

## 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: 62 Mill Street		Project Name/Business Name (if applicable): The Keating Firm, Ltd.	
Parcel ID No.(s): 025-000084-80	Current Zoning: <u>06-2</u> <sup>m13</sup> <u>1/28/10</u> <del>COMMERCIAL</del>	Total Acreage: 1.16	
Please check all that apply:			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <small>only applicable to Code Chapter 1150, Olde Gahanna</small> <input type="checkbox"/>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable): Update siding, paint color, and awning			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Brad Keating		Applicant Address: 62 Mill St	
Applicant E-mail: bkeating@keatingfirmlaw.com		Applicant Phone No.: 614-272-6560 / <u>614-832-4715</u>	
BUSINESS Name (if applicable): The Keating Firm, Ltd.			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor Todd Murillo Developer Forza Remodeling Architect		Contact Information (phone no./email): 614-603-3101	
PROPERTY OWNER Name: (if different from Applicant) Commercial One Realty		Property Owner Contact Information (phone no./email): David Holzer 614-402-0601	

**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: BD/KA Date: 12/14/18

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

INTERNAL USE

Zoning File No. <u>DR-318-2018</u>
PC Meeting Date: _____
PC File No. _____

RECEIVED: <u>FW</u>
DATE: <u>12/18/18</u>

PAID: <u>50.00</u>
DATE: <u>12-18-18</u>
CHECK#: <u>10030</u>



# CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

## 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 <a href="http://www.municode.com">www.municode.com</a> )	✓			
	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 <a href="#">Building &amp; Zoning Fee Schedule</a> )	✓			
<b>PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT</b>					
<b>NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")</b>					
<b>SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS</b>					
<b>GENERAL REQUIREMENTS</b>					
	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	✓			
<b>BUILDING CONSTRUCTION, EXTERIOR REMODELING, &amp; ADDITIONS (INCLUDING PARKING LOTS &amp; LANDSCAPING)</b>					
	1. <b>SITE PLAN</b> 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. <b>LANDSCAPE PLAN</b> (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. <b>ELEVATIONS</b> 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. <b>LIGHTING STANDARD DRAWING</b> 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



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5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:					
<ul style="list-style-type: none"> <li>- Scale model</li> <li>- Section profiles</li> <li>- Perspective drawing</li> </ul>					
<b>DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS</b>					
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 APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings	Lowe's	White	SEE ATTACHED
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding	SEE ATTACHED	Sherwin Williams Web Gray	HGSW1462
Signs	EZSignsonline.com	Black/Gold/White	SEE ATTACHED
Stucco			
Trim		Black	SEE ATTACHED
Windows			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)

## 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, BRADLEY D. KEATING, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize BRADLEY D. KEATING 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: BD Keating

Date: 12/14/18

### AUTHORIZATION TO VISIT THE PROPERTY

I, BRADLEY D. KEATING, 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.

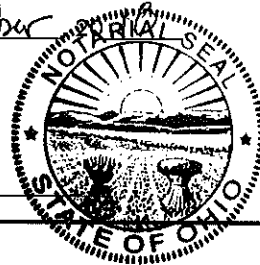
Property Owner Signature: BD Keating

Date: 12/14/18

NOTARY

Subscribed and sworn to before me on this 14 day of December  
State of Ohio County of Franklin

Notary Public Signature: ABall



ANGEL BALL  
Notary Public, State of Ohio  
My Commission Expires 07-18-2023

### AGREEMENT TO COMPLY AS APPROVED

I, BRADLEY D. KEATING, 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.

