



ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

VARIANCE APPLICATION

Project/Property Address or Location: 6579 Taylor Rd.		Project Name/Business Name: Taylor Commercial Park	
Parcel ID No.(s): 027-000008-00	Zoning Designation: OCT	Total Acreage: 23	
Description of Variance Requested: The current requirement is a 45 foot front parking setback and 75 foot building setback. We are asking for a 25 foot front parking setback and 40 foot building setback in order to meet the building space requirements.			
STAFF USE ONLY – Code Section(s): 1155.04(5)(1)(A) - Yards Required 1155.04(6)(1)(A) - Parking setback			
APPLICANT Name-do <u>not</u> use a business name: Robert M. LeVeck		Applicant Address: 1500 W. Third Ave. Ste. 120 Co	
Applicant E-mail: rleveck@leveckconstruction.com		Applicant Phone No.: 614-582-4765	
BUSINESS Name (if applicable):			
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) Julie A. Faist		Property Owner Contact Information (phone no./email): 614-475-6677/julie.faist@gmail.com	

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: 3/25/21

INTERNAL USE

Zoning File No.

V-0145-2021

RECEIVED:

KAW

DATE:

3-31-21

PAID:

500.00

DATE:

3-31-21



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.

Julia Faist, Executor - Estate of Junkerman
(property owner name printed)

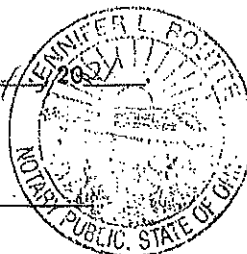
[Signature]
(property owner signature)

1-28-2021
(date)

Subscribed and sworn to before me on this 28th day of January, 2021

State of Ohio County of Franklin

Notary Public Signature: [Signature]



JENNIFER L. ROUTTE
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
Lifetime Commission

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.

Robert M. LeVeck III

(applicant/representative/property owner name printed)

[Signature]
(applicant/representative/property owner signature)

(date)

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

State of _____ County of _____

Notary Public Signature: _____

Stamp or Seal



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.

Robert M. LeVeck III

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

1/28/21
(date)

Subscribed and sworn to before me on this 28th day of January, 2021.

State of Ohio County of Franklin

Notary Public Signature: Aaron L. Perkins



AARON L. PERKINS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
February 11, 2025

JEFFERSON WATER & SEWER
6455 TAYLOR RD
GAHANNA, OH 43230

ACCI PROPERTIES LLC
1301 RESEARCH RD
GAHANNA, OH 43230

HENRY/PRICE INVESTMENT, LLC
3583 PAMELA DR
COLUMBUS, OH 43230

OTA REALTY COMPANY LLC
5969 E LIVINGSTON AVE
COLUMBUS, OH 43232

EASTGATE COMMERCIAL PARK
625 EASTGATE PKWY
GAHANNA, OH 43230

DANA EIDEN
1150 REYNOLDSBURG-NEW ALBANY RD
BLACKLICK, OH 43004

Variance Application Required Statement of Variance

Special Circumstances or Conditions

Variance from Chapter 1155.04 of the zoning code requiring a 45-foot parking setback and a 75-foot building setback on the north side of the property. Due to the stream on the property the parking and/or building cannot be moved in order to meet the parking space requirements for the building. This situation creates a special circumstance or condition for which a variance should be granted.

Necessary for Preservation

The requested Variance is necessary to preserve the value of the Property and its unique location for development as proposed. If the City imposed the requirements for which the Variance is being requested, the Applicant would not be able to proceed with the development of the Property as proposed, thereby detracting from the value of the Property and its utility for use to preserve property values generally by permitting the proposed development consistent with the City's Land Use Plan.

Will Not Materially Affect Adversely the Health and Safety

The requested Variance will not materially adversely affect the health and safety of the Property, adjacent, or nearby properties or the City as a whole. In fact, if the proposed development is granted the requested Variance and allowed to proceed, the proposed development will have a positive effect on the health and safety of all concerned by providing high quality development in the community.



April 14, 2021

LeVeck Commercial Construction
625 Eastgate Pkwy
Gahanna, OH 43230

RE: Project 6579 Taylor Rd Variance Comment Letter

Dear LeVeck Commercial Construction:

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

Parks

1. No Comments Per Julie Predieri

Engineering

2. Engineering has no objections to the requested variance.

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

Sincerely,

Kelly Wicker
Administrative Assistant

STAFF REPORT

Request Summary

Final Development Plan (FDP), Design Review (DR), and variance approval has been requested to construct approximately 250,000 square feet of industrial, flex, and storage space. The property is located within the Office, Commerce, and Technology (OCT) zoning which permits the uses by right. In fact, similar development was approved and has recently completed construction on the adjacent property to the east.

The subject property is located on Taylor Rd, just west of Eastgate Pkwy. Development in the area primarily consists of industrial, manufacturing, and storage of materials. Truck traffic is common with these uses with a low amount of visitor traffic.

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

- Parking shall accommodate employees and not degrade the appearance of the development.
- Building materials are important to protect property values but a more liberal standard should be applied to OCT.
- Landscaping should be used to maximize visual interest.
- Access should be limited in number but well defined to all traffic.

The proposed building materials, building design, and landscaping meet the requirements of the code. OCT has increased design standards over general commercial districts; however, these mainly apply to buildings that are primarily office in nature. Additionally, the proposed design/materials are similar to the project on the adjacent property that recently completed construction.

Variance

Variances have been requested to permit a reduced setback along Taylor Rd for both buildings and parking. Setbacks in OCT vary based on proposed use. Industrial uses such as these require a 75' building setback and a 45' setback for parking areas adjacent to the right-of-way of Taylor Rd. The applicant is requesting a 40' building setback and a 25' parking setback.

Staff anticipates the zoning code rewrite to allow for a lesser setback than the current code. This is consistent with recommendations of the land use plan which call for setbacks of 0-50 feet.

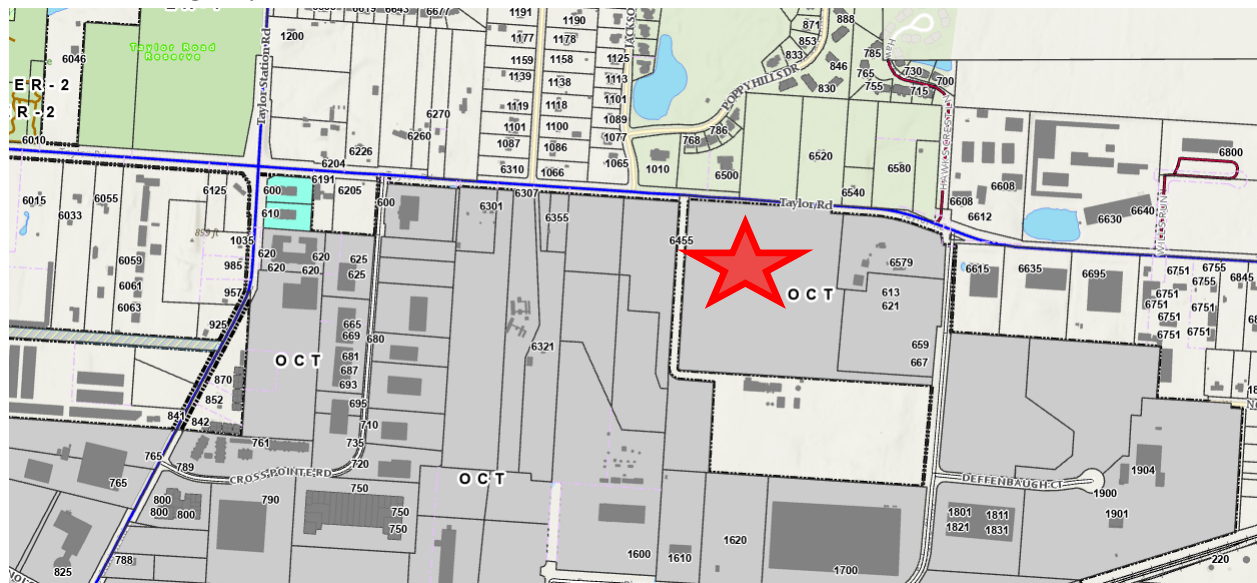
Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- 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.

Recommendation

The subject property is zoned to permit the requested uses. The land use plan designates the property as Industrial, Research, and Innovation. The requested uses are permissible within the land use designation. The surrounding properties are developed with similar uses at similar intensities. Staff believes the requested applications should be approved as submitted.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning