

File No: V-201515040022
Date Received: 4/15/2015 Scheduled Hearing date

Fee: \$ 300.00
Initials: JRW
Check #: 170283



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: Paine Holdings / SB43 Properties *Phone: 614-238-0010
*Applicant Address: 1655 and 1675 Eastgate Parkway *Fax: 614-552-8020
*Applicant Email: jpaine@accurate-express.com

*Applicant's Relationship to Project: Land Owner: Option Holder: Cont. Purchaser: Agent:

*Property Owner Name: SB 43 Properties *Phone: 614-328-0010
*Property Owner Address: 1655 and 1675 Eastgate Parkway *Fax: 614-552-8020
*Contact Name: Janet Paine *Email: jpaine@accurate-express.com

*Address for Requested Variance: Lot east of 1655 Eastgate Parkway
*Parcel ID#: 025-013622 *Current Zoning: _____

*Description of Variance Requested: temporary gravel parking for commercial trucks.
site to be used for future expansion of building on 1675 and 1655 Eastgate Parkway.

*Applicant's Signature: Janet M. Paine *Date: 4-23-15

***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: 1163.05(a)

Description of the governing code and the requested variance: To allow a temporary gravel parking area

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: 5/27/15

15040022
V. 2015

RECEIVED
APR 15 2015
(Received)
By: JRW

PAID
APR 15 2015
(Paid)
BY: J.W. Green

Revised 10-1-2014/cas

(Accepted by PZA)



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the applicant JANET M. PAINE
(Please Print - Applicant Name)

_____ for PAINE HOLDINGS INC / SB43 PROPERTIES LLC
(Business Name and/or Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You, as the applicant, also agree that any necessary change to the project must go back through Planning Commission process to amend the plans.

Applicant Signature Janet M. Paine
(Applicant Name/Applicant Representative)

Date 4-23-15

Fredena L. Williams
(Signature of Notary)

4/23/15
(Date)



Fredena L. Williams
Notary Public, State of Ohio
My Commission Expires 06-28-2017

Stamp/Seal

Electric Solutions, Inc.
Doug Galiardi
1625 Eastgate Parkway
Gahanna, OH 43230

Air Fast Heating & Cooling, Inc.
Alex Shtein
1701 Eastgate Parkway
Gahanna, OH 43230

Variance Request, statement of reason for request. Request is to use gravel instead of pavement for a temporary parking lot. The area will be approximately .75 acres +/- east of 1675 Eastgate Parkway.

- A. This variance will allow us to solve a short term parking issue while we develop and market plans for expanding our current operation. The land was intended from the initial development for expansion of the building and the parking this is just the next step in our original plan.
- B. Since our intent is to expand our current facility we do not want to pave a parking area and then remove pavement when our building plans move forward. Growth of the business has caused us to outgrow current parking and we feel this will relieve congestion on Eastgate Parkway. We feel the parking can be better accommodated in a temporary format as we firm up plans for our expansion. Once we are able to present for approval the permanent plans, this parking will be moved to the rear of the lot and permanent paving will be completed. We estimate 1 to 3 years for completion.
- C. Granting of this variance will allow us to move vehicles out of clear site, improving the appearance of the street. We intend to ask for permission to landscape through mounding dirt between the street and the parking area. The effect of this change will be an improvement to the street appeal of Eastgate Parkway, improved view for our neighbors, and a safer transit for our vehicles.

City of Gahanna
Planning Commission
Bonnie Gard
200 South Hamilton Road
Gahanna, Ohio 43230

Re: application for variance

Bonnie,

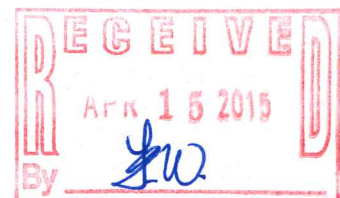
Attached is our application for variance. One item of note is that we are now planning on developing this temporary parking in a manner that will allow us to build over top of the gravel without having to remove and start over. This will put us closer to having a facility that we can expand into allowing us to attract clients. We see this parking lot being used for the next year and then building 25000 of logistics operations space. The shortest this process will take is 6 months and the longest 3 years.

Please let me know if we missed any items or if you have any questions. Gary and I will be available to discuss this at your convenience.

Regards
Janet

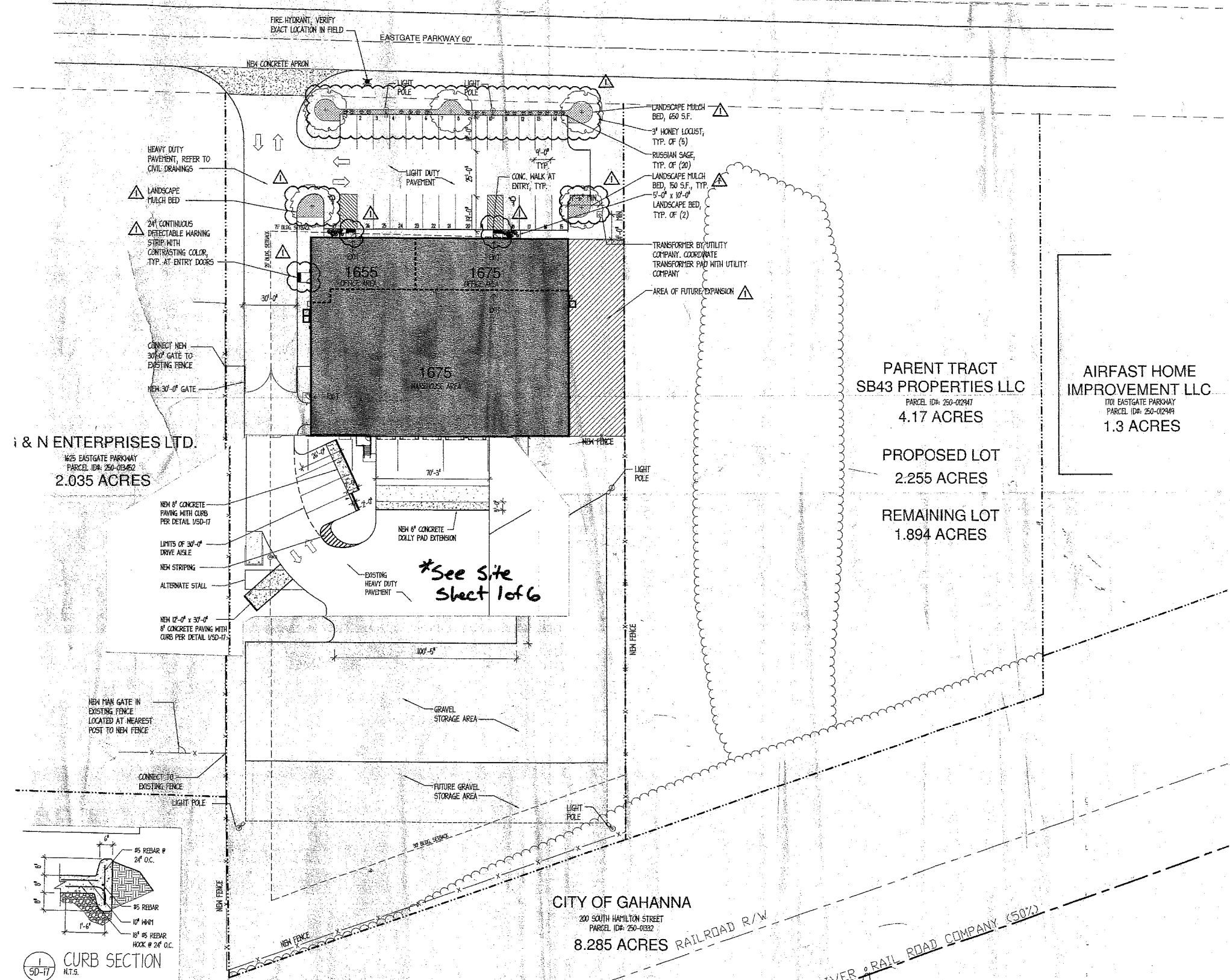


Janet Paine
Member
SB 43 Properties
1655 Eastgate Parkway
Gahanna, Ohio 43230
614-328-0010



AS-BUILT DRAWINGS

PAINE BUILDING
 1655 & 1675 EASTGATE PARKWAY
 GAHANNA, OHIO 43230



CODE REVIEW INFORMATION:

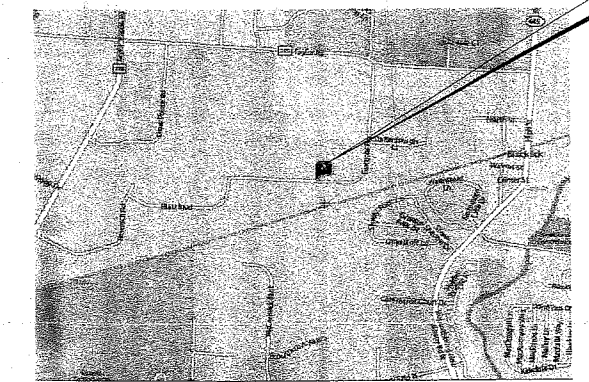
DESCRIPTION OF WORK:	NEW BUILDING FOR TRUCKING COMPANY WITH WAREHOUSE AND ASSOCIATED OFFICE AREA																
CONSTRUCTION TYPE:	105 - 1 STORY, NONCOMBUSTIBLE UNPROTECTED-STEEL FRAME WITH METAL SIDING & SPLIT-FACE MASONRY EXTERIOR WALLS, CONCRETE SLAB ON GRADE AND SLOPED METAL ROOF																
USE GROUP:	NON-SEPARATED MIXED USE B-BUSINESS, S-I-STORAGE																
FIRE PROTECTION:	FIRE EXTINGUISHERS PER OBC 906 & NFPA 10. NON-SPRINKLED BUILDING. FIRE AREAS NOT TO EXCEED 12,000 SF AND SUM OF ALL FIRE AREAS NOT TO EXCEED 24,000 SF PER OBC 905.2.6. 3 HOUR FIRE BARRIER WALL REQUIRED BETWEEN FIRE AREAS PER OBC 706.3.1.																
OCCUPANCY:	MAX ALLOWED PER OBC TABLE 1004.1.2																
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FINISHES:																	
ROOM FINISHES ALL INTERIOR FINISHES TO COMPLY WITH OBC TABLE 803.5 (MIN REQ'D) CLASS C -ROOFS																	
FLOOR FINISHES ALL INTERIOR FLOOR FINISHES TO COMPLY WITH OBC 804.5.1 (MIN REQ'D) CLASS II -ROOFS																	

SHEET INDEX:

A0.1	CODE INFORMATION & SITE PLAN
A0.2	ADA REQUIREMENTS
A0.3	UL REQUIREMENTS
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2 of 5	DIMENSION PLAN
3 of 5	DIMENSION PLAN
4 of 5	DIMENSION PLAN
5 of 5	DIMENSION PLAN
S0.1	DETAILS & SPECIFICATIONS
S0.2	SPECIFICATIONS
S0.1	FOUNDATION PLAN
S0.1	DETAILS
A1.1	FLOOR PLAN & NOTES
A1.2	ROOF PLAN & NOTES
A1.3	ENLARGED FLOOR PLAN & NOTES
A1.4	DAMPSTER ENCLOSURE & DETAILS
A2.1	EXTERIOR ELEVATIONS
A4.1	HALL SECTIONS & DETAILS
A4.2	HALL SECTIONS & DETAILS
A4.3	DETAILS
A5.1	FINISH PLAN & NOTES
A6.1	INTERIOR ELEVATIONS & DETAILS
A7.1	REFLECTED CEILING PLAN
A8.1	DOOR SCHEDULES & WINDOW ELEVATIONS AND DETAILS
P-1	PLUMBING PLAN & NOTES
P-2	STACK AND RISER DIAGRAM
M-1	MECHANICAL PLAN & NOTES
M-2	DETAILS AND NOTES
E-1	SITE LIGHTING PLAN & DETAILS
E-2	LIGHTING PLAN & NOTES
E-3	POWER PLAN & NOTES

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTORS SHALL FURNISH ALL MATERIAL, LABOR AND EQUIPMENT TO COMPLETE ALL OF THE WORK.
- ALL WORK SHALL CONFORM WITH THE MOST RECENT EDITION OF THE OHIO BUILDING CODE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE APPROPRIATE SECTIONS OF THE OBC DURING EACH PHASE OF THE WORK.
- THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS WITH THE DRAWINGS. NOTIFY THE ARCHITECT OF ANY VARIANCES PRIOR TO COMMENCING WORK.
- THE CONTRACTORS SHALL CAREFULLY STUDY AND COMPARE ALL CONTRACT DOCUMENTS WITH EACH OTHER AND SHALL IMMEDIATELY REPORT TO THE ARCHITECT, ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT NOTICE TO THE GENERAL CONTRACTORS, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COST FOR CORRECTION.
- ANY MATERIAL OR LABOR, WHICH MAY NOT BE SHOWN ON THE DRAWINGS OR NOT SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK SHALL BE FURNISHED WITHOUT ADDITIONAL COST.
- THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED AND SHALL ALSO PAY FEES REQUIRED FOR THE GENERAL CONSTRUCTION, PLUMBING, ELECTRICAL, HVAC AND SPRINKLER CONTRACTORS SHALL PAY FOR THEIR PERMITS.
- ANY CHANGES, INCLUDING THE DELAYS, RESULTING FROM THE USE OF APPROVED EQUALS SHALL BE BORNE BY THE CONTRACTOR. ANY EFFECTS ON OTHER PORTIONS OF THE WORK CREATED BY SUCH CHANGES SHALL BE COORDINATED BY ALL CONTRACTORS.
- DRAWINGS INDICATE THE MINIMUM STANDARD BUT, IF ANY INDICATED WORK SHOULD BE DISCOVERED TO BE SUBSTANDARD TO ANY ORDINANCES, LAWS, CODES, RULES OR REGULATIONS BEARING ON THE WORK, THE CONTRACTOR SHALL CONTACT THE ARCHITECT AND/OR CONTRACTOR AND UPON THEIR DIRECTION SHALL EXECUTE THE WORK CORRECTLY.
- VERIFY UNDERGROUND UTILITIES AND CONDITIONS WITH THE OWNER AND PROPER AUTHORITY PRIOR TO START OF WORK. CALL TWO DAYS BEFORE DIGGING. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL CONTROL AT ALL LOCATIONS. ALL INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR SHALL KEEP THE JOB SITE NEAT AND ORDERLY, REMOVING SCRAP MATERIAL DAILY AND SHALL CLEAN THE SITE AND THE WORK THOROUGHLY UPON COMPLETION.
- IT IS THE OWNER'S RESPONSIBILITY TO HAVE THESE DOCUMENTS REVIEWED BY THEIR INSURANCE COMPANIES FOR COMPLIANCE WITH SPECIFIC REQUIREMENTS OF THOSE INSURANCE COMPANIES.



REVISION #1 NOTES:
 - LANDSCAPE BEDS HAVE BEEN IDENTIFIED
 - DAMPSTER ENCLOSURE WILL BE BUILT TO MATCH BUILDING CONCRETE BLOCK
 - DOLLY PAD HAS BEEN GIVEN A 4" THICKNESS
 - TACTILE WARNING STRIPS HAVE BEEN ADDED TO ENDS OF SIDEWALKS EXITING THE BUILDING
 - AN AREA HAS BEEN IDENTIFIED FOR FUTURE EXPANSION TO THE EAST OF THE BUILDING
 - TRANSFORMER LOCATION HAS BEEN REVISED

RED ARCHITECTURE & PLANNING LLC HAS PREPARED THESE DRAWINGS AND SPECIFICATIONS. THEY ARE FOR USE SOLELY FOR THIS PROJECT UNLESS OTHERWISE PROVIDED. RED ARCHITECTURE & PLANNING LLC SHALL BE CONSIDERED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL RIGHTS, INCLUDING COPYRIGHTS. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY ANY OTHER ELSE.

RED ARCHITECTURE & PLANNING LLC
 815 GRANDVIEW AVE SUITE 205
 COLUMBUS, OHIO 43215
 TEL: 614.487.8770
 FAX: 614.487.8777
 WWW.REDARCHITECTURE.COM

HANLING-RINALDI
 CONSTRUCTION
 640 SWEETREE DRIVE
 COLUMBUS, OH 43224
 TEL: 614.884.8844
 FAX: 614.884.8844

PAINÉ BUILDING
 1655 & 1675 EASTGATE PARKWAY
 GAHANNA, OHIO 43230

PROJECT NUMBER:	HRCC09
OWNER REVIEW:	08. 21. 2009
PERMIT SUBMITTAL:	08. 27. 2009
REVISION #1:	09. 21. 2009



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Paine Holdings

Project Address: 1655 and 1675 Eastgate Pkwy

Planning and Development

The applicants have requested a variance to allow a temporary gravel parking area for commercial trucks. The applicant states that the variance is necessary as they have a need for additional truck parking. They do not want to construct a permanent parking lot as their current facility ultimately will be expanding in this area. They estimate the temporary gravel parking area will be needed for one to three years.

Staff is of the opinion that a temporary gravel parking area is appropriate in this area so long as the duration of the variance is limited. Staff recommends a period not to exceed three years. Additionally, staff is aware that, in general, truck traffic and parking for trucks is an issue in this area. Any effort to create more off-street parking is supported.

Requests for a variance is subject to the criterial of 1131.04.

- (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 believes that granting the variance will improve the traffic congestion and safety of Eastgate Parkway, therefore, we recommend approval of this request.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Location Map



Zoning Map



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Respectfully Submitted By:

Michael Blackford

Deputy Director, Planning and Development



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CITY OF GAHANNA
STAFF COMMENTS

Project Name: Paine Holdings/SB43 Properties
Project Address: 1655 and 1675 Eastgate Parkway

No building department comments

Respectfully Submitted By:

*Kenneth W. Fultz, P.E.
Chief Building official.*



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CITY OF GAHANNA
STAFF COMMENTS

Project Name: Paine Holdings/SB43 Properties
Project Address: 1655 and 1675 Eastgate Parkway

1. MAINTAIN ACCESS FOR FIRE APPARATUS.
2. HEAVY DUTY TRUCK BASE FOR 75,000 LB TRUCK.

Respectfully Submitted By:

FIRE MARSHAL

MIFFLIN TWP DIVISION OFFICE



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STAFF COMMENTS

Project Name: Paine Holdings/SB43 Properties
Project Address: 1655 and 1675 Eastgate Parkway

- If variance is granted, gravel material shall be a clean washed aggregate to reduce & minimize dust.
- The owner shall implement appropriate measures for dust control so that the temporary lot is not a nuisance to adjacent properties.

Respectfully Submitted By:

Brent S. Priestley



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STAFF COMMENTS

Project Name: Paine Holdings/SB43 Properties
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The applicant seeks a variance to allow a temporary parking area to not be paved per code requirements. This area is the site of a future expansion of the building to accommodate growth needs. Paving the temporary area now would not be cost effective, knowing that the building area could develop within the next six months to three years.

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.

If the variance is granted, the comments of the City Engineer should be entered as conditions of the approval.

Respectfully Submitted By: Bonnie Gard
Planning and Zoning Administrator



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