



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

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: 350 W. Johnstown Rd		Project Name/Business Name Ohio HD Video	
Parcel ID No.(s): 025-000936	Zoning Designation: <i>MB 11/10/20</i> CCCS Community Service	Total Acreage: 2.62	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <small>only applicable to Code Chapter 1150, Old Gahanna</small> <input type="checkbox"/>
OTHER <input type="checkbox"/>			
Project Description: 2 new entrances into existing 19,780 sf building. Interior remodeling of 7,400 sf of interior space			
APPLICANT Name -do <u>not</u> use a business name: Scott Handel		Applicant Address: 1355 Bingham Mills Dr, New Albany, Oh 43054	
Applicant E-mail: scott@ohiohdvideo.com		Applicant Phone No.: 614-327-3388	
BUSINESS Name (if applicable): Ohio HD Video			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): Architect: Dan Cline		Contact Information (phone no./email): 614-485-9400 d.cline@danielclinearchitects.com	
PROPERTY OWNER Name: (if different from Applicant) Ohio HD Studios LLC		Property Owner Contact Information (phone no./email): Scot Handel	

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/Primary Contact Signature:  Date: **12/10/19**

INTERNAL USE

Zoning File No. **DR-0336-2019**

RECEIVED: **KAW**

DATE: **12-11-19**

PAID: **100.00**

DATE: **12-11-19**



DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:

1. Review Gahanna Code Section 119Z (visit www.municode.com)
2. Materials List (see page 3) – does not apply to demolition applicants
3. Authorization Consent Form Complete & Notarized (see page 4)
4. Application & all supporting documents submitted in digital format
5. Application & all supporting documents submitted in hardcopy format
6. Application fee paid (in accordance with the <u>Building & Zoning Fee Schedule</u>)
7. Color rendering(s) of the project in plan/perspective/or elevation
8. One copy 24"x36" or 11"x17" prints of the plans
Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)
1. SITE PLAN that includes the following: (include: scale, north arrow, & address) if applicable
- All property & street pavement lines
- Property size
- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
- Location of all existing and proposed buildings on the site
- Location of all existing & proposed exterior lighting standards
- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)
- Provide lot coverage breakdown of building & paved surface areas
2. LANDSCAPE PLAN (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
- Designation of required buffer screens (if any)
- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)
3. ELEVATIONS from all sides
- Fenestration, doorways, & all other projecting & receding elements of the building exterior
4. LIGHTING STANDARD DRAWING that includes the following: (exterior only)
- All sizing specifications
- Information on lighting intensity (no. of watts, iso foot candle diagram)
- Materials, colors, & manufacturer's cut sheet
5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:
- 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	Sherwin Williams	Fireworks	SW 6867
Brick			
Gutters and Downspouts	Sherwin Williams	Network Gray	SW 7073
Lighting		TBD	
Roofing		White Rubber	
Siding	Sherwin Williams	Network Gray	SW 7073
Stucco			
Trim		Black	
Windows	Kawneer	Dark Annodized Alum	
Other (please specify)			
Other (please specify)			

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.



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.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Scott Handel

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

12/10/19

(date)

Subscribed and sworn to before me on this 10th day of December, 2019.

State of Ohio County of Franklin

Notary Public Signature: _____

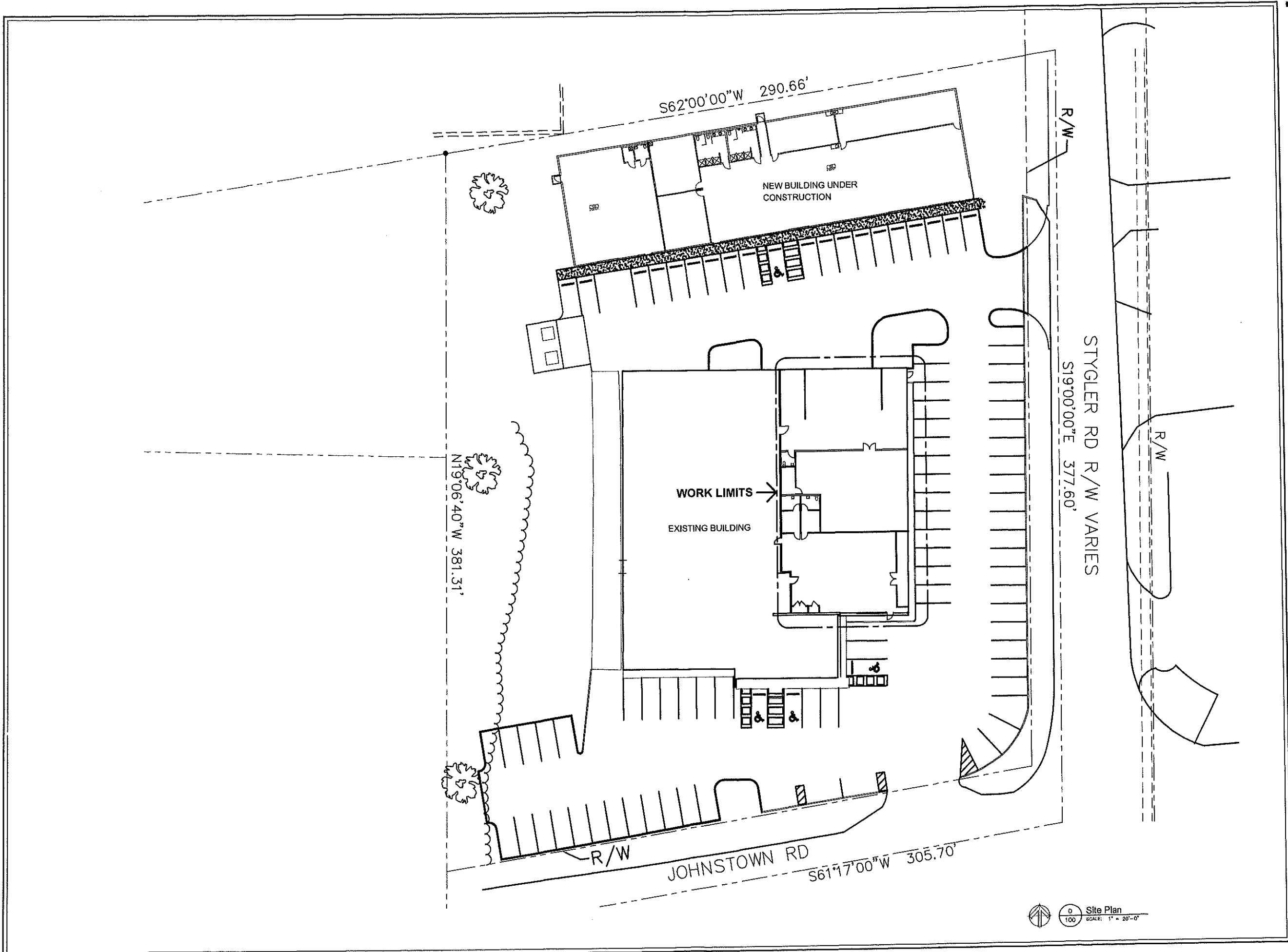
Stamp or Seal



THOMAS P. ROBERTS
Notary Public, State of Ohio
My Commission Expires
10-24-23







350 WEST JOHNSTOWN RD

GAHANNA, OHIO



ENGINEERING GROUP, LTD.
625 EAST NORTH BROADWAY
COLUMBUS, OHIO 43214



Daniel Cline & Associates, Inc.
Architecture / Civil / Design

215 Founders Ct
Columbus, Ohio 43230
Phone: 614.465.8400

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OHIO HD VIDEO PHASE III

PROJECT NO.

40707.00

ISSUE

DATE

REVIEW

11.17.2019

REVIEW

12.02.2019

REVIEW

12.08.2019

BID / PERMIT SET

12.08.2019

SEAL



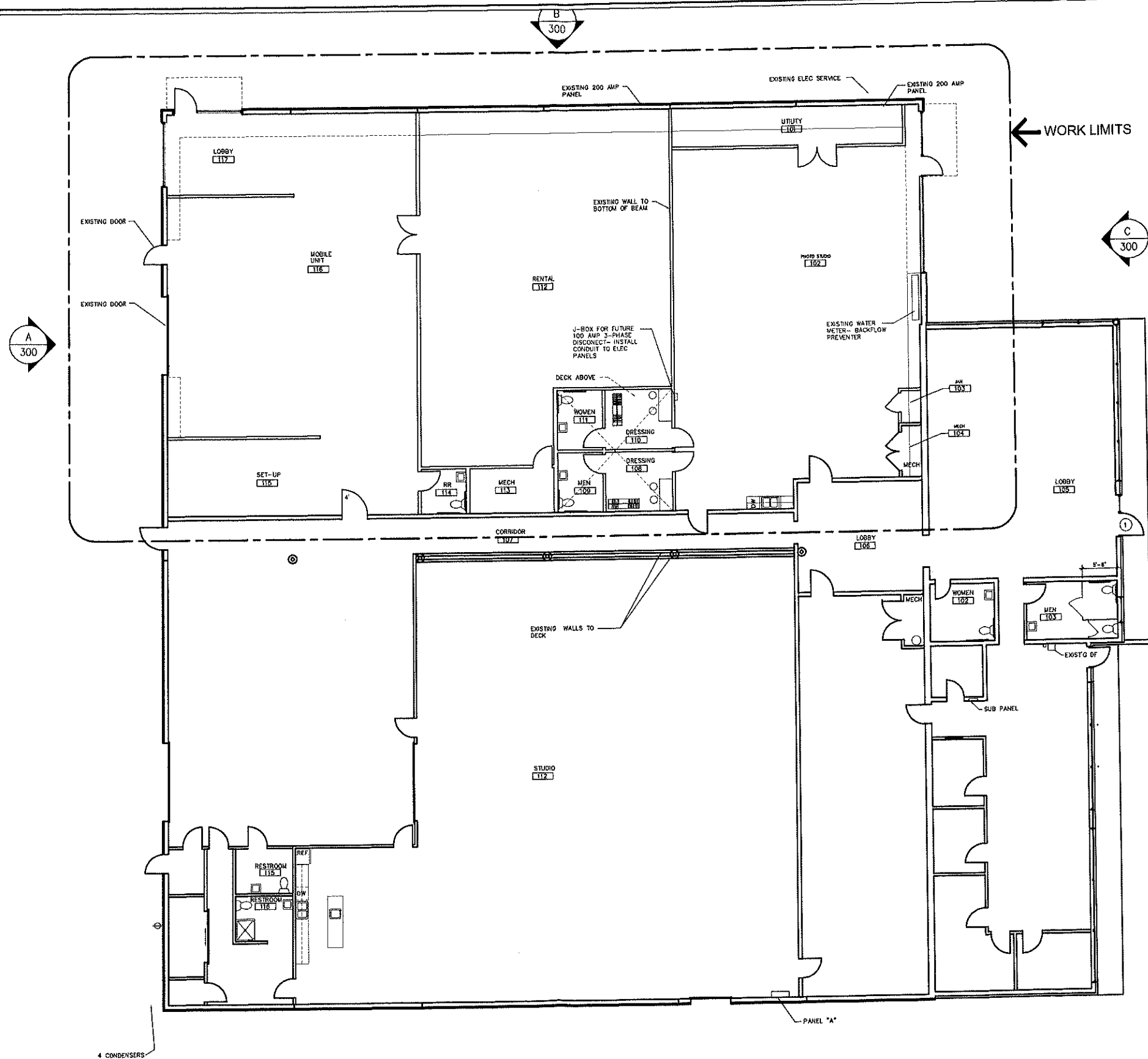
DANIEL CLINE, LICENSE # 5466
EXPIRATION DATE 12-31-2019

SHEET TITLE

SITE PLAN

SHEET NO.

100



BUILDING PLAN
SCALE: 1/8" = 1'-0"

350 WEST JOHNSTOWN RD
GAHANNA, OHIO



ENGINEERING GROUP, LTD.
625 EAST NORTH BROADWAY
COLUMBUS, OHIO 43214



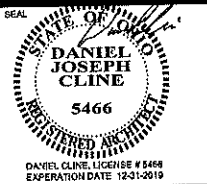
Daniel Cline & Associates, Inc.
Architecture / Retail / Design

215 Founders CT
Columbus, Ohio 43230
Phone: 614.485.3400
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OHIO HD VIDEO PHASE III

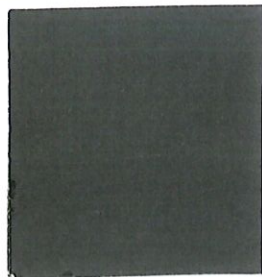
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ISSUE	DATE
REVIEW	11.17.2019
REVIEW	12.02.2019
REVIEW	12.08.2019

BID / PERMIT SET 12.00.2019

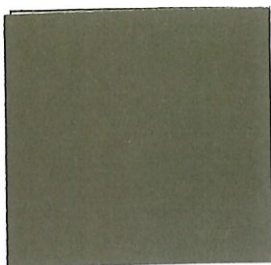


DANIEL CLINE, LICENSE #5466
EXPIRATION DATE 12-31-2019
SHEET TITLE
BUILDING PLAN

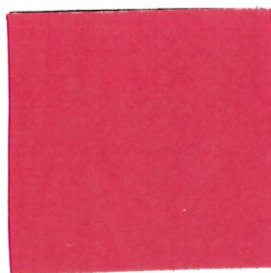
SHEET NO.
200



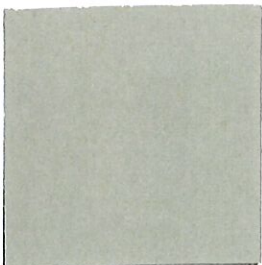
OH DOOR TRIM
SW 6990
CAVIAR



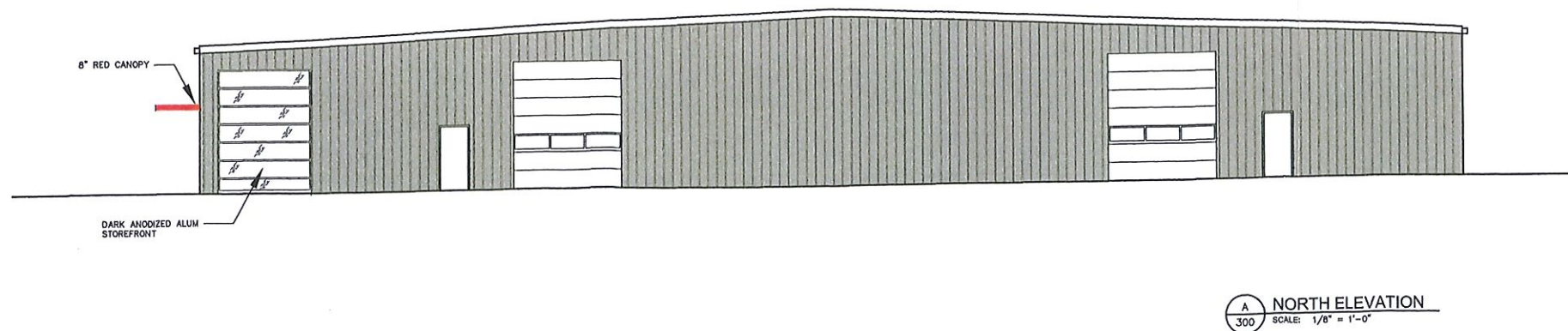
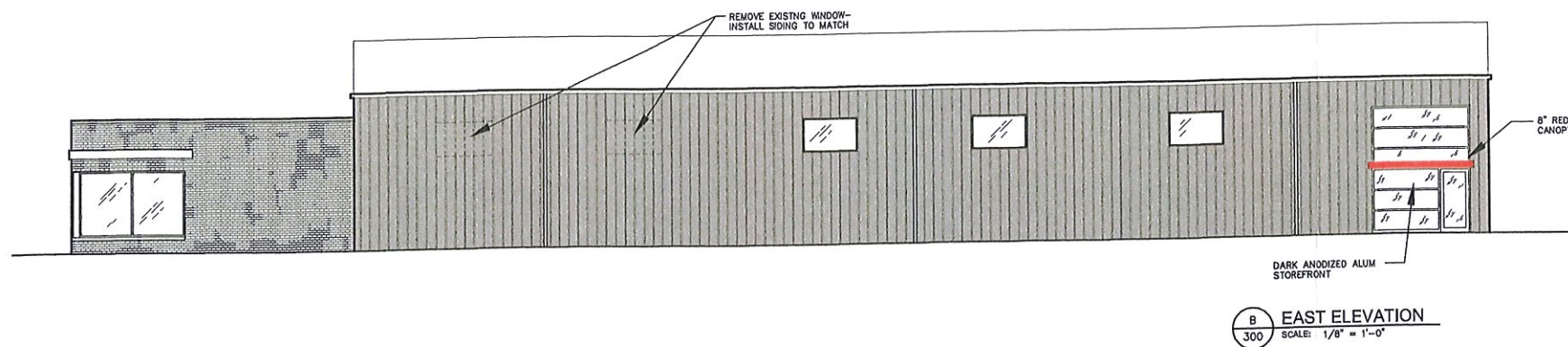
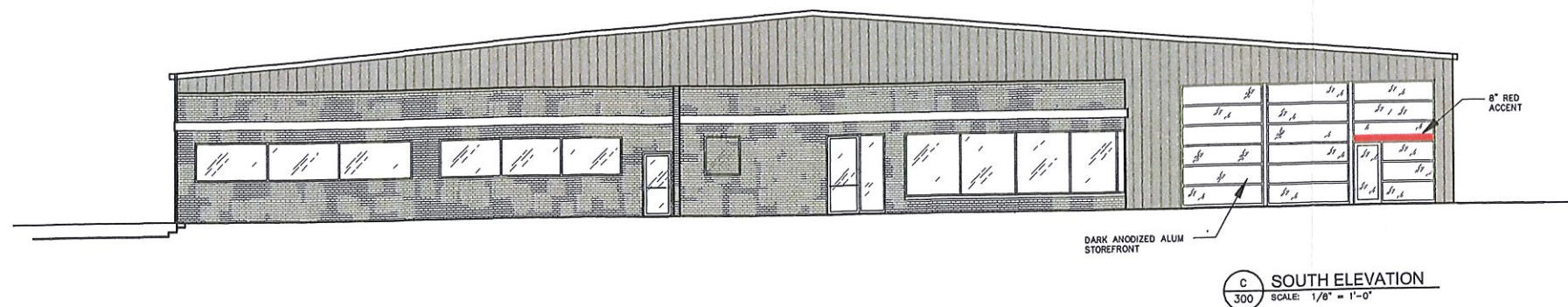
STOREFRONT
METAL
KAWNEER DARK
ANODIZED



RED CANOPY
SW 6867
FIREWORKS



BUILDING COLOR
SW #7073
NETWORK GRAY



350 WEST JOHNSTOWN RD
GAHANNA, OHIO



ENGINEERING GROUP, LTD.
625 EAST NORTH BROADWAY
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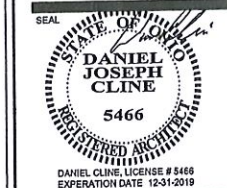
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OHIO HD VIDEO PHASE III

PROJECT NO.
40707.00

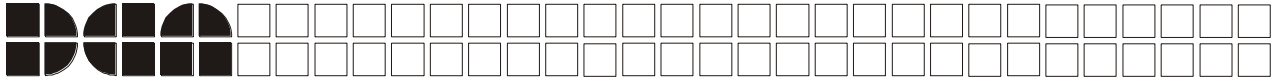
ISSUE	DATE
REVIEW	11.17.2019
REVIEW	12.02.2019
REVIEW	12.08.2019

BID / PERMIT SET 12.00.2019



SHEET TITLE
ELEVATIONS/DETAILS

SHEET NO.
300



January 6, 2020

Kelly Wicker
Administrative Assistant
City of Gahanna Building Department
200 South Hamilton Road
Gahanna, Ohio 43230

RE: Project 350 W. Johnstown Road
Ohio HD Video
Design Review Comment Letter dated 12-26-2019
350 West Johnstown Road
Gahanna, Ohio

Kelly

The following is in response to Plan Review notes dated December 26, 2019.

Engineering

8. Alterations to the existing building are required to comply with Federal ADA guidelines for both interior and exterior accessibility. Indicate the exterior accessible route to the new doorways on the site plan. Revisions to the recently approved Engineering plan, or a separate submission, will be needed to indicate changes necessary to accommodate ADA routes.

Response

Alterations to existing building include the elimination of separate tenants. Entire building will only be one tenant (Ohio HD Video). The two new doors being added are in addition to the existing building accessibility requirements and therefore are not required to be on the accessible route.

If you have any questions please call.

Cordially

Dan Cline

Daniel Cline & Associates, Inc.
Architecture/Retail Design
112 South Parkview Avenue
Columbus, Ohio 43209
Tel. 614-485-9400



January 7, 2020

Ohio HD Studios LLC
1355 Bingham Mills Dr
New Albany, OH 43054

RE: Project 350 W Johnstown Rd Design Review Comment Letter

Dear Ohio HD Studios LLC:

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

Building

1. Building plan review and permitting will be required.

Parks

2. No Comment per Julie Predieri

Public Service

3. No comments - KJN

Fire District

4. The fire division has no comment on this Design Review since it does not fall under the provisions of the 2017 Ohio Fire Code.

Community Development

5. Informational Comment - No issues with the request as submitted. The changes appear consistent with the recently approved design review.

Public Safety

6. No Comment Received. (*Access and Circulation*)

Soil & Water Conservation District

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

New and Proposed



The 2019 application depicted a new entrance to the existing building the application materials didn't specifically call out that the building was proposed for remodeling. Thus a new application is required.

Design Review

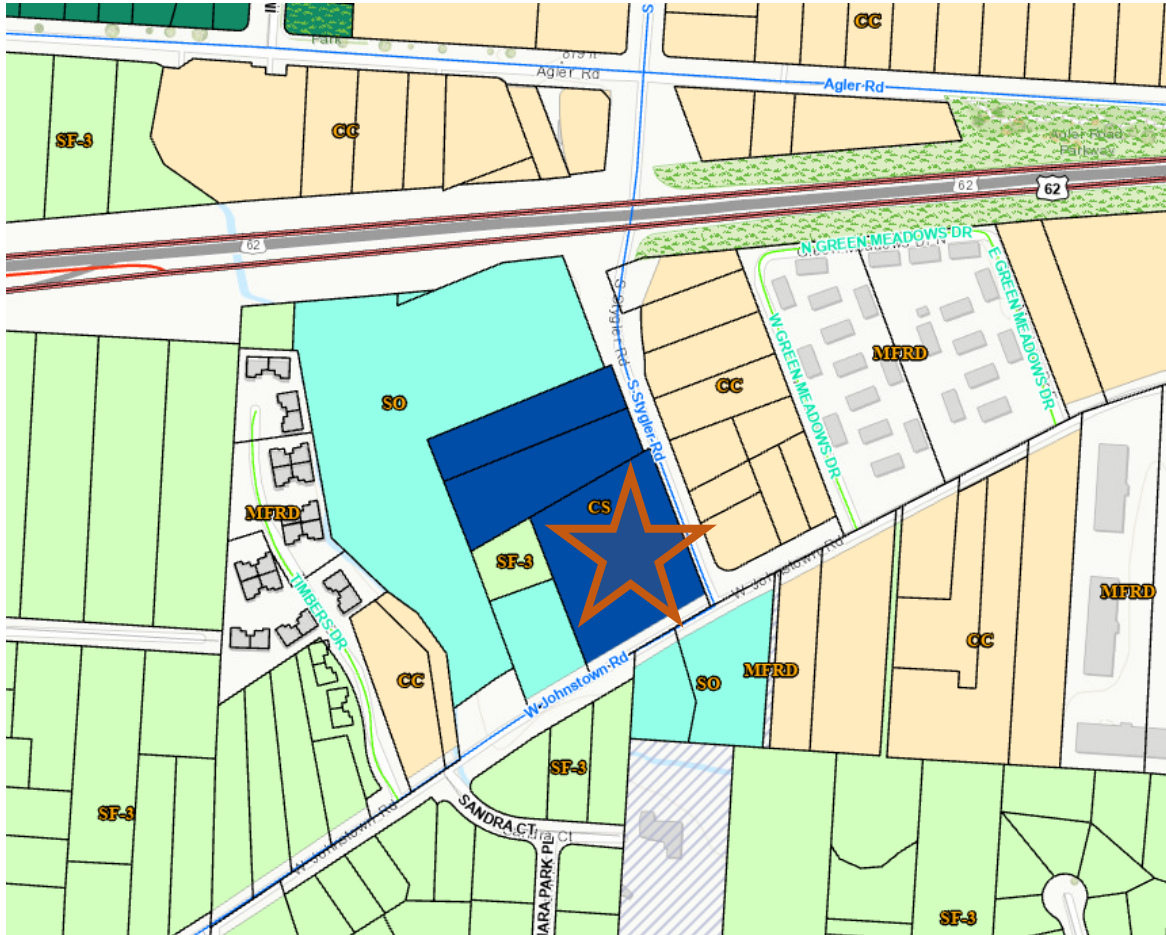
General review criteria for Design Review applications include the following:

- 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.

Recommendation

Staff recommends approval of the application. The proposed changes will bring a consistent look between the existing building and the new building. Ideally, staff would have recognized the changes to the existing building and the 2019 DR application would have more clearly specified the changes.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
City Planner