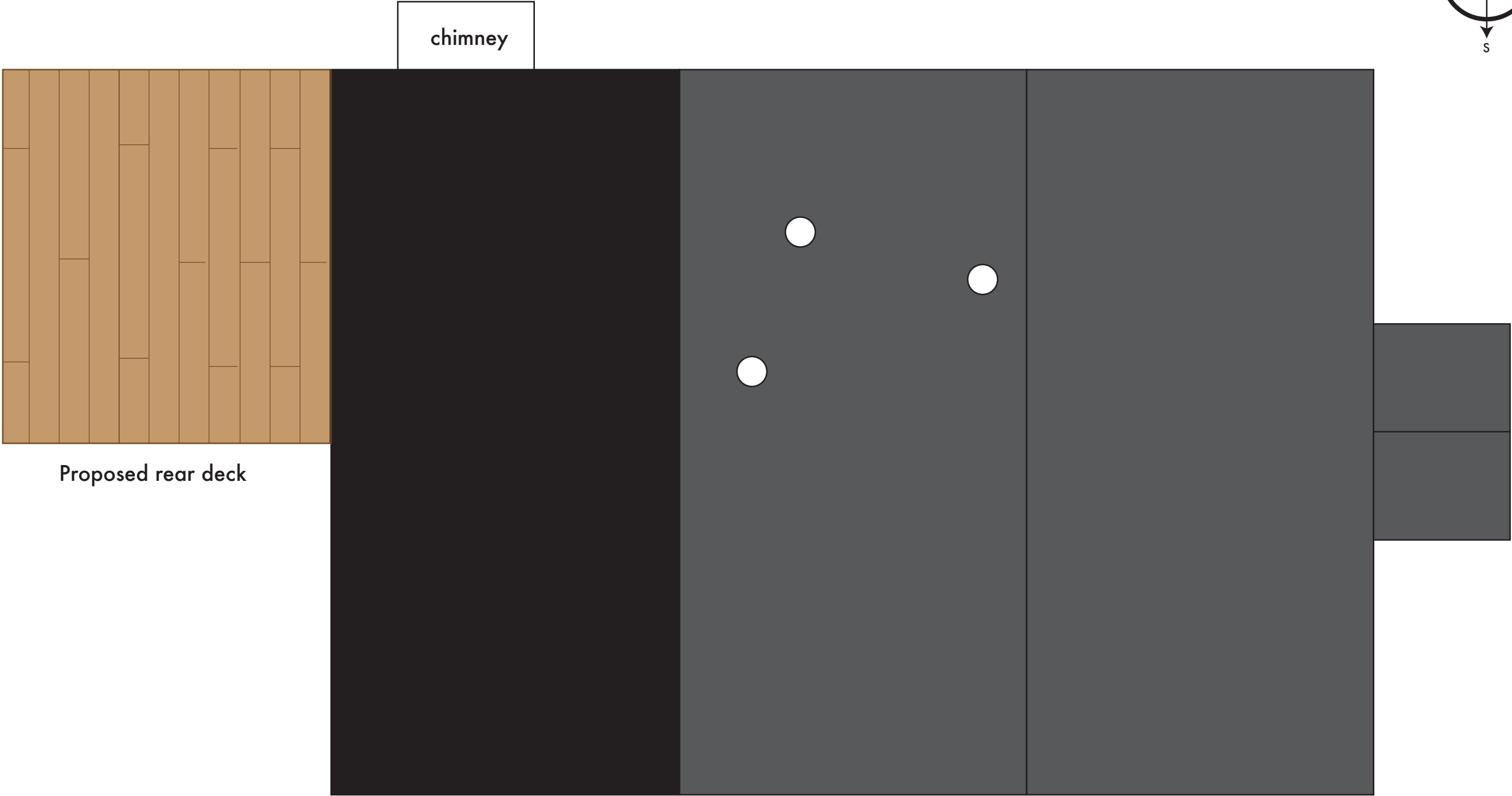
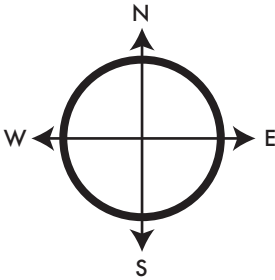
153 N. High Street
Rear view / deck / landscaping



