

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: Southpark / 1041 Enterprise Drive, Gahanna Oh		Project Name/Business Name (if applicable): Geiger Excavating, Inc	
Parcel ID No.(s): 025-006164, 025-013680, 025-006160	Current Zoning: OCT	Total Acreage: 28.53	
Description of Variance Requested: -A variance to 1155.07 (b) Limitations (1) to increase outside storage area height from 10 to 25 feet. -A variance to 1155.07 (c) Screening because of topography some areas cannot be screened within the requirements. -A variance to 1163.05 (a) which requires all off street parking areas including spaces, drives, aisles and circulation drives to be hard surfaces with asphaltic cement, concrete, brick or a combination thereof for areas as shown.			
STAFF USE ONLY – Code Section(s) & Description of Variance: 1155.07(b)(1) outdoor storage Areas (limitations) 1163.05(a) surface and maintenance 1155.07(c)(1) outdoor storage Areas (screening)			
APPLICANT Name (primary contact) -do not use a business name: Steve Geiger		Applicant Address: 1041 ENTERPRISE DR. GAHANNA, OH 43230	
Applicant E-mail: geigerexcavating.steve@aol.com		Applicant Phone No.: (614) 373-7526	
BUSINESS Name (if applicable): Geiger Excavating, Inc./ Reclamation, LLC			
ATTORNEY/AGENT Name: CARL ARTHUR		Attorney/Agent Address: 250 OLD WILSON BRIDGE RD, SUITE 250 WORTHINGTON OH, 43085	
Attorney/Agent E-Mail: CARLARTHUR@CECINC.COM		Attorney/Agent Phone No.: 614-468-6201	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor		CIVIL & ENVIRONMENTAL CONSULTANTS, INC	
Developer		250 OLD WILSON BRIDGE RD, SUITE 250	
Architect		WORTHINGTON OH 43085	
PROPERTY OWNER Name: (if different from Applicant)		614-468-6201 CARL ARTHUR	
		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.

X Applicant Signature: 

Date: 7/24/18

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. V-1842018

PC Meeting Date: _____

PC File No. _____

RECEIVED: KAW

DATE: 7-27-18

PAID: 300.00

DATE: 7-27-18

CHECK#: 4392

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 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 Building & Zoning Fee Schedule)	✓			
	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: _____

(Designer)

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, STEVE GEIGER, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize CEC 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: Steve M. Geiger Pres

Date: 6/22/18

AUTHORIZATION TO VISIT THE PROPERTY

I, STEVE GEIGER, 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: Steve M. Geiger Pres

Date: 6/22/18

NOTARY

Subscribed and sworn to before me on this JUNE day of JUNE

State of Ohio County of Franklin

Notary Public Signature: Brittney Stewart



BRITTNEY STEWART
Notary Public, State of Ohio
My Commission Expires 08-07-2021

AGREEMENT TO COMPLY AS APPROVED

I, STEVE GEIGER, 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: Steve M. Geiger Pres

Date: 6/22/18

NOTARY

Subscribed and sworn to before me on this 22 day of JUNE

State of Ohio County of Franklin

Notary Public Signature: Brittney Stewart



BRITTNEY STEWART
Notary Public, State of Ohio
My Commission Expires 08-07-2021

VARIANCE REQUEST

The proposed variances are to 1155.07 (b), 1155.07 (c), and 1163.05 (a) which are to outside storage height, screening, and hard surface requirements.

The requirement in 1155.07 (b) is for outside storage to be no greater than 10 feet. The proposed variance would be to increase this to 25'.

The requirement in 1155.07 (c) is to fully screen materials between no less than 6' and no more than 10' from public right of ways or adjacent land properties. The topography of proposed outside storage areas are higher than the surrounding properties. The proposed variance will allow to partial screen areas were the topography will allow.

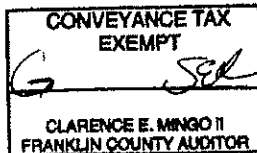
The requirement in 1163.05 requires that all that the circulation drives be hard surfaces. The proposed variance will allow for gravel drives within the outside storage areas.

These variances are requested to provide for the operation of the business on the property. These variances do not constitute a risk to public health, safety, comfort, convenience and general welfare. The surrounding property owners are part of the Gahanna Industrial Park and the current and all adjacent parcel zoning is office, commerce and technology (OCT).

TRANSFERRED

NOV 30 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



9/1903



Limited Warranty Deed 1913995 0 Easement Title - W

REKLAMATION, L.L.C., an Ohio limited liability company, of Franklin County, Ohio for valuable consideration paid, grant with limited warranty covenants, to GEIGER EXCAVATING, INC., an Ohio corporation, whose tax mailing address is P. O. Box 307717, Gahanna, Ohio, 43230 the following REAL PROPERTY:

Situated in the City of Gahanna, County of Franklin, State of Ohio, described as follows:

Being Lot Number Nineteen (19), in THE INDUSTRIAL ZONE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 54, page 86, Recorder's Office, Franklin County, Ohio.

Parcel No.: 025- 006160-00
Known as: 960 Bricklawn Avenue, Gahanna, OH

Prior Instrument Reference: 2012-11300183293

Witness its hand this 21st day of November, 2012.

REKLAMATION, L.L.C.
an Ohio limited liability company

By: Steven M. Geiger
Steven M. Geiger, Member

State of Ohio, County of Franklin, ss.