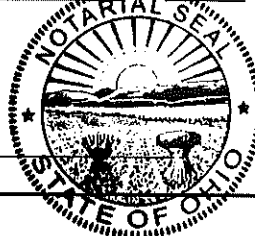
Applicant Signature: BD Keating

Date: 12/14/18

NOTARY

Subscribed and sworn to before me on this 14 day of December  
State of Ohio County of Franklin

Notary Public Signature: ABall



ANGEL BALL  
Notary Public, State of Ohio  
My Commission Expires 07-18-2023



### 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: 1/29/19

### 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

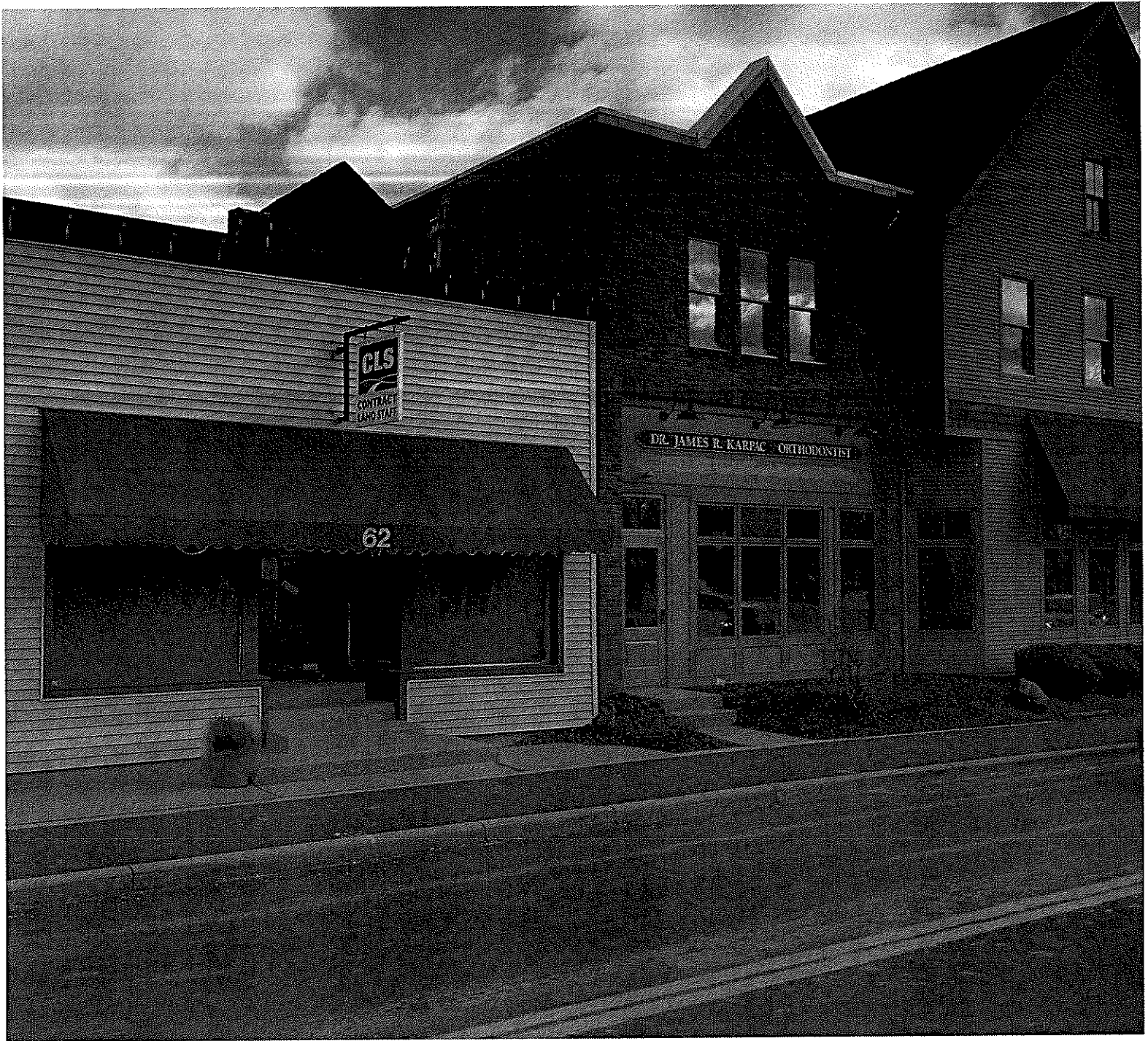
Planning & Zoning Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Chief Building Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Director of Public Service Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

