

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): 025-000084-00	Current Zoning: C-Commercial DB-2 <i>ms 10/13/19</i>	Total Acreage: .16	
Please check all that apply:			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input 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): I have attached additional documents to confirm that all building improvements have been consistent with the Mill Street and surrounding area businesses.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Brad Keating		Applicant Address: 62 Mill St., Gahanna, OH 43230	
Applicant E-mail: bkeating@keatingfirmllaw.com		Applicant Phone No.: 614-832-4715	
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 Forza Remodeling Developer Architect		Contact Information (phone no./email): Todd Murillo, 614-603-3101	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

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: _____ Date: _____

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

INTERNAL USE

Zoning File No. DR-0280-2019
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 10-10-19

PAID: 100.00
DATE: 10-10-19
CHECK#: 10508



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

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code <u>Section 1197</u> (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 <u>Building & Zoning Fee Schedule</u>)	✓			
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 <u>Section 1163</u>)		✓		
	- 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 <u>Section 1163</u>)		✓		
	3. <u>ELEVATIONS</u> from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)		✓		
	- Exterior materials identified		✓		
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior		✓		
	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					



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5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:					
<ul style="list-style-type: none"> - Scale model - Section profiles - Perspective drawing 					
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS					
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	Americana	White	See Attached
Brick			
Gutters and Downspouts			
Lighting	Patriot	Black	See Attached
Roofing			
Siding	Batton/Board	Space Grey	See Attached
Signs	EZ Signs (1/2' PVC)	Black, White, Gold	See Attached
Stucco			
Trim		Black	See Attached
Windows			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: 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 _____ 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: 10/4/19

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: 

Date: 10/4/19

Subscribed and sworn to before me on this 4th day of October, 2019.

State of Ohio County of Franklin

Notary Public Signature: 



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.

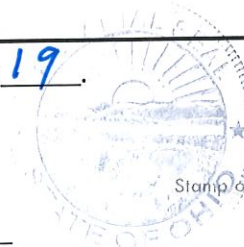
Applicant Signature: 

Date: 10/2/19

Subscribed and sworn to before me on this 4th day of OCTOBER, 2019.

State of OHIO County of FRANKLIN

Notary Public Signature: 



Ian James Stegmiller / Notary Public
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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: 12/20/19

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: _____

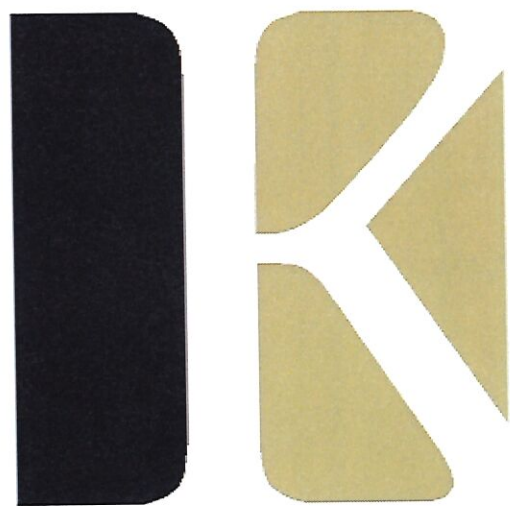
Chief Building Official Signature: _____ Date: _____

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.





THE KEATING FIRM, LTD.

