



DEPARTMENT OF PLANNING

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

VARIANCE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: 788 Taylor Station Road		Project Name/Business Name: Speed Way Towing	
Parcel #: 025 003996	Zoning: (see Map)	OCT <input type="checkbox"/>	Acreage: 4.152

VARIANCE SPECIFICATIONS
Description of Variance Request: 1. code 1108.01, f requiring pedestrian facilities. 2. code 1105.04 parking setbacks along Taylor Station Road. 3. Variance from code 1163.05 permitting gravel parking for only the vehicle storage area. 4. code 1163.06 lighting, striping traffic control. 5. 1163.08 interior landscaping. 6. code 1155.04, d 4' sidewalk from building to parking.
STAFF USE ONLY: (Code Section):

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Mark Antonetz, P.E.	Applicant Address: 1495 Old Henderson Road, Columbus, OH 43220
Applicant E-mail: mantonetz@sandsdecker.com	Applicant Phone: 614-459-6992
Business Name (if applicable): Sands Decker	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Ahmed Shehata	614-747-6691/speedwaytrans@yahoo.com
Property Owner Name: (if different from Applicant) Ahmed Shehata	Property Owner Contact Information (phone no./email): 614-747-6691/speedwaytrans@yahoo.com

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. Y-0280-2020

RECEIVED: KAW
 DATE: 11-5-2020

PAID: 500.00
 DATE: 11-5-2020

Updated Jan 2022

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

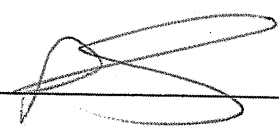
TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter <u>1131</u> (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:

12/2/22

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.

MARK ANTONETZ
(applicant/representative/property owner name printed)

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

9-9-2022
(date)

KATHY ZALMON
Notary Public, State of Ohio
My Commission Expires 06-08-2025

Subscribed and sworn to before me on this 9th day of September 2022.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



Adjacent Properties

790 Cross Pointe LLC
790 Cross Pointe Rd.
Columbus, OH 43230

Ribbon Technology Corp
PO Box 30758
Columbus, OH 43230

Cross Pointe Properties, LLC
800 Cross Pointe Rd., Ste H
Columbus, OH 43230

McGraw Hill Education
1325 Avenue of the Americas
New York, NY 10019-6026



September 9, 2022

Offices

128 East Main St.
Logan, Ohio 43138
740-385-2140

Kelly Wicker
Planning and Zoning Coordinator
City of Gahanna
200 S. Hamilton Road
Gahanna, OH 43230

**RE: SPEED WAY TOWING
788 TAYLOR STATION ROAD
VARIANCE REQUEST**

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

Toll Free: 866-277-0600

Dear Kelly:

Regarding the current application for Design Review for the referenced project, we offer the following.

Owner of Speed Way Towing is request three variances as part of the current application.

1. Variance from Code 1108.01, f requiring pedestrian facilities along the property frontage on Taylor Station Road.

There are currently **no** public pedestrian facilities on Taylor Station Road and there is no curb and gutter to deter traffic along the road.

2. Variance from parking setbacks along Taylor Station Road.

The existing building and the existing public parking currently encroach the required setback, therefore this is an existing condition and would cause severe cost to the Owner.

3. Variance from code 1163.01 requiring paved surface for paking.

Applicant is only requesting the variance for those areas used for vehicle storage. Paved parking is proposed for those areas open to the public. The vehicle storage area is only accessible to employees.

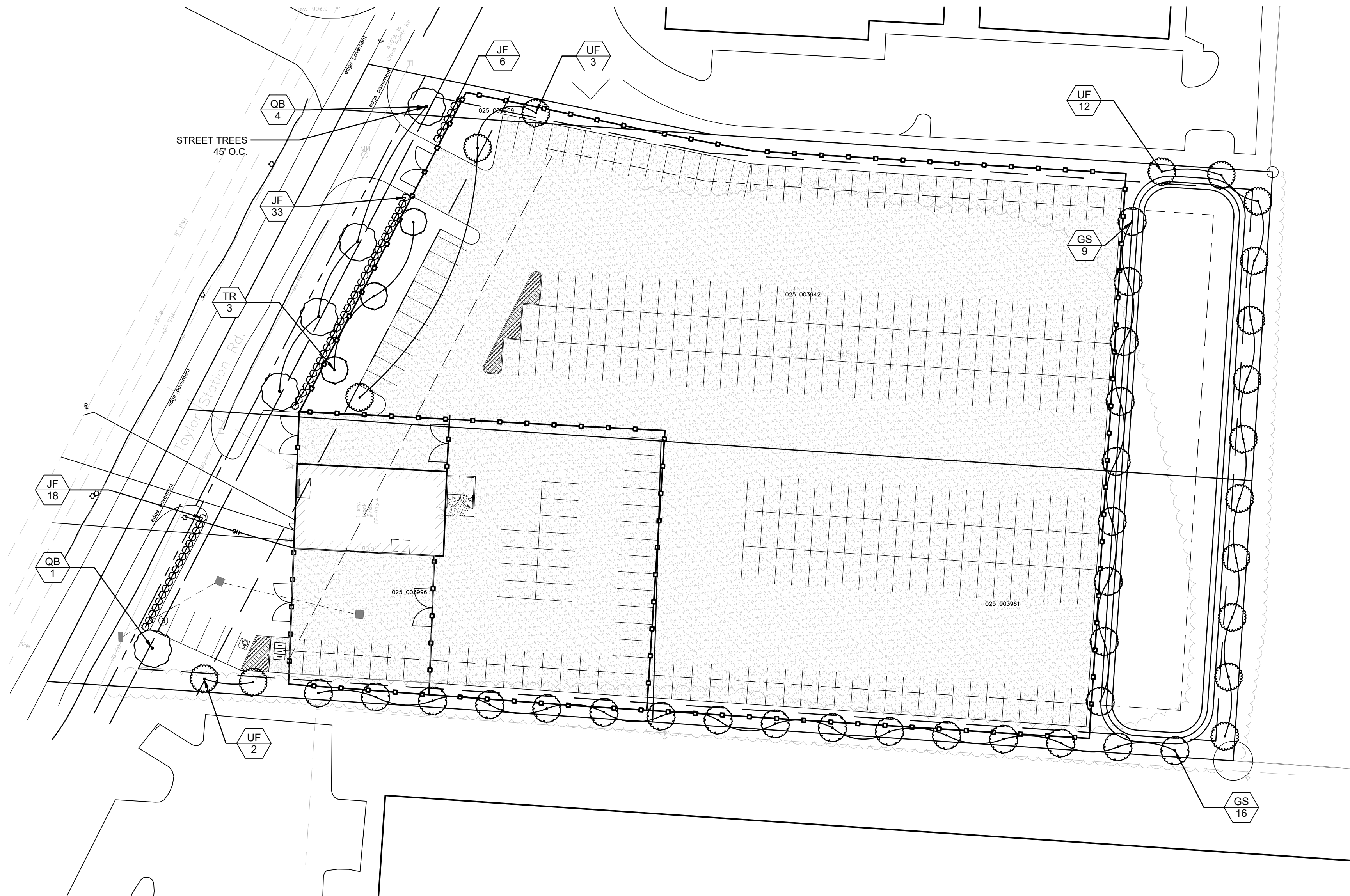
If you should have any questions, please do not hesitate to contact me.

Sincerely,
SANDS DECKER

Mark W. Antonetz, PE
Vice President

Copy: Speed Way Towing

CIVIL ENGINEERING
SITE DEVELOPMENT
MASTER PLANNING
WATER TREATMENT
WATER DISTRIBUTION
WASTEWATER TREATMENT
SANITARY SEWERS
STORMWATER DRAINAGE
SURVEYING
GRANTS / LOANS
CONSTRUCTION ADMIN.



ZONING NOTES:

- 913.10 - STREET TREE PLANTING REQUIREMENTS**
 -- Street trees provided on the plan are large trees spaced at 45 ft O.C. at the midpoint of the tree lawn.
- 914.05 - MINIMUM TREES REQUIRED**
 a) Projects located within the OCT are required to plant a minimum of one shade tree caliper inch per 1,000 square feet of impervious surface.
 -- Total impervious area measures 126,293 ft². Existing impervious surface measures 15,963 ft². Net gain of impervious surface measures 110,330 ft². $110,330 / 1,000 = 110.33 \Rightarrow 110.5$ Tree caliper inches required for site. 45 deciduous trees (*Ulmus carpinifolia*, *Tilia americana*, and *Gleditsia triacanthos*) with 2.5" caliper DBH, planted in the perimeter exceed these requirements, yields 112.5" tree caliper inches.
- 1155.06 - LANDSCAPING AND SCREENING REQUIRED**
 -- Parking Lot Screening: All parking and vehicular use areas adjacent to the public R.O.W. are screened from view with a 3' HT. min. evergreen shrub hedge.

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
GS	25	Skyline Honey Locust / <i>Gleditsia triacanthos inermis</i> 'Skyline'	B & B	2.5" Cal
QB	5	Swamp White Oak / <i>Quercus bicolor</i>	B & B	2" Cal
TR	3	Redmond American Linden / <i>Tilia americana</i> 'Redmond'	B & B	2.5" Cal
UF	17	Frontier Elm / <i>Ulmus carpinifolia x parvifolia</i> 'Frontier'	B & B	2.5" Cal
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	
JF	57	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	B&B 24"	

