



Pat Zollars, Chair
Alex Furst, Vice-Chair
Teresa Alabi
Toni Kleckley
Keith Benner
Amy Barnhart
Lee Bivens

Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, February 22, 2024

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 2/8/2024
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance
2. App# 2023-5487; 7305 E. Main Street; Richard Holmes; Certificate of Appropriateness

D. NEW BUSINESS

1. App# 2023-5665; 8209 Taylor Road; Dennis Meacham; Conditional Use

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
February 8, 2024**

CALL TO ORDER

ROLL CALL

Appoint Chair, Vice Chair and Secretary

Ms. Kleckley nominated Mr. Furst as Chair. Seconded by Mr. Bivens.
Mr. Bivens nominated Mr. Benner as Vice Chair. Seconded by Ms. Kleckley.
Mr. Furst nominated Mr. Meyer as Secretary. Seconded by Ms. Barnhart.
All votes were in favor of the nominations.

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 11/2/23

Minutes stand approved

Planning & Zoning Board - Regular Meeting - 11/16/23

Minutes stand approved

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance

Mr. Shook provided a letter dated, December 27th, 2023 from attorney Thomas McCash, on behalf of the applicant on this matter. Mr. McCash asked that the attorney's office look back at the November 16th meeting and consider the evidence that was presented as well as the motion related to the variance. After Mr. Shook's review he does recommend the board make a motion to reconsider the application. Mr. Shook then asked if the board does approve the motion to reconsider and then table the hearing until the next meeting.

Mr. Furst: I move that we reconsider the application in question.
Mr. Bivens: I second.

RESULT:	Approved to reconsider
MOVER:	FURST
SECONDER:	BIVENS
AYES:	ALABI, BARNHART, BIVENS, FURST, KLECKLEY

Mr. Shook: The applicants attorney is here, so I would like to get his approval to table so that there's no prejudice to the applicant.

Mr. McCash: On behalf of the applicant, we would request tabling to your next Planning and Zoning meeting, in hopes there will be a full board.

Mr. Furst: I do move that we table the application to our next regular meeting at the applicant's request.
Ms. Barnhart: I will second.

RESULT:	Approved to Table
MOVER:	FURST
SECONDER:	BARNHART
AYES:	ALABI, BARNHART, BIVENS, FURST, KLECKLEY

NEW BUSINESS

App# 2023-5664; 6541 E Main St; Chris Huber; Variance

Mr. Meyer read the staff report into the record.

Mr. Darby added that the applicant performed a parking study that studied the traffic patterns and the parking on an hourly basis for several weeks at the existing food pantry. This study resulted in the recommendation for the 100 parking spaces that they have included.

Mr. Bivens asked if Heart still had a plan to use special duty officers to help control traffic issues that may or may not occur.

Ms. Wooten said if the officers were still needed they would be there. Safety is their first concern, and they will use an officer as needed.

Mr. Furst asked Ms. Wooten that from their estimation, will the additional parking spaces eliminate the stacking that currently exists.

Ms. Wooten believes this will eliminate a lot of backup because this will allow the customers to come and go at their free will. She noted that they are willing to gauge business and if they need to change when people come or their hours, they are willing to do so. They do not want people on Main St. either.

Mr. Furst: Based on the staff's recommendation and the information submitted in the application, we have certainly considered the factors stated in 1109.13D of the zoning code. I do feel, based on my analysis of those factors, that the hardship is clearly met due to the nature of the applicant and their operations as well as the location. I do believe, in fact, I agree, with staff's report and their findings on all of the factors in its entirety, and therefore I move that we accept this variance as submitted.

Mr. Bivens: I'll second.

RESULT:	Approved
MOVER:	FURST
SECONDER:	BIVENS
AYES:	ALABI, BARNHART, BIVENS, FURST, KLECKLEY

App# 2023-5611; 6541 E Main St; Chris Huber; Major Site Plan

Mr. Meyer read the staff report into the record.

Mr. Darby read the staff's recommendations and all the conditions have been addressed or are agreed upon.

Mr. Bivens asked if the right in, right out was still in the plans.

Mr. Meyer explained that the comments regarding the curve at the entrance is something that will be taken care of in the PGU process, but that the access is not intended to change, just the materials.

Ms. Alabi asked what the reason for the extended walkway was.

Mr. Meyer explained that a three-foot sidewalk is the minimum, but the standard is five-foot. This was adjusted by working with the fire department and the engineering firm to come to an agreement on the best use of space for the uniqueness of this development.

Mr. Furst asked if anyone from the audience would like to speak about this application. Nobody came forward.

Ms. Alabi questioned if the drive was being shared with Wright Patt. The drive is not being shared.

Mr. Bivens made a motion to approve the major site plan with the staff recommendations noted in the staff report.

Ms. Barnhart: I'll second.

RESULT:	Approved
MOVER:	BIVENS
SECONDER:	BARNHART
AYES:	ALABI, BARNHART, BIVENS, FURST, KLECKLEY

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman

THOMAS M. McCASH
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December 27, 2023

Chris Shook
Reynoldsburg City Attorney
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

RE: 7305 E. Main St. Variance and Certificate of Appropriateness
hearing of November 16, 2023

Dear Chris,

At the request of Darrin Leist, I am submitting to you this letter of concerns relative to the hearing held on November 16, 2023 and what I believe is improper actions taken by the Planning and Zoning Commission and a request that the city perhaps reconsider the application given the unique issues relative to the site and the applicants proposal.

In regard to our variance request, my clients request dealt with two signs facing Main St and what has been viewed as a sign being placed on the rear of the building. Not all of these elements can be seen together.

1. Main St Signs

a. Wall Sign:

Reynoldsburg Coty Code §1105.03(5)(a) provides in part that “A. Wall sign. One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable.”

My clients building is 36 feet wide facing Main St which would permit a wall sign of 72 square feet. The proposal for the wall sign is 16.67 square feet located at the eave of the building. This sign is 77% smaller than permitted. Additionally, because of the city's Main St renovations, the decorative street light/traffic signal for the southbound traffic from Lancaster Ave partially obscures the view of this sign unlike other properties in the area resulting in a less effective sign for my client, however important due to Main St. being the primary thoroughfare adjacent to my client's property.

Along with the decorative street light/traffic signal, my clients curb cut for this property was removed, requiring access to his site solely from the rear from Broad Alley.

b. Projecting Sign:

Reynoldsburg Coty Code §1105.03(5)(B) provides in part that “B. Projecting sign. One (1) projecting sign constructed of wood or metal, including its mounting structure, may be mounted upon and be perpendicular to the wall of a building at a ninety (90)

degree angle. The surface area of each face of such projecting sign shall be a maximum of six (6) square feet.”

My client’s proposal is to provide a 4 SF projecting sign, 33% smaller than permitted. Nearly every business along Main St. has either a projecting sign, ground mounted sign perpendicular to Main St or as in the case of 7360 Main St. Additional wall signs facing the direction of traffic flow.

These two signs, provide the direct advertising of my clients’ business with his business name and comply with the requirements of the Sign Code. As noted above, the combined area of these signs is significantly below the permitted area which we would have liked to have pointed out as part of the discussion regarding the rear “sign”.

2. Broad Alley “Sign”

My client was proposing what has been classified as a third sign by the Planning Department, that being an illuminated barber pole. Under the requirements of the Ohio State Cosmetology and Barber Board and the Revised Code §4709.13(A)(7) it is a violation of the licensing regulations for a barbershop to not display “a recognizable sign or barber pole indicating that it is a barber shop, and the sign or pole is clearly visible at the main entrance to the shop.”

The requirement is a recognizable sign, i.e. a sign with the business name or a barber pole visible from the main entrance to the shop. The main entrance to my client business is on the rear of the building. The Main St. signs are not visible from the main entrance, thereby requiring my client to have a sign or barber pole at the rear of the building.

Instead of a brand sign with his business name, my client elected to use the iconic barber pole, which the Revised Code does not necessarily designate as a sign. The proposed barber pole is 1.78 SF in area and illuminated only when the business is open, similar to various “Open” signs that exist in the area and appear to not be regulated in the Sign Code other than perhaps as a Window Sign.

The barber pole is unique to the use as a barber shop similar to the Sign Code regulations for gasoline stations advertising the price of gas as an industry standard. In the case of a barber pole it cannot be used by other businesses and if my client’s business were to leave, the barber pole would have to be removed unless another barber shop would propose to be located there.

We believe this barber pole is unique to this specific use similar to the electronic signs for gas stations and approving the barber pole would be limited to only this particular use thereby avoiding establishing a precedent for three signs or providing for a permanent 3 sign approval for this property.

The board approved the barber pole and lighting for the wall sign at the front but would not approve having three “signs” for fear of establishing precedent and/or creating a situation where this property would have 3 signs approved. As noted above, we don’t feel that that is truly the case but we were never given the opportunity to present our positions above.

Notwithstanding the current approval of 2 signs, a barber pole and a wall sign, my client would have the opportunity for other supplemental signs in accordance with the Sign Code and not requiring approval of the Planning Board. Specifically,

1. A 32 SF banner sign for display not more than 45 days per year, equating to 3.75 days/month.
2. Flags, with his business name/logo. The code does not limit the type of flag to National, State or City flags.
3. A 6 SF sandwich Board sign.
4. Two window signs on Main St. not exceeding 30% of the window.
5. A 2 SF temporary sign, installed for a limited period of display, including decorative displays for holidays or public demonstrations.
6. A delivery vehicle, with business name, parked in the delivery space along the side of the building. This is not regulated by the current Sign Code.

All of these would be in addition to what the planning commission has presently approved and would provide a significant amount of signage area beyond the extra 4 SF of a projecting sign.

My client desires to provide tasteful and well-integrated signage into his project. He is not asking for the maximum area of wall sign, maximum area of projecting sign AND a third sign. His proposal is significantly less than what would be permitted. He is willing to forgo, as a condition of approval of the Wall, Projecting and Barber Pole as presented, his rights to a Banner Sign, Flags which are not National, State or City, Window Signs, Temporary Signs other than holiday displays (lights, garland etc.) and not having a delivery vehicle parked daily at the side of the building. This would be in addition to the current conditions that he agreed to as part of the variance approval.

We have not formally received the approved Board minutes and signed decision of the board at the present time. We would hope that the Board would move to reconsider this application given the above detailed discussion at its January, 2024 hearing which would be the first hearing after the November 16, 2023 meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas M. McCash', with a stylized, cursive script.

Thomas M. McCash



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
November 16, 2023**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Kleckley, Zollars, Barnhart, Benner, Bivens

ABSENT: Alabi

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars.

PUBLIC COMMENT

Stella Todd, P.O. Box 1026 Reynoldsburg, Ohio 43068.

Ms. Todd wanted to discuss the area in which children walk back and forth to school and how it needs to be cleaned up a bit more. There's trash going up and down the street. She stated that Reynoldsburg is doing a pretty good job at keeping the streets clean as far as mowing. Ms. Todd did not state what street she was referring to or what school.

UNFINISHED BUSINESS

App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance

Ms. Buathier read the staff report into the record.

Mr. Zollars asked for the applicant to state their name and address for the record.

Mr. McCash is the attorney representing 1833 French House LLC and Profilers Grooming Company LLC.

Mr. Furst asked about the conditional use application and their desire to maintain the historical character of the building, but planning to use modern materials. He

asked them to expand on how they plan to maintain the historical character.

Mr. McCash explained they plan to maintain as much as the historical characters, as far as size of windows, locations, etc., but also use modern materials that are more durable and easy to maintain. He stated that the structure of this house has suffered for a while for not having proper maintenance. They are not going for historic preservation, but actually trying to mimic the historical character while using modern materials to ease the maintenance.

Mr. Furst asked if the masonry material on the back was actual stone material versus a plastic that mimics masonry. Mr. McCash told the board it is an actual stone that is already on the building. Mr. McCash explained that putting stone on requires a foundation and that's why synthetic stone is used. Mr. Furst explained that if the application called out stone, that the board would hold them to that material. Mr. McCash said, "we will not be installing plastic."

Ms. Kleckley asked the applicant to update the board on any updates regarding the hardship on the third sign.

Mr. McCash told the board they are able to have two signs of any particular combination. The building next door has a ground sign, a wall sign and a wall sign on the alley side. He pointed out that the chiropractor's office also has these same three signs. From their standpoint, the client is asking to be treated just like his next-door neighbor. Mr. McCash explained that their third sign is a barber pole, which is a traditional sign that dates back to the middle ages and it's an iconic logo. Mr. McCash stated that by Ohio law, he has to have a sign or barber pole at the entrance for licensing. The main entrance is on the south side of the building to comply with the Americans with Disabilities Act and accessibility. Rather than putting a sign with the business name, the applicant wants to put a barber pole sign. The applicant is asking for traditional signage with a glass piece and internally illuminated. This sign will only be illuminated when they are open. The business hours are 9 A.M. to approximately 7-7:30 P.M.

Mr. Benner wanted to ensure the applicant was aware that everyone else on Main Street was treated according to the zoning code at that time. The chiropractor's office has been there a long time and doesn't compute with the current application. This application is being reviewed on the zoning code as of right now. If this application was 10 years ago, he might have gotten it, but today's code says two signs.

Mr. McCash was not aware if any of the businesses around him were granted variances, or if the code changed, but they have three signs and would like similar signage granted to him.

Mr. Benner reiterated that anywhere you go in Reynoldsburg, you may find things that have been there that were grandfathered in. The city does not go out and make people change things, but anything new is subject to the current code.

Mr. Furst: We have consistently, especially in this district, denied variances for

additional signs. So, you know, if we were to deny this variance, it would be consistent with those prior determinations.

Mr. McCash recognized that the city has made some changes to the code, but believes the barber pole is a slightly different type of sign. He believes this sign is a piece that would only be there for this business and would be removed in the future if another business was to come in.

Mr. Furst explained that this request is for an internally illuminated sign, not a variance request for a barber pole. Giving a variance for an internally illuminated sign on this property would allow subsequent use of the sign for future businesses, where none are in this district.

Mr. McCash respectfully disagreed, they are asking for a variance for a third sign, the third sign being a barber pole. A barber pole that is internally illuminated. He claims the variance is specific to just the barber pole itself.

Mr. Furst asked if the applicant would be willing to accept a non-illuminated barber pole.

Mr. McCash stated that his client would prefer a traditional barber pole that is internally illuminated. The light will go off when the business is closed. This would not be illuminated 24 hours to advertise the business.

Mr. Furst explained that the concern is more about setting a precedent that might be harmful in the future.

Mr. McCash doesn't feel as if this will set a harmful precedent because the internal illumination is specific to the barber pole, as an iconic, traditional, barber pole sign.

Ms. Buathier reminded the board and applicant that the variance is to allow three signs, instead of two. Not a specific sign. There are four variances; one for the number of signs, one is for the type of material for a projecting sign, one for the type of external illumination that is not listed and one to allow one projecting sign to be internally illuminated.

Mr. Zollars asked to have a motion on each variance individually.

Mr. Bivens: I motion that we deny the variance for three signs.

Mr. Furst: Second

RESULT:	DENIED
MOVER:	Bivens
SECONDER:	Furst
AYES:	Benner, Kleckley, Zollars
NAYS:	Barnhart

Mr. McCash wanted to note in the record that the applicant was not permitted to provide any type of presentation or testimony before the decision was made.

Mr. Furst doesn't have any issues with the externally illuminated sign or the sign material and thinks it is consistent with how the signs are lit within the district.

Mr. Benner offered the applicant a chance to discuss the additional variances. Mr. McCash told the board the exterior illumination is soffit lighting to prevent anything that may detract from the architecture of the building.

Mr. Benner confirmed that the applicant had nothing to add about the other three variances.

Mr. McCash asked for the glass part of the barber pole to be supported.

Mr. Benner once again ensured the applicant didn't have anything to add to any of the other variances.

Mr. McCash said as far as the variance for the material, no.

Mr. Furst: I move that we accept the variances in these sections as stated by staff for the projecting sign material and the front lit external illumination.

Ms. Barnhart: I'll second.

Ms. Buathier noted the sections 1105.03.C.V.2 and 1105.03.C.11.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Benner, Bivens, Kleckley, Zollars

Ms. Buathier: That just leaves the variance for internal illumination, section 1105.03.C.3.

Mr. McCash reiterated that his client would like this to be more of an open sign where it would only be on when the barber is there. Hours of operation are 9am - 7:30pm. The only time it would be on in darkness would be the 6pm-7:30pm time period. This is not on all night like other signs that are internally illuminated.

Mr. Furst asked if the board was to restrict the variance to the barber pole for this specific use, for this conditional use application, if the applicant would agree to that. Mr. McCash said, "Yes".

Mr. Meyer asked for the applicant to verify the hours because there seemed to be a conflict in what Mr. McCash said. Mr. McCash confirmed the hours are 9am - 7pm.

Mr. Furst: I do move that we accept the variance for the internally illuminated projecting sign with the following conditions: that it only applies to a barber pole

projecting sign, that it is for this site, and this specific Certificate of appropriateness that the applicant is presenting this evening, and that the sign only be lit during the applicant's stated business hours.

Mr. Bivens: I'll second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Bivens
AYES:	Barnhart, Benner, Kleckley, Zollars

App# 2023-5487; 7305 E. Main Street; Richard Holmes; Certificate of Appropriateness

Ms. Buathier read the staff report into the record.

Mr. Furst asked the applicant why they chose this location as there are a number of haircutting establishments in close proximity. Mr. Furst stated there are two other shops within a one block radius and a number of women's haircutting establishments nearby. Mr. Furst is worried about another failed business at this location.

Mr. McCrary told the board this is an upscale male barber shop or male spa. They will offer pedicures, manicures and massages, with memberships. This is not a walk-in, looking for clients, this is membership-based.

Mr. Furst asked Mr. McCrary if he thought his business plan significantly set himself apart from his competitors. Mr. McCrary said, "most definitely".

Mr. McCrary agreed with the staff's recommendation for the roof to be black material.

Mr. Bivens: I make a motion to approve the Certificate of Appropriateness with the staff recommendations.

Ms. Kleckley: I second.

RESULT:	Approved
MOVER:	Bivens
SECONDER:	Kleckley
AYES:	Barnhart, Benner, Furst, Zollars

NEW BUSINESS

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman

November 7, 2023

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Richard Holmes; 7305 E. Main Street: Variance Application

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. The subject site is located at 7305 E. Main Street. The 0.25 acre site is currently a vacant building. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant states the requested variance is for signage.
- b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the north, west, east and south of the subject site. The surrounding land uses consist of parking lot to the north, a veterinary to the west, retail – small format to the east and dwelling – multi-unit building to the south.
- c. The applicant is requesting four (4) variances to the sign regulations. The requests would allow one projecting sign to be made of glass and be internally illuminated. It would allow a wall sign and another projecting sign to be externally illuminated, via front lit. The fourth variance would allow for three (3) signs total on the site.
- d. The applicant did submit a site plan showing layout of the site, parking areas, drive aisles, location of the building, etc. The required number of parking spaces, drive aisle and parking space dimensions all meet the zoning code requirements.
- e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.
- f. The applicant states they are requesting 4 variances with regards to signage. There are currently no signs on the existing building, except for a wayfinding sign on the front.

2. Project Review

- a. The applicant is seeking four (4) sign variances. Below are list of the following variances:
 - i. Section 1105.03.C.iii, “The following types of lighting shall be permitted in the ORD-C: exterior illuminated, gooseneck lighting, shadow lit, bulb

surround – non-flashing or blinking, and bulb surround – flashing or blinking.”

1. The applicant is proposing to have the north elevations wall and projecting sign to be externally illuminated via front lit wall lighting. The zoning code does not call out front lit wall lighting as a permitted type of exterior illumination.
 - a. The applicant identifies needing front lit external illuminated signage to enhance the aesthetics and safety of the establishment. That the light itself will be concealed, helping to maintain the original architectural character of the building, while allowing the illumination of the proposed signage.
2. The applicant is also proposing to allow the south elevation projecting sign to be internally illuminated. The zoning code does not permit internally illuminated signs in the ORD-C district.
 - a. The applicant identifies the need for an internally illuminated projecting sign to adhere to modern visibility standards.
- ii. Section 1105.03.C.v, “A maximum of two (2) of any combination of the following sign types shall be permitted per lot in the ORD-C...”
 1. The applicant is proposing three (3) signs total, two (2) projecting signs and one (1) wall sign. The zoning code only permits a total of 2 signs on each lot.
 - a. The applicant identifies the need for 3 signs to inform customers where the entrances into the business/location of the establishment is. That the rear entrance is their main entrance, along with an entrance located at the front of the building.
- iii. Section 1105.03.C.v.2, “One (1) projecting sign constructed of wood or metal, including its mounting structure, may be mounted upon and be perpendicular to the wall of a building at a ninety (90) degree angle. The surface area of each face of such projecting sign shall be a maximum of six (6) square feet. It shall not project more than three feet (3’) from the building façade, and shall not use a guy wire or angle iron support structure unless within the plane of the sign. A projecting sign shall be located no less than nine feet (9’) above the sidewalk or ground level. Any applicant requesting a permit for a projecting sign which REYNOLDSBURG ZONING CODE 113 extends over a public right-of-way shall provide for a hold-harmless agreement with the City”.
 1. The applicant is requesting the south elevation projecting sign material of a glass cylinder be permitted. The zoning code only allows projecting signs to be made of wood or metal.
 - a. The applicant identifies the hardship of needing glass as a

permitted projecting sign material due to the iconic Barber Pole sign used when operating a barbershop.

- b. The following variance factors are considered below:
- i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 1. The external illumination variance request is in accordance with the general purpose and intent of the regulations of the zoning code and the ORD-C zoning district. The internal illumination, additional signage and different material for a projecting sign are not in accordance with the general purpose and intent of the regulations of the zoning and the ORD-C zoning district.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 1. All requested variance would not permit the establishment of a land use that is not already permitted. The site plan states that the intended land use is for “Personal Care and Beauty Services”, which is a permitted land use in the Olde Reynoldsburg Commercial zoning district.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. The applicant states in one of the hardships that they need a total of 3 signs, with 2 signs on the front and 1 sign on the rear of the building, due to two sides of the building not easily distinguished from each other. The Zoning Code allows two signs to be placed on the parcel/site. There are currently no existing signs on the subject site/building, except for a wayfinding sign. Staff is of the opinion that placing one sign on the front and rear of the building would allow the applicant to sufficiently identify the building, and would not be deprive the property owner of the reasonable use of land, and would still allow the building to be identified with only two signs. The permitted number of 2 signs per lot applies to all parcels zoned ORD-C, Olde Reynoldsburg Commercial District. All requested signage could be externally illuminated, to help illuminate and identify the signage at night.

2. The zoning code does allow external illumination, and the applicant is requesting an additional type of external illumination requested. This type of external illumination while not listed, should be permitted, due to the unique nature of the building, in that it is already an existing structure. Due to the location of the roof overhang, second story windows and limited room along the front of the building, front lit lighting should be permitted. Staff is of the opinion that the use of a barber pole with glass cylindrical material should be permitted in this instance only, since this signage is a specific identifier of barber shops, and would not apply to other businesses in the area that are not barbershops.
- iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 1. While staff is not aware if the applicant was knowledgeable about the sign requirements for this site, the applicant was made aware of these requirements after starting the Certificate of Appropriateness process in March of 2023. Staff is of the opinion that requesting an additional sign and requesting internal illumination for signage are self-created hardships. The variances are self created, due to the reasons stated above in Project Review.b.iii. The applicant could identify their building both on the front and rear of the building using one sign for each entrance. The applicant could also illuminate their signage externally, instead of internally, meeting the intended code requirement.
 2. Due to the uniqueness of a barber pole sign, and that the material is generally made of a glass cylinder, staff is of the opinion that requiring metal or wood for this projecting sign would not be a self created hardship, but is unique to barbershops only. Staff is also of the opinion that while front-lit lighting is not a listed external illumination method for signage, it is still a type of external illumination. That properties with signage located in the ORD-C, Olde Reynoldsburg Commercial District are intended to be externally illuminated. Allowing an additional type of external illumination, based on the existing design of the building should be permitted, due to the Zoning Code not specifically identifying front lit as a permitted external illumination type.
- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish

this purpose.

1. Staff is of the opinion that allowing an additional sign, along with internal illumination for signage are not necessary for the reasonable use of the land or the building. The applicant can identify the building, one sign on the front and one sign on the rear of the building for patrons to identify the building. The applicant can also externally illuminate the signage, so that it is easily identifiable.
 2. Staff is of the opinion that due to the uniqueness of the land use being a barbershop, and that a barber pole is generally made out of glass cylindrical material used to identify a barber shop, that it would be the minimum request to have a barber pole as signage. Staff also believes that requesting a different type of external illumination would be the minimum variance needed to reasonably light all signage on the subject site. That granting this variance would be reasonable for the use of the building.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
1. The requested variances will not impair an adequate supply of light or air to adjacent properties. The requested variances will also not increase congestion, increase the danger of fire, endanger the public safety or diminish or impair property values of the adjacent properties.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
1. Granting a sign to be internally illuminated, allowing an additional sign on site, or allowing projecting sign materials to be anything other than metal or wood, would allow this property owner special privileges unduly denied by this Code to other land, structures or buildings in the same district. Allowing an additional type of external illumination, font-lit, would allow the owner a different type of external illumination, however all land owners in this district are permitted external illumination. The type itself is just not listed, therefore staff does not believe granting this variance would give the owner special privileges, since the overall type of lighting, external lighting, is a permitted type of sign lighting.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

- 
1. Granting the variances would not permit a non-conforming land use, since the variances requested are for signage and not the use of land itself. The proposed land use of a barbershop is a permitted land use under personal care and beauty services in the zoning code.
 - ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 1. Staff is of the opinion that the requested variances for a different type of external illumination, and to allow a barber pole with glass cylindrical material are not a matter of convenience. That the applicant is trying to meet the zoning code requirements of external illuminated signage, and that a barber pole itself is a unique form of signage only requested for barbershops and would apply to barbershops.
 2. Staff however is of the option that an additional sign requested and internal illumination are a matter of convenience. The additional signage would allow two signage along the front façade of the building, which is not necessary based on their statement of hardship. That a sign in the front and a sign in the rear could identify both entrances into the existing building. The illumination of any sign could be done through external illumination, which is what the zoning code requires.
 3. Recommendations
 - a. Staff recommends denial of the following variances, Section 1105.03.C.v to permit one additional sign, and Section 1105.03.C.iii to permit internally illumination based on the following reasons:
 - i. The request for an additional sign, for a total of three signs appears to be a matter of convenience, since a sign can be placed at both the front and rear entrance of the building under the current zoning regulations. The applicant has also not demonstrated a hardship with regards to needing a third sign for the subject site. Allowing the applicant to have more than the permitted number of signs, would set a future precedent to allow more than the permitted number of signs, which other surrounding properties with the same zoning are required to meet.
 - ii. The request for internally illuminated signage appears to be a matter of convenience. The applicant does not state in their statement of hardship why the proposed sign is required to be internally illuminated, when it could easily be externally illuminated on the site. Staff is of the opinion granting internal illumination of a sign on the subject site, would set a future precedent to all internal illumination on other properties, when the intent of the zoning code is for external illumination only in the ORD-C zoning district.
 - b. Staff recommends approval of the following variances, Section 1105.03.C.v.2 to

permit glass as a permitted projecting sign material, and Section 1105.03.C.iii to permit front lit external illumination based on the following reasons:

- i. The request to allow glass as a permitted projecting sign material is not consistent with the permitted materials found in Section 1105.03.C.v.2, however staff is of the opinion that in this instance, due to the unique nature of the sign, in that is specifically a barber pole, that the material of glass be permitted. Glass is also not a standard sign material generally used for signage, however a barber pole consistently is made of glass, and in and of itself is a unique identifier as a sign. Due to the sign being a barber pole, and the land use being a barbershop, staff would recommend approval of the requested glass material for this specific projecting sign.
- ii. Staff also recommends approval of front lit external lighting for proposed signage on the subject site. The zoning code identifies different types of external illumination, however it does not identify front lit lighting. With the unique architecture of the existing building and location of signage, staff recommends approval of front lit external lighting. Staff is of the opinion that external lighting in the ORD –C zoning district is the intended lighting for this district. That allowing front lit external lighting would be consistent with the intended lighting of the zoning code.



App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7305 E. Main St. Reynoldsburg, OH	Parcel ID#(s): 06-00022600
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): 1833 French House Holding Company, LLC	
Contact Email: profilerscars@gmail.com	Contact Phone Number: (614) 499-1479

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Styling & Profiling Men's Grooming Lounge	Contact Name: Alexander McCrary
Contact Email: profilerscars@gmail.com	Contact Phone Number: (614) 499-1479
Description of Use: Barber Shop/Spa	

III. APPLICANT INFORMATION

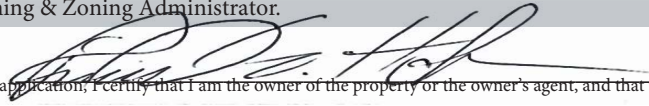
Applicant Name: Richard E. Holmes, AIA	Applicant Address: 14 West First Street, Suite 306, Dayton OH 45402
Applicant Phone Number: (937) 223-2500 x 23	Applicant Email: holmesr@taguit.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):

SEE ATTACHED

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:  Date: **10/19/23**
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

****OFFICE USE ONLY****

Additional Notes:

Zoning Information Zoning District: _____ ☐ Major/Minor Site Plan ☐ Olde Reynoldsburg District ☐ Other: _____	Additional Approval Required ☐ Major/Minor Site Plan ☐ Other: _____	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Administrator: _____ Date: _____		

FRENCH HOUSE7305 East Main St.
Reynoldsburg, Ohio

October 19, 2023

VARIANCE REQUEST

(a) Section 1105.03.C.v to increase the number of signs from 2 to 3.

#1 24" x 24" Metal Projecting Sign (Front Elevation)

#2 8" High x 25 FT Long Wall Sign @ 16.66 SF

Individual Metal Letters (Front Elevation)

#3 36" High Glass & Alum. Projecting Sign (Barber Pole)

(b) Section 1105.03.C.iii to permit an internally illuminated Barber Pole projecting sign on
the building's South Elevation. Sign #3(c) Section 1105.03.C.v.2 to permit clear material to be used for the Barber Pole sign
that is not wood or metal. Sign #3

(d) Section 1105.03.C.iii to permit a front lit, (non-flashing) wall sign. Sign #2

P:\2307 FRENCH HOUSE\2307 DOCUMENTS\OCT 19 PACKAGE\2307 VCUA 101923.docx

Section 1109.13 (D)

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.

The variances will provide enhanced signage and permit the operator to attract customers to his business. The signage will be "low-key" and compatible with the architecture. No glaring or flashing lighting will be used. The Barber Pole is required by the State of Ohio.

- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

The variance will not revise the underlying zoning or permitted uses on the property.

- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.

The property contains existing parking to the rear, the lack of signage on the rear of the building would deprive the operator of important visibility from the parking lot.

Signage facing traffic on East Main St. and from the intersection and Lancaster Dr. will improve the visibility of this business.

- ☐ There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

As stated, the long -term viability of this business requires visibility to the public.

- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the

restrictions. he hardship results from the application of this Code and is suffered directly by the property in question.

The Owner is aware of the restrictions and seeks these modest variances to improve the appearance of his building. The proposed signage is compatible with the surrounding neighborhood.

- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

Signage is a fundamental part of every business' publicity.

- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

The signage will be low-key, tasteful and will have no negative impact on the public safety.

- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

Other buildings on East Main have similar amounts of signage. Most are integrated into the architecture of the building.

- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

No such assertion is made for consideration.

- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

The variances are requested primarily to permit the inclusion of the Barber Ple which is a requirement of the State of Ohio Licensing.

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068
October 20, 2023

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Variance Request Hardship Letter- Section 1105.03 C.v

To Whom It May Concern,

I am writing to formally request a variance under Section 1105.03 C.v of the Reynoldsburg Zoning Code. The purpose of this letter is to explain the specific hardship that necessitates the increase in the number of signs from 2 to 3 at 7305 E Main St.

The nature of the business and the property layout make it challenging for customers to locate us. The existing two signs are not sufficient to adequately direct potential customers to our establishment, especially from different angles of approach, such as Water St, Apple Alley and Broad Alley. This limitation has had a detrimental impact on our visibility and accessibility, may result in a decline in foot traffic and sales. In addition, The French Country House style has an unusual layout in which the front of the building looks totally different then the rear of the building.

Other businesses in the immediate area have both wall signs and ground mounted signs. Our Main St. frontage is proposing a wall sign and a projecting sign which is similar type signage to the wall sign/ground sign combination. Our building is located such that a ground sign is not feasible to be installed due to setbacks and visibility.

Our third sign, the barber pole is a requirement from the state of Ohio. Ohio Administrative Code Rule 4713-1-12 Business Sign Requirements states "All businesses licensed or permitted by the Board shall have a sign stating in English the name of the business as submitted in the business application to the Board. The sign or barber pole shall be displayed at the main entrance and be clearly visible from the street. A barbershop may display a barber pole in lieu of a sign."

Our main entrance from our parking is on the south side. This also provides our handicapped access which we are required to provide under the Americans with Disabilities Act and the Ohio Building Code. By our licensing requirements as sign or a barber pole is required to be at our main entrance. Without it, we can lose our ability to operate.

