



Alex Furst, Chair
Keith Bennert, Vice-Chair
Teresa Alabi
Amy Barnhart
Norman Brusk
Toni Kleckley
Anita Ward

Planning & Zoning Board

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

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, March 21, 2024

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 03/07/2024
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2024-0052; 2220 Baltimore- Reynoldsburg Road; Kessler Sign Co.; Variance
2. App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance
3. App# 2023-5487; 7305 E. Main Street; Richard Holmes; Certificate of Appropriateness

D. NEW BUSINESS

1. App# 2024-0116; 7372 E. Main Street; Dino Herbert; Variance

E. OTHER BUSINESS

1. Future Training Dates

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
March 7, 2024**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Benner, Alabi, Kleckley
ABSENT:

APPROVAL OF MINUTES

Minutes stand approved

Planning & Zoning Board - Regular Meeting - 2/22/2024

Minutes stand approved

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers for the evening were sworn in by Mr. Furst.

PUBLIC COMMENT

UNFINISHED BUSINESS

NEW BUSINESS

**App# 2024-0052; 2220 Baltimore- Reynoldsburg Road; Kessler Sign Co.;
Variance**

Ms. Buathier read the staff report into the record.

Mr. Furst reminded the applicant that the factors for a variance must be met and that factors that are analyzed the most are three and four. Factor three is that there exist special circumstances or conditions applicable to the land or structure which are peculiar to the land or the structure and do not apply generally to land or structures in the area and such that would deprive the property owner of the reasonable use of the land or structure. There must be a deprivation of beneficial use as opposed to a mere loss in value. And factor four is that there's proof of hardship or practical difficulty created by strict application of the code, and that this hardship is not self-created, and it's not established on the basis of your purchase of the property, and that it results from the application of the code and is suffered directly by the property in question. Mr. Furst asked the applicant to speak about these matters.

Mr. Kessler explained that they are re-branding all the stores in the greater Columbus area. He explained that they are allowed 400 sq ft, and they are not at that amount. The small letters on the canopy will not be read from the road, and it's nothing more than branding of the stores and trying to keep the branding as much as possible. Mr. Furst asked if the applicant considered this accessory lettering versus a sign and the applicant said, yes.

Mr. Benner asked if they had run into any other difficulties with this throughout Central Ohio. Mr. Kessler said this project has just begun, but they have not had much push back, but they haven't been everywhere.

Mr. Benner explained that staff recommended several conditions to the application and asked if they had an issues meeting those. Mr. Kessler said absolutely not.

Mr. Benner asked the applicant to reiterate the hardship. Mr. Kessler explained the hardship is the branding of the store and making the stores look similar in nature. Mr. Furst asked if they could accomplish the same purpose with lettering on the windows instead of the canopy. (A conversation was had, but unable to be heard on the record). Mr. Kessler explained the way this building was constructed makes them not able to use the brick for signage. Mr. Kessler explained the hardship is that they would ruin the brand and that is important in doing business.

Mr. Furst explained that the board has previously denied applications on similar grounds and if Mr. Benner was inclined to make that argument, that would be consistent with previous findings. Mr. Benner explained that is his issues, it doesn't meet the code. If it doesn't meet the code, then the board is setting a precedent.

Mr. Kessler explained that these signs are for internal purposes, people on the property and not people driving up and down the road. He explained that these letters are four inches and you would have to be within 400ft to read them. The road is more than 400ft away.

Mr. Furst explained that the board typically rules a very strict application of the code and there aren't any restrictions in the code that would allow the board to make a judgment based on readability from the road or the size. The board has to weigh the factors the same for each variance whether it is size of lettering or another logo sign.

Mr Furst explained that he has not heard to his satisfaction, testimony that would support a hardship. Mr. Furst asked the applicant if they would be amenable to the board tabling the application to allow them to bring back additional information regarding the hardship.

Ms. Buathier wanted the board to be aware that the per the zoning ordinance the canopy falls under a wall sign. Due to there being two wall signs the applicant needs a variance. However, staff's position is that because the overall size is so small, it's not meant to be seen from the road, it's not meant to actually be a sign. It is only considered a sign based on how the ordinance is written, which is why staff recommends approval.

Mr. Furst explained it is not clear to him where in the code it permits the board to analyze based on that factor.

****Discussion was had, but not heard.**** I believe it was Mr. Leist asking about the drawings and existing signs.

Mr. Meyer explained that sign is depicted as going away because the applicant worked with staff to remove that or they would be asking for three signs and not two. Mr. Meyer explained it is an existing nonconforming sign.

