

VARIANCE APPLICATION

Project/Property Address or Location: 0000 Claycraft Road / Science Blvd		Project Name/Business Name: NW Corner of Claycraft & Science	
Parcel ID No.(s): 025-013630 <small>(new parcels pending Subdivision w/o Plat app)</small>	Zoning Designation: L+OCT	Total Acreage: 3.371	
Description of Variance Requested: 1147.08a - Front Yard setback. Corner lot: revise Claycraft front setback to be consistent with Science front setback			
STAFF USE ONLY – Code Section(s): 1155.04 (b)(1) + Ordinance 69-2009			
APPLICANT Name-do <u>not</u> use a business name: Jordan Fromm		Applicant Address: 919 Old Henderson Road Columbus OH 43220	
Applicant E-mail: jfromm@valuererecovery.com		Applicant Phone No.: 614-324-5959 x. 2087	
BUSINESS Name (if applicable): Value Recovery Group II, LLC			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant)		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/Primary Contact Signature: 

Date: **11/8/2022**

INTERNAL USE

Zoning File No. **V-0449-2022**

RECEIVED: **KAW**
DATE: **11-15-22**

PAID: **500.00**
DATE: **11-15-22**

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter [1131](#) (visit www.municode.com)
(Sign Variances, refer to Chapter [1165.12](#); Fence Variances, [1171.05](#); Flood Plain Variances, [1191.18](#))
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable
 - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. 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; see code referenced in #1 above for applicable criteria)
 - Special circumstances or conditions
 - Necessary for preservation and enjoyment of property rights
 - Will not adversely affect the health or safety
4. List of contiguous property owners & their mailing address
5. One set of pre-printed mailing labels for all contiguous property owners
6. Application fee paid (in accordance with the [Building & Zoning Fee Schedule](#))
7. Application & all supporting documents submitted in digital format
8. Application & all supporting documents submitted in hardcopy format
9. Authorization Consent Form Complete & Notarized (see page 3)

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency.
Applications that are not consistent with the code will not be scheduled for hearing.

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.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Jordan Fromm, agent for Value Recovery Group II, LLC

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

11/8/2022

(date)

Subscribed and sworn to before me on this 8th day of November, 2022

State of Ohio County of Franklin

Notary Public Signature: _____



Adjacent Property Owners - Variance Application - 5847 and 5875 Taylor Road

Name	Street Address	City	State	Zip Code
Greg Stonerock	5829 Taylor Road	Gahanna	Ohio	43230
City of Gahanna	200 S. Hamilton Road	Gahanna	Ohio	43230
Erik Lambert	5866 Taylor Road	Gahanna	Ohio	43230
Andrea Caleodis	1271 Rice Avenue	Gahanna	Ohio	43230
Courtney Lobert	1270 Rice Avenue	Gahanna	Ohio	43230

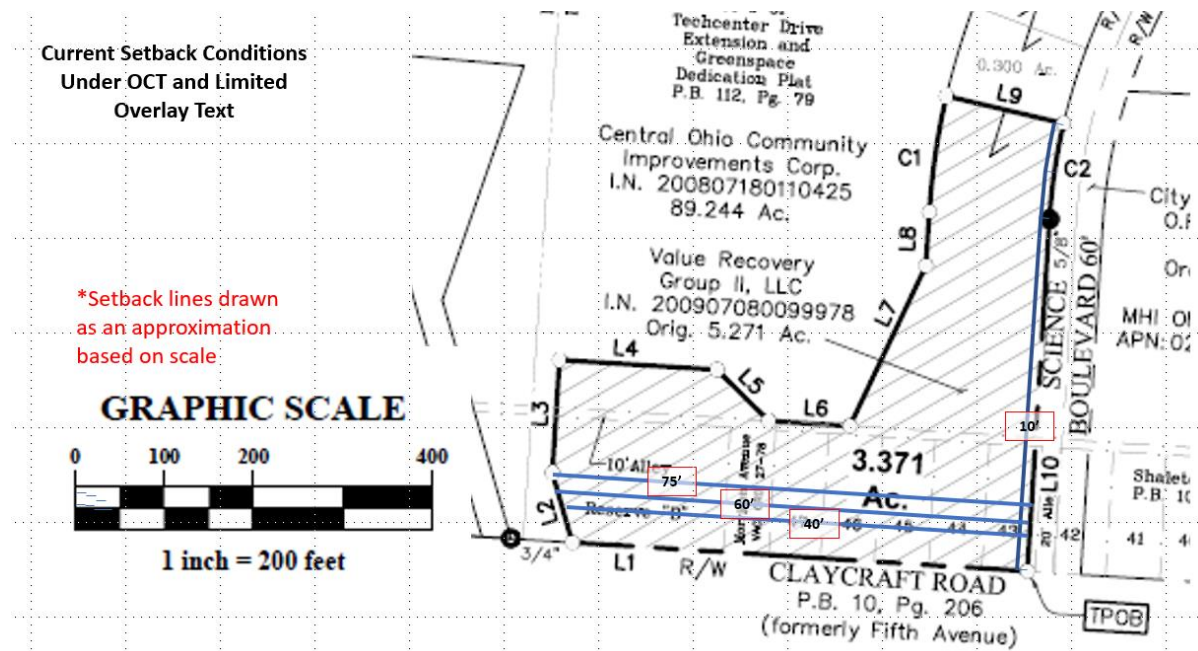
Statement of the reasons of variance request that address the following three conditions:

Special Circumstances or conditions

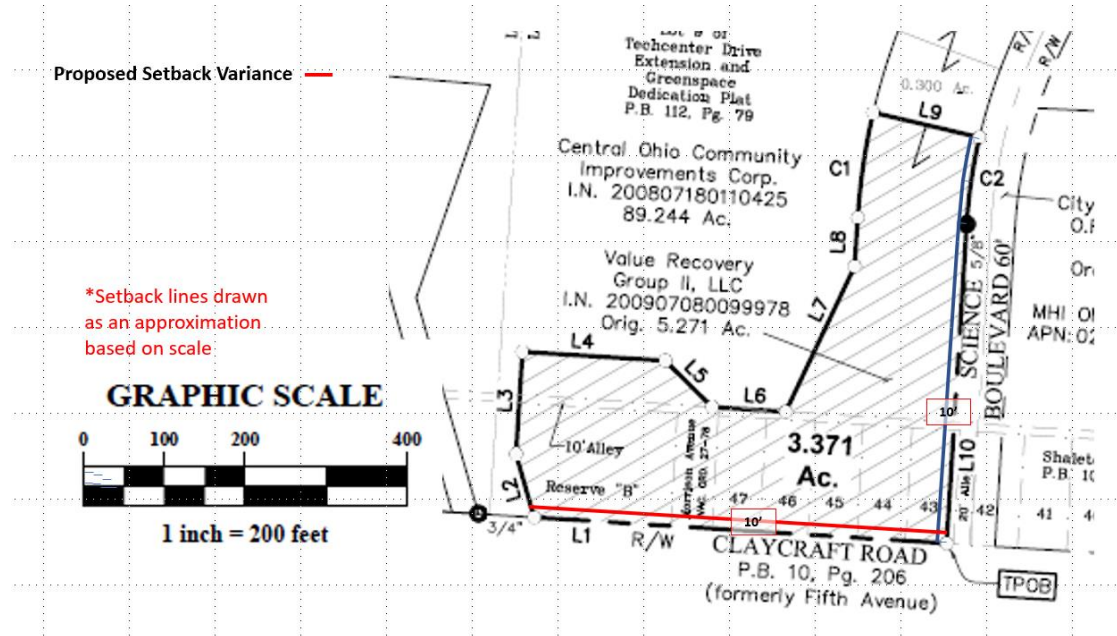
Variance 1: 1147.08a - Front Yard setback.

While OCT requires 75' for warehouse/manufacturing/industrial, 60' for commercial uses, and 40' for professional office ("OCT Setbacks"), 025-013630 (the "Parcel") has a 10' setback along Science Boulevard, per the Limited Overlay Text ("Overlay Setback"). This reduced setback was approved in order to encourage and accommodate development on shallow sites that abut the adjacent parcel 025-013637, which is the former Bedford II Landfill ("Bedford").

The Parcel also has frontage on Claycraft Road, however, the 10' setback does not apply to this frontage. Instead, the typical OCT Setbacks apply. The Parcel site depth is largely similar from Science as from Claycraft. Thus, development along the Claycraft side is 30 to 65 feet infeasibly constrains development potential; leaving approximately 75' to 125' of site depth. This depth is too small to accommodate development. *See below figure to demonstrate the existing setbacks.*



The applicant requests that the 10' setback should also apply on the Claycraft frontage in order to restore the development footprint to be consistent with the development footprint along Science. See below figure to demonstrate the proposed setback variance.



Necessary for preservation and enjoyment of property rights

Variance 1: 1147.08a - Front Yard setback.

This variance does not impact other property owners in an adverse way, or in any way additional to the current conditions. It is technical in nature; namely to ensure that development is not shoehorned into a site with significant space constraints. This variance ensures that the site has consistent setbacks on either frontage and can contribute to ongoing development in the OCT district.

Will not adversely affect the health or safety

Variance 1: 1147.08a - Front Yard setback.

This variance will not impact traffic flow, access for emergency vehicles, and is technical in nature, thus will have no adverse impact on the health and safety of others, including but not limited to adjacent property owners, city services, or Gahanna residents. This proposed setback change provides additional proximity and relief for a development from the rear property line, which is shared with the former Bedford site.

BOUNDARY SURVEY ~ 3.371 Ac.

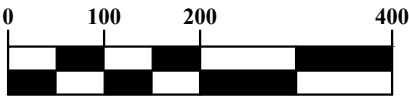
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, LOCATED IN THE QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY DISTRICT

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	009°32'47"	788.53'	131.38'	N08°21'45"E	131.23'
C2	009°32'47"	653.53'	108.89'	S08°21'45"W	108.76'

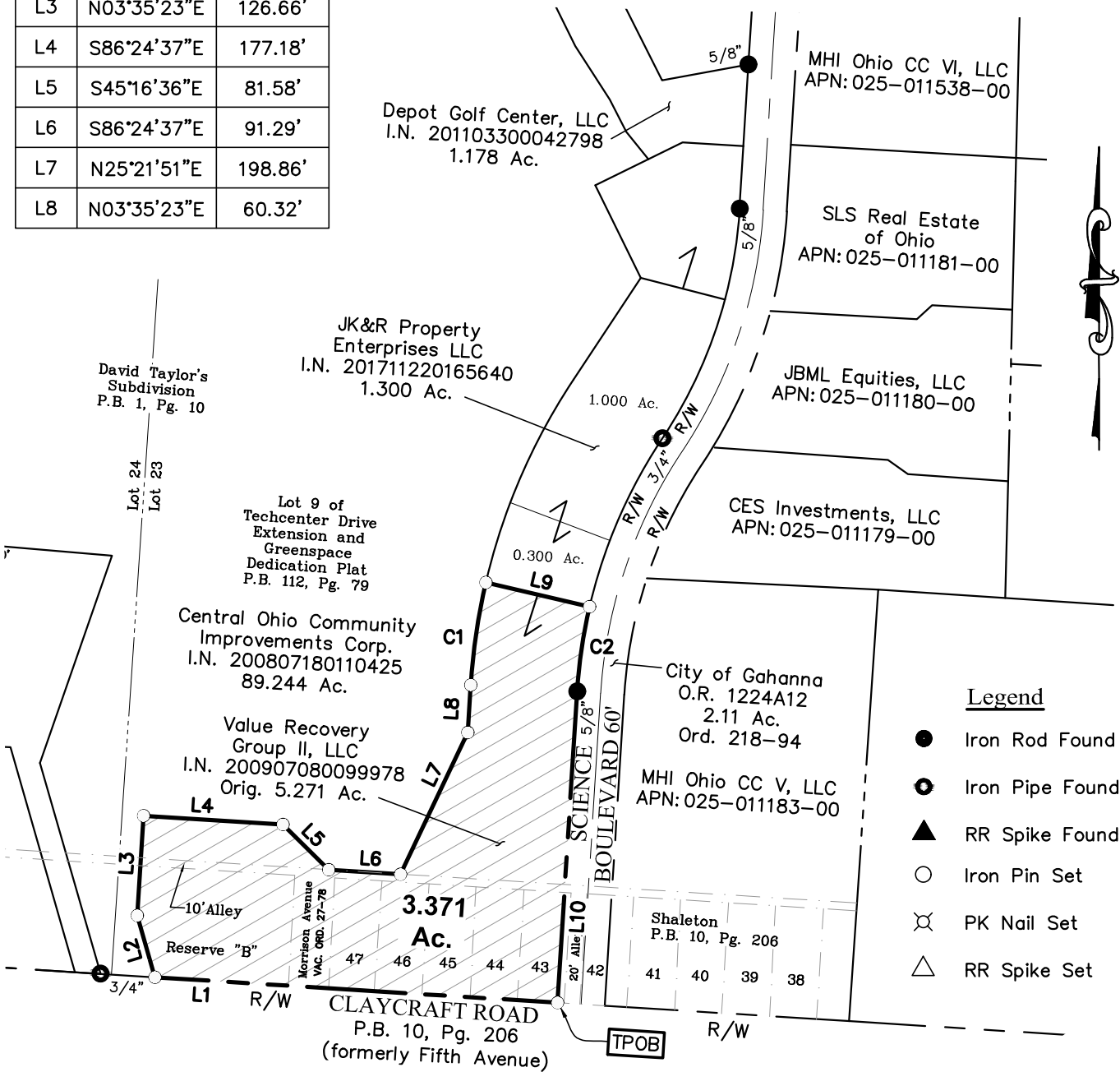
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°23'10"W	511.31'
L2	N16°04'40"W	81.34'
L3	N03°35'23"E	126.66'
L4	S86°24'37"E	177.18'
L5	S45°16'36"E	81.58'
L6	S86°24'37"E	91.29'
L7	N25°21'51"E	198.86'
L8	N03°35'23"E	60.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S76°51'52"E	135.00'
L10	S03°35'23"W	394.80'

GRAPHIC SCALE



1 inch = 200 feet



Iron pins set are 3/4" diameter, 30" long iron pipe with a plastic cap inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (NSRS 2007). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

DRAWN BY: DRB	JOB NO.: 16-0020-188
DATE: 11/27/2017	CHECKED BY: BCK



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Douglas R. Hock, P.S. 7661

**Boundary Description for 3.371 Acres
North of Claycraft Road
West Side of Science Boulevard**

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Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being part of an Original 5.271 acre tract of land conveyed to Value Recovery Group II, LLC of record in Instrument Number 200907080099978, said Original 5.271 acre tract being part of Lot 23 of David Taylor's Subdivision of record in Plat Book 1, Page 10, being part of lot 43 and all of lots 44-47 and part of Reserve "B" as numbered and delineated on a plat "Shaleton" of record in Plat Book 10, Page 206 and part of Morrison Avenue (50' R/W) as dedicated by said plat "Shaleton", said Morrison Avenue vacated by Ordinance Number 27-78, and being more particularly described as follows:

Beginning, at an iron pin set at the southeasterly corner of said Original 5.271 acre tract, being the northerly right-of-way line of Claycraft Road (formerly Fifth Avenue) as dedicated in said plat "Shaleton", also being the westerly right-of-way line of Science Boulevard (60' R/W), the westerly line of a 2.11 acre tract of land conveyed to the City of Gahanna in Official Record 1224A12 and being in the southerly line of Lot 43 as delineated on a plat "Shaleton";

Thence **N 86° 23' 10" W**, along the southerly line of said Original 5.271 acre tract, along the southerly line of said Lots 43-47 and Reserve "B" and along the northerly right-of-way line of said Claycraft Road, **511.31 feet** to an iron pin set at a southeasterly corner of a 89.244 acre tract conveyed to Central Ohio Community Improvements Corp of record in Instrument Number 200807180110425;

Thence along the westerly and northerly lines of said Original 5.271 acre tract, across said Reserve "B" and along the easterly and southerly lines of said 89.244 acre tract the following eight (8) courses;

N 16° 04' 40" W, 81.34 feet to an iron pin set at an angle point thereof;

N 03° 35' 23" E, 126.66 feet to an iron pin set at an angle point thereof;

S 86° 24' 37" E, 177.18 feet to an iron pin set to an angle point thereof;

S 45° 16' 36" E, 81.58 feet to an iron pin set to an angle point thereof;

S 86° 24' 37" E, 91.29 feet to an iron pin set to an angle point thereof;

N 25° 21' 51" E, 198.86 feet to an iron pin set to an angle point thereof;

N 03° 35' 23" E, 60.32 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of **09° 32' 47"** and a radius of **788.53 feet**, an arc length of **131.38 feet**, a chord bearing and chord distance of **N 08° 21' 45" E, 131.23 feet** to an iron pin set at the southwesterly corner of a 1.300 acre tract conveyed to JK&R Property Enterprises LLC of record in Instrument Number 201711220165640;

Thence **S 76° 51' 52" E**, along the southerly line of said 1.300 acre tract, **135.00 feet** to an iron pin set at the southeasterly corner thereof, in the westerly curve of said 2.11 acre tract and the westerly right-of-way line of said Science Boulevard;

Thence with the easterly lines of said Original 5.271 acre tract, across said Lot 43, with the westerly lines of said 2.11 acre tract and with the westerly lines of said Science Boulevard, the following two (2) courses;

with a curve to the left, having a central angle of **09° 32' 47"** and a radius of **653.53 feet**, an arc length of **108.89 feet**, a chord bearing and chord distance of **S 08° 21' 45" W, 108.76 feet** to a 5/8" iron rod found at a point of tangency;

**Boundary Description for 3.371 Acres
North of Claycraft Road
West Side of Science Boulevard**

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S 03° 35' 23" W, 394.80 feet to the True Point of Beginning. Containing **3.371 acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on November 27, 2017 and is based on existing records and an actual field survey. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (NSRS 2007). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661



November 22, 2022

Value Recovery Group & II LLC
919 Old Henderson Rd
Columbus, OH 43220-3722

RE: Project 0000 Claycraft Variance

Dear Value Recovery Group & II LLC:

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

City Engineer

1. Record plans illustrate a 25 foot easement on the easterly property line and a 15 foot easement along its southern. Easement for Sanitary Sewer *(Informational Comment)*

Fire District

2. The fire division has no objection to the variance requested for Claycraft Road and Science Boulevard.

Planning

3. Staff has no objections to the variance request due to the lot being shallow and irregular in shape, and abutting the former Bedford site. Staff report will contain more details. *(Informational Comment)*

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

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

The applicant is requesting a variance to reduce the minimum required front yard setback from the southern property line for the property located at the northwest corner of Claycraft Rd and Science Blvd, Parcel ID #025-013630. The property is zoned L-OCT – Office, Commerce, and Technology with an overlay, which requires a 75-foot minimum setback from the right-of-way for all warehouse, manufacturing, or industrial type uses per Chapter 1155.04(b)(1) of Code. Within the same zoning district, retail and commercial uses have a minimum front yard setback of 60 feet, while the setback for professional and corporate office uses is 40 feet.

In 2009, Ordinance 0069-2009 established the area as part of a Limited Overlay. This overlay reduced the front yard setback for lots along Science Boulevard to 10 feet in order to accommodate for their shallow lot depths. All other front yard setbacks defaulted to the standard regulations for the OCT zoning designation. The applicant is requesting that the 75-foot setback along Claycraft Road be reduced to 10 feet to match the lot's other front yard setback and increase development potential.

Variance

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- 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 Comments

Staff recommends approval of the variance request as submitted. The lot abutting the former Bedford landfill in combination with its irregular shape and shallow lot depth, establish special circumstances that necessitate a smaller setback along Claycraft Road. Additionally, it is Staff's opinion that the setback reduction will not negatively affect any other properties in the area.

