

File No. 16060016 Fee: 16000 Check or Receipt#: 316660 \$160  
Supersedes File No.(s) 16060015, 16060014 or none Initials: SW  
Scheduled Public Hearing Date: \_\_\_\_\_ Date Received 5/24/16

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
DESIGN REVIEW  
CITY OF GAHANNA PLANNING COMMISSION**

QR-16-2016

**\*Required Information**  
\*Site Address 825 TAYLOR RD GAHANNA, OH 43230  
\*Parcel ID# 025-010822-00 \*Zoning District OCT  
\*Business Name ECLIPSE CORPORATION \*Contact Jeff Burt  
\*Business Owner Name JEFF BURT \*Phone# 614 626-8536  
\*Business Address 825 TAYLOR RD GAHANNA, OH 43230  
\*Applicant Name DREW GATLIFF \*Applicant Email drew@emwarchitects.com  
\*Applicant Full Address 775 YARD ST, SUITE 325 COLUMBUS, OH 43212  
\*Applicant Phone# 614 764-0407 Applicant Fax# 614 764-0237  
\*Designer/ Architect/ Engineer MTA ARCHITECTS ATTN: Drew Gatliff  
\*Address 775 YARD ST, Suite 325 \*Phone 614 764-0407  
\*City/ State/ Zip COLUMBUS, OH 43212 Fax \_\_\_\_\_  
\*D/A/E Representative DREW GATLIFF Title PROJECT MANAGER  
\*Design Review of: Site Plan  Landscaping  Building Design  Signage \_\_\_\_\_ Other \_\_\_\_\_  
\*Special Information Regarding the Property and its Proposed Use: The building is office, printing, photography and warehouse space. The addition will be warehouse space

**Submission Requirements**

- (1) Applicant is required to complete the checklist on the following pages.
  - (2) Fee: \$50.00 for review plus \$.01 per square foot.
  - (3) Eleven copies of plans: Two (2) copies of 24x36 (folded, **not rolled**, to 8 1/2 x 11 inch size prior to submission) & nine (9) 11x17.
  - (4) Submit one (1) reduced drawing suitable to an 8 1/2 x 11 inch size.
  - (5) Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
  - (6) Submit a detailed list of materials.
- \*Note: This application will not officially be accepted until **all** items listed above have been received.  
\*\*Note: Planning Commission members and/or City Staff may visit the property prior to the hearing to review the application.

[Signature] \*Applicant's Signature 5/24/2016 \*Date

**APPROVAL**

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on \_\_\_\_\_. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.  
Conditions: \_\_\_\_\_

\_\_\_\_\_  
Planning & Zoning Administrator Date

# SUBMITTAL REQUIREMENTS

Applicant  
Or Agent

Planning &  
Zoning  
Administrator

## I. GENERAL REQUIREMENTS

- |   |                    |                 |
|---|--------------------|-----------------|
| <p>A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 ½ x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation, the Commission does appreciate the use of the audio visual system whenever possible.</p> | <p>A. <u>✓</u></p> | <p><u>✓</u></p> |
| <p>B. Eleven ( two 24x 36, nine 11x 17) black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning &amp; Zoning Administrator for presentation to the Planning Commission.</p>  | <p>B. _____</p>    | <p>_____</p>    |
| <p>C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.</p>  | <p>C. _____</p>    | <p>_____</p>    |
| <p>D. Materials List</p>  | <p>D. _____</p>    | <p>_____</p>    |

## II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)

- |   |                     |                 |
|---|---------------------|-----------------|
| <p>A. Site Plan. A site plan is required containing the following information:</p>  |                     |                 |
| <p>1. Scale and north arrow,</p>  | <p>1. <u>✓</u></p>  | <p><u>✓</u></p> |
| <p>2. Project name and site address;</p>  | <p>2. <u>✓</u></p>  | <p><u>✓</u></p> |
| <p>3. All property and street pavement lines;</p>   | <p>3. <u>✓</u></p>  | <p><u>✓</u></p> |
| <p>4. Existing and proposed contours;</p>   | <p>4. <u>✓</u></p>  | <p>_____</p>    |
| <p>5. Gross area of tract stated in square feet;</p>  | <p>5. <u>✓</u></p>  | <p><u>✓</u></p> |
| <p>6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);</p> | <p>6. <u>✓</u></p>  | <p><u>✓</u></p> |
| <p>7. The designation of required buffer screens (if any) between the parking area and adjacent property;</p>   | <p>7. <u>✓</u></p>  | <p>_____</p>    |
| <p>8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);</p>                                | <p>8. <u>✓</u></p>  | <p>_____</p>    |
| <p>9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;</p>                       | <p>9. <u>✓</u></p>  | <p><u>✓</u></p> |
| <p>10. Identify photograph location;</p>  | <p>10. _____</p>    | <p>_____</p>    |
| <p>11. Location of all existing and proposed building on the site</p>   | <p>11. <u>✓</u></p> | <p><u>✓</u></p> |
| <p>12. Location of all existing (to remain) and proposed lighting standards.</p>  | <p>12. <u>✓</u></p> | <p>_____</p>    |
| <p>13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);</p>   | <p>13. <u>✓</u></p> | <p><u>✓</u></p> |

