



Gahanna

WORKSHOP
WEDNESDAY
APRIL 8, 2026

LARS Properties, LLC



LARS PROPERTIES

Commercial Painting |
Property Management
| Carpentry

Our Team

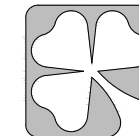


Corporate Office





Orange frog Design Group
 411 Meditation Lane
 Columbus, Ohio 43235
 P 614.578.1707



Dublin Building Systems
 Design, Build, Contractors and Engineers
 5600 Blazer Parkway, Suite 110
 Columbus, Ohio 43245
 614.899.1445
 www.dublinbuilding.com

JOHNSTON ROAD FLEX
 GAHANNA, OHIO

NO.	DATE	REVISION

JOB NO. : 2026-10
 DATE : 3.25.2026

FLOOR PLAN

A301

FLOOR PLAN LEGEND:

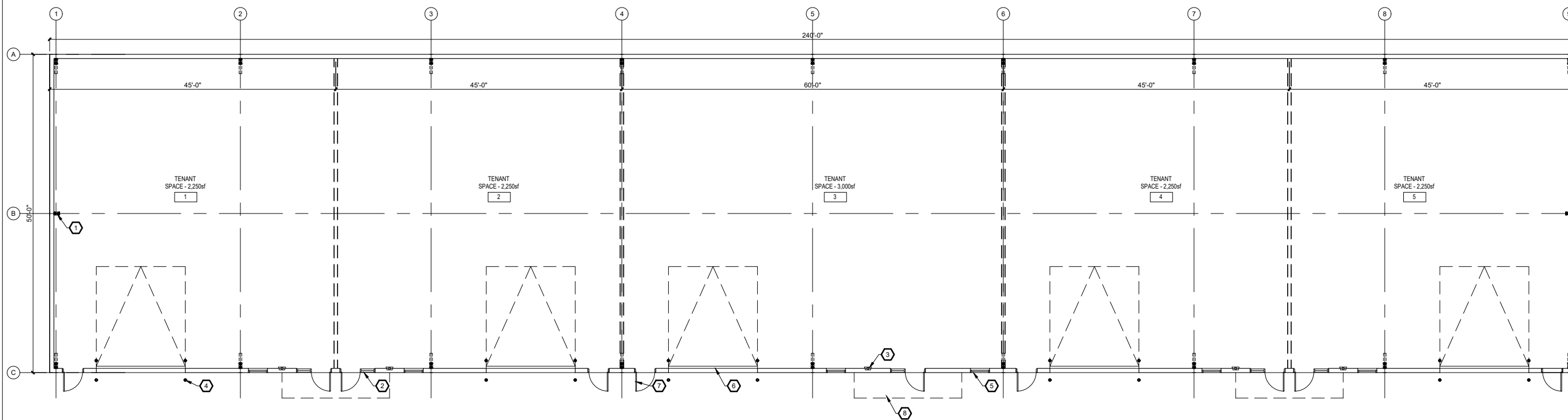
- (XXX) INDICATES DOOR TYPE - SEE SHEET A801
- (X) INDICATES WINDOW TYPES - SEE SHEET A801

FLOOR PLAN GENERAL PLAN NOTES:

- A. ALL INTERIOR DIMENSIONS SHOWN ARE FROM FACE OF STUD, FACE OF MASONRY OR FINISH FACE OF EXISTING WALLS, UNLESS OTHERWISE NOTED. ALL EXTERIOR DIMENSIONS ARE FROM SHEATHING, MASONRY OR CONCRETE UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- B. SEE SHEET A801 FOR DOOR SCHEDULE FOR INFORMATION ON DOOR SIZES, TYPES, FRAMES AND HARDWARE SETS.
- C. PAINT ALL HOLLOW METAL DOORS AND FRAMES, ELECTRICAL PANELS, ACCESS PANELS, MISC. TRIM, ETC. EXPOSED TO VIEW.
- D. PRE-ENGINEERED METAL BUILDING IS SEALED BY OTHER DESIGN PROFESSIONAL - ORANGE FROG DESIGN GROUP IS RESPONSIBLE FOR THE INTERIOR FINISH ONLY.
- E. CONCRETE SLAB VAPOR BARRIER SEAMS TO BE TAPED PER MANUFACTURE SPECIFICATIONS

FLOOR PLAN CODED NOTES:

- 1. PRE-ENGINEERED METAL BUILDING
- 2. ALUMINUM STOREFRONT - TUBELITE 14000 I/O SERIES WITH STANDARD WIDE, 9" STILE DOORS - FINISH TO BE ANODIZED ALUMINUM
- 3. MULTIPURPOSE DRY-CHEMICAL MPS (SLB) SERIES FIRE EXTINGUISHER WITH LARSEN ARCHITECTURAL SERIES SEMI RECESSED - FIRE RATED - CABINET (FS-2712-RK)
- 4. 6" STEEL BOLLARD FILLED WITH CONCRETE - REFER TO DETAIL
- 5. THERMALLY BROKEN ALUMINUM STOREFRONT WINDOW SYSTEM WITH 1" INSULATED GLASS - FRAME COLOR TO BE ANODIZED ALUMINUM
- 6. OVERHEAD DOOR - REFER TO THE DOOR SCHEDULE ON SHEET A801
- 7. INSULATED METAL MAN DOOR - REFER TO DOOR SCHEDULE
- 8. PRE-ENGINEERED CANOPY - MAPES SUPER LUMIDECK FLAT SOFFIT WITH 6" J FASCIA



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

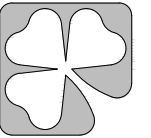


MATTHEW D. LONES, LICENSE #1616699
 EXPIRATION: DECEMBER 31, 2026

- ROOF PLAN CODED NOTES:**
1. STANDING SEAM METAL ROOF BY PEMB SUPPLIER
 2. 6" BOX GUTTER AND DOWNSPOUTS BY PEMB SUPPLIER
 3. PRE-ENGINEERED CANOPY - MAPES SUPER LUMIDECK FLAT SOFFIT WITH 8" J FASCIA



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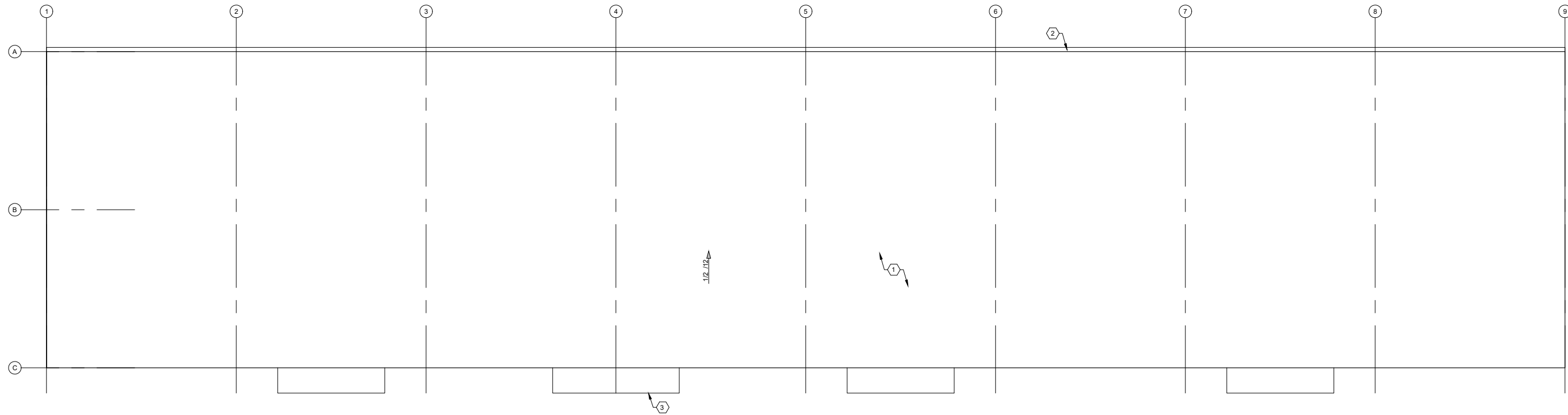