We firmly believe that granting a variance to increase the number of signs from 2 to 3 does not adversely impact the community and allows us to have similar signage along Main St as other business and provides for a minimal sign on our south side main entrance in compliance with our licensing regulations. All three signs are not visible at one time.

We assure you that we will comply with all other relevant zoning regulations and requirements in our signage design, location, and aesthetics.

We kindly request your consideration of our variance request and hope that you will find our case compelling. We are committed to maintaining the visual character of the area while addressing our unique hardship.

Thank you for your time and consideration. We look forward to the opportunity to discuss our request in detail at the upcoming hearing.

Sincerely,

Alexander McCrary
profilerscars@gmail.com

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068
October 20, 2023

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Variance Request Hardship Letter- Section 1105.03.iii
Variance Request Hardship Letter- Section 1105.03.C.v.2

To Whom It May Concern,

I am writing to formally request a variance under Section 1105.03.iii and Section 1105.03.C.v.2 of the Reynoldsburg Zoning Code. The property located at 7305 E Main St., Reynoldsburg, OH 43068. The purpose of this letter is to explain the specific hardship and the necessity to use the iconic Barber Pole sign. The “why” and “what” the Barber Pole it is required to be on display.

Ohio Administrative Code Rule 4713-1-12 Business Sign Requirements

All businesses licensed or permitted by the Board shall have a sign stating in English the name of the business as submitted in the business application to the Board. The sign or barber pole shall be displayed at the main entrance and be clearly visible from the street. A barbershop may display a barber pole in lieu of a sign.

Ohio Revised Code Section 4709.01 (G)

Barber Pole means a cylinder or pole with alternating stripes of any combination including red and white, and red, white, and blue, which run diagonally along the length of the cylinder or pole.

*The Barber Pole has a shiny chrome metal top and bottom. A clear glass cylinder with a light bulb in the center for illumination so the red, white and blue candy cane can be easily noticed from a far!

The current zoning regulations prohibit internally illuminated signs on the south elevation of the building, which is ideal location of our proposed Barber Pole sign. The front of the building and the rear of the building look totally different, which could cause confusion and potential traffic hazards. My parking an main entrance is on the south side and Ive chosen a barber pole in lieu of a sign as provided in OAC 4713-1-12. Placing barber pole sign on the south elevation gives customers from Water St, Broad Alley, and Apple Alley a more efficient way to locate the barbershop. Our request for a variance stems from the need to maintain the historical and classic appearance that is synonymous with barbershops while adhering to modern visibility standards of our barber pole sign.

The barber pole, as a sign is not visible with the other signs at the front of the building. Other businesses immediately adjacent to our area have both wall signs as well as ground signs along E. Main St. Our wall sign and projecting sign is no different than a wall sign and ground sign combination other businesses utilize. The rear main entrance for our business provides to handicapped accessibility, which we are required to provide under the Americans with Disabilities Act and the Ohio Building Code. By our

licensing requirements as sign or a barber pole is required to be at our main entrance. Without it, we can lose our ability to operate.

We kindly request your consideration of our variance request and hope that you will find our case compelling. We are committed to maintaining the visual character of the area while addressing our unique hardship. Thank you for your time and consideration.

Alexander McCrary
Profilerscars@gmail.com

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Hardship Variance Request from Section 1105.03.C.iii

To Whom It May Concern,

I am writing to formally request a hardship variance for Styling and Profiling Men's Grooming Lounge, located at 7305 E Main St, Reynoldsburg, OH 43068. We are seeking a variance from Section 1105.03.C.iii of the zoning regulations to permit the installation of a front-lit non-flashing wall washer light.

The installation of a front-lit non-flashing wall washer light will enhance the aesthetics and safety of our establishment. It will contribute to the overall visibility and security of our premises, making it more welcoming and secure for our customers. We choose this very popular light source but was not listed as one of the lighting options used in the Building and Zoning Code. The front-lit non-flashing wall washer light which is very common and popular light source is also known as "Can Lights".

We wish to emphasize that the proposed wall washer light will not be in violation of any other zoning regulations, and it is in alignment with the character of the neighborhood. Furthermore, it will not cause any adverse impact on the surrounding properties or the community. The fixture is concealed in the soffit and minimizes the "business" that visible type lights can have on the building elevation. A concealed light maintains more of the original architectural character of the building, while allowing illumination of the sign.

In conclusion, we kindly request that you consider our hardship variance request favorably. We are committed to complying with any conditions or restrictions imposed by zoning board and the ensuring that the installation of the wall washer light is done in a manner that is in harmony with the neighborhood.

Thank you for your attention to this request. We look forward to your favorable response and the opportunity to further discuss the details of our requested if needed.

Sincerely,

Alexander McCrary
Member
Profilerscars@gmail.com

THE FRENCH HOUSE

ALTERATIONS

7305 E MAIN ST
REYNOLDSBURG, OHIO 43213

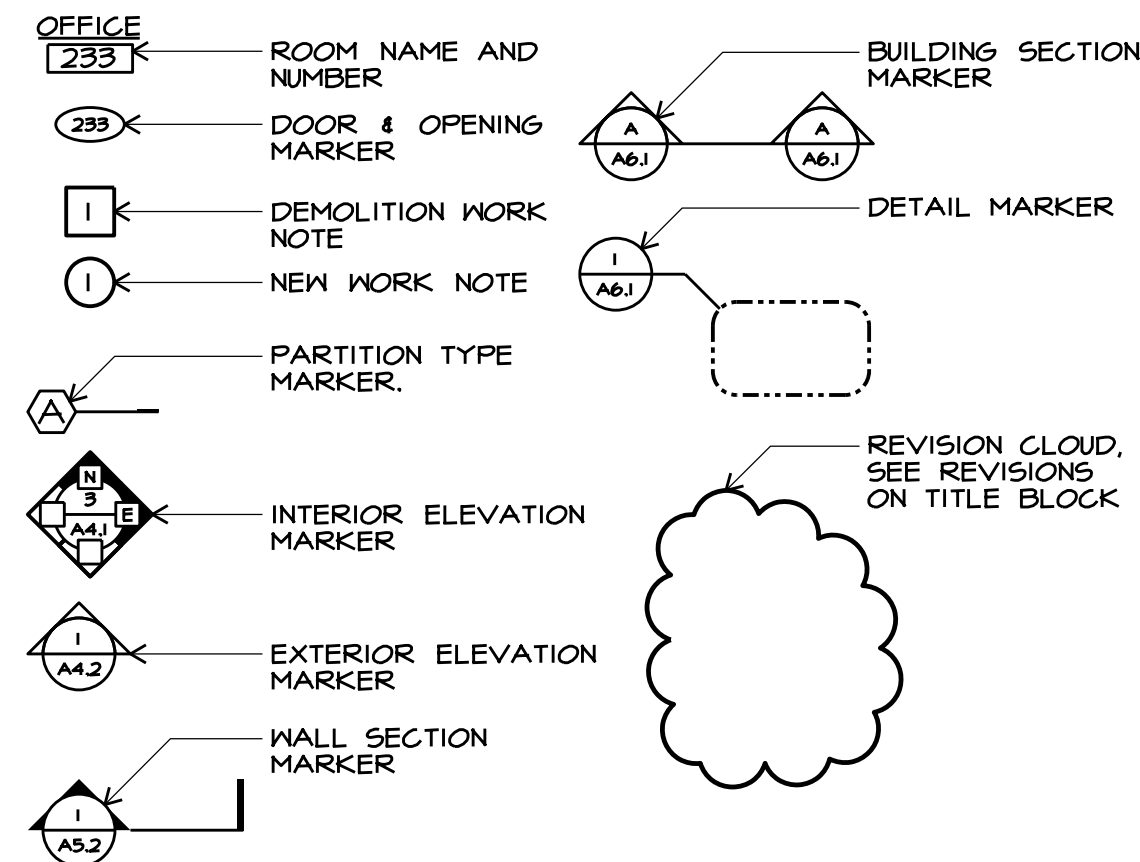
CONSTRUCTION DOCUMENTS

ABBREVIATIONS:

AB	ANCHOR BOLT	HDR	HARDWARE	R	RADIUS, RISER
AC	AIR CONDITIONING	HGT	HEIGHT	REF	REFERENCE
ACoust	ACOUSTICAL	HM	HOLLOW METAL	REFR	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	HORIZ	HORIZONTAL	REIN	REINFORCED(D)
ALUM	ALUMINUM	HT	HEIGHT	REQD	REQUIRED
ASPH	ASPHALT	HVAC	HEATING, VENTING, AND AIR CONDITIONING	REV	REVISION
		INDN	FOUNDATION	RH	RIGHT HAND
BD	BOARD	IN	INCH	RM	ROOM
BLK.G	BLOCK(S)	HN	HOT WATER	RO	ROUGH OPENING
BM	BEAM	HMM	HOT WATER HEATER	ROM	RIGHT OF WAY
BO	BOTTOM OF	ID	INSIDE DIMENSION		
BRG	BEARING	INSUL	INSULATION	S	SOUTH
BSMT	BASEMENT	INT	INTERIOR	SC	SOLID CORE
		JST	JOIST	SCHED	SCHEDULE
CJ	CONTROL JOINT	JT	JOINT	SECT	SECTION
CF	CUBIC FEET	KIT	KITCHEN	SF	SQUARE FOOT
CL	CENTERLINE	LAM	LAMINATE	SH	SHEET
CLG	CEILING	LAV	LAVATORY	SHNR	SHOWER
CLR	CLEAR	LB	POUNDS	SH	SHOWER
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET	SM	SHEET METAL
		LG	LONG	SPEC	SPECIFICATIONS(S)
COL	COLUMN	LH	LEFT HAND	SPKR	SPEAKER
CONC	CONCRETE	LL	LIVE LOAD	SO	SQUARE
CONT	CONTINUOUS	LT	LIGHTWEIGHT	SQFT	SQUARE FEET
CU FT	CUBIC FEET	MAINT	MAINTENANCE	SOIN	SQUARE INCH
CT	CUBIC YARD	MAS	MASONRY	SS	STAINLESS STEEL
		MAX	MAXIMUM	STD	STANDARD
DIA	DIAMETER	MFR	MANUFACTURER	STL	STEEL
DL	DEAD LOAD	MCH	MECHANICAL	STOR	STORAGE
DN	DOWN	MFR	MANUFACTURER	STRUC	STRUCTURAL
DR	DOOR	MIN	MINIMUM	SUSP	SUSPENDED
DS	DOWNSPOUT	MIR	MIRROR	SYS	SYSTEM
		MISC	MISCELLANEOUS	T	TREAD
E	EAST	MO	MASONRY OPENING	TEL	TELEPHONE
EA	EACH	MTD	MOUNTED	TEG	TEMPERED GLASS
EJ	EXHAUST FAN	MTL	METAL	THK	THICKNESS
EL	ELECTRIC	N	NORTH	THRU	THROUGH
EQ	EQUAL	NA	NOT APPLICABLE	TO	TOP OF
EXIST	EXISTING	NOM	NOMINAL	TOC	TOP OF CONCRETE, TOP OF CURB
EXT	EXTERIOR	NTS	NOT TO SCALE	TOF	TOP OF FOOTING
		OA	OVERALL	TOS	TOP OF STUD, TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB
FD	FLOOR DRAIN	OC	ON CENTER	TPD	TOILET PAPER DISPENSER
FF	FINISHED FLOOR	OD	OUTSIDE DIAMETER	TYP	TYPICAL
FIN	FINISH	OH	OVERHEAD, OPPOSITE HAND	V	VINYL
FIN FLR	FINISHED FLOOR	OPNS	OPENING	VB	VAPOR BARRIER
FLR	FLOOR	OPP	OPPOSITE	VERT	VERTICAL
FNDR	FOUNDATION	PERP	PERFORATED	VOL	VOLUME
FO	FACE OF	PERP	PERPENDICULAR	VENT	VENT THROUGH ROOF
FT	FOOT, FEET	PL	PLATE, PROPERTY LINE		
FTG	FOOTING	PLAM	PLASTIC LAMINATE		
FURR	FURRED(ING)	PLBS	POUNDS PER LINEAL FOOT		
		PSF	POUNDS PER SQUARE FOOT		
GA	GAUGE, GAGE	PSI	POUNDS PER SQUARE INCH		
GALV	GALVANIZED	PT	PRESSURE TREATED		
GFI	GROUND FAULT INTERRUPTER	PTD	PAINTED		
GL	GLASS	PVC	POLYVINYL CHLORIDE		
GLULAM	GLUE LAMINATED	QTY	QUANTITY		
GRD	GROUND				
GWB	GYP SUM WALL BOARD				
GYP	GYP SUM				
HB	HOSE BIB				
HDBD	HARDBOARD				
HDR	HEADER				

SYMBOL LEGEND:

NOTE: FOR REFERENCE ONLY. ALL MAY NOT APPLY.



CODE REVIEW:

NARRATIVE: THIS PROJECT WILL PROVIDE EXTERIOR ALTERATIONS TO AN EXISTING BUILDING TO CREATE A BARBER SHOP, REPLACE WINDOWS, ADD SIGNAGE, REPLACE FRONT PORCH, AND INSTALL BI FOLDING DOORS ALONG THE SOUTH WALL.

PERMIT #2021-1989 WAS ISSUED FEBRUARY 2ND, 2022 AND ADDRESSES INTERIOR ALTERATIONS.

BUILDING DATA
SECOND FLOOR: 1031 SF
FIRST FLOOR: 1393 SF
BASEMENT: 906 SF
PORCH: 124 SF
TOTAL: 3454 SF

OCCUPANCY (OBC CHAPTER 3):
B (BUSINESS) - 2,424 SF
S-1 (BASEMENT STORAGE) - 906 SF

HEIGHT AND AREA LIMITS (CHAPTER 5)
ALLOWABLE HEIGHT: TWO STORIES / 40 FEET (TABLE 504.3 AND 504.4 PER B)
ALLOWABLE TABULAR AREA: 9,000 SF (TABLE 506.2 PER B)

CONSTRUCTION TYPE (OBC CHAPTER 6):
V-B (UNPROTECTED WOOD FRAME)

FIRE PROTECTION SYSTEMS (OBC CHAPTER 9)
FIRE PROTECTION: NOT REQUIRED (OBC 903.2.9 AND 903.2.9.1)
2. B BUSINESS FLOORS < 5,000 SF
4. S-1 BASEMENT STORAGE < 5,000 SF
FIRE ALARM: NOT REQUIRED PER OBC 907.2.2

EGRESS (OBC CHAPTER 10)
OCCUPANT LOAD (OBS TABLE 1004.1.2)
B (OFFICE): 2,424 SF / 100 = 24
S-1 (STORAGE): 906 SF / 300 = 3
TOTAL 27

NUMBER OF EXITS REQUIRED (OBC 1006.3.1): 2 PROVIDED: 2
MAXIMUM TRAVEL DISTANCE (OBC TABLE 1017.2): 200 FEET
MAXIMUM COMMON PATH OF TRAVEL (1006.3.2.2): 75 FEET

ACCESSIBILITY (OBC CHAPTER 11)
COMPLY WITH ICC A117.1 (ADA)
HANDICAP PARKING AND ACCESSIBLE ENTRANCE PROVIDED ON SOUTH SIDE OF EXISTING BUILDING
TWO ACCESSIBLE TOILETS ARE IN THE EXISTING BUILDING
VERTICAL AND HORIZONTAL GRAB BARS PROVIDED
5 EXISTING DOORS ARE 36" NOMINAL WIDTH
2 EXISTING DOORS ARE 72" NOMINAL WIDTH
2 EXISTING FRONT ENTRANCE DOORS ARE 30" IN NOMINAL WIDTH
ALL REAR BI-FOLDING DOORS TO BE 60" IN NOMINAL WIDTH

ENERGY EFFICIENCY (OBC CHAPTER 13)
COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE (IECC - 12)
WINDOWS U-VALUE: .32-PROVIDED
ATTIC: R-38
WALLS ABOVE GRADE: R-13 CAVITY + R3.8ci

PLUMBING FACILITIES (OBC CHAPTER 29)
REQUIRED: 1 WC / 1 LAV / 1 DF / 1 SERVICE SINK
PROVIDED: 2 WC / 21 LAV / 0 DF / 1 SERVICE SINK

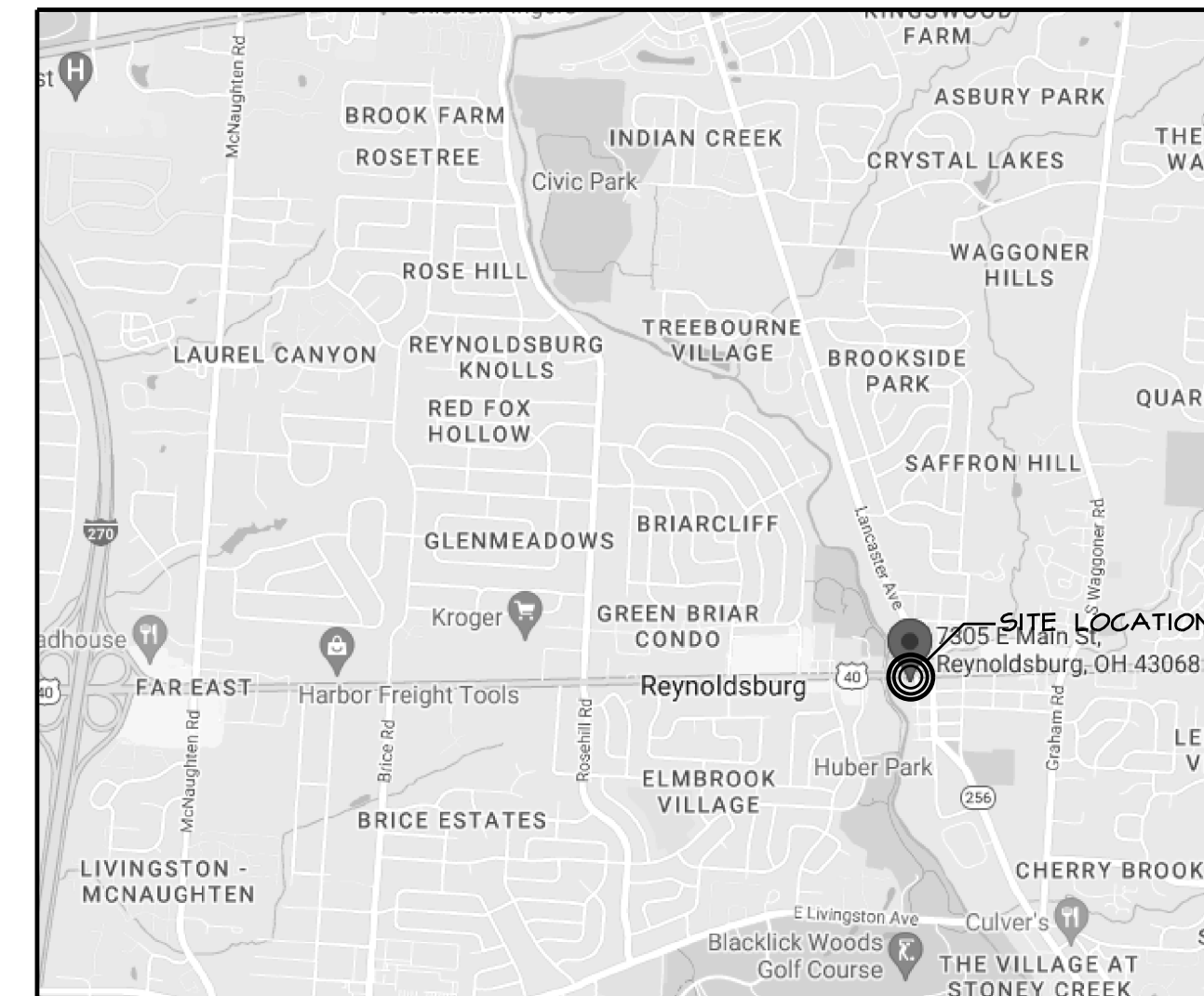
GENERAL NOTES:

- WORK SHALL NOT START UNTIL CONTRACTOR RECEIVES WRITTEN NOTICE TO PROCEED FROM THE OWNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING, ZONING, AND TRADE PERMITS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF DOCUMENTS VARY FROM THESE REGULATIONS.
- ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- MECHANICAL WORK SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO BUILDING CODE, THE OHIO MECHANICAL AND THE OHIO PLUMBING CODE.
- CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AND STORAGE AREA. OSHA SAFETY REQUIREMENTS SHALL BE IMPLEMENTED AND ENFORCED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR COMPLETION OF THE WORK, UNLESS OTHERWISE NOTED IN AGREEMENTS.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR CONSENT OF OWNER AFTER EVALUATION BY THE ARCHITECT.
- THE CONTRACTOR SHALL PREPARE AND PRESENT A SCHEDULE FOR THE COMPLETION OF THE WORK PRIOR TO COMMENCING CONSTRUCTION.
- BARRICADES AND DUST BARRIERS SHALL BE INSTALLED BY THE CONTRACTOR TO PROTECT THE PUBLIC OWNER'S PERSONNEL AND ADJACENT PROPERTY FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE DRAWINGS AND OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND OBSERVE CONDITIONS OF THE WORK RELATED TO THE CONTRACT DOCUMENTS. THE ARCHITECT SHOULD BE NOTIFIED PROMPTLY OF ANY INCONSISTENCIES FOR CLARIFICATION AND COORDINATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL WARRANT ALL LABOR AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THIS REQUIREMENT SHALL NOT SUPERSEDE OTHER SPECIFIC MATERIAL WARRANTIES WHICH MAY BE LONGER.
- CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS, AS APPLICABLE. NO WORK SHALL COMMENCE ON THIS PORTION OF THE WORK UNTIL REVIEWED BY THE ARCHITECT & THE GENERAL CONTRACTOR.
- IN PREPARATION FOR A SUBSTANTIAL COMPLETION INSPECTION, THE CONTRACTOR SHALL PREPARE A PUNCH LIST. THE CONTRACTOR SHALL COMPLETE THIS WORK WITHIN ONE MONTH OF DATE ISSUED AND PRIOR TO FINAL PAYMENT.
- SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING FROM THE GENERAL CONTRACTOR AND DISTRIBUTING TO OTHERS CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY. ANY AND ALL COPIES OF THE DOCUMENTS OF PORTIONS THEREOF MUST CONTAIN THE STATUTORY COPYRIGHT NOTICE OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS.
- CONTRACTORS PROVIDING DESIGN/BUILD SERVICES SHALL PREPARE DESIGN DOCUMENTS FOR REVIEW BY THE TENANT, THE GENERAL CONTRACTOR, AND THE ARCHITECT. DRAWINGS SHALL BE TO SAME SCALE AND FORMAT AS ARCHITECT'S DRAWINGS. (NOTE: ARCHITECT MAY PROVIDE ELECTRONIC BASE SHEETS TO CONTRACTORS AT ARCHITECT'S CUSTOMARY AND REASONABLE COSTS.) CONTRACTOR SHALL INCLUDE THE SEAL OF A LICENSED DESIGN PROFESSIONAL AND OBTAIN ALL PERMITS REQUIRED BY JURISDICTION WITH AUTHORITY OVER THIS PROJECT.
- DESIGN/BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR SYSTEMS WITH OTHER TRADES. SPECIFIC REQUESTS FOR ARCHITECTURAL AND STRUCTURAL MODIFICATIONS NEEDED TO ACCOMMODATE SYSTEMS SHALL BE MADE TO THE ARCHITECT VIA THE GENERAL CONTRACTOR IN WRITING. REQUESTS MADE AFTER THE ARCHITECT'S DESIGN DOCUMENTS ARE ISSUED FOR CONSTRUCTION MAY RESULT IN ADDITIONAL DESIGN AND COORDINATION CHARGES TO THE CONTRACTOR.

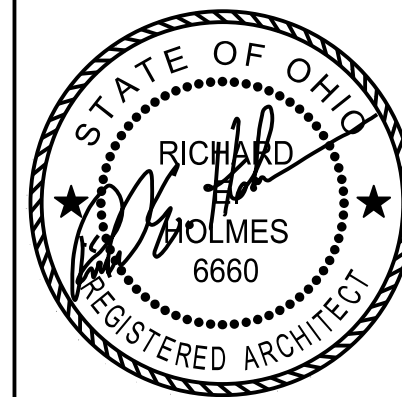
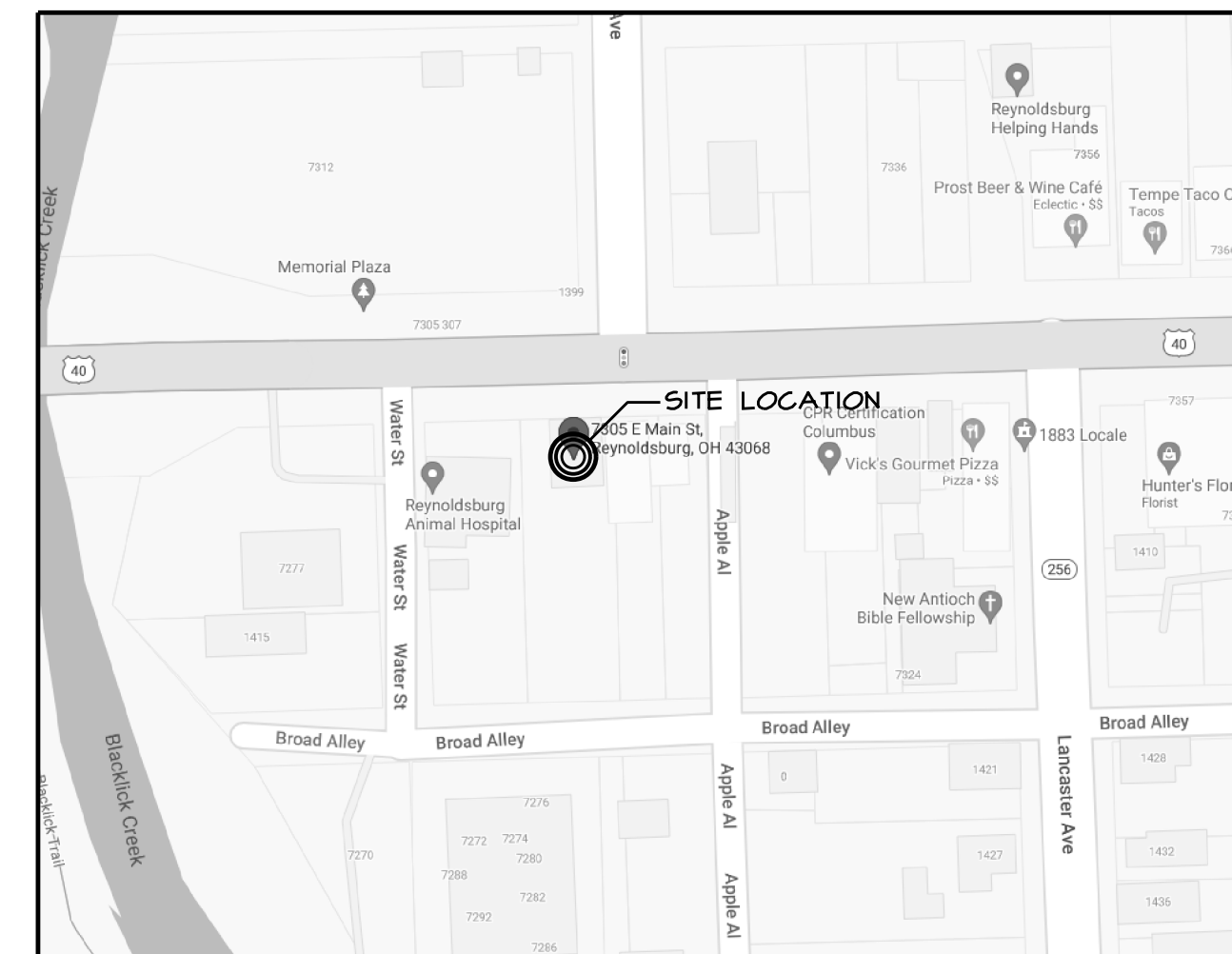
DRAWING INDEX:

TI.1	TITLE SHEET
TI.2	SITE PLAN
DI.1	DEMO PLANS
A1.1	FLOOR PLANS
A2.1	CEILING PLANS
A3.1	ELEVATIONS
A4.1	DETAILS

LOCATION MAP:



VICINITY MAP:



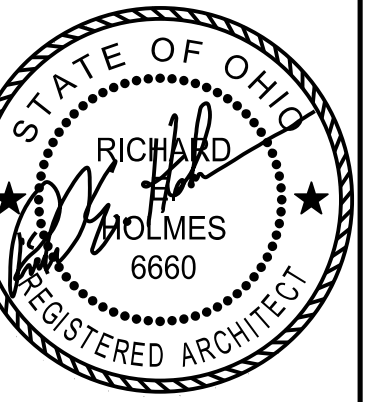
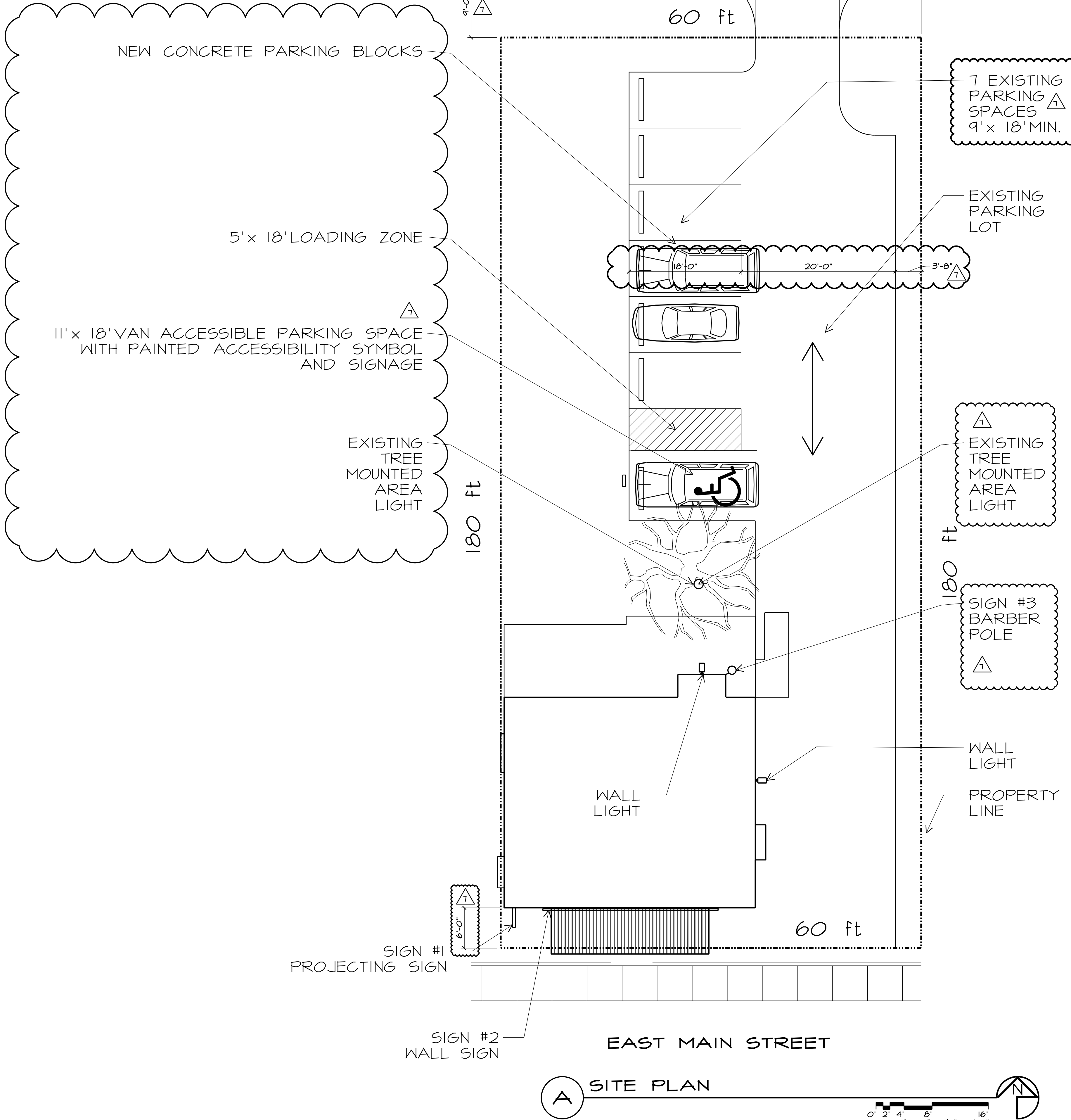
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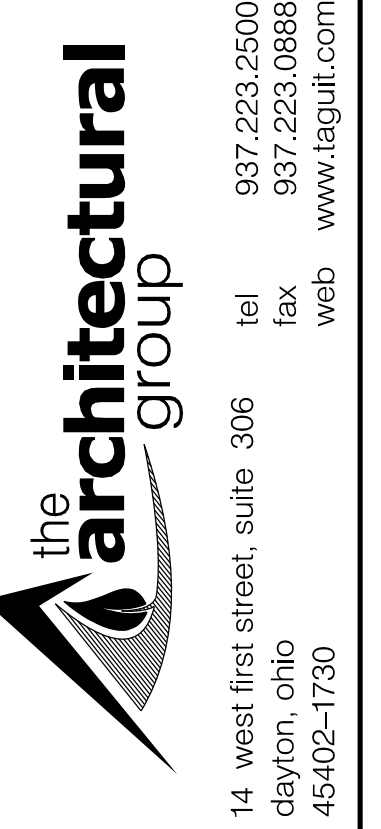
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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2301
DRAWN BY: REH, ACH
REVISION DATES:
MAY 22, 2023
OCT. 19, 2023
DATE: 01/16/23
SHEET TITLE: TITLE SHEET
SHEET NO: TI.1



