



Planning & Zoning Commission Meeting
Tuesday, February 8, 2022 - 5:00 PM
AGENDA

1. Call to Order
2. Roll Call
3. Work Session: COA, ACE Hardware
 - a. Application # Z-21-203; Tabled December 1, 2021
4. Other Business
5. Adjourn



11/23/2021

Z-21-203

Certificate of Appropriateness

Status: Active

Date Created: Nov 17, 2021

Applicant

David Pontia
dpontia@dpaarchitecture.com
39 E Main Street
New Albany, OH 43054
6142458273

Location

921 W Coshocton Street
Johnstown, OH 43031

Owner:

Mike Dwyer
1220 County Line Rd Westerville, OH 43081

General Information

Business Owner

Mike Dwyer

Business Name

Ace Hardware

Principle Business Activity

Retail Sales

Property Information

Zoning District

GCC-2

Existing Use of Property

Vacant Land

Square Footage of Proposed Building

18,240

of Off-Street Parking Spaces Proposed

63

Description of Planned Project

New construction for Ace Hardware retail building

Authorization

I certify the information contained in this application and attachments is true and accurate.

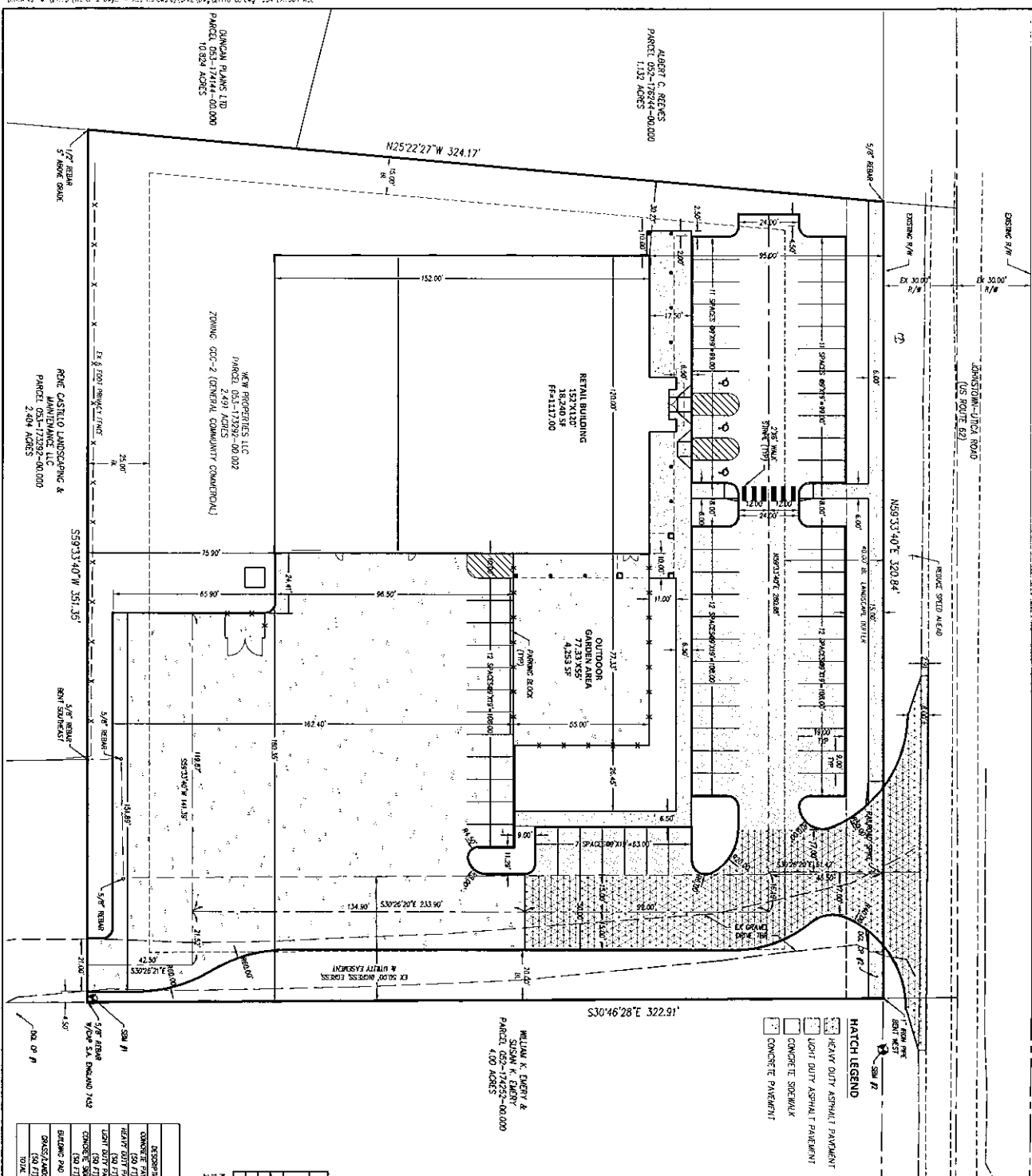
David Pontia
11/17/2021

Attachments

 AceHardware_Design-Review-Submittal.pdf
Uploaded by David Pontia on Nov 17, 2021 at 2:15 pm



ACE-3D-1.jpg
Uploaded by David Pontia on Nov 19, 2021 at 11:11 am

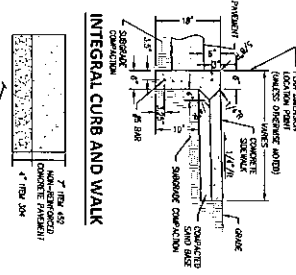


DESCRIPTION	LOT COVERAGE			
	EXISTING LOT	REQUIREMENTS	PROPOSED LOT	PERCENTAGE
GRASS OR PAVEMENT	0	0%	294.32	27%
DRIVEWAY	0	0%	10.70	1%
LIGHT BOLLARD FURNITURE	0	0%	10.00	1%
CONCRETE SIDEWALKS	0	0%	36.60	3%
BUILDING FOOTPRINT	0	0%	184.65	17%
PAVING MATERIALS	106.83	100%	33.92	3%
TOTAL	106.83	100%	106.62	100%

PARKING SPACE COUNT				
DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED	SPACES PROVIDED
OFFICE	12000	1:200	60	60
STORAGE	6140	1:2 CARPORT	3	3
TOTAL	18240		63	63

1. ADA SPACES ARE REQUIRED IN TOTAL SPACES
2. MANUFACTURING AND STORAGE REQUIRES 1 SPACE FOR EVERY 2 EMPLOYEES ON THE LARGEST SHIFT (6 EMPLOYEES)

CONCRETE PAVEMENT SECTION



HEAVY PAVEMENT SECTION

** NEW YORK ASSURES IF EAST COAST, SHALL BE OVERSEEN CLASSIFICATION
QUESTIONS TO OHIO DEPARTMENT OF TRANSPORTATION
STATEMENT FOR 1977

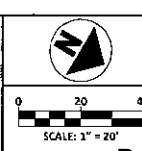
LIGHT PAVEMENT SECTION

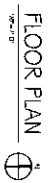


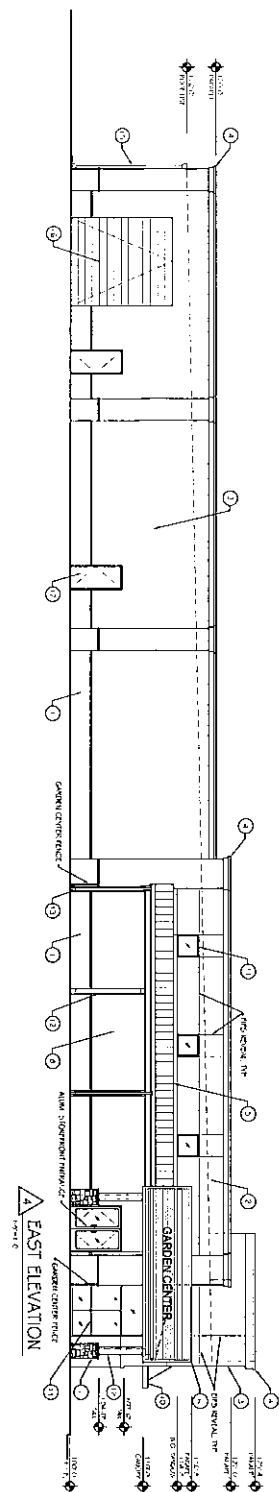
RIGHT PAVEMENT SECTION



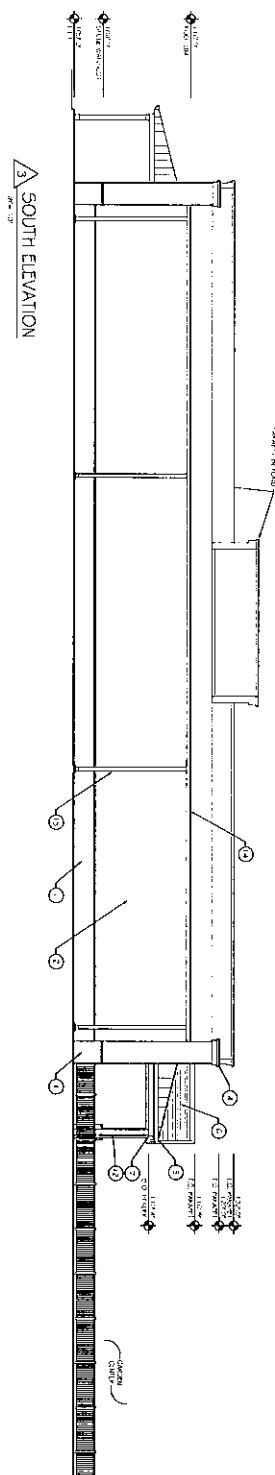
9		
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1		
NO	REVISION	DATE



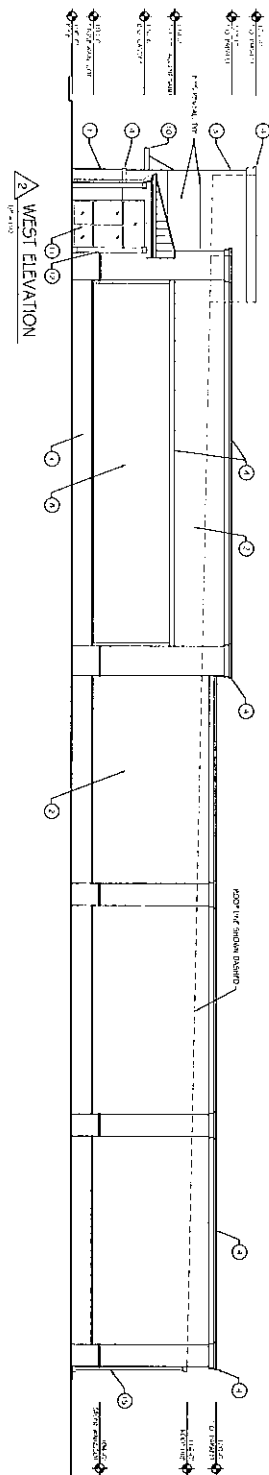




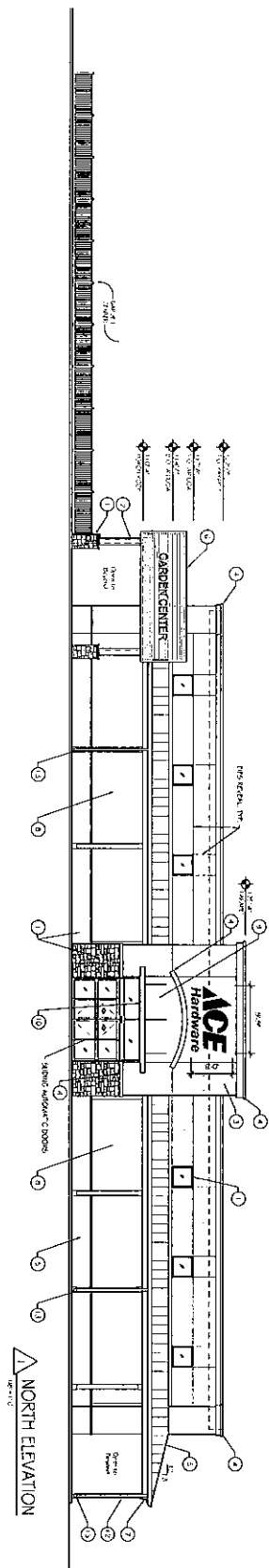
EAST ELEVATION



3 SOUTH ELEVATION



WEST ELEVATION
[2nd = 1st]



