

**VARIANCE APPLICATION**

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: <b>1509 Blatt Blvd</b>		Project Name/Business Name (if applicable): <b>Commercial Self Storage</b>	
Parcel ID No.(s): <b>075-011769-00</b>	Current Zoning: <b><del>F40CT</del></b>	Total Acreage: <b>10 acres</b>	
Description of Variance Requested: <b>sidewalk variance to not build</b>			
STAFF USE ONLY - Code Section(s) & Description of Variance: <b>1108.01</b>			
APPLICANT Name (primary contact) -do not use a business name: <b>Jim Sapp</b>		Applicant Address: <b>8070 Castleton Rd, Indianapolis IN</b>	
Applicant E-mail: <b>jsapp@esapp.com</b>		Applicant Phone No.: <b>317-577-4995, ext 108</b>	
BUSINESS Name (if applicable): <b>Commercial Self Storage</b>			
ATTORNEY/AGENT Name: <b>N/A</b>		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
<b>ADDITIONAL CONTACTS (please list all applicable contacts)</b>			
Name(s):		Contact Information (phone no./email):	
Contractor <b>Brent Kuhn</b>		<b>317-710-7877 bent@circlecity</b>	
Developer <b>Jim Sapp 317-577-4995</b>		<b>Constructors, Co</b>	
Architect <b>Robert Johnson</b>		<b>rharchitectsinc@aol.com</b>	
PROPERTY OWNER Name: (if different from Applicant) <b>SAM L</b>		Property Owner Contact Information (phone no./email):	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

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: *Jim R. Sapp* Date: 10/11/17  
**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

INTERNAL USE

Zoning File No. V-0038-2017  
 PC Meeting Date: \_\_\_\_\_  
 PC File No. \_\_\_\_\_

RECEIVED: KAW  
 DATE: 10-12-17

PAID: 300.00  
 DATE: 10-12-17  
 CHECK#: CC

**VARIANCE APPLICATION – SUBMISSION REQUIREMENTS**

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1131 (visit <a href="http://www.municode.com">www.municode.com</a> ) (Sign Variances, refer to Section 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)	X			
	2. Pre-application conference with staff <i>Michael Blackford</i>	X			
	3. Survey of property certified by a registered surveyor (11"x17" copy)	X			
	4. List of contiguous property owners & their mailing address	X			
	5. Pre-printed mailing labels for all contiguous property owners	X			
	6. 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) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	X			
	7. Application fee paid (in accordance with the <i>Building &amp; Zoning Fee Schedule</i> )				
	8. Application & all supporting documents submitted in digital format	X			
	9. Application & all supporting documents submitted in hardcopy format	X			
	10. Authorization Consent Form Complete & Notarized (see page 3)	X			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)

**APPLICATION ACCEPTANCE**

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: *[Signature]*

Date: *10/19/17*

**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.

**AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)** *If the applicant is not the property owner, this section must be completed & notarized.*

I, Jim Sapp, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Mike Elmasian, Frank Kundroch to act as my applicant or representative(s) 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 designated representative.

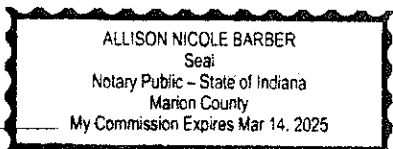
Property Owner Signature: Jim R. Sapp Date: 10/11/17

**AUTHORIZATION TO VISIT THE PROPERTY**

I, Jim Sapp, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: Jim R. Sapp Date: 10/11/17

Subscribed and sworn to before me on this 10th day of October, 20 17.  
State of Indiana County of Marion  
Notary Public Signature: Allison Barber

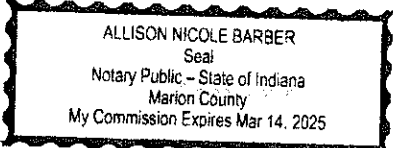


**AGREEMENT TO COMPLY AS APPROVED**

I, Jim Sapp, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: Jim R. Sapp Date: 10/11/17

Subscribed and sworn to before me on this 10th day of October, 20 17.  
State of Indiana County of Marion  
Notary Public Signature: Allison Barber



## **Commercial Self-Storage**

**1509 Blatt Blvd**

**Gahanna, OH 43230**

1509 Blatt Boulevard is located in middle of a very heavy industrial zone. The primary traffic is large semi-trucks on a two way street, with Dayton Freight and Niagara Water having hundreds of trucks daily. There are no sidewalks within 2 miles of the site.

It is not safe for pedestrian traffic. There are no housing or apartment developments to encourage pedestrian traffic within 1.5 miles. Encouraging walking on a 300 foot walkway is not conducive to the citizen's safety and wellbeing.

Industrial Container our neighbor to the west has advised me they have no plans to add a sidewalk and spill out a brown smoke weekly from there stacks making walking or running both smelly and dirty. On our east side is Penske Truck rental, the sidewalk would dead end into a 7' wire mesh fence.

I do believe in sidewalks in the correct areas of any city. A heavy industrial area like Blatt Bld and Eastgate is not a logical area for walks. We have very low business traffic at our facility and only 1-2 staff members on site. We do not store consumer goods. In addition, the outside noise level is very high, we have a major active railroad to our south, trucks on the north side and in the direct low flight pattern of Columbus Airport bringing in more noise and confusion making the area very unconducive to walking with a friend or co-worker.

This is a very unique area of Gahanna and I kindly ask for a variance on the proposed \$15,000 sidewalk as it was never in our budget or nor will it used.

Contiguous Property owners:

**EAST Side**

Penske Truck Leasing

Attn: Real Estate

PO Box 563

Reading, PA 19603

**WEST Side**

Industrial Container Services

1385 Blatt Blvd

Columbus, OH 43230

**North Side**

Mauser, USA

1410 Blatt Blvd

Gahanna, OH 43230

**SOUTH Side**

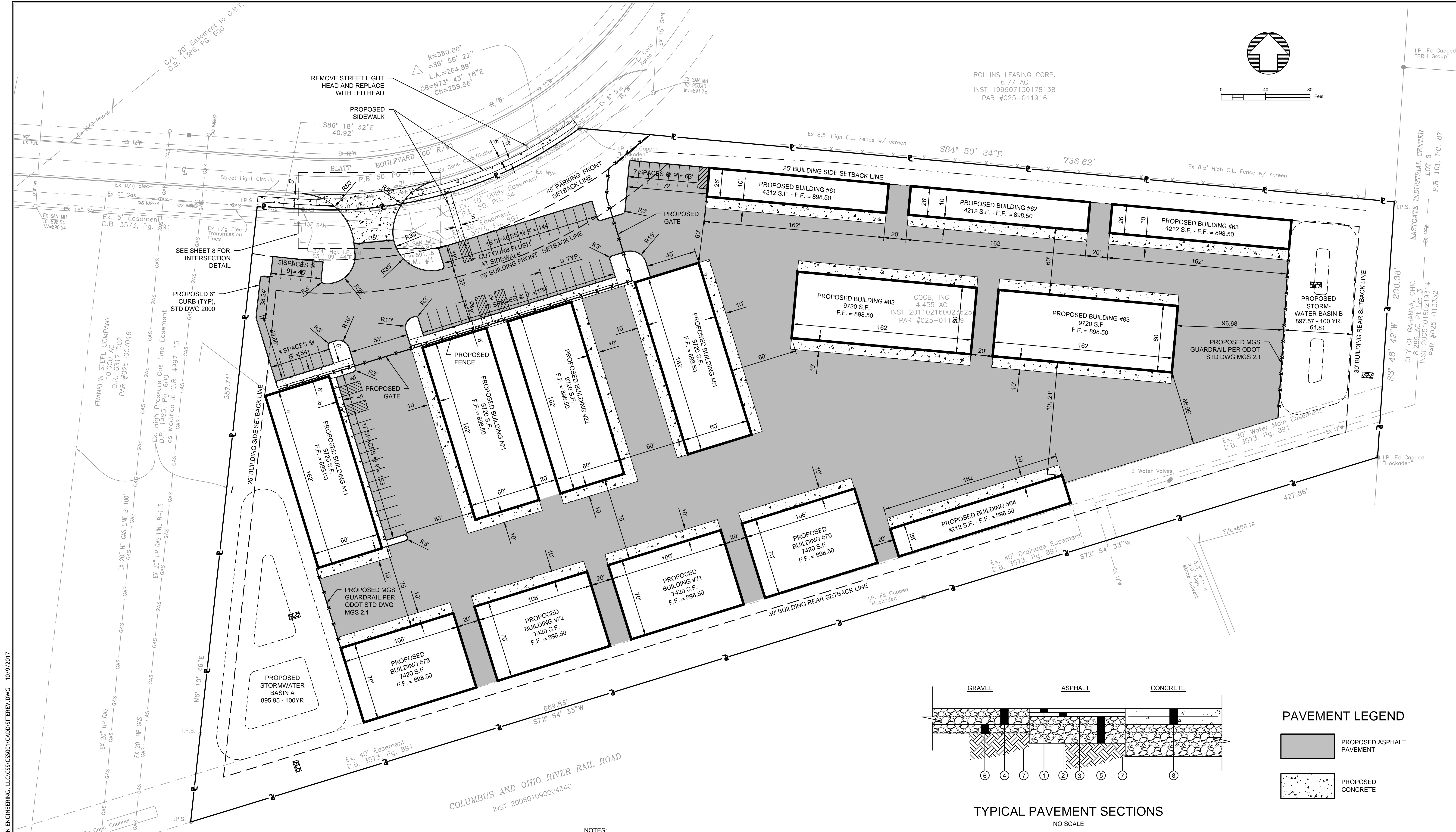
Lynn & Ken Singh

ReMax Town Center

Commercial Division

4215 Worth Avenue, Suite 230

Columbus, Ohio 43219

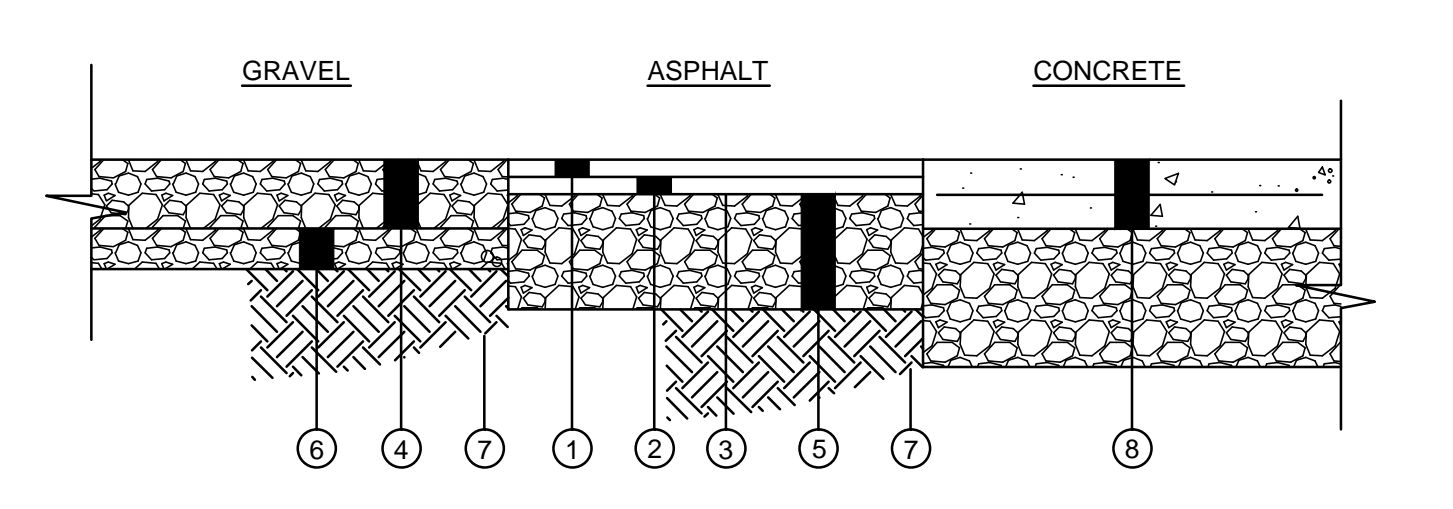
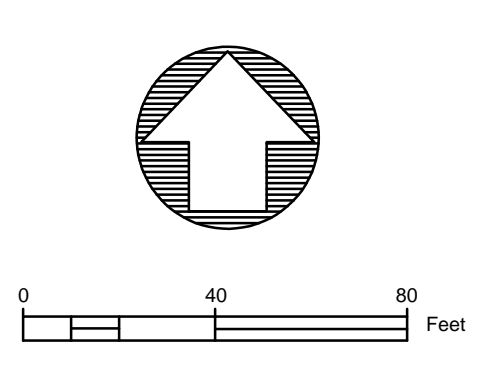


