

INTERNAL USE

Zoning File No. ___

ZONING DIVISION

200 S. Hamilton Road Gahanna, Ohio 43230 614-342-4025 zoning@gahanna.gov www.gahanna.gov

VARIANCE APPLICATION

PROPERTY IN	IFORMATION									
Project/Property Address:	Project Name/Business Name:									
6301 Taylor fd	Lorenz Family Real Estate									
Parcel #: Zoning:	Acreage:									
025-010851-00 (see Map) Select (One OCT 1.986									
VARIANCE SPECIFICATIONS										
Description of Veriance Beautiful										
We plan to add a metal possess of	arage to the property as well s for our trucks and equipment to									
as put gravel in certain area	s for our trucks and equipment to									
drive and part	, , , , , , , , , , , , , , , , , , ,									
STAFF USE ONLY: (Code Section): CH 1163.05(a), 1163.08(c)/(d)/(e)/(f)	/(a) 1163 02(a) 1155 04(d)(1) 1155 06(a)(1)									
1155.07(b)(2), 1155.07(a)(1)	/(g), 1100.02(d), 1100.04(d)(1), 1100.00(g)(1),									
APPLICANT II	VFORMATION									
Applicant Name	Applicant Address:									
(Primary Contact): Bradley Loven 2	Re 4301 Taylor Rd									
Applicant E-mail:	Applicant Phone:									
brad@lorenzlawnlandscape.com	614-306-4094									
Business Name										
(if applicable): Lovenz Family Real Esta	1									
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):									

RECEIVED:

DATE: _

ADDITIONAL INFORMATION ON NEXT PAGE....

DATE: ____

PAID: _____

Updated Apr 2022



VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT: 1. Review Gahanna Code Chapter 1131 (visit www.municode.com) (Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18) 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: (not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria) - 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 One set of pre-printed mailing labels for all contiguous property owners Application fee (in accordance with the Building & Zoning Fee Schedule) Application & all supporting documents submitted in digital format Application & all supporting documents submitted in hardcopy format

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

10. Authorization Consent Form Complete & Notarized (see page 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 Signature:

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.

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION PROPERTY OWNER 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) (date) (property owner signature) Subscribed and sworn to before me on this _____ day of _____, 20____. State of _____ County of ____ Stamp or Seal Notary Public Signature: 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.

Bradley

Subscribed and sworn to before me on this 3 day of January, 20 a3.

State of County of Franklin

Links Links



Statements - Variance Application

- Chapter 1163.05(a) "All off-street parking areas including spaces, driveways, aisles and circulation drives shall be hard-surfaced with asphaltic cement, concrete, brick or a combination thereof"
 - Due to the nature of our work, it is not necessary for us to have asphalt, cement, concrete or brick for our trucks and equipment to drive and park. We need to have something to be able to drive our trucks and equipment on, and gravel is a better natural option as opposed to something like asphalt, concrete, brick, etc.
 - Also gravel is permeable so I will not affect storm water as much
- Chapter 1163.08(b-h) Interior landscaping requirements
 - We need the space for our proposed use of the property.
- Chapter 1163.02 1 parking space per business vehicle required, plus additional spaces based on square footage
 - Our equipment and amount of vehicles we have changes due to our current business needs.
- Chapter 1155.04(d) "Sidewalks required. All uses shall provide a minimum 4 feet wide sidewalk from the main and secondary building entries to the parking area(s)."
 - This is not necessary for our use of the property. It would be a hindrance to where we plan to drive our trucks and equipment.
- Chapter 1155.06(g)(1) "Parking lot screening. All parking and vehicular use areas adjacent to any public right-of-way shall be screened from view by use of an evergreen hedge, masonry wall (brick or stone), mound or combination thereof to a height of 3'."
 - This is not necessary for our use of the property. It would be a hindrance to where we plan to drive our trucks and equipment.
 - We do plan to plant evergreen trees to help screen most of our equipment and parking
- Chapter 1155.07(b)(2) "The placement of outdoor storage of materials or equipment must occur toward the rear of the lot on which the main structure is located."
 - There may be times where we will need to store equipment or materials in other areas of the property. Depending on the job we are completing, different materials may need to be stored in different areas.
- Chapter 1163.06(a) "Any nonresidential parking area with ten or more off-street parking spaces and any
 residential parking area with 20 or more off-street parking spaces shall provide for adequate lighting. The
 illumination value at the property line shall not exceed 0.5 foot candles when adjacent to single family and 1.0
 foot candles when adjacent to any other use. All outdoor lighting shall be constant intensity, and shall be
 directed, reflected or shielded so as not to be of excessive brightness or cause glare hazardous to pedestrians or
 drivers, create a nuisance or unreasonably interfere with a neighboring property owner's right to enjoy his/her
 property."
 - This is not necessary for our use of the property. We do not need the lighting to operate as intended.
 - We only operate during normal business hours
- Chapter 1155.07(a)(1) "For all uses, the placement of goods or materials for the purpose of display or storage (either temporary or permanent) shall be prohibited within the Front, Side or Rear Yard setback of any lot or parcel."
 - We plan to store materials within the setbacks of our property line. There is nothing but trees, brush, and natural landscape behind our property, as well as on both sides. This will not disturb our neighbors.
- Chapter 1155.07(c)(1-2), outdoor storage is required to be screened from the ROW and adjacent properties. This
 requirement is met from the ROW due to the proposed 6' fencing. If the existing fencing along the west and
 south property lines is not at least 6' in height, additional screening will be required. You can either add
 screening through additional landscaping or add a variance for this requirement to your existing variance
 application.