BE IT REMEMBERED, That on this 21st day of November, 2012 before me, the subscriber, a Notary Public in and for said state, personally came Reklamation, L.L.C., by Steven M. Geiger, its Member, and acknowledged the signing thereof to be his voluntary act and deed on behalf of Reklamation, L.L.C.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Notary seal on the day and year last aforesaid.



JEFFREY A. AUKER, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Jeffrey A. Auker
NOTARY PUBLIC

This instrument was prepared by Michael N. Schaeffer, Esq., 88 West Mound St.
Columbus, Ohio, 43215

**Exhibit A
Legal Description**

Situated in the State of Ohio, County of Franklin, City of Gahanna and located within Section 3, Township 1 North, Range 16 West, United States Military Lands, being 1.894 acres out of Lot 20 as shown on the plat The Industrial Zone, Section 2, a subdivision of record in Plat Book 59, Page 27 and being further described as follows:

Beginning at an iron pin found at the northeasterly corner of said Lot 20, in the southerly line of Leavitt Service Road (34 feet) and in the easterly line of The Industrial Zone, Section 2, and the west line of The Industrial Zone Subdivision, a subdivision of record in Plat Book 54, Page 86;

thence along the easterly line of Lot 20, the following three (3) courses and distances:

- 1) South a distance of 249.21 feet to an iron pin set;
- 2) North 81 degrees 41 minutes 50 seconds West, a distance of 86.90 feet to an iron pin set;
- 3) South 00 degrees 56 minutes 59 seconds East, a distance of 455.82 feet to an iron pin set at the southeasterly corner of Lot 20, in the northerly line of a 1.977 acre tract described in a deed to THE CITY OF GAHANNA of record in Instrument Number 199707210051134 and being commonly known as Bricklawn Drive, a private street;

thence South 81 degrees 32 minutes 33 seconds West along the southerly line of Lot 20, the northerly line of said 1.977 acre tract, a distance of 46.20 feet to an iron pin set;

thence North 08 degrees 49 minutes 35 seconds West along a new line into said Lot 20, a distance of 667.20 feet to an iron pin set in the northerly line of Lot 20, the southerly line of Leavitt Service Road;

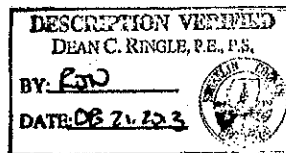
thence North 80 degrees 00 minutes 20 seconds East along the northerly line of Lot 20, the southerly line of Leavitt Service Road, a distance of 230.00 feet to the Point of Beginning containing 1.894 acres, more or less.

Bearings are based on the Leavitt Service Road as recorded on the plat The Industrial Zone, Section 2, of record in Plat Book 59, Page 27, and given as North 80 degrees 00 minutes 20 seconds East.

References described hereon refer to those found in the Recorder's Office, Franklin County, Ohio.

Iron pins set consist of a 5/8" rebar, thirty (30) inches in length, with a yellow plastic cap inscribed "R.M. Foster S-7729". Nails set are 2" mag-nail.

Parcel No. 025-013680-00

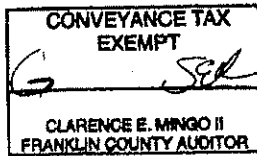


M.095-A
ALL OF
(025)
013680

TRANSFERRED

NOV 30 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



9/1903



Limited Warranty Deed 1913995 @ Eaton Title - W

REKLAMATION, L.L.C., an Ohio limited liability company, of Franklin County, Ohio for valuable consideration paid, grant with limited warranty covenants, to GEIGER EXCAVATING, INC., an Ohio corporation, whose tax mailing address is P. O. Box 307717, Gahanna, Ohio, 43230 the following **REAL PROPERTY**:

Situated in the City of Gahanna, County of Franklin, State of Ohio, described as follows:

Being Lot Number Nineteen (19), in THE INDUSTRIAL ZONE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 54, page 86, Recorder's Office, Franklin County, Ohio.

Parcel No.: 025- 006160-00
Known as: 960 Bricklawn Avenue, Gahanna, OH

Prior Instrument Reference: 2012-11300183293

Witness its hand this 21st day of November, 2012.

REKLAMATION, L.L.C.
an Ohio limited liability company

By: Steven M. Geiger
Steven M. Geiger, Member

State of Ohio, County of Franklin, ss.

BE IT REMEMBERED, That on this 21st day of November, 2012 before me, the subscriber, a Notary Public in and for said state, personally came Reklamation, L.L.C., by Steven M. Geiger, its Member, and acknowledged the signing thereof to be his voluntary act and deed on behalf of Reklamation, L.L.C.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Notary seal on the day and year last aforesaid.



JEFFREY A. AUKER, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Jeffrey A. Auker
NOTARY PUBLIC

This instrument was prepared by Michael N. Schaeffer, Esq., 88 West Mound St.
Columbus, Ohio, 43215

200907270109557
Pg: 4 \$44.00 T20090041188
07/27/2009 12:30PM BAKENP SCHAEF
Robert G. Montgomery
Franklin County Recorder

Quit-Claim Deed*

* See §5302.11 Ohio Revised Code

STEVEN M. GEIGER and ANNETTE S. GEIGER, husband and wife, of Franklin County, Ohio for valuable consideration paid, grant(s) to **REKLAMATION, LLC**, whose tax mailing address is 65 Southwind Drive, Gahanna, Ohio 43230, the following **REAL PROPERTY**:

Situated in State of Ohio, County of Franklin, City of Gahanna, and described as follows:

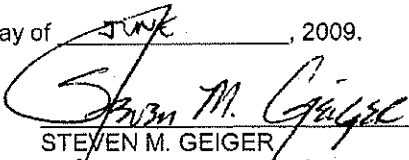
See Exhibit "A" attached hereto

Said property also known as: Enterprise Drive, Gahanna, Ohio 43230

Parcel No.: 025-006164-00

Prior Instrument Reference: Instr. No. 200903100033182 of the Deed Records of Franklin County, Ohio.