Ms. Buathier: Part of the issue is that this canopy juts out. So it's not technically a part of the wall that the Duchess is on, because technically, if it was, that area could be counted as one sign if you count the whole square. At which point they would still meet that 400ft. So I think part of that reasoning is that because it juts out, it is a second sign, you can't count it all as one. You know, it's small. It's meant for internal. That's part of the reason why I agree in granting this variance. Because they're not asking for something excessive. They're requesting the minimum. It's not used for wayfinding, but it's still technically considered a design based on how our code is written.

Mr. Kessler asked if the awing was taken down if they could put the sign up and be in compliance. Staff agreed that would work. Mr. Kessler stated that doesn't work because when customers left the building they would get soaked if it was raining. Mr. Furst feels as if their hands are tied because staff has already determined that this canopy is not part of the building and it has to be a sign. Mr. Furst would like to table the application to our next meeting.

Ms. Buathier notified the board that the applicant would have to agree to table the application and that the applicant know that if the application was denied, there's a year waiting period.

Mr. Kessler: We will table the application.

Mr. Benner: I'll second.

RESULT:	Tabled
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Barnhart, Benner, Furst, Kleckley

App# 2023-5630; 441 Waggoner Road; Aurtec Designs LLC; Major Site Plan

Ms. Buathier read the staff report into the record.

Mr. Furst verified that the staff reports were referencing different submittal's and that they were both showing a number of concerns. Mr. Furst asked the applicant if they had anything to add.

Mr. Nwoke's client bought the property from the previous owner who had been working on the site for a while. Mr Nwoke explained this was still a work in progress, and they have made some headway in terms of the layout of utilities. The client had planned to cut and paste what was already presented to the board. Due to Covid, things have changed and things have overlapped. They are still committed to completing this project and getting the plans where they need to be. Originally, they proposed 12 homes, but they have now lost one home due to issues with the cul-de-sac and the fire truck clearance. Mr. Nwoke explained that they are willing to make this work, but will need more time due to going beyond the cut and paste they had originally planned. Mr. Nwoke explained that the lot has a lot of limitations with the 100ft power easement to the north and on the south there's a creek. By adding easements for the road, they have had some issues in terms of defining boundary lines, which is confusion on their end. They would like the opportunity to get this wrapped up and compliant.

Mr. Furst understands the applicant is making efforts to present a plan that the board can make some determination on. Mr. Furst is amenable to allowing additional time and asked the applicant if there was any objection to May 2nd, 2024 deadline.

Mr. Nwoke would like to work with the engineering team on ideas and believes they will need more time than that.

Mr. Furst explained that the board is required by law to render a decision. He suggested them withdrawing the application and when they resubmit, this would start the time over. Mr. Nwoke explained that is another fee that he is trying to avoid.

Mr. Meyer explained that this application has been going since November 2022 and the applicant hasn't been prompt with responses, so he would like a firm date to either move this project along or close it out.

Ms. Barnhart asked the applicant if they have engaged a civil engineer to help with laying out the utilities. Mr. Nwoke said, due to cost, they weren't going into the detail at first, but they do have a civil engineer. Ms. Barnhart explained that this proposal has a lot of things that need to be flushed out, including lot lines, coverage, etc.

Ms. Buathier explained that the applicant is held to this plan if it is approved. So, if something had to be changed, they could potentially have to come back to the board. They are held to this design 100%.

Mr. Furst explained that there's enough ambiguity that the board can't clearly approve this application yet. If they were to apply the code, this would be denied. This would mean the applicant would have to wait a year to come back. Mr. Furst would like to set a deadline and allow the applicant time to get a complete plan. The applicant would like a little more time than was originally noted. The applicant asked for six weeks. Ms. Barnhart proposed an April 25th deadline for the May 16th meeting. Mr. Nwoke agreed to the deadline.

Ms. Barnhart: I propose that we table this application with a deadline of re-submission by April 25th, 2024.

Mr. Furst: I second.

RESULT:	Tabled until the May 16th, 2024 meeting.
MOVER:	Barnhart
SECONDER:	Furst
AYES:	Alabi, Barnhart, Benner, Furst, Kleckley

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman

February 9, 2024

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

RE: 2220 Baltimore-Reynoldsburg Road, Reynoldsburg OH 43068
Duchess Gas Station/Convenience Store – Sign Variance

Mr. Meyer:

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

1. Project Summary

- a. The property is located at 2220 Baltimore-Reynoldsburg Road, PID# 0440379200. The site consists of 1 parcel under single ownership totaling 1.62 acres with approximately 200 linear feet of frontage along Baltimore-Reynoldsburg Road. The site is zoned CC-Community Commercial.
- b. Adjacent parcels are all zoned CC-Community Commercial and consist of commercial retail and restaurant uses.
- c. The applicant is seeking a variance to Section 1105.03, C. vii. 1. to permit two wall signs - one set of channel letters and 1 set of 4 1/4" non-illuminated sintra (plastic) letters on a canopy attached to the western elevation fronting Baltimore-Reynoldsburg Road and an illuminated identification sign above the canopy.