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14. N/A \_\_\_\_\_

15. Provide lot coverage breakdown of building and paved surface areas.

15. N/A \_\_\_\_\_

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

- 1. Scale;
- 2. Changes in ground elevation;
- 3. All signs to be mounted on the elevations;
- 4. Designation of the kind, color, and texture of all primary materials to be used;
- 5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1. ✓ \_\_\_\_\_ ✓ \_\_\_\_\_  
 2. ✓ \_\_\_\_\_ \_\_\_\_\_  
 3. N/A \_\_\_\_\_ \_\_\_\_\_  
 4. ✓ \_\_\_\_\_ ✓ \_\_\_\_\_  
 5. ✓ \_\_\_\_\_ ✓ \_\_\_\_\_

C. Optional requirements at discretion of Planning Commission.

- 1. Scale model.
- 2. Section Profiles.
- 3. Perspective drawing.

1. \_\_\_\_\_ \_\_\_\_\_  
 2. \_\_\_\_\_ \_\_\_\_\_  
 3. \_\_\_\_\_ \_\_\_\_\_

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

D. ✓ \_\_\_\_\_ ✓ \_\_\_\_\_

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

- 1. All size specifications;
- 2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
- 3. Materials, colors, and manufacturer's cut sheet;
- 4. Ground or wall anchorage details.

1. \_\_\_\_\_ \_\_\_\_\_  
 2. \_\_\_\_\_ \_\_\_\_\_  
 3. \_\_\_\_\_ \_\_\_\_\_  
 4. \_\_\_\_\_ \_\_\_\_\_



CITY OF GAHANNA

Agreement to Build as Specified

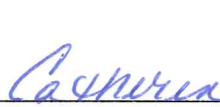
Your signature below affirms that, as the applicant DREW GATLIFF  
(Please Print - Applicant Name)

\_\_\_\_\_ for ECLIPSE CORPORATION  
(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   
(Applicant Name/Applicant Representative)

Date 5/24/2016

  
(Signature of Notary)

5/24/16  
(Date)



Catherine Paskvan  
Notary Public, State of Ohio  
My Commission Expires 10-01-2018

Stamp/Seal

# MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts			
Lighting	Acculite	Black	
Roofing			
Siding			
Signs			
Stucco			
Trim	DMI	Custom to match Oberfields Sandy Red	Custom
Windows			
CMU	Oberfields	Buff	#2201
CMU	Oberfields	Sandy Red	#2210

# Planning Commission

## Information for All Applicants

1. All required information must be submitted with the application. The Tuesday, four (4) weeks prior to the Public Hearing Date, by 5:00 p.m., is the deadline for acceptance of all applications. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present.
3. Reduced drawings suitable to an 11x17 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.
4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.
5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include mailing name and address of property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.
7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also notate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ [www.gahanna.gov/departments/development/planning.asp](http://www.gahanna.gov/departments/development/planning.asp) under Code Ordinances.
10. Planning Commission members may visit the property prior to the hearing to review the application.

# AccuLite®

## WP3 ACCUPAK™ LED

### WALL MOUNTED SECURITY LIGHTING

1600 THROUGH 5000 LUMENS

Project: \_\_\_\_\_

Fixture Type: \_\_\_\_\_

Location: \_\_\_\_\_

Contact/Phone: \_\_\_\_\_

Cat. No.: \_\_\_\_\_

Accessories: \_\_\_\_\_

#### PRODUCT DESCRIPTION

The AccuPak™ WP3 series luminaire is an energy efficient LED security light ideal for entryways, tunnels, loading docks and other applications where a wide light distribution is desired. The LED light source delivers uniform light and extremely long life with a fraction of the energy used with conventional light sources. AccuLite™ LED engines carry a 5 year limited warranty.

#### PRODUCT SPECIFICATIONS

**Optics** The AccuPak WP3 comes standard with a molded glass lens that distributes the light evenly and reduces glare. The glass lens is gasketed and secured mechanically, eliminating the need for silicone sealants and simplifying maintenance.

**Hinged Door** Integral cast-in hinges allow installer full access to the wiring compartment • The door is keyed to prevent accidental removal

**Construction** Die cast aluminum, bronze polyester powder coat finish, glass lens • Silicone rubber gaskets • Stainless steel external hardware

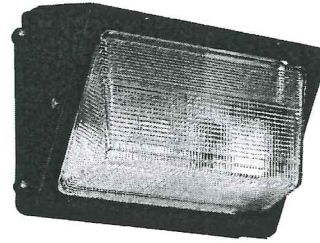
**Easy Installation** Locators for 3 1/2" or 4" outlet boxes • 1/2" conduit entries on the sides

**Electrical** The luminaire is equipped with one LED driver with universal 120-277V. Optional 347V is available • Operating temperature range is -40°C (-40°F) through 40°C (104°F) • Total Harmonic Distortion (THD) 20% Max • Power factor > 0.90 at full load, 115VAC, 230VAC • Surge protection to 10 kAmp

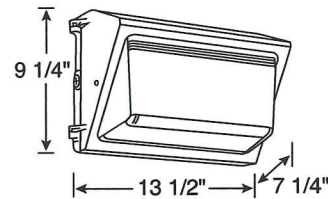
**Finish** Bronze polyester powder coat finish

**Certification** UL1598, CSA C22.2 250 • Suitable for wet locations • Union made

Specifications subject to change without notice.



#### DIMENSIONS



#### LED PERFORMANCE 5000K CCT, 70CRI

Catalog Numbers	Delivered Lumens	System Watts	PF	Efficacy
WP3-B050-5K-UN	5026	52	0.99	97
WP3-B038-5K-UN	3899	40	0.99	97
WP3-B029-5K-UN	3071	30	0.99	102
WP3-B022-5K-UN	2359	22	0.99	107
WP3-B012-5K-UN	1600	15	0.98	107

#### LED LUMEN DEPRECIATION

Ambient Temperature (°C)	Reported L70 Hours
25°C	>55,000
40°C	>55,000

#### LED PERFORMANCE 5000K CCT, 70CRI

Hours Ambient	25,000	50,000	75,000	100,000	125,000	150,000
	-40°C to 40°C (-40°F to 104°F)	93%	88%	83%	78%	74%

Values shown represent percent of lumens delivered at the specified hours of operation and ambient temperature compared to initial lumens delivered.

#### ORDERING INSTRUCTIONS

Series	Light Engine	CCT	Voltage	Options
WP3	B012	5K	UN	
WP3	B012	5K	UN	PC
	1500 Lumens, 15W	5000K CCT	120-277V	Photocontrol (specify voltage "UN" or "E34")
	B022	4K	E34	TP
	2300 Lumens, 22W	4000K CCT	347V	Tamper Resistant Screws
	B029	For other CCTs contact factory		
	3000 Lumens, 30W			
	B038			
	3900 Lumens, 40W			
	B050			
	5000 Lumens, 52W		(E34 for option PC only)	

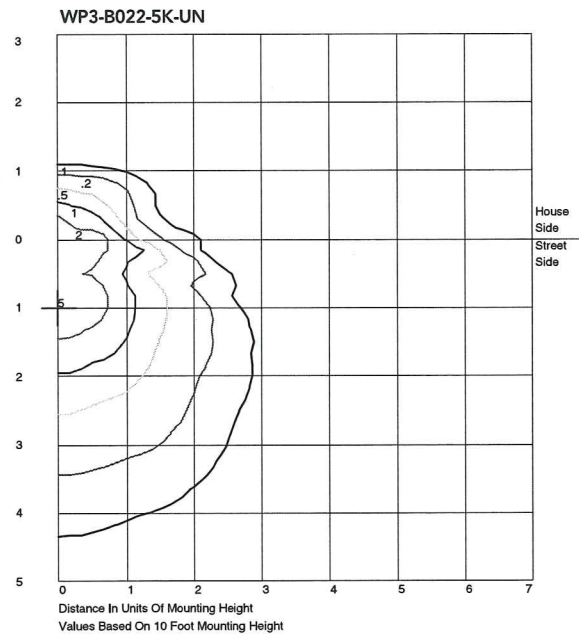
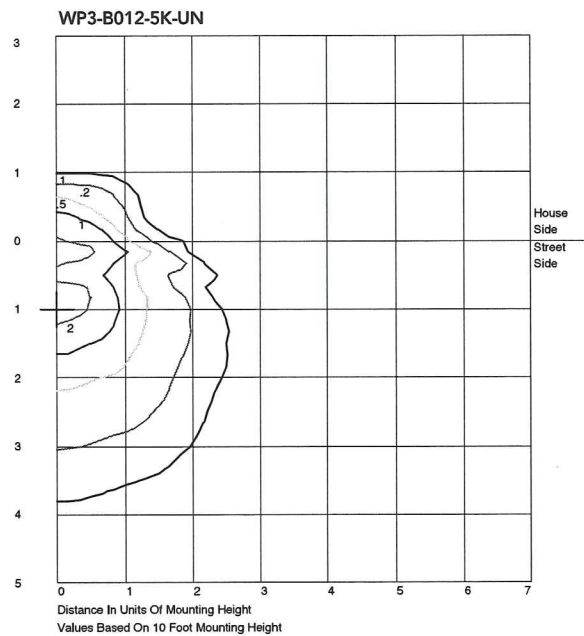
#### ACCESSORIES

Catalog #	Description
WP2-WG	Wire Guard

**PHOTOMETRICS**

Zone	WP3-B012-5K-UN Total Lumens: 1,601		WP3-B022-5K-UN Total Lumens: 2,361		WP3-B029-5K-UN Total Lumens: 3,076		WP3-B038-5K-UN Total Lumens: 3,906		WP3-B050-5K-UN Total Lumens: 5,026	
	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens
<b>Forward Light</b>	<b>1,153</b>	<b>72.0%</b>	<b>1,701</b>	<b>72.0%</b>	<b>2,216</b>	<b>72.0%</b>	<b>2,814</b>	<b>72.0%</b>	<b>3,621</b>	<b>72.0%</b>
FL (0°-30°)	115	7.2%	170	7.2%	221	7.2%	281	7.2%	362	7.2%
FM (30°-60°)	471	29.4%	694	29.4%	904	29.4%	1,148	29.4%	1,477	29.4%
FH (60°-80°)	405	25.3%	598	25.3%	779	25.3%	989	25.3%	1,272	25.3%
FVH (80°-90°)	162	10.1%	239	10.1%	312	10.1%	396	10.1%	509	10.1%
<b>Back Light</b>	<b>158</b>	<b>9.8%</b>	<b>233</b>	<b>9.8%</b>	<b>303</b>	<b>9.8%</b>	<b>385</b>	<b>9.8%</b>	<b>495</b>	<b>9.8%</b>
BL (0°-30°)	67	4.2%	99	4.2%	128	4.2%	163	4.2%	210	4.2%
BM (30°-60°)	75	4.7%	110	4.7%	144	4.7%	183	4.7%	235	4.7%
BH (60°-80°)	14	0.9%	21	0.9%	28	0.9%	35	0.9%	45	0.9%
BVH (80°-90°)	2	0.1%	2	0.1%	3	0.1%	4	0.1%	5	0.1%
<b>UL Light</b>	<b>290</b>	<b>18.1%</b>	<b>428</b>	<b>18.1%</b>	<b>557</b>	<b>18.1%</b>	<b>708</b>	<b>18.1%</b>	<b>911</b>	<b>18.1%</b>
UL (90°-100°)	122	7.6%	181	7.6%	235	7.6%	299	7.6%	384	7.6%
UH (100°-180°)	168	10.5%	247	10.5%	322	10.5%	409	10.5%	526	10.5%
<b>Trapped Light</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>BUG Rating</b>	B0-U3-G1		B0-U3-G1		B1-U3-G2		B1-U3-G3		B1-U3-G3	

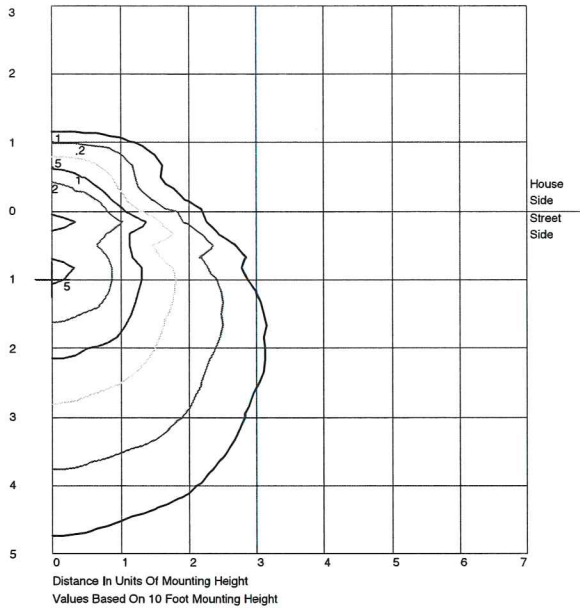
All tests were performed according to IES LM-79-08



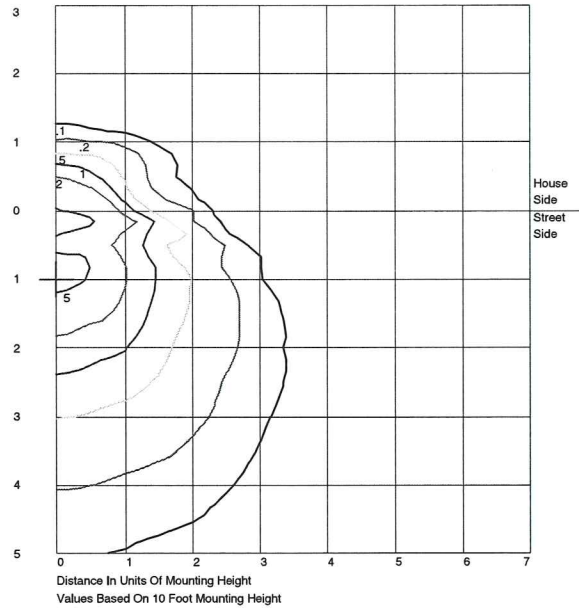


PHOTOMETRICS

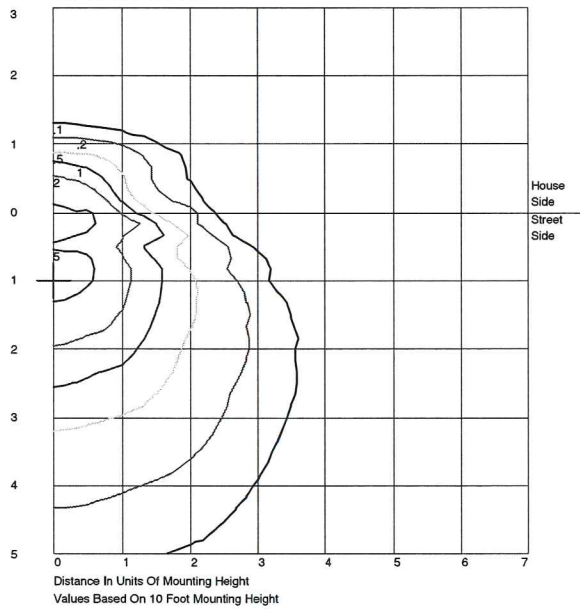
WP3-B029-5K-UN



WP3-B038-5K-UN

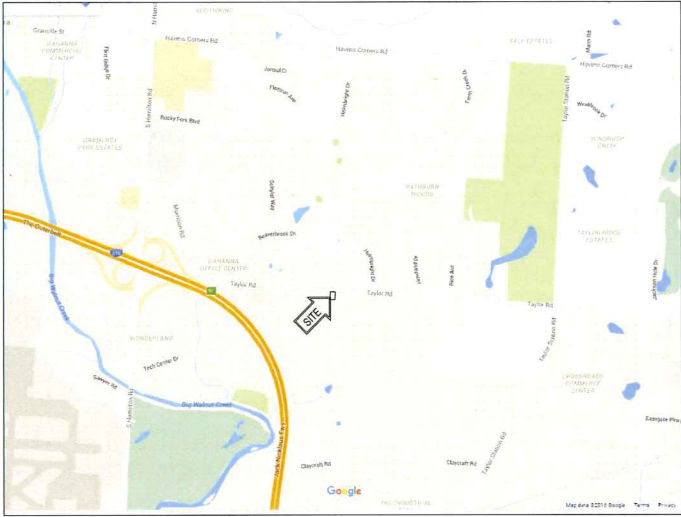


WP3-B050-5K-UN



1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925  
 220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064  
 Visit us at [www.junolightinggroup.com](http://www.junolightinggroup.com)

©2016 Acuity Brands Lighting, Inc.



vicinity map

# Eclipse Corporation

06/15/16

RECEIVED  
JUN 16 2016  
BY: *SW*

OWNER:  
BURTS PROPERTY MANAGEMENT  
825 TAYLOR ROAD  
GAHANNA, OHIO 43230

ARCHITECT (AGENT):  
M+A ARCHITECTS  
775 YARD STREET, SUITE 325  
COLUMBUS, OHIO 43212

**PARKING REQUIREMENTS**

OFFICE AREA (11,000SF) = 37 PARKING SPACES  
 PHOTOGRAPHY (1 PER EMPLOYEE) = 12 PARKING SPACES  
 PRINTING (1 PER EMPLOYEE) = 8 PARKING SPACES  
**TOTAL PARKING SPACES REQD = 57 PARKING SPACES**

TOTAL PARKING SPACES PROVIDED = 48 PARKING SPACES

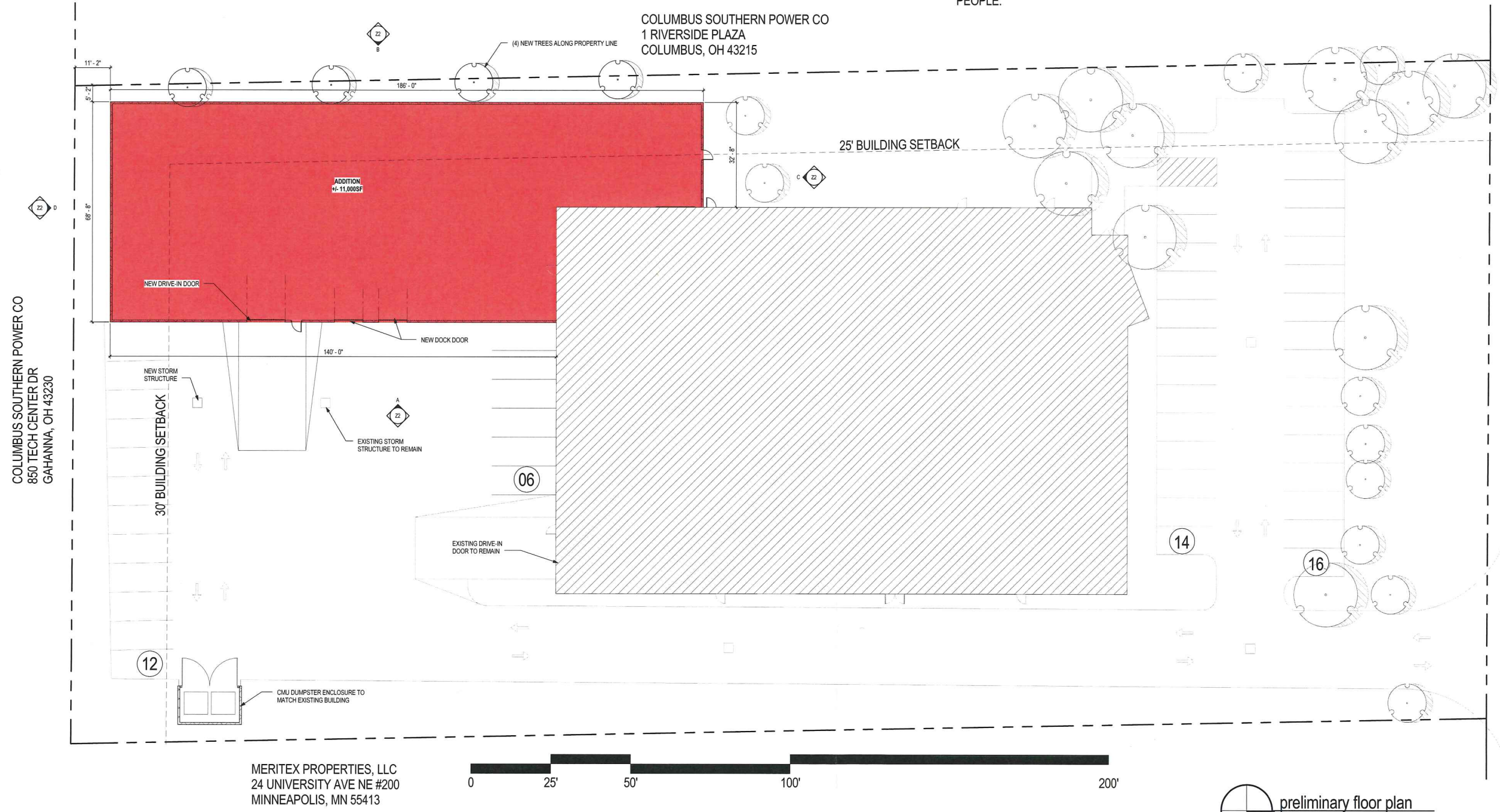
ECLIPSE WILL EMPLOY 36 PEOPLE IN THIS BUILDING. WHEN A PHOTO SHOOT TAKES PLACE NO MORE THAN 12 ADDITIONAL PEOPLE WOULD BE IN ATTENDANCE. THE ADDITION IS MAINLY FOR PRODUCT STORAGE AND NOT ADDING ADDITIONAL PEOPLE.

ECLIPSE CORPORATION  
 825 TAYLOR ROAD  
 GAHANNA, OHIO 43230

SITE SIZE: 91,215 SQUARE FEET  
 2.094 ACRES

ZONING: OCT (OFFICE, COMMERCIAL, TECHNOLOGY)

BUILDING HEIGHT:  
 EXISTING: 26'-0"  
 ADDITION: 26'-0"



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

COLUMBUS SOUTHERN POWER CO  
 1 RIVERSIDE PLAZA  
 COLUMBUS, OH 43215

JOHNSTON SARAH E  
 1 HOME CAMPUS  
 DES MOINES, IA 50328-0001

DONALD WOOD  
 4437 WRIGHT AVE  
 COLUMBUS, OH 43213

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

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

preliminary floor plan  
 1/16" = 1'-0"

© 2016, M+A Architects | artistic illustration only - not for construction

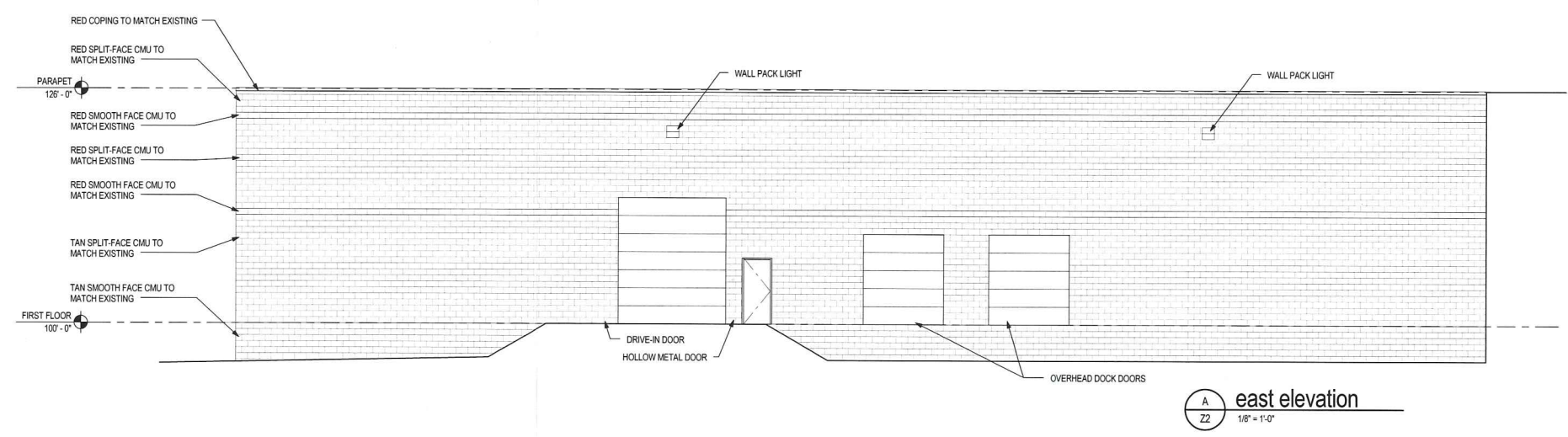
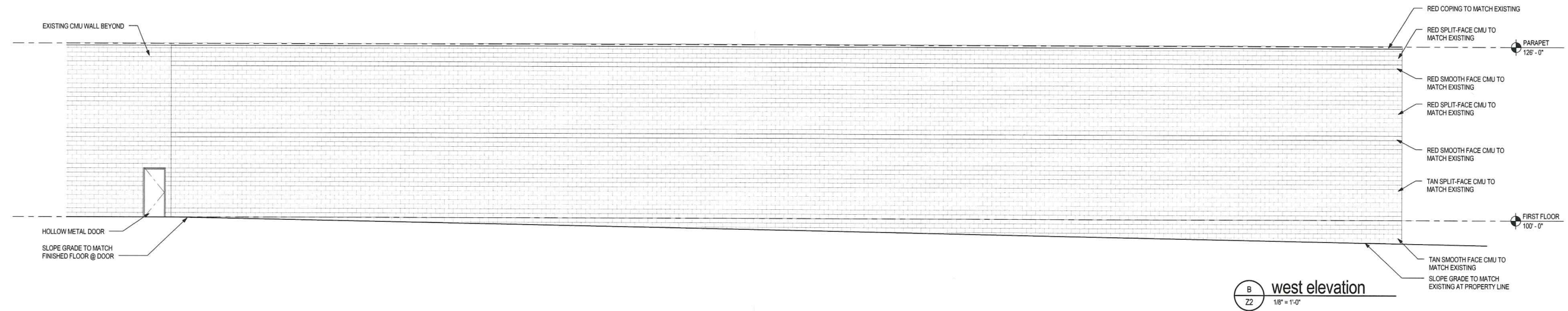
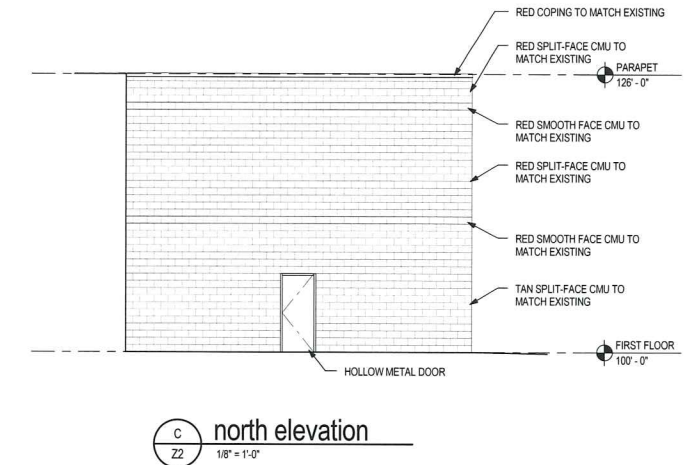
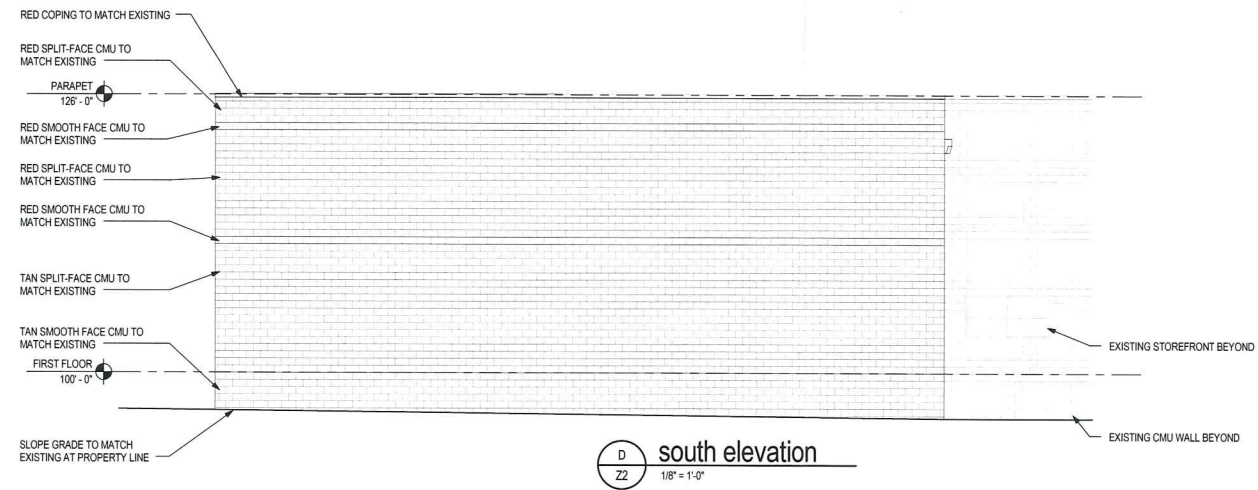


