

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: 1085 Johnstown Rd Gahanna OH 43230		Project Name/Business Name Ohio Plastic Surgery Specialists	
Parcel ID No.(s): 025-011725-00	Zoning Designation: Suburban Office	Total Acreage: 1.24	
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, Old Gahanna</small>
OTHER <input type="checkbox"/>			
Project Description: Paint exterior of building			
APPLICANT Name -do <u>not</u> use a business name: Neal Hauschild		Applicant Address: 57 Granville St Gahanna OH 43230	
Applicant E-mail: nth@nthliving.com		Applicant Phone No.: 614-855-8533	
BUSINESS Name (if applicable): Nth Degree			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) Bespoke Brick and Mortar LLC		Property Owner Contact Information (phone no./email): Polly Bernack - 614-506-1153	

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: 6/25/2021

INTERNAL USE

Zoning File No.

DR-0389-2021

RECEIVED:

DATE:

KAW
7-6-21

PAID:

DATE:

100.00
7-6-21

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:
1. Review Gahanna Code Section 1197 (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 Building & Zoning Fee Schedule)
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. <u>SITE PLAN</u> 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. <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
- Designation of required buffer screens (if any)
- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)
3. <u>ELEVATIONS</u> from all sides
- Fenestration, doorways, & all other projecting & receding elements of the building exterior
4. <u>LIGHTING STANDARD DRAWING</u> 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			
Brick		Sherwin Williams White Duck 7010	SW 7010
Gutters and Downspouts		Sherwin Williams Caviar 6990	SW 6990
Lighting			
Roofing			
Siding			
Stucco			
Trim		Sherwin Williams Caviar 6990	SW 6990
Windows		Sherwin Williams Extra White 7006	SW 7006
Other (please specify)		Columns - Sherwin Williams Extra White 7006	SW 7006
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.

Dollyanne Bernal
(property owner name printed)

[Signature]
(property owner signature)

6/29/2021
(date)

Subscribed and sworn to before me on this 29th day of JUNE, 2021.

State of OHIO County of FRANKLIN

Notary Public Signature: [Signature]



Ronald R. Petroff, Esq.
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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.

Neal Hauschild

(applicant/representative/property owner name printed)

[Signature]

(applicant/representative/property owner signature)

6/25/2021

(date)

Subscribed and sworn to before me on this 25 day of June, 2021.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



Cheryl Cunningham
Notary Public, State of Ohio
Commission Expires 10/20/2021



DESIGN SHEET

1085 Johnstown Rd Gahanna, OH 43230

FRONT EAST SIDE AND NORTH SIDE



BEFORE



AFTER



AFTER

SOUTH SIDE/ ENTRY



BEFORE



AFTER

NORTH AND WEST SIDE/BACK



BEFORE



AFTER



AFTER

STAFF REPORT

Request Summary

A design review application has been filed to permit the exterior color change for the property at 1085 E Johnstown Rd. The property was previously the home to Dogs Only Veterinary. The new user is Ohio Plastic Surgery Centers. The application results from a code enforcement complaint. It is not uncommon for properties to repaint the exterior of buildings without a complete understanding of what approvals are required.

The property is zoned Suburban Office (SO). Specific color palettes aren't enumerated in the zoning code, but it does state that the color of building exteriors should ensure universal harmony on all commercial developments.

Images



BEFORE



AFTER

Design Review

General review criteria for Design Review applications include the following:

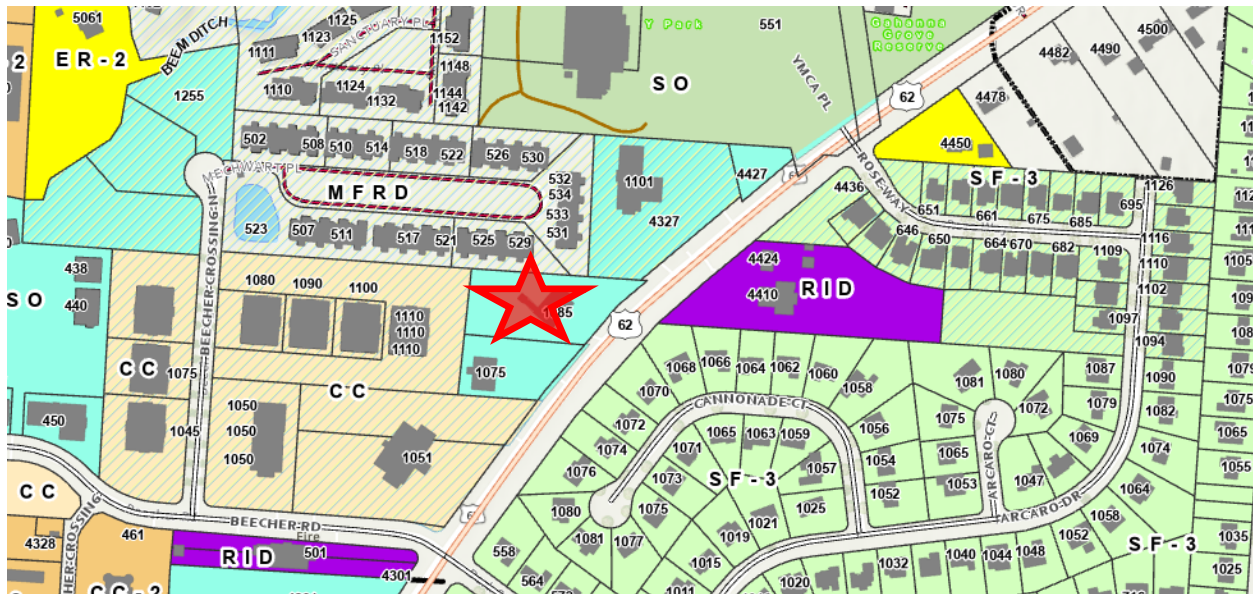
- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.

- 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.

Staff Comments

The proposed changes are consistent with other recent approvals on E Johnstown Rd and in the city. Code requirements for harmonious color palettes appears to be met. Staff recommends approval.

Location/Zoning Map



Respectfully Submitted By:

Michael Blackford, AICP

Director of Planning