Proposed rear deck

Proposed landscaping

153 N. High Street
Aerial view / roof / deck



Proposed rear deck

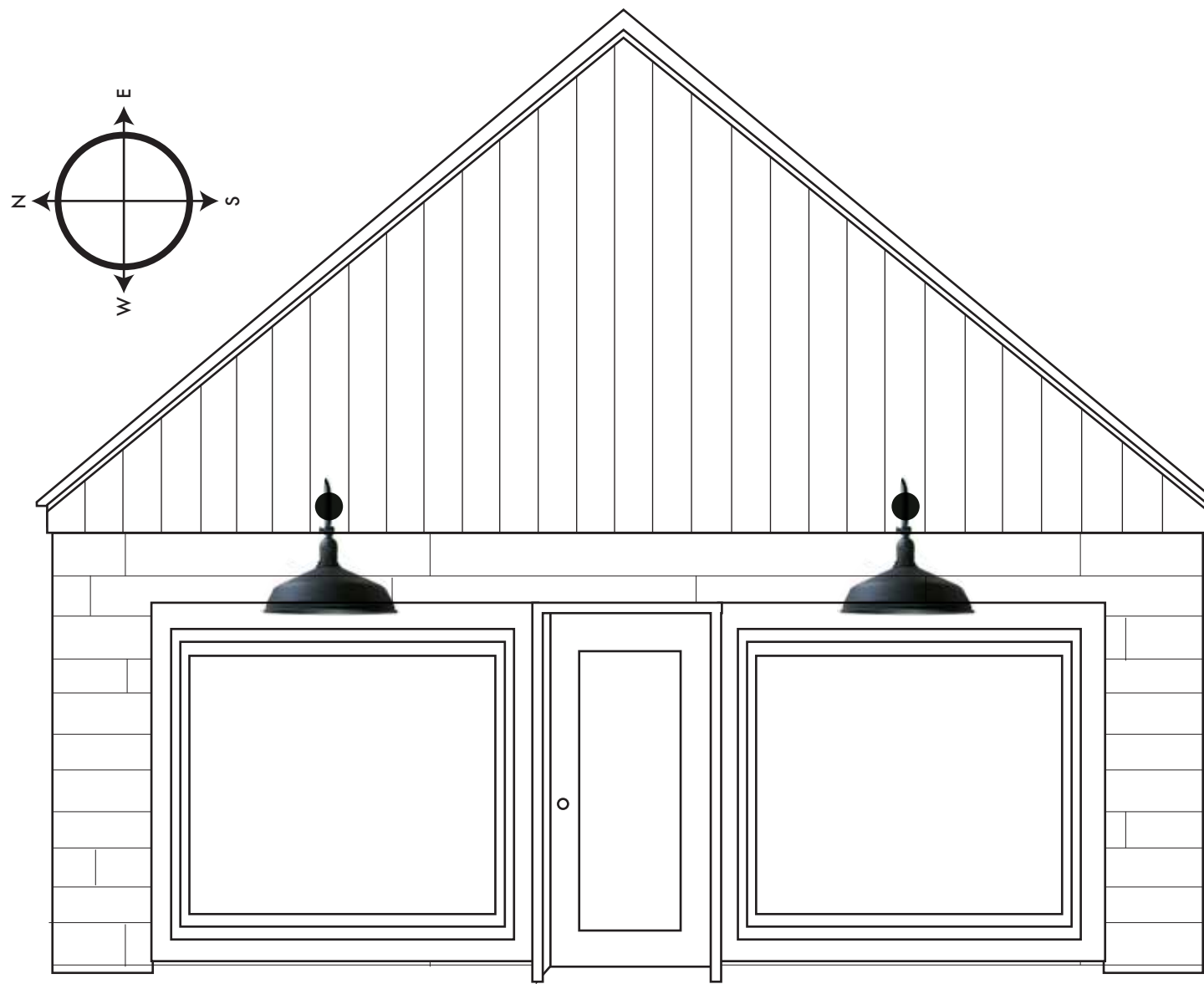
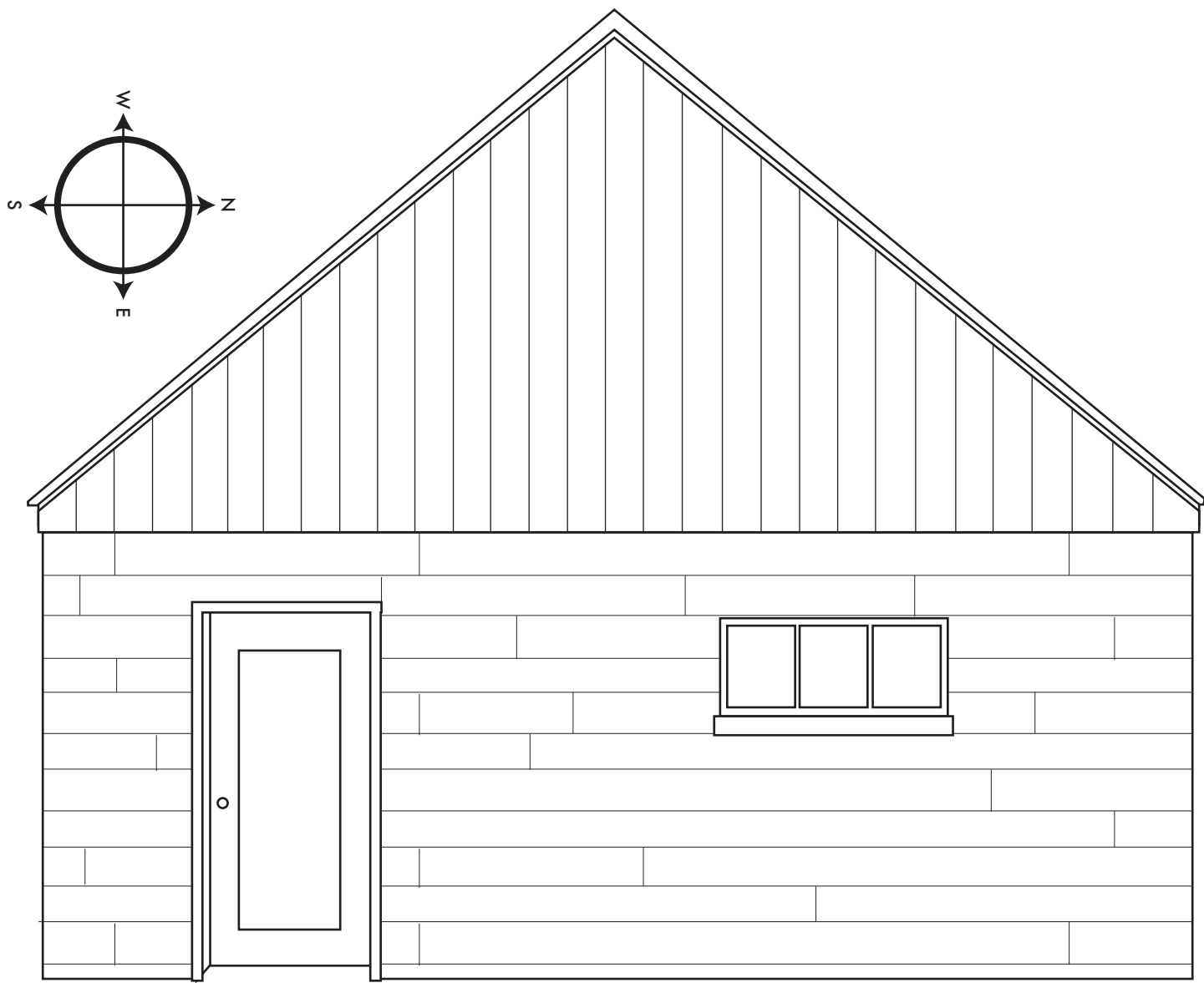
Proposed rubber roof

Onyx Black Dimensional Shingle Roof

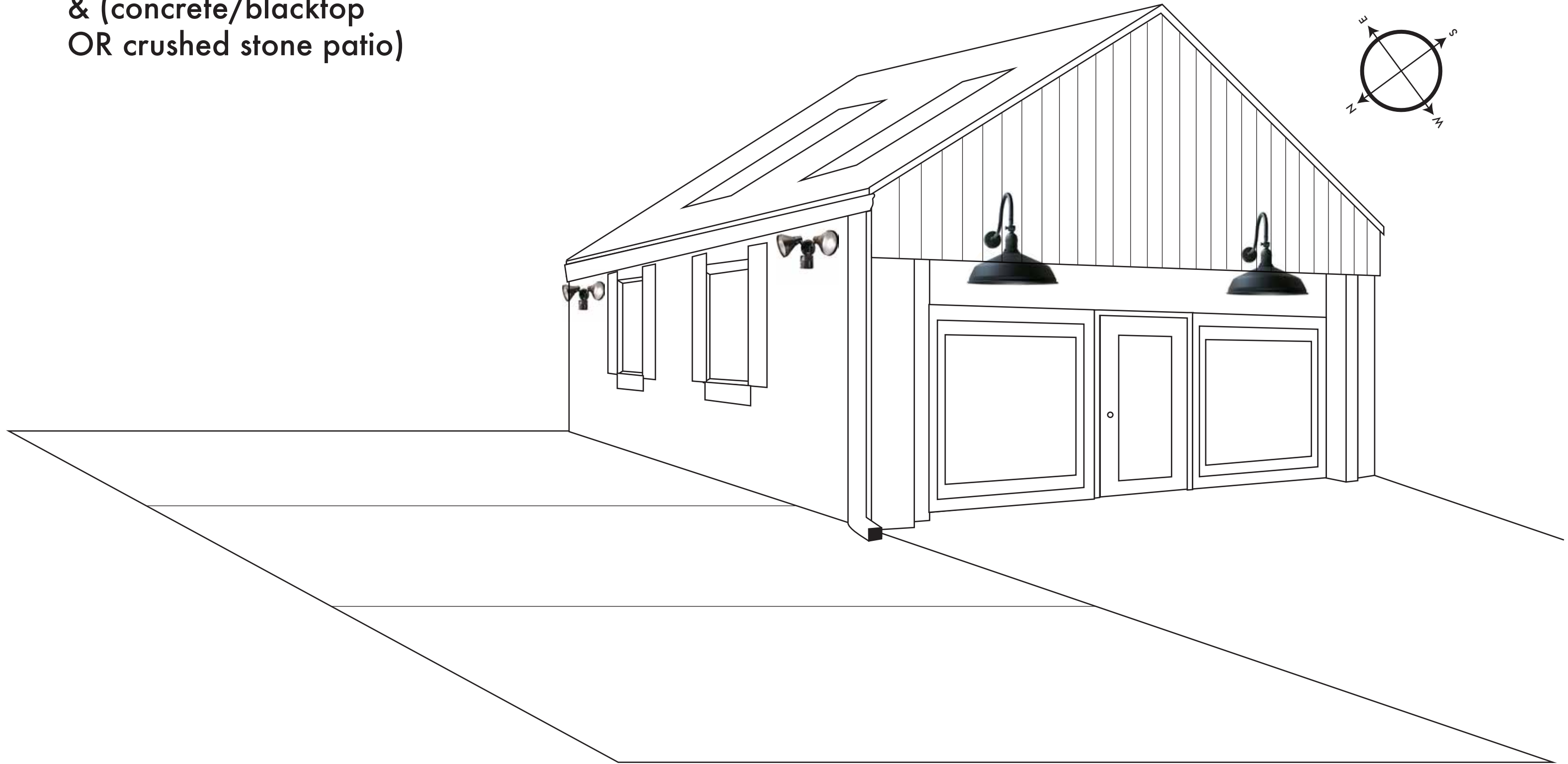
153 N. High Street Property photos



153 N. High Street
Rear Garage Structure
(proposed 10/12 pitched roof)



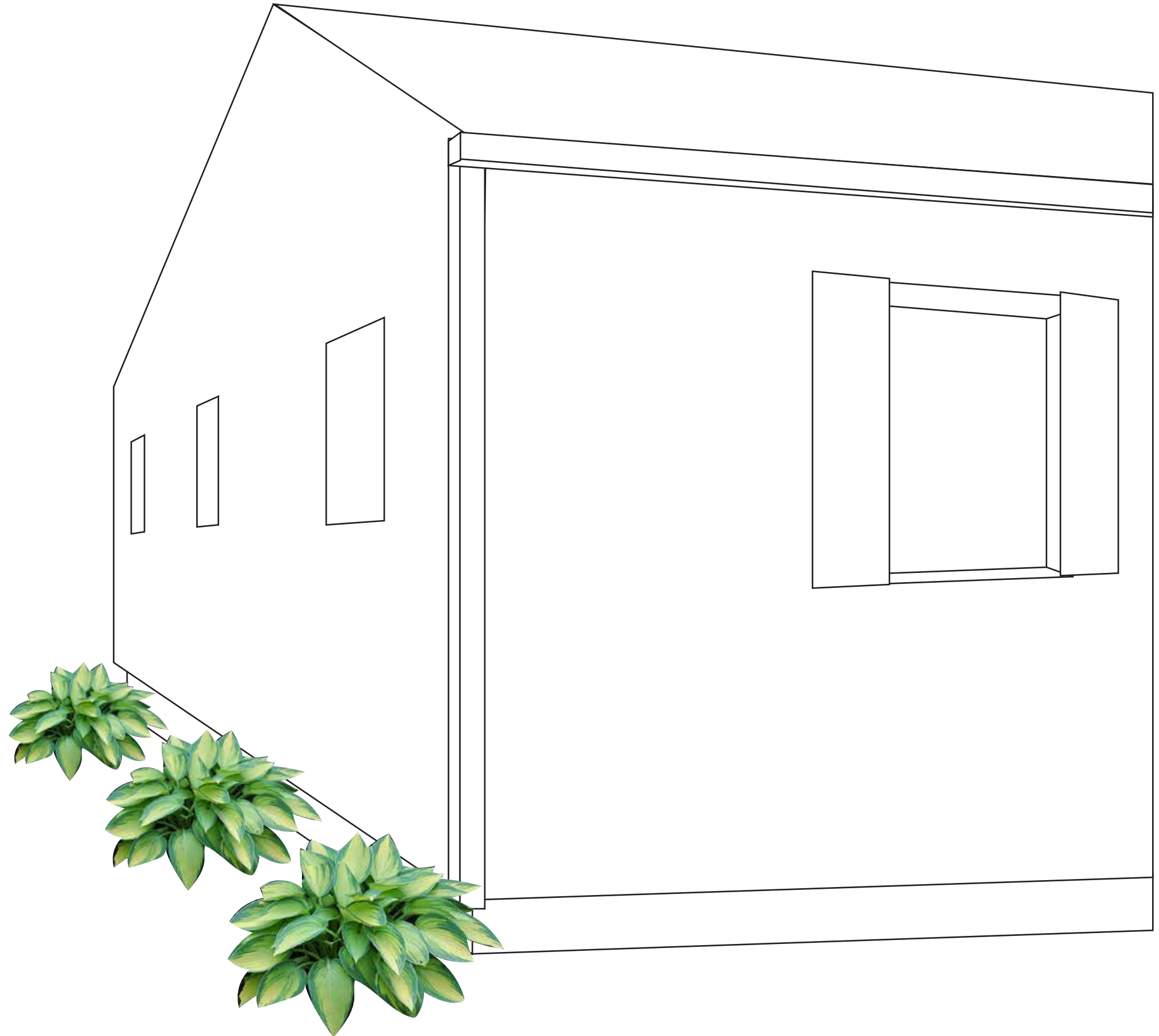
153 N. High Street
Rear Garage Structure
(proposed 10/12 pitched roof
& (concrete/blacktop
OR crushed stone patio)



153 N. High Street
Rear Garage Structure
Property photos



153 N. High Street
Proposed landscape
Between properties



153 N. High Street
Main Structure on Property
Proximity photos





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

April 13, 2018

James P Morris
3509 Clotts Rd
Gahanna, OH 43230

RE: Project 153 N High St, Mug and Brush Design Review

Dear James P and Amanda Morris:

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 - Future Consideration

1. The building alterations will need to be submitted with documents prepared by a registered design professional. There are no railings indicated for the deck. Altering the garage will need special attention with the design since it appears that the existing garage is very close to the property line. There might be a requirement for a parapet wall or other requirements for fire ratings of the construction. If the garage will be used for any use other than as the existing garage, the structure will be required to have all the provision for the change of use - including plumbing fixtures, etc. (*Future Consideration*)

Community Development - Revisions Needed

2. Please add details regarding the type of landscaping to be provided if known.
3. What is the proposed use of the garage? This information is necessary in order to determine if additional parking is required.
4. Please label the setbacks of the proposed deck in order to confirm compliance with minimum setbacks. Chapter 1150.01(a) requires a 5' yard setback from the side yard property line.
5. The materials list provided detailed information regarding the project. This is very much appreciated and helpful, however, the color of materials is required. Please provide the colors for the main components of the renovation such as the siding and roofing of the garage renovation.
6. Crushed Stone is acceptable for patio areas, however, this material is not acceptable for vehicular parking areas or driveways.

Page 2 of 2
April 13, 2018
Re: Project 153 N High St
153 N High St

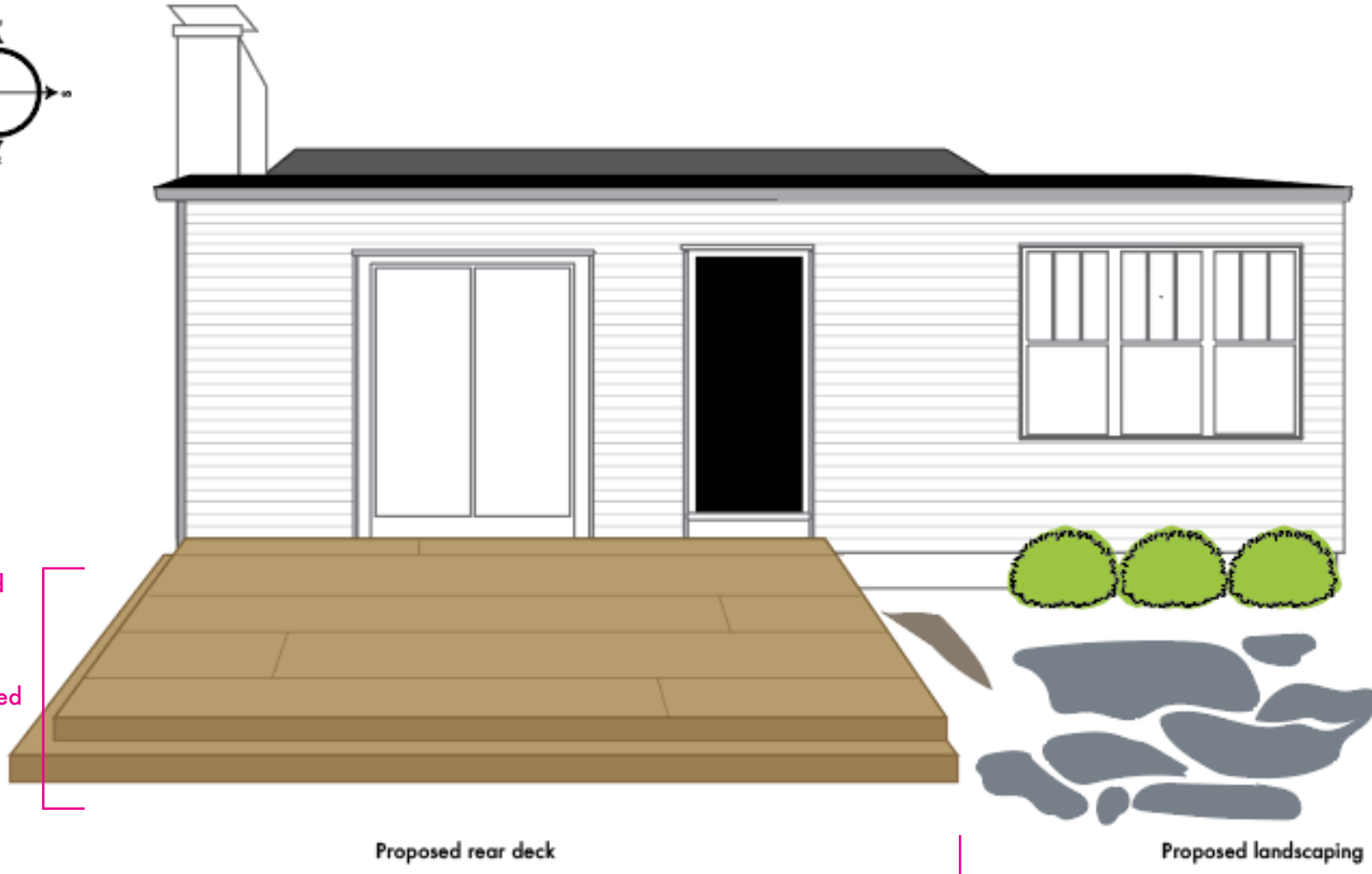
If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant

BUILDING // QUESTION #1 – NO RAILING ON DECK

153 N. High Street
Rear view / deck / landscaping



Total Deck
Height
16" off ground

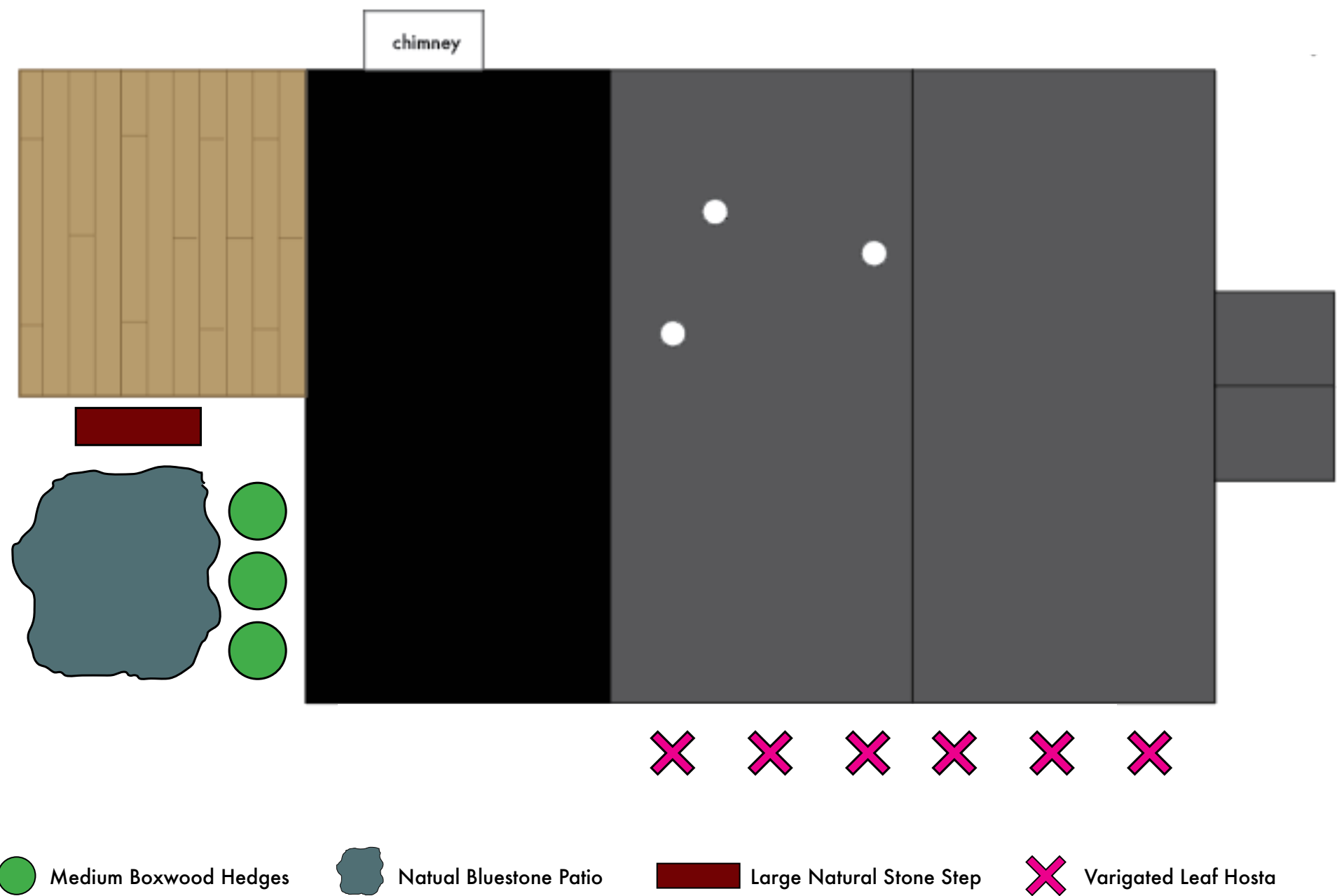
According to
code, no
railing is needed
under 16"

Proposed rear deck

Proposed landscaping

17' w x 14' d

COMMUNITY DEV // QUESTION #2 – LANDSCAPE DETAILS



COMMUNITY DEV // QUESTION #2 – LANDSCAPE DETAILS (CONT....)



Medium Boxwood Hedges



Natural Bluestone Patio



Large Natural Stone Step



Varigated Leaf Hosta



COMMUNITY DEV // QUESTION #3 – PROPOSED USE OF THE GARAGE

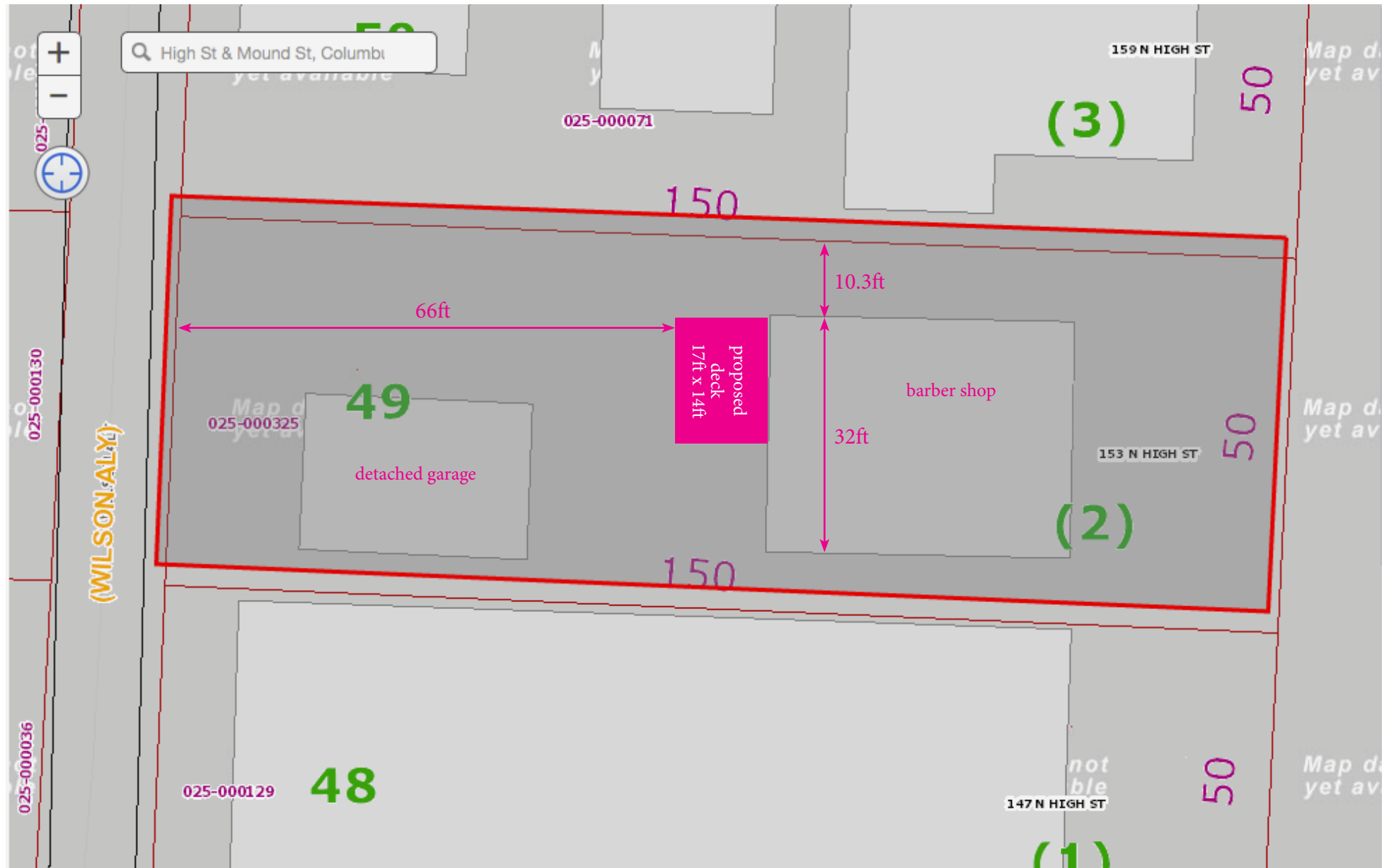
- A** Personal multi/use event space
Art gallery space, pop up events, private events, meeting space, etc.

