

VARIANCE 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: Tech Center Dr.		Project Name/Business Name (if applicable):	
Parcel ID No.(s): 025-013631-00	Current Zoning: Industrial OCT	Total Acreage: 5.91	
Description of Variance Requested: 15 MB 10/22/18 The current overlay requires a 24 foot parking setback and the older zoning code allowed for a 10 foot parking setback. We are asking for a 10 foot parking setback in order to meet the parking space requirements for the building.			
STAFF USE ONLY – Code Section(s) & Description of Variance: Overlay Standards Ord.-69-2009 Site Planning (c)(2) Parking Setbacks			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Robert LeVeck		Applicant Address: 1500 W. Third Ave. Ste. 120 Columbus, OH 43212	
Applicant E-mail: rleveck@leveckconstruction.com		Applicant Phone No.: 614-582-4765	
BUSINESS Name (if applicable):			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) Value Recovery Group II, LLC		Property Owner Contact Information (phone no./email): David Poe 614-324-5959 dpoe@valuerecovery.com	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

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: 9/24/18

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

INTERNAL USE

Zoning File No. V-236-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 9-26-18

PAID: 300.00
DATE: 9-26-18
CHECK#: CC

VARIANCE 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 1131 (visit www.municode.com) (Sign Variances, refer to Section 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)	✓			
	2. Pre-application conference with staff	✓			
	3. Survey of property certified by a registered surveyor (11"x17" copy)	✓			
	4. List of contiguous property owners & their mailing address	✓			
	5. Pre-printed mailing labels for all contiguous property owners	✓			
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	✓ ✓ ✓			
	7. Application fee paid (in accordance with the <i>Building & Zoning Fee Schedule</i>)	✓			
	8. Application & all supporting documents submitted in digital format	✓			
	9. Application & all supporting documents submitted in hardcopy format	✓			
	10. Authorization Consent Form Complete & Notarized (see page 3)	✓			

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

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.

Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature:  Date: 10/22/18

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, David Poe, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Robert LeVeck 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: [Signature] Date: 8/29/18

AUTHORIZATION TO VISIT THE PROPERTY

I, David Poe, 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: [Signature] Date: 8/29/18

Subscribed and sworn to before me on this 29th day of August, 2018.
State of Ohio County of Franklin
Notary Public Signature: [Signature]

JEFFERY J. SNIDERMAN, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
 My commission has no expiration date.
 Section 147.03 R.C.

AGREEMENT TO COMPLY AS APPROVED

I, Robert LeVeck, 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: [Signature] Date: 8/31/18

Subscribed and sworn to before me on this 31st day of August, 2018.
State of Ohio County of Franklin
Notary Public Signature: Fredena L. Williams

FREDENA L. WILLIAMS - NOTARY PUBLIC
 COM. EXP. JUN 28, 2021
 STATE OF OHIO

Variance Application Required Statement of Variance

Special Circumstances or Conditions

Variance from Chapter 1131.04 of the zoning code requiring a 15 foot parking setback on the west side of the property. Due to the narrowness of the lot the parking and/or building cannot be moved in order to meet the parking space requirements for the office building. This situation creates a special circumstance or condition for which a variance should be granted.

Necessary for Preservation

The requested Variance is necessary to preserve the value of the Property and its unique location for development as proposed. If the City imposed the requirements for which the Variance is being requested, the Applicant would not be able to proceed with the development of the Property as proposed, thereby detracting from the value of the Property and its utility for use to preserve property values generally by permitting the proposed development consistent with the City's Land Use Plan.

Will Not Materially Affect Adversely the Health and Safety

The requested Variance will not materially adversely affect the health and safety of the Property, adjacent, or nearby properties or the City as a whole. In fact, if the proposed development is granted the requested Variance and allowed to proceed, the proposed development will have a positive effect on the health and safety of all concerned by providing high quality development in the community.