Executed on this 25th day of JUNE, 2009.


STEVEN M. GEIGER


ANNETTE S. GEIGER

State of Ohio
County of Franklin, ss.

BE IT REMEMBERED, That on this 25th day of JUNE, 2009, before me, the subscriber, a Notary Public in and for said state, personally came, Steven M. Geiger and Annette S. Geiger, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Notary seal on the day and year last aforesaid.



MICHAEL N. SCHAEFFER
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.


NOTARY PUBLIC

This instrument was prepared by Steven D. Rowe, Attorney At Law, 88 West Mound Street, Columbus, Ohio 43215

TRANSFERRED

L:\SDR\REKLAMATION, L.L.\QUIT CLAIM DEED ENTERPRISE DRIVE GAHANNA.DOC

JUL 27 2009

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

907388

CONVEYANCE TAX EXEMPT
m
JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1 North, Range 16 West, United Military Lands, also being part of Reserve "D" of the "INDUSTRIAL ZONE" as shown and delineated upon the recorded plat thereof in Plat Book 54, Pages 84 thru 90, Recorder's Office, Franklin County, Ohio being more particularly described as follows:

Being all of the above referenced Reserve "D" of the "THE INDUSTRIAL ZONE" (being 29.623 acres) excepting out the following three parcels of land shown of record in the Franklin County Recorder's Office, Franklin County, Ohio:

Situate in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1 North, Range 16 West, United States Military Lands and being Part Reserve "D" as shown on "THE INDUSTRIAL ZONE" of record in Plat Book 56, Pages 86 thru 90. Inclosure 1, also known as the original 40 acres (First Tract) Deed Book 459, Page 577, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

PART ONE

PART ONE Beginning at a point in the westerly line of the aforesaid "THE INDUSTRIAL ZONE" at the northwesterly corner of said Reserve "D" and the southerly line of the Railroad Utility easement shown on said Plat, said point being located SOUTH, a distance of 596.63 feet from a point in the southerly line of Claycraft Road (60 feet in width) at the northwesterly corner of Lot Number 13 of said "THE INDUSTRIAL ZONE" plat;

Thence the following five (5) courses and distances along the northerly line of aforesaid Reserve "D":

- 1) Thence along a curve to the right having a radius of 521.31 feet, a central angle of $16^{\circ} 27' 24''$, the chord to which bears S $65^{\circ} 22' 00''$ E, a distance of 186.46 feet to a point of reverse curvature;
- 2) Thence continuing along a curve to the left having a radius of 445.00 feet, a central angle of $27^{\circ} 36' 45''$, the chord to which bears S $69^{\circ} 59' 13''$ E, a distance of 212.39 feet to a point;
- 3) Thence N $6^{\circ} 12' 25''$ E, a distance of 15.00 feet to a point on a curve;
- 4) Thence along a curve to the left having a radius of 430.00 feet, a central angle of $16^{\circ} 24' 01''$, the chord to which bears S $88^{\circ} 59' 36''$ E, a distance of 77.95 feet to a point of tangency;
- 5) Thence N $85^{\circ} 48' 24''$ E, a distance of 146.56 feet to a point on a curve to the northerly line of a 3.564 acre tract (Parcel No. 3) conveyed to the City of Gahanna of record in Deed Book 1665, Page 43;

Thence along a northerly line of the aforesaid 1.364 acre tract with a curve to the left having a radius of 405.00 feet, a central angle of $6^{\circ} 27' 04''$, the chord to which bears $S 54^{\circ} 25' 02'' W$, a distance of 45.58 feet to a corner of said 1.364 acre tract:

Thence S 18° 48' 30" E, a distance of 7.61 feet, along a westerly line of aforesaid 3.564 acre tract;

Thence the following five (5) courses and distances across the aforesaid Reserve "D":

- 1) Thence S 85° 48' 24" W, a distance of 9.03 feet to an angle point;
- 2) Thence S 78° 39' 14" W, a distance of 137.19 feet to a point of curvature;
- 3) Thence along a curve to the right having a radius of 460.00 feet, a central angle of 38° 16' 29", the chord to which bears N 11° 29' 47" W, a distance of 308.18 feet, to a point of tangency;

PANEL 3:

33620A17

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1 North, Range 16 West, United States Military Lands, and being a part of that original 8.00 acre tract as conveyed to the Columbus Clay Manufacturing Company of record in Deed Book 459, Page 578, Recorder's Office, Franklin County, Ohio, and also being a 3.740 acre tract of land conveyed to the City of Gahanna by deed shown of record in Official Record 1835-006, Recorder's Office, Franklin County, Ohio, being more particularly described as follows:

Beginning at a point at the southwestern corner of that 3.707 acre tract (Lot No. 19 "The Industrial Zone" of record in Plat Book 54, Page 86 thru 90, inclusive) as the same was conveyed to the City of Gahanna of record in Deed Book 3693, Page 837, said point of beginning also being in the northerly line of the Baltimore and Ohio and Penn Central Transportation Company right-of-way;

Thence S 81° 31' 33" W a distance of 305.43 feet along the southerly line of the aforesaid original 8.00 acre tract and the northerly right-of-way line of the aforesaid railroad to a point at the south-easterly corner of the aforesaid original 8.00 acre tract and the south-easterly corner of the original 231.05 acre tract as conveyed to Elizabeth Pizzaro of record in Deed Book 1662, Page 303;

Thence N 00° 36' 59" W a distance of 737.93 feet along the westerly line of the aforesaid original 8.00 acre tract and an easterly line of the aforesaid original 231.05 acre tract to a point at the northwesterly corner of the aforesaid original 8.00 acre tract;

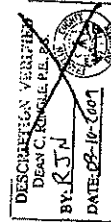
Thence N 81° 41' 28" E a distance of 397.91 feet along the northerly line of the aforesaid original 8.00 acre tract and a southerly line of the aforesaid original 231.05 acre tract to a point at the south-easterly corner of the aforesaid original 231.05 acre tract;

Thence SOUTH a distance of 307.06 feet crossing the aforesaid original 8.00 acre tract to a point in the northerly line of the aforesaid 3.707 acre tract (Lot No. 19);

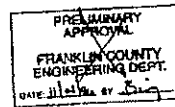
Thence the following two (2) courses and distances continuing to cross the aforesaid original 8.00 acre tract and along the northerly and westerly lines of the aforesaid 3.707 acre tract (Lot No. 19):

- 1) Thence N 61° 41' 50" W a distance of 84.90 feet to the northwesterly corner of the aforesaid 3.707 acre tract (Lot No. 19);
- 2) Thence S 00° 36' 59" E a distance of 453.83 feet to the point of beginning and containing 3.740 acres, more or less, being subject to all easements, restrictions, and right-of-way of record.

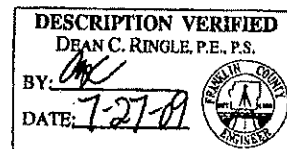
The above description was prepared in the office of the Franklin County Engineer by David L. Pearson, P.S., Ohio Registered Surveyor No. 7294, from recorded courthouse documents in September, 1998 for the auditor's auctioning of tax parcel number 025-6164.



951A
ALL OF 6164
GDR 025
11/8/91



Together with reasonable access to platted Enterprise Drive as set forth in Warranty Deed from Columbus Clay Limited, an Ohio Limited Partnership and Gahanna Community Improvement Corporation, as filed in Official Record Volume 1835, page 601, Recorder's Office, Franklin County, Ohio



RECORDED

01835604

4) Thence N 41° 38' 48" W, a distance of 100.00 feet to a point of curvature:

5) Thence along a curve to the left having a radius of 365.28 feet, a central angle of 1° 14' 25", the chord to which bears N 62° 15' 59" W, a distance of 7.91 feet to a point in the westerly line of the aforesaid Reserve "D";

Thence NORTH, a distance of 81.02 feet, along the westerly line of said Reserve "D" to the point of beginning, containing 0.803 acres, more or less, and being subject to all easements and restrictions of record.

PART TWO

Beginning, for reference, at a point in the northerly line of the aforesaid Reserve "D" at the northeasterly corner of the aforesaid Part One, said point also being in the southerly line of the aforesaid City of Gahanna 3.564 acre tract;

Thence the following two (2) courses and distances along the northerly line of said Reserve "D" crossing the aforesaid 3.564 acre tract:

1) Thence N 85° 48' 24" E, a distance of 3.57 feet to a point of curvature:

2) Thence along a curve to the right having a radius of 585.00 feet, a central angle of 12° 53' 53", the chord to which bears S 87° 44' 40" E, a distance of 131.41 feet to a point in a southerly line of aforesaid 3.564 acre tract, said point being the point of true beginning for the herein described tract;

Thence continuing along the northerly line of aforesaid Reserve "D" with a curve to the right having a radius of 585.00 feet, a central angle of 14° 47' 38", the chord to which bears S 71° 53' 54" E, a distance of 150.63 feet to a point of tangency;

Thence S 46° 30' 05" E, a distance of 40.00 feet, continuing along the northerly line of aforesaid Reserve "D" to a point;

Thence the following three (3) courses and distances across the aforesaid Reserve "D":

1) Thence S 23° 29' 55" W, a distance of 30.00 feet to a point;

2) Thence N 66° 30' 05" W, a distance of 40.00 feet to a point of curvature:

3) Thence along a curve to the left having a radius of 555.00 feet, a central angle of 20° 48' 38", the chord to which bears N 76° 54' 24" W, a distance of 200.48 feet to a point on a curve in the southerly line of the aforesaid 3.564 acre tract;

Thence along a southerly line of the aforesaid 3.564 acre tract with a curve to the right having a radius of 345.00 feet, a central angle of 4° 55' 59", the chord to which bears N 67° 43' 30" E, a distance of 29.69 feet to a point of tangency;

Thence N 76° 11' 30" E, a distance of 37.23 feet, continuing along a southerly line of the aforesaid 3.564 acre tract to the point of true beginning, containing 0.169 acres, more or less, and being subject to all easements and restrictions of records.

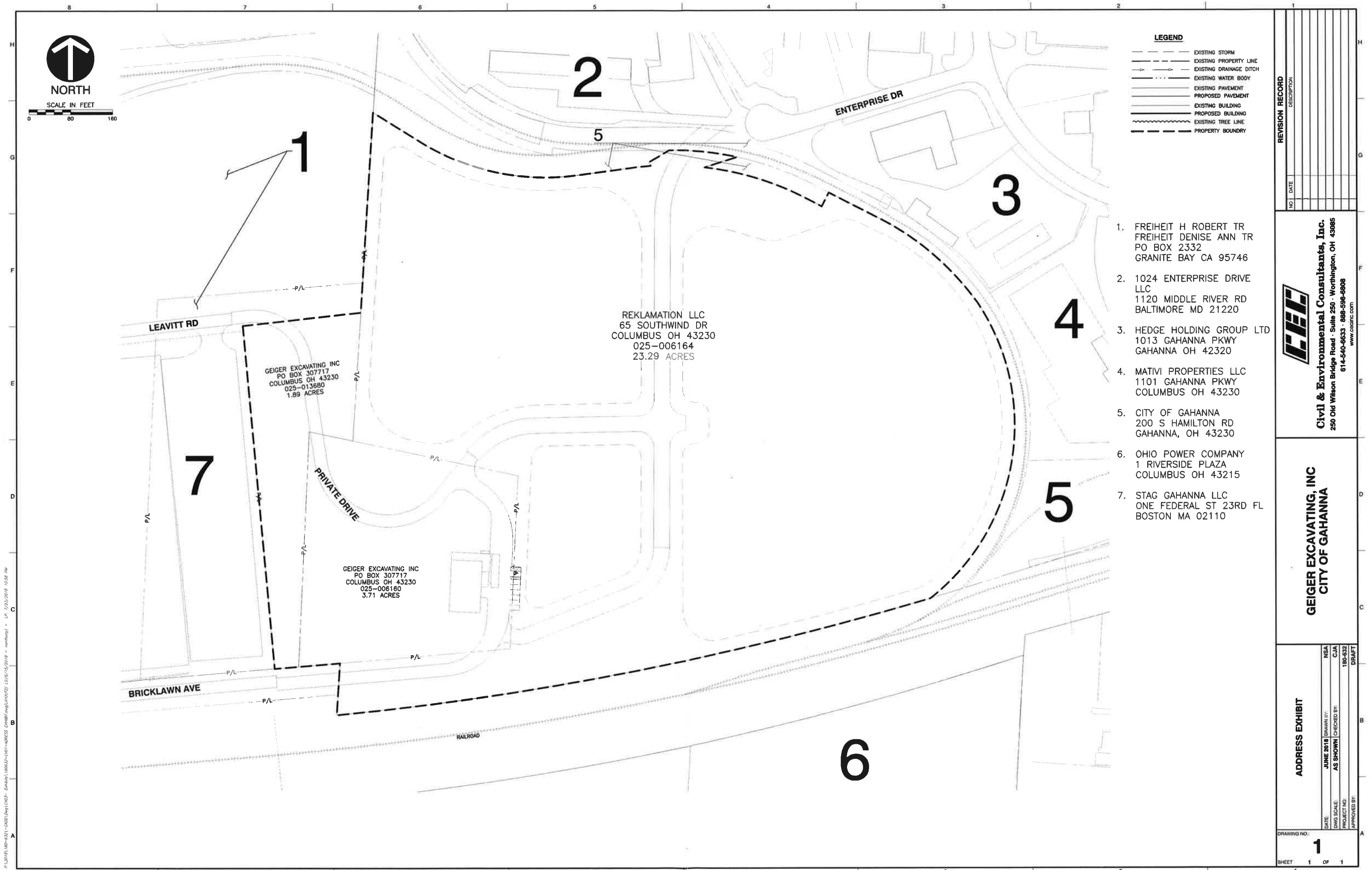
A.D. ZANDER AND ASSOCIATES, Ltd.

James P. Zander
Registered Surveyor No. 4702

June 12, 1980
JOB No. 934
Dwg No. Z-934
LMP/CJS
Revised 11/24/81 LMP

82-194
M-95-AA
0.149 ACES.
OUT OF
6.64
GAHANNA

P:\2018\180-6321-CAD\Drawings\180-6321-CAD-ADDRESS Exhibit.dwg (1/2/2018) - 15:16:15 (2018 - north) - LP: 7/2/2018 10:58 PM



- LEGEND**
- EXISTING STORM
 - EXISTING PROPERTY LINE
 - EXISTING DRAINAGE DITCH
 - EXISTING WATER BODY
 - EXISTING PAVEMENT
 - PROPOSED PAVEMENT
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - EXISTING TREE LINE
 - PROPERTY BOUNDARY

1. FREIHEIT H ROBERT TR
FREIHEIT DENISE ANN TR
PO BOX 2332
GRANITE BAY CA 95746
2. 1024 ENTERPRISE DRIVE
LLC
1120 MIDDLE RIVER RD
BALTIMORE MD 21220
3. HEDGE HOLDING GROUP LTD
1013 GAHANNA PKWY
GAHANNA OH 42320
4. MATIVI PROPERTIES LLC
1101 GAHANNA PKWY
COLUMBUS OH 43230
5. CITY OF GAHANNA
200 S HAMILTON RD
GAHANNA, OH 43230
6. OHIO POWER COMPANY
1 RIVERSIDE PLAZA
COLUMBUS OH 43215
7. STAG GAHANNA LLC
ONE FEDERAL ST 23RD FL
BOSTON MA 02110

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.ceinc.com

GEIGER EXCAVATING, INC
CITY OF GAHANNA

ADDRESS EXHIBIT

DATE:	JUNE 2018	DRAWN BY:	NSA
DWG SCALE:	AS SHOWN	CHECKED BY:	CJA
PROJECT NO:	180-6321	APPROVED BY:	DRAFT

DRAWING NO: **1**

SHEET 1 OF 1

FREIHEIT H ROBERT TR
FREIHEIT DENISE ANN TR
PO BOX 2332
GRANITE BAY, CA 95746

1024 ENTERPRISE DRIVE LLC
1120 MIDDLE RIVER RD
BALTIMORE, MD 21220

HEDGE HOLDING GROUP LTD
1013 GAHANNA PKWY
GAHANNA, OH 42320

MATIVI PROPERTIES LLC
1101 GAHANNA PKWY
COLUMBUS, OH 43230

CITY OF GAHANNA
200 S HAMILTON RD
GAHANNA, OH 43230

OHIO POWER COMPANY
1 RIVERSIDE PLAZA
COLUMBUS OH 43215

STAG GAHANNA LLC
ONE FEDERAL ST 23RD FL
BOSTON MA 02110

Geiger Excavating, Inc.

Road Maintenance and Dust Control Procedures

Road maintenance should emphasize preventive measures. These include:

The yard foreman shall once a week check drainage provisions and ensuring that roadside ditches and culverts are effective in minimizing the effects of water on the road surface and foundation;

All loader operators shall take measures to prevent trucks from being overloaded, which leads to spillage on the roadway;

The yard foreman shall be responsible for controlling dust so that visibility is not significantly reduced;

The yard foreman shall be responsible for regrading road surfaces to remove small ruts and potholes before they cause serious problems;

Concerning dust control on haul roads, the following measures shall be taken by the yard foreman:

the haul roads in use shall be inspected and watered twice daily at 8am and noon, subject to weather conditions;

periodically milled asphalt will be added to the road surface to reduce dust;

traffic on haul roads shall be restricted to 15mph;



August 9, 2018

Geiger Excavating Inc
Po Box 307717
Columbus, OH 43230

RE: Project 0 Leavitt Service Rd, 1041 Enterprise Dr, 960 Bricklawn Ave
Variance Comment Letter

Dear Geiger Excavating Inc:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Building

1. Any structures will be required to comply with the Ohio Building Code, including accessibility. Building permits will be required and accessible parking provided.

Public Safety

2. No comments or concerns from the police department.

Parks

3. I think this will be a great improvement of the site

Community Development

4. Staff understands the need for the variance to CH 1155.07(c) as the height of materials to be stored and the topography of the site make it impossible to screen. However, staff believes that some attempt should be made to screen using landscaping. It may not be feasible to have landscaping on all portions of the property adjacent to right-of-way or to adjacent properties but some attempt should be made to meet this requirement.

Staff is aware of landscaping that was installed as a result of the 2017 BZA hearing. Can similar landscaping be installed on other areas of the property?

5. Since there is already existing landscaping on the property that is providing screening of storage areas, please depict these landscaped areas on the site plan. Please also state what type of trees have been

August 9, 2018

Re: Project 0 Leavitt Service Rd, 1041 Enterprise Dr, 960 Bricklawn Ave
0 Leavitt Service Rd, 1041 Enterprise Dr, 960 Bricklawn Ave

planted. Also, photos of these areas may be helpful to planning commission to assess current site conditions.

Fire District

6. The above listed plan complies with the Section 503 of the 2017 Ohio Fire Code. The fire apparatus access roadway is 24 feet wide in acceptable locations. The width is adequate if the height of the building is under 30 feet. The roadway increases to 26 feet if the height is over 30 feet. There is one existing hydrant and what appears to be one proposed hydrant. The fire flow for the building is 2,250 GPM if it is V B construction. The hydrants shall provide a fire flow of approximately 2000 GPM.

The Fire Division approves this project plan.

Additional requirements and comments could follow after plans are submitted and the review process starts

Public Service & Engineering

7. • There are proposed drives that are unpaved. This will require a variance. If the variance is granted, the owner shall provide and maintain measures to adequately address dust control.

Soil & Water Conservation District

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

RE: Project 0 Leavitt Service Rd, 1041 Enterprise Dr, 960 Bricklawn Ave
Geiger Excavating Inc
CEC Project 180-632
Variance Comment Letter

Civil & Environmental Consultants, Inc. (CEC) has received the review comments from Gahanna via email dated August 9, 2018 for Geiger Excavating and CEC has prepared the following responses.

Building

1. Any structures will be required to comply with the Ohio Building Code, including accessibility. Building permits will be required and accessible parking provided.

Noted.

Public Safety

2. No comments or concerns from the police department.

Noted.

Parks

3. I think this will be a great improvement of the site

Noted.

Community Development

4. Staff understands the need for the variance to CH 1155.07(c) as the height of materials to be stored and the topography of the site make it impossible to screen. However, staff believes that some attempt should be made to screen using landscaping. It may not be feasible to have landscaping on all portions of the property adjacent to right-of-way or to adjacent properties but some attempt should be made to meet this requirement.

Staff is aware of landscaping that was installed as a result of the 2017 BZA hearing. Can similar landscaping be installed on other areas of the property?

The site is bounded by the north, south and east by railroad tracts. Photos were taken from tracks for ease of access. The property line is approximately 20' from the tracks. A photo map has been provided to show locations. Photographs 3-5 show existing landscaping from entrance off of Enterprise Drive. Some additional screening along the entrance from

Enterprise Drive is being proposed.

A variance from the required screening is being requested along adjacent property owner (railroad along the east and south. Additional proposed screening will be located along the entrance from Leavitt Service Road.

Photographs 20-21 show grade change along southern property line with rail road. Photographs 27-31 show entrance off Leavitt Service.

Landscape plan has been provided. Landscaping from 2017 BZA hearing is now shown.

5. Since there is already existing landscaping on the property that is providing screening of storage areas, please depict these landscaped areas on the site plan. Please also state what type of trees have been planted. Also, photos of these areas may be helpful to planning commission to assess current site conditions.

Existing Landscaping has been provided on Landscape plan. Quantity and Type has been listed. Photos of existing perimeter of site has been included. Photos of entrance off Enterprise, Leavitt Service and Bricklawn have been provided.

Fire District

6. The above listed plan complies with the Section 503 of the 2017 Ohio Fire Code. The fire apparatus access roadway is 24 feet wide in acceptable locations. The width is adequate if the height of the building is under 30 feet. The roadway increases to 26 feet if the height is over 30 feet.

There is one existing hydrant and what appears to be one proposed hydrant. The fire flow for the building is 2,250 GPM if it is V B construction. The hydrants shall provide a fire flow of approximately 2000 GPM.

The Fire Division approves this project plan.

Additional requirements and comments could follow after plans are submitted and the review process starts.

Noted. Building height is under 32'. Private drive increase to 26' wide.

Public Service & Engineering

7. • There are proposed drives that are unpaved. This will require a variance. If the variance is granted, the owner shall provide and maintain measures to adequately address dust control.

Noted. Variance has been requested. Dust control schedule has been provided.

Soil & Water Conservation District

8. • No Comment Received.

Noted.

CEC Project 180-632

Page 3

September 11, 2018

Please do not hesitate to contact me regarding any questions you may have. Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Carl Arthur, P.E.

Project Manager

Enclosures

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

The applicant requests Conditional Use (CU), Final Development Plan (FDP), Design Review (DR), and Variance application approval in order to continue the recycling operations ongoing at the subject property. The property has been subject to a number of conditional use requests over the last eight years in order to cap the landfill. Previous requests differ from this request as this request is to permit the recycling operations on a permanent, rather than temporary, basis.

If the applications are approved by Planning Commission, there will be minimal changes to the site since it operates in a similar fashion today. The addition of a 7,425 square foot building and staff's recommendation to eliminate access onto Enterprise Drive would be the most notable changes to the site. City staff strongly urge the elimination of access onto Enterprise as we are aware of dust complaints from neighboring property owners. Elimination of access onto Enterprise should substantially reduce adverse effects of the operations onsite.



Conditional Use

The main activities occurring onsite are for the outdoor storage of materials. Outdoor storage is only permissible by conditional use within the Office, Commerce, and Technology (OCT) zone district. The site has had a number of similar requests approved in recent years, however, these approvals were



always on a temporary basis. Approvals were usually good for up to two years. This request is to allow the use on a permanent basis, therefore there is no timeframe associated with this request. However, permanent improvements are required such as paved drives and landscaping.

Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

It is staff's opinion that the request meets the four conditions of approval and therefore recommends approval of the request. Staff recommends that the conditional use specify that Enterprise Drive may only be used for emergency access purposes. This will allow fire and emergency vehicles to use the access if necessary but not everyday traffic. This condition should help minimize dust from impacting adjacent properties.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

The property is zoned OCT and therefore subject to the standards of Design Review District 4 (DRD-4). Relevant standards include the following:

- Parking areas shall accommodate employees and not degrade the appearance of the development and the general area.
- Access shall be limited in number.
- Building materials are important to protect property values but a more liberal standard should be applied to OCT.



Variance

Three variances are necessary in order to approve the FDP application as submitted.

1. Chapter 1155.07(b)(1) – Height of outside storage areas are limited to ten feet. The applicant is requesting a maximum height of 25'. This height is consistent with how the site has been operating the last ten or so years.
2. Chapter 1155.07(c)(1) – Outdoor storage of materials shall be screened from view from the public right-of-way or adjacent properties by the use of a wall, fence, mounding, plant materials or combination thereof.
3. Chapter 1163.05(a) – All parking areas including spaces, drives, and aisles shall be hard surfaces such as cement or concrete. The applicant proposes to have gravel drives within the outside storage areas. The site currently functions with gravel drives. Staff has visited the site and has observed a substantial amount of dust coming from the gravel drives. Staff recommends any motion to approve include the dust control measures provided by the applicant.

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 understands the need for the three variances. It would appear unfeasible to fully screen storage piles if they are granted permission to be 25'. The site has a large number of pine trees that were recently planted as part of the BZBA approval that provide a fair amount of screening. Staff believes that the provided dust control measures will help lessen any offsite impact to surrounding properties but we also believe that closing the access to Enterprise is important. These two measures should substantially reduce the effects of dust from the property and therefore don't object to granting the variance.

Area Commission

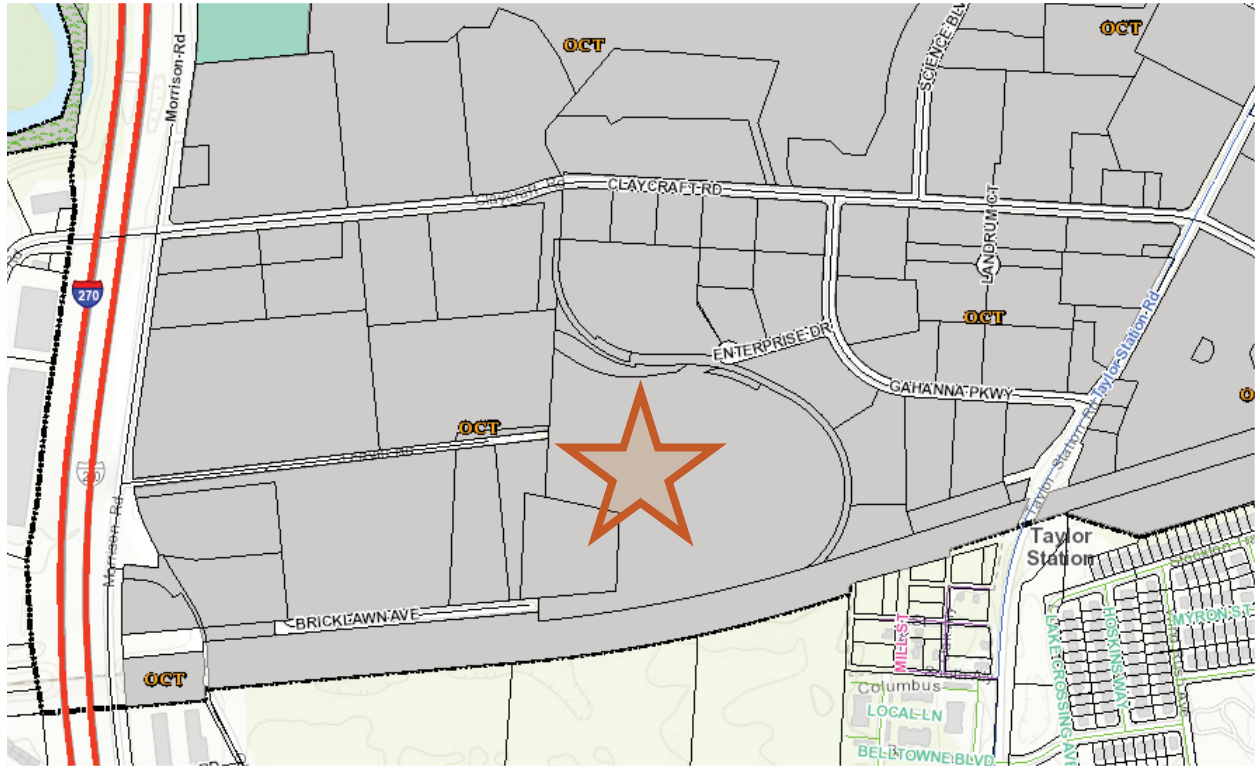
The request was discussed at the May 3rd Area Commission meeting. Attached to the report is feedback from the area commission meeting. Please note that Area Commission feedback is non-binding.

Recommendation

It is Planning and Development staff's opinion that the requested applications are generally consistent with the development potential of the property and applicable area plans. Staff does have concerns about dust that has been generated from the site. The City is aware that adjacent properties have complained about the impact of the project to their operation. Staff has been to the area and observed the situation. It appears that a majority of dust is being generated from trucks entering and exiting the

site via Enterprise Drive. Internal drives, which are gravel, and Enterprise, which is paved, appear to generate more dust than the processing and storage of materials. With the closing of Enterprise Drive and the submitted dust control measures, staff believes that the site will no longer negatively impact surrounding properties.

Location/Zoning Map



Respectfully Submitted By:

Michael Blackford, AICP

Deputy Director

Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

SOUTHPARK ACCU-02-18

Meeting date:

5/3/2018

Project type:

☐ Annexation

☒ Conditional Use

☐ Zoning Change (rezoning)

☐ Other _____

Reviewer name:

JOHN WILLIAMS

Reviewer status:

☒ Commission Member

☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

YES; 30' VARIANCE FOR HEIGHT OF MATERIAL

How would you improve the proposal as submitted?

What do you see as some of the outcomes of the proposal?

EXPANSION OF OPERATION; HIRING ADDITIONAL
EMPLOYEES; CONSTRUCTION OF 60x100' OFFICE/STORAGE

What are your overall comments or suggestions?

THE COMPANY IS PROVIDING USEFUL CONSTRUCTION
SERVICES WHILE ~~REDUCING~~ RECYCLING MATERIAL
AND KEEPING IT OUT OF LANDFILLS.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable

←

Very appropriate
and desirable

→

N/A

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X

XX

XX

X

X

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Southpark

Meeting date:

5/3/18

Project type:

☐ Annexation

☒ Conditional Use

☐ Zoning Change (rezoning)

☐ Other

Reviewer name:

Ron Smith

Reviewer status:

☒ Commission Member

☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

The applicant has demonstrated the ease of use of this property on a temporary basis, making it permanent makes sense.

How would you improve the proposal as submitted?

Showing floor plan, or designs, for office/warehouse proposed for the land use.

What do you see as some of the outcomes of the proposal?

I see the company submitting the proposal having a good history of operating on this parcel, and have a good understanding on how that parcel can continue to be used. I would approve the permanent use.

What are your overall comments or suggestions?

This would benefit the city from an Economic Development stand point, where these materials can be used locally, and we can support their business through purchasing product for local projects.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable

←

Very appropriate
and desirable

→

N/A

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

x

x

x

x

x

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

*Change from temp to perm
landfill*

Meeting date:

May 3, 2018

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☐ Other _____

Reviewer name:

Diana M Sedman

Reviewer status:

- ☒ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Sounds like it should be acceptable

How would you improve the proposal as submitted?

What do you see as some of the outcomes of the proposal?

Continued business model that has proven successful

What are your overall comments or suggestions?

See no reason not to move ahead

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable

←

Very appropriate
and desirable

→

N/A

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

✓

✓

✓

✓

✓