

VARIANCE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: 1631 Taylor Rd. 1641-1687 Taylor Rd KAW		Project Name/Business Name: Taylor Industrial Park	
Parcel #: 027-000008-00	Zoning: (see Map) OCT	Acreage: 12.9	

VARIANCE SPECIFICATIONS
Description of Variance Request: Request a change in building setback from 75ft. to 40ft.
STAFF USE ONLY: 1155.04(b)(1) Site Planning (Code Section):

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Robert LeVeck	Applicant Address: 625 Eastgate Pkwy. Gahanna, OH 43230
Applicant E-mail: rleveck@leveckconstruction.com	Applicant Phone: 614-582-4765
Business Name (if applicable):	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. **V-24-7**

RECEIVED: **KAW**

DATE: **2-7-24**

PAID: **\$500.00**

DATE: **2-7-24**


**Updated
Apr 2022**

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code Chapter 1131 (visit www.municode.com) (<i>Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18</i>)
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. Renderings, drawings, and/or pictures of the proposed project
4. A statement of the reason(s) for the variance request that address the following three conditions: (<i>not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria</i>) - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5. List of contiguous property owners & their mailing address
6. One set of pre-printed mailing labels for all contiguous property owners
7. Application fee (<i>in accordance with the 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 (<i>see page 3</i>)

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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: 2/1/24

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

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.

Robert Colek
(applicant/representative/property owner name printed)

[Signature]
(applicant/representative/property owner signature)

2/1/24
(date)

Subscribed and sworn to before me on this 1st day of February, 2024.

State of Ohio County of Franklin

Notary Public Signature: Kelly Wicker



Variance Application Required Statement of Variance

Special Circumstances or Conditions

Variance from Chapter 1155.04 of the zoning code requiring a 75-foot building setback on the north side of the property. Due to the stream on the property the parking and/or building cannot be moved in order to meet the parking space requirements for the 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.