**Eclipse Corporation**  
 site plan

RECEIVED  
 JUN 16 2016  
 BY: SW

ma architects

2016.117  
 06.15.2016  
 Z1



# Eclipse Corporation

elevations

PROJECT REVIEW  
 JUN 16 2016  
 BY: *SW*



## 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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*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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# CITY OF GAHANNA

Aerial Map



3D Imagery



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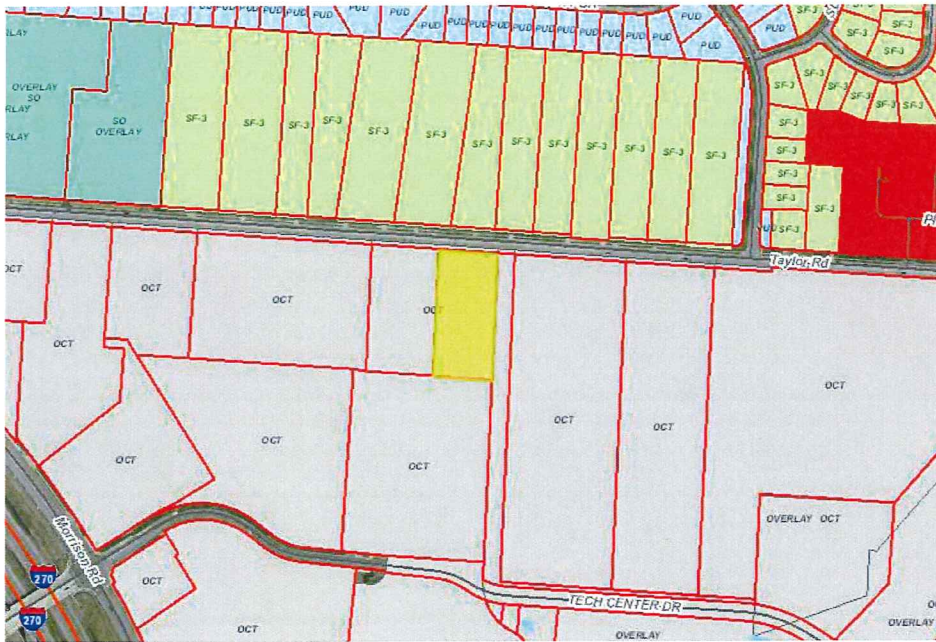
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## Zoning Map



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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