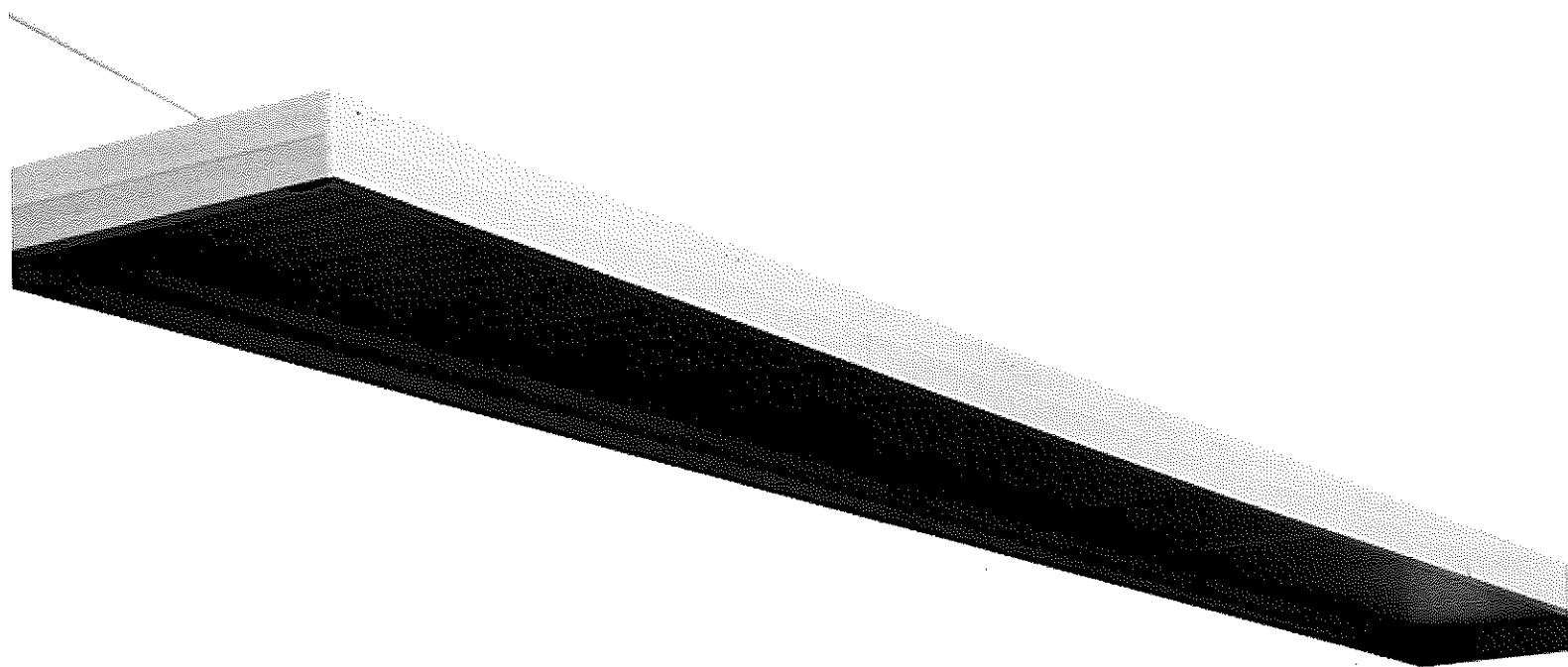
KEATINGFIRMLAW.COM

614-272-6560

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EZSIGNSONLINE.COM

Order 18-1323 B v1



67 MILL STREET



67 MILL STREET

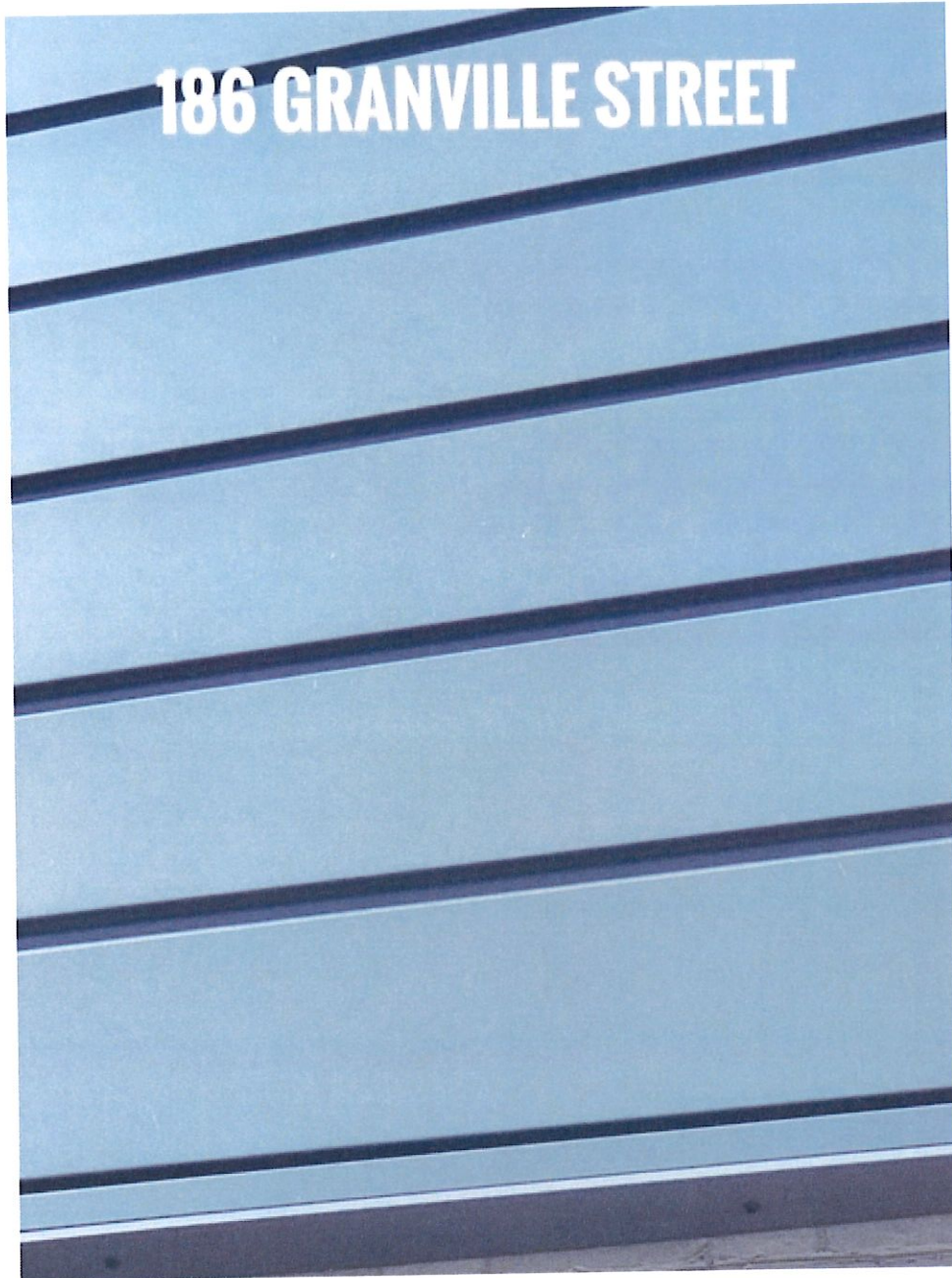


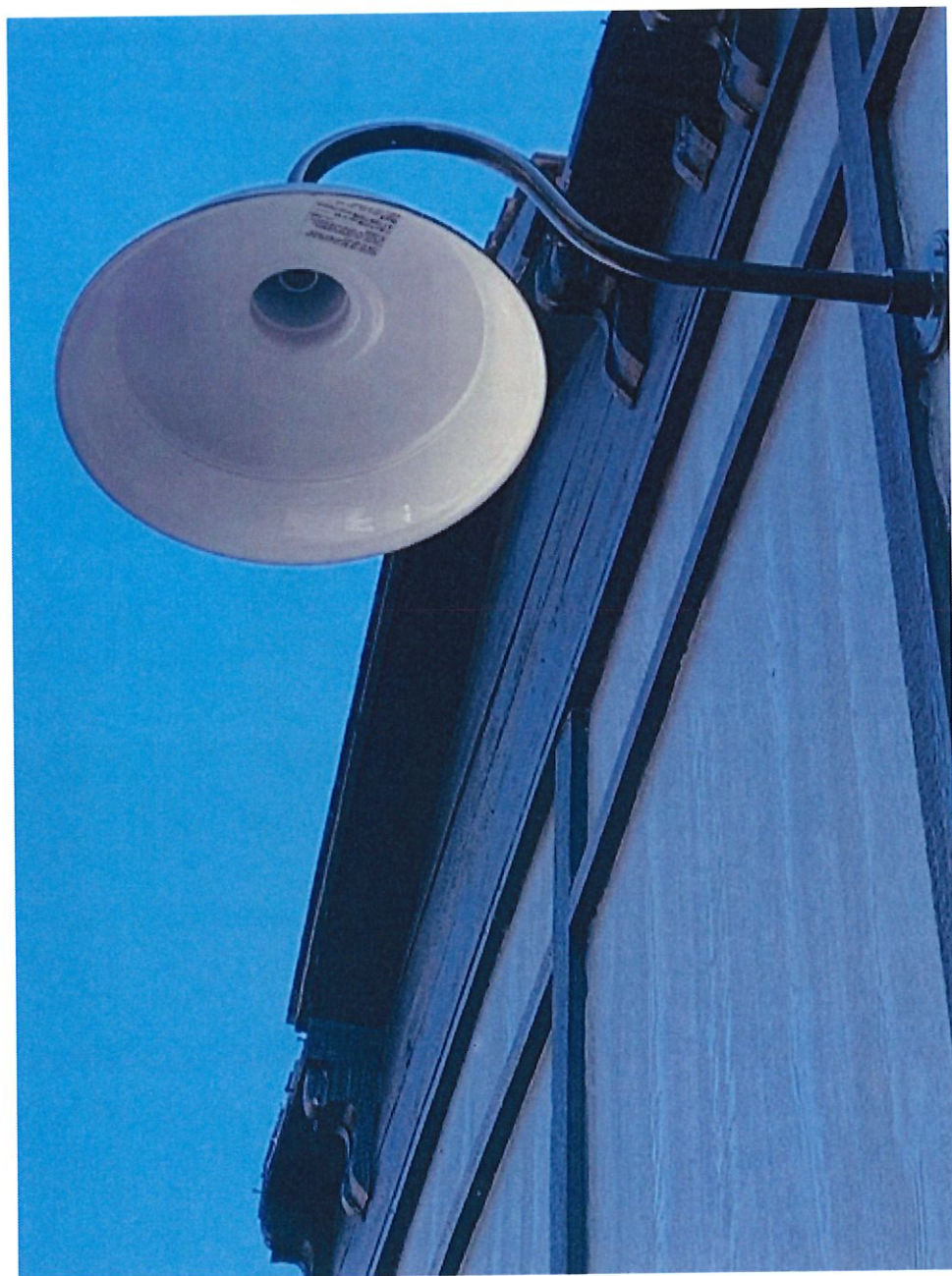
77 MILL STREET

186 GRANVILLE STREET



186 GRANVILLE STREET





62 MILL STREET



62 MILL STREET



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.

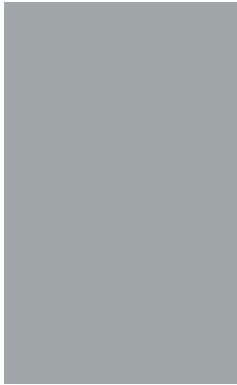
- Black gooseneck lights purchased from Menards. Patriot Lighting, Model Number BL16WACBK-M, Size 15 ¾"



- 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. Additionally, the siding was removed in said areas to accomplish this. This decision was made due to viable mold and aesthetics.



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 was 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



December 20, 2019

The Keating Firm
62 Mill St
Gahanna, OH 43230

RE: Project 62 Mill St Design Review Comment Letter

Dear The Keating Firm:

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

1. Any necessary building plan approvals and permits shall be obtained, including any required electrical permits.

Fire District

2. The renovations to The Keating Firm do not fall under the jurisdiction of the 2017 Ohio Fire Code, so the fire division has no comment on this design review

Public Service

3. I have no comment.

Community Development

4. The application requires the submittal of renderings that show each side of the building indicating the colors and materials.
5. The application indicates that an awning will be installed. It's unclear if an image indicating the awning is submitted. Please be sure that an image indicating color and materials are included. Please be aware that Chapter 1197 permits awnings that are made of canvas or similar material. Aluminum, fiber glass, or similar material is not permitted.
6. Please submit a photometric plan that indicates the lighting intensity. Maximum lighting level permitted is an average intensity of .5 footcandles.
7. 12/20/19 - The response to comments was dated January 2019 and was in response to staff comments from a previously denied application. No new materials were received. No response to comments from this application were received. This request will proceed to public hearing based on the materials provided and with staff's unresolved comments.

Parks

8. No Comment

Public Safety

9. No Comment Received.

Soil & Water Conservation District

10. 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



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is the second application for Design Review approval for exterior renovations for the property at 62 Mill Street. A similar request was denied in February 2019. That request was denied for a variety of reasons which included the following:

- Applicant not in attendance
- More information regarding details of renovation
- Exterior color too dark
- Prefer siding that was previously on building

Since the denial of the previous application, staff has attempted numerous times to get a new application that addressed some of the concerns outlined by Planning Commission. The application has not been completed to staff's satisfaction, however, staff has decided to proceed to hearing in an attempt to get the building in compliance with the code.

Unresolved staff comments are included in the application package.

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.
- Awnings shall be made of canvas or similar waterproof materials. Use of aluminum, fiber glass, plastic or similar material is not permitted.

Recommendation



Staff is unable to determine consistency with the zoning code based on lack of information. Additional details are necessary, however, the main component of the request, repainting of the exterior, is the same color that was previously requested and subsequently denied by Planning Commission.

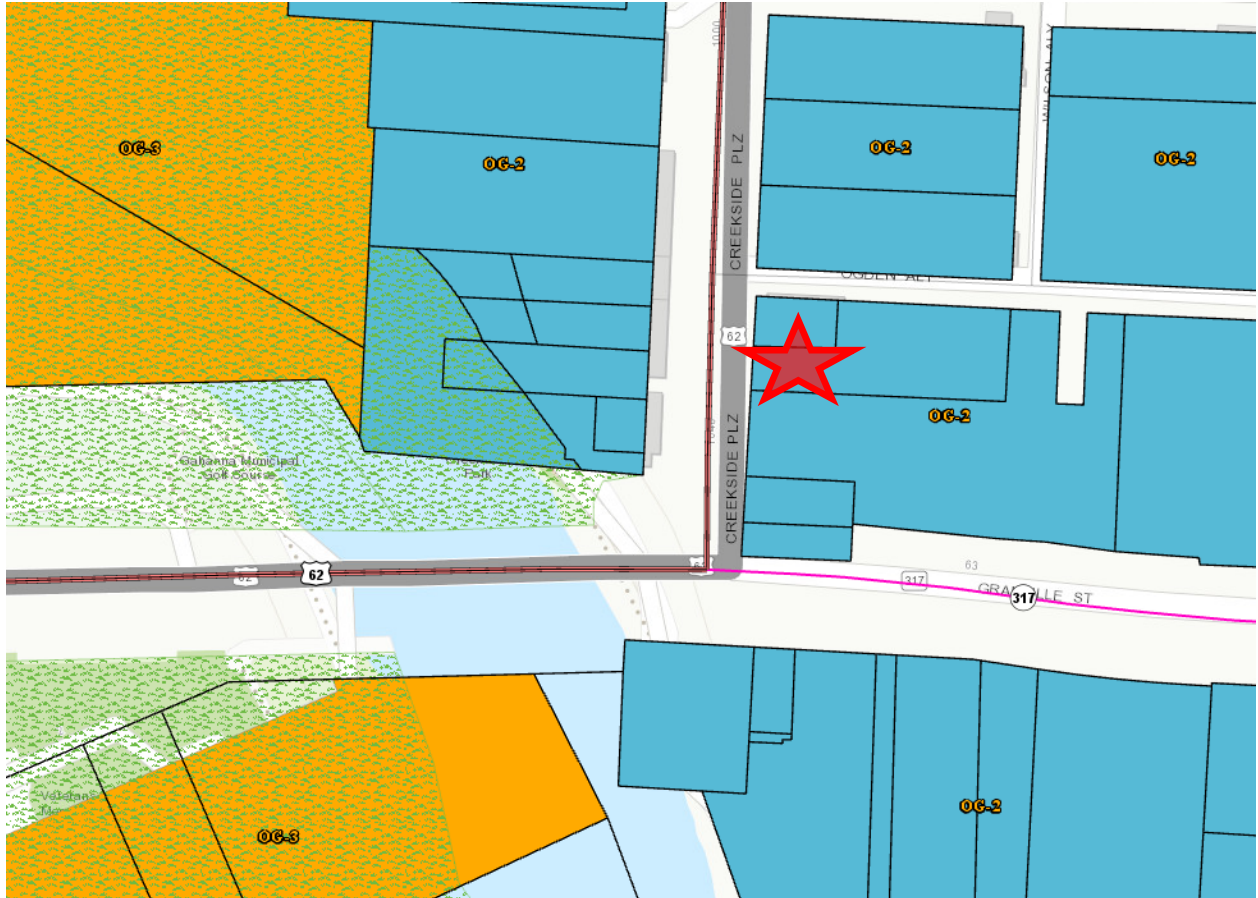
Existing Facade



Proposed



Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director