- B** Commercial rental space – Retail, office, small business rental space
(If approved by City of Gahanna as such)

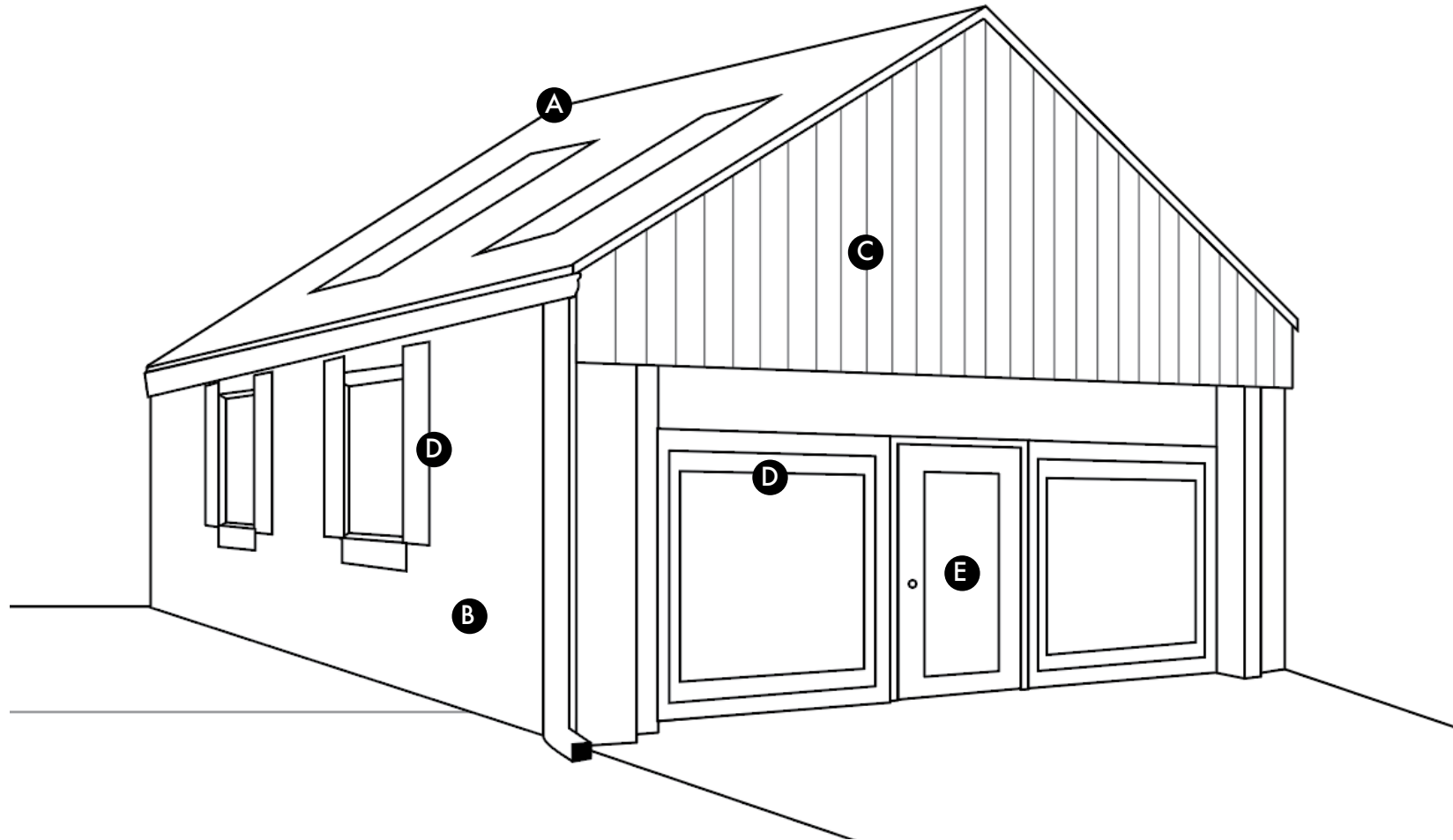
COMMUNITY DEV // QUESTION #4 – PROPERTY LINES & SETBACKS

ParcelID: 025-000325-00

MORRIS JAMES P



COMMUNITY DEV // QUESTION #5 - GARAGE COLORS



A Shingles in Black Onyx (to match main building)

B Siding in Bright White (to match main building)

C Wainscot detail in Bright White (to match main building)