List of Contiguous Property Owners

[GAHANNA REALTY LLC](#)

3333 RICHMOND RD STE350
BEECHWOOD OH 44122

[MERITEX PROPERTIES LLC](#)

24 UNIVERSITY AV NE #200
MINNEAPOLIS MN 55413

[Value Recovery Group II, LLC](#)

919 OLD HENDERSON RD
COLUMBUS OH 43220

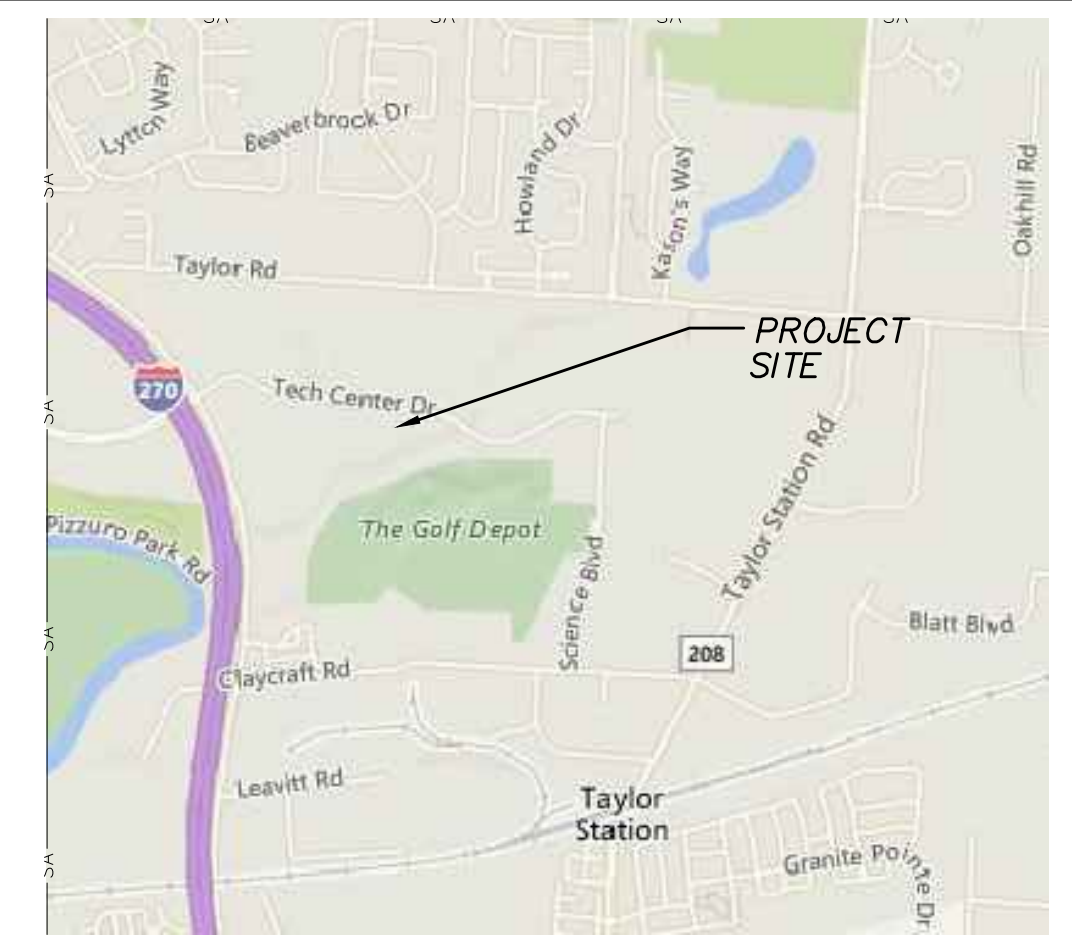
TECH CENTER DRIVE 60' R/W - (PUBLIC)