2. Project Review

- a. The applicant is proposing to add a 35 +/- square foot identification wall sign to the building's west elevation facing Baltimore-Reynoldsburg Road and a 5.9 +/- square foot canopy sign, for a total of 40.9 square feet of sign area. The permitted sign area for the parcel's frontage is 400 square feet or 2 feet per lineal foot of lot frontage.
- b. The proposed application appears to meet the provisions specified in 1109.11.D, Variances, including 1109.11.D iii. and 1109.11.D iv. Plus, the additional canopy sign is only 5.9 +/- square feet and because of the overall font size it is smaller than the 35 +/- square foot identification wall sign and is meant to be read on-site and not from the Baltimore-Reynoldsburg Road right-of-way.
- c. The 35 +/- square foot identification wall sign is not to extend outward from the building wall more than fourteen inches (1105.03 C vii).
- d. According to 1105.03 E vi, "the level of illumination emitted or reflected from a sign shall not be so intense as to constitute a safety hazard to vehicular movement on any street from which the sign may be viewed, as determined by an average person. Illuminated signs shall be constructed and maintained so that the source of illumination is shielded or otherwise prevented from beaming directly onto adjacent lots or streets."



3. Zoning Recommendation

- a. We recommend the variance application be approved as submitted with the following conditions:
 - i. That the identification wall sign does not extend outward from the building wall more than fourteen inches (1105.03 C vii).
 - ii. That the level of illumination emitted or reflected from the identification wall sign does not constitute a safety hazard to vehicular movement (1105.03 E vi).
 - iii. That the signs be properly constructed and maintained to ensure that no safety hazard is created and be built in conformity with the requirements of the Building Code and the procedures of the Building Division (1105.03 E iv).
 - iv. Each sign shall be plainly marked with the name of the person or company that installed the sign (1105.03 E viii).

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

Kim Littleton

Very truly yours,
Km C. Littleton, AICP
Senior Planner and Project Manager

Reynoldsburg

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

*All Applications are submitted in person,
through mail or to the Building
Department by email at
permit@reynoldsburg.gov.

App./Case#: 2024-0052

Date Submitted: 1/31/24

Fee Amount: 450-

*Please know that an application will not be
processed until payment has been received.

JAN 31 2024

☒ Paid: CK 56640

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

Property Address: 2220 Baltimore-Reynoldsburg Rd	Parcel ID#(s): 0440379200
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Reynoldsburg Duchess LLC	
Contact Email: john.gordon@englefieldoil.com	Contact Phone Number: 1-800-282-1675

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Duchess	Contact Name: John Gordon / Steve Sidwell
Contact Email: Steven.Sidwell@englefieldoil.com John.gordon@englefieldoil.com	Contact Phone Number: 1-800-282-1675
Description of Use: Gas Station / Convenience Store	

III. APPLICANT INFORMATION

Applicant Name: Kessler Sign Co	Applicant Address: PO BOX 785, Zanesville OH 43702
Applicant Phone Number: 740-453-0668	Applicant Email: ashley@kesslersignco.com
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

Per Section 1105.03(C)(vii)(1) One wall sign is allowed
per building facade. We are asking for
1 wall sign and letters on the canopy.

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: Ashley Kessler Date: 01.25.24

*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 Additional Approval Required
Zoning District: ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting
Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____ Date: _____

Englefield Oil Co.

447 James Parkway • Heath, Ohio 43056
740.928.8215
www.englefieldoil.com

To whom it may concern,

Kessler Sign Company has permission to install and represent Englefield Oil in any manner concerning the signage at our Duchess convenient store located at:

2220 Baltimore-Reynoldsburg Rd
Reynoldsburg, OH 43068

JAN 31 2024



Steve Sidwell
Construction Manager
Englefield, Inc.
1935 James Parkway
Heath, Ohio 43056
W: (740) 928-8215 ext.4320
Direct: (740) 527-2859

Total Dedication To Our Customers,
Employees, Family And Community.

Statement of Hardship

JAN 31 2024

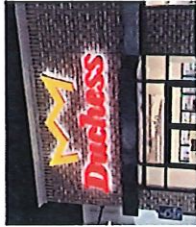
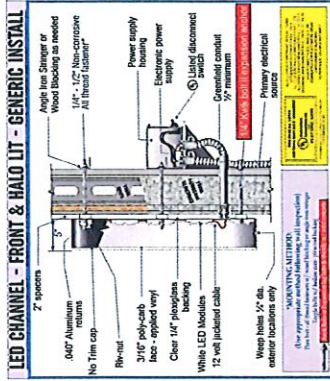
This property is located at 2220 Baltimore-Reynoldsburg Rd, Reynoldsburg Oh 43068.

We are asking for 2 wall signs. One set of channel letters and 1 set of 4 1/4" non-illuminated sintra letters on the canopy, which is the new branding for the new and existing stores. The lettering on the canopy is only for visibility for the customers at the gas pumps and customers walking into the store. The letters on the canopy will not be easily seen from Route 256 because of the size of the letters and the gas canopy will block visibility. There are other businesses such as: O'Charley's, the Mount Carmel building, and T.G.I.Friday's that have lettering on their canopies and wall signs. The lettering on the BP canopy will compliment other businesses in the area. The channel letters "Crown and Duchess" logo are needed to help guide customers to the business.



PAINTED RETURNS	
PANTONE 1795C	407D5
PANTONE 116C	

TRANS. VINYL FACES	
ORACAL 8500-031 RED	
AVERY 6200-214-0000 LOW JACKET	



LED ILLUMINATED NIGHT VIEW EXAMPLE



NEW LED (FRONT & HALO) ILLUMINATED TRIMLESS CHANNEL LETTERS ATTACHED TO BUILDING FRONT

PS SCALE: 1/2" = 1'



CLIENT | Englefield

LOCATION | #632 Reynoldsburg

SWED AS | Englefield_632_Reynoldsburg

DATE | 11/22/23

REVISIONS | 12/6/23

SALESMAN | Rodger Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X

☐ GLOSS	☐ SATIN
☐ SEMI-GLOSS	☐ FLAT

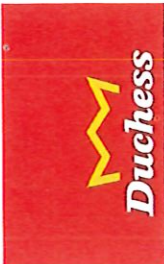
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740-453-9668 1-800-686-4870

JAN 3 1 2024



CLIENT | Englefield
LOCATION | #632 Reynoldsburg
SAVED AS | Englefield_632_Reynoldsburg

DATE | 11/22/23
REVISIONS |

SALESMAN | Rodger Kessler
DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |
X