north	north end, which will be screened by the proposed 6' fence.							

Contiguous Properties

Love For Mankind LLC 600 Cross Pointe Rd Gahanna, OH 43230

Columbus Southern Powery Company 6305 Taylor Rd Blacklick, OH 43004 TITLE COMPANY: NORTHWEST SELECT TITLE AGENCY, LLC

FIRST FEDERAL COMMUNITY BANK BRAD LORENZ AND OLIVIA LORENZ LENDER: BUYER:

SHERYL L, AUSTIN SELLER: 12/01/2022 DATE: ORDER NO.: 1071-22

LEGAL DESCRIPTION: BEING 1,983 ACRES, PART OF LOT 20, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, TOWNSHIP OF JEFFERSON, CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO.

PARCEL NO.: 025-010851-00

TITLE CO. FILE NO.: 12-14611



APPARENT ENCROACHMENTS: NONE.

I/WE CERTIFY THAT I/WE HAVE EXAMINED THE SURVEY FOR SCALE: 1"=60" THE PROPERTY THAT IWE HAVE JUST PURCHASED AND IWE ACKNOWLEDGE RECEIPT OF A COPY OF SAID SURVEY. ROAD **TAYLOR CROSS POINTE ROAD** 1.50 228.40 40.00 40.00 0.210 ACRE EXCEPTION IRON PIN (FOUND) 93.8 22.6 CONC. GRAVEL 24.0° 20.4° 1 6301 g DRIVE CAR-20.05 22.55 22.55 SCR. POOL 378.95 0.013 ACRE EXCEPTION NOTE: HOUSE IS FRAME FRAME SPLIT-LEVEL SHED 1.983 ACRES TRACT I ALL FENCE IS CHAINLINK 228,40

TRACT II

228.40



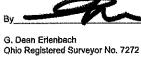
P.O. Box 1902 Westerville, Ohio 43086-1902 Phone: (614)378-9140

CompassSurveying@hotmalt.com

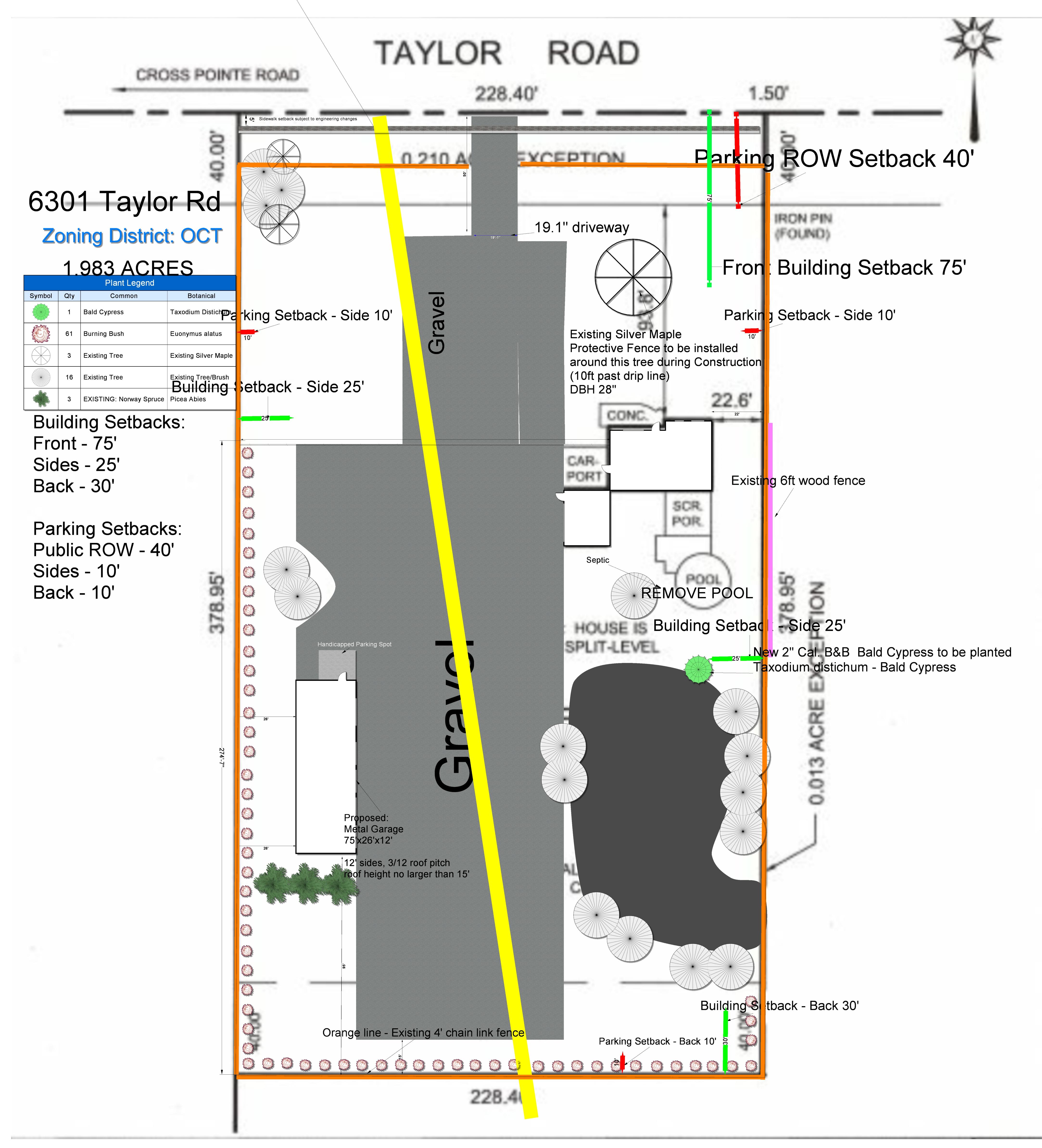
We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38. Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code. Mistript is prepared for mortgage loan and title purposes only and does not show the location of tences or landscaping. The plat is find to be trade for the construction of any improvements. Liability for this survey limited to actual cost of survey.

DEAN ERLENBACH





Gas Lines















Response to Comments - Variance (2/7/23)

Planning

- 4. We would like to add a variance.
 - Per Chapter 1155.07(c)(1-2), outdoor storage is required to be screened from the ROW and adjacent properties. This requirement is met from the ROW due to the proposed 6' fencing. If the existing fencing along the west and south property lines is not at least 6' in height, additional screening will be required. You can either add screening through additional landscaping or add a variance for this requirement to your existing variance application.
 - Additional screening is not necessary. Our property is surrounded by brush on all sides except for the north end, which will be screened by the proposed 6' fence.

Planning

- 4. Informational Comment: Staff has no objections to the variances except for the one to Ch 1155.07(c)(1-2). Since the brush located around the storage is located on adjacent lots, there needs to be screening on the site as well. These lots may be further developed in the future, thus removing the existing buffer.
 - We will be placing burning bushes along the adjacent lots to provide screening on the site. There is also an existing 6ft wood fence on the east side of the property that will provide screening of the metal building. See site plan.



STAFF REPORT

Request Summary

The applicant is requesting approval of Final Development Plan, Design Review, Conditional Use, and Variance applications for a new storage garage and gravel lot for a landscaping company at 6301 Taylor Road. The property is currently zoned OCT — Office, Commerce, and Technology. This zoning designates the site as part of Design Review District 4 (DRD-4).

The site currently contains a former single-family home. The existing primary structure is to remain while the pool and shed will be demolished. There is an existing 4' chain link fence around the rear perimeter of the property and a 6' wood privacy fence along a portion of the eastern property line. A new 6' chain link fence was installed perpendicular to the primary structure after obtaining approval of a fence permit in January 2023.

The current proposal is for the construction of a 1,950 SF metal garage, to be used solely for storage, and an approximately 39,000 SF gravel lot to be used for the storage and travel of landscaping equipment and vehicles. The OCT district requires approval of a Conditional Use in order to permit outdoor storage. Additionally, all outdoor storage must be screened from adjacent properties and the right-of-way. This requirement is satisfied by the chain link fence to the north of the outdoor storage area, the privacy fence to the east, and 61 proposed burning bushes around the remainder of the lot in conjunction with the existing 4' fence.

The proposed garage is a prefabricated building, constructed mainly of red metal and set back approximately 230 ft from Taylor Rd. Structures that utilize similar metal materials have been previously approved in the OCT district. At its tallest, the roof is 15 ft in height. The only other existing building onsite is a former single-family home.