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COMMISSION NUMBER:
2307

DRAWN BY:
REH,ACH

VISION DATES:
FIRST ISSUE
09/27/2023
10/26/2023

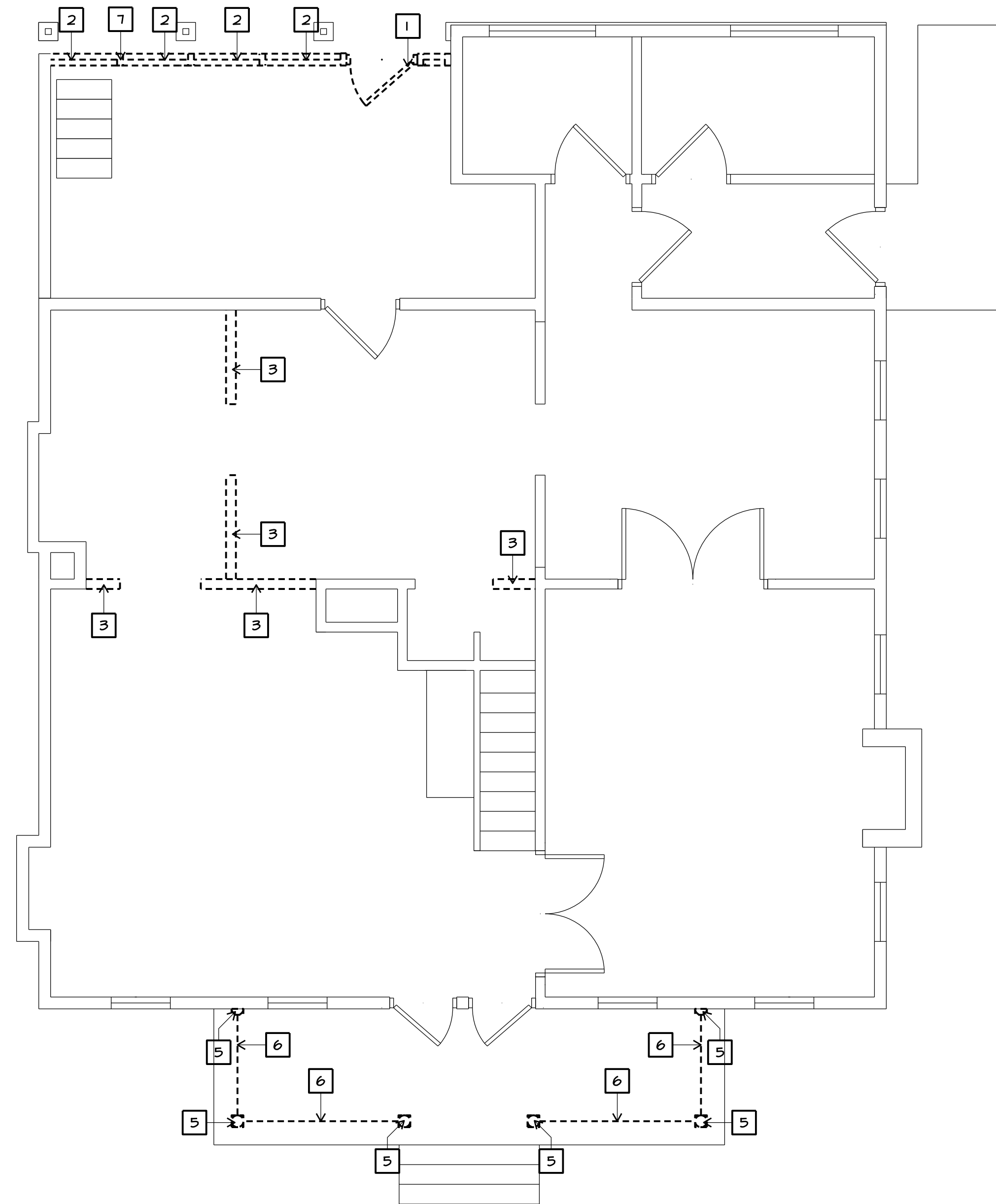
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SHEET TITLE:

SHEET NO:

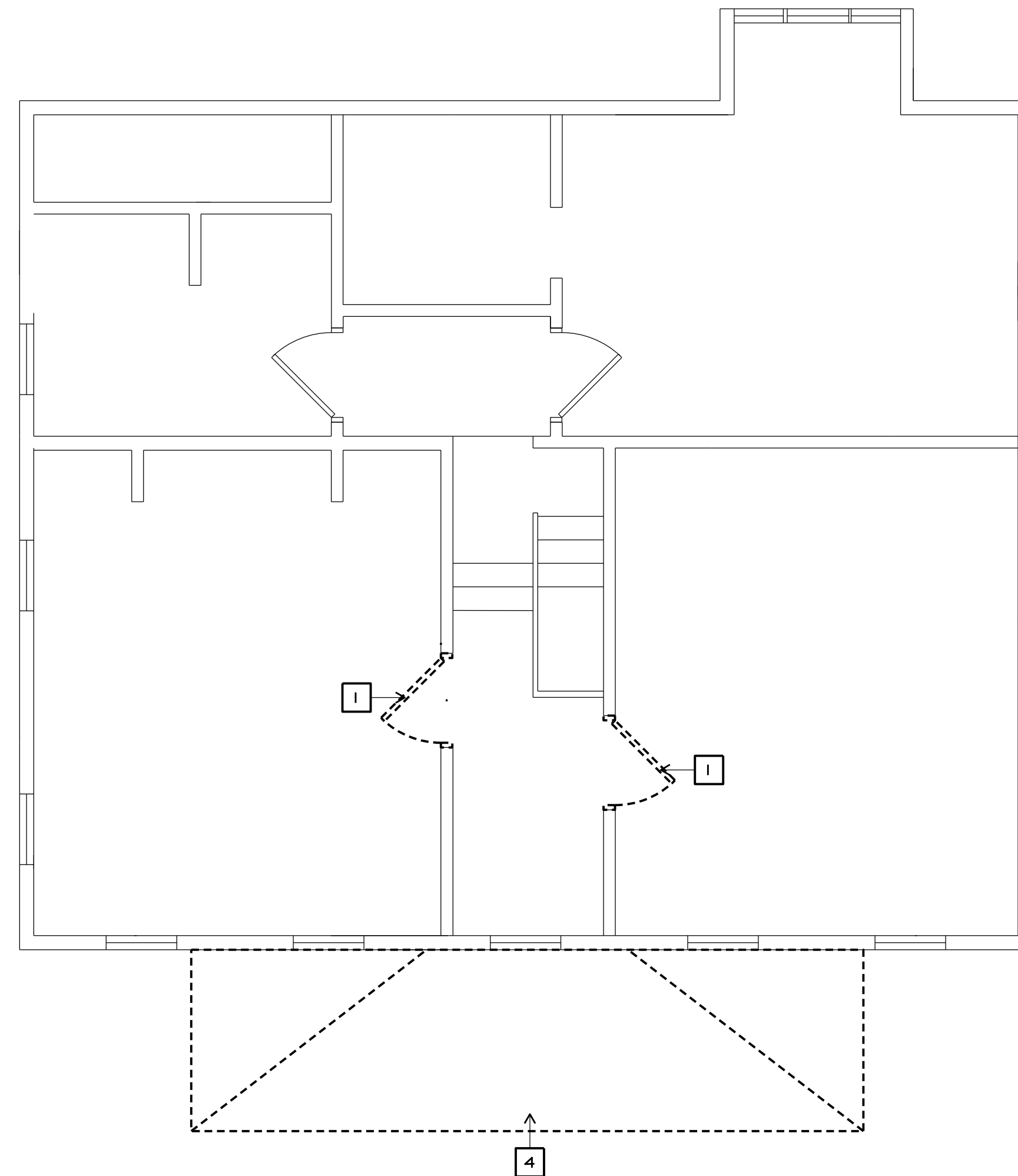
71.2

P:\2301 FRENCH HOUSE\2301 DRAWINGS\2301 D.I.1 DEMO PLANS.DGN



1 FIRST FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



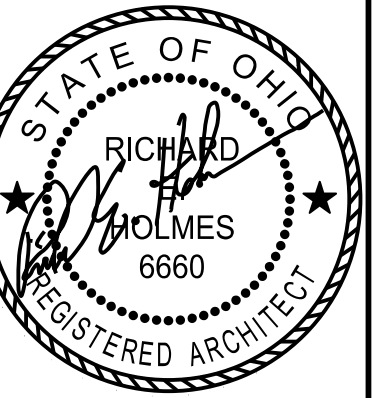
2 SECOND FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. REMOVE EXISTING DOORS
2. REMOVE EXISTING WINDOWS
3. REMOVE EXISTING WALL SEGMENT
4. REMOVE EXISTING PORCH ROOF
5. REMOVE EXISTING WOOD COLUMNS
6. REMOVE EXISTING BALLUSTRADE
7. REMOVE EXISTING WALL. SEE I/A-4.1

NO CHANGE



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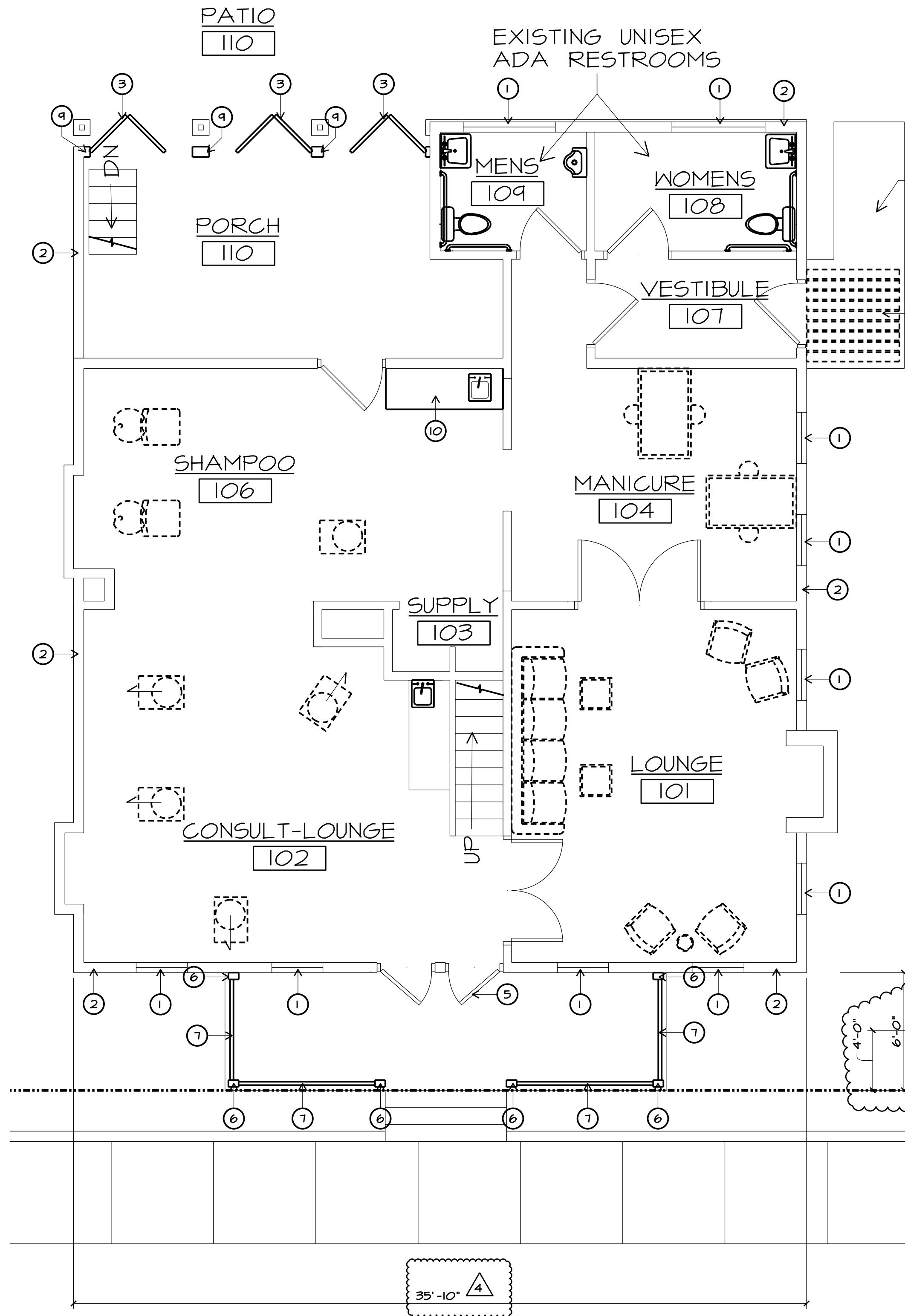
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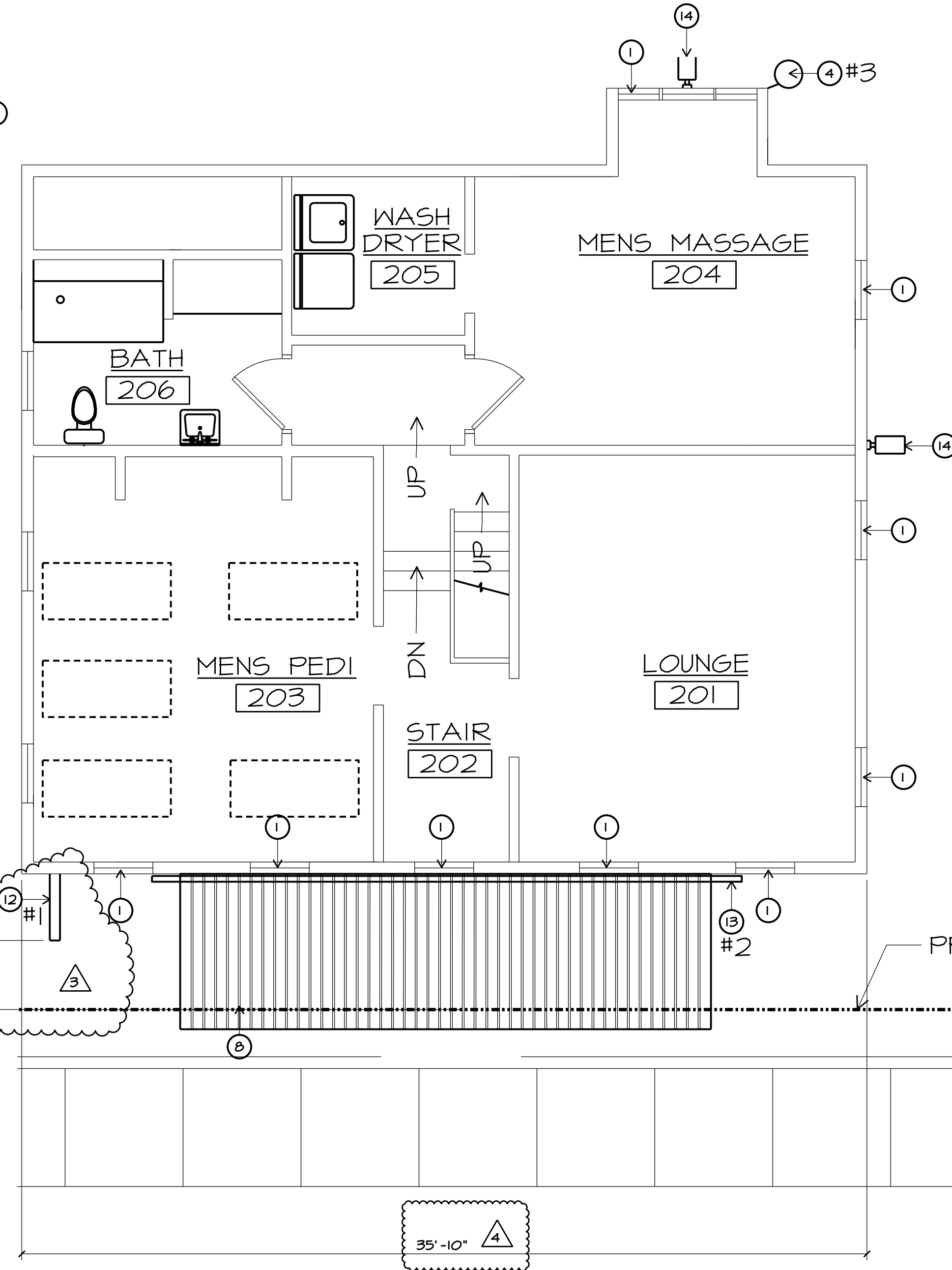
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ALTERATIONS
7305 E MAIN ST
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COMMISSION NUMBER:	2301
DRAWN BY:	REH,ACH
REVISION DATES:	
	05/22/23
	10/19/2023
DATE:	01/16/23
SHEET TITLE:	DEMOLITION PLANS
SHEET NO.:	D.I.1

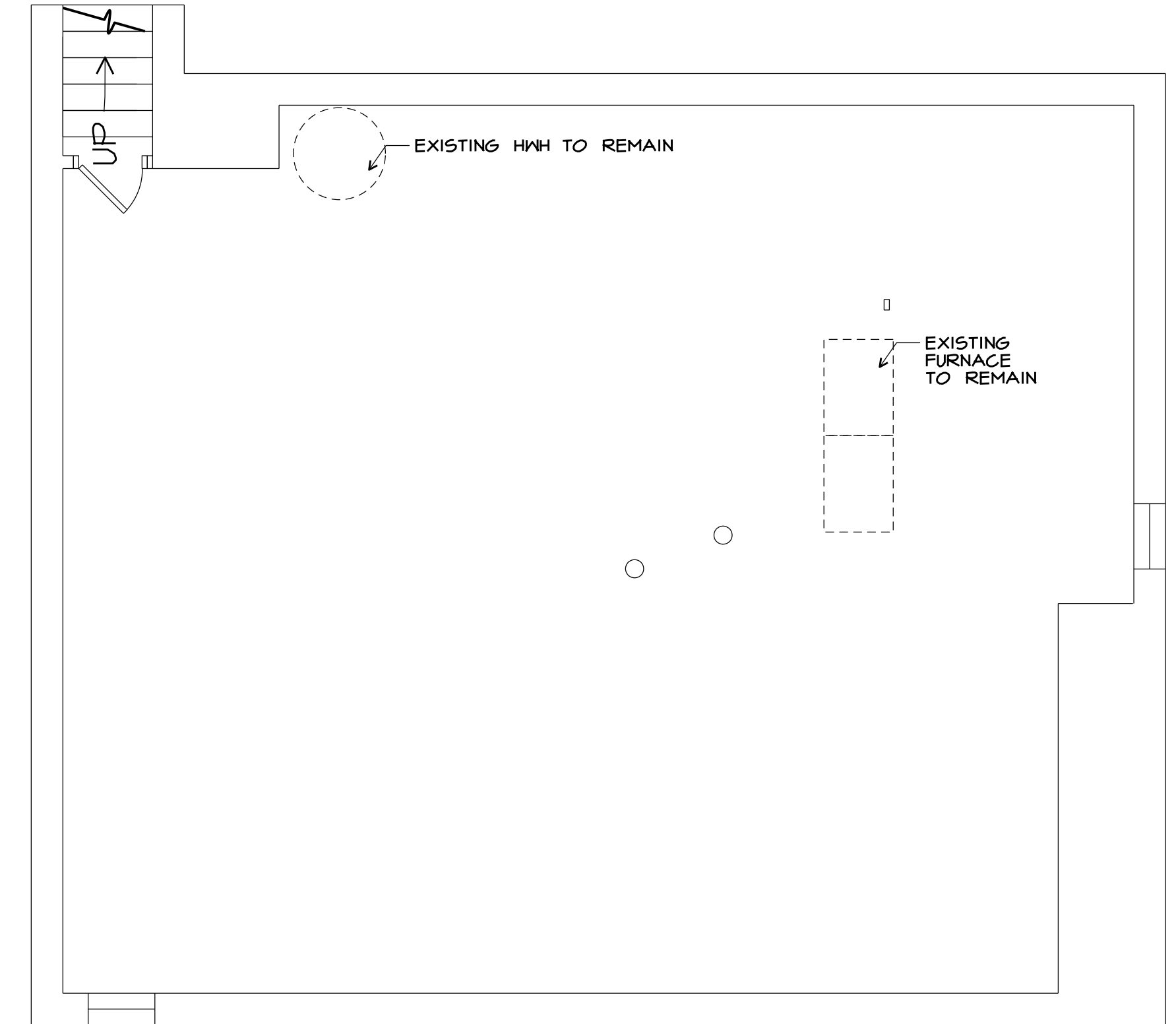
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C FIRST FLOOR PLAN



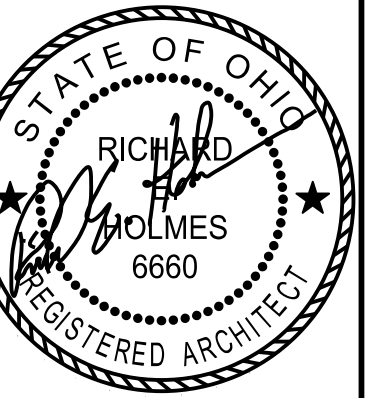
B SECOND FLOOR PLAN



A BASEMENT FLOOR PLAN

NEW WORK NOTES:

- NEW VINYL DOUBLE-HUNG WINDOWS (JELD-KEN #V4500 W/ ARGON INSULATED LOW E GLAZING, U=24, SHG=50, AIR INFILTRATION: < 0.3)
- NEW 3/4" (R-13) MIN BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
- NEW PAINTED (BLACK) FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
- NEW INTERNALLY LIT BARBER POLE GLASS CYLINDER WITH RED, WHITE AND BLUE "CANDY CANE" STRIPES WITH POLISHED ALUMINUM CAPS.
- PAINT EXISTING WOOD DOORS BLACK
- NEW T5 6x4 STEEL TUBE (PAINTED BLACK) COLUMN
- NEW T5 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
- NEW STANDING SEAM MILL FINISH (NON-GLARE SILVER) ALUMINUM ROOF
- RECONSTRUCT WALL - SEE A-4.1
- PROVIDE AND INSTALL NEW CASEWORK
- NEW MILL FINISH (NON-GLARE SILVER) ALUMINUM AWNING
- NEW 24" x 24" FRONT LIT PROJECTING METAL SIGN
- NEW 25 FT L X 8" H X 1/2" T. FRONT LIT (NON-FLASHING) WALL SIGN (INDIVIDUAL METAL LETTERS)
- NEW WALL MOUNTED AREA LIGHT



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REH, ACH

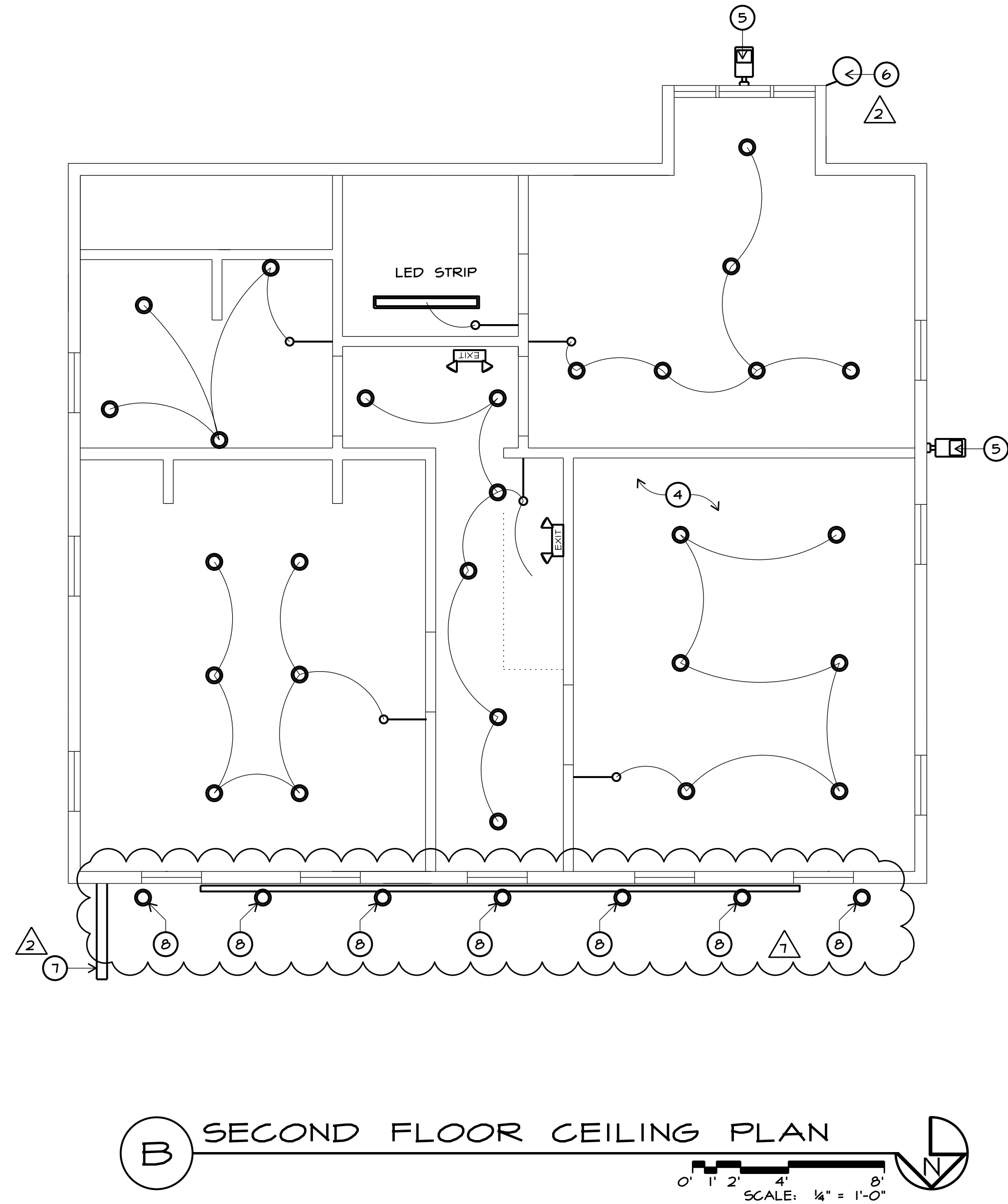
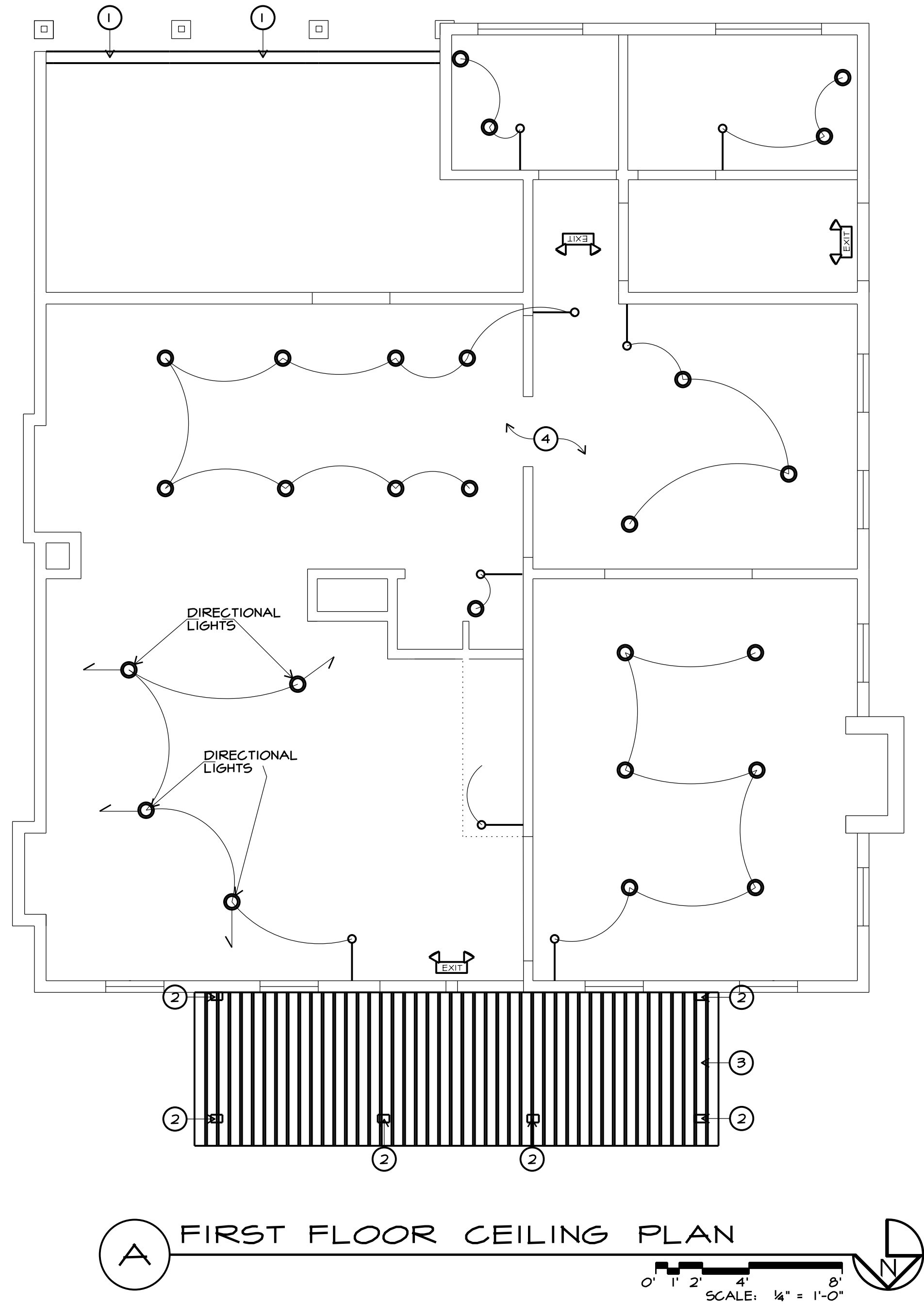
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1 04/05/2023
2 04/14/2023
3 05/22/2023
4 06/12/2023
5 08/21/2023
6 09/27/2023
7 10/19/2023

DATE:
01/16/23

SHEET TITLE:
FLOOR PLANS

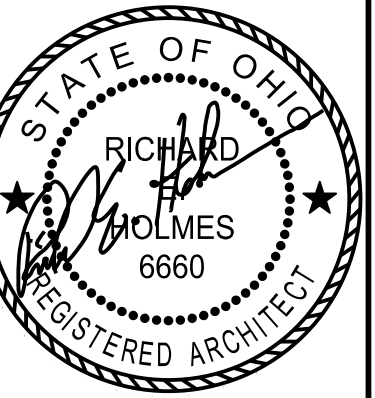
SHEET NO:
A.I.1

P:\2301 FRENCH HOUSE\2301 DRAWINGS\2301 A2.1 CEILING PLANS.DGN



NEW WORK NOTES/ NEW LIGHTING NOTES

1. RECONSTRUCT WALL AND PLACE 2 - (2x6) HEADERS
2. NEW TS 8x4 STEEL TUBE (PAINTED) POSTS
3. NEW STANDING SEAM METAL PORCH ROOF
4. LIGHTING PER PREVIOUS PERMIT
5. NEW LOW CUT-OFF WALL LIGHT (ON TIMER)
6. INTERNALLY ILLUMINATED BARBER POLE (ON TIMER)
7. FRONT LIT PROJECTED SIGN (ON TIMER)
8. LIGHT FIXTURE "BEGA" MODEL #