C-1 CURVE DATA:
 RAD = 470.00'
 ARC = 233.89'
 DELTA = 28°30'44"
 CH = 231.48'
 S 71°32'13" E

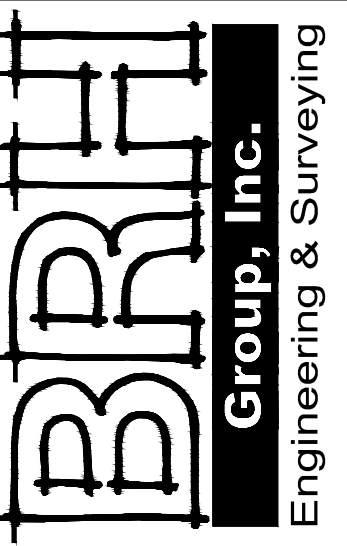
EXISTING STORM/ SANITARY STRUCTURE SCHEDULE:

- | | |
|---|---|
| 1.) EX. END OF 12" RCP
12"FL = 850.79 | A.) EX. SANITARY MANHOLE
T/C = 860.23
18"FL [NW.&NE.] = 842.73 |
| 2.) EX. CATCH BASIN
T/C = 857.84
12"FL [S.] = 852.76
TOP OF STANDING PIPE = 856.06 | B.) EX. SANITARY MANHOLE
T/C = 863.04
18"FL [SW.&SE.] = 842.14 |
| 3.) EX. END OF 24" RCP
24"FL = 852.98 | C.) EX. SANITARY MANHOLE
T/C = 852.39
18"FL [NE.&SWE.] = 840.49 |
| 4.) EX. STORM MANHOLE
24"FL = 860.21 | |

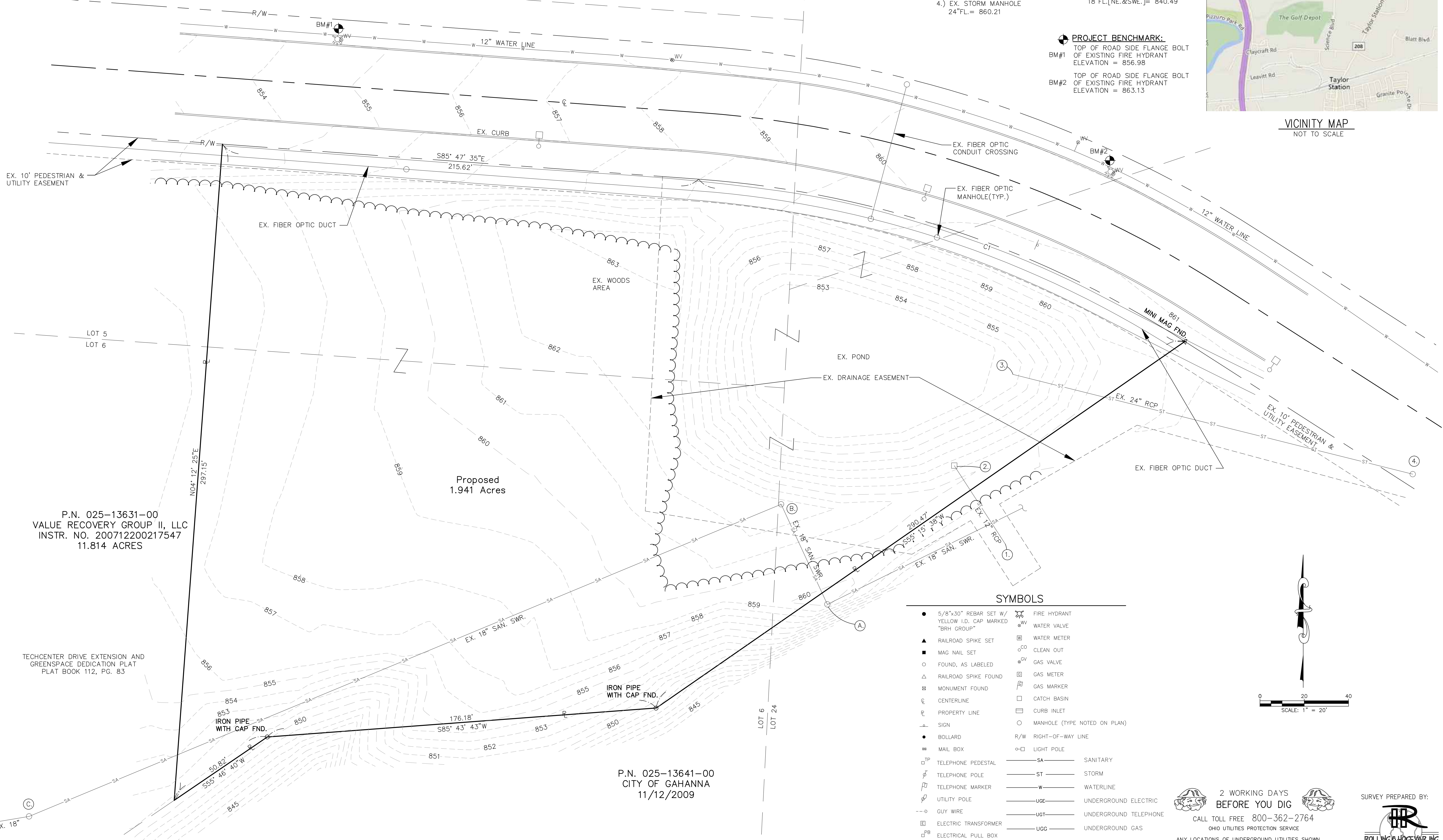
PROJECT BENCHMARK:
 BM#1 TOP OF ROAD SIDE FLANGE BOLT OF EXISTING FIRE HYDRANT ELEVATION = 856.98
 BM#2 TOP OF ROAD SIDE FLANGE BOLT OF EXISTING FIRE HYDRANT ELEVATION = 863.13