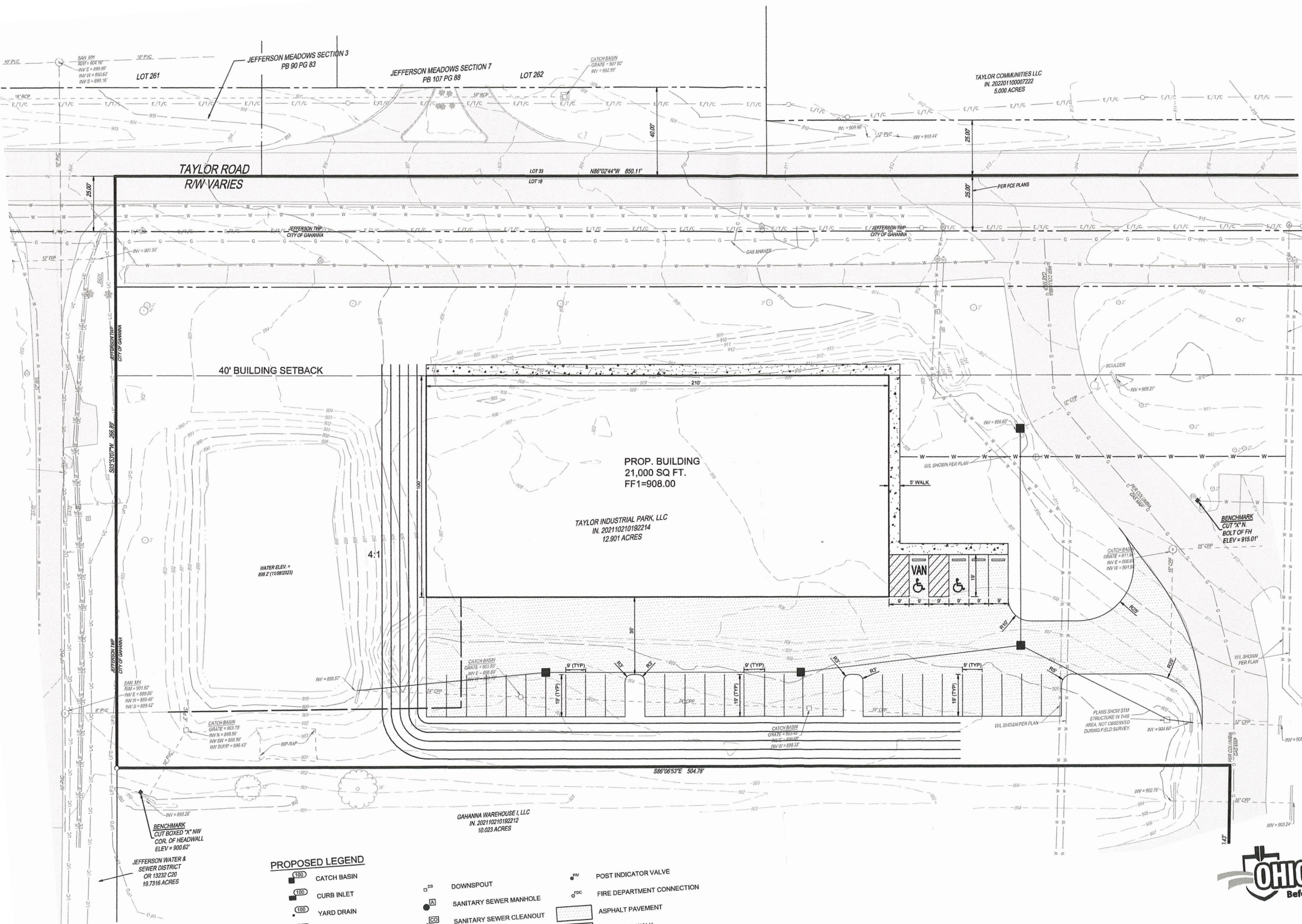


JEFFERSON WATER & SEWER
6455 Taylor Rd.
Gahanna, OH 43230

ACCI PROPERTIES LLC
1301 RESEARCH RD
GAHANNA, OH 43230

Taylor Communities, LLC
1301 RESEARCH RD
GAHANNA, OH 43230

OTA REALTY COMPANY LLC
5969 E LIVINGSTON AVE
COLUMBUS OH 43232



SEAL:

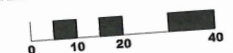
NO. DATE DESCRIPTION

TAYLOR ROAD
1641-1687 TAYLOR RD
GAHANNA, OHIO

PROJECT NO: 231165.012

DATE: XX/XX/XXXX

SCALE:



SHEET NAME:

SITE EXHIBIT

SHEET NO.

1/1

PLANNING COMMISSION STAFF REPORT

Project Summary – Taylor Commercial Park

Meeting Date: February 26, 2025

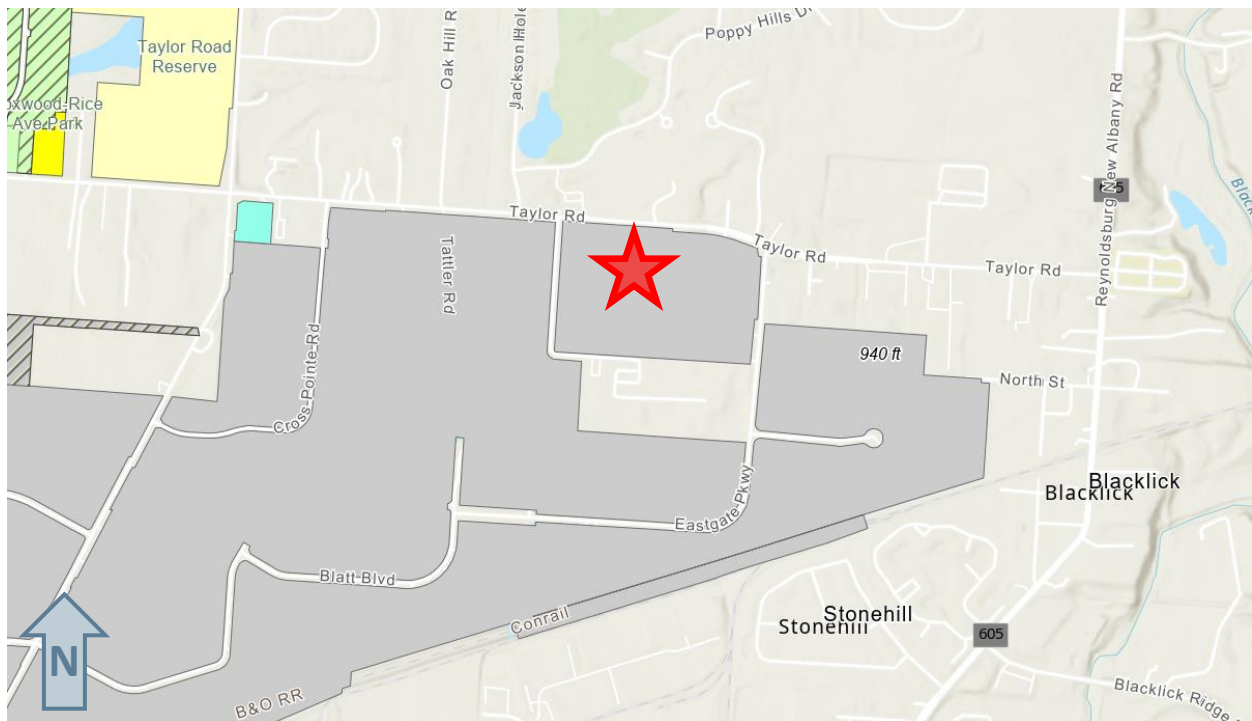
Zoning: Office, Commerce, and Technology (OCT)

Application Type(s): Final Development Plan (FDP), Design Review (DR), and Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the FDP, DR, and Variance applications.

Location Map:



Staff Review

History

In April 2021, Design Review and Final Development Plan applications were approved for two flex industrial buildings, eight storage buildings, and one large industrial building. All of these totaled 255,350 SF of building space. The approved plans also included associated parking and landscaping. The site is entirely developed, except for the northwest corner that is a part of today's applications.

Overview

The applicant is requesting approval of Final Development Plan, Design Review, and Variance applications for a new 21,000 SF building at the front, northwest corner of the Taylor Industrial Park site. The development includes a new internal access drive, 31 parking spaces, two of which are ADA spaces, and new landscaping around the parking lot and building.

The front elevation of the building that faces the ROW is primarily a tan "tumbleweed" color with stone accent around the base. The rear and side elevations utilize tan "light stone" metal panels that match the front elevation and the existing buildings. Based on the total parking area, 840 SF of landscape area is required and provided, and nine trees will be planted in and around the parking lot.

There is one variance requested for this project. This application was filed under the former zoning code, which required a 75 ft front yard setback for this use. The proposed building is only 40 ft from the front property line. The applicant states that the building cannot be placed any further from the front property line due to the stream on the site and the number of parking spaces required.

Review Criteria

Final Development Plan (FDP)

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

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

Design Review (DR)

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.

Variance (V)

The following variance has been requested:

1. Ch 1155.04(b)(1) – Site Planning
 - a. Warehouse/manufacturing/industrial uses must be at least 75 ft from the front property line.
 - b. The applicant states that there may be times where the materials are taller than 10 ft.

Planning Commission shall not grant a variance unless it finds that all 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.

Recommendation

Staff recommends approval of the Final Development Plan, Design Review, and Variance applications. The site is already mostly developed, and the proposed building is in-line with the existing development in both use and appearance.

The variance request is reasonable and under the current zoning code, the front yard setback is only 20 ft, and a variance would not be required at all. The project meets all code requirements with this one variance.