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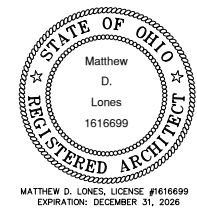
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 **ROOF PLAN**
 SCALE: 1/8" = 1'-0"

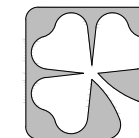


ROOF PLAN

A302



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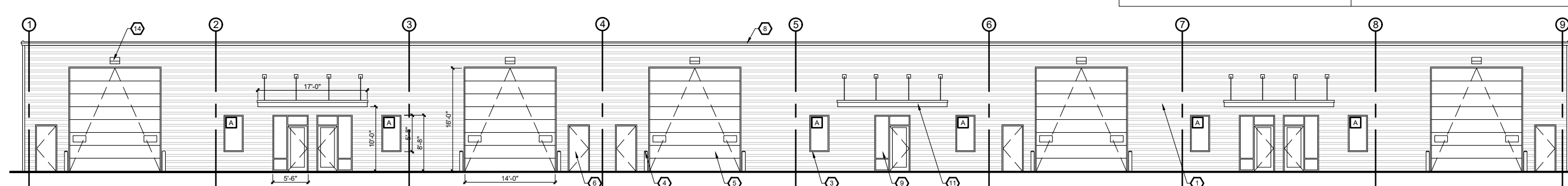
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EXTERIOR
 ELEVATIONS

A401

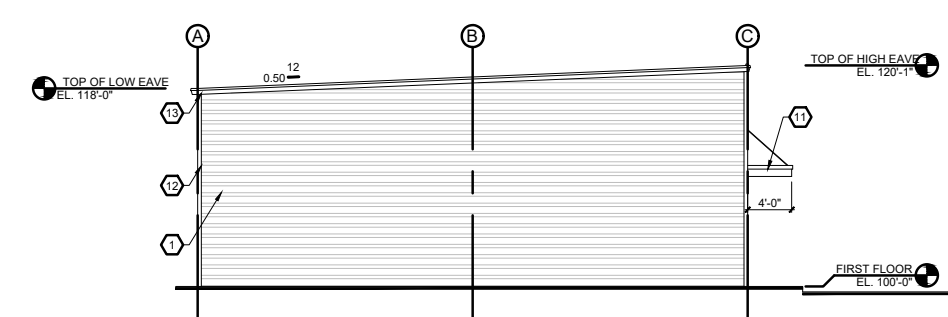
- ELEVATION LEGEND:**
- WINDOW TAG - REFER TO SHEET A801
 - ▨ HORIZONTAL METAL SIDING - DMI CHARCOAL GREY METAL SIDING
- ELEVATION GENERAL NOTES:**
- THIS SHEET IS FOR REFERENCE ONLY. REFER TO THE PRE-ENGINEERED BUILDING DRAWINGS FOR ALL ELEVATION INFORMATION
- ELEVATION CODED NOTES:**
- ARCHITECTURAL METAL WALL PANELS BY DMI - COLOR CHARCOAL GREY
 - STANDING SEAM METAL ROOF PANELS BY PEMB SUPPLIER ON F.G. INSULATION - COLOR CHARCOAL GREY
 - THERMALLY BROKEN ALUMINUM STOREFRONT WINDOW SYSTEM WITH 1" INSULATED GLASS - FRAME COLOR TO BE ANODIZED ALUMINUM
 - 6" DIA. PAINTED STEEL BALLARD - FILLED WITH CONCRETE WITH SNOW CONE TOP - COLOR TO BE BLACK
 - OVERHEAD DOOR - COLOR TO BE BLACK - REFER TO THE DOOR SCHEDULE ON SHEET A801
 - INSULATED METAL MAN DOOR - COLOR TO BE BLACK - REFER TO DOOR SCHEDULE
 - 8" BOX GUTTER - COLOR TO BE CHARCOAL GREY - BY PEMB SUPPLIER
 - ROOF TRIM PIECE - COLOR TO BE CHARCOAL GREY - BY PEMB SUPPLIER
 - THERMALLY BROKEN ALUMINUM STOREFRONT DOOR SYSTEM - REFER TO THE DOOR SCHEDULE - FRAME COLOR TO BE ANODIZED ALUMINUM
 - 4x6 DOWNSPOUTS ON EACH COLUMN LINE