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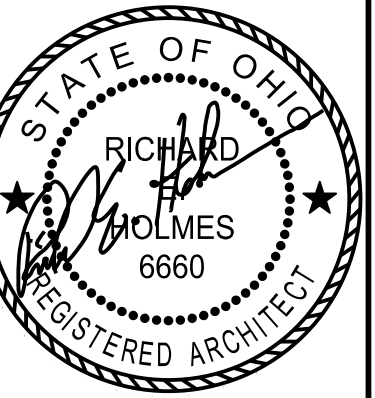
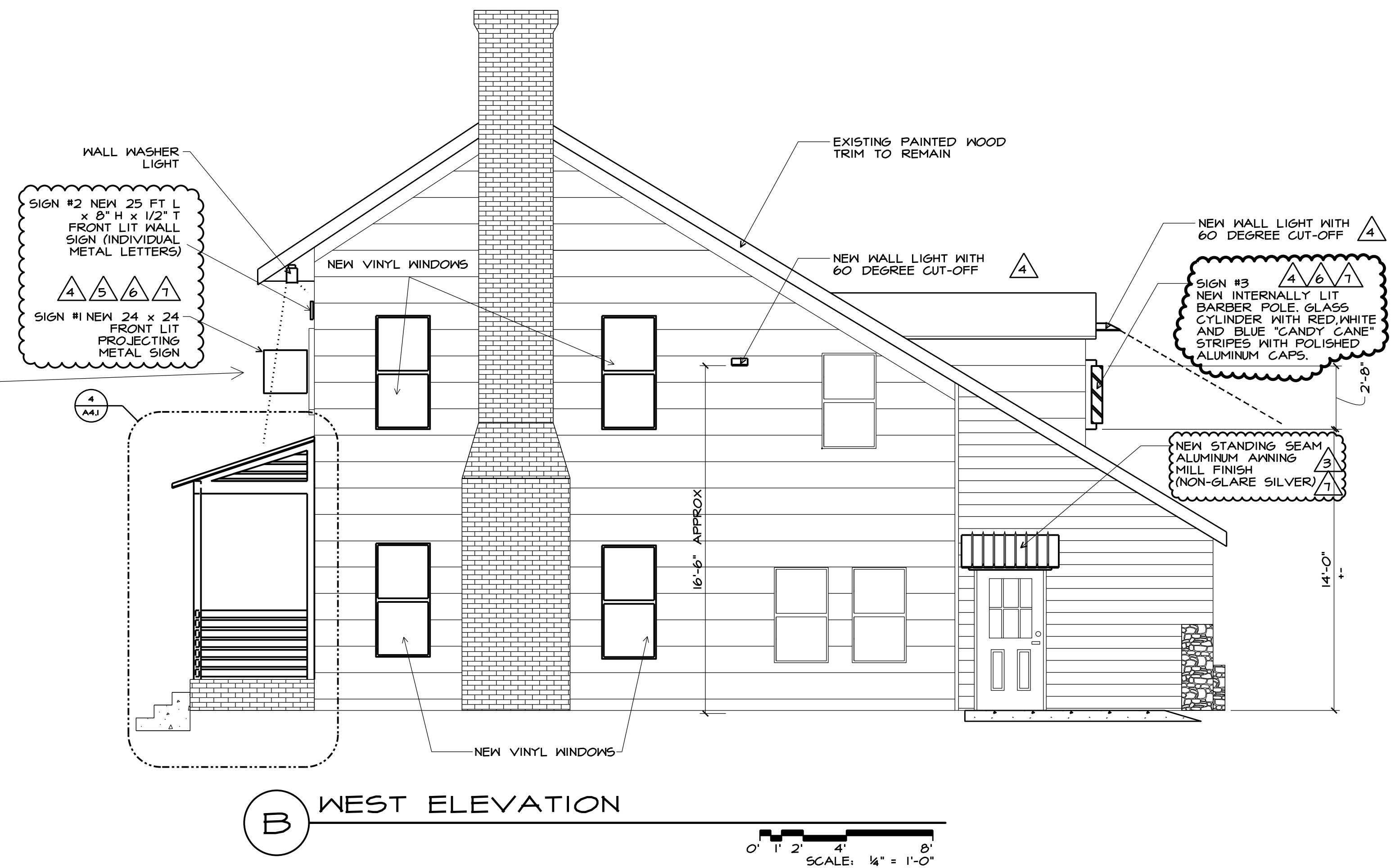
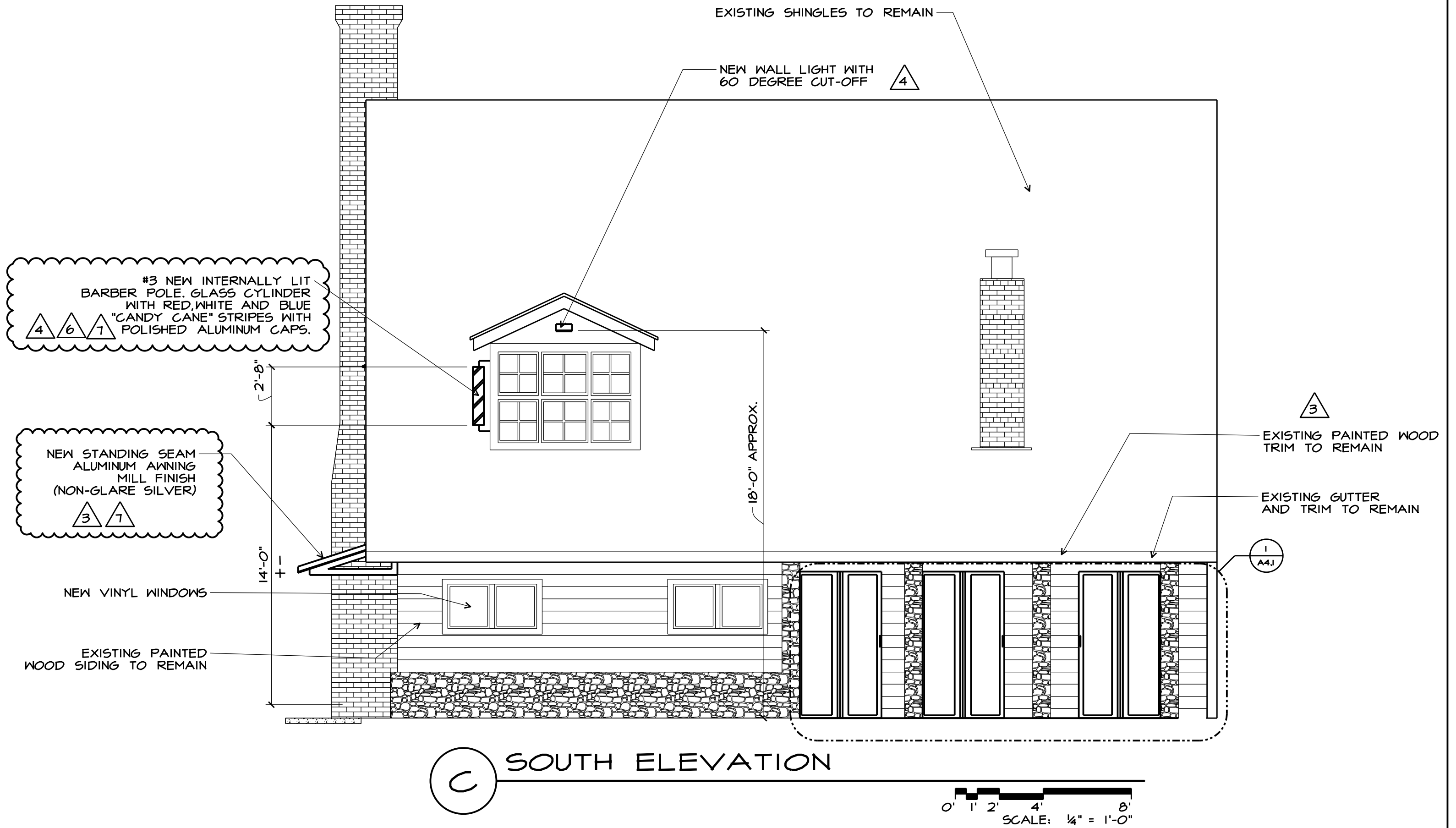
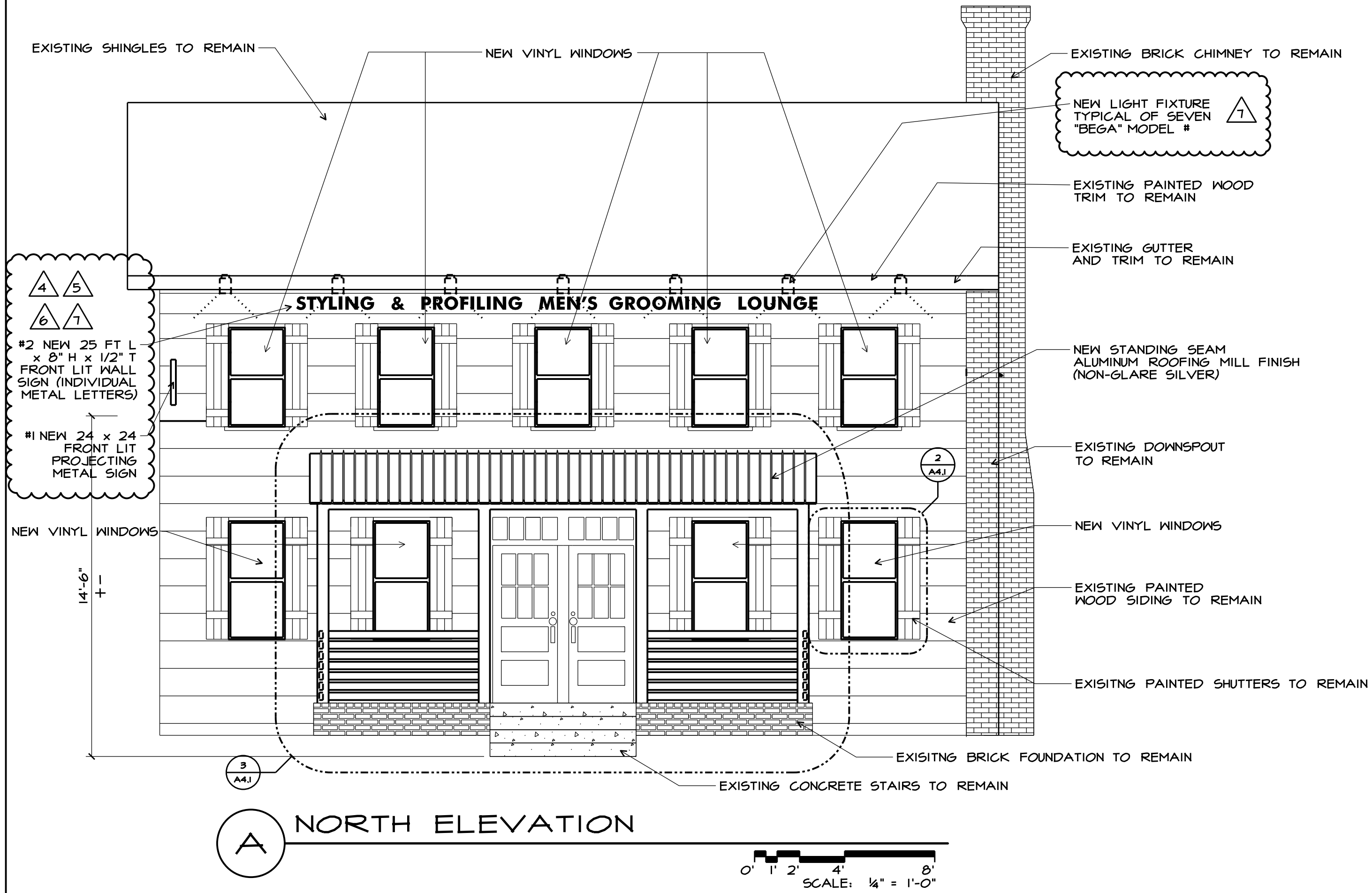
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COMMISSION NUMBER:	2301
DRAWN BY:	REH, ACH
REVISION DATES:	04/14/2023 05/22/2023 10/19/2023
DATE:	01/16/23
SHEET TITLE:	CEILING PLANS
SHEET NO.:	A2.1

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REH, ACH

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04/14/2023
05/22/2023
06/12/2023
08/21/2023
09/27/2023
10/19/2023

DATE:
01/16/23

SHEET TITLE:
ELEVATIONS

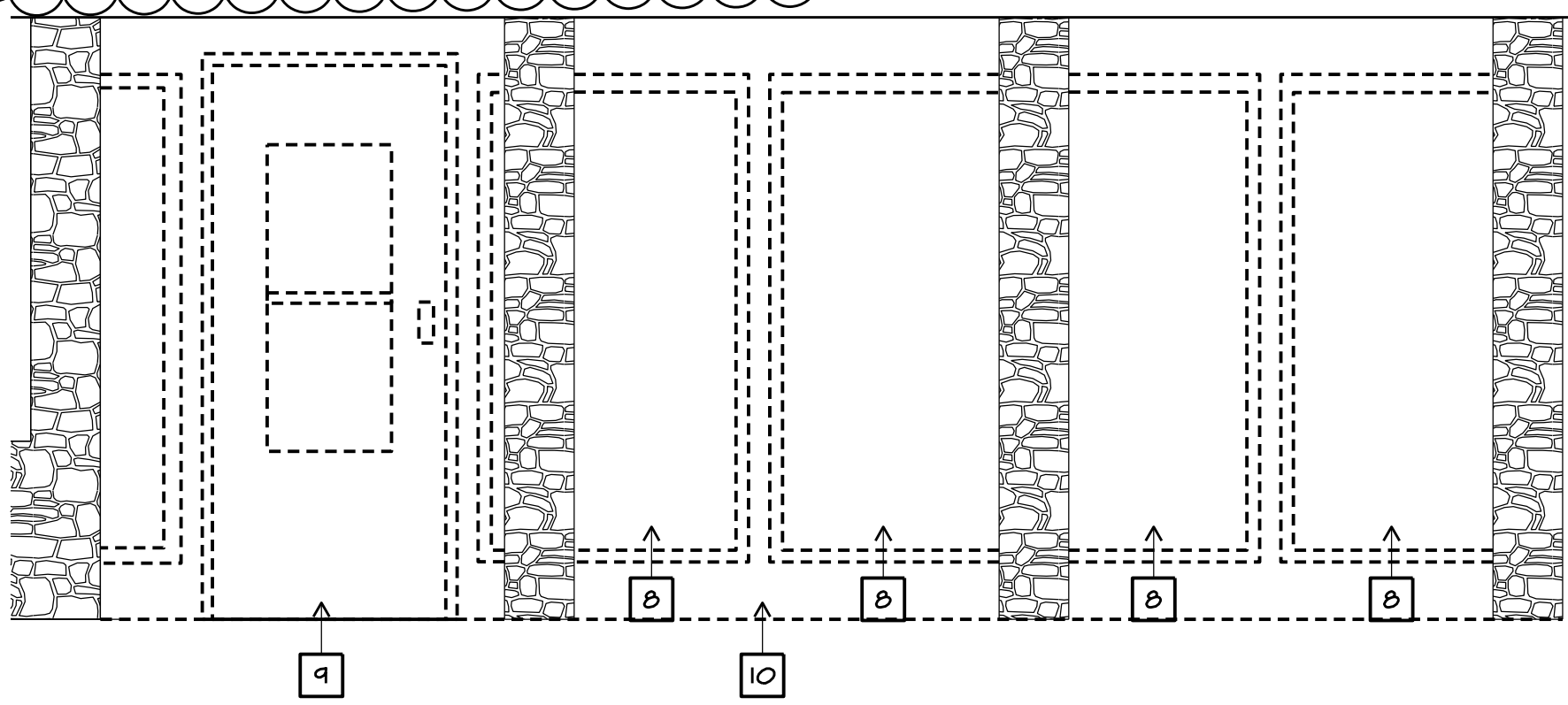
SHEET NO:
A3.1

NEW WORK NOTES:

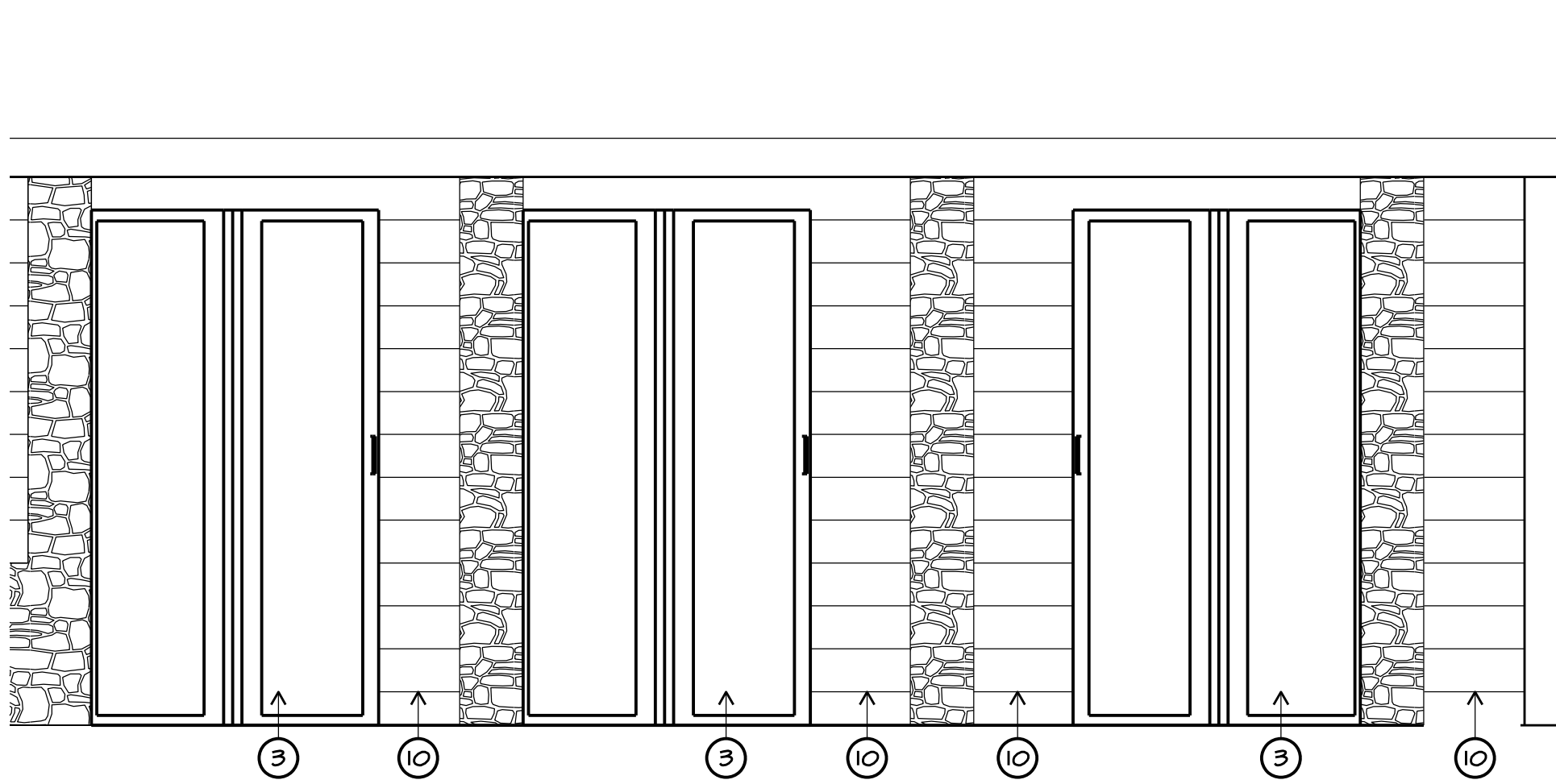
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON-INSULATED LOW E GLAZING, U.S. 29.5Hq. 50, AIR INFILTRATION: < 0.3)
2. NEW 3 1/2 (R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (BLACK) (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. EXISTING SHUTTERS TO REMAIN
5. PAINT EXISTING WOOD DOORS (BLACK)
6. NEW STANDING SEAM MILL FINISH (SILVER) METAL ROOF (SEE A-3.1)
7. NEW TS 6x4 STEEL TUBE (PAINTED BLACK) POSTS
8. NEW TS 8x4 STEEL TUBE (PAINTED BLACK) HEADER
9. NEW TS 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
10. RECONSTRUCT WALL w/ 2 x 4 FRAMING, INSULATED SHEATHING AND PAINTED WOOD SIDING TO MATCH ADJACENT.

DEMOLITION NOTES:

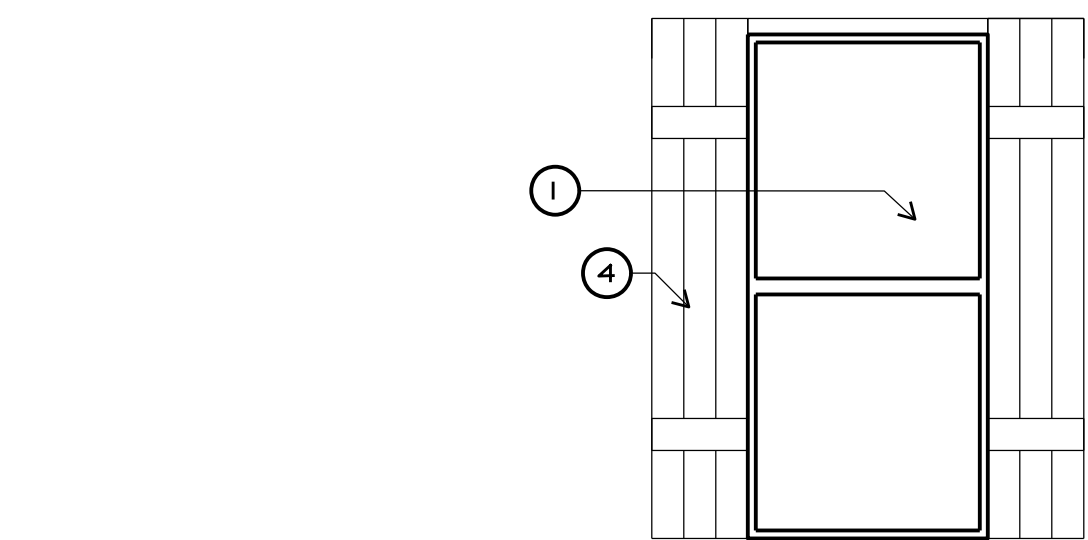
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING DOOR
10. REMOVE EXISTING WALL



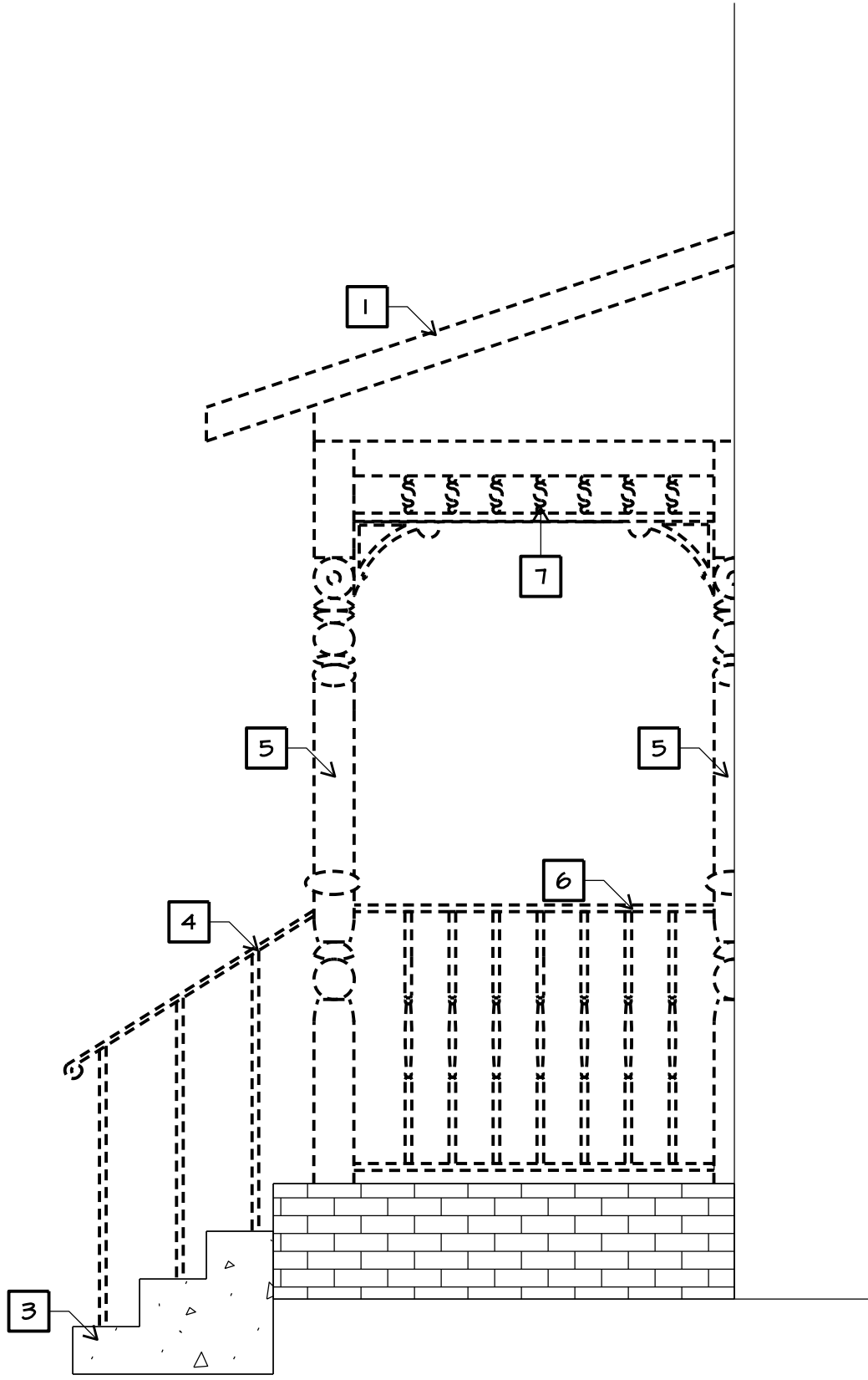
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



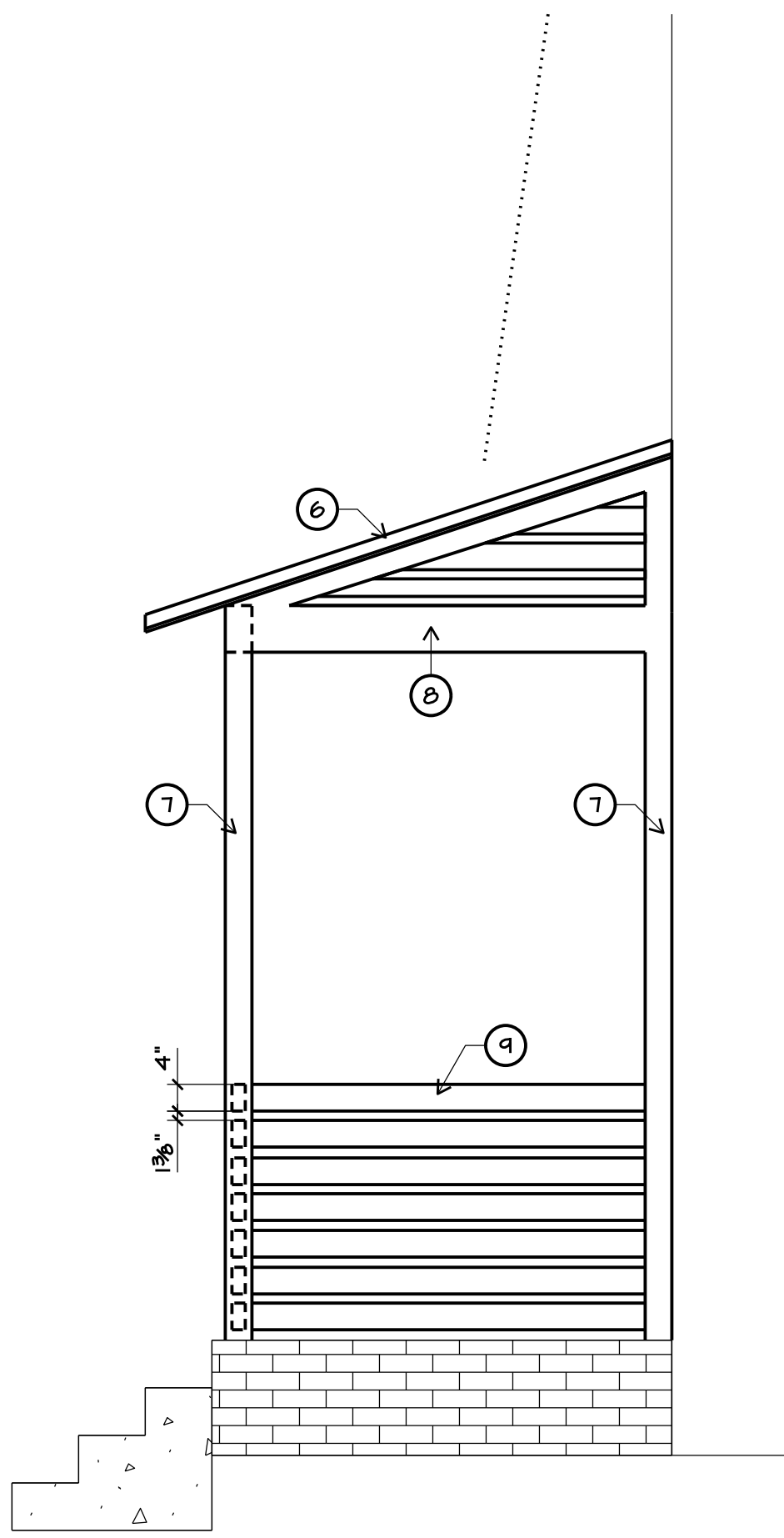
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



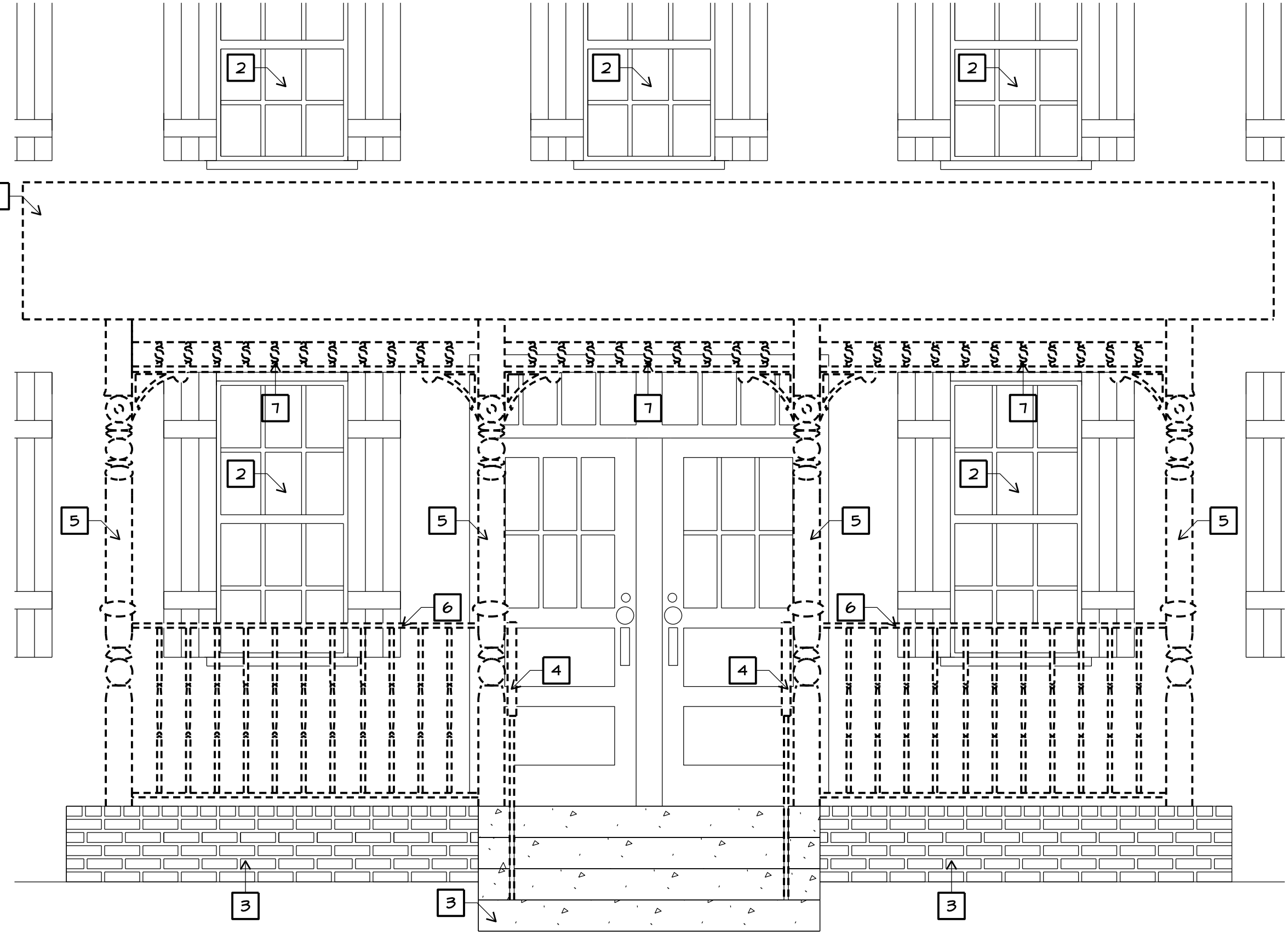
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



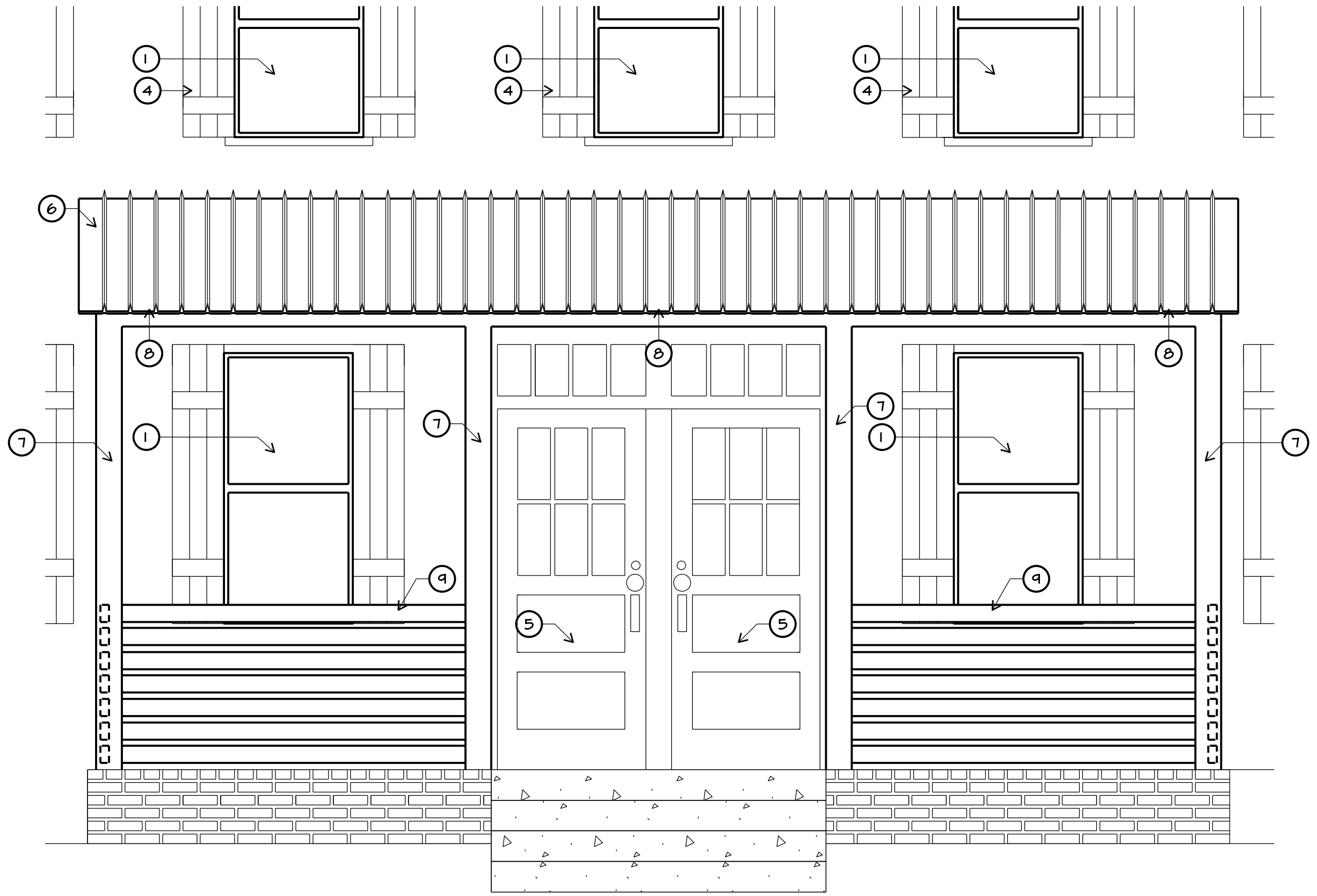
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



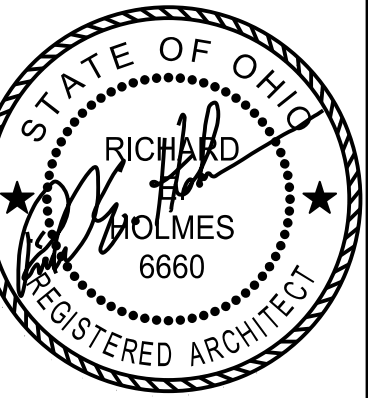
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



4 NORTH ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



4A NORTH ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2301

DRAWN BY:
REH, ACH

REVISION DATES:
04/14/2023

05/22/2023

10/19/2023

DATE:
01/16/23

SHEET TITLE:
DETAILS

SHEET NO:
A4.1



STYLING & PROFILING MEN'S GROOMING





STYLING & PROFILING MEN'S GROOMING LOUNGE

7305



Minerva 32" Barber Pole

Description

Our basic barber pole is an affordable way to display your barber heritage! Features a 7" globe, 2 lights (pole and globe), and separate switches for lights and rotation. Indoor use only. 22W/120V.