D Window trim & shutters in Benjamin Moore Wrought Iron Grey (to match main building)

E Minwax Wood Stain in Coffee

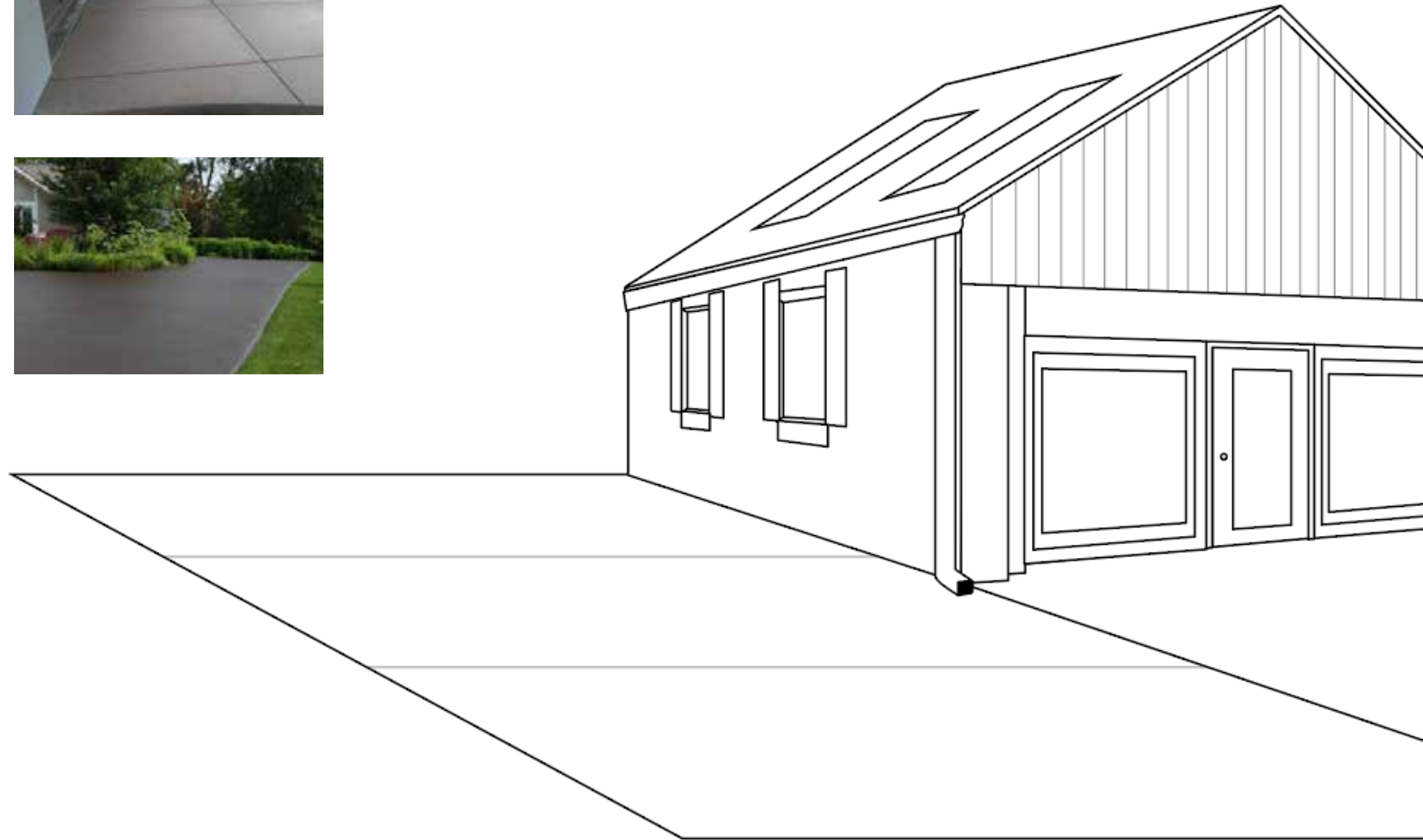
COMMUNITY DEV // QUESTION #6 – PATIO VS PARKING

2 proposed material options based on garage usage.

A Poured Concrete Patio



B Blacktop Patio





CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to renovate the property at 153 North High Street. Mug and Brush Barber Shop is the business being operated on this property. The applicant proposes to renovate the existing garage, add landscaping and a deck, and to repair the roof.

The property is zoned Olde Gahanna Mixed Use Neighborhood (OG-2). Exterior improvements within this zone district require approval by Planning Commission unless they are in-kind replacement of materials.

The proposed changes meet the applicable code requirements for setbacks, landscaping, and building materials. Many of the standards and design guidelines within the zoning code apply to new construction rather than aesthetics of existing structures. Many of the standards that do not apply to this request are geared towards the environment and the pedestrian experience. It is staff's opinion that this request does not harm either the environment or the negatively affect the pedestrian experience.

The request is located within Design Review District 1 (DRD-1). Relevant code sections include the following:

- Does the project help to create and expand the area's sense of place, reinforce Olde Gahanna's unique character, and enhance its people oriented setting?
- Building materials may include brick, stone, architectural concrete, eifs, metal, and wood.
- Color palettes for building exteriors must be complementary with the colors of adjacent structures.
- One story buildings are required to have a sloped roof.
- On-street parking is encouraged and surface parking lots are discouraged.

It is staff's opinion that the request meets the applicable requirements of the code. The proposed renovations will be a significant improvement over the current condition of the property.



"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

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



"HERB CAPITAL OF OHIO"

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614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV