

Application for Variance

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

*Applicant Name: DREW GATLIFF *Phone: 614 764-0407
 *Applicant Address: 775 YARD ST, SUITE 325 Columbus, OH *Fax: 614 764-0237
 *Applicant Email: drewgema-architects.com 43212
 *Applicant's Relationship to Project: Land Owner: Option Holder: Cont. Purchaser: Agent:
 *Property Owner Name: Burts Property Management, LLC *Phone: 614 626-8536
 *Property Owner Address: 825 TAYLOR RD GAHANNA, OH *Fax: _____
 *Contact Name: JEFF DURT 43230 *Email: jburtp@eclipse-corp.com
 *Address for Requested Variance: 825 TAYLOR RD GAHANNA, OH 43230
 *Parcel ID#: 085-010822-00 *Current Zoning: OCT
 *Description of Variance Requested: Reduction of setback requirement from 20' to 5' from property line along west and from 20' to 10' along south
 *Applicant's Signature: [Signature] *Date: 5/24/2016

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. One (1) digital copy of completed application and associated documents.
3. A list of contiguous property owners and their mailing addresses.
4. Pre-printed mailing labels for all contiguous property owners.
5. A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
6. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

***PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:**

Code Sections to be varied: 1155.04(b)(2,3)

Description of the governing code and the requested variance: To allow a side yard of less than 25', and to allow a rear yard of less than 30'

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning and landscaping regulations now in place.

Planning & Zoning Administrator's Signature: _____ Date: _____

For Internal Use:
SunGard File No. _____
PC File No. _____
Public Hearing Date: _____

1166015
8-5-2016

RECEIVED
MAY 24 2016
(Received)
BY: SW

PAID
MAY 24 2016
(Paid) CLC # 36659 (Accepted by PZA)

MEMORANDUM

Date: **June 15, 2016**

To: **Planning Commission**
Company: **City of Gahanna**
Department of Planning and Zoning

Cc: **file, Eclipse Corporation**

Project: **Eclipse Corporation Addition**
825 Taylor Road

Re: **Application for Parking Variance**
Statement of Hardship



The facts of this application satisfy the three criteria delineated in section 1131.04 for approval of the requested parking variance in the following ways:

- A. The site is landlocked and Eclipse Corporation has contacted the adjacent vacant site owner to express interest in purchasing the property so they could add on to the existing building and meet all parking and other zoning requirements. The property owner was not interested in selling.
- B. Eclipse has grown out of the current building and needs to expand in order to meet their current needs as well as anticipated growth. The proposed addition will be in an existing parking lot at the rear of the building. This reduces the parking lot area while adding square footage to the building driving the parking count up.
- C. The proposed addition will provide warehouse space and space to shift existing functions while relieving space for a new photography studio. The reduced parking will not hinder the adjacent sites as there will still be sufficient parking for Eclipse's current needs and future growth.

Thank you for your consideration for approval of this parking variance.

RECEIVED
JUN 16 2016
BY: *glw*

MEMORANDUM

Date: **June 15, 2016**

To: **Planning Commission**
Company: **City of Gahanna**
Department of Planning and Zoning

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825 Taylor Road

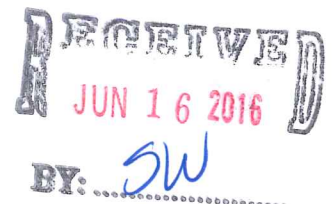
Re: **Application for Setback Variance**
Statement of Hardship



The facts of this application satisfy the three criteria delineated in section 1131.04 for approval of the requested setback variance in the following ways:

- A. The site is landlocked and Eclipse Corporation has contacted the adjacent vacant site owner to express interest in purchasing the property so they could add on to the existing building and meet all setback and zoning requirements. The property owner was not interested.
- B. Eclipse has grown out of the current building and need to expand in order to meet their current needs as well as anticipated growth.
- C. The proposed addition is to the rear of the site and will take the place of current parking lot and dumpster area. The dumpster area is constructed of materials similar to those being proposed for the addition. The addition will be aesthetically pleasing and match the existing building.

Thank you for your consideration for approval of this building setback variance.



CHAPTER 1131 - VARIANCES

1131.04 PUBLIC HEARING.

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require, and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (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.

MERITEX PROPERTIES, LLC
24 UNIVERSITY AVE NE #200
MINNEAPOLIS, MN 55413

DAVID L WILLIS
MADLYN WILLIS
820 TAYLOR ROAD
COLUMBUS, OH 43230-3204

JOHN DREWETT
BRIDGET DREWETT
860 TAYLOR ROAD
COLUMBUS, OH 43230-3204

LINDA J ULDRICKS
872 TAYLOR ROAD
COLUMBUS, OH 43230-3204

COLUMBUS SOUTHERN POWER CO
850 TECH CENTER DR
GAHANNA, OH 43230

VALUE RECOVERY GROUP II, LLC
919 OLD HENDERSON RD
COLUMBUS, OH 43220-3722

COLUMBUS SOUTHERN POWER CO
1 RIVERSIDE PLAZA
COLUMBUS, OH 43215

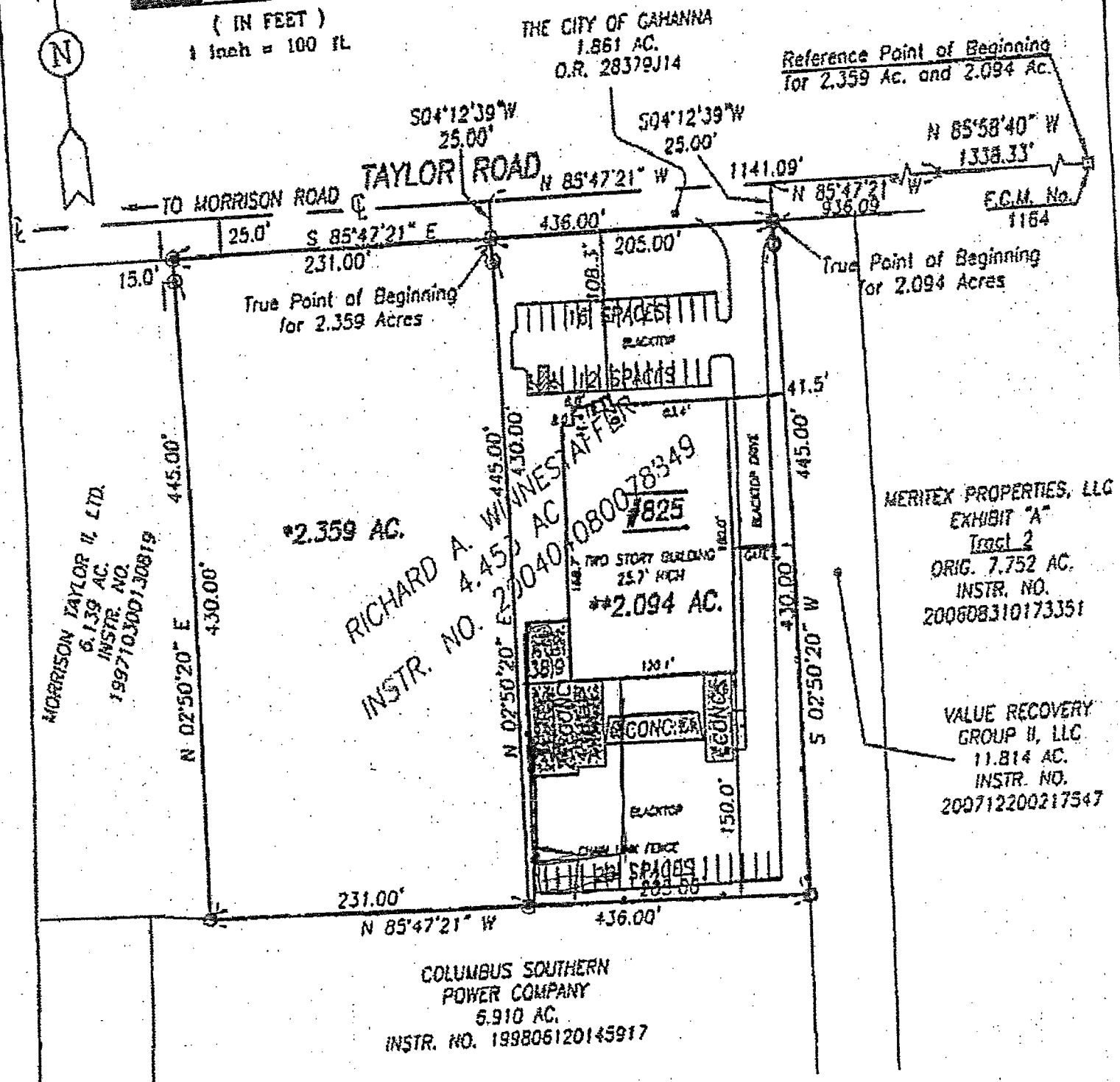
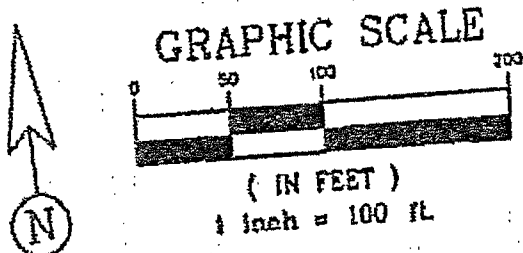
DONALD WOOD
4437 WRIGHT AVE
COLUMBUS, OH 43213

WELLS FARGO REAL ESTATE
MAC X2302-04D
1 HOME CAMPUS
DES MOINES, IA 50328-0001

BAUER, DAVIDSON & MERCHANT, INC.
 CONSULTING ENGINEERS

255 GREEN MEADOWS DRIVE SOUTH LEWIS CENTER, OHIO 43035
 PHONE: 614-846-3393 FAX: 614-846-4575

BOUNDARY SURVEY MAP OF ACREAGE PARCELS OF LAND LOCATED SOUTH OF TAYLOR ROAD AND EAST OF MORRISON ROAD IN THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO



*Sited in the State of Ohio, County of Franklin, City of Gahanna, being in Lot Number 5, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, and being a 2.359 acre tract of land, more or less, said 2.359 acre tract being part that 4.453 acre tract, described in the deed to Richard A. Winnestaffer, of record in Instrument No. 200404080078849, Recorder's Office, Franklin County, Ohio.

**Sited in the State of Ohio, County of Franklin, City of Gahanna, being in Lot Number 5, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, and being a 2.094 acre tract of land, more or less, said 2.094 acre tract being part that 4.453 acre tract, described in the deed to Richard A. Winnestaffer, of record in Instrument No. 200404080078849, Recorder's Office, Franklin County, Ohio.

We hereby state that the above map was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in January 2008.

The bearings shown on this map are based on the bearing of S 85°47'21" E for the centerline of Taylor road as it is described in the deed to Richard A. Winnestaffer of record in Instrument Number 200404080078849, Recorder's Office, Franklin County, Ohio.

STATE OF OHIO
 BAUER, DAVIDSON & MERCHANT, INC.
 CONSULTING ENGINEERS
 BY: Robert B. Slovek
 Professional Surveyor No. 7244

- LEGEND**
- IPP = 3/4" iron pipe found (Turner)
 - ⊙ IPS = 3/4" iron pipe set with a plastic cap
 - in top inscribed B.D.M.#1
 - MON = Franklin County Monument



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Eclipse Corp
Project Address: 825 Taylor Rd

Planning and Development Department

The Mayor and Planning and Development staff met with Jeff Burt, CEO of Eclipse, in January. During the visit, the future expansion needs of Eclipse were discussed. The applications for Final Development Plan, Design Review, and Variance will allow for the retention of an important member of the business community to remain at their current location.

The 11,000 square foot expansion is estimated to create five new jobs while retaining over 40 employees. Without the expansion, the business may be forced to seek an alternative location. The City Administration and Planning and Development staff fully support Eclipse's expansion efforts.

FDP Criteria

Planning Commission shall approve an application for Final Development Plan if the following four conditions are met:

1. The proposed development meets the applicable development standards of this Zoning Ordinance.

The request appears to meet all applicable development standards other than those associated with a variance request. It should be noted that the need for variances is absolutely necessary as the proposed addition cannot feasibly be placed anywhere else on the property.

2. The proposed development is in accord with appropriate plans for the area.

The site is not located within any subarea plans, however, it is located within the Southwest Gahanna Priority Development Area (PDA). The Economic Development Strategy did not identify this site as a target site, however, the industry sector, manufacturing, is the fastest growing industry sector in the City. Therefore, the Strategy recommends that the City target this industry sector. Approval of the requested applications is in line with the recommendations of the Strategy.

3. The proposed development would not have undesirable effects on the surrounding area.

The proposed expansion, including the variances, does not appear to create any undesirable effects on the surrounding area. The adjacent property to the west, the area most affected by the setback variance, is undeveloped. Approval of the requested variances does not preclude this property from



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CITY OF GAHANNA

being developed in the future. Other adjacent properties are developed and would not appear to incur any negative impacts.

4. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Staff believes the request is consistent with the existing development of the area. Taylor Road consists of similarly sized structures with a similar architectural style. The Taylor Road corridor consists of office and warehouse uses similar to those of Eclipse.

It is Planning & Development staff's opinion that the request meets the four conditions for approval.

Design Review Criteria

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:

1. 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.
2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

Additional investment in the property should enhance the built environment of the district.

The architectural style and proposed materials are appropriate for the area. It is Planning & Development staff's opinion that the request meets the four conditions for approval.

Variance Criteria

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

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.

Staff believes that a special circumstance exists related to the development of the parcel in that the existing building was built in such a way that precludes the expansion from feasibly being located



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anywhere else on the property. Had the building been designed to accommodate future expansion, then a variance to setbacks may not have been necessary.

The use of the property is such that the minimum parking requirements of the Code is more than what is necessary for the operation of the use. A goal of the City and Planning Commission has been to reduce the number of provided parking spaces to avoid a site from being over parked. The variance, if approved, would help reduce the impervious footprint of the site.

- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

Granting of the variance is necessary for the business to operate. Failure to secure the variances would preclude the expansion from occurring, thus forcing the relocation of the business.

- 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 detrimental to the public welfare or injurious to property or improvements in such neighborhood.

The variances would not have an impact on adjacent properties or others frequenting the area. The reduced setback variance is adjacent to a vacate parcel. The building location does not create a safety condition or other negative condition. The request for reduced parking could create a possible adverse condition if cars started parking in the right-of-way or other area which impedes safe traffic movement. If there are safety concerns with the request for reduced parking, then staff suggests consideration be given to a condition which limits the variance to the current user. If Eclipse should relocate, then a new user's parking requirements would be required to be reevaluated.

It is Planning and Development staff's opinion that the request meets the variance criteria.



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Aerial Map



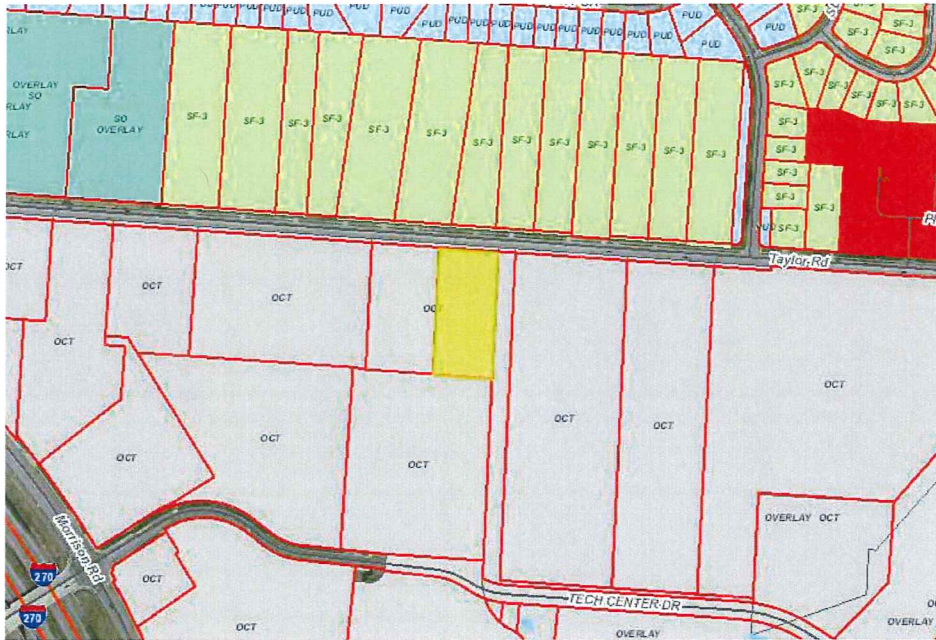
3D Imagery





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Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director of Planning and Development



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STAFF COMMENTS

Project Name: Eclipse Corp
Project Address: 825 Taylor Rd

The applicant seeks approval for an 11,000 sq ft addition to an existing building in the OCT district. This additional space will accommodate the business growth, and allow them to stay in their current location in Gahanna. The configuration of the addition allow the business to locate the dock doors facing east, while adding parking to the south elevation.

There are three variances associated with this project: reduce side yard from 25' to 5'; reduce rear yard from 30' to 11'2"; and reduce parking requirements from 57 to 48. Please see the variance statements from the applicant.

The west property line abuts a vacant parcel owned by Columbus Southern Power Company, and the south property line abuts a developed parcel owned by the same company. This proposed use is not heavy industrial, but rather for storage of products for photo shoots. The position of the new dock doors will not have any adverse effect on either neighbor. The proposed parking will meet the needs of the business at its highest rate of use.

The exterior materials will match those of the existing building, and four new trees will be added to the west façade of the addition.

Respectfully Submitted By:

BONNIE GARD

Planning & Zoning Administrator
Department of Public Service
Division of Building & Zoning



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STAFF COMMENTS

Project Name: Eclipse Corporation

Project Address: 825 Taylor Rd.

General Comments

- A formal final engineering plan review will be performed following approval of the Final Development Plan, or concurrently with the FDP process if requested by the Developer at their risk.

Site Access

- The site access for this project will be via the existing curb cut on Taylor Road.

Sanitary Sewer

- No new taps are expected for this project.

Water Service

- No new taps are expected for this project.

Stormwater Management

- Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193.
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Respectfully Submitted By: Robert S. Priestas, P.E.



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Mifflin Township Division of Fire
 Fire Inspection Bureau
 485 Rocky Fork Blvd., Gahanna, OH 43230
 Phone: (614) 471-0542

Occupant Name:	Eclipse Studios	Inspection Date:	6/20/2016
Address:	825 TAYLOR Road	InspectionType:	Plan Comments
Suite:		Inspected By:	Steve Welsh (614) 679-4078 welshs@mifflin-oh.gov
City:	GAHANNA		

OH Fire Codes 2011

Chapter 5 Fire service features

503.1.1 Fire Apparatus Access Roads

Buildings and facilities.

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.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

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

ACTION REQUIRED: Fire department apparatus access shall comply with Section 503.1.1 of the 2011 Ohio Fire Code.

The inspector will return on or after: **6/21/2016**

Note: All violations identified in this fire inspection report shall be corrected immediately. The "inspector will return" noted above is only a guideline indicating approximately when we will return for a re-inspection to verify compliance with those items identified herein.

Thank you for your cooperation in keeping your business and our community safe! If you have any questions, please contact the fire inspector listed at the top of this report.

Inspector:

Steve Welsh
5'15"
6/20/2016 2:08:25 PM
Signature valid only in mobile-eyes documents

Steve Welsh
6/20/2016