

14070007

File No: V-13-2014
Date Received: 7-9-14
Scheduled Public Hearing Date: 7-23-14

Fee: N/C
Initials: CAS
Check or Receipt Number: -



**PLANNING COMMISSION
APPLICATION FOR VARIANCE**

Property Address: 926 Taylor Road Parcel ID #: 025-003926
Applicant: City of Gahanna Karl C Wetherholt
Contact: _____ Title: City Engineer
Address: 200 S Hamilton Road Gahanna OH 43230

Phone: _____ Fax: _____ E-Mail: Karl.Wetherholt@gahanna.gov

Status: Property Owner Option Holder Contractual Purchaser Agent

Property Owner: City of Gahanna
Contact: Karl C Wetherholt Title: City Engineer
Address: 200 S Hamilton Road Gahanna OH 43230
Phone: _____ Fax: _____ E-Mail: _____

Signature of Applicant: Karl C Wetherholt Date: 7/9/14

Note: Planning Commission members and/or City staff may visit the property prior to the hearing.
All correspondence will be to applicant above unless otherwise stated.

Submission Requirements

1. Submit eleven (11) copies folded (not rolled) to 11 X 17 size of a survey and legal description of the property certified by a registered surveyor. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches.
2. Submit a list of all contiguous property owners and their mailing addresses.
3. Submit a statement of the reason(s) for the variance request. The statement should address the three (3) conditions listed on page two of this application that must be met in order for Planning Commission to grant the variance.
4. Application Fee: \$150 for single-family residential and \$300 for all other districts.

APPROVAL

Code Sections to be varied: 1143.08(a) Current Zoning: SF-3

Short description of the governing code and the requested variance: TO VARY THE MINIMUM DISTANCE BETWEEN THE BUILDING SETBACK LINE AND THE STREET RIGHT-OF-WAY LINE FROM 35' TO 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 has been approved by the Planning Commission on _____.
A copy of the minutes is hereby attached. 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

Date

RECEIVED Revised 10/13
JUL 09 2014
BY: CAS

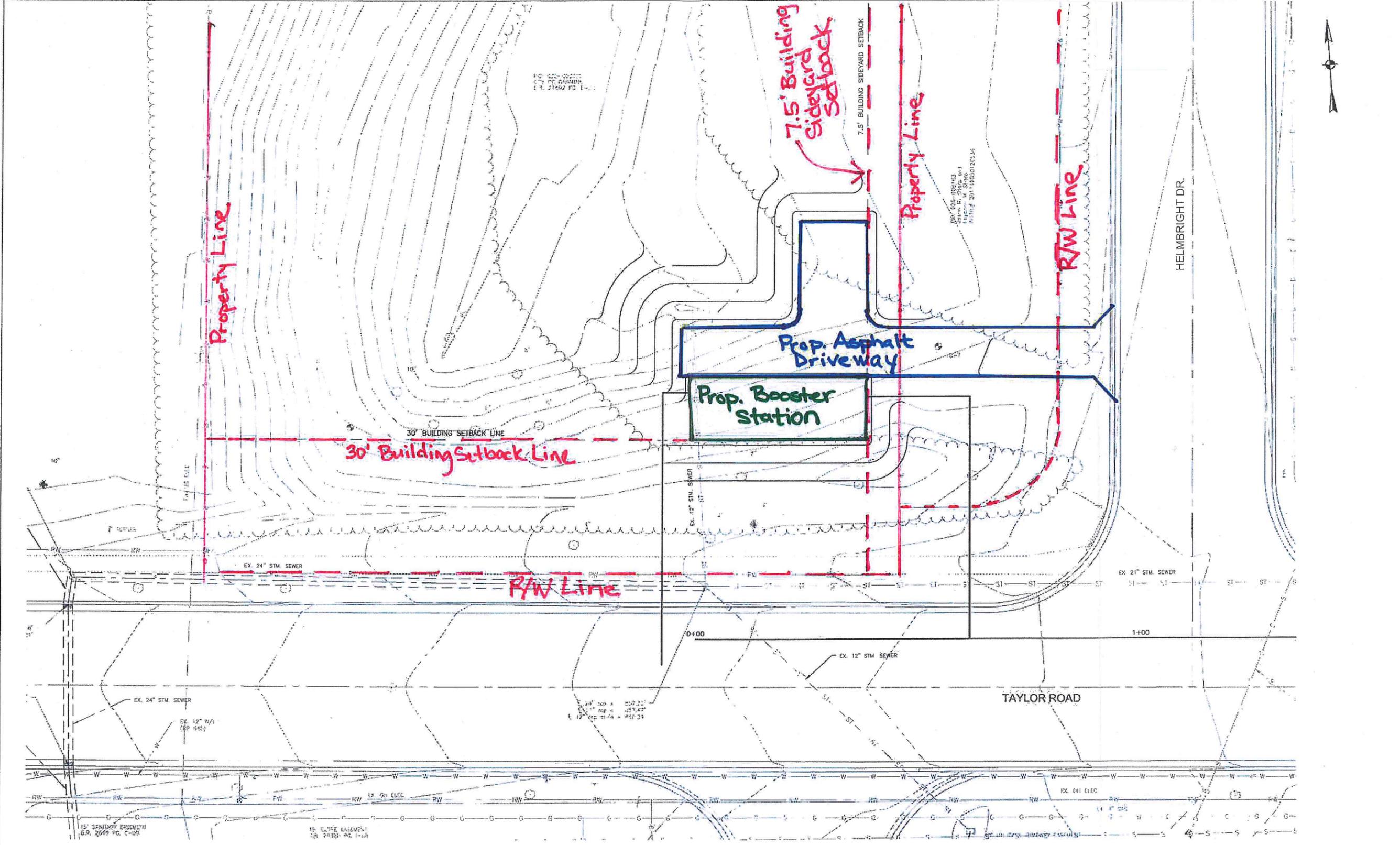
Taylor Road Booster Station – 926 Taylor Road - City of Gahanna

Adjoining property owners list:

| | | |
|---------------------------|------|------------------|
| Jason R. Sharp | 501 | Helmbright Drive |
| Alvin L. Roberts | 910 | Taylor Road |
| Benjamin E. Eastman | 510 | Sutterton Dr. |
| Cynthia L. Conner | 526 | Helmbright Drive |
| Marion B. Adkins | 536 | Helmbright Drive |
| Michael J. Davenport | 546 | Helmbright Drive |
| Deek L. Lawrence | 556 | Helmbright Drive |
| Lissa A. Sheperd | 950 | Taylor Road |
| Meritex Properties | 915 | Taylor Road |
| Gahanna Realty (Petsmart) | 1015 | Taylor Road |

Taylor Road Booster Station – 926 Taylor Road – Variance for Setback

The current setback is 35 feet and the building is proposed to be at 30 feet from the right-of-way. The current design is set such that the detention basin volume will not be reduced. Locating the building at 35 feet would reduce the detention capacity which would negatively affect the downstream neighbors. The booster station building is a low profile single story building with extensive landscaping shielding it from view from the road and so reducing the setback by 5 feet would not impact the adjoining owners.



| NO. | REVISIONS | DATE | NO. | REVISIONS | DATE |
|-----|-----------|------|-----|-----------|------|
| | | | | | |

PROJECT NUMBER:
04-04C04-01

SCALE: (22x34)
1"=10'

SCALE: (11x17)
1"=20'

ms consultants, inc.
engineers * architects * planners
2221 SCHROCK ROAD
COLUMBUS, OHIO 43228-1547
(614)-898-7100 Fax (614)-898-7570

CITY OF GAHANNA, OHIO
TAYLOR ROAD BOOSTER STATION
REPLACEMENT PROJECT

DWG. NO. C-1

SHEET ## OF ##

SEAL



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Taylor Road Booster Station Variance
Project Address: 926 Taylor Road

Planning and Development:

The applicant is requesting a variance from Section 1143.08(a) which requires a front yard setback of 35' for property located within the SF-3 (Single Family Residential) zone district. The applicant, the City of Gahanna, is requesting 30'. Without a variance, the booster station would be located as such that the volume of the detention basin would be reduced.

It should be noted that the variance is to the front yard setback, this pushes the building closer to Taylor Rd and further from residential properties and roadways.

Aerial Map



"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

Zoning Map



Variance Criteria

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.

Staff finds that there are special circumstances applying to the land that require the building to be placed in such a manner that a front yard setback variance is required. Absent variance approval, the purpose of the booster station is diminished.

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



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CITY OF GAHANNA

Staff finds that granting the variance is necessary in order to allow for the enjoyment of substantial property rights.

- c) The granting of the application will not materially affect adversely the health or safety of the 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.

Granting the variance does not appear to affect the health, safety, or welfare of persons residing or working in the neighborhood.

Staff finds that the request meets the variance criteria of Chapter 1131.

Michael Blackford
Deputy Director of Planning and Development



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CITY OF GAHANNA

PROJECT: Taylor Road Booster Station
ADDRESS: 926 Taylor Road

ZONING DIVISION

The City of Gahanna seeks approval to construct a booster station on Taylor Road to improve water pressure in the adjoining neighborhoods. The building is 40'x13' = 526 sq ft. for SF-3 zoning. This property was originally zoned R-3, which at the time required a 30' front setback. When the zoning was changed to SF-3, the front setback was changed to 35'.

The building was sited at 30' from the public ROW on Taylor Road. Due to the existing configuration of the detention basin and the grade of the property, the building/driveway cannot be constructed at the 35' required front setback. A variance to reduce the front setback to 30' is being requested.

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.

The exterior will be Red Blend brick, and the roof will be standing seam metal in Evergreen. Access will be from Helmbright Drive. There is much natural vegetation surrounding the building area, which will serve to screen the building from the roadways.