- ELEVATION CODED NOTES:**
- PRE-ENGINEERED CANOPY - MAPES SUPER LUMIDECK FLAT SOFFIT WITH 8" J FASCIA - COLOR TO BE REGAL RED
 - 4" CORNER TRIM - COLOR TO BE CHARCOAL GREY - BY PEMB SUPPLIER
 - RAKE TRIM - COLOR TO BE CHARCOAL GREY - BY PEMB SUPPLIER
 - WALL MOUNTED LIGHT FIXTURE

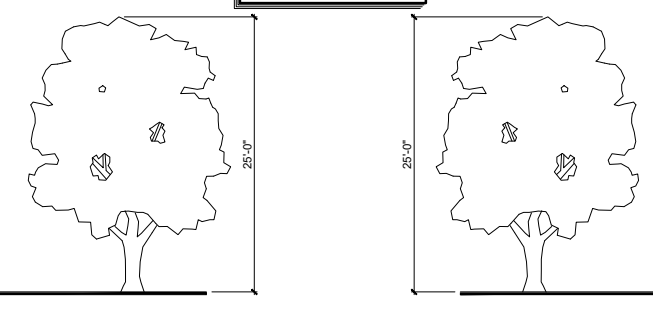


1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 LOOKING WEST

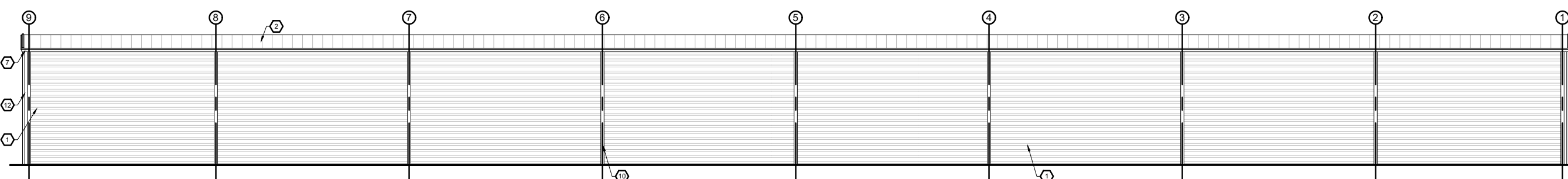
NOTE:
 REQUESTING A VARIANCE TO USE ARCHITECTURAL HORIZONTAL METAL SIDING ON ALL FOUR SIDES AS A PRIMARY MATERIAL



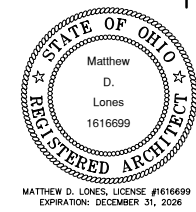
2 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 LOOKING NORTH