New structures and pavement are required to comply with impervious landscaping requirements per Parks and Recreation, and the proposed garage is the only addition that is subject to these requirements. They do not apply to the proposed lot since gravel is a pervious material. Nonetheless, gravel lots are still required to meet all interior landscaping requirements. The applicant has requested a variance to these requirements (see Variance section). However, there are 23 existing, mature trees on site that are to remain and one proposed bald cypress tree.

Final Development Plan

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

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



The property is zoned OCT and is therefore subject to the standards of Design Review District 4 (DRD-4). 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.

Conditional Use

Requests for a conditional use shall be approved if the following four conditions are met:

- 1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
- 2. The proposed development is in accord with the appropriate plans for the area.
- 3. The proposed development will not have undesirable effects on the surrounding area.
- 4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

Variance

The following variances have been requested:

- 1. 1163.05(a) Surfacing and Maintenance
 - a. All off-street parking areas shall be hard-surfaced with asphalt, cement, brick, or a combination.
 - b. Gravel is the proposed material for the parking lot, driveway, and storage area. The existing driveway is gravel, and this proposal is an update and expansion to this driveway. A couple of similar variances have been improved in the past within the OCT district. No objection from Staff, but Planning Commission may add a condition for dust control measures.
- 2. 1163.08(c)/(d)/(e)/(f)/(g) Interior Landscaping Requirements
 - a. Parking areas of 1,000 SF or more are required to comply with interior landscaping requirements. Code requires that the total amount of interior landscaping shall be 5% of the total parking area, with one tree per every 100 SF of required interior landscaping. This landscaping shall be dispersed through peninsulas and islands.
 - b. The applicant has stated that meeting these requirements would take up space that they need for their proposed use. Although these requirements are not met, 23 existing trees will be maintained on site and 61 burning bushes are to be planted. No objection from Staff.
- 3. 1163.02(a) Minimum Number of Parking Spaces Required
 - a. 1 parking space per business vehicle plus 2 additional spaces based on square footage required.



b. There will still be one ADA parking space on-site, therefore satisfying that requirement. Although there are no additional spaces, there is still a gravel parking area for employees, located just south of the access drive. The applicant has stated that there will be no additional visitors to the site. Engineering does not object to this variance since ADA parking space requirements are met. No objection from Planning Staff.

4. 1155.04(d)(1) – Site Planning

- a. All uses shall provide a minimum 4-foot-wide sidewalk from the main and secondary building entries to the parking area.
- b. The applicant has stated that installing an interior sidewalk would be a hindrance to their trucks and equipment. Engineering Staff objects to this request.
- 5. 1155.06(g)(1) Landscaping and Screening
 - a. All parking and vehicular use areas adjacent to a public right-of-way shall be screened with an evergreen hedge, masonry wall, mound, or combination to a height of 3 feet.
 - b. The applicant originally planned on planting evergreens to provide screening but is unable to since there are overhead power lines located on the northern portion of the site. The parking area is 50 ft from the right-of-way and there is an existing 4' chain link fence located between the gravel lot and the right-of-way. No objections from Staff.
- 6. 1155.07(b)(2) Outdoor Storage Areas
 - a. The placement of outdoor storage of materials or equipment must occur toward the rear of the lot on which the main structure is located.
 - b. The applicant has stated that there may be times where they will need to store equipment or materials in other areas on-site.
- 7. 1155.07(a)(1) Outdoor Storage Areas
 - a. For all uses, the placement of goods or materials for the purpose of storage shall be prohibited within any setback.
 - b. While the gravel lot itself meets all setback requirements, this variance is required since no equipment may be located or stored within a building setback, which is 30 ft while the pavement setback is only 10 ft. No objection from Staff.

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.

Staff Comments

Staff recommends approval of the CU application and has no objection to the FDP and DR applications. Other Conditional Use applications for outdoor storage have recently been approved and the use is compatible with other sites in the OCT district. The use will be sufficiently screened, and it is Staff's opinion



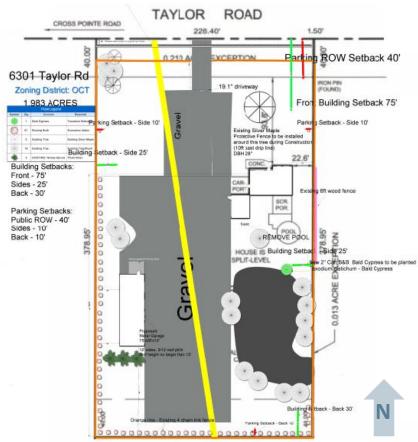
that there will be no negative impacts on the surrounding area. The proposed metal garage is consistent with other structures in the OCT district. Staff also has no objections to any of the variances except for one objection from Engineering Staff (see Variance section). The requested variances that Staff has no objection to are necessary for the site to be developed in a manner that is compatible with the proposed use.

Location/Zoning Map





Submitted Site Plan



Submitted Rendering



Respectfully Submitted By: Maddie Capka Planner