NORTH ELEVATION

- [illegible]

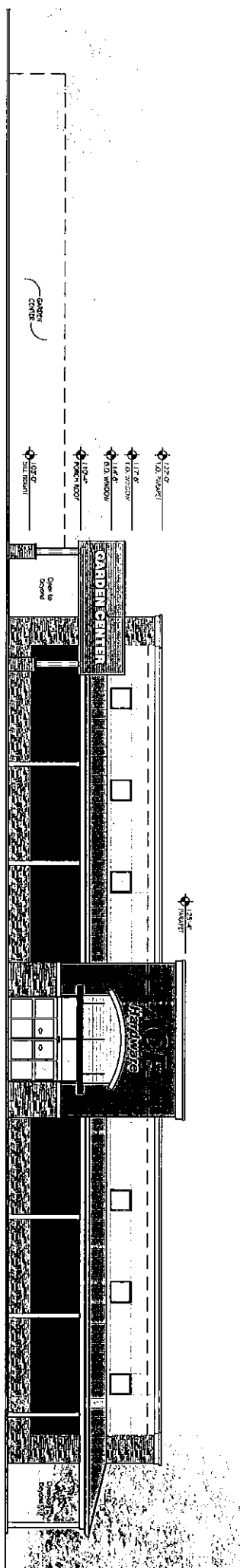
[illegible]BUILDING
ELEVATIONS

PONTIA
ARCHITECTURE
39 E. Main Street, Suite 101
New Albany, Ohio 43054
614-245-8273

ACE HARDWARE
RETAIL BUILDING
921 W Coshocton Street
Johnstown, OH 43031

Conceptual Elevation

ACE HARDWARE
Johnstown, OH





VILLAGE OF JOHNSTOWN

STAFF REPORT - COA

Application Number: Z-21-203

Property Address: 921 W. Coshocton Street

Commission Date: 12/01/2021

Applicant: Dave Pontia

Zoning District: GCC-2

Project Narrative:

The applicant is requesting a Certificate of Appropriateness Design Review approval for the construction of a retail building on US 62. The proposed retail building will be 18,240 square feet with an outdoor garden area of 4,253 square feet. Of the 18,240 square foot retail structure, 12,000 square feet will be used for the sales floor at the front of the building and 5,825 square feet will be used as a shipping/stock room in the rear. The remainder of the space will be used for offices, restrooms and other support spaces. The rear of the building will also have a loading dock. The exterior design of the proposed building features stone, metal, concrete and EFIS in browns and tans. 63 parking spots have been proposed for the building with the main parking lot in front of the building. Some parking spaces have been provided to the sides as well as a concrete loading and turn around area.

1187.08 Criteria for Evaluation of Application for Certification of Design Appropriateness

In considering the appropriateness of any proposed environmental change, including landscaping or exterior signage, the Board or Village staff member shall consider the following, as a part of its review:

- a) The compliance of the application with the Design Guidelines and Requirements. The proposed environmental change is to comply with the Design Guidelines and Requirements of the Village, incorporated by reference.
- b) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- c) The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.
- d) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- e) Each property shall be recognized as a physical record of its historic time, place and use. Alterations that have no historical basis and which seek to create an appearance inconsistent or inappropriate to the original integrity of the property shall be discouraged.
- f) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- g) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- h) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures if appropriate shall be undertaken using the gentlest means possible.
- i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- k) Significant archeological resources affected by a project shall be protected and preserved, if such resources must be disturbed, mitigation measures shall be undertaken.
- l) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Recommendation: Staff recommends at least the following variances: parking proposed to be located in the front of the building, window coverage on the front of the building does not meet requirements.