VICINITY MAP
NOT TO SCALE



1500 West Third Ave., Suite 102
 Columbus, Ohio 43212-2816
 Phone: (614) 220-9122
 Email: info@brhgroup.com



P.N. 025-13631-00
 VALUE RECOVERY GROUP II, LLC
 INSTR. NO. 200712200217547
 11.814 ACRES

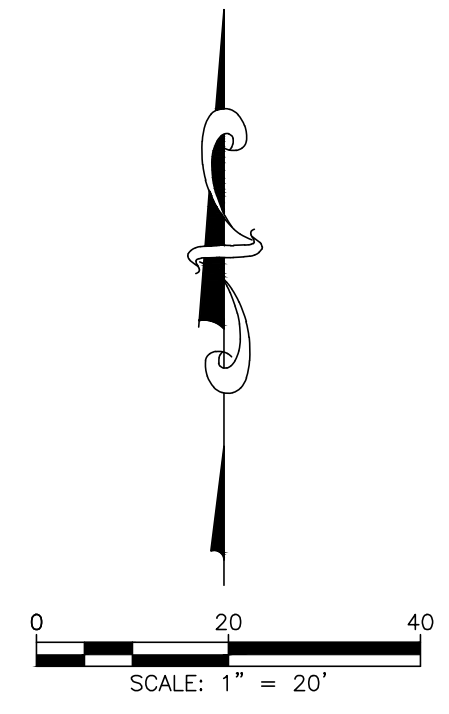
Proposed
 1.941 Acres

P.N. 025-13641-00
 CITY OF GAHANNA
 11/12/2009

TECHCENTER DRIVE EXTENSION AND
 GREENSPACE DEDICATION PLAT
 PLAT BOOK 112, PG. 83

SYMBOLS

- | | |
|--|--------------------------------|
| ● 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP" | ⊗ FIRE HYDRANT |
| ▲ RAILROAD SPIKE SET | ⊕ WATER VALVE |
| ■ MAG NAIL SET | ⊕ WATER METER |
| ○ FOUND, AS LABELED | ○ CLEAN OUT |
| △ RAILROAD SPIKE FOUND | ⊕ GAS VALVE |
| ⊗ MONUMENT FOUND | ⊕ GAS METER |
| ⊕ CENTERLINE | ⊕ GAS MARKER |
| ⊕ PROPERTY LINE | ⊕ CATCH BASIN |
| ⊕ SIGN | ○ MANHOLE (TYPE NOTED ON PLAN) |
| ● BOLLARD | R/W RIGHT-OF-WAY LINE |
| ⊕ MAIL BOX | ○ LIGHT POLE |
| ⊕ TELEPHONE PEDESTAL | — SA — SANITARY |
| ⊕ TELEPHONE POLE | — ST — STORM |
| ⊕ TELEPHONE MARKER | — W — WATERLINE |
| ⊕ UTILITY POLE | — UGE — UNDERGROUND ELECTRIC |
| — GUY WIRE | — UGT — UNDERGROUND TELEPHONE |
| ⊕ ELECTRICAL TRANSFORMER | — UGG — UNDERGROUND GAS |
| ⊕ ELECTRICAL PULL BOX | — OHE — OVERHEAD ELECTRIC |
| ⊕ A/C UNIT | — OHT — OVERHEAD TELEPHONE |
| ⊕ GUARD RAIL | — OHF — OVERHEAD FIBER OPTIC |
| ⊕ SIGNAL POLE | |
| ⊕ FLAG POLE | |
| ⊕ PID: PARCEL NUMBER | |



FLOOD_ZONE
 BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PREMISES IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AND SHOWN ON THE FLOOD INSURANCE RATE MAP, 3904900351K, EFFECTIVE DATE: JUNE 17, 2008.

2 WORKING DAYS
 BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

SURVEY PREPARED BY:

 ROLLING & HOCKLEY, INC.
 A Geo-Information Group Affiliate

257 SOUTH COURT ST.
 SUITE 6
 MEDINA, OHIO 44256
 PHONE (330) 723-1828
 FAX (330) 723-6637
 PROJ. No. 31,819

EXISTING CONDITIONS - TOPOGRAPHIC SURVEY
 VALUE RECOVERY GROUP, LLC
 TECHCENTER DRIVE
 GAHANNA, OHIO

DATE	REVISIONS

NO.	JOB NO.	DATE

SHEET
 1
 OF 1



October 22, 2018