Specs

SKU	1115
Color	White
Manufacturer	Minerva Beauty
Warranty	1 Year Warranty
Assembly Notes	Minor assembly required



PARKING IN REAR

7305









**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
November 16, 2023**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Kleckley, Zollars, Barnhart, Benner, Bivens

ABSENT: Alabi

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars.

PUBLIC COMMENT

Stella Todd, P.O. Box 1026 Reynoldsburg, Ohio 43068.

Ms. Todd wanted to discuss the area in which children walk back and forth to school and how it needs to be cleaned up a bit more. There's trash going up and down the street. She stated that Reynoldsburg is doing a pretty good job at keeping the streets clean as far as mowing. Ms. Todd did not state what street she was referring to or what school.

UNFINISHED BUSINESS

App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance

Ms. Buathier read the staff report into the record.

Mr. Zollars asked for the applicant to state their name and address for the record.

Mr. McCash is the attorney representing 1833 French House LLC and Profilers Grooming Company LLC.

Mr. Furst asked about the conditional use application and their desire to maintain the historical character of the building, but planning to use modern materials. He

asked them to expand on how they plan to maintain the historical character.

Mr. McCash explained they plan to maintain as much as the historical characters, as far as size of windows, locations, etc., but also use modern materials that are more durable and easy to maintain. He stated that the structure of this house has suffered for a while for not having proper maintenance. They are not going for historic preservation, but actually trying to mimic the historical character while using modern materials to ease the maintenance.

Mr. Furst asked if the masonry material on the back was actual stone material versus a plastic that mimics masonry. Mr. McCash told the board it is an actual stone that is already on the building. Mr. McCash explained that putting stone on requires a foundation and that's why synthetic stone is used. Mr. Furst explained that if the application called out stone, that the board would hold them to that material. Mr. McCash said, "we will not be installing plastic."

Ms. Kleckley asked the applicant to update the board on any updates regarding the hardship on the third sign.

Mr. McCash told the board they are able to have two signs of any particular combination. The building next door has a ground sign, a wall sign and a wall sign on the alley side. He pointed out that the chiropractor's office also has these same three signs. From their standpoint, the client is asking to be treated just like his next-door neighbor. Mr. McCash explained that their third sign is a barber pole, which is a traditional sign that dates back to the middle ages and it's an iconic logo. Mr. McCash stated that by Ohio law, he has to have a sign or barber pole at the entrance for licensing. The main entrance is on the south side of the building to comply with the Americans with Disabilities Act and accessibility. Rather than putting a sign with the business name, the applicant wants to put a barber pole sign. The applicant is asking for traditional signage with a glass piece and internally illuminated. This sign will only be illuminated when they are open. The business hours are 9 A.M. to approximately 7-7:30 P.M.

Mr. Benner wanted to ensure the applicant was aware that everyone else on Main Street was treated according to the zoning code at that time. The chiropractor's office has been there a long time and doesn't compute with the current application. This application is being reviewed on the zoning code as of right now. If this application was 10 years ago, he might have gotten it, but today's code says two signs.

Mr. McCash was not aware if any of the businesses around him were granted variances, or if the code changed, but they have three signs and would like similar signage granted to him.

Mr. Benner reiterated that anywhere you go in Reynoldsburg, you may find things that have been there that were grandfathered in. The city does not go out and make people change things, but anything new is subject to the current code.

Mr. Furst: We have consistently, especially in this district, denied variances for

additional signs. So, you know, if we were to deny this variance, it would be consistent with those prior determinations.

Mr. McCash recognized that the city has made some changes to the code, but believes the barber pole is a slightly different type of sign. He believes this sign is a piece that would only be there for this business and would be removed in the future if another business was to come in.

Mr. Furst explained that this request is for an internally illuminated sign, not a variance request for a barber pole. Giving a variance for an internally illuminated sign on this property would allow subsequent use of the sign for future businesses, where none are in this district.

Mr. McCash respectfully disagreed, they are asking for a variance for a third sign, the third sign being a barber pole. A barber pole that is internally illuminated. He claims the variance is specific to just the barber pole itself.

Mr. Furst asked if the applicant would be willing to accept a non-illuminated barber pole.

Mr. McCash stated that his client would prefer a traditional barber pole that is internally illuminated. The light will go off when the business is closed. This would not be illuminated 24 hours to advertise the business.

Mr. Furst explained that the concern is more about setting a precedent that might be harmful in the future.

Mr. McCash doesn't feel as if this will set a harmful precedent because the internal illumination is specific to the barber pole, as an iconic, traditional, barber pole sign.

Ms. Buathier reminded the board and applicant that the variance is to allow three signs, instead of two. Not a specific sign. There are four variances; one for the number of signs, one is for the type of material for a projecting sign, one for the type of external illumination that is not listed and one to allow one projecting sign to be internally illuminated.

Mr. Zollars asked to have a motion on each variance individually.

Mr. Bivens: I motion that we deny the variance for three signs.

Mr. Furst: Second

RESULT:	DENIED
MOVER:	Bivens
SECONDER:	Furst
AYES:	Benner, Kleckley, Zollars
NAYS:	Barnhart

Mr. McCash wanted to note in the record that the applicant was not permitted to provide any type of presentation or testimony before the decision was made.

Mr. Furst doesn't have any issues with the externally illuminated sign or the sign material and thinks it is consistent with how the signs are lit within the district.

Mr. Benner offered the applicant a chance to discuss the additional variances. Mr. McCash told the board the exterior illumination is soffit lighting to prevent anything that may detract from the architecture of the building.

Mr. Benner confirmed that the applicant had nothing to add about the other three variances.

Mr. McCash asked for the glass part of the barber pole to be supported.

Mr. Benner once again ensured the applicant didn't have anything to add to any of the other variances.

Mr. McCash said as far as the variance for the material, no.

Mr. Furst: I move that we accept the variances in these sections as stated by staff for the projecting sign material and the front lit external illumination.

Ms. Barnhart: I'll second.

Ms. Buathier noted the sections 1105.03.C.V.2 and 1105.03.C.11.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Benner, Bivens, Kleckley, Zollars

Ms. Buathier: That just leaves the variance for internal illumination, section 1105.03.C.3.

Mr. McCash reiterated that his client would like this to be more of an open sign where it would only be on when the barber is there. Hours of operation are 9am - 7:30pm. The only time it would be on in darkness would be the 6pm-7:30pm time period. This is not on all night like other signs that are internally illuminated.

Mr. Furst asked if the board was to restrict the variance to the barber pole for this specific use, for this conditional use application, if the applicant would agree to that. Mr. McCash said, "Yes".

Mr. Meyer asked for the applicant to verify the hours because there seemed to be a conflict in what Mr. McCash said. Mr. McCash confirmed the hours are 9am - 7pm.

Mr. Furst: I do move that we accept the variance for the internally illuminated projecting sign with the following conditions: that it only applies to a barber pole

projecting sign, that it is for this site, and this specific Certificate of appropriateness that the applicant is presenting this evening, and that the sign only be lit during the applicant's stated business hours.

Mr. Bivens: I'll second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Bivens
AYES:	Barnhart, Benner, Kleckley, Zollars

App# 2023-5487; 7305 E. Main Street; Richard Holmes; Certificate of Appropriateness

Ms. Buathier read the staff report into the record.

Mr. Furst asked the applicant why they chose this location as there are a number of haircutting establishments in close proximity. Mr. Furst stated there are two other shops within a one block radius and a number of women's haircutting establishments nearby. Mr. Furst is worried about another failed business at this location.

Mr. McCrary told the board this is an upscale male barber shop or male spa. They will offer pedicures, manicures and massages, with memberships. This is not a walk-in, looking for clients, this is membership-based.

Mr. Furst asked Mr. McCrary if he thought his business plan significantly set himself apart from his competitors. Mr. McCrary said, "most definitely".

Mr. McCrary agreed with the staff's recommendation for the roof to be black material.

Mr. Bivens: I make a motion to approve the Certificate of Appropriateness with the staff recommendations.

Ms. Kleckley: I second.

RESULT:	Approved
MOVER:	Bivens
SECONDER:	Kleckley
AYES:	Barnhart, Benner, Furst, Zollars

NEW BUSINESS

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman

November 7, 2023

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Richard Holmes; 7305 E. Main Street: Certificate of Appropriateness Application

Planning and Zoning Board:

Below is the staff review of the above referenced Certificate of Appropriateness Application.

1. Project Summary

- a. The subject site is located at 7305 E. Main Street. The 0.25 acre site is currently a vacant building. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant states the Certificate of Appropriateness is for exterior alterations such as window replacement, front porch replacement, rear renovations and new signage.
- b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the north, west, east and south of the subject site. The surrounding land uses consist of parking lot to the north, a veterinary to the west, retail – small format to the east and dwelling – multi-unit building to the south.
- c. The applicant did submit a site plan showing layout of the site, parking areas, drive aisles, location of the building, etc. The required number of parking spaces, drive aisle and parking space dimensions all meet the zoning code requirements.
- d. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.

2. Project Review

- a. The site and building are located in the ORD-C, which requires a Certificate of Appropriateness to be issued, “prior to commencing new construction or any remodeling, reconstruction, or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg District(s)” The remodeling/exterior building modifications must also comply with Section 1103.13.VIV.Design Guidelines for Olde Reynoldsburg.
- b. The applications appears to meet the following criterial established in Section 1109.19, Certificate of Appropriateness – Olde Reynoldsburg Districts:
 - i. Enhances the attractiveness and desirability of the district.
 - ii. Encourages the orderly and harmonious development in a manner in

- keeping with the overall character of the district.
- iii. Improves residential amenities and any adjoining residential neighborhood.
 - iv. Enhances and protects the public and private investment in the value of all land and improvements within the district.
 - v. Satisfies the applicable guidelines set forth under Chapter 1103; and
 - vi. Overall effects of the project or development on the appearance and environment of the district.
- c. Section 1103.13.VIV.C & D regarding General and Specific Standards appear to have been. The Building Materials consist of existing brick and stone, painted wood siding, with new black fiberglass doors. The new wood siding in the rear, next to the new black fiberglass doors will match the existing wood siding color in the rear. The applicant is proposing to remodel the front porch of the building with a silver standing seam aluminum porch overhang, black steel tubes for the posts, header and railing system. The applicant is also proposing the replacement of all windows located on the building with new vinyl windows in the same location of the existing windows, along with new exterior wall mounted lighting and a new a new silver standing seam aluminum awning over the side entry door. The applicant has met the new build requirements found in Section 1103.13 of the Zoning Code.
- d. The applicant is also proposing the three (3) new signs for this this building, and will need to meet Section 1105.03.C, Olde Reynoldsburg Commercial design/sign standards for all signage. The proposed signs area as follows, one (1) externally illuminated wall sign and one (1) externally illuminated projects sign along the north elevation, and one (1) internally illuminated projecting sign along the south elevation. The applicant is requesting a variance from Section 1105.03.C.v, to permit three (3) principal signs on the single lot.
- i. The proposed wall sign will be 16.67 square feet, consist of two colors, black and white, will be made of metal and will be externally lit via front lit. Externally front lit lighting is not a listed external illumination in Section 1105.03.C.iii, a variance is being requested by the applicant.
 - ii. The proposed north elevation projecting sign will be 4 square feet, consist of three colors, white, black and yellow, and will be made of metal. The projecting sign will also be placed at a 90-degree angle and will be 14.5 feet above ground level. The projecting sign will be externally lit via front lit. Externally front lit lighting is not a listed external illumination in Section 1105.03.C.iii, a variance is being requested by the applicant.
 - iii. The proposed south elevation projecting sign will be 1.78 square feet, consist of three colors, red blue and white, and will be made of metal top and bottom with a glass cylinder that is internally illuminated. The projecting sign will also be placed at a 90-degree angle and will be 14 feet above ground level. Internally illuminated is not a permitted illumination

type in Section 1105.03.C.ii, a variance is being requested by the applicant. The applicant is also requesting a variance for the proposed glass cylinder, which is not a permitted projecting sign material in Section 1105.03.C.v.2.

- e. If all sign variances are granted, the applicant will have met all ORD-C, Olde Reynoldsburg Commercial District sign regulation standards.

3. Recommendations

- a. Approval of the Certificate of Appropriateness with the following conditions:

- i. That the new standing seam mill metal roof for the porch and side entrance have a finished color of black instead of silver. The color black is used throughout the building for the window shutters, door, porch posts, railing, etc. Having a black standing seam metal roof over the porch and side entrance would encourage a more orderly harmonious development, and would be more in line with the surrounding properties character of the overall district.
- ii. To provide a photometric plan, meeting all lighting requirements found in Section 1105.09. Exterior Lighting.
- iii. To provide a hold harmless letter with regards to the porch overhang into the City of Reynoldsburg right-of-way, that the City Attorney's office deems acceptable.
- iv. To approve all signs that have received the necessary variances to be located on site.
 - 1. If certain variances are not granted by the board, staff would ask that only the variance approved for those specific sign or sign aspects, be approved for the Certificate of Appropriateness.
- v. The applicant revise their drawings and any other materials, to show a final set of plans that meet the approved certificate of appropriateness conditions.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: 7305 E. MAIN ST.	Parcel ID#(s): 060-000226-00
--	--

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): 1833 FRENCH HOUSE HOLDING COMPANY, LLC	
Contact Email: PROFILERSCARS@GMAIL.COM	Contact Phone Number: (614) 499-1479

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Styling & Profiling Men's Grooming Lounge	Contact Name: Alexander McCray
Contact Email: Profilerscars@gmail.com	Contact Phone Number: (614) 499-1479

IV. APPLICANT INFORMATION

Applicant Name: Richard E. Holmes, AIA	Applicant Address: 14 West First Street, Suite 306, Dayton, OH 45402
Applicant Phone Number: (937) 223-2500	Applicant Email: holmesr>taguit.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

☐ New Main Building (\$400)	☒ Exterior Modifications/ New Accessory Building (\$200)	☐ Comprehensive Sign Plan (\$150)	☐ Signage (\$75)
Description of Project: <u>Exterior alterations to create a Barber Shop, Replace windows, add signage and replace Front Porch.</u>			

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:  Date: **10/19/23**
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u> Zoning District: _____	Meeting Date: _____	
	☐ Olde Reynoldsburg District	Meeting Results	
	<u>Additional Approval Required</u> ☐ PZB	☐ Approved as Submitted	☐ Tabled
		☐ Approved w/ Conditions	☐ Denied
		P&Z Admin.: _____ Date: _____	

THE FRENCH HOUSE

ALTERATIONS

7305 E MAIN ST
REYNOLDSBURG, OHIO 43213

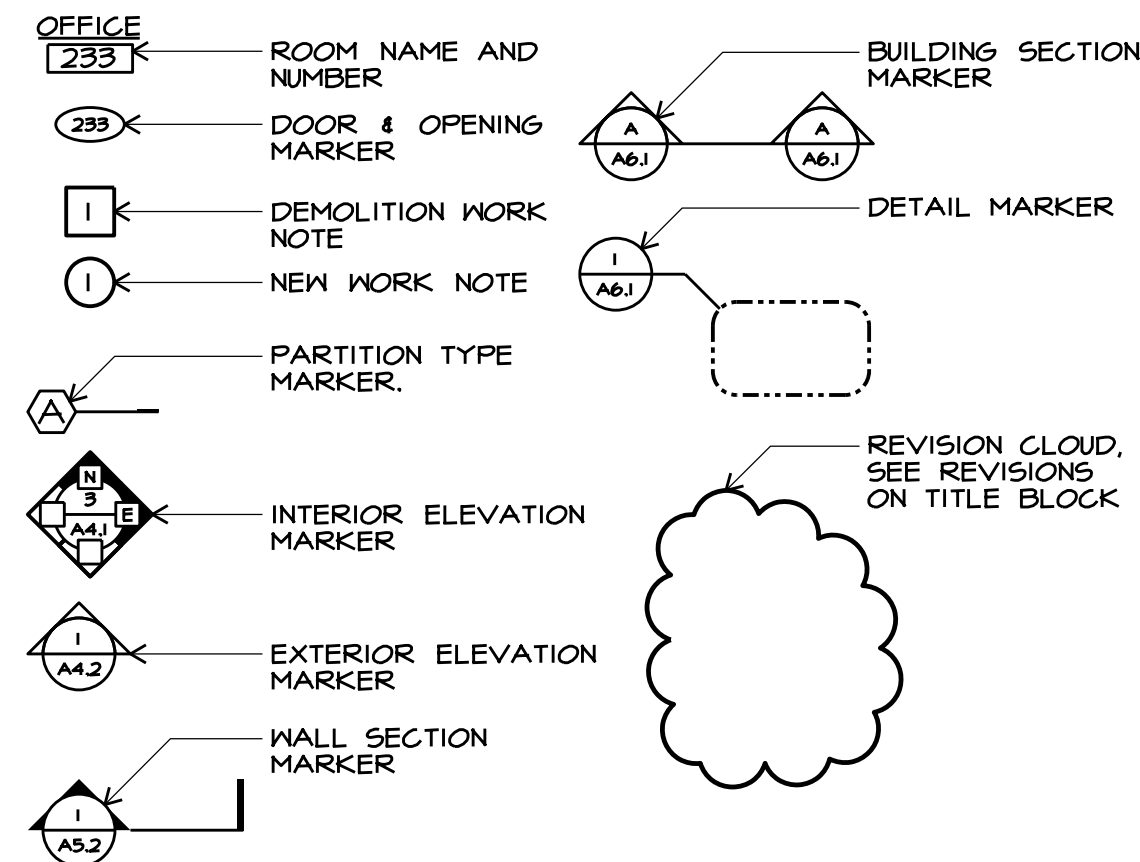
CONSTRUCTION DOCUMENTS

ABBREVIATIONS:

AB	ANCHOR BOLT	HDR	HARDWARE	R	RADIUS, RISER
AC	AIR CONDITIONING	HGT	HEIGHT	REF	REFERENCE
ACoust	ACOUSTICAL	HM	HOLLOW METAL	REFR	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	HORIZ	HORIZONTAL	REIN	REINFORCED
ALUM	ALUMINUM	HT	HEIGHT	REQD	REQUIRED
ASPH	ASPHALT	HVAC	HEATING, VENTING, AND AIR CONDITIONING	REV	REVISION
		INDN	FOUNDATION	RH	RIGHT HAND
BD	BOARD	IN	INCH	RM	ROOM
BLK.G	BLOCK(S)	HHW	HOT WATER HEATER	RO	ROUGH OPENING
BM	BEAM	ID	INSIDE DIMENSION	ROM	RIGHT OF WAY
BO	BOTTOM OF				
BRG	BEARING	INSUL	INSULATION	S	SOUTH
BSMT	BASEMENT	INT	INTERIOR	SC	SOLID CORE
		JST	JOIST	SCHED	SCHEDULE
CJ	CONTROL JOINT	JT	JOINT	SECT	SECTION
CF	CUBIC FEET	KIT	KITCHEN	SF	SQUARE FOOT
CL	CENTERLINE	LAM	LAMINATE	SH	SHEET
CLG	CEILING	LAV	LAVATORY	SHWR	SHOWER
CLR	CLEAR	LB	POUNDS	SH	SHOWER
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET	SM	SHEET METAL
		LG	LONG	SPEC	SPECIFICATIONS
COL	COLUMN	LH	LEFT HAND	SPKR	SPEAKER
CONC	CONCRETE	LL	LIVE LOAD	SO	SQUARE
CONT	CONTINUOUS	LT	LIGHTWEIGHT	SQFT	SQUARE FEET
				SOIN	SQUARE INCH
CU FT	CUBIC FEET	MAINT	MAINTENANCE	SS	STAINLESS STEEL
CT	CUBIC YARD	MAS	MASONRY	STD	STANDARD
		MAS	MASONRY	STL	STEEL
DIA	DIAMETER	MECH	MECHANICAL	STOR	STORAGE
DL	DEAD LOAD	MFR	MANUFACTURER	STRUC	STRUCTURAL
DN	DOWN	MIN	MINIMUM	SUSP	SUSPENDED
DR	DOOR	MIR	MIRROR	SYS	SYSTEM
DS	DOWNSPOUT	MISC	MISCELLANEOUS	T	TREAD
		MO	MASONRY OPENING	TEL	TELEPHONE
E	EAST	MTD	MOUNTED	TEG	TEMPERED GLASS
EA	EACH	MTL	METAL	THK	THICKNESS
EJ	EXHAUST FAN			THRU	THROUGH
EL	ELECTRIC	N	NORTH	TO	TOP OF
EQ	EQUAL	NA	NOT APPLICABLE	TOC	TOP OF CONCRETE, TOP OF CURB
EXIST	EXISTING	NOM	NOMINAL	TOF	TOP OF FOOTING
EXP	EXPANSION	NTS	NOT TO SCALE	TOS	TOP OF STUD, TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB
EXT	EXTERIOR	OA	OVERALL	TPD	TOILET PAPER DISPENSER
		OC	ON CENTER	TYP	TYPICAL
FD	FLOOR DRAIN	OD	OUTSIDE DIAMETER	V	VINYL
FIN	FINISH	OH	OVERHEAD, OPPOSITE HAND	VB	VAPOR BARRIER
FIN FLR	FINISHED FLOOR	OPNS	OPENING	VERT	VERTICAL
FLR	FLOOR	OPP	OPPOSITE	VOL	VOLUME
FNDN	FOUNDATION	PERP	PERFORATED	VOL	VENT THROUGH ROOF
FO	FACE OF	PERP	PERPENDICULAR	W	WEST, WIDTH
FT	FOOT, FEET	PL	PLATE, PROPERTY LINE	W	WITH
FTG	FOOTING	PLAM	PLASTIC LAMINATE	WC	WATER CLOSET
FURR	FURRED(ING)	PLBS	POUNDS PER LINEAL FOOT	WD	WOOD
		PSF	POUNDS PER SQUARE FOOT	WGL	WIRE GLASS
GA	GAUGE, GAGE	PSI	POUNDS PER SQUARE INCH	WGT	WEIGHT
GALV	GALVANIZED	PT	PRESSURE TREATED	WH	WATER HEATER
GFI	GROUND FAULT INTERRUPTER	PTD	PAINTED	WIN	WINDOW
GL	GLASS	PVC	POLYVINYL CHLORIDE	WR	WATER RESISTANT
GLULAM	GLUE LAMINATED	QTY	QUANTITY	WS	WATERSTOP
GRD	GROUND			WT	WEIGHT, WIDTH
GWB	GYP SUM WALL BOARD			WVF	WELDED WIRE FABRIC
GYP	GYP SUM				
HB	HOSE BIB				
HDBD	HARDBOARD				
HDR	HEADER				

SYMBOL LEGEND:

NOTE: FOR REFERENCE ONLY. ALL MAY NOT APPLY.



CODE REVIEW:

NARRATIVE: THIS PROJECT WILL PROVIDE EXTERIOR ALTERATIONS TO AN EXISTING BUILDING TO CREATE A BARBER SHOP, REPLACE WINDOWS, ADD SIGNAGE, REPLACE FRONT PORCH, AND INSTALL BI FOLDING DOORS ALONG THE SOUTH WALL.

PERMIT #2021-1989 WAS ISSUED FEBRUARY 2ND, 2022 AND ADDRESSES INTERIOR ALTERATIONS.

BUILDING DATA
SECOND FLOOR: 1031 SF
FIRST FLOOR: 1393 SF
BASEMENT: 906 SF
PORCH: 124 SF
TOTAL: 3454 SF

OCCUPANCY (OBC CHAPTER 3):
B (BUSINESS) - 2,424 SF
S-1 (BASEMENT STORAGE) - 906 SF

HEIGHT AND AREA LIMITS (CHAPTER 5)
ALLOWABLE HEIGHT: TWO STORIES / 40 FEET (TABLE 504.3 AND 504.4 PER B)
ALLOWABLE TABULAR AREA: 9,000 SF (TABLE 506.2 PER B)

CONSTRUCTION TYPE (OBC CHAPTER 6):
V-B (UNPROTECTED WOOD FRAME)

FIRE PROTECTION SYSTEMS (OBC CHAPTER 9)
FIRE PROTECTION: NOT REQUIRED (OBC 903.2.9 AND 903.2.9.1)
2. B BUSINESS FLOORS < 5,000 SF
4. S-1 BASEMENT STORAGE < 5,000 SF
FIRE ALARM: NOT REQUIRED PER OBC 907.2.2

EGRESS (OBC CHAPTER 10)
OCCUPANT LOAD (OBS TABLE 1004.1.2)
B (OFFICE): 2,424 SF / 100 = 24
S-1 (STORAGE): 906 SF / 300 = 3
TOTAL 27

NUMBER OF EXITS REQUIRED (OBC 1006.3.1): 2 PROVIDED: 2
MAXIMUM TRAVEL DISTANCE (OBC TABLE 1017.2): 200 FEET
MAXIMUM COMMON PATH OF TRAVEL (1006.3.2.2): 75 FEET

ACCESSIBILITY (OBC CHAPTER 11)
COMPLY WITH ICC A117.1 (ADA)
HANDICAP PARKING AND ACCESSIBLE ENTRANCE PROVIDED ON SOUTH SIDE OF EXISTING BUILDING
TWO ACCESSIBLE TOILETS ARE IN THE EXISTING BUILDING
VERTICAL AND HORIZONTAL GRAB BARS PROVIDED
5 EXISTING DOORS ARE 36" NOMINAL WIDTH
2 EXISTING DOORS ARE 72" NOMINAL WIDTH
2 EXISTING FRONT ENTRANCE DOORS ARE 30" IN NOMINAL WIDTH
ALL REAR BI-FOLDING DOORS TO BE 60" IN NOMINAL WIDTH

ENERGY EFFICIENCY (OBC CHAPTER 13)
COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE (IECC - 12)
WINDOWS U-VALUE: .32-PROVIDED
ATTIC: R-38
WALLS ABOVE GRADE: R-13 CAVITY + R3.8ci

PLUMBING FACILITIES (OBC CHAPTER 29)
REQUIRED: 1 WC / 1 LAV / 1 DF / 1 SERVICE SINK
PROVIDED: 2 WC / 21 LAV / 0 DF / 1 SERVICE SINK

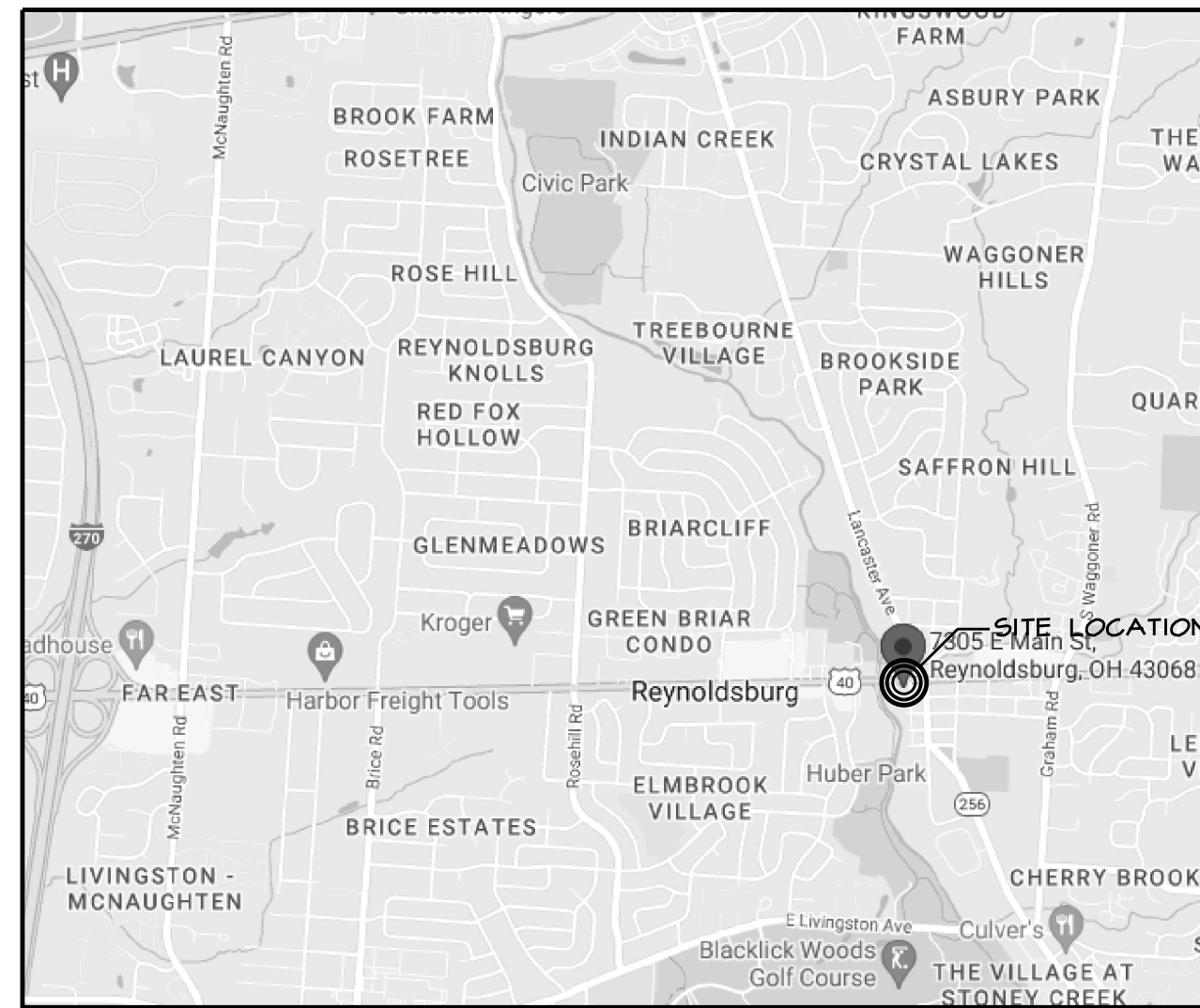
GENERAL NOTES:

1. WORK SHALL NOT START UNTIL CONTRACTOR RECEIVES WRITTEN NOTICE TO PROCEED FROM THE OWNER.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING, ZONING, AND TRADE PERMITS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF DOCUMENTS VARY FROM THESE REGULATIONS.
4. ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
5. MECHANICAL WORK SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO BUILDING CODE, THE OHIO MECHANICAL AND THE OHIO PLUMBING CODE.
6. CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AND STORAGE AREA. OSHA SAFETY REQUIREMENTS SHALL BE IMPLEMENTED AND ENFORCED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR COMPLETION OF THE WORK, UNLESS OTHERWISE NOTED IN AGREEMENTS.
8. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR CONSENT OF OWNER AFTER EVALUATION BY THE ARCHITECT.
9. THE CONTRACTOR SHALL PREPARE AND PRESENT A SCHEDULE FOR THE COMPLETION OF THE WORK PRIOR TO COMMENCING CONSTRUCTION.
10. BARRICADES AND DUST BARRIERS SHALL BE INSTALLED BY THE CONTRACTOR TO PROTECT THE PUBLIC, OWNER'S PERSONNEL AND ADJACENT PROPERTY FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
11. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE DRAWINGS AND OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND OBSERVE CONDITIONS OF THE WORK RELATED TO THE CONTRACT DOCUMENTS. THE ARCHITECT SHOULD BE NOTIFIED PROMPTLY OF ANY INCONSISTENCIES FOR CLARIFICATION AND COORDINATION BEFORE PROCEEDING WITH THE WORK.
12. THE CONTRACTOR SHALL WARRANT ALL LABOR AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THIS REQUIREMENT SHALL NOT SUPERSEDE OTHER SPECIFIC MATERIAL WARRANTIES WHICH MAY BE LONGER.
13. CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS, AS APPLICABLE. NO WORK SHALL COMMENCE ON THIS PORTION OF THE WORK UNTIL REVIEWED BY THE ARCHITECT & THE GENERAL CONTRACTOR.
14. IN PREPARATION FOR A SUBSTANTIAL COMPLETION INSPECTION, THE CONTRACTOR SHALL PREPARE A PUNCH LIST. THE CONTRACTOR SHALL COMPLETE THIS WORK WITHIN ONE MONTH OF DATE ISSUED AND PRIOR TO FINAL PAYMENT.
15. SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING FROM THE GENERAL CONTRACTOR AND DISTRIBUTING TO OTHERS CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY. ANY AND ALL COPIES OF THE DOCUMENTS OR PORTIONS THEREOF MUST CONTAIN THE STATUTORY COPYRIGHT NOTICE OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS.
16. CONTRACTORS PROVIDING DESIGN/BUILD SERVICES SHALL PREPARE DESIGN DOCUMENTS FOR REVIEW BY THE TENANT, THE GENERAL CONTRACTOR, AND THE ARCHITECT. DRAWINGS SHALL BE TO SAME SCALE AND FORMAT AS ARCHITECT'S DRAWINGS. (NOTE: ARCHITECT MAY PROVIDE ELECTRONIC BASE SHEETS TO CONTRACTORS AT ARCHITECT'S CUSTOMARY AND REASONABLE COSTS.) CONTRACTOR SHALL INCLUDE THE SEAL OF A LICENSED DESIGN PROFESSIONAL AND OBTAIN ALL PERMITS REQUIRED BY JURISDICTION WITH AUTHORITY OVER THIS PROJECT.
17. DESIGN/BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR SYSTEMS WITH OTHER TRADES. SPECIFIC REQUESTS FOR ARCHITECTURAL AND STRUCTURAL MODIFICATIONS NEEDED TO ACCOMMODATE SYSTEMS SHALL BE MADE TO THE ARCHITECT VIA THE GENERAL CONTRACTOR IN WRITING. REQUESTS MADE AFTER THE ARCHITECT'S DESIGN DOCUMENTS ARE ISSUED FOR CONSTRUCTION MAY RESULT IN ADDITIONAL DESIGN AND COORDINATION CHARGES TO THE CONTRACTOR.

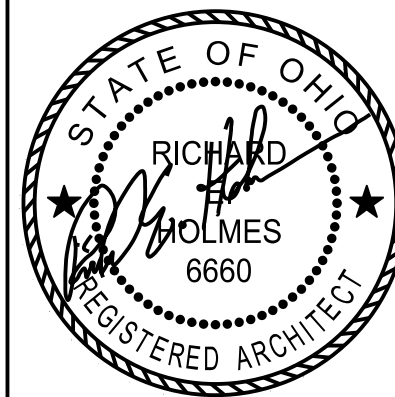
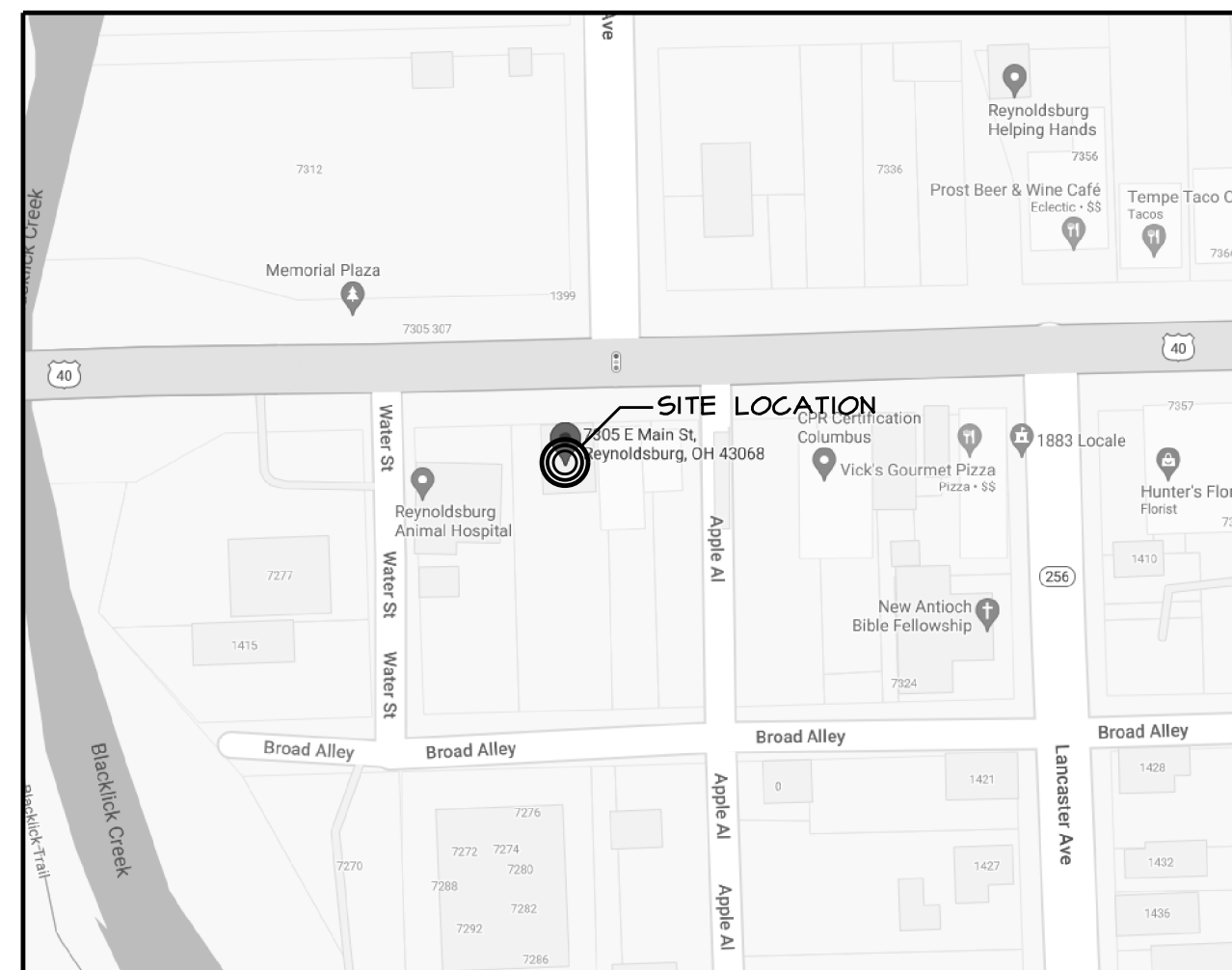
DRAWING INDEX:

TI.1	TITLE SHEET
TI.2	SITE PLAN
DI.1	DEMO PLANS
AI.1	FLOOR PLANS
A2.1	CEILING PLANS
A3.1	ELEVATIONS
A4.1	DETAILS

LOCATION MAP:



VICINITY MAP:



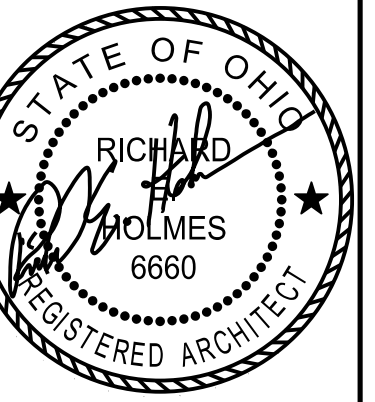
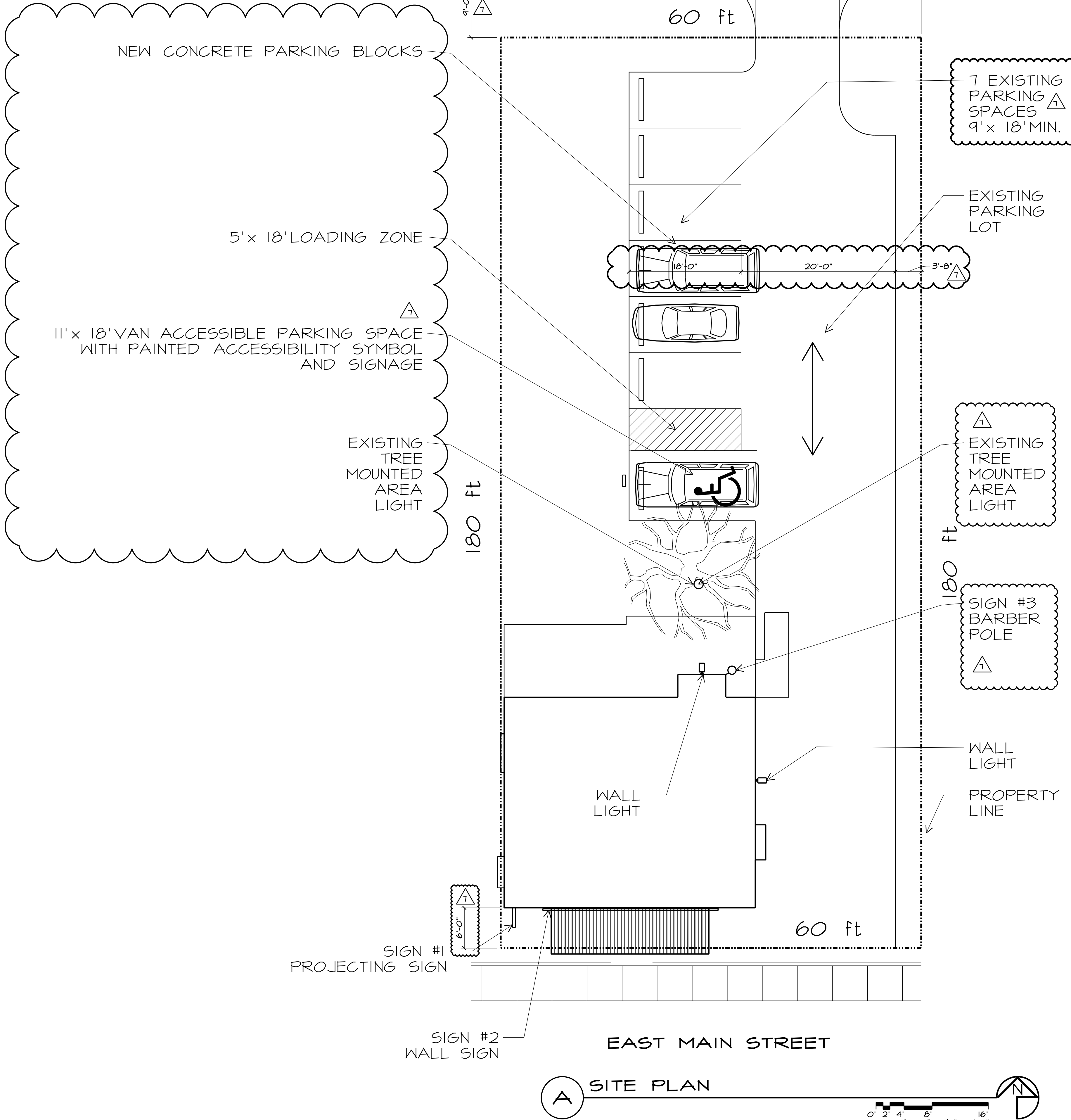
REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

the architectural group
14 west first street, suite 306
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.taquil.com

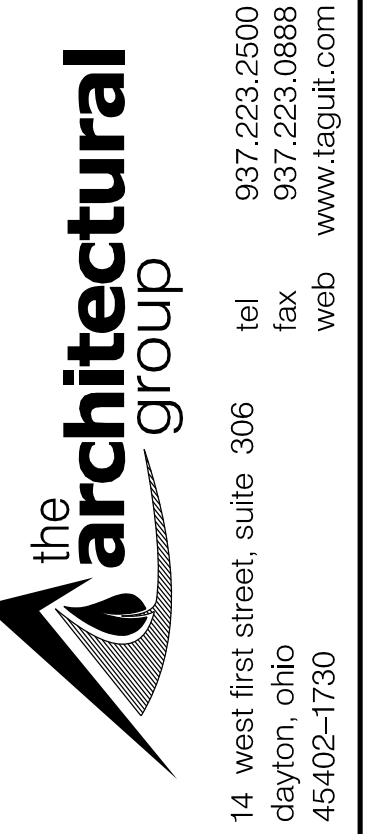
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This document is a service instrument of THE ARCHITECTURAL GROUP, INCORPORATED, and it is to be used only in conjunction with this project.

THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2301
DRAWN BY: REH, ACH
REVISION DATES:
MAY 22, 2023
OCT. 19, 2023
DATE: 01/16/23
SHEET TITLE: TITLE SHEET
SHEET NO.: TI.1



REGISTERED DESIGN PROFESSIONAL
RESPONSIBLE CHARGE:
LICENSE EXPIRES 12/31/2023



023 THE ARCHITECTURAL GROUP,
INCORPORATED
This document is a service instrument
of THE ARCHITECTURAL GROUP,
INCORPORATED and is to be used
only in conjunction with this project.

THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH,ACH

VISION DATES:
FIRST ISSUE
09/27/2023
10/26/2023

DATE: 01/16/23

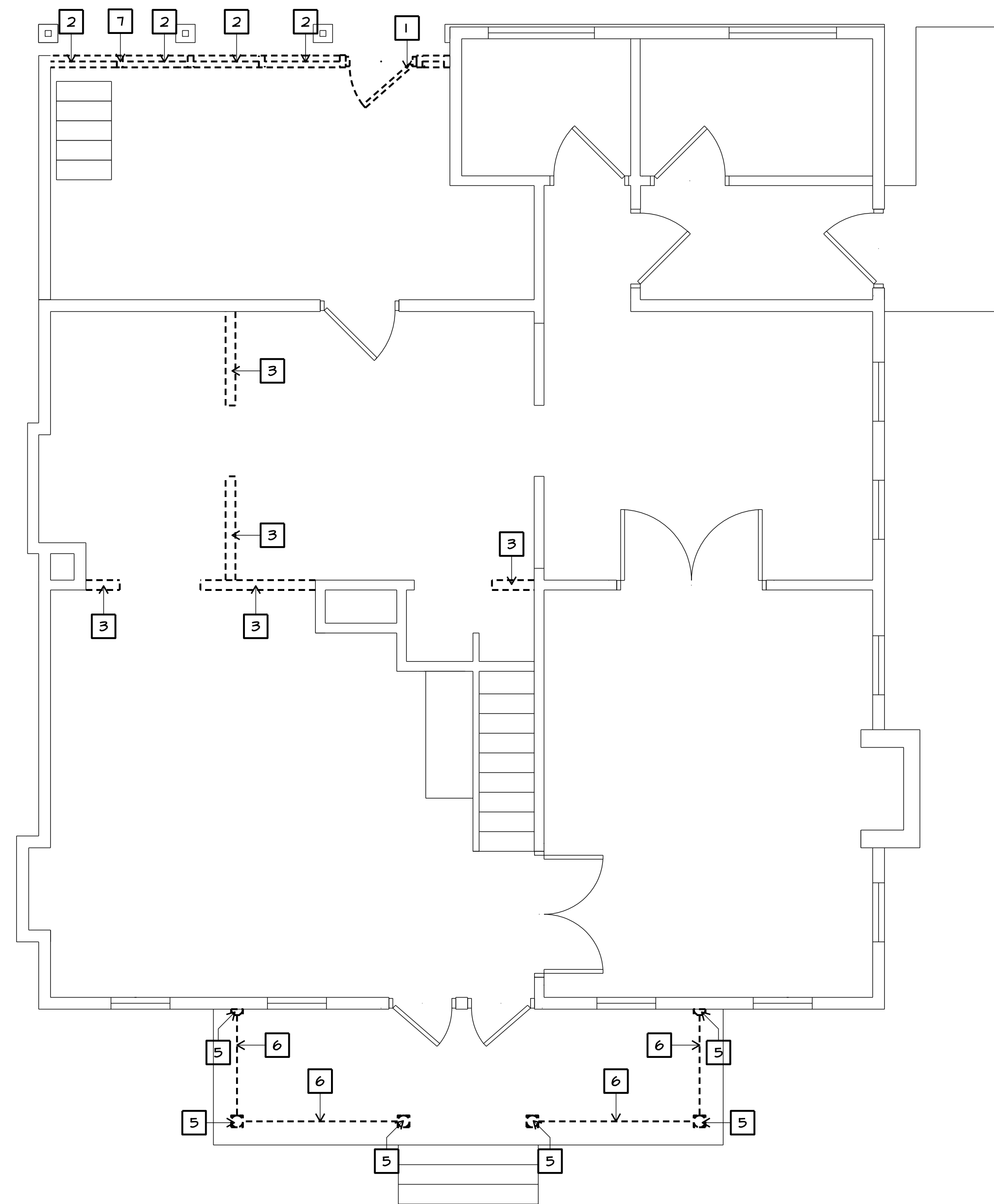
HEET TITLE:

SHEET NO:

11.2

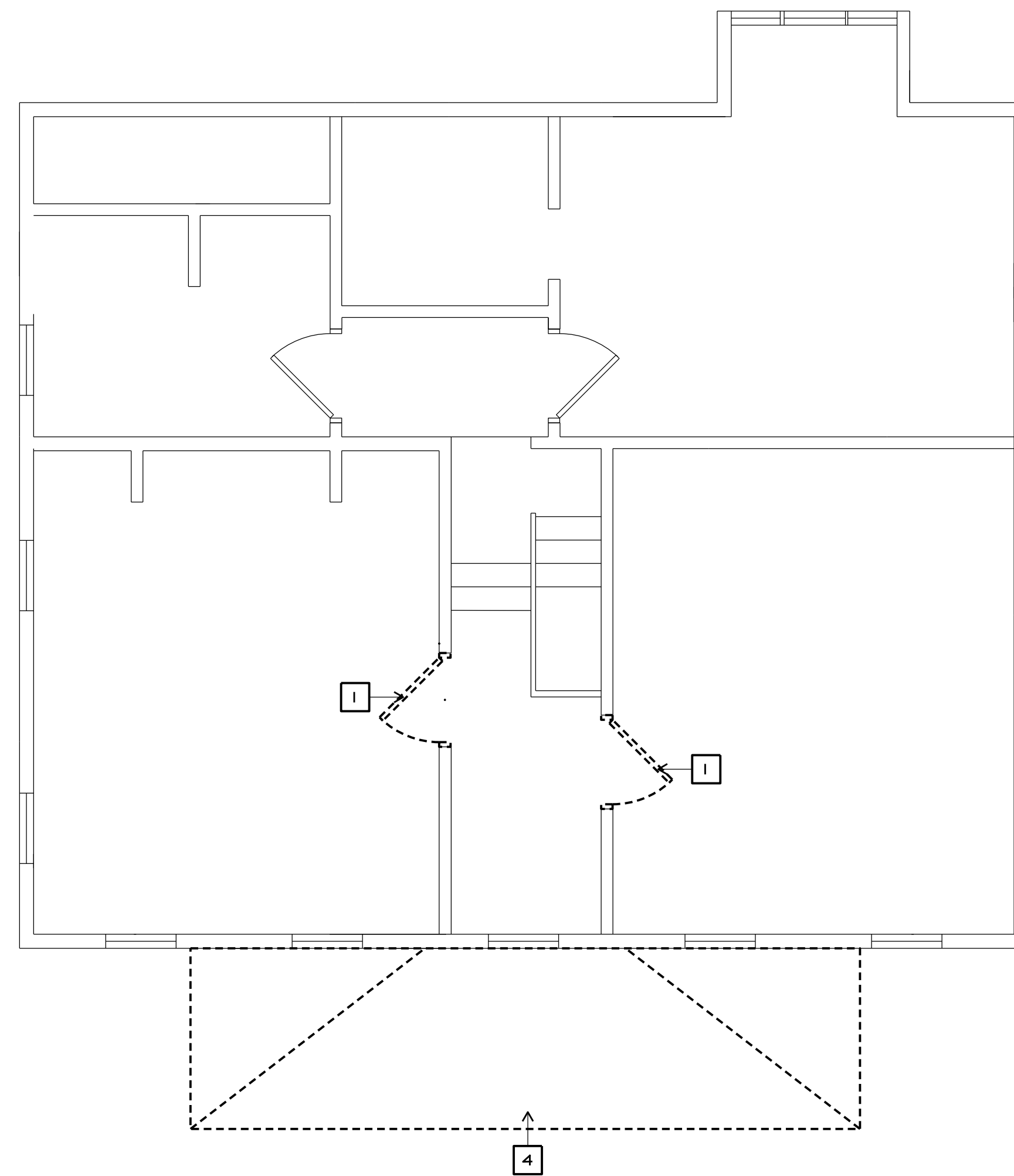
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P:\2301 FRENCH HOUSE\2301 DRAWINGS\2301 D.I.1 DEMO PLANS.DGN



1 FIRST FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



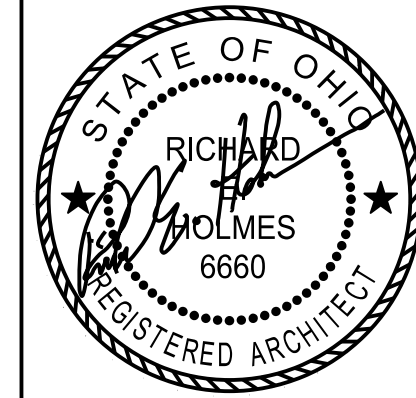
2 SECOND FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. REMOVE EXISTING DOORS
2. REMOVE EXISTING WINDOWS
3. REMOVE EXISTING WALL SEGMENT
4. REMOVE EXISTING PORCH ROOF
5. REMOVE EXISTING WOOD COLUMNS
6. REMOVE EXISTING BALLUSTRADE
7. REMOVE EXISTING WALL. SEE I/A-4.1

NO CHANGE



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

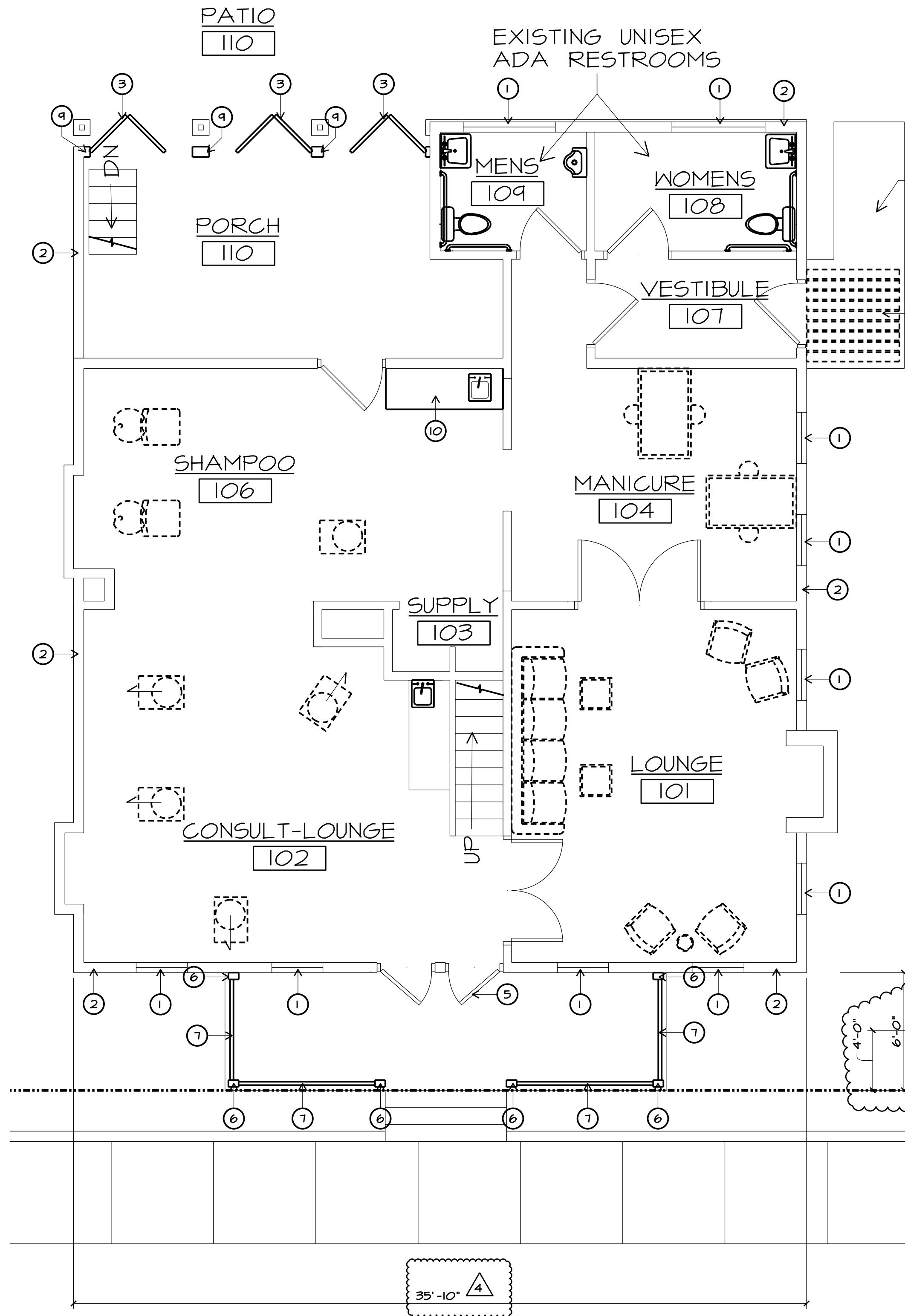
the architectural group
14 west first street, suite 306
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.tagult.com

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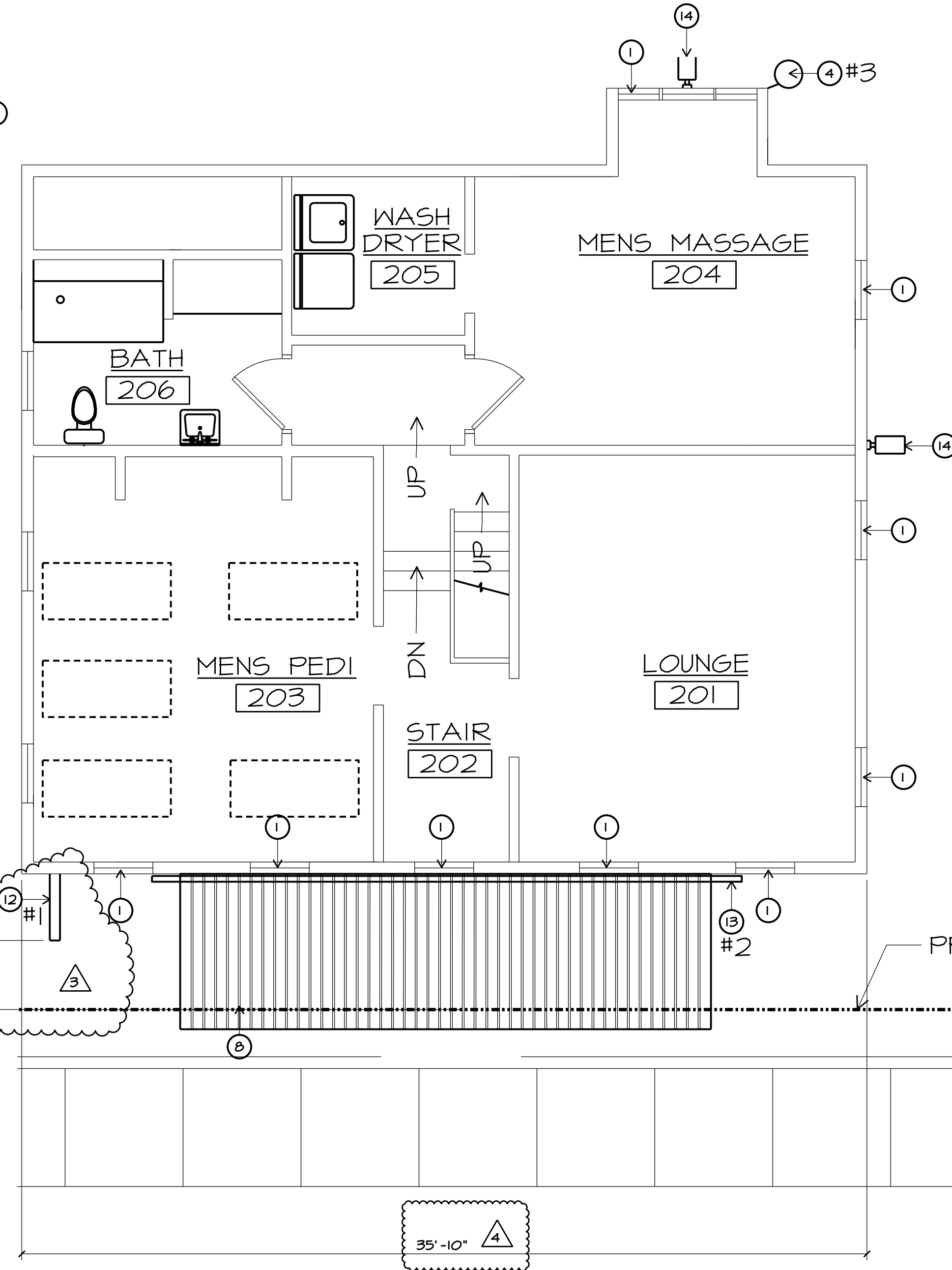
THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:	2301
DRAWN BY:	REH,ACH
REVISION DATES:	
	05/22/23
	10/19/2023
DATE:	01/16/23
SHEET TITLE:	DEMOLITION PLANS
SHEET NO:	D.I.1