☐ GLOSS ☐ SATIN
☐ SEMI-GLOSS ☐ FLAT

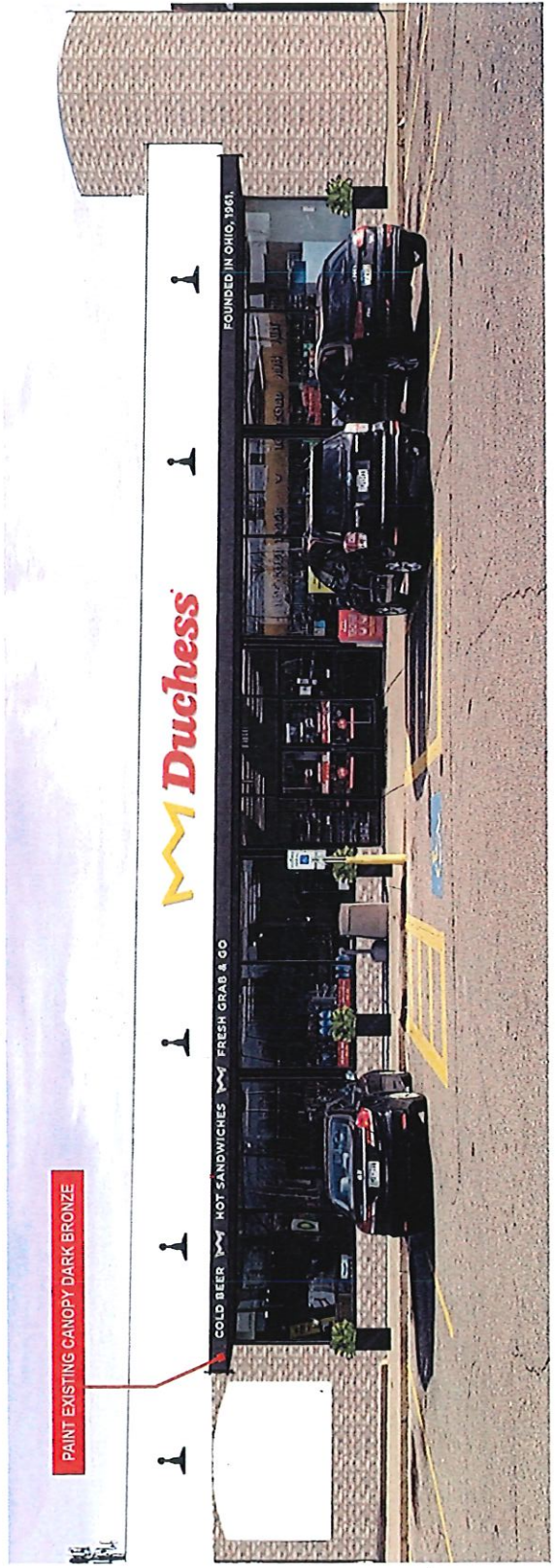
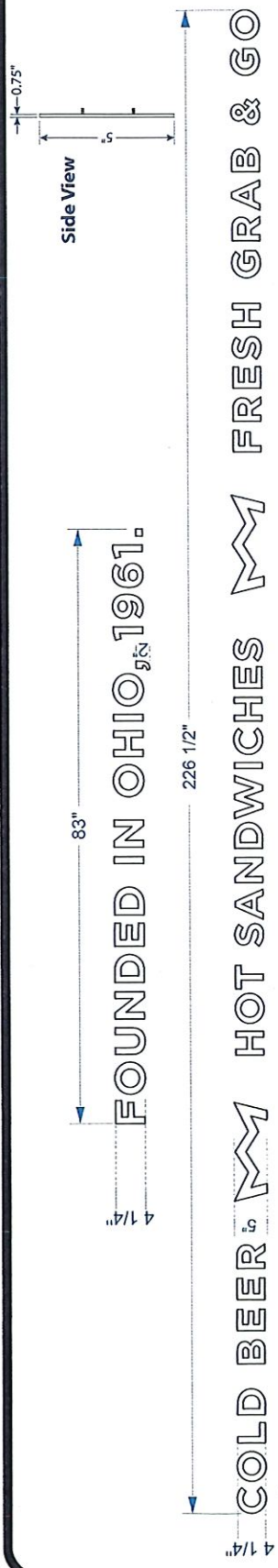
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CIRCUITS | 1
VOLTAGE | 120V
LIC#E156647

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THE
KESSELER
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GROUP



FOUNDED IN OHIO, 1961.
COLD BEER HOT SANDWICHES FRESH GRAB & GO



NEW PVC LETTERING PIN MOUNTED TO EXTERIOR AWNING

SCALE: 1/2" = 1'



Imagery ©2023 Airbus, Map data ©2023 Google 20 ft

JAN 3 1 2024



Imagery ©2023 Airbus, Map data ©2023 Google 20 ft

JAN 3 1 2024

JAN 31 2024

Taylor Square Owner LLC
250 Civic Center DR Ste 500
Columbus OH 43215

Agree Limited Partnership
70 E Long Lake Rd
Bloomfield Hills MI 48304

LC Reynoldsburg LLC
222 S Central Ave Ste 300
St Louis MO 63105

True North Energy LLC
1041 S Reynolds RD
Toledo OH 43615

PAYMENT DATE
01/31/2024
COLLECTION STATION
Building Counter Computer
RECEIVED FROM
KESSLER SIGN
COMPANY
DESCRIPTION

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

BATCH NO.
2024-01000199
RECEIPT NO.
2024-00004761
CASHIER
Lisa Figueroa

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
PERMIT PAYMENT	PERMIT PAYMENT Permit Type and Number ZONING VARIANCE - 2024-00000052	\$450.00						
Payments:	<table><tr><th>Type</th><th>Detail</th><th>Amount</th></tr><tr><td>Check</td><td>56640</td><td>\$450.00</td></tr></table> Total Cash\$0.00 Total Check\$450.00 Total Charge\$0.00 Total Wire\$0.00 Total Other\$0.00 Total Remitted\$450.00 Change\$0.00 Total Received\$450.00	Type	Detail	Amount	Check	56640	\$450.00	
Type	Detail	Amount						
Check	56640	\$450.00						
	SITE COPY							
	Total Amount:	\$450.00						
Customer Copy								

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

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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

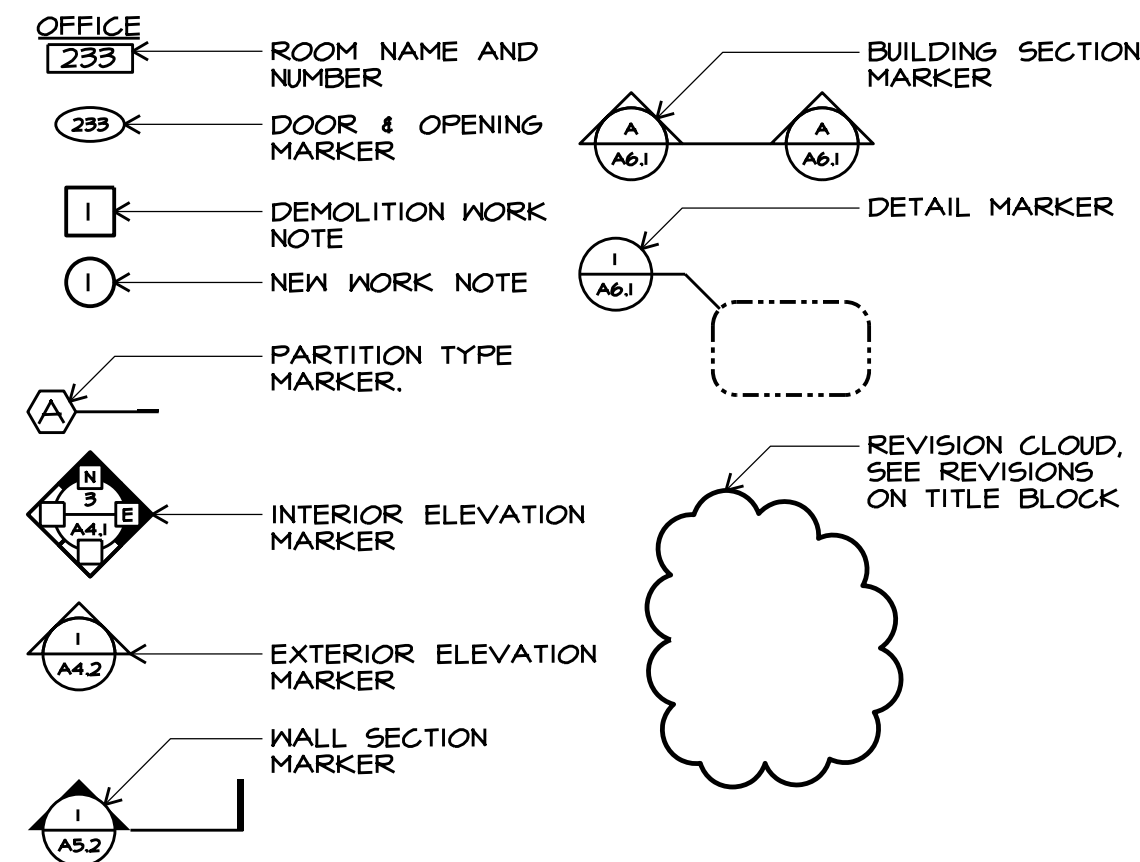
CONSTRUCTION DOCUMENTS

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
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	HHW	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	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
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	MECH	MECHANICAL	STOR	STORAGE
DN	DOWN	MIR	MIRROR	STRUC	STRUCTURAL
DR	DOOR	MIS	MISCELLANEOUS	SUSP	SUSPENDED
DS	DOWNSPOUT	MO	MASONRY OPENING	SYS	SYSTEM
		MTD	MOUNTED	T	TREAD
E	EAST	MTL	METAL	TEL	TELEPHONE
EA	EACH	N	NORTH	TG	TEMPERED GLASS
EJ	EXHAUST FAN	NA	NOT APPLICABLE	THK	THICKNESS
EL	ELECTRIC	NOM	NOMINAL	THRU	THROUGH
EQ	EQUAL	NTS	NOT TO SCALE	TO	TOP OF
EXIST	EXISTING	OA	OVERALL	TOC	TOP OF CONCRETE, TOP OF CURB
EXP	EXPANSION	OC	ON CENTER	TOS	TOP OF FOOTING
EXT	EXTERIOR	OD	OUTSIDE DIAMETER	TOP OF STUD, TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB	
FD	FLOOR DRAIN	OH	OVERHEAD, OPPOSITE HAND	TPD	TOILET PAPER DISPENSER
FIN	FINISH	OPNS	OPENING	TYP	TYPICAL
FIN FLR	FINISHED FLOOR	OPP	OPPOSITE	V	VINYL
FLR	FLOOR	PERP	PERFORATED	VB	VAPOR BARRIER
FNDR	FOUNDATION	PERP	PERPENDICULAR	VERT	VERTICAL
FO	FACE OF	PL	PLATE, PROPERTY LINE	VOL	VOLUME
FT	FOOT, FEET	PLAM	PLASTIC LAMINATE	VENT	VENT THROUGH ROOF
FTG	FOOTING	PLBS	POUNDS PER LINEAL FOOT	W	WEST, WIDTH
FURR	FURRED (INGS)	PSF	POUNDS PER SQUARE FOOT	WTH	WITH
		PSI	POUNDS PER SQUARE INCH	WC	WATER CLOSET
GA	GAUGE, GAGE	PT	PAINTED	WD	WOOD
GALV	GALVANIZED	QTY	QUANTITY	WGT	WEIGHT
GF1	GROUND FAULT INTERRUPTER			WN	WINDOW
GL	GLASS			WR	WATER RESISTANT
GLULAM	GLUE LAMINATED			WV	WATERSTOP
GRD	GROUND			WY	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

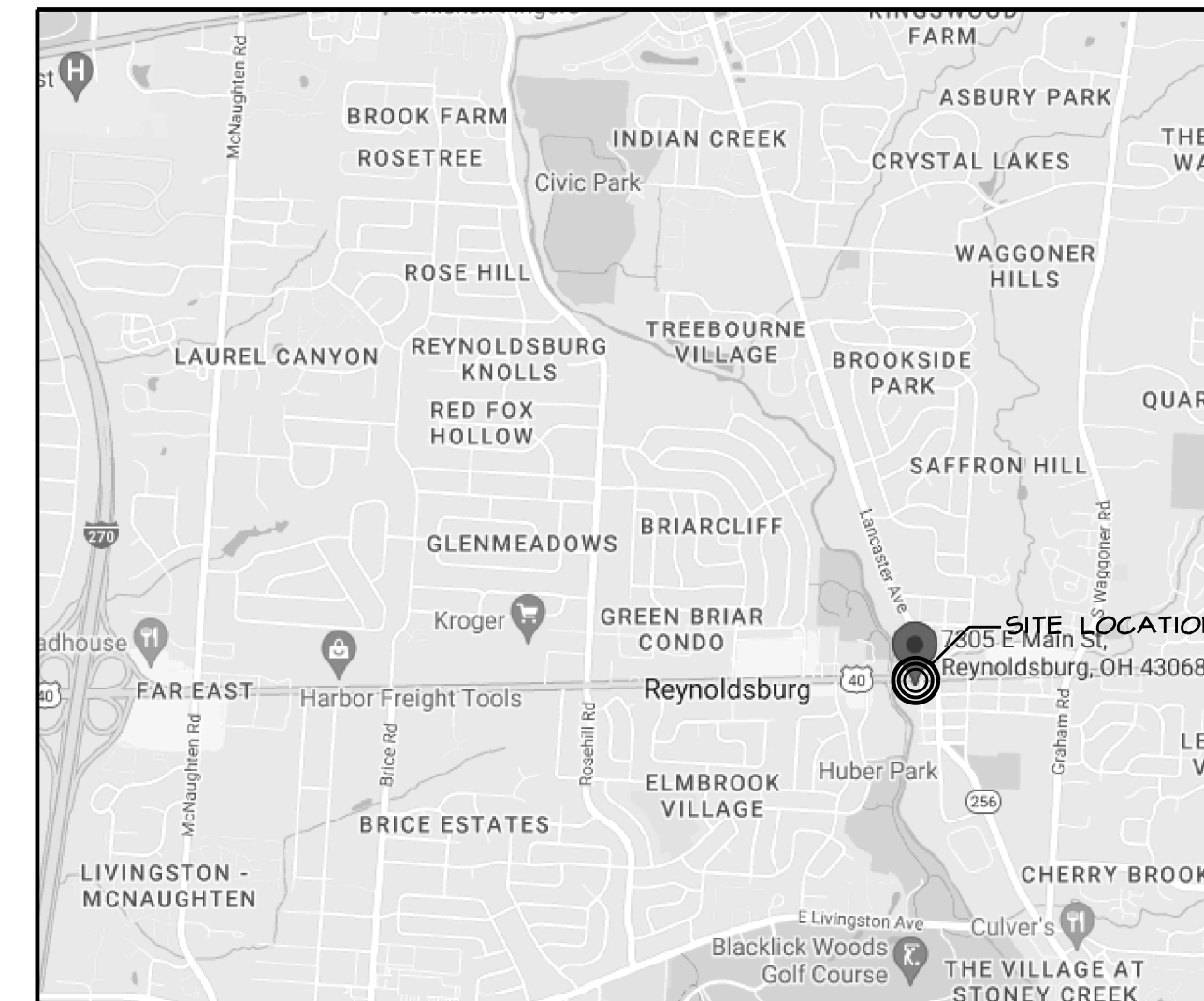
GENERAL NOTES:

- 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 OR 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.

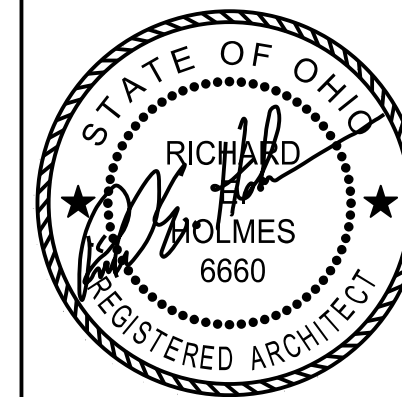
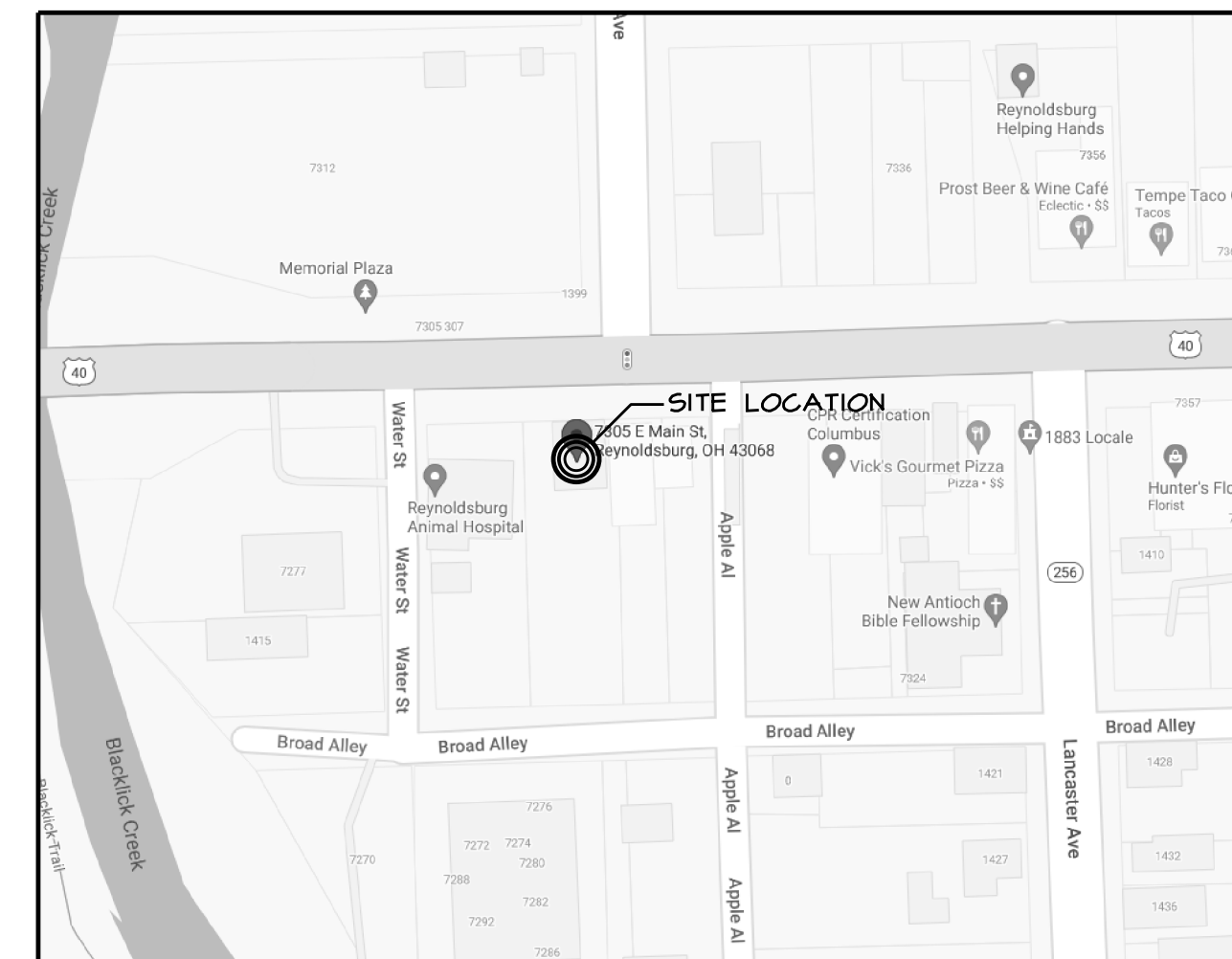
DRAWING INDEX:

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

LOCATION MAP:



VICINITY MAP:



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