LeVeck Commercial Construction
1500 W Third Ave
Columbus, OH 43212

RE: Project 00000 Tech Center Dr Variance Comments

Dear LeVeck Commercial Construction:

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

Public Safety

1. No comments or concerns from the police department.

Building

2. No comments.

Parks

3. No Comment

Public Service & Engineering

4. No Comments or concerns.

Soil & Water Conservation District

5. No Comment Received.

Fire District

6. 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

200 S. Hamilton Rd. Gahanna, Ohio 43230
614.342.4010 (Phone) 614.342.4100 (Fax)

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to develop a 12,000 square foot, single story office building off of Tech Center Drive. Final Development Plan (FDP), Design Review (DR), Variance and Subdivision without Plat applications are required. The property is located within Central Park of Gahanna and is zoned Office, Commerce, and Technology with an overlay. The overlay was adopted in 2009 and contains many unique standards that only apply to property located within Central Park.

If approved, this would mark the third office building to be approved/built in Central Park this year.



Given Hansco – 12,000 square foot office building



Franklin Peak – 69,000 square foot, 4 story office building
5,200 square foot brewery



All R Friends – 8,000 square foot office building



Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

The property is zoned OCT with an overlay and therefore subject to the standards of Design Review District 4 (DRD-4). Relevant standards include the following:

- Parking – The Planning Commission should be concerned with the location of the proposed parking area and the screening design that will minimize visual contact with the public. Parking should be to the rear of the building.
- Screening – Existing trees should be utilized for landscaping and screening requirements.
- Building materials are important to protect property values but a more liberal standard should be applied to OCT.

Variance

A variance to the overlay text, ordinance 69-2009, has been requested. The text requires a minimum parking setback of 15 feet from the side yard. The applicants are proposing a 10 foot parking setback along the east side of the property. It should be noted that OCT zoned properties not located within the overlay are permitted a 10 foot side yard parking area setback. If granted, the request would allow for the same setback as other OCT zoned properties.

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Staff believes that granting the variance would be beneficial and lead to the preservation of trees on the property. If the variance is not granted, the parking and building will have to be moved. This would



most likely shift development to the east into an area where mature trees exist. Granting the variance will allow for the preservation of trees while still matching the zoning code for setback requirements.

Subdivision without Plat

The subject property is one lot that is proposed to be split into two parcels. The parcel to be split is 5.9 acres in size. The portion to be developed with the office building for Given Hansco is 1.9 acres in size. The code requires planning commission approval for lot splits that result in a parcel less than five acres.

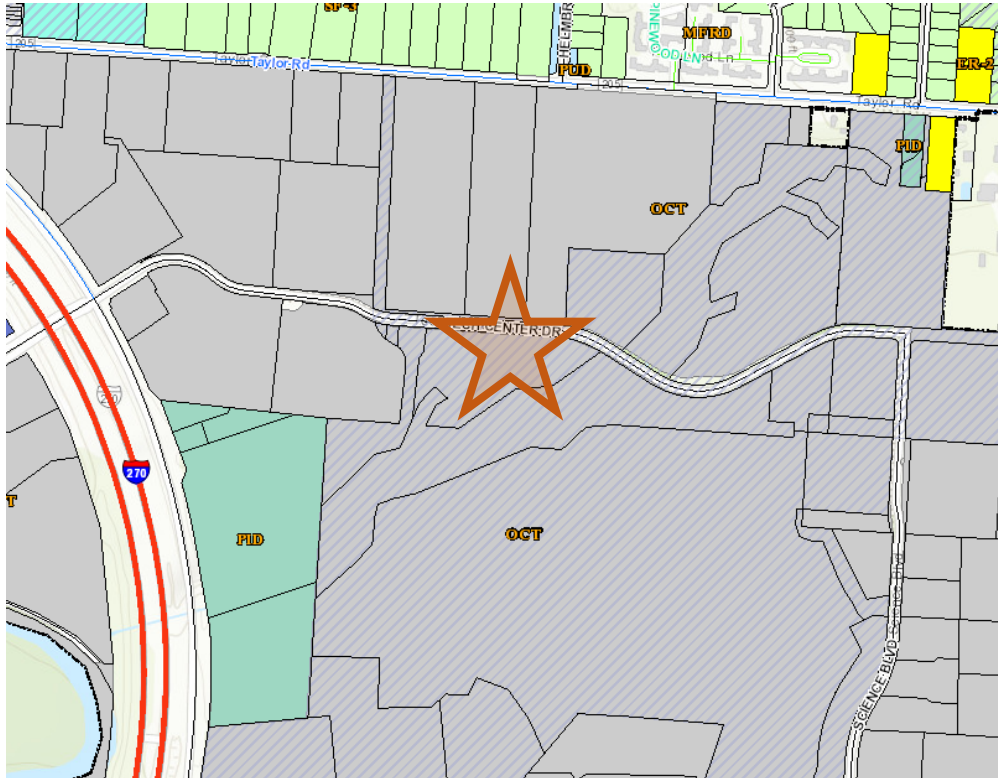
Planning Commission shall approve the subdivision without plat application if the following is met:

1. All lots of the resulting subdivision are contiguous to a dedicated public street right-of-way for such distance as required by the zoning district.
2. No opening, widening or extension of any road is involved.
3. No more than five lots are involved after the original tract is completely subdivided.
4. The request for subdivision is not contrary to platting, subdividing or zoning regulations of the City.

Recommendation

It is Planning and Development staff's opinion that the requested applications are consistent with the development potential of the property and applicable area plans.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director