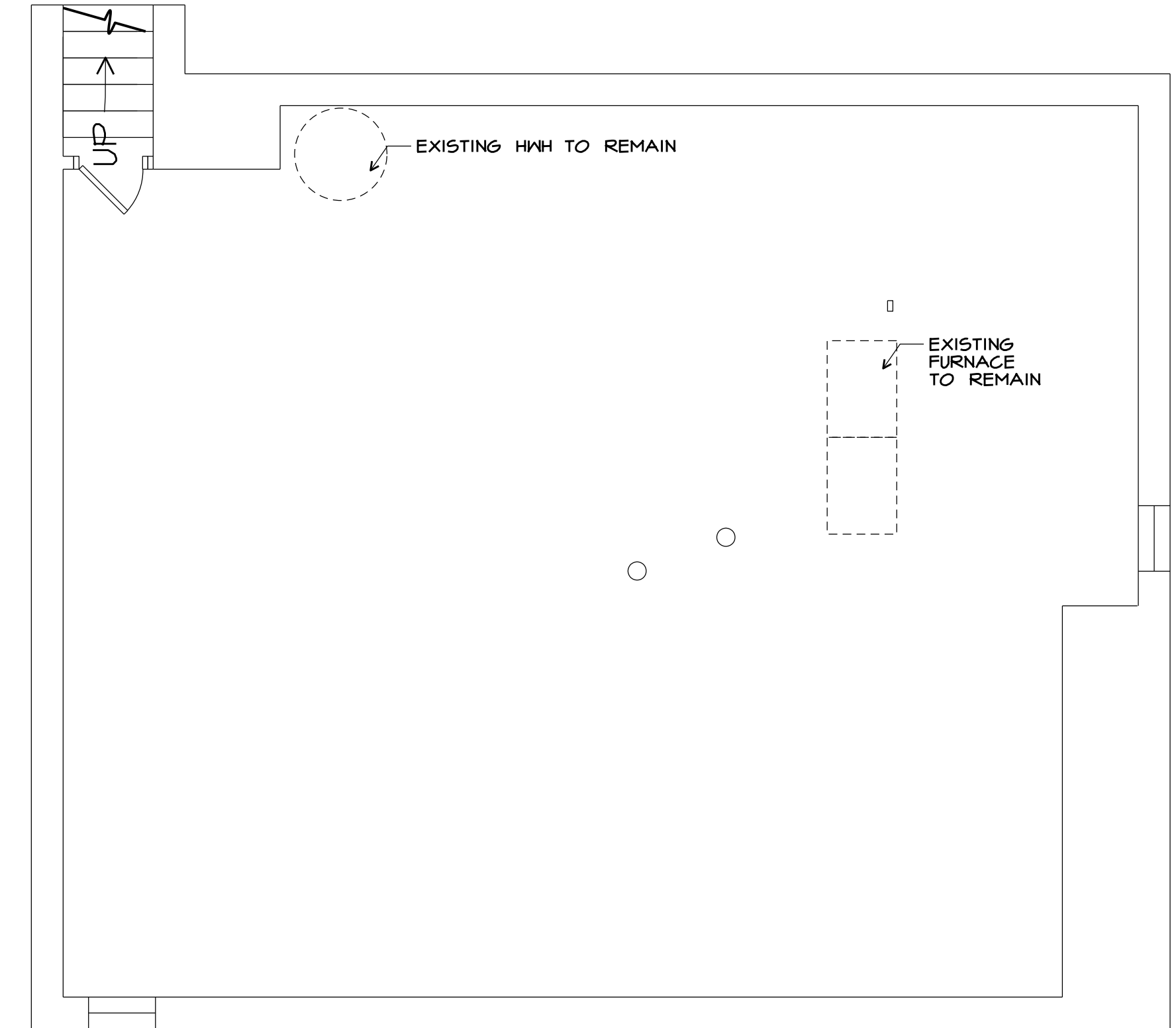
P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A.I.1 FLOOR PLANS.DGN



C FIRST FLOOR PLAN



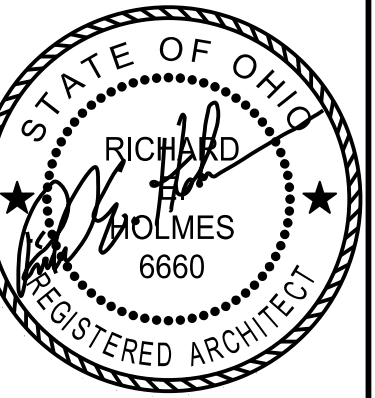
B SECOND FLOOR PLAN



A BASEMENT FLOOR PLAN

NEW WORK NOTES:

- NEW VINYL DOUBLE-HUNG WINDOWS (JELD-KEN #V4500 W/ ARGON INSULATED LOW E GLAZING, U=24, SHG=50, AIR INFILTRATION: < 0.3)
- NEW 3/4" (R-13) MIN BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
- NEW PAINTED (BLACK) FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
- NEW INTERNALLY LIT BARBER POLE GLASS CYLINDER WITH RED, WHITE AND BLUE "CANDY CANE" STRIPES WITH POLISHED ALUMINUM CAPS.
- PAINT EXISTING WOOD DOORS BLACK
- NEW T5 6x4 STEEL TUBE (PAINTED BLACK) COLUMN
- NEW T5 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
- NEW STANDING SEAM MILL FINISH (NON-GLARE SILVER) ALUMINUM ROOF
- RECONSTRUCT WALL - SEE A-4.1
- PROVIDE AND INSTALL NEW CASEWORK
- NEW MILL FINISH (NON-GLARE SILVER) ALUMINUM AWNING
- NEW 24" x 24" FRONT LIT PROJECTING METAL SIGN
- NEW 25 FT L X 8" H X 1/2" T. FRONT LIT (NON-FLASHING) WALL SIGN (INDIVIDUAL METAL LETTERS)
- NEW WALL MOUNTED AREA LIGHT



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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
1 04/05/2023
2 04/14/2023
3 05/22/2023
4 06/12/2023
5 08/21/2023
6 09/21/2023
7 10/19/2023

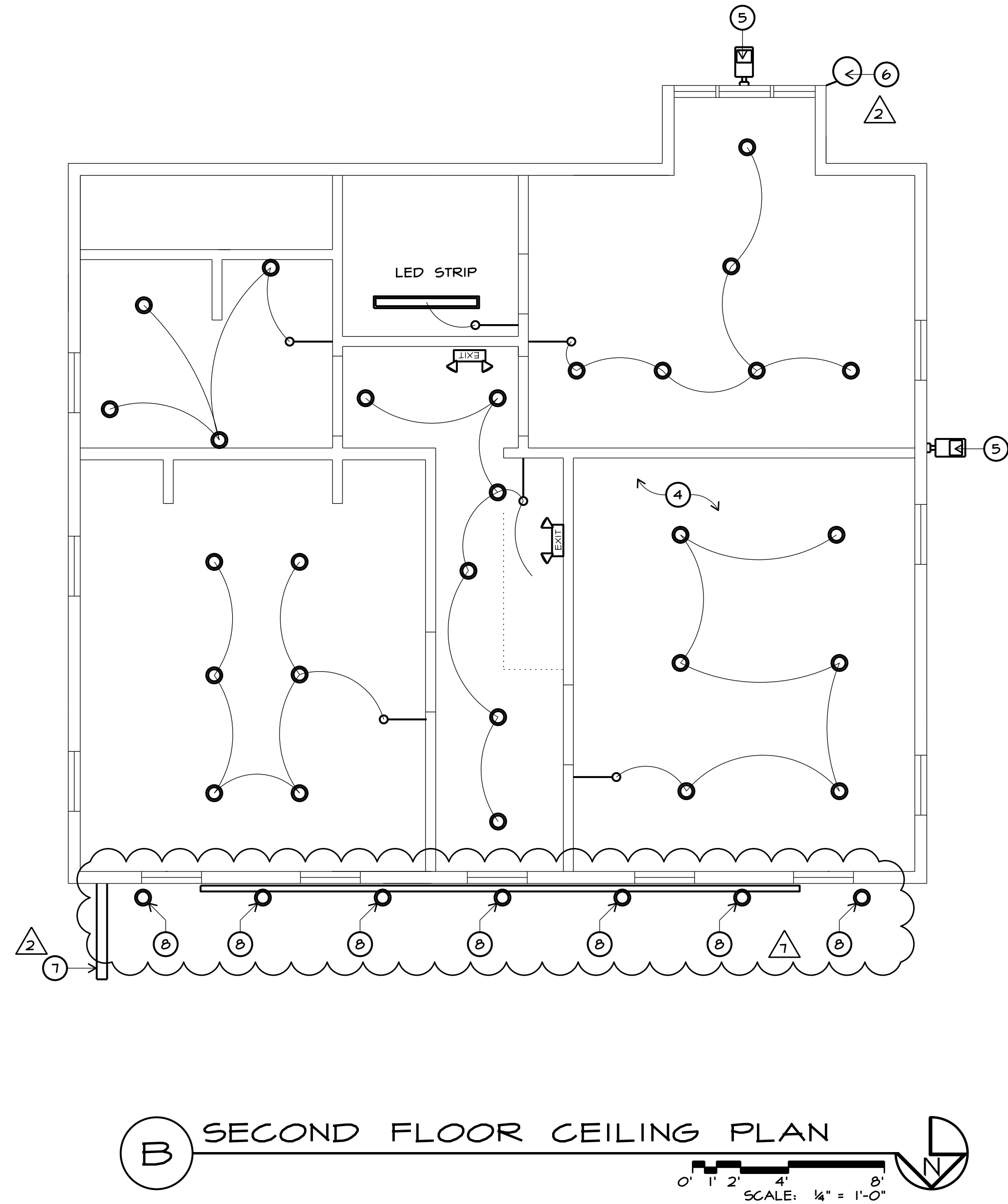
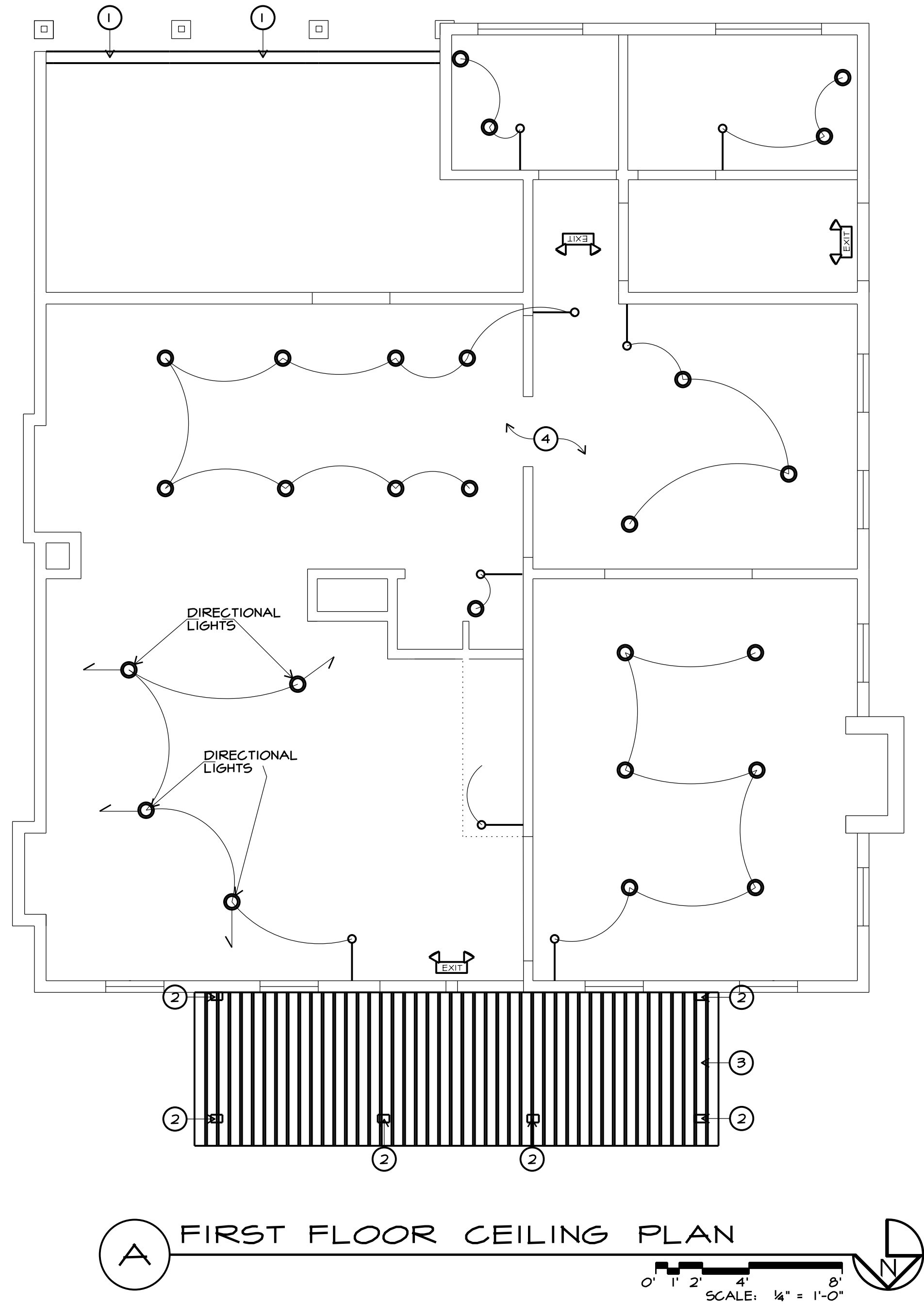
DATE:
01/16/23

SHEET TITLE:
FLOOR PLANS

SHEET NO.:

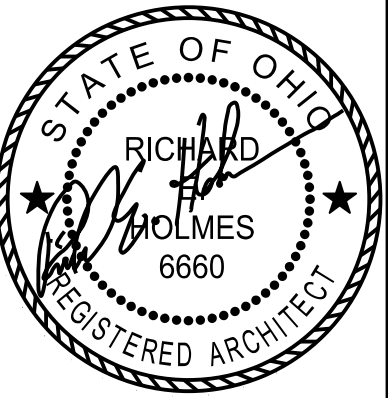
A.I.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A2.1 CEILING PLANS.DGN



**NEW WORK NOTES/
NEW LIGHTING NOTES**

1. RECONSTRUCT WALL AND PLACE 2 - (2x6) HEADERS
2. NEW TS 8x4 STEEL TUBE (PAINTED) POSTS
3. NEW STANDING SEAM METAL PORCH ROOF
4. LIGHTING PER PREVIOUS PERMIT
5. NEW LOW CUT-OFF WALL LIGHT (ON TIMER)
6. INTERNALLY ILLUMINATED BARBER POLE (ON TIMER)
7. FRONT LIT PROJECTED SIGN (ON TIMER)
8. LIGHT FIXTURE "BEGA" MODEL #



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**THE FRENCH HOUSE
ALTERATIONS**
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:	2307
DRAWN BY:	REH, ACH
REVISION DATES:	04/14/2023 05/22/2023 10/19/2023
DATE:	01/16/23
SHEET TITLE:	CEILING PLANS
SHEET NO.:	A2.1



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7305 E MAIN ST
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COMMISSION NUMBER:
2307

DRAWN BY:

REH,ACH

REVISION DATES:

04/05/2023

204/14/2023

05/22/2023

06/12/2023

4 00/12/2025
08/11/2023

500/21/2023
01/27/2023

04/21/2023

7/10/19/2023

100 A. B. KITE

DATE: 01/16/23

01/10/25

SHEET TITLE:

ELEVATIONS

ELEVATIONS

SHEET NO:

10

A31

75.1

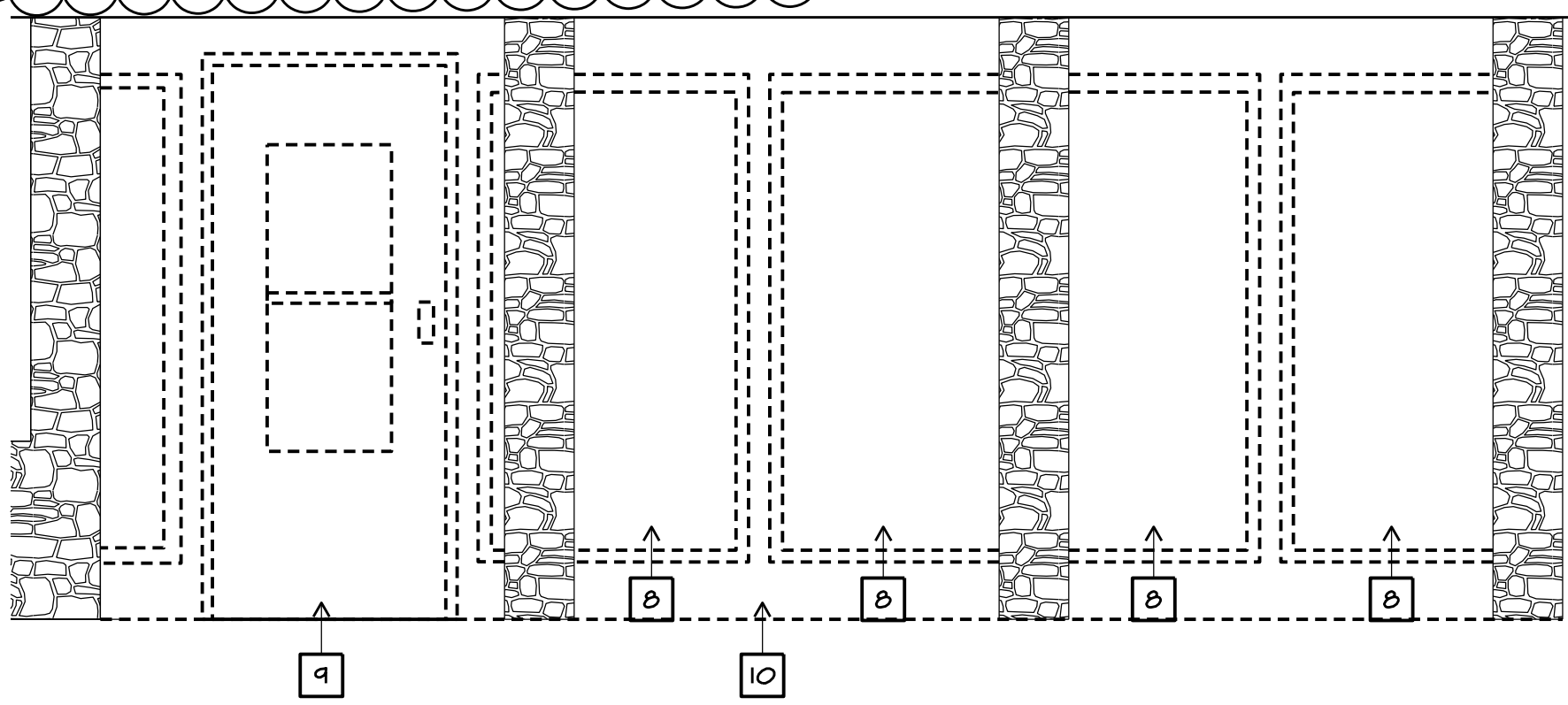


NEW WORK NOTES:

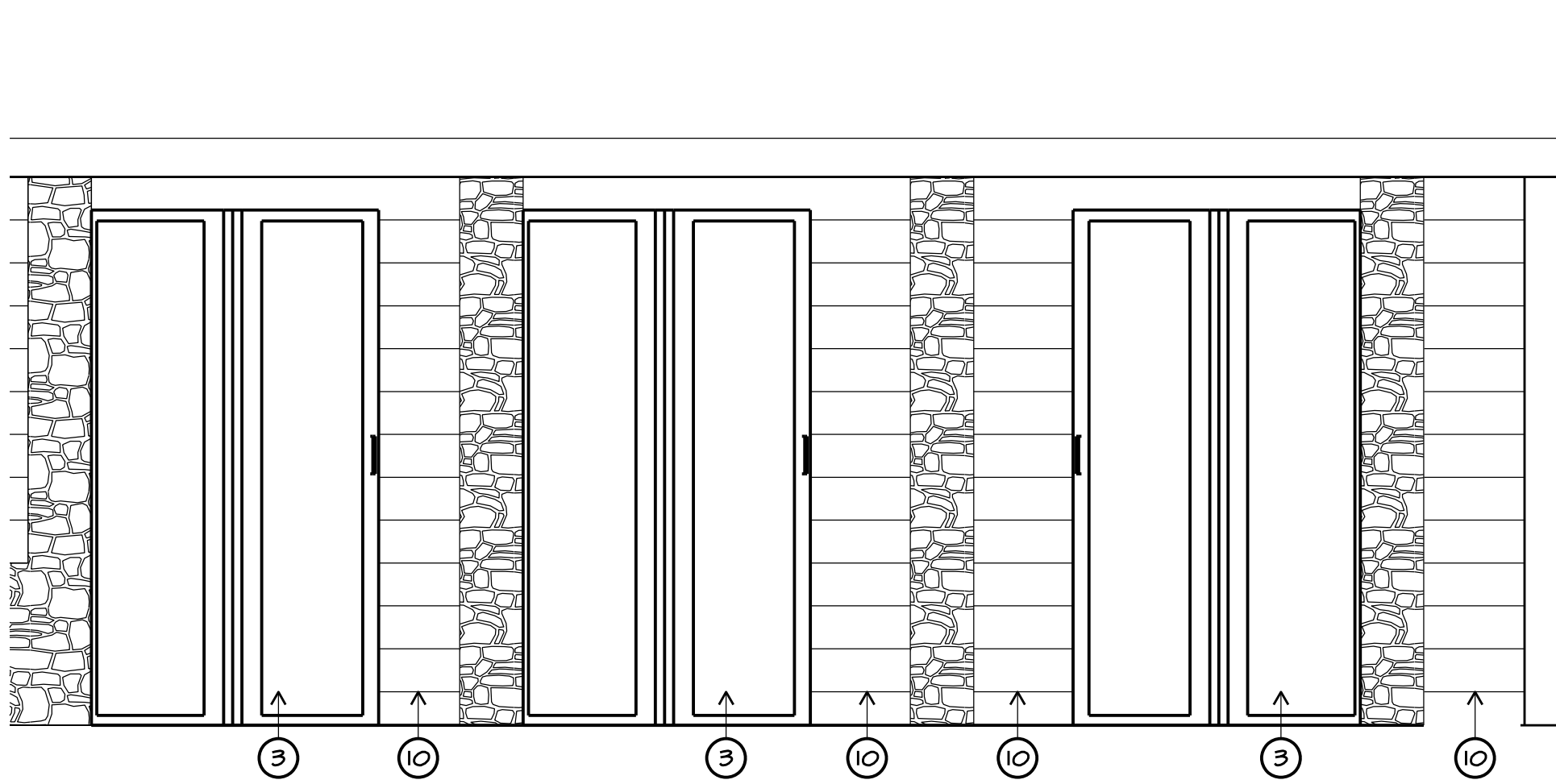
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON-INSULATED LOW E GLAZING, U-29.5Hq: 50, AIR INFILTRATION: < 0.3)
2. NEW 3 1/2 (R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (BLACK) (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. EXISTING SHUTTERS TO REMAIN
5. PAINT EXISTING WOOD DOORS (BLACK)
6. NEW STANDING SEAM MILL FINISH (SILVER) METAL ROOF (SEE A-3.1)
7. NEW TS 6x4 STEEL TUBE (PAINTED BLACK) POSTS
8. NEW TS 8x4 STEEL TUBE (PAINTED BLACK) HEADER
9. NEW TS 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
10. RECONSTRUCT WALL w/ 2 x 4 FRAMING, INSULATED SHEATHING AND PAINTED WOOD SIDING TO MATCH ADJACENT.

DEMOLITION NOTES:

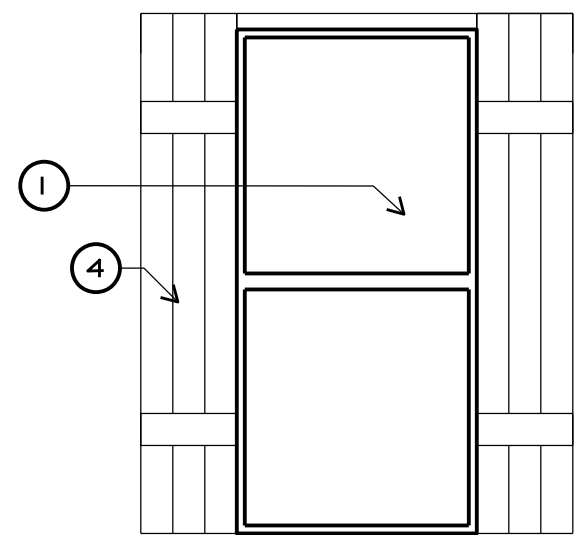
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING DOOR
10. REMOVE EXISTING WALL



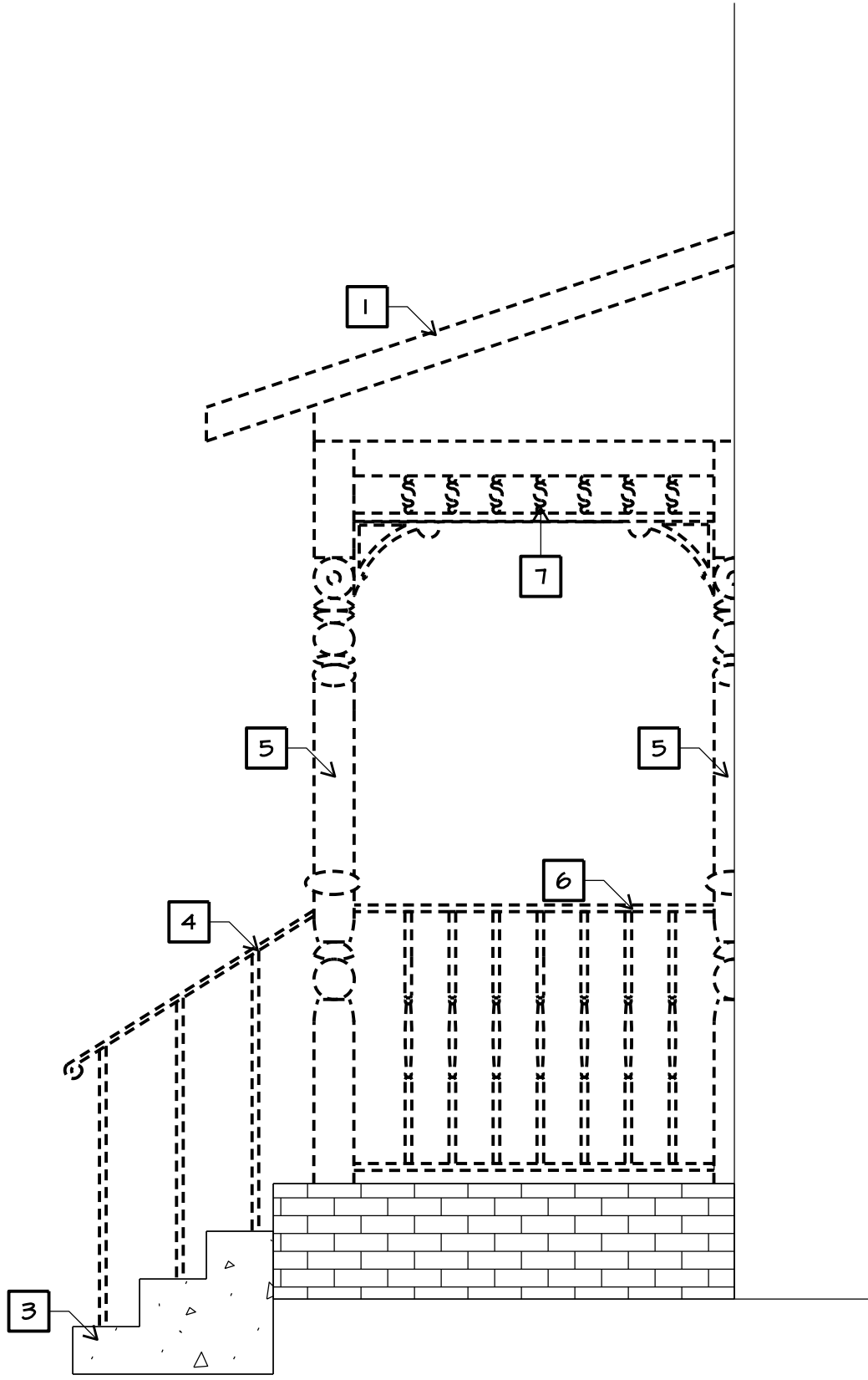
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



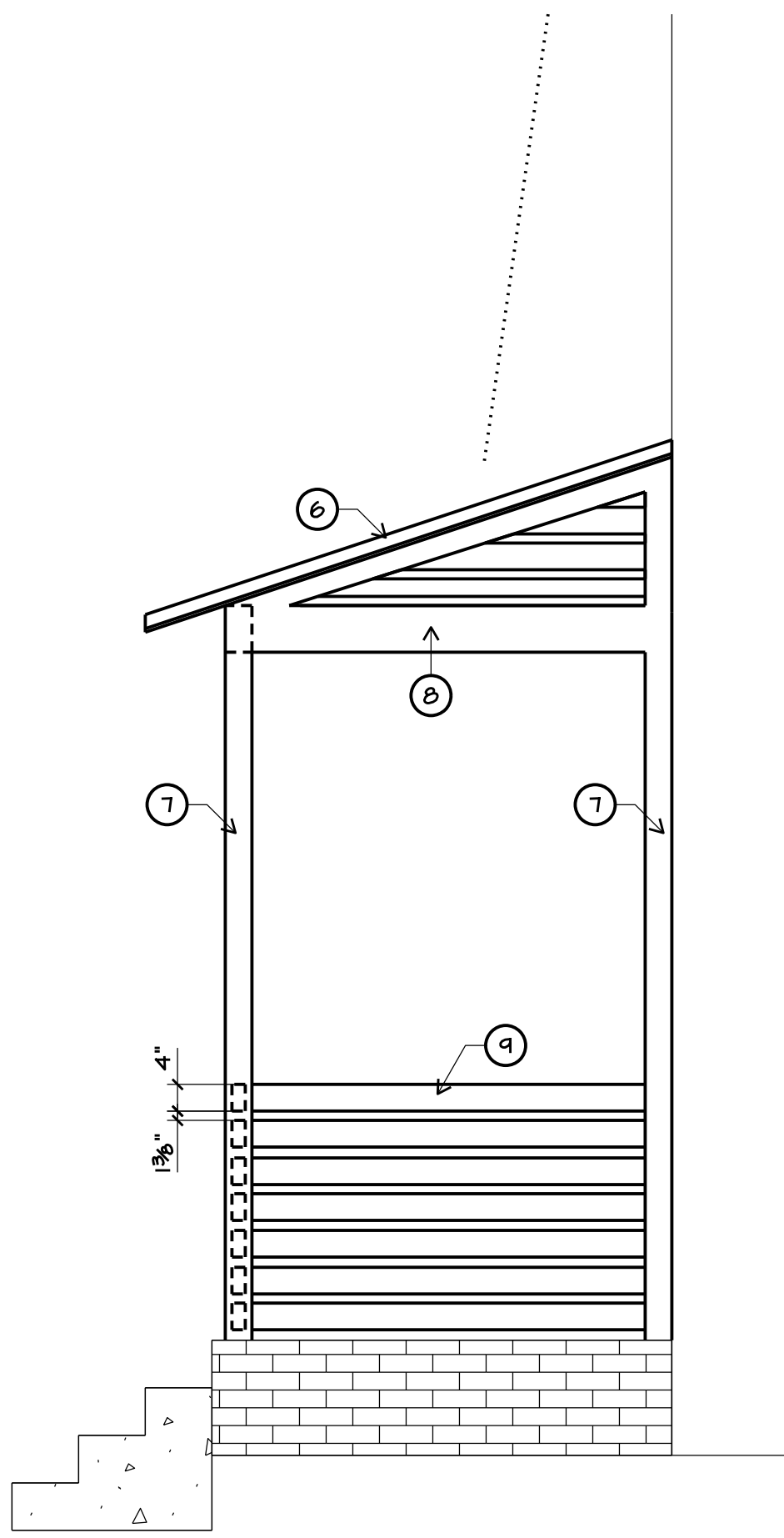
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



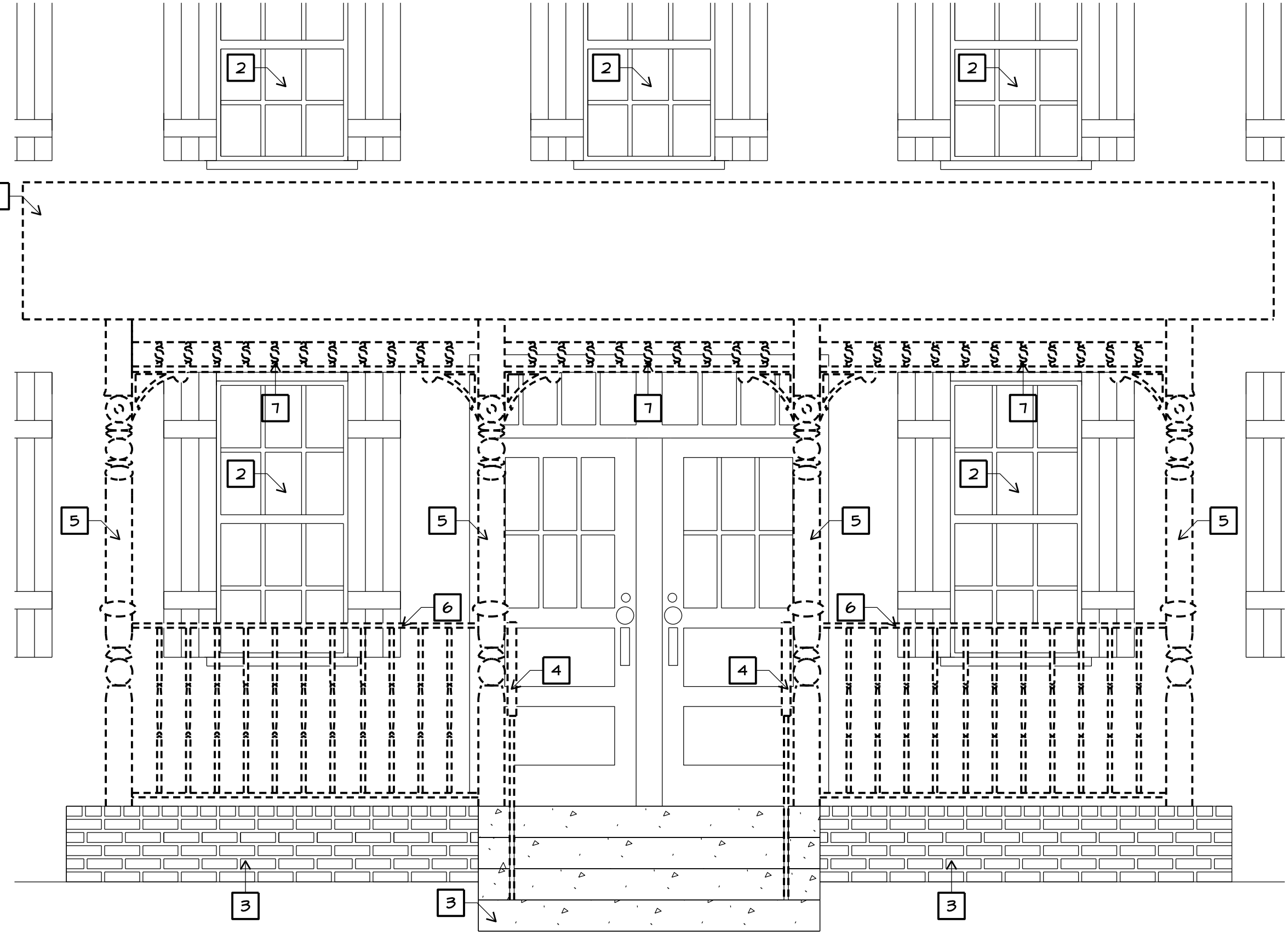
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



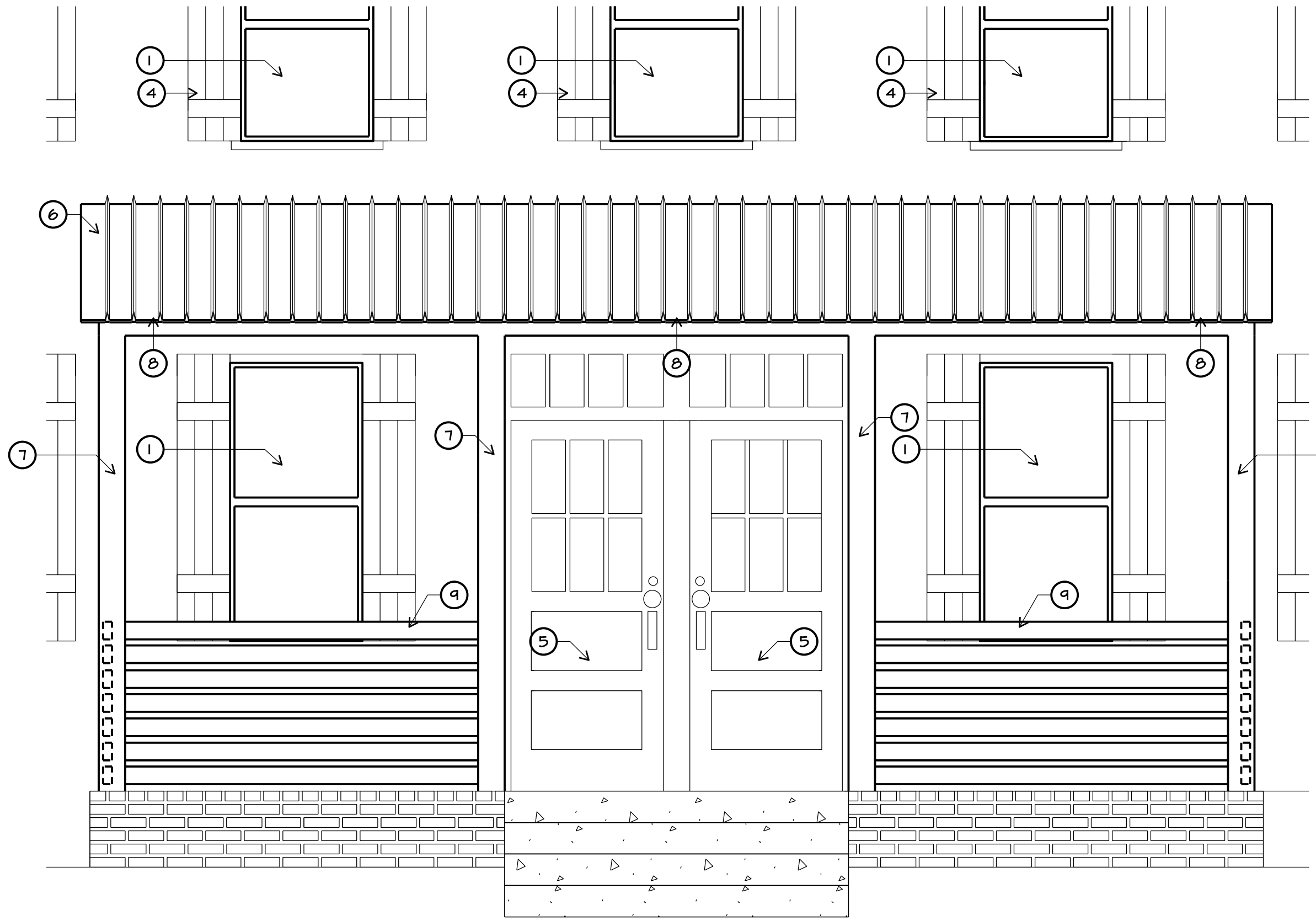
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



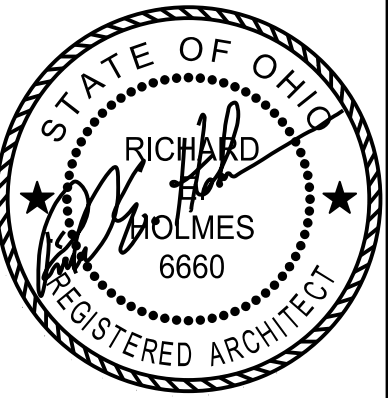
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



4 NORTH ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



4A NORTH ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
04/14/2023

05/22/2023

10/19/2023

DATE:
01/16/23

SHEET TITLE:
DETAILS

SHEET NO:
A4.1



72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit

by JELD-WEN ★★★★★ (23) ❤️ 108

SPECIAL BUY **\$3865⁸⁰** Save \$682.20 (15%)

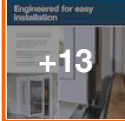
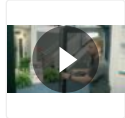
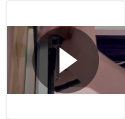
[Product Details](#) [Specifications](#) [Questions & Answers](#) [Customer Reviews](#)

[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Patio Doors](#)

Internet #309442270 Model #THDJW235200001 Store SKU #1004313774

JELD-WEN
72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit

★★★★★ (23) [Questions & Answers \(74\)](#)



Engineered for easy installation

- Unique bottom mounted hardware that simplifies retrofit installations
- Updated weight distribution to relocate overall weight to the bottom of the unit
- Relocated hardware and updated weight distribution allow for smooth operation
- Increased stability, which makes overall operation more manageable



Hover Image to Zoom

SPECIAL BUY **\$3865⁸⁰** ~~\$4548.00~~ Save \$682.20 (15%)

\$323.00 /mo* suggested payments with 12 months* financing [Apply Now](#)

Door Hanging: **Left-Hand Folding**

Left-Hand Folding

[Right-Hand Folding](#)

Pickup at [Miamisburg](#)

Delivering to [45449](#)

Feedback

Chat



72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit
by JELD-WEN

\$3865⁸⁰ Save \$682.20 (15%)



JELD-WEN F-2500 fiberglass folding patio doors are a unique and reliable way to create a beautiful transition from indoors to outdoors. Smooth fiberglass offers durability and an upscale look that mimics traditional painted wood doors. These fiberglass folding patio doors are engineered to resist warping, rotting and splitting, making them an economical option that's both long lasting and attractive. In addition, they are built to be secure, easy to care for and energy efficient for many years to come.

Additional Resources
From the Manufacturer



Specifications



Dimensions

Actual Door Height (in.)	79.5 in
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	71.5 in
Door Height (in.)	79.5 in
Door Thickness (in.)	1.75 in
Door Width (in.)	71.313 in
Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	72 in
Rough Opening Height (In.)	72 in
Rough Opening Width (In.)	80 in

Details

Bore Type	No Bore
Color Family	Off White
Color/Finish	Primed
Core Type	Solid Core
Door Configuration	Double Door
Door Glass Insulation	Low-E
Door Handing	Left-Hand Folding
Door Type	Folding Patio Door





72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit
by JELD-WEN

\$3865⁸⁰ Save \$682.20 (15%)

Hinge Type	Ball Bearing
Included	Hardware
Material	Fiberglass
Number of Lites	1 Lite
Product Weight (lb.)	238 lb
Returnable	90-Day

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern
Manufacturer Warranty	5-Year Limited

How can we improve our product information? Provide feedback.

Questions & Answers

74 Questions

Customer Reviews

3.4 out of 5 (23)

Frequently Bought Together

☒ Select

This Item

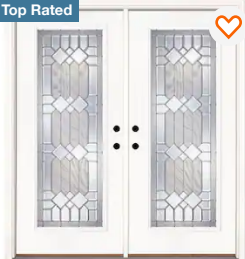


☒ Select



☒ Select

Top Rated



☒ Select



JELD-WEN
72 in. x 80 in. Primed
Fiberglass Left-Hand Full...

★★★★☆ (23)

\$3865⁸⁰
~~\$4548.00~~
Save \$682.20 (15%)

JELD-WEN
72 in. x 75 in. Reversible
White Aluminum Prehung...

★★★★☆ (22)

\$1348⁰⁰

Feather River Doors
74 in. x 81.625 in. Mission
Pointe Zinc Full Lite...

★★★★☆ (75)

\$2318⁰⁰

Arr
50
77.

\$7

Subtotal: **\$7609⁰⁷**

Add 4 Items to Cart

Feedback

Chat



Wall luminaire
Surface washer

Adjustable wall mounted luminaires with asymmetric light distribution.
Ideal for illuminating horizontal surfaces from vertical mounting surfaces.

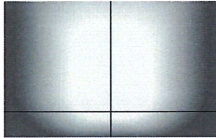
Die-cast aluminum · Safety glass · Reflector made of pure anodized aluminum

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

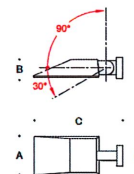
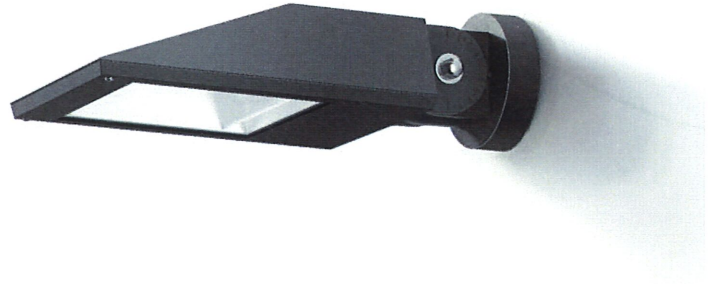
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65

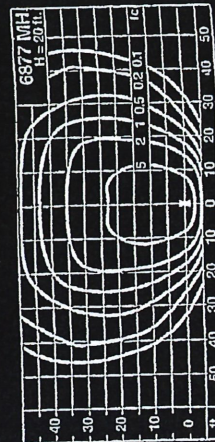
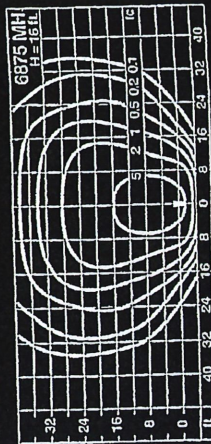
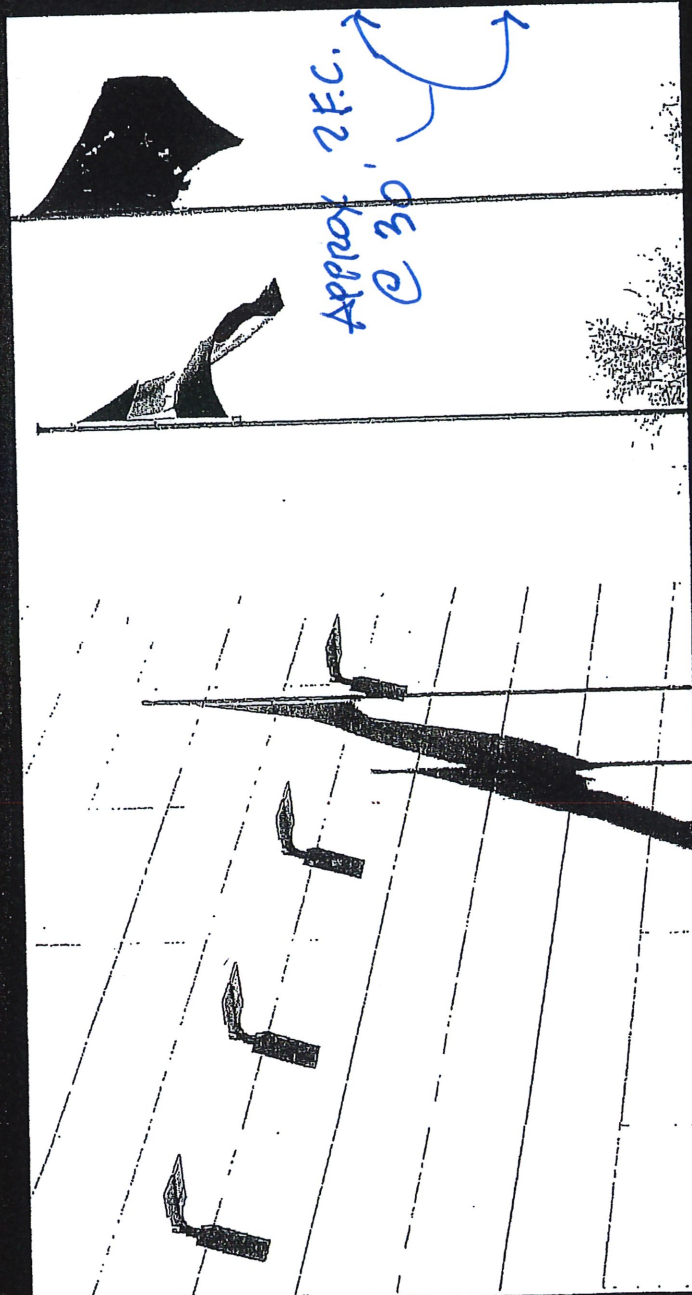


Asymmetric light distribution



Asymmetric light distribution

	LED	A	B	C	D
24351	21.3 W	8 7/8"	4 1/4"	19 1/8"	5 1/4"
24816	55.3 W	8 7/8"	4 1/4"	19 1/8"	5 1/4"
24352	98.3 W	12 3/4"	4 1/4"	22 1/8"	5 1/4"





STYLING & PROFILING MEN'S GROOMING





STYLING & PROFILING MEN'S GROOMING LOUNGE

7305



Minerva 32" Barber Pole

Description

Our basic barber pole is an affordable way to display your barber heritage! Features a 7" globe, 2 lights (pole and globe), and separate switches for lights and rotation. Indoor use only. 22W/120V.

Specs

SKU	1115
Color	White
Manufacturer	Minerva Beauty
Warranty	1 Year Warranty
Assembly Notes	Minor assembly required









Department of Development
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2023-5665

Date Submitted: 11/20/23

Fee Amount: V-450 / 750-ER

☒ Paid: 2 CKS

Property Address: 8209 TAYLOR RD. REYNOLDSBURG	Parcel ID#(s): 013-028152-00.000	(WILL SPLIT INTO 2 PARCELS)
---	-------------------------------------	--------------------------------

Property Owner Name(s): IBRAHIM ABOMAR	
Contact Email: ABRAHIMABOMAR@YAHOO.COM	Contact Phone Number: 614-732-1642

Business Name: N A	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

Applicant Name: DENNIS J. MEACHAM		Applicant Address: 763 GLENVIEW DR. HOWARD, OH 43018	
Applicant Phone Number: 614-402-8134		Applicant Email: DJMARCHITECT@GMAIL.COM	
☐ Property Owner	☐ Business Owner/Tenant	☐ Contractor	☒ Architect/Engineer
			☒ Owner's Consent Attached.
PROJECT INFORMATION			

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☒ Conditional Use (\$350): 450

REMOVE EXISTING ONE STORY HOME - SPLIT LOT INTO TWO PARCELS AND CONSTRUCT A NEW DUPLEX STRUCTURE ON EACH PARCEL WITH A SHARED PRIVATE DRIVEWAY. THE EXISTING DETACHED GARAGE STRUCTURE WILL BE IMPROVED AND REMAIN. ALLOW FOR FUTURE P.V. STOR. ACCESSORY BUILDING

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: [Signature] Date: Nov. 13, 2023
 'By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.'

****OFFICE USE ONLY****

Additional Notes:	<u>Zoning Information</u> <u>Additional Approval Required</u> Zoning District: _____ ☐ Major/Minor Site Plan ☐ Olde Reynoldsburg District ☐ Other: _____	Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	P&Z Administrator: _____ Date: _____	

PRELIMINARY
ENGINEERING
RESPONSE

MEMO

NOV 20 2023

Date: October 12, 2023
To: Ms. Phoenix Buathier, City of Reynoldsburg Planning & Zoning Administrator
From: Ryan Andrews, City Engineer
Subject: Staff Report for: 8209 Taylor Road SW
Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director; Eric Meyer, Development Director

As requested, EMH&T conducted a preliminary engineering review of the draft site plan for the parcel (013-028152-00.00) located at 8209 Taylor Rd SW. The parcel currently has one house and one free-standing garage on the property. The owner proposes to split the lot into two parcels and construct one duplex on each lot with a shared driveway to provide access to Taylor Road. The following summarizes our findings and recommendations with respect to the shared drive and potential stormwater requirements for the site based on the site plan.

SHARED ACCESS DRIVE

1. The proposed site plan shows a shared driveway to be utilized by both parcels. The driveway is shown as 16-feet wide, which is adequate. A shared drive easement is also shown in concept.
 - a. EMH&T has no concerns from an engineering perspective regarding the shared access and supports the use of one access point to Taylor Road. The site plan shows the access point at the same location as the current driveway apron, which is preferred. The site has one access point (Taylor Road) which has an existing apron.
 - b. In regard to the shared drive (access) easement, this will be necessary since the duplexes will be on separate parcels. This will ultimately be an agreement between two private owners, but we recommend the City be provided a copy of the final access easement/agreement for the City's files. We would not anticipate that the City should need to be involved in developing or reviewing the language of the easement/agreement, but the Development Department may want to consult with the City Attorney to confirm.

STORMWATER

2. The proposed site plan was reviewed against the City's stormwater regulations. Below is EMH&T's summary and recommendations.
 - a. The parcel size per the Licking County Auditor is 0.89 acres. As such, site disturbance should not exceed one acre, so water quality treatment per OEPA regulations will not be required.
 - b. The *City of Reynoldsburg Stormwater Design Manual* states in Section 1.3.g.2. that, "Two-, three-, or four-unit multi-family structure not part of a larger common development" can be exempt from peak-flow rate control requirements. As these are proposed duplex units, EMH&T's opinion is that this project can be exempt from stormwater quantity (detention) requirements.

- c. With the inclusion of the proposed garage and driveway area at the eastern end of the property, it appears the proposed impervious area would exceed the existing impervious area. Typically, additional impervious area from existing conditions would result in the need for stormwater quantity controls for the project. In this case, EM&T feels the increase is negligible and in addition to item 2.b above, our opinion is that stormwater quantity control (detention) would not be necessary for this proposed site.

UTILITIES

- 3. Since this will be split into two parcels, the location, size and condition of the existing sanitary sewer service and water service will need to be evaluated. If the existing services are acceptable to remain, an additional sewer service and water service will need to be installed to serve the parcel not being served by the existing service(s).

February 9, 2024

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 8209 Taylor Rd. – Subdivision without Plat

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1 Project Summary

- a. The following summarizes the characteristics of the site and the surrounding areas:
 - i. The subject lot on which a 1,482 square foot single -family residence in disrepair is located is approximately .91 +/- acres and is zoned for SR (Suburban Residential). The site also features a 2,040 square foot detached garage and a small adjoining shed. Both the house and garage were built in 1971.
 - ii. The property is mostly surrounded by single-family homes zoned for SR use to the north and east, with RM (Residential Medium) zoning found on the south and west. The site is served by curb-cut and driveway directly accessing Taylor Rd. Several mature tree clusters are located in the front yard, rear yard, and along the southern property line.
- b. The applicant is seeking approval of a subdivision without a plat to allow the development of two, two-family residences on the site as described below:
 - i. Each of the four units has a total of 1,858 square feet for a combined total of 7,432 square feet. Lot coverage is 34 percent for parcel A and 45 percent for parcel B.
 - ii. The parcel is subdivided into two lots, lot A and lot B. Lot A is .64 acres and lot B is .28 acres. The setbacks for the building on lot A are shown at 47 feet (measured) for the front yard, 5 feet and 14 feet for the northern and southern side yards, respectively. The setbacks for the building on lot B are 10 feet for the southern side yard and 30 feet for the rear yard.
 - iii. The lot depth for Lot A is 394.2 feet and the lot depth for Lot B is 256 feet. The lot and frontage widths for both lots are 50 feet respectively.
 - iv. The existing, non-conforming garage is noted to be renovated to match the two-family buildings and the northeastern portion of parcel A is reserved for an RV garage. The proposed recreational vehicle garage height is shown at 15 feet.
 - v. The building height for each of the two, two story structures is shown at 16.2 feet as measured to the base of the eave.



2 Project Review

- a. The subdivision without plat meets the development standards of Section 1103.17, III Development Standards and meets the requirements of Section 1111.03, Approval of Subdivision without Plat.
- b. The applicant will also need to meet the following development standards upon submitting a Major Site Plan (Section 1109.17)
 - i. A maximum height of 35 feet as measured from the midpoint of the roof (Section 1101.13, A.)
 - ii. The submission of a landscape plan and tree survey (Section 1105.07, Landscaping and Buffering) showing:
 - 1. The present location, size, and description of all existing major trees, with a designation of existing major trees sought to be removed.
 - 2. The location, size and description of landscaping materials proposed to be placed on the lot in order to comply with this section.
 - 3. The location and size of any structures presently on the lot, and those proposed to be placed on the lot.
 - 4. The proposed location and description of screening to be placed on the lot in order to comply with this section.
 - iii. The submission of architectural elevations that include the dimensions of window recesses and evidence that the requirements of Section 1105.06, Residential Design Standards, are met.

3 Zoning Recommendation

- a. Recommend approval of the subdivision without plat/lot split with the following conditions:
 - i. Obtain Major Site Plan approval per Section 1109.17 including the information required in 2b above.

If you have any questions or comment, please feel free to contact us.

Sincerely yours,

Kim Littleton

Kim Littleton, AICP
Senior Planner/Project Manager



Engineers, Surveyors, Planners, Scientists

MEMO

Date: December 11, 2023

To: Mr. Eric Meyer, City of Reynoldsburg Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: 8209 Taylor Road SW

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

As requested, EMH&T conducted a preliminary engineering review of the conditional use site development plan for the parcel (013-028152-00.00) located at 8209 Taylor Rd SW. The parcel currently has one house and one free-standing garage on the property. The owner proposes to split the lot into two parcels and construct one 2-story duplex (1,858 square feet per unit) on each lot with a shared driveway to provide access to Taylor Road. Each of the four units will have an attached two car garage and the existing detached garage will be rehabbed for the duplex on the west end of the property. An additional detached garage will be constructed on the east end of the property for the second duplex. The following summarizes our findings and recommendations with respect to the shared drive and potential stormwater requirements for the site based on the site plan.

SHARED ACCESS DRIVE

1. The proposed site plan shows a shared driveway to be utilized by both parcels. The driveway is shown as 16-feet wide, which is adequate. A shared drive easement is also shown in concept.
 - a. EMH&T has no concerns from an engineering perspective regarding the shared access and supports the use of one access point to Taylor Road. The site plan shows the access point at the same location as the current driveway apron, which is preferred. The site has one access point (Taylor Road) which has an existing apron.
 - b. In regard to the shared drive (access) easement, this will be necessary since the duplexes will be on separate parcels. This will ultimately be an agreement between two private owners, but we recommend the City be provided a copy of the final access easement/agreement for the City's files. We would not anticipate that the City should need to be involved in developing or reviewing the language of the easement/agreement, but the Development Department may want to consult with the City Attorney to confirm.

STORMWATER

2. The proposed site plan was reviewed against the City's stormwater regulations. Below is EMH&T's summary and recommendations.
 - a. The parcel size per the Licking County Auditor is 0.89 acres. As such, site disturbance should not exceed one acre, so water quality treatment per OEPA regulations will not be required.
 - b. The *City of Reynoldsburg Stormwater Design Manual* states in Section 1.3.g.2. that, "Two-, three-, or four-unit multi-family structure not part of a larger common development" can be exempt from peak-flow rate control requirements. As these are proposed duplex units,

EMH&T's opinion is that this project can be exempt from stormwater quantity (detention) requirements.

- c. With the inclusion of the proposed garage and driveway area at the eastern end of the property, it appears the proposed impervious area would exceed the existing impervious area. Typically, additional impervious area from existing conditions would result in the need for stormwater quantity controls for the project. In this case, EM&T feels the increase is negligible and in addition to item 2.b above, our opinion is that stormwater quantity control (detention) would not be necessary for this proposed site.

UTILITIES

- 3. Each parcel will need to be served independently with sewer, water and other utilities. However, the location, size and condition of the existing sanitary sewer service and water service can be evaluated to determine if they are acceptable for continued use by one of the properties. New services lines will be needed for the other parcel or both parcels pending the status of the existing service lines.
 - a. The existing and/or proposed service lines may require easements if they must travel across the adjacent parcel.
 - b. There is an existing 20-inch water main (P01078) located on the west side of Taylor Road. New service lines must be bored or directionally drilled. Open cut of Taylor Road will not be permitted.
 - c. There is a 15-inch sanitary sewer line (P01310, P01327) located on the west side of Taylor Road but also present in the southwest corner of the adjacent single-family lot to the north (8701 Firstgate Drive). Similar to the water, no open cutoff Taylor Road will be permitted when providing services lines to the properties.

OWNERS CONSENT

NOV 20 2023

TO: CITY OF REHOLDSBURG, OHIO

I HAVE HIRED DENNIS MEACHAM
TO ASSIST ME IN THE DESIGN AND
PREPARATION OF REQUIRED DRAWINGS
AND DOCUMENTS FOR THE DEVELOPMENT
OF THE PROPERTY AT 8209 TAYLOR
ROAD IN REHOLDSBURG.

HE WILL BE THE APPLICANT REPRESENTING
ME (THE OWNER) FOR THE VARIOUS
REQUIRED PERMITS AND APPROVALS.

SINCERELY,

IBRAHIM ABDOU


SIGNATURE

11-20-23
DATE

DENNIS J. MEACHAM
ARCHITECT

763 GLENVIEW DRIVE
HOWARD, OHIO 43028

NOV 20 2023

NOV. 17, 2023

CITY OF REYNOLDSBURG
DEPT. OF DEVELOPMENT
PLANNING AND ZONING DIV.
7232 E. MAIN ST.
REYNOLDSBURG, OHIO

ATTN: PHOENIKX BUATHIER

RE: 8209 TAYLOR ROAD PROPERTY - SR ZONING
REQUEST FOR CONDITIONAL USE APPROVAL.

PHOENIKX,

- 1.) I HAVE ENCLOSED THE APPLICATION FOR A CONDITIONAL USE OF CONSTRUCTING TWO DUPLEX RESIDENCE STRUCTURES ON TWO SEPARATE PARCELS. IT WILL REQUIRE SPLITTING THE EXISTING PARCEL INTO TWO PARCELS WITH A SHARED DRIVEWAY AGREEMENT. WE WILL PROCEED WITH THE REQUIRED LEGAL WORK IF WE ARE SUCCESSFUL IN OBTAINING APPROVAL OF OUR CONDITIONAL USE REQUEST.

DJMARCHITECT@GMAIL.COM

614-402-8134

- 2) ENCLOSED ARE PROPOSED DRAWINGS ON THE REQUESTED SITE DEVELOPMENT SHOWING DRIVE, BUILDING LOCATIONS AND REQUIRED SETBACKS FOR SR LOT DEVELOPMENT. A LOT SURVEY HAS BEEN INCLUDED SHOWING THE SR DEVELOPMENT TO THE NORTH AND THE RM TO THE SOUTH.
- 3) ENCLOSED IS THE PRELIMINARY MEMO FROM EMH&T REGARDING OUR PROPOSED DEVELOPMENT.
- 4) THE EXISTING HOUSE ON THE PROPERTY IS IN DISREPAIR AND WILL BE DEMOLISHED. THE EXISTING DETACHED GARAGES ARE CONSTRUCTED OF CONCRETE BLOCK AND CAN BE REHARDED WITH EXTERIORS TO MATCH THE DUPLEX UNIT. ADDITIONAL GARAGE SPACE OFFERS A NICE PERK FOR TENANTS AND OWNERS.
- 5) DEVELOPMENT OF THIS LARGE PARCEL WITH TWO DUPLEX RESIDENTIAL SEEMS LIKE A NICE TRANSITION BETWEEN THE SINGLE FAMILY AND MULTI FAMILY USES. THERE WILL BE A TWO CAR GARAGE AND TWO DRIVEWAY SPACES FOR EACH UNIT, PLUS THE ADDITIONAL DETACHED GARAGE SPACES. TRAFFIC CREATED BY FOUR RESIDENTIAL UNITS SHOULD NOT

DJMARCHITECT@GMAIL.COM

614-402-8134

5) CONT. CREATE ANY PROBLEMS FOR TAYLOR ROAD. EACH PARCEL WILL BE SERVED INDEPENDANTLY WITH SEWER, WATER AND OTHER UTILITIES.

6. WE FEEL THIS DEVELOPMENT WILL CREATE FOUR VERY DESIREABLE RESIDENTIAL UNITS, WHICH WILL BE COMPATABLE WITH THE SURROUNDING AREA. THE UNITS WILL HAVE PRIVATE PATIOS AND AMPLE GREEN SPACE FOR OUTDOOR ACTIVITIES. THE BUILDING EXTERIORS WILL MEET YOUR RESIDENTIAL DESIGN STANDARDS AND LANDSCAPING AND BUFFERING REQUIREMENTS.

PLEASE LET ME KNOW IF YOU NEED ANY ADDITIONAL INFORMATION.

SINCERELY,

DENNIS MEACHAM ARCH.
(AGENT FOR IBRAHIM ABOMAR)

Reynoldsburg

Department of Development
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

NOV 20 2023

App./Case#: 2023-5665

Date Submitted: 11/20/23

Fee Amount: V-450 / 750-ER

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: 2 CKS

Property Address: 8209 TAYLOR RD. REYNOLDSBURG	Parcel ID#(s): 013-028152-00.000 (WILL SPLIT INTO 2 PARCELS)
---	---

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): IBRAHIM ABOOMAR	
Contact Email: ABRAHIMABOOMAR@YAHOO.COM	Contact Phone Number: 614-732-1642

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: N.A.	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

III. APPLICANT INFORMATION

Applicant Name: DENNIS J. MEACHAM	Applicant Address: 763 GLENVIEW DR. HOWARD, OH 43018
Applicant Phone Number: 614-402-8134	Applicant Email: DJMARCHITECT@GMAIL.COM
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☒ Conditional Use (\$350): 450
REMOVE EXISTING ONE STORY HOME - SPLIT LOT INTO TWO PARCELS AND CONSTRUCT A NEW DUPLEX STRUCTURE ON EACH PARCEL WITH A SHARED PRIVATE DRIVEWAY. THE EXISTING DETACHED GARAGE STRUCTURE WILL BE IMPROVED AND REMAIN. ALLOW FOR FUTURE R.V. STOR. ACCESSORY BUILDING

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: [Signature] Date: NOV. 13, 2023
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Additional Approval Required</u>	<u>PZB Meeting</u>
	Zoning District: _____	☐ Major/Minor Site Plan	Date: _____
	☒ Olde Reynoldsburg District ☐ Other: _____	☐ Approved as Submitted	☐ Approved w/ Conditions
		☐ Tabled	☐ Denied
P&Z Administrator: _____		Date: _____	



Engineers, Surveyors, Planners, Scientists

PRELIMINARY
ENGINEERING
RESPONSE

MEMO

NOV 20 2023

Date: October 12, 2023
To: Ms. Phoenix Buathier, City of Reynoldsburg Planning & Zoning Administrator
From: Ryan Andrews, City Engineer
Subject: Staff Report for: 8209 Taylor Road SW
Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director; Eric Meyer, Development Director

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UTILITIES

- 3. Since this will be split into two parcels, the location, size and condition of the existing sanitary sewer service and water service will need to be evaluated. If the existing services are acceptable to remain, an additional sewer service and water service will need to be installed to serve the parcel not being served by the existing service(s).

PAYMENT DATE
12/01/2023
COLLECTION STATION
Building Counter Computer
RECEIVED FROM
WALNUT HOMES FOR
YOU LLC
DESCRIPTION

City of Reynoldsburg
7232 E. Main Street
REYNOLDSBURG, OH 43068

BATCH NO.
2023-12001928
RECEIPT NO.
2023-00048228
CASHIER
Lisa Figueroa

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																
PERMIT PAYMENT	PERMIT PAYMENT Permit Type and Number ZONING VARIANCE - 2023-00005665	\$750.00																
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SITE COPY

PAYMENT DATE
12/01/2023
COLLECTION STATION
Building Counter Computer
RECEIVED FROM
WALNUT HOMES FOR
YOU LLC
DESCRIPTION

City of Reynoldsburg
7232 E. Main Street
REYNOLDSBURG, OH 43068

BATCH NO.
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