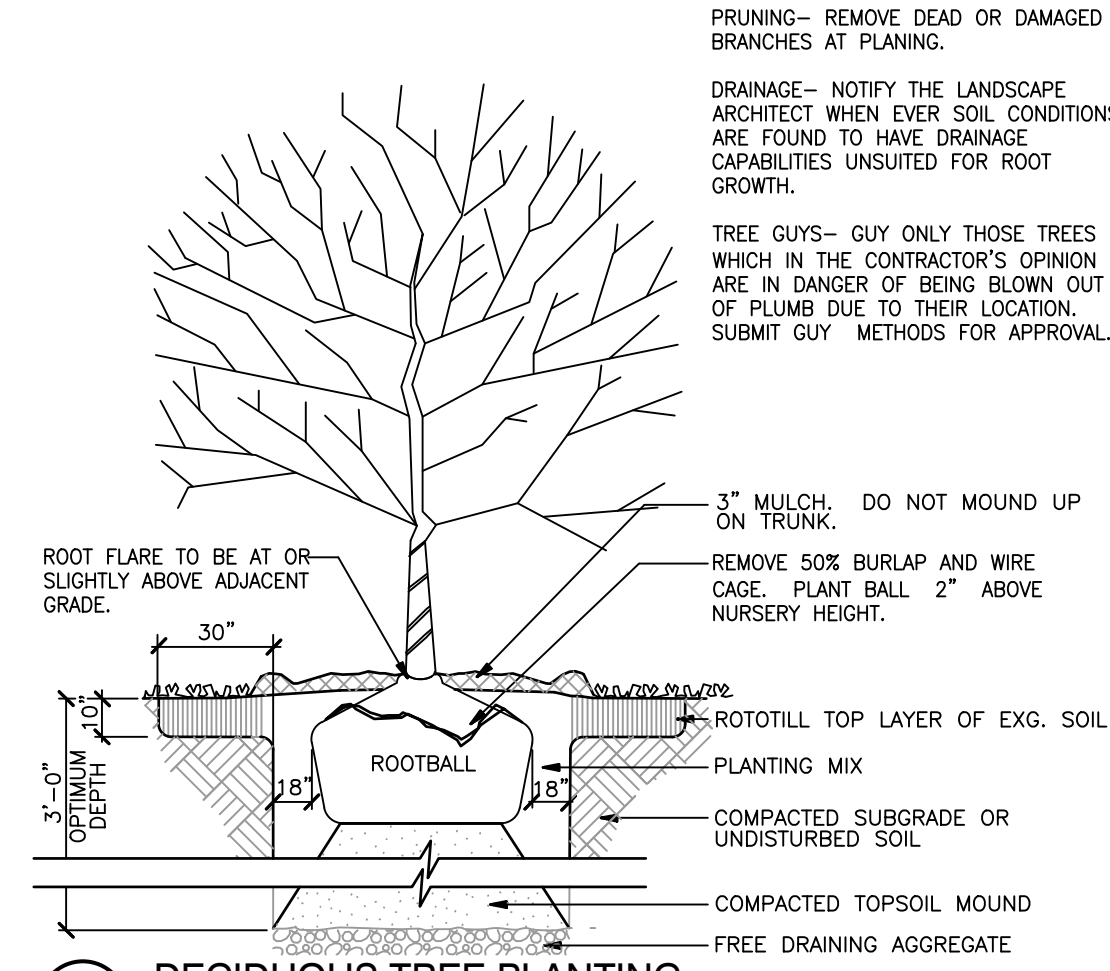
SITE PLAN AND PRELIMINARY LANDSCAPE

TOTAL PARKING AND STORAGE: 284 SPACES
 LANDSCAPING INCLUDED: STREET TREES, PARKING LOT SCREENING AND SITE TREES BASED ON ADDED IMPERVIOUS SURFACES.

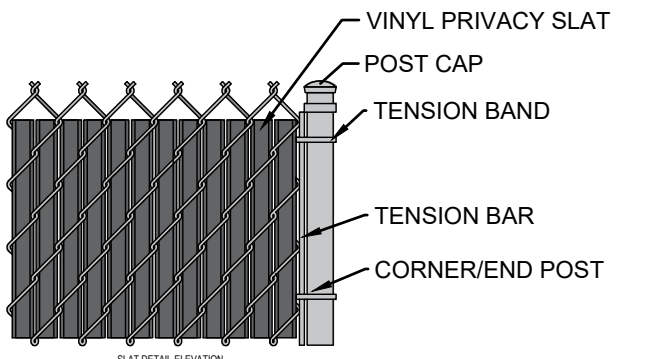


GENERAL PLANTING NOTES:

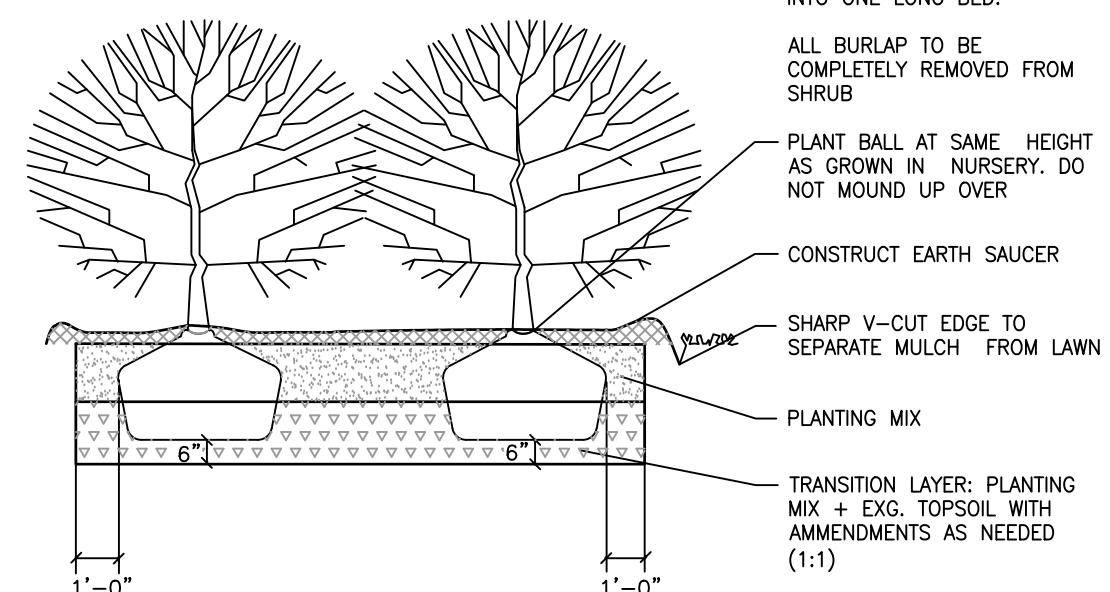
- SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
- ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
- ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6". ADDITIONAL AMENDMENTS TO BE ADDED PER SOILS REPORT.
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
- IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
- CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS) . SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
- IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



1 DECIDUOUS TREE PLANTING
 NTS DETAIL-FILE



3 VINYL SLAT PRIVACY CHAIN LINK
 1" = 1'-0" P-CO-SAN-SPEE-02



2 SHRUB PLANTING GROUP
 NTS P-CO-AND-GREE-09



SPEED WAY TOWING
 788 TAYLOR STATION RD,
 COLUMBUS, OH 43230

ISSUANCES

NO.	DESCRIPTION	DATE
A	ZONING REVIEW	05.05.22
B	ZONING REVIEW	05.25.22
C	ZONING REVIEW	07.21.22
D	ZONING REVIEW	08.09.22
E	ZONING REVIEW	10.27.22

PROJECT NO:
022-921

DRAWN BY:
S.P.H.

CHECKED BY:
K.A.A.

LANDSCAPE PLAN

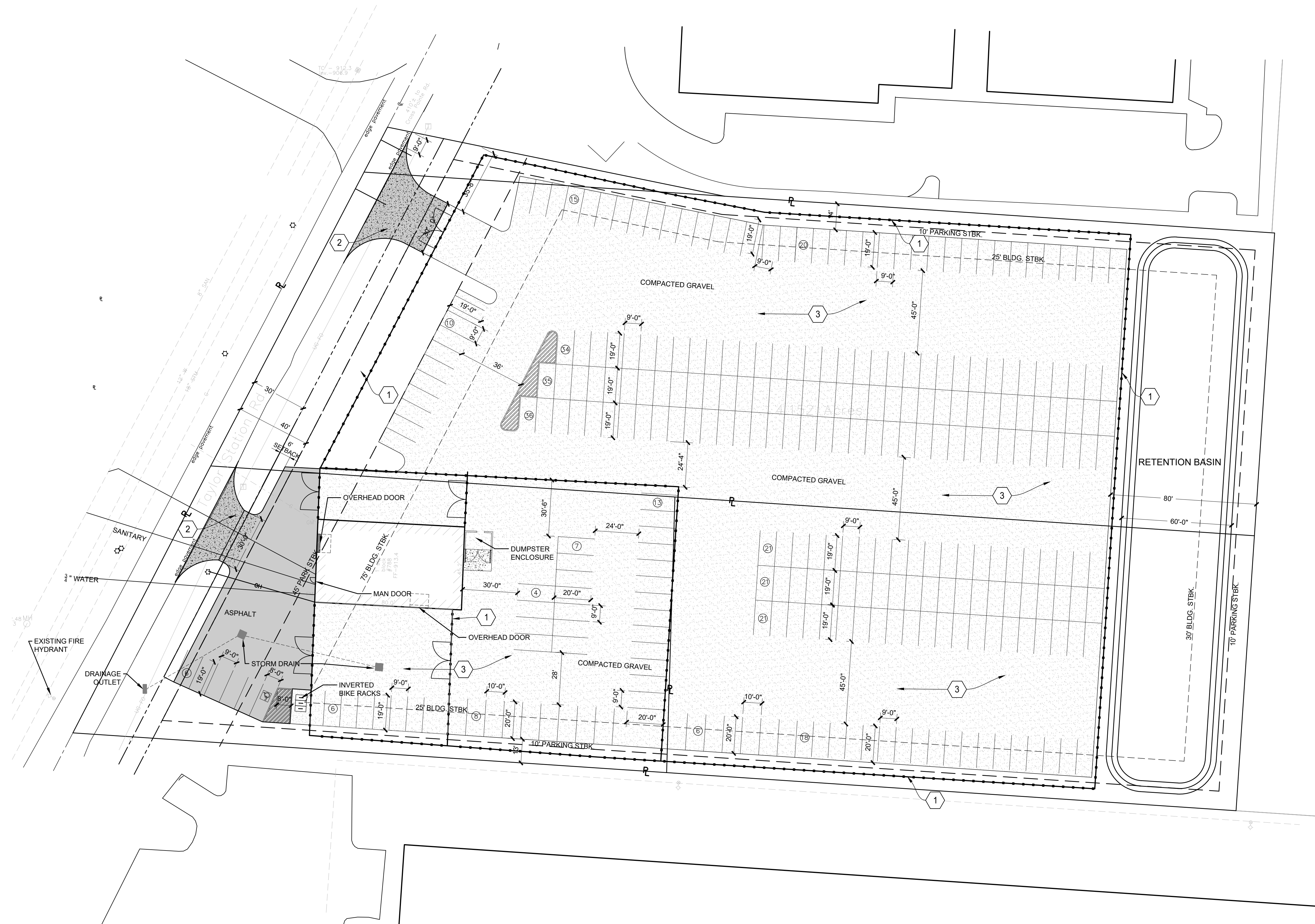
L - 1.1



SPEED WAY TOWING
788 TAYLOR STATION RD,
COLUMBUS, OH 43230

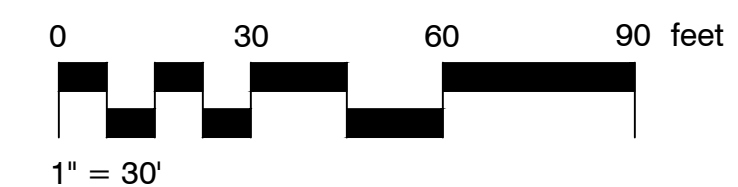
KEY NOTES

1. PROPOSED FENCE TO BE 6' HIGH CHAIN LINK WITH SCREEN
2. DRIVE ENTRANCE PER CITY OF COLUMBUS DRAWING 2202
3. STONE AREA TO BE USED FOR VEHICLE STORAGE ONLY, INCLUDING HEAVY DUTY EQUIPMENT AND SEMI-TRUCKS/ TRAILERS.



SITE PLAN AND PRELIMINARY LANDSCAPE

TOTAL PARKING: 284 SPACES
LANDSCAPING INCLUDED: PARKING LOT SCREENING, INTERIOR LOT LANDSCAPING, AND PARKING LOT SCREENING.



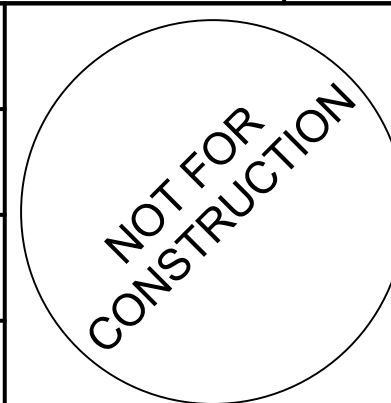
LEGEND

	BUILDING SET BACK LIMITS
	SET BACK LIMITS
	PROPOSED FENCE
	EXISTING FENCE (TO BE REMOVED)
	COMPACTED GRAVEL
	CONCRETE ASPHALT
	CONCRETE PAVEMENT

ISSUANCES

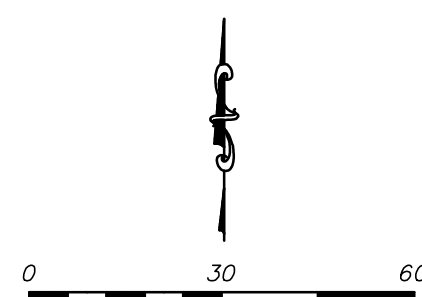
NO.	DESCRIPTION	DATE
A	ZONING REVIEW	05.05.22
B	ZONING REVIEW	05.25.22

PROJECT NO.
022-921
DRAWN BY
S.P.H.
CHECKED BY
K.A.A.



SITE PLAN

L - 1.2



Scale 1" = 30'
December, 2021

LEGEND

- IPSO Iron Pin Set
- IPF Iron Pipe Found
- W Water Main
- G Gas Line
- SAN Sanitary Sewer
- STM Storm Sewer
- E Electric Line
- UGFO Telephone Cables
- UG Underground Cables
- OH Overhead Lines
- MH Manhole
- Storm Inlet
- Fire Hydrant and valve
- Utility Pole
- Fence
- Utility Marker
- Deciduous Tree
- Telephone Pedestal
- CATV Pedestal

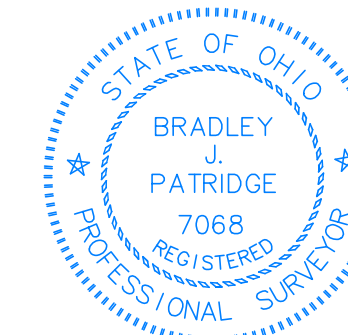
NOTES:

1 foot contour interval shown.
 Horizontal Datum - Ohio State Plane Coordinate system, south zone, NAD 83
 Vertical datum - NAVD 88
 Source Benchmark: Fra. Co. Engineer BM NA-14 Elev. - 900.23
 Alum. disk in headwall at northwest corner of Taylor Rd and Jackson Hole Dr.
 Flood Zone X per FEMA FIRM 39049C0352K, eff. 6/17/2008
 Property currently zoned OCT-Office, Commerce & Technology District, Chapter 1155, City of Gahanna Zoning Code.
 Unable to determine exact locations of utility service lines, unless shown.

Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

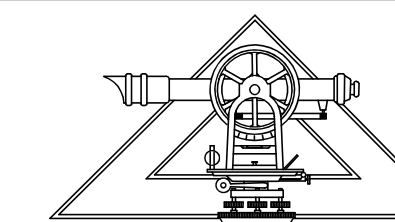
The locations of underground utilities as shown hereon are based on above ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

NOTE: Subsurface and environmental conditions were not surveyed or examined as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.



I hereby certify that I have surveyed the property described in the foregoing title caption and that said survey and plot are accurate and correct to the best of my knowledge. Easements, restrictions, utilities, and rights-of-way not located, unless noted.

Bradley J. Patridge
Professional Surveyor No.



PATRIDGE SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076

788 Taylor Station Rd.

Being 4.152 acre tract
located in Lot 22, 3rd Qtr., T1N, R16W, U.S.M.L.,
City of Gahanna, Franklin County, Ohio

DRAWN BY:	BJP	DATE:	12/15/2021
CHECKED BY:	RTP	DRAWING NO.:	14128
JOB NO.:	-2114128	SHEET	1 OF 1



November 14, 2022

Mark Antonetz
1495 Old Henderson
Columbus, OH 43220

RE: Project 788 Taylor Station Rd Variance

Dear Mark Antonetz:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a response to comments, revised plans, and/or other information as requested for further review. The response to comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Fire District

1. 503.1 Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.

503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance

with paragraph (C)(3)(a)(i)(903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7- 09 of the Administrative Code.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways,

nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities

503.5.1 Secured gates and barricades. Where required, gates and barricades shall be secured in an, trails and other accessways that have been closed and obstructed in the manner prescribed by paragraph (C)(5)(503.5) of this rule shall not be trespassed on or used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of

duty.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325 as listed in rule 1301:7-7-80 of the Administrative Code. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200 as listed in rule 1301:7-7-80 of the Administrative Code.

Other than listed the fire division has no objections to the renovation.

2. The fire division has no objection to the resubmittal for Speedway Towing 778 – 789 Taylor Station Road - design review and variance for additional storage, fencing, and retention basin.

Parks

3. No Comment related to the Variance.

Planning

1. Please include all parcels on the application. There appear to be four parcels included in the application.

11/14/22 - Please amend the front page of the application accordingly.

2. Regarding the variance to Chapter 1108.01(f), planning staff cannot support the variance. Pedestrian facilities are required regardless of the adjacent properties having or not having sidewalks. Staff has had many conversations with businesses in the area that have expressed a desire for pedestrian facilities in this area. Please be aware that similar requests have been denied. Please also be aware that this variance requires City Council approval in addition to Planning Commission approval.

11/14/22 - Response to comments appears to indicate that the variance to pedestrian facilities has been removed. If that is the case, please revise the application and supporting materials accordingly.

3. The application requires a statement of reason for each variance as to how the variance is consistent with Chapter 1131.04. Please include in the resubmittal.

11/14/22 - Please provide.

4. Informational Comment - Planning staff has no objections to the setback variance or request for gravel.
5. Please modify the application materials to specify the setback requested for parking. The code requires a minimum setback of 45 feet (CH 1155.04).

11/14/22 - Response to comments indicates the requested setback is 6'. Please revise the application materials accordingly.

6. Comments were made on the design review application that indicate additional variances may be necessary. In particular, a comment was made that a variance to parking lot landscaping may be requested. The parking area behind the building is required to have landscaping. Staff wouldn't have an objection to this variance since this area isn't functioning as a public parking area. The design review application also mentioned that a variance to lighting and fence height may be required. Please modify the variance application if desired.

City Engineer

4. 788 Taylor Station Speedway Towing V-0375-2022 – With the Taylor Station / Claycraft intersection roundabout improvements a Multi-use path is being developed along the eastern side of Taylor Station Road; therefore it seems advantageous to have the facility built in conjunction with this proposed development project for future connections to be made along the corridor.
5. See Design Review comments related to thoroughfare plan right of way requirements

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



October 24, 2022

Offices

128 East Main St.
Logan, Ohio 43138
740-385-2140

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

Toll Free: 866-277-0600

Kelly Wicker
Planning and Zoning Coordinator
City of Gahanna
200 S. Hamilton Road
Gahanna, OH 43230

RE: 788 TAYLOR STATION ROAD VARIANCE REVIEW

Dear Kelly:

Regarding your first review of the referenced variance request, we offer the following.

Fire District

- 1. 503.1 Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.

503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
Exceptions:

- 1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 - 1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i)(903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7- 09 of the Administrative Code.
 - 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - 1.3. There are not more than two Group R-3 or Group U occupancies.
- 2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities

503.5.1 Secured gates and barricades. Where required, gates and barricades shall be secured in an, trails and other accessways that have been closed and obstructed in the manner prescribed by paragraph (C)(5)(503.5) of this rule shall not be trespassed on or used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

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Offices

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Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

Toll Free: 866-277-0600

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325 as listed in rule 1301:7-7-80 of the Administrative Code.

Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200 as listed in rule 1301:7-7-80 of the Administrative Code.

Other than listed the fire division has no objections to the renovation.

Applicant is prepared to provide the necessary KnoxBox to allow access through the gates.

Parks

2. No Comment related to the Variance.

Planning

3. Please include all parcels on the application. There appear to be four parcels included in the application.

All four parcels are identified on the attached survey to be added to the application. Parcels are currently being combined.

4. Regarding the variance to Chapter 1108.01(f), planning staff cannot support the variance. Pedestrian facilities are required regardless of the adjacent properties having or not having sidewalks. Staff has had many conversations with businesses in the area that have expressed a desire for pedestrian facilities in this area. Please be aware that similar requests have been denied. Please also be aware that this variance requires City Council approval in addition to Planning Commission approval.

Applicant is prepared to design and install the required multi-use path in conjunction with the City's thoroughfare plan.

5. The application requires a statement of reason for each variance as to how the variance is consistent with Chapter 1131.04. Please include in the resubmittal.
6. Informational Comment - Planning staff has no objections to the setback variance or request for gravel. (*Informational Comment*)
7. Please modify the application materials to specify the setback requested for parking. The code requires a minimum setback of 45 feet (CH 1155.04).

Proposed Parking setback along Taylor Station Road is six (6) feet.

8. Comments were made on the design review application that indicate additional variances may be necessary. In particular, a comment was made that a variance to parking lot landscaping may be requested. The parking area behind the building is required to have landscaping. Staff wouldn't have an objection to this variance since this area isn't functioning as a public parking area. The design review application also mentioned that a variance to lighting and fence height

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may be required. Please modify the variance application if desired.

Assistant City Engineer

9. 788 Taylor Station Speedway Towing V-0375-2022 – With the Taylor Station / Claycraft intersection roundabout improvements a Multi-use path is being developed along the eastern side of Taylor Station Road; therefore it seems advantageous to have the facility built in conjunction with this proposed development project for future connections to be made along the corridor.
10. See Design Review comments related to thoroughfare plan right of way requirements

Applicant is prepared to design and install the required multi-use path in conjunction with the City's thoroughfare plan.

If you should have any questions, please do not hesitate to contact me.

Sincerely,
SANDS DECKER



Mark W. Antonetz, PE
Vice President

Copy: Speed Way Towing



February 22, 2023

Mark Antonetz
1495 Old Henderson
Columbus, OH 43220

RE: Project 788 Taylor Station Rd Variance

Dear Mark Antonetz:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a response to comments, revised plans, and/or other information as requested for further review. The response to comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Fire District

1. 503.1 Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.

503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance

with paragraph (C)(3)(a)(i)(903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7- 09 of the Administrative Code.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways,

nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities

503.5.1 Secured gates and barricades. Where required, gates and barricades shall be secured in an, trails and other accessways that have been closed and obstructed in the manner prescribed by paragraph (C)(5)(503.5) of this rule shall not be trespassed on or used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325 as listed in rule 1301:7-7-80 of the Administrative Code. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200 as listed in rule 1301:7-7-80 of the Administrative Code.

Other than listed the fire division has no objections to the renovation.

2. The fire division has no objection to the resubmittal for Speedway Towing 778 – 789 Taylor Station Road - design review and variance for additional storage, fencing, and retention basin.

Parks

3. No Comment related to the Variance.

Planning

4. Please include all parcels on the application. There appear to be four parcels included in the application.

11/14/22 - Please amend the front page of the application accordingly.

5. Regarding the variance to Chapter 1108.01(f), planning staff cannot support the variance. Pedestrian facilities are required regardless of the adjacent properties having or not having sidewalks. Staff has had many conversations with businesses in the area that have expressed a desire for pedestrian facilities in this area. Please be aware that similar requests have been denied. Please also be aware that this variance requires City Council approval in addition to Planning Commission approval.

11/14/22 - Response to comments appears to indicate that the variance to pedestrian facilities has been removed. If that is the case, please revise the application and supporting materials accordingly.

6. The application requires a statement of reason for each variance as to how the variance is consistent with Chapter 1131.04. Please include in the resubmittal.

11/14/22 - Please provide.

7. Informational Comment - Planning staff has no objections to the setback variance or request for gravel.

8. Please modify the application materials to specify the setback requested for parking. The code requires a minimum setback of 45 feet (CH 1155.04).

11/14/22 - Response to comments indicates the requested setback is 6'. Please revise the application materials accordingly.

9. Comments were made on the design review application that indicate additional variances may be necessary. In particular, a comment was made that a variance to parking lot landscaping may be requested. The parking area behind the building is required to have landscaping. Staff wouldn't have an objection to this variance since this area isn't functioning as a public parking area. The design review application also mentioned that a variance to lighting and fence height may be required. Please modify the variance application if desired.

City Engineer

10. 788 Taylor Station Speedway Towing V-0375-2022 – With the Taylor Station / Claycraft intersection roundabout improvements a Multi-use path is being developed along the eastern side of Taylor Station Road; therefore it seems advantageous to have the facility built in conjunction with this proposed development project for future connections to be made along the corridor.
11. See Design Review comments related to thoroughfare plan right of way requirements

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments please reach out to that department.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

The applicant has requested a hearing for a design review and variance application for Speedway Towing. The parcels are located on the east side of Taylor Station Rd within the Office, Commerce, and Technology (OCT) zone district. The overall property size is approximately 4.1 acres.

The request seeks approval to expand towing operations onto 3 additional acres. Additional parking for impounded vehicles is the main use of the additional land. The design review application and variance, if approved, adopt site layout, landscaping, lighting, etc. Typically, the use is also permitted through these applications. However, vehicle towing is a conditional use and can only be approved through a conditional use application. Staff has repeatedly commented on the need for a conditional use application to be applied for as vehicle towing is not an approved use on the majority of the parcels.

Project History

- 2016 – A conditional use was approved to permit a vehicle towing business and auto repair. At that time, the project consisted of one parcel on one acre. Application approved with condition that the office trailer be removed after one year.
 - The 2023 request includes 3 additional parcels and 3 additional acres. Staff has an open comment to the fact that a new conditional use application is required to permit a vehicle towing business on the new property. An application has yet to be filed.
- 2017 – Conditional use granted extending condition to remove the office trailer to one year from date of occupancy.
- 2018 – Conditional use requesting an additional year to remove office trailer denied.
- 2020 – Conditional use and variance applications submitted for staff review. Applications expired due to inactivity.
- 2022 – Variance and Design Review applications. Open comments from staff are attached to the application. One such comment identifies the need to file a conditional use application in order to permit the requested use on the property. As of the writing of this staff report (February 13, 2023), no application has been filed. There are many other unresolved staff comments that will affect the variance and design review applications.

Design Review

Developments within OCT are subject to the standards of Design Review District 4 (DRD-4) and Chapter 1155.

General review criteria for Design Review applications include the following:



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- 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

Portions of the application state six variances are requested, other documents indicate three variances. Staff's review of the applications indicated that additional variances may be necessary. All variances, and the scope of the variances, have not been identified as the applications have not completed the staff review process.

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 is unable to recommend approval of either application. There are still numerous staff comments yet to be addressed. The request was scheduled for a hearing at the request of the applicant. Staff did alert the applicant that we could not support the requests since a necessary application has not been submitted and the submitted applications are incomplete.

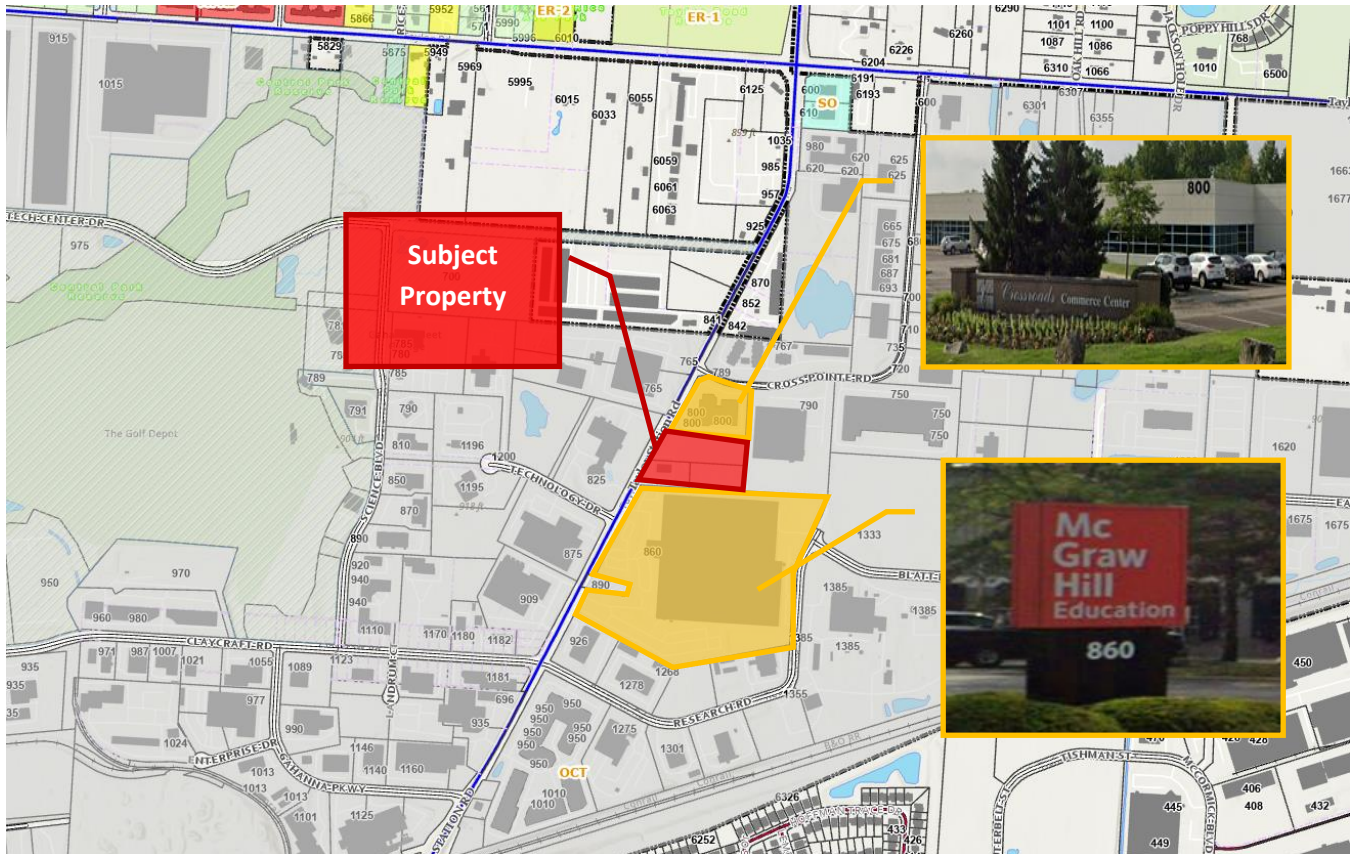
In addition to the submitted applications, a conditional use application is also required. The 2016 approval was only for a small portion of the property currently owned by the applicant. An application was started in 2020 but expired due to inactivity. The applicant was notified multiple times of the need for a conditional use application.

Staff recommends denial of both applications. The applications are not consistent with the development standards of the zoning code, have missing or incomplete information, and an additional application is required to permit the requested use. Specifically, staff finds that the following code sections have not been met:

- 1131.04 – Variance approval criteria
- 1155.03(a)(6) – Motor vehicle towing a conditional use in OCT
- 1197.01 – Design review/Purpose and intent

- 1197.02 – Design review/Duties and responsibilities of Planning Commission
- 1197.03 – Design review/Application requirements
- 1197.07 – Design review/Standards
- 1197.09 – Design review/District standards

Location/Zoning Map



Site Images

Gahanna

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Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning