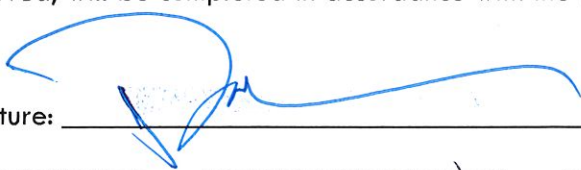


### VARIANCE APPLICATION

Project/Property Address or Location: <b>870 Claycraft Road</b>		Project Name/Business Name: <b>Trevi Enterprises</b>	
Parcel ID No.(s): <b>025-013638 &amp; 025-013639</b>	Zoning Designation: <b>OCT</b>	Total Acreage: <b>16.93</b>	
Description of Variance Requested: Request delay of the start of construction of bike path until paths are built on each side of the property. If built now, it would not be connected to anything. In the event that the City widens Claycraft Road, the bike path will be destroyed. For these reasons, the final approved construction drawings included a note that "Public sidewalk to be added at later time once additional sidewalk is installed in the area" (page C200 executed on 02/27/2019)			
STAFF USE ONLY – Code Section(s): <i>Chapter 1108.01(f) - Sidewalk Required 1107.01(c) - Pedestrian Facilities</i>			
APPLICANT Name-do <u>not</u> use a business name: <b>David Poe</b>		Applicant Address: <b>919 Old Henderson Rd, Columbus, OH 43220</b>	
Applicant E-mail: <b>dpoe@valuerecovery.com</b>		Applicant Phone No.: <b>614.975.5629</b>	
BUSINESS Name (if applicable): <b>Value Recovery Group</b>			
<b>ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)</b>			
Name(s): <b>Bob Biondi</b>		Contact Information (phone no./email): <b>8400 Industrial Parkway, Plain City, OH 43064 614.873.0662 bobbionid@rrohio.com</b>	
PROPERTY OWNER Name: (if different from Applicant) <b>Trevi Enterprises LLC</b>		Property Owner Contact Information (phone no./email): <b>614.873.0662 bobbionid@rrohio.com</b>	

**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: *11/21/19*

INTERNAL USE

Zoning File No. *V-0328-2019*

RECEIVED: *KAW*  
DATE: *11-20-19*

PAID: *500.00*  
DATE: *11-20-19*

## VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

### TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter [1131](#) (visit [www.municode.com](http://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.

**Bob Biondi**

(property owner name printed)



(property owner signature)

11/19/19  
(date)

Subscribed and sworn to before me on this 19<sup>th</sup> day of November, 20 19

State of Ohio County of Union

Notary Public Signature: Margaret M Long



MARGARET M. LONG  
Notary Public, State of Ohio  
My Comm. Expires Dec. 04, 2024

Applicant/Property Owner/Representative

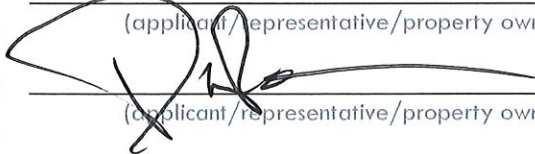
**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review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

**David Poe**

(applicant/representative/property owner name printed)



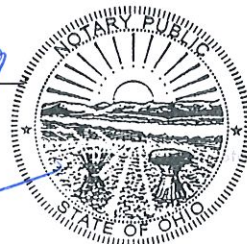
(applicant/representative/property owner signature)

11/19/19  
(date)

Subscribed and sworn to before me on this 19<sup>th</sup> day of November, 20 19

State of Ohio County of Union

Notary Public Signature: Margaret M Long



MARGARET M. LONG  
Notary Public, State of Ohio  
My Comm. Expires Dec. 04, 2024

A statement of the reason(s) for the variance request that address the following three conditions:

1. Special circumstances or conditions

The request for the variance is to delay of the start of construction of bike path until paths are built on each side of the property. If built now, the bike path would not be connected to anything. During the building plan phase, it was suggested that Claycraft Road may be widen in the future. If so, the bike path will be destroyed during the street widening.

For these reasons, the final approved construction drawings included a note that "Public sidewalk to be added at later time once additional sidewalk is installed in the area" (page C200, executed on 02/27/2019 by the City)

2. Necessary for preservation and enjoyment of property rights

The owner has agreed to install the bike path but only to delay its construction until there are bike paths on each side of the property to connect. Granting this variance will avoid the need to construct the path twice if the City widens Claycraft Rd.

3. Will not adversely affect the health or safety

There are no sidewalks or bike paths currently located on Claycraft Rd. This variance request will not adversely affect the health or safety.

Central Park LLC  
7344 N. Western Ave  
Chicago, IL 60645

Gahanna Business Mart Partnership  
c/o Wallace F. Ackely Co  
695 Kenwick Rd  
Columbus, OH 43209

Central Ohio Community Improvement Corporation  
PO Box 6355  
Columbus, OH 43206

MHI Ohio Commerce Center  
PO Box 9495  
Fargo, ND 58106

Plainco Inc.  
885 Claycraft Rd  
Columbus, OH 43230

CAC Group LLC  
Wuelfing R. Edwards  
99 Forest Dr.  
Boise, ID 83716

Value Recovery Group II  
919 Old Henderson Rd  
Columbus, OH 43220

Step Enterprises  
11708 Huntington Way  
Pickerington, OH 43147



18660™/MC

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®Go to [avery.com/templates](http://avery.com/templates)  
Use Avery Template 18660

Gahanna Business Mart Partnership  
c/o Wallace F. Ackely Co  
695 Kenwick Rd  
Columbus, OH 43209

Central Park LLC  
7344 N. Western Ave  
Chicago, IL 60645

Central Ohio Community  
Improvement Corporation  
PO Box 6355  
Columbus, OH 43206

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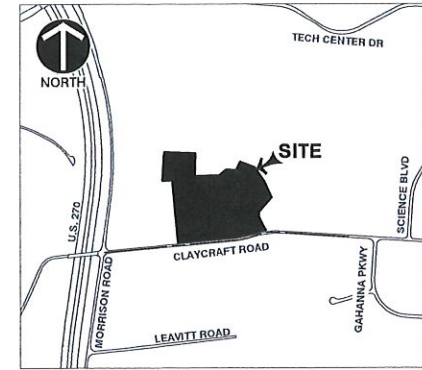


# PRIVATE SITE IMPROVEMENT PLAN CLAYCRAFT WAREHOUSE

TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3;  
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

FEBRUARY 2019

PLANNING COMMISSION APPROVAL DATE: 01/09/2019



VICINITY MAP  
1" = 1,000'



## STANDARD CONSTRUCTION DRAWINGS

CITY OF GAHANNA	CITY OF COLUMBUS	ODOT
	AA-S102	
	AA-S133A	
	AA-S133B	
	AA-S161	
	AA-S169	

THE STANDARD CONSTRUCTION DRAWINGS LISTED ABOVE SHALL BE CONSIDERED A PART OF THESE PLANS.

## VARIANCE TABLE

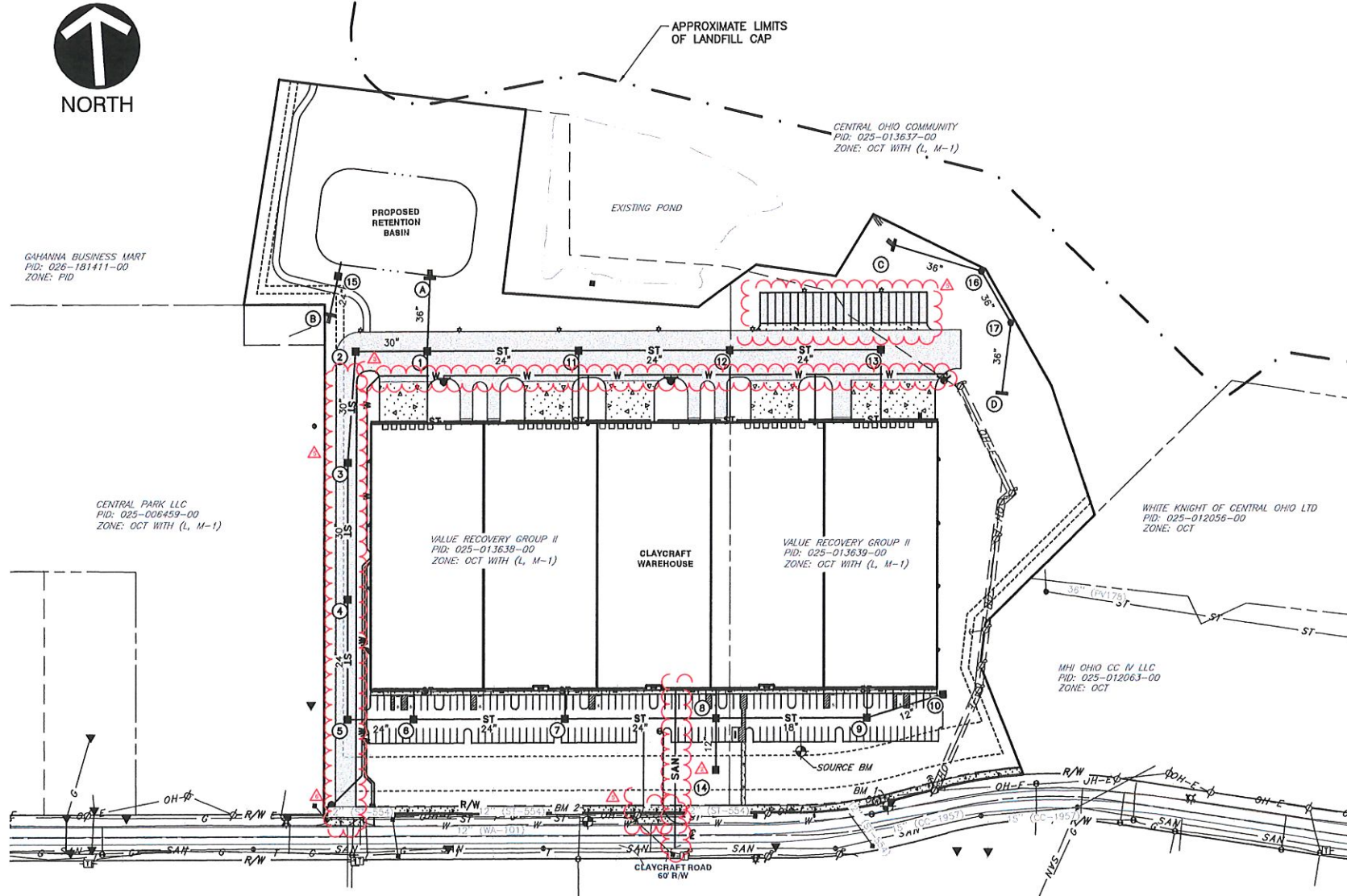
DESCRIPTION	APPROVAL DATE

## BENCHMARKS (NAVD88)

SOURCE BM (NAVD 88)  
TOP OF A 30" X 5/8" REBAR WITH A CAP INSCRIBED C.E.C. INC. TRAV PT #200. ELEVATION WAS DETERMINED USING STATIC GPS OBSERVATIONS PERFORMED ON NOVEMBER 13 OF THE YEAR 2018 AND ARE BASED ON A NGS OPUS-S SOLUTION USING OHIO SOUTH (NAD 83), NAVD(80128) DATUM. NORTHING: 726087.178 EASTING: 1870227.007 ELEV=799.396

BENCHMARK 1  
SOUTH BOLT ON THE HYDRANT, LOCATION NORTH SIDE OF CLAYCRAFT ROAD, 1550' EAST OF THE INTERSECTION OF CLAYCRAFT ROAD AND MORRISON ROAD. ELEV=844.46

BENCHMARK 2  
SOUTH BOLT ON THE HYDRANT, LOCATED NORTH SIDE OF CLAYCRAFT ROAD, 1150' EAST OF THE INTERSECTION OF CLAYCRAFT ROAD AND MORRISON ROAD. ELEV=829.95

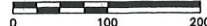


**SITE STATISTICS**  
PERMANENT AREA  
PRE-DEV: 16.17 ACRES  
POST-DEV: 2.08 ACRES  
IMPERVIOUS AREA  
PRE-DEV: 0.78 ACRES  
POST-DEV: 14.87 ACRES

## SITE PLAN

SCALE: 1"=100'

SCALE IN FEET



## REFERENCES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. ON 10/17/2018.
- EXISTING UTILITY INFORMATION SHOWN PER RECORDS AND PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. ON 10/17/2018.
- ALL OF THE PROJECT SITE IS IN THE FLOOD HAZARD ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39049C0351K, EFFECTIVE DATE JUNE 17, 2008



800-362-2764 or 8-1-1  
www.oups.org

**OWNER**  
VALUE RECOVERY GROUP II LLC  
919 OLD HENDERSON RD  
COLUMBUS, OH 43220  
PHONE: (614) 975-5629  
CONTACT: DAVID POE  
EMAIL: DPOE@VALUERECOVERY.COM

**DEVELOPER**  
FED ONE DUBLIN, LLC  
800 INDUSTRIAL PARKWAY  
PLAIN CITY, OHIO 43084  
PHONE: (614) 570-8823  
CONTACT: SARA HANES  
EMAIL: SHANES@ROROHIO.COM

**ENGINEER/SURVEYOR**  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
250 OLD WILSON BRIDGE ROAD, SUITE 250  
WORTHINGTON, OHIO 43085  
PHONE: (614) 540-6633  
CONTACT: BRIAN BURKHART, PE  
EMAIL: BBURKHART@CECINC.COM

## DRAWING INDEX

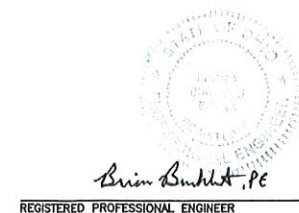
NUMBER	DESCRIPTION	SHEET TITLE
1	C000	COVER SHEET
2	C001	GENERAL NOTES
3	C002	ESTIMATE OF QUANTITIES
4	C003	STANDARD DRAWINGS
5	C100	EXISTING CONDITIONS & DEMOLITION PLAN
6	C200	SITE PLAN
7	C300	GRADING PLAN
8	C301	ADA RAMP GRADING DETAILS
9	C400	STORM SEWER PROFILES
10	C401	STORM SEWER PROFILES
11	C402	SANITARY SEWER PROFILES
12	C500	UTILITY PLAN
13	C501	WATER METER ROOM
14	C600	RETENTION BASIN DETAIL
15	C601	CONSTRUCTION DETAILS
16	C900	EROSION & SEDIMENT CONTROL PLAN
17	C901	EROSION & SEDIMENT CONTROL NOTES & DETAILS

## CITY OF GAHANNA APPROVAL

THE CITY OF GAHANNA SIGNATURES ON THIS PLAN SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

WATER/RESOURCES ENGINEER: [Signature] DATE: 02/26/2019  
DIRECTOR OF PUBLIC SERVICE & ENGINEERING: [Signature] DATE: 2/27/19  
DIVISION OF FIRE: [Signature] DATE: 2-27-19

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE CITY ENGINEER.



REGISTERED PROFESSIONAL ENGINEER  
DATE: 02/26/2019

## REVISION RECORD

NO	DATE	DESCRIPTION
1	01/09/2019	WATER REBAR LAD IN ADDED, ADJUSTED SWALE ON EAST SIDE OF BUILDING
2	01/09/2019	SANITARY SEWER LINED EAST
3	01/09/2019	NORTHERN WATERLINE MOVED TO NORTH
4	02/27/2019	MOVE PROPOSED F-CUT EAST OF EXISTING STORM
5	02/27/2019	CHANGED WESTERN DRIVE TO 20' WIDE, CHANGED PAVEMENT, CHANGED APPROACH AND
6	02/27/2019	MOVED F-CUT TO WEST SIDE OF DRIVE

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

FED ONE DUBLIN LLC  
CLAYCRAFT WAREHOUSE  
CITY OF GAHANNA  
FRANKLIN COUNTY, OHIO

## COVER SHEET

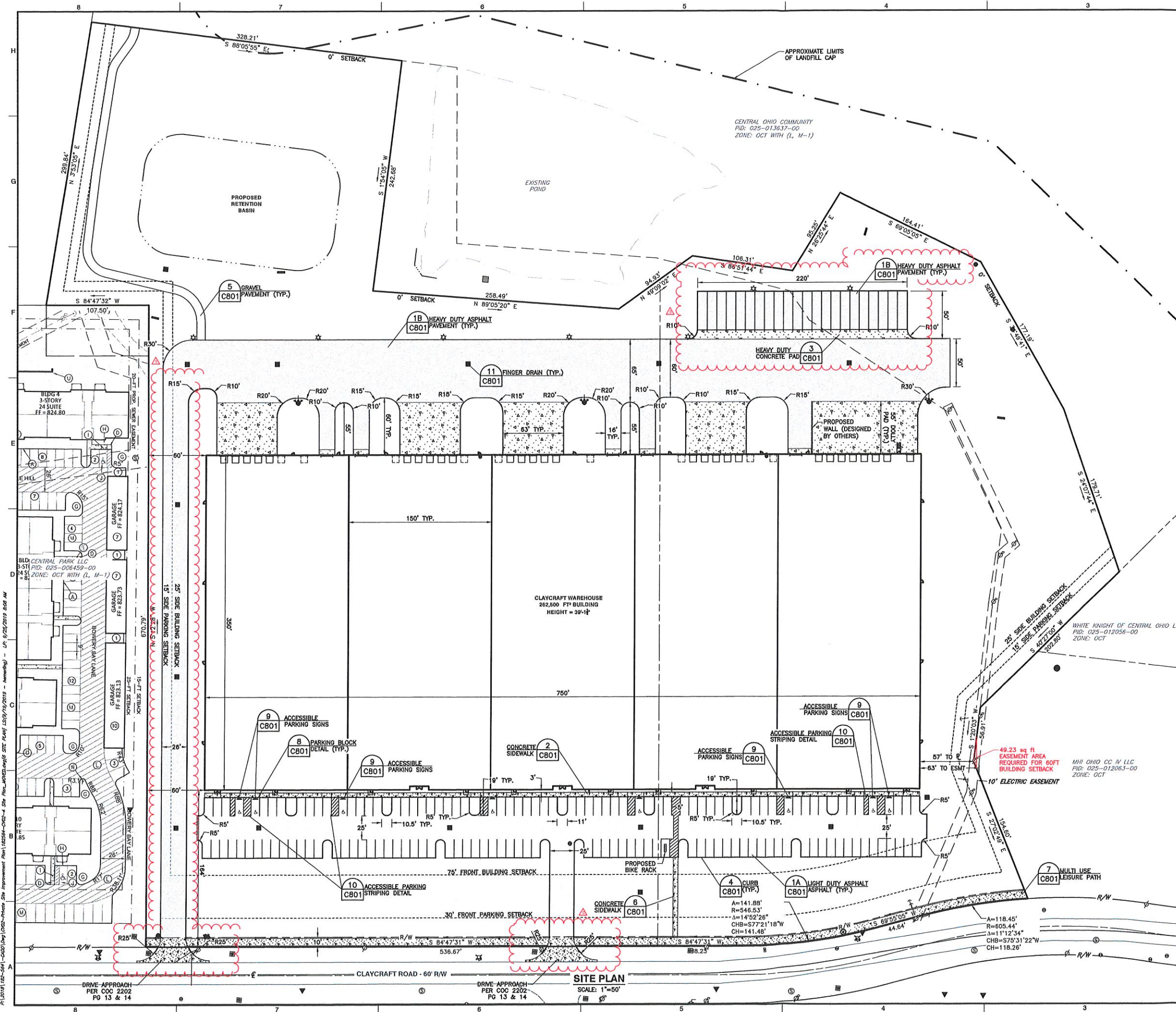
DRAWING NO.:  
DATE: FEBRUARY 2019  
DRAWN BY: HKE  
CHECKED BY: BAB  
PROJECT NO.: 182-564  
APPROVED BY: [Signature]

C000

SHEET 1 OF 17

PV-411





NOTE:

PUBLIC SIDEWALK TO BE ADDED AT A LATER TIME ONCE ADDITIONAL SIDEWALK IS INSTALLED IN THE AREA.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED RIGHT OF WAY
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM YARD DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

SITE STATISTICS

TOTAL ACREAGE	±16.93 AC
ZONING	OFFICE, COMMERCE & TECHNOLOGY (OCT) WITH LIMITED OVERLAY (L, M-1)
BUILDING SETBACKS	
FRONT	75 FT
SIDE ADJACENT TO COMMERCIAL	25 FT
SIDE ADJACENT TO BEDFORD LANDFILL	0 FT
REAR ADJACENT TO BEDFORD LANDFILL	0 FT
PARKING SETBACKS*	
FRONT	30 FT
REAR/SIDE ADJACENT TO COMMERCIAL	15 FT
REAR/SIDE ADJACENT TO BEDFORD LANDFILL	0 FT

PARKING DATA

BUILDING SQUARE FOOTAGE	262,500 FT²
NUMBER OF SPACES REQUIRED	104 10% (262,500FT²/350FT²) + (1 SPOT PER BUSINESS • 5 BUSINESSES) + 90% (262,500FT² / 10,000FT²)
NUMBER OF SPACES PROVIDED	144 (8 HANDICAP)

REVISION RECORD

NO.	DATE	DESCRIPTION
1	11/12/2019	CHANGED WESTERN DRIVE TO 20' WIDE CHANGED PAVEMENT CHANGED APPROACH PAVEMENT

Civil & Environmental Consultants, Inc.

250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085

614-540-6633 - 888-598-6808

www.cedinc.com

FED ONE DUBLIN LLC

CLAYCRAFT WAREHOUSE

CITY OF GAHANNA

FRANKLIN COUNTY, OHIO

SITE PLAN

DATE:	FEBRUARY 2019	DRAWN BY:	HKE
DWG SCALE:	1" = 50'	CHECKED BY:	BAD
PROJECT NO.:	182-564	APPROVED BY:	

DRAWING NO.:

C200

SHEET 6 OF 17

PV-411





December 17, 2019

Trevi Enterprises LLC  
8400 Industrial Pkwy  
Plain City, OH 43064

RE: Project 870 Claycraft Rd Variance Comment Letter

Dear Trevi Enterprises LLC:

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

### **Building**

1. No comments.

### **Fire District**

2. The fire division has not comment on the following issues:

The sign plan DR19  
The color accent for the exterior of the building DR19  
On the Bike Path V19

since these are not referenced in the 2017 Ohio Fire Code.

### **Parks**

3. No Comment per Julie Predieri

### **Community Development**

4. Please be aware that staff cannot support the variance request. The approved final development plan included an 8' wide bike path. This was a condition of approval. The reasons for the variance as stated in the application, while logical, go against a city initiative to have pedestrian facilities. Also, staff does not agree that approving the variance wouldn't potentially create an unsafe situation as this facility is adjacent to a residential use.

Please also be aware that there is not any proposed widening or other improvements proposed for this area of Claycraft Road.

### **Engineering**

5. The referenced plan note indicating a delayed construction of this pathway would not align with Gahanna City Code and the approved FDP. Public Service and Engineering suggested that the application seek this variance if they desired to delay construction of the path.

870 Claycraft provided 10-ft of new right of way to accommodate future widening of Claycraft Rad, as envisioned by Gahanna's Thoroughfare plan. This proposed bike path is to be located at the edge of the new right of way limit, where it would be unlikely to conflict with a future widening.

Per code section 1317.05, upon receipt of an occupancy permit, this Developer deposited escrow funds in lieu of this walk's construction. Without an approved variance from the obligation to construct this walk the Developer must complete these improvements within 6 months of issuance of an occupancy permit.

**Soil & Water Conservation District**

6. No Comment Received.

**Public Safety**

7. No Comment Received.

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

Sincerely,

Kelly Wicker  
Administrative Assistant



December 23, 2019

## Applicant response to City comments

RE: Project 870 Claycraft Rd Variance Comment Letter

### Community Development

4. Please be aware that staff cannot support the variance request. The approved final development plan included an 8' wide bike path. This was a condition of approval. The reasons for the variance as stated in the application, while logical, go against a city initiative to have pedestrian facilities. Also, staff does not agree that approving the variance wouldn't potentially create an unsafe situation as this facility is adjacent to a residential use.

Please also be aware that there is not any proposed widening or other improvements proposed for this area of Claycraft Road.

We would request that the Variance request be submitted to Planning Commission. We continue to believe the reasons for the variance provided are valid.

### Engineering

5. The referenced plan note indicating a delayed construction of this pathway would not align with Gahanna City Code and the approved FDP. Public Service and Engineering suggested that the application seek this variance if they desired to delay construction of the path.

870 Claycraft provided 10-ft of new right of way to accommodate future widening of Claycraft Rd, as envisioned by Gahanna's Thoroughfare plan. This proposed bike path is to be located at the edge of the new right of way limit, where it would be unlikely to conflict with a future widening.

Per code section 1317.05, upon receipt of an occupancy permit, this Developer deposited escrow funds in lieu of this walk's construction. Without an approved variance from the obligation to construct this walk the Developer must complete these improvements within 6 months of issuance of an occupancy permit.

We would request that the Variance request be submitted to Planning Commission. We continue to believe the reasons for the variance provided are valid.







The following variance has been requested:

- Chapter 1108.01(f)/1107.01(d) – Sidewalks/paths/trails required where they do not currently exist.
  - The applicant has requested to defer installation of the path until paths/sidewalks are built on each side of the property.
  - It should be noted that the request to vary sidewalks requires a recommendation by Planning Commission and approval by City Council.

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.

#### Land Use Plan

The subject property is located within the South Gateway as identified in the Land Use Plan. One of the development principles for the South Gateway is the construction of multi-use paths within the area with a priority of construction on primary roadways. The Plan goes on to state that sidewalks/paths should link sites and extend into each site to provide access to buildings. The approved FDP depicts a connection from the building to the path.

#### Recommendation

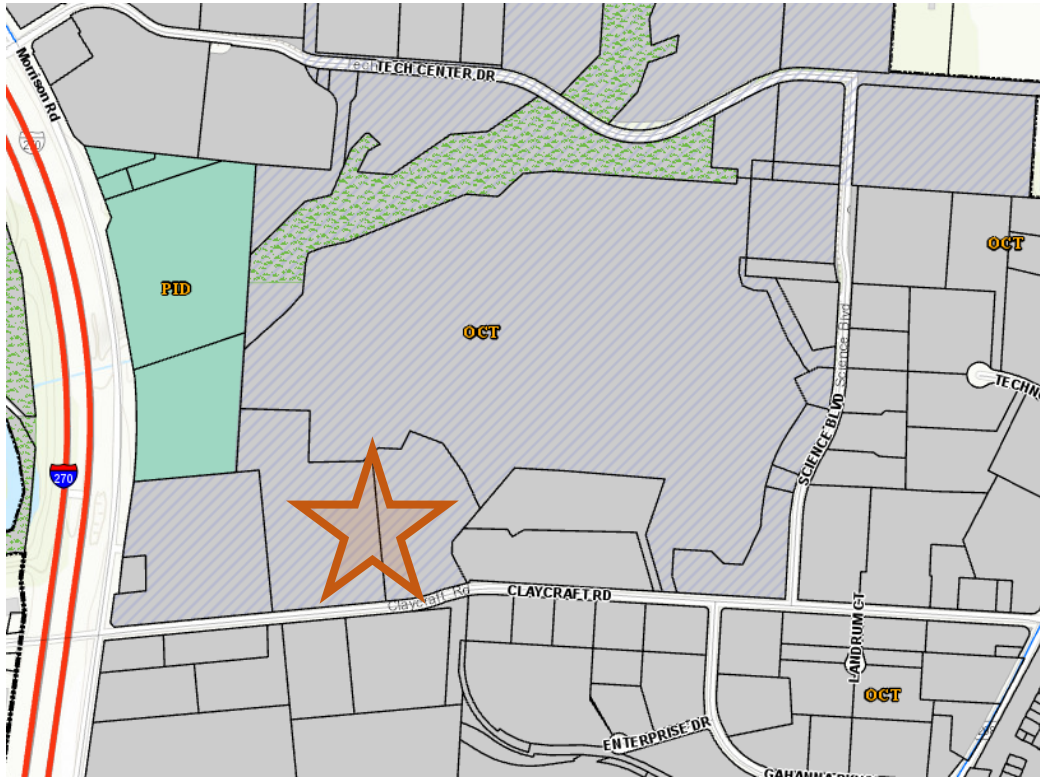
Staff cannot support the requested variance. The code requires and the applicant agreed to install a path along the frontage of the property. The City Engineer has indicated that the location of the path should not interfere with any future road widenings. It should be noted that at one point in time the City had anticipated improvements to Claycraft Rd and had those improvements included in our annual Capital Needs Assessment. Those improvements are no longer a priority and are not included in the Capital Needs Assessment and it is not known when or if there will be any improvements to the road. That means, at this time, there isn't a high probability that the City will install sidewalks on Claycraft Rd.

An additional reason staff cannot support the variance is that the Land Use Plan recommends sidewalks specifically for this area. It realizes that amenities such as paths/sidewalks are important in areas where there's a high concentration of employees. Additionally, the property immediately to the west is an apartment building. This use produces a large number of pedestrians who would benefit from a path rather than walking on Claycraft Rd which has a large amount of truck traffic.



The City has already helped to reduce the costs with developing the property by granting a tax abatement that is estimated to save the property owner over \$3,600,000 over a ten year period.

Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
City Planner