

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: SB 43 Properties 1655 and 1675 Eastgate Parkway		Project Name/Business Name (if applicable): SB 43 Properties	
Parcel ID No.(s): 025-013623-00	Current Zoning: I - Industrial	Total Acreage: 4.177	
Description of Variance Requested: extend the gravel parking lot variance for two more years to allow for development of building to expand business			
STAFF USE ONLY - Code Section(s) & Variance: <u>CH 1163.05(a) - Paved off-street parking</u>			
APPLICANT Name (primary contact) -do not use a business name: Gary D Paine		Applicant Address: 9385 Hill Road S. Pickerington, Ohio 43147	
Applicant E-mail: garydpaine1@gmail.com		Applicant Phone No.: 614-419-0367	
BUSINESS Name (if applicable): SB 43 Properties			
ATTORNEY/AGENT Name: Chris Bobbitt		Attorney/Agent Address: 2515 West Grandville Rd. Columbus, Ohio 43235	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor none Developer Architect		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 Signature: [Signature] Date: 3/21/18
THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. <u>V-004302018</u>
PC Meeting Date: _____
PC File No. _____

RECEIVED: <u>KRW</u>
DATE: <u>3-21-18</u>

PAID: <u>300.00</u>
DATE: <u>3-22-18</u>
CHECK#: <u>70419</u>

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 <u>Section 1131</u> (visit www.municode.com) (Sign Variances, refer to Section 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)				
	2. Pre-application conference with staff				
	3. Survey of property certified by a registered surveyor (11"x17" copy)				
✓	4. List of contiguous property owners & their mailing address				
	5. Pre-printed mailing labels for all contiguous property owners				
	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				
	7. Application fee paid (in accordance with the <u>Building & Zoning Fee Schedule</u>)				
	8. Application & all supporting documents submitted in digital format				
	9. Application & all supporting documents submitted in hardcopy format				
	10. Authorization Consent Form Complete & Notarized (see page 3)				

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: 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: _____

Date: _____

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, Gary & Paine, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize myself 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: Gary & Paine Date: 3/19/18

AUTHORIZATION TO VISIT THE PROPERTY

I, Gary & Paine, 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: Gary & Paine Date: 3/21/18

NOTARY

Subscribed and sworn to before me on this 21st day of March, 20 18.

State of Ohio County of Franklin

Notary Public Signature: Fredena L. Williams



AGREEMENT TO COMPLY AS APPROVED

I, GARY D PAINE, 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: Gary & Paine Date: 3/18/20

NOTARY

Subscribed and sworn to before me on this 21st day of March, 20 18.

State of Ohio County of Franklin

Notary Public Signature: Fredena L. Williams



Request for variance March 2018, item 6 of variance application

6. We requested and received a 3 year variance to allow us to plan development of the property at 1675 and 1655 Eastgate Parkway. We now have the need to expand the building but have not been able to finalize the plans in time to meet the variance requirement. Pilot and Accurate, the two businesses operating from the facility are both experiencing significant growth. We are attempting to meet the needs of Accurate Express and Accurate Transportation, (currently owned and operated by Casey Paine) and the needs of Pilot Freight Services, (currently owned and operated by Gary Paine).

Our plan is to expand the building to meet the needs of Pilot Freight Services and start the process to acquire land for additional parking space needed for Accurate Transportation. We need more time to make sure we develop the land in an effective manner and allow both companies to prosper and stay in Gahanna.

We believe we have done a nice job of landscaping cared for the property in a manner to mitigate any concerns of other property and business owners in the area. We are requesting a two year extension to our current variance to allow us to complete our project.



Gary Paine

Member

SB 43 Properties



Gary Paine

President

GD Paine, Inc dba Pilot Freight Services CMH



Casey Paine

President

Accurate Companies

(4)

Electric Solutions, Inc.
Doug Galiardi
1625 Eastgate Parkway
Gahanna, OH 43230

Air Fast Heating & Cooling, Inc.
Alex Shtein
1701 Eastgate Parkway
Gahanna, OH 43230

City of Gahanna
Planning Commission
Bonnie Gard
200 South Hamilton Road
Gahanna, Ohio 43230

April 2015

Re: application for variance

Bonnie,

Attached is our application for variance. One item of note is that we are now planning on developing this temporary parking in a manner that will allow us to build over top of the gravel without having to remove and start over. This will put us closer to having a facility that we can expand into allowing us to attract clients. We see this parking lot being used for the next year and then building 25000 of logistics operations space. The shortest this process will take is 6 months and the longest 3 years.

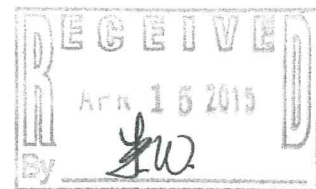
Please let me know if we missed any items or if you have any questions. Gary and I will be available to discuss this at your convenience.

Regards
Janet

Janet M. Paine

Janet Paine
Member
SB 43 Properties
1655 Eastgate Parkway
Gahanna, Ohio 43230
614-328-0010

Variance
from 2015



HRCC Job # 09-019

CODE REVIEW INFORMATION:

SHEET INDEX:

A01	CODE INFORMATION / SITE PLAN
A02	AREA REQUIREMENTS
A03	USE REQUIREMENTS
1 of 5	DISPOSITION PLAN
2 of 5	DISPOSITION PLAN
3 of 5	DISPOSITION PLAN
4 of 5	DISPOSITION PLAN
5 of 5	DISPOSITION PLAN
S01	DETAILS / SPECIFICATIONS
S02	OPERATIONS
S03	PERFORMANCE PLAN
S04	DETAILS
A11	FLOOR PLAN / NOTES
A12	ROOF PLAN / NOTES
A13	DRANGED FLOOR PLAN / NOTES
A14	DUPPLICATED ELEVATIONS / DETAILS
A15	DOOR ELEVATIONS
A16	WALL SECTIONS / DETAILS
A17	HALL SECTIONS / DETAILS
A18	DETAILS
A19	FINISH PLAN / NOTES
A21	INTERIOR ELEVATIONS / DETAILS
A23	NOTES/ELEVATIONS / DETAILS
A24	DOOR SECTIONS / MIRROR ELEVATIONS
P-1	PLANNING PLAN / NOTES
P-2	STAIRS AND RISSER DIAGRAM
P-3	MECHANICAL PLAN / NOTES
P-4	DETAILS AND NOTES
P-5	STAIR LIFTING PLAN / DETAILS
P-6	LIGHTING PLAN / NOTES
E-3	POWER PLAN / NOTES

[illegible]

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red

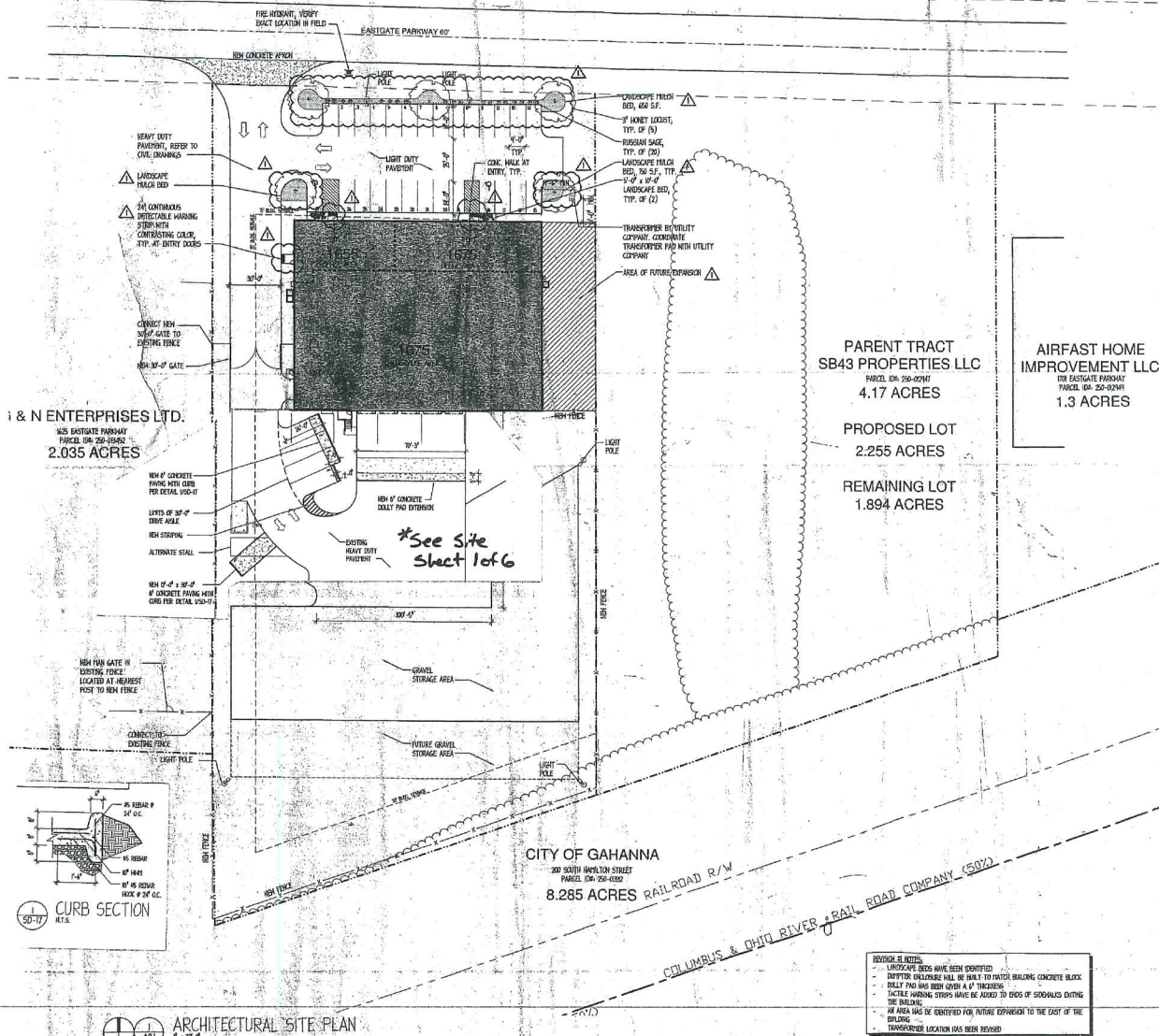
HANLIN RAINALDI
CONSTRUCTION
640 SINGLETREE DRIVE
COLLEEN, OH 43204
TEL: 614/664-4000
FAX: 614/664-4144

PAINÉ BUILDING
1655 & 1675 EASTGATE PARKWAY
GAHANNA, OHIO 43230

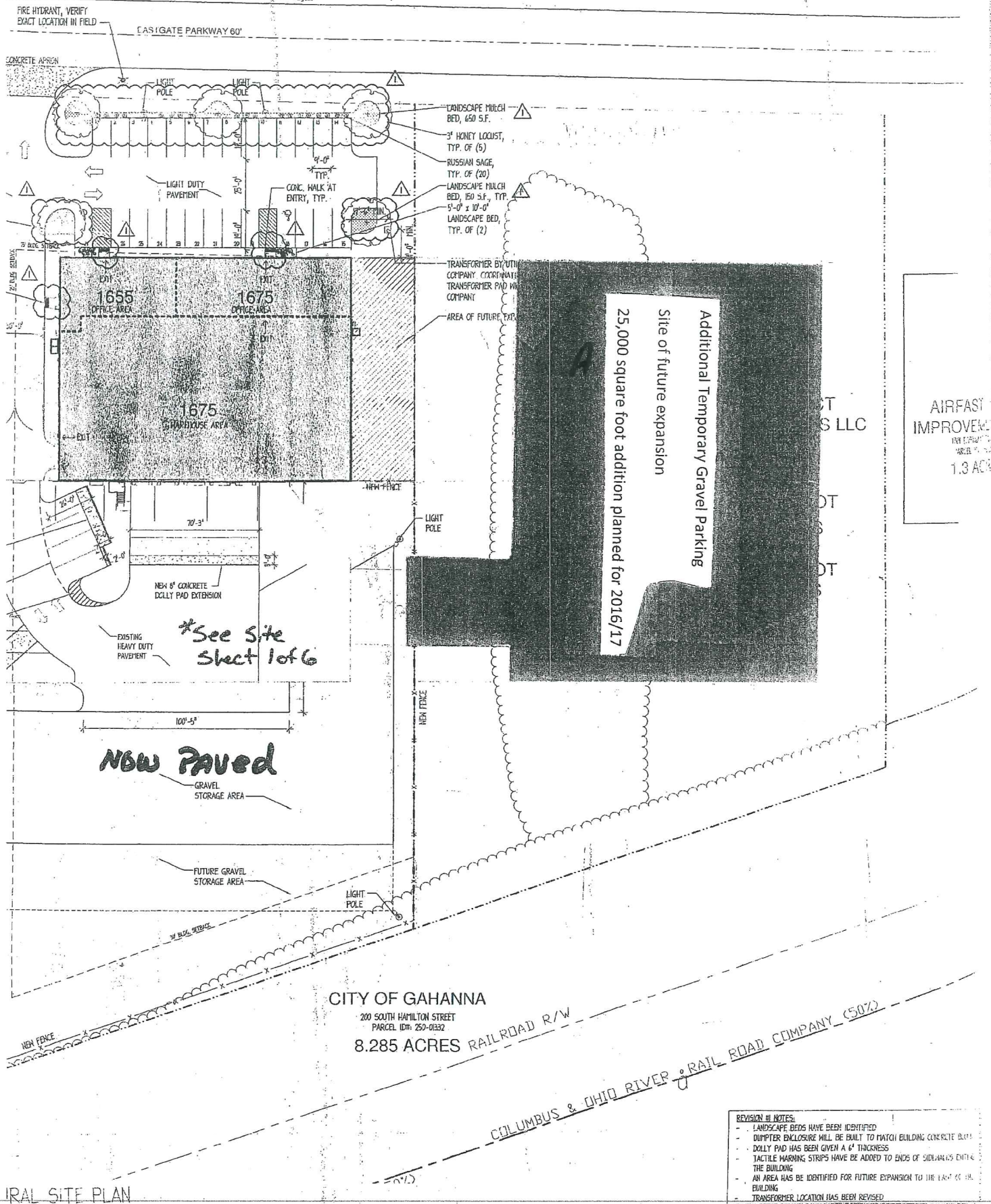
PROJECT NUMBER: NR004
OWNER REVIEW: 06. 21. 2009
PERMIT SUBMITTAL: 06. 27. 2009
REVISION #1: 09. 27. 2009

AD 1

ΔΟ



AS-BUILT DRAWINGS





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

April 2, 2018

Sb43 Properties LLC
1160 Kames Way Dr
New Albany, OH 43054

RE: Project 1675 Eastgate Pkwy
1675 Eastgate Pkwy

Dear Sb43 Properties LLC:

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

Public Safety - Complete

1. GPD has no issues with it. Per Pat Millenbaugh

Building - Approval

2. No comments.

Community Development - Complete

3. No issues with the proposed extension. Please see forthcoming staff report for additional information.

Public Service & Engineering - Complete

4. If the variance is extended, the owner shall continue to implement proper dust control measures so as not to create a nuisance for adjacent properties.
5. Stormwater Management
 - Storm water detention and water quality requirements shall continue to be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.
 - The site shall continue to comply with Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Fire District - Revisions Needed

6. No comment Received.

Parks - Complete

7. No comment received.

Soil & Water Conservation District - Complete

8. No comment received

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

Sincerely,

Kelly Wicker
Administrative Assistant



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a variance request to allow for a temporary gravel parking area for commercial trucks. A similar request was granted in 2015 for a period of 3 years. That approval is set to expire June 10, 2018. This request has been made to extend the variance for an additional two years. The applicant states the extension is needed to expand the existing businesses. Staff has been in contact with the applicant and is aware of plans to expand the existing building.

Staff is not aware of any issues related to the existing gravel parking area. In fact, this area has traditionally experienced a high volume of truck traffic. Any effort to decrease the amount of truck parking within the right-of-way is strongly supported by staff.

Variance

Chapter 1163.05(a) requires all off-street parking areas to be hard surfaced with cement, concrete, brick or combination thereof. The applicants wish to continue utilizing the gravel parking area until the building expansion has been finalized and are requesting a time period of two years.

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.

Staff supports this variance request as the retention of existing business is one of our top priorities. Allowing the extension of the variance for a period of two years would not appear to negatively affect any surrounding property owner. It is staff's opinion that this request meets the criteria of approval found in Chapter 1131.04.



"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

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.GOV

2015 RECORD OF ACTION

200 SOUTH HAMILTON ROAD
FAX: (614) 342-4190



www.gahanna.gov

PLANNING COMMISSION

GAHANNA, OHIO 43230-2996
TELEPHONE: (614) 342-4090

PAINE HOLDINGS
1655 EASTGATE PARKWAY
GAHANNA, OH 43230

RECORD OF ACTION

Gahanna Planning Commission met on Wednesday, June 10, 2015 with members Andrews, Keehner, Shepherd, Burba, Price, Rosan, and Wester present to consider along with other business:

V-0010-2015 To consider a variance application to vary Section 1163.05(a), Surfacing and Maintenance, of the Codified Ordinances of the City of Gahanna; to allow temporary gravel parking for commercial trucks; site to be used for future expansion of building on 1675 and 1655 Eastgate Parkway; for property located just east of 1655 Eastgate Parkway; current zoning OCT, Office, Commerce, and Technology; Paine Holdings/SB43 Properties, applicant.

Motion was made by Andrews, seconded by Price to approve V-0010-2015 with conditions that the applicant employ measures for dust control and that there be a time frame limit of three years. The motion carried by the following vote: Voting Yes: Andrews, Keehner, Shepherd, Burba, Price, Rosan, and Wester.

Variance Application: **APPROVED**

This Record of Action is certified this 11th day of June, 2015.

Kayla Holbrook, Deputy Clerk of Council

Gahanna's Vision is...

...to be an innovative model community that values its rich heritage, pursues high standards, and where citizens respect one another.

Gahanna's Mission is...

...to ensure an exceptional quality of life by providing comprehensive services, financial stability, and well-planned development which preserves the natural environment, so that city government will continue to be responsive, accessible, and accountable to our diverse and growing community of citizens.