



VARIANCE APPLICATION SUMMARY



File Number	V-25-14
Property Address	875 TAYLOR STATION RD GAHANNA, OH 43230
Parcel ID	025-006726
Zoning District	IM - Innovation & Manufacturing
Project/Business Name	HT Hackney
Applicant	Darin Ranker admin@darinranker.com 614-792-1002
Description of Variance Request	Decrease in setback from the existing 20' to 9' (11' variance)

Requested Variances

Code Section	Code Title
1103.15(e)	Innovation and Manufacturing



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

A handwritten signature in blue ink, appearing to read "Darin Ranker", is written over a horizontal line.

(property owner/acting agent signature)

Darin Ranker

(printed name)

04-28-25

(date)

A handwritten signature in blue ink, appearing to read "Darin Ranker", is written over a horizontal line.

(applicant signature)

Darin Ranker

(printed name)

04-28-25

(date)

Parcel/Tax ID	Owner #1 Last Name	Owner #1 First Name	Address	City	State	Zip Code	Owner's Address
025-008886		REALRONA INC	1195 TECHNOLOGY DR	Gahanna	OH	43230	14120 INTERDRIVE E HOUSTON TX 77032
025-003949	William R II TTE	PATRICK	1120 CLAYCRAFT RD	Gahanna	OH	43230	8092 CONCORD RD JOHNSTOWN OH 43031
025-006677		MARK-L INC	1180 CLAYCRAFT RD	Gahanna	OH	43230	
025-003951	HELPER INC.	CAREGIVERS	1182 CLAYCRAFT RD	Gahanna	OH	43230	1052 LAKEGROVE CT WESTERVILLE OH 43081
025-003950	HELPER INC.	CAREGIVERS	CLAYCRAFT RD	Gahanna	OH	43230	1052 LAKEGROVE CT WESTERVILLE OH 43081
025-006740	CAMPUS LLC	AGAPE	1181 CLAYCRAFT RD	Gahanna	OH	43230	1140 GAHANNA PARKWAY GAHANNA OH 43230
025-006894	EXPORTS LLC	VANDELAY IMPORTS	926 TAYLOR STATION RD	Gahanna	OH	43230	926 TAYLOR STATION RD GAHANNA OH 43230
025-003945	EDUCATION LLC	MCGRAW HILL	860 TAYLOR STATION RD	Gahanna	OH	43230	1325 AVENUE OF THE AMERICA NEW YORK, NY 10019-6026
025-003962	LIMOUSINES LLC	OMEGA	890 TAYLOR STATION RD	Gahanna	OH	43230	890 TAYLOR STATION RD GAHANNA OH 43230
025-006685	TECHNOLOGY CORP	RIBBON	825 TAYLOR STATION RD	Gahanna	OH	43230	PO BOX 30758 COLUMBUS OH 43230
025-011182	TECHNOLOGY CORP	RIBBON	TAYLOR RD	Gahanna	OH	43230	PO BOX 30758 COLUMBUS OH 43230
025-012192	COMMERCE CENTER LLC	TAYLOR STATION	950 TAYLOR STATION RD SUITE L	Gahanna	OH	43230	1535 BETHEL RD COLUMBUS OH 43230
025-012191	COMMERCE CENTER LLC	TAYLOR STATION	950 TAYLOR STATION RD SUITE K	Gahanna	OH	43230	1535 BETHEL RD COLUMBUS OH 43230
025-012190	COMMERCE CENTER LLC	TAYLOR STATION	950 TAYLOR STATION RD SUITE J	Gahanna	OH	43230	1535 BETHEL RD COLUMBUS OH 43230
025-012193	INVESTMENTS LLC	BLANCO	950 TAYLOR STATION RD SUITE M	Gahanna	OH	43230	1535 BETHEL RD COLUMBUS OH 43230



DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS

April 25, 2025

The City of Gahanna
Department of Planning
200 S Hamilton Road,
Gahanna, OH 43230

**RE: 875 Taylor Station Rd, Zoning Variance Request
H.T. Hackney Expansion
875 Taylor Station Rd
DRA Project #25-046**

To Whom it May Concern,

We are requesting a variance to Gahanna City Zoning Code Chapter 1117, Section 1117.02 Variances, subsection (e1), *A dimensional variance shall include any variance which seeks to alter the dimensional development standards governing size, location, height, and setback of buildings, or any other dimensional requirements of site elements.*

Existing setback – 20' rear

Proposed Setback – 9' rear (11' variance).

Special circumstances or conditions:

H.T. Hackney has purchased the adjacent property and is looking to connect the two buildings with an addition for a storage cooler/freezer. The setback variance is requested due to the alignment of the two buildings not allowing enough space for the cooler/freezer and a service corridor for fork truck traffic on the east and west sides between the two existing buildings. The addition starts near a gas main entrance for the southern building and cannot encroach further to the east.

Will not adversely affect the health or safety

Reducing the existing rear setback will not affect the health or safety of the public as the configuration is shown. There is currently no existing structure where the setback is planning to be reduced. This will not impede the existing property owner at parcel 025-008886.

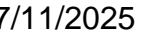
Sincerely,

A handwritten signature in blue ink, appearing to read 'Darin J. Ranker', enclosed within a blue oval stamp.

Darin J. Ranker, AIA NCARB, Architect / Principal
Darin Ranker Architects + Interior Designers

Attachments:

- 24x36 Site Plan (demolition & new work)



KP. 12/31/25

PARCEL #: 025006726
ZONING: INNOVATION & MANUFACTURING (IM)
PARKING:
EXISTING PARKING: 166 SPACES
LOT 1: 74 SPACES (15 SEMI SPOTS)
LOT 2: 92 SPACES
PARKING LOST: 3 SPACES

DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
5925 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1002 Fax 614-792-1001
admin@darinranker.com

Gallanna, Ohio

Site Plan For:
HT Hackney

875 Taylor Station Road

RA Proj. No.: 25-046
Drawn by: PKM/JLR
Checked By: CSJ
Date: 05/30/25
Revisions
1 REVISION 1
05/30/25

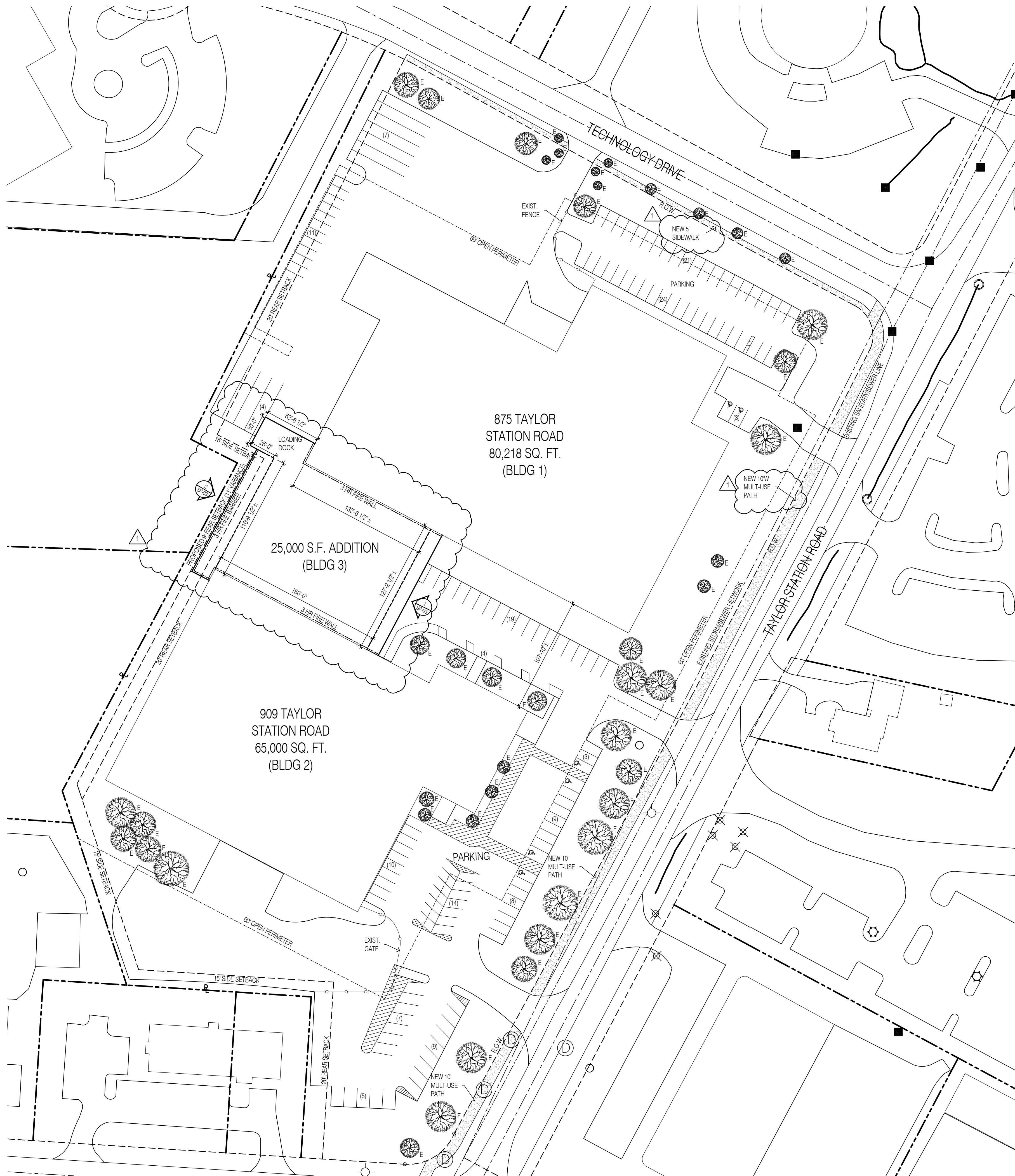
SP-01



Demolition Site Plan

1:50



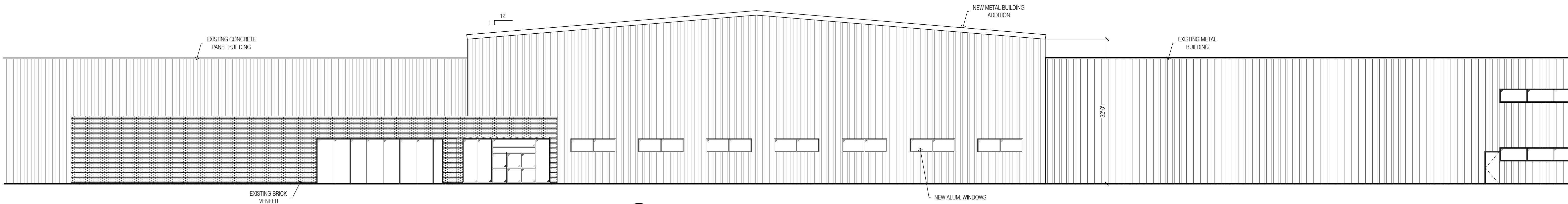


SITE INFORMATION

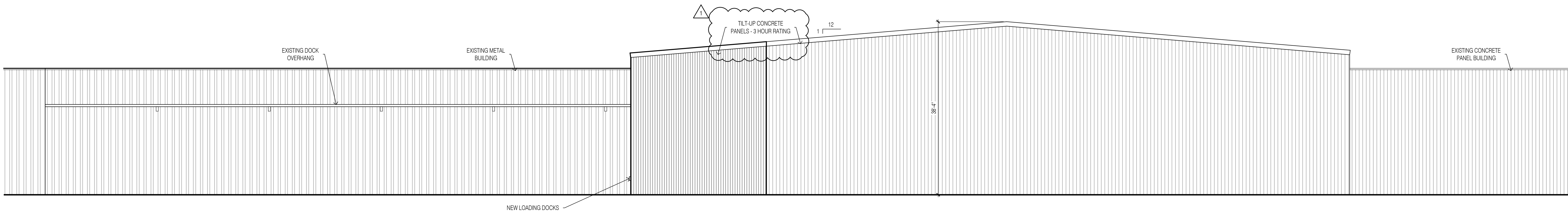
PARCEL #: 025006726
ZONING: INNOVATION & MANUFACTURING (IM)

PARKING:
EXISTING PARKING: 166 SPACES
LOT 1: 74 SPACES (15 SEMI SPOTS)
LOT 2: 92 SPACES
PARKING LOST: 4 SPACES
REQUIRED PARKING:
NEW BUILDING AREA: 165,218 SQ FT
SPACES:
120,000 SQ FT (1:5,000) = 24 SPACES
45,216 SQ FT (1:10,000) = 5 SPACES
= 29 SPACES TOTAL

BUILDING AREA:
CONSTRUCTION TYPE: IIB
OCCUPANCY: S-1
FULLY SPRINKLERED
TABULAR ALLOWABLE (TABLE 506.2): 70,000
PERIMETER INCREASE:
BLDG 1 TOTAL PERIMETER = 1,304'
60' OPEN PERIMETER = 1,138' (87%)
AREA FACTOR INCREASE (TABLE 506.3.3.1) : 1.50
BLDG 2 TOTAL PERIMETER = 1,118'
60' OPEN PERIMETER = 722' (64%)
AREA FACTOR INCREASE (TABLE 506.3.3.1) : 1.00
CALCULATED ALLOWABLE AREA:
BLDG 1: 96,250 = 70,000 + (17,500 x 1.5)
BLDG 2: 87,500 = 70,000 + (17,500 x 1.00)



1 east elevation
OPTION 1 3/32"=1'-0"



2 west elevation
3/32"=1'-0"



875 TAYLOR STATION ROAD
80,218 SQ. FT.
(BLDG 1)











PLANNING COMMISSION STAFF REPORT

Project Summary – 875 Taylor Station Road

Meeting Date: August 13, 2025

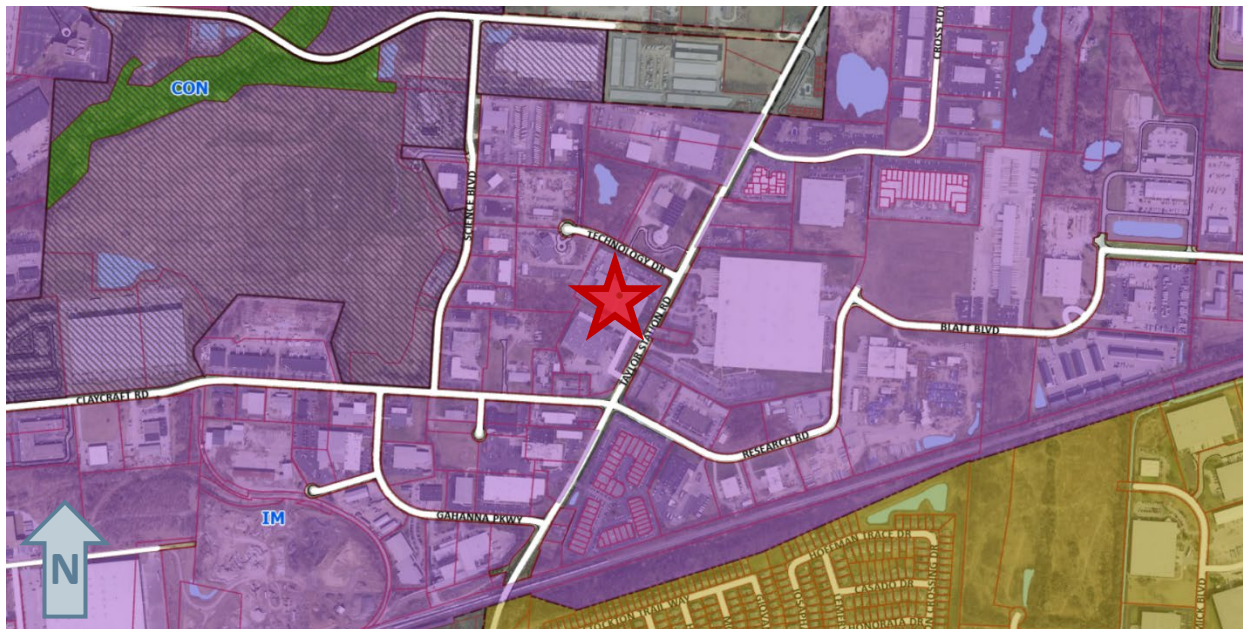
Zoning: Innovation and Manufacturing (IM)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance for a 25,000 SF building addition connecting two existing warehouse buildings at 875 and 909 Taylor Station Rd. Previously, the two buildings were each on separate parcels with separate businesses. The parcels were combined into one parcel, now owned by The H.T. Hackney Co.

The applicant's intent is to connect the two buildings with an addition for a storage cooler/freezer and service corridor. The addition's exterior materials would be metal siding and tilt-up concrete panels. These materials are only permitted in the Innovation and Manufacturing zoning district. The addition is located over 250 ft away from the front property line along Taylor Station Rd.

However, the addition is only 11 ft from the rear property line and encroaches 9 ft into the required 20 ft rear yard setback. The applicant states that there is a main gas line for the southern building that runs through the middle of the site, so the addition cannot be moved any further to the east and out of the setback.

Four existing trees and eight parking spaces will be removed to make room for the addition. The Building Division and Mifflin Township Fire Department reviewed the application, and it is compliant with their regulations.

Review Criteria

Variance (V)

The following variance has been requested:

1. 1103.15(e) – Innovation and Manufacturing
 - a. The side yard setback is 20 ft.
 - b. The proposed addition is 11 ft from the rear property line.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood.
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,
- f) The variance is not likely to undermine the objectives of the land use plan.
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,

- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of the variance since the addition is over 250 ft from the edge of the ROW and will not be very visible. There are trees along the ROW that would partially screen the addition.

The property directly adjacent to the addition is Rosen at 1195 Technology Dr, and there is a 7 ft tall chain link fence with screening between their property and the addition. Staff does not believe that granting this variance would have any negative effects.