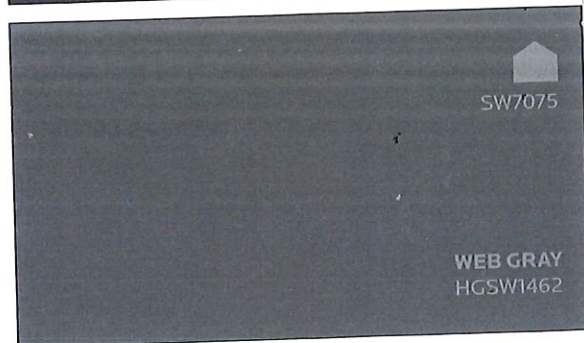
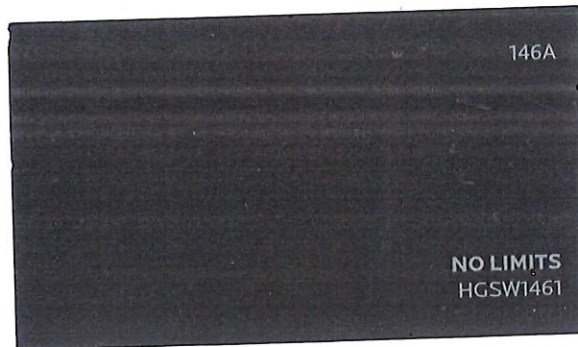
*This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.*



025-000084 03/15/2017

[illegible]

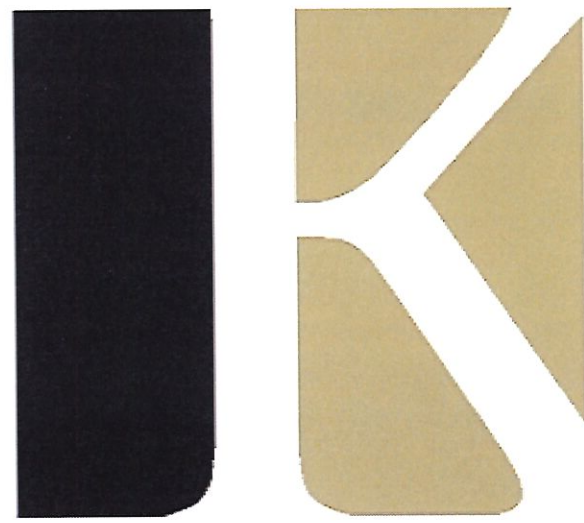












**THE KEATING FIRM, LTD.**

**KEATINGFIRMLAW.COM**

**614-272-6560**

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EZSIGNSONLINE.COM

**THE KEATING FIRM<sub>LTD</sub>**

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NOV 8 1995

167362

RICHARD B. METCALF, RECORDER

RECORDER'S FEE \$ 22.00

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## OPEN-END MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 1, 1995. The mortgagor is Sara J. Daneman, Unmarried, 3300 Mann Road, Blacklick, OH 43004 ("Borrower"). This Security Instrument is given to National City Bank, Columbus, which is organized and existing under the laws of The United States of America, and whose address is 155 East Broad Street, Columbus, OH 43251 ("Lender"). Borrower owes Lender the principal sum of One hundred sixteen thousand and no/100 Dollars (U.S. \$ 116,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 1, 2000. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Franklin County, Ohio:

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

Being part of Lots Two (2) and Three (3) in Bridgeport, now Lots Thirty-one (31) and Thirty-two (32) in said City of Gahanna, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 61, Recorder's Office, Franklin County, Ohio, the portions hereby devised being more particularly described as follows:

Being all of Lot 30, except a tract 28 X 49 feet at the northwest corner, beginning at the northwest corner; thence south on the west line, 28 feet to a point; thence east on a line parallel to the north line, 49 feet to a point; thence North on a line parallel to the west line, 28 feet to a point in the north line; thence west on the north line, 49 feet to the place of beginning. Also 3 feet off the north side of Lot 31 by a line parallel to the north line and south 3 feet therefrom.

which has the address of 62 Mill Street Columbus, Ohio 43230 ("Property Address");  
[Street] [City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations to conform to state law.

TIME FIRST - PLATBOOK

To: Kelly Wicker, 614.342.4010 (P); 614.342.4100 (F)  
From: Brad Keating, The Keating Firm, Ltd.  
Re: 62 Mill Street, Gahanna, OH 43230  
Date: 1/23/2019

To Whom It May Concern:

Below, you will find a disposition of comments, revised plans, and/or other information for each category in question, for further review. Included are both the original comment and the appropriate response.

### **Parks**

*1. No Comment Per Julie Hussey*

- NO COMMENT NEEDED

### **Community Development**

*2. The lighting portion of the application is checked but no information is provided. It appears from the pictures that new gooseneck lights were installed on the front of the building. Please provide details regarding the new lights as required by the application.*

- Black gooseneck lights purchased from Menards. Patriot Lighting, Model Number BL16WACBK-M, Size 15 ¾"

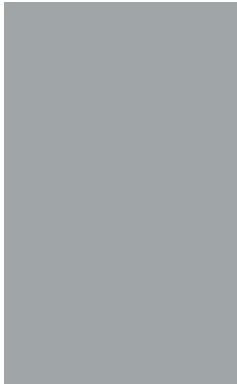


- The above photo depicts lighting that is very common amongst the renovations at Mill Street.

*3. Were all sides of the building painted with the new color scheme? If so, please provide pictures that depict the appearance.*

- 62 Mill Street has been painted "Network Grey" by Sherwin Williams.
- Color has been retained to cover the front of the building and partial sides. All areas exposed from the naked eye from Mill Street have been painted "Network Grey" by Sherwin Williams.





## Fire District

4. *The fire division does not object to this design review as long as the renovations do not interfere with emergency egress from the building.*

- The design at 62 Mill Street does not interfere with the emergency egress from the building. Nothing has been altered in regards to the emergency egress. The only alteration was removal of siding and awning and replaced with fresh paint and (2) new lights.

## Building

5. *The alterations are required to be performed in accordance with the Ohio Building Code, even if a building permit is not required for the alterations.*

- All alterations were performed within the Ohio Building Code requirements listed under: .Chapter 4101:1-34 Existing structures <http://codes.ohio.gov/oac/4101%3A1-34>
- The only alteration were removal of siding and awning and replaced with fresh paint and (2) new lights.

## Soil & Water Conservation District

6. *No Comment Received.*

- NO COMMENT NEEDED

## Public Service & Engineering

7. *No Comment.*

- NO COMMENT NEEDED





January 28, 2019

The Keating Firm  
62 Mill St  
Gahanna, OH 43230

RE: Project 62 Mill St

Dear The Keating Firm:

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

**Parks**

1. No Comment Per Julie Hussey

**Fire District**

2. The fire division does not object to this design review as long as the renovations do not interfere with emergency egress from the building.

**Building**

3. The alterations are required to be performed in accordance with the Ohio Building Code, even if a building permit is not required for the alterations.

**Soil & Water Conservation District**

4. No Comment Received.

**Public Service & Engineering**

5. No 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  
Administrative Assistant



## PLANNING AND DEVELOPMENT STAFF REPORT

### Request Summary

This is a request for Design Review approval for exterior renovations for the property at 62 Granville Street. The property is occupied by the Keating Firm. The main change to the property is the exterior paint color scheme. The zoning code requires Design Review approval of exterior renovations unless those renovations utilize the same or similar materials and colors as the existing building.

In addition to the code requirements of 1150 and 1197, exterior changes within Olde Gahanna must also meet the requirements of the Olde Gahanna Design Guidelines. The Guidelines provide recommendations for paint colors. It recommends that exterior color schemes should match those of historic paint collections. All of the requested colors closely match those of the recommended historic paint collections.

### 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.

The majority of design review standards are not relevant to a request of this scope. Below are the most relevant standards of Design Review District 1 (DRD-1).

- Materials and architectural features used on the main façade shall be incorporated on the side and rear façade for architectural consistency.
- Color palettes for building exteriors must be complementary with the colors of adjacent structures.

### Recommendation

It is Planning and Development staff's opinion that the requested application is consistent with applicable Olde Gahanna Design Guidelines and the zoning code.

Existing Facade

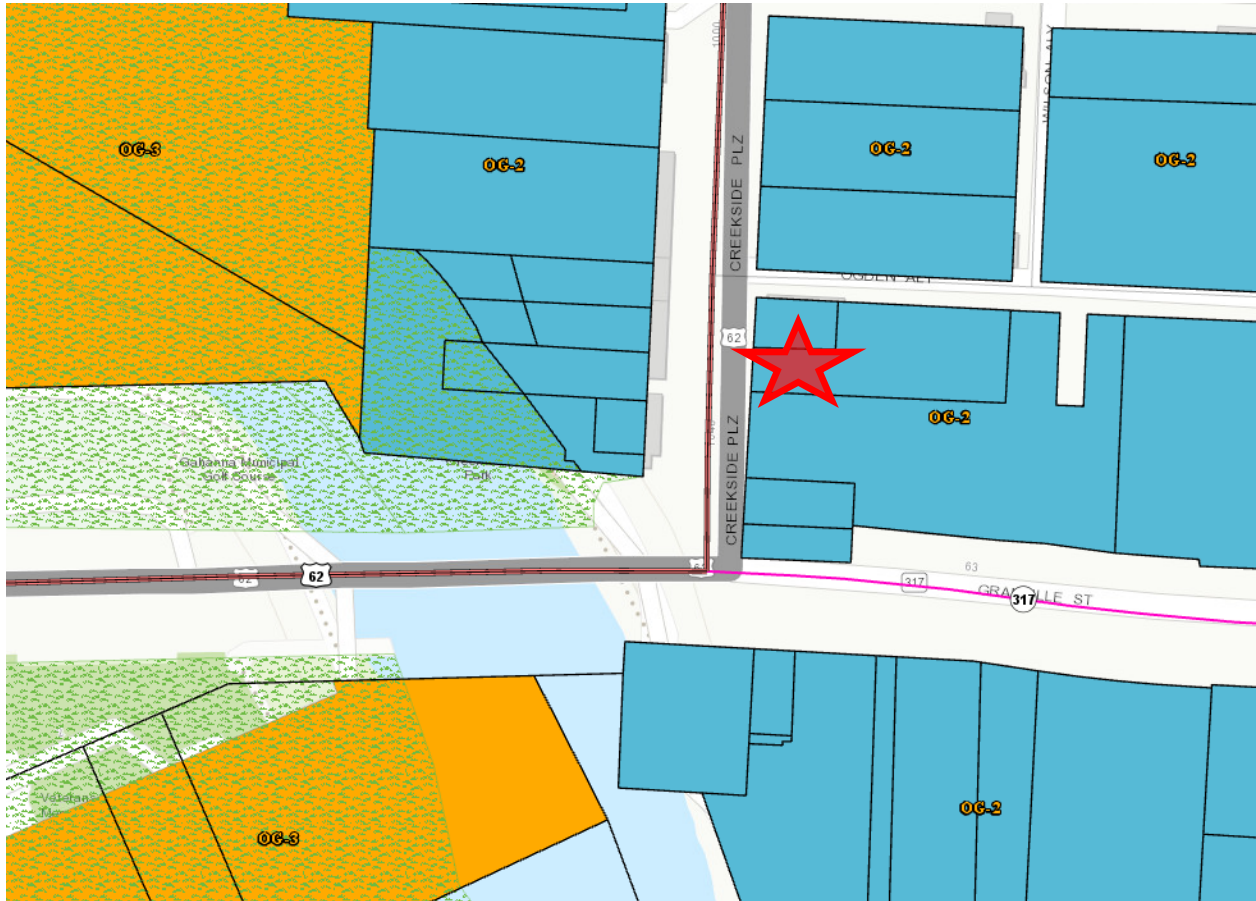


Proposed





Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director