DATE	10/9/2017
SCALE	1" = 40'
SHEET NO.	4 OF 10
FILE NO.	CSS001

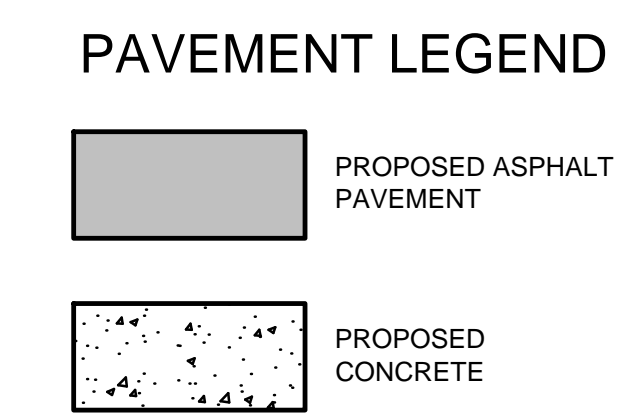
**SITE DIMENSION PLAN**  
**COMMERCIAL SELF STORAGE**  
1509 BLATT BLVD - GAHANNA, OHIO

C:\USERS\ELMASIAN\ELMASIAN ENGINEERING, LLC\ONEDRIVE - ELMASIAN ENGINEERING, LLC\CSS\CSS001\CADD\STITEREV.DWG 10/9/2017

ROLLINS LEASING CORP.  
6.77 AC  
INST 199907130178138  
PAR #025-011916



**TYPICAL PAVEMENT SECTIONS**  
NO SCALE



- NOTES:**
- ALL DIMENSIONS AND RADII ARE GIVEN TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION IS NOT GIVEN.
  - ALL EXTERIOR SITE SPECIFIC PORTLAND CEMENT CEMENT SHALL MEET THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR CURING AND INSTALLATION. THE MINIMUM PCC ALLOWED IS 3000 P.S.I. AT 28 DAY, WITH AIR ENTRAINMENT MEETING THE DOT REQUIREMENTS.
  - CONTRACTOR SHALL ADJUST AND/OR SAWCUT EXISTING PAVEMENT AS REQUIRED TO PROVIDE A CLEAN, SMOOTH ABUTMENT AND GRADE. CONTRACTOR SHALL HOT TAR SEAL ALL PAVEMENT CUTS TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
  - REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING DETAILS AND SPECIFICATIONS.
  - REFER TO LANDSCAPE PLAN FOR PROPOSED TREE AND SHRUB DETAILS AND SPECIFICATIONS.

- NOTES:**
- 1-1/2" HOT-MIXED, ASPHALT CONCRETE SURFACE - (PG 64-22) ITEM 448
  - 1-1/2" HOT-MIXED, ASPHALT CONCRETE INTERMEDIATE - (PG 70-22M) ITEM 448
  - BITUMINOUS PRIME COAT - ITEM 408, 0.35 GAL. PER SQ. YD.
  - 6" AGGREGATE BASE - ITEM 304, TWO 3" LIFTS
  - 8" AGGREGATE BASE - ITEM 304, TWO 4" LIFTS
  - 2" AGGREGATE BASE - NUMBER 2 STONE
  - COMPACTED SUBBASE - ITEM 310
  - 8" REINFORCED PORTLAND CEMENT CONCRETE - ITEM 451 WITH 6x6xW2.9WxW2.9 W.W.F. AND 6" COMPACTED GRAVEL BASE

**OHIO**  
Utilities Protection  
**SERVICE**  
Call Before You Dig

1-800-362-2764  
CALL TWO WORKING DAYS BEFORE YOU DIG  
(NON MEMBERS MUST BE CALLED DIRECTLY)



200 S. Hamilton Road, Gahanna, OH 43230  
Phone(614)342-4010 Fax(614)342-4100

October 19, 2017

Jim Sapp  
8070 Castleton Road  
Indianapolis, IN 46250

RE: Project Commercial Self Storage  
1509 Blatt Blvd

Dear Jim Sapp:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

### **Public Safety - Complete**

1. Although pedestrian safety does fall under our area of concern, this particular section of the Industrial Park does not have foot traffic therefore we have no comment regarding not installing sidewalks. Per Sheila Murphy

### **Parks - Complete**

2. No Comment per Rob Wendling

### **Building - Complete**

3. The Sidewalk leading to the street is required by the Ohio Building Code and a variance for that sidewalk would need to be filed with the Ohio Board of Building Appeals. Per Ken Fultz

### **Public Service & Engineering - Complete**

4. Code Section 1108.01 requires sidewalk and or multi-use trail. If it is the desire of our City to improve pedestrian connectivity and walkability, we should require sidewalks to be installed as part of new development regardless of the location or existing conditions. (*Access and Circulation*)

### **Community Development - Complete**

5. No comments related to the request.

**Fire District - Complete**

6. No Comments were made

**Soil & Water Conservation District - Complete**

7. No Comments were made

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

Sincerely,

Kelly Wicker  
Administrative Assistant





## CITY OF GAHANNA

### PLANNING AND DEVELOPMENT STAFF REPORT

#### Request Summary

The applicant is requesting a variance to CH 1108.01(f) "Sidewalks shall be installed for any new proposed development, or redevelopment of a property where sidewalks do not currently exist." CH 1103.03 requires variances to the dimensional standards and improvement requirements set forth in the subdivision ordinance to be recommended by Planning Commission but must be approved by Council.

The project received FDP and DR approval for a new commercial self-storage facility off of Blatt Blvd in August. Sidewalks were not depicted on the FDP, however, staff comments indicated that a 5' sidewalk along the frontage was required. The motion made by Planning Commission included the construction of sidewalks per the City Engineer's comments.

#### Variance

Variances are subject to the criteria found in CH 1131.04. Planning Commission shall not grant/recommend 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 applicant has provided information related to the nature of Blatt Blvd and the surrounding uses. It is their opinion that sidewalks on this property have little value and serve no purpose. Adjacent uses are noxious and few if any people in the area would utilize the sidewalk. Please be aware that it is the City's position that all new developments, regardless of the proximity of existing sidewalks, should accommodate for pedestrians.



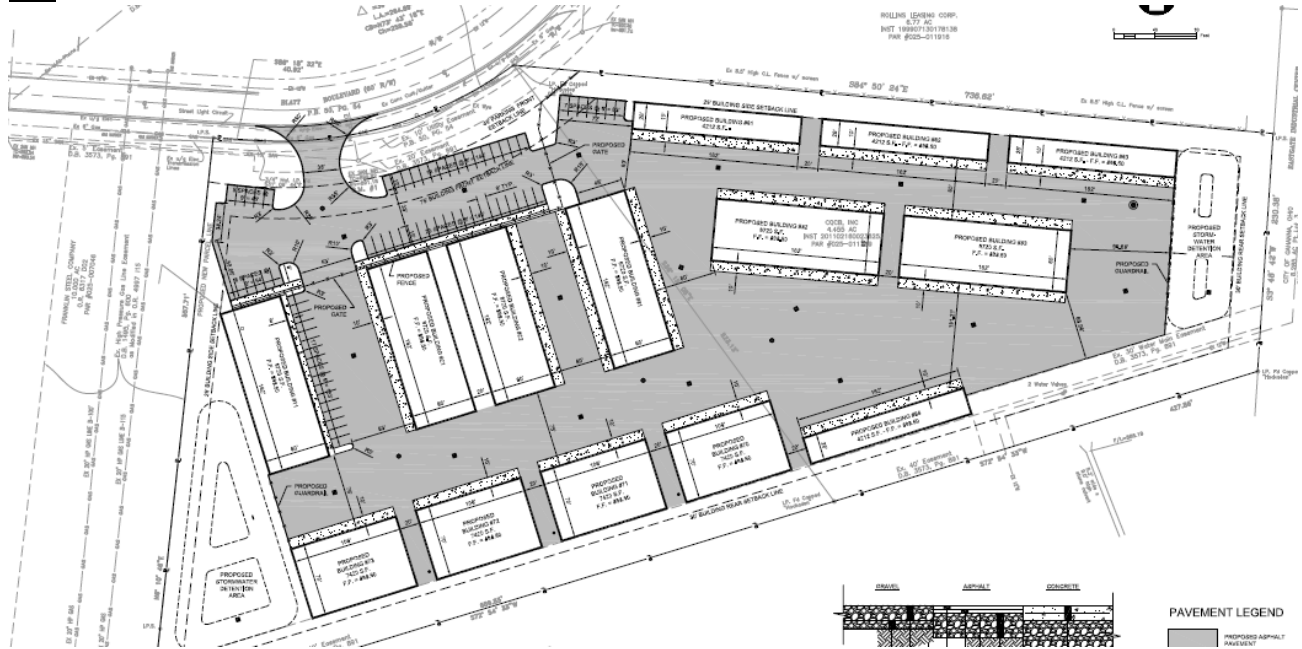
"HERB CAPITAL OF OHIO"

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

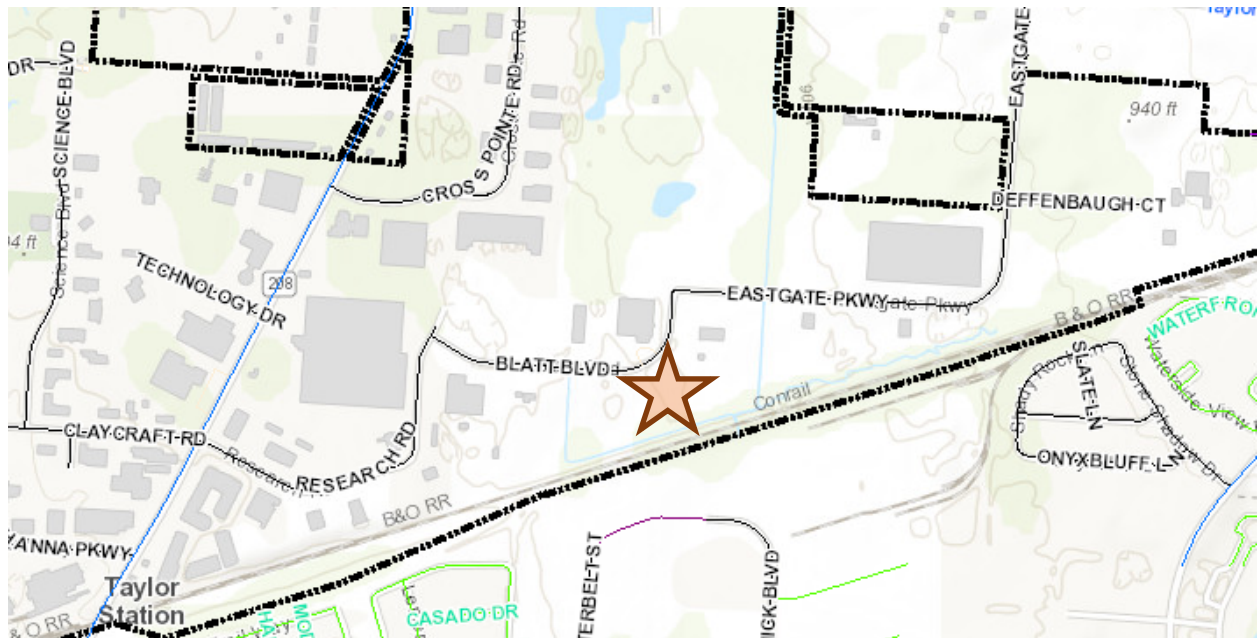


# CITY OF GAHANNA

## FDP



## Location Map



Respectfully Submitted By:  
 Michael Blackford, AICP  
 Deputy Director



"HERB CAPITAL OF OHIO"

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