3 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 LOOKING SOUTH



4 BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 LOOKING EAST







LARS, LLC
261 W. Johnstown Rd

Photo E Facing North
Photo 4 Facing West

Photo D Facing South
Photo 3 Facing West

Photo C Facing North
Photo 2 Facing West

Photo B Facing North

Photo A Facing South

Photo 1 Facing West

Emergency
Expedited Passport



PHOTO 1 FACING WEST



Photo A Facing South



Photo B Facing North



PHOTO 2 FACING WEST



Photo C Facing North



PHOTO 3 FACING WEST



Photo D Facing South



PHOTO 4 FACING WEST



Photo E Facing North

261 W. Johnstown Rd

Variances Requested

1. REQUESTING A VARIANCE TO USE ARCHITECTURAL HORIZONTAL METAL SIDING ON ALL FOUR SIDES AS A PRIMARY MATERIAL.

a. Special circumstances/conditions

Use of this material is the most appropriate for this type of use

b. How is variance necessary for preservation and enjoyment of property rights

Ron Stokes desired to develop this property into multifamily, but the sanitary issue wouldn't allow him to move forward. This use is far less taxing and otherwise the property cannot be utilized for income-related activities.

c. Will variance affect the health and safety of the surrounding area

Will have no negative impact on the surrounding areas; most of the building is not visible to Johnstown Road; except for possibly a small view corridor between buildings.

2. EAST SET BACK TO 9'4" FROM 10'

a. Special circumstances/conditions

The east setback is less than 10% variance and therefore de minimis

b. How is variance necessary for preservation and enjoyment of property rights

The site is very narrow, and this variance allows for building dimensions that are favorable to the market and feasible to build.

Ron Stokes desired to develop this property into multifamily, but the sanitary issue wouldn't allow him to move forward. This use is far less taxing and otherwise the property cannot be utilized for income-related activities.

c. Will variance affect the health and safety of the surrounding area

Will have no negative impact on the surrounding areas.

261 W. Johnstown Rd

Variations Requested (Continued)

3. EAST BUFFER FROM 20' to 9' 4" SOUTH BUFFER FROM 20' to 15'

a. Special circumstances/conditions

The south boundary line will be used for detention and is contiguous with Turkey Run Creek. The south building line is 294 feet from the home to the south and contains dense landscaping for the first 15'.

The east neighbor is shielded by existing natural screening which we will preserve as shown in following photos.

a. How is variance necessary for preservation and enjoyment of property rights

On the east, this variance allows for building dimensions that are favorable to the market and feasible to build. The natural existing screening mitigates any negative effect per the attached photos.

On the south, the detention pond will be located beginning 15' from the property line here along with existing screening, a larger buffer seems unnecessary in this location. The existing house is approximately 180' from the basin and 294' from the proposed building. We will leave approximately 15' of existing dense trees.

Ron Stokes desired to develop this property into multifamily, but the sanitary issue wouldn't allow him to move forward. This use is far less taxing and otherwise the property cannot be utilized for income-related activities.

b. Will variance affect the health and safety of the surrounding area

The existing screening will remain and continue to provide the natural barrier so that there will be no negative effect on the surrounding areas.

261 W. Johnstown Rd

CONDITIONAL USE STATEMENT

LARS LLC (RON STOKES) is requesting a conditional use of small scale industrial (office warehouse) for the rear of this site. The site is currently zoned General Commercial, and the land use plan indicates Retail, Office and Residential. An office building as shown in the photos is located at the front of the property with visibility to Johnstown Road.

The rear property is not visible from Johnstown Road. Ron Stokes preferred to develop multifamily units, but the sanitary sewer capacity won't allow that for some time.

a. Description of proposed use

Office warehouse is in demand in the market and, if consistent with market averages, will provide 10-25% office space and the balance will be small scale warehouse uses.

b. Necessity or desirability of the neighborhood or community

This type of building is in short supply in the market and will provide business and jobs, as well as support restaurants and existing businesses in Gahanna.

c. Relationship of property use to adjacent properties uses.

Compatible with 277 W. Johnstown to the west (zoning is small shops:11% to 20% Ofc) which is a metal building housing Midwest Bayless Italian Auto, photos below:



261 W. JOHNSTOWN ROAD
CONDITIONAL USE STATEMENT CONTINUED



Adjacent to the east is brick multifamily but it is shielded from this new building by large, natural landscape.



The trees on the perimeter are taller than the building and we will protect them
The building is not visible from Johnstown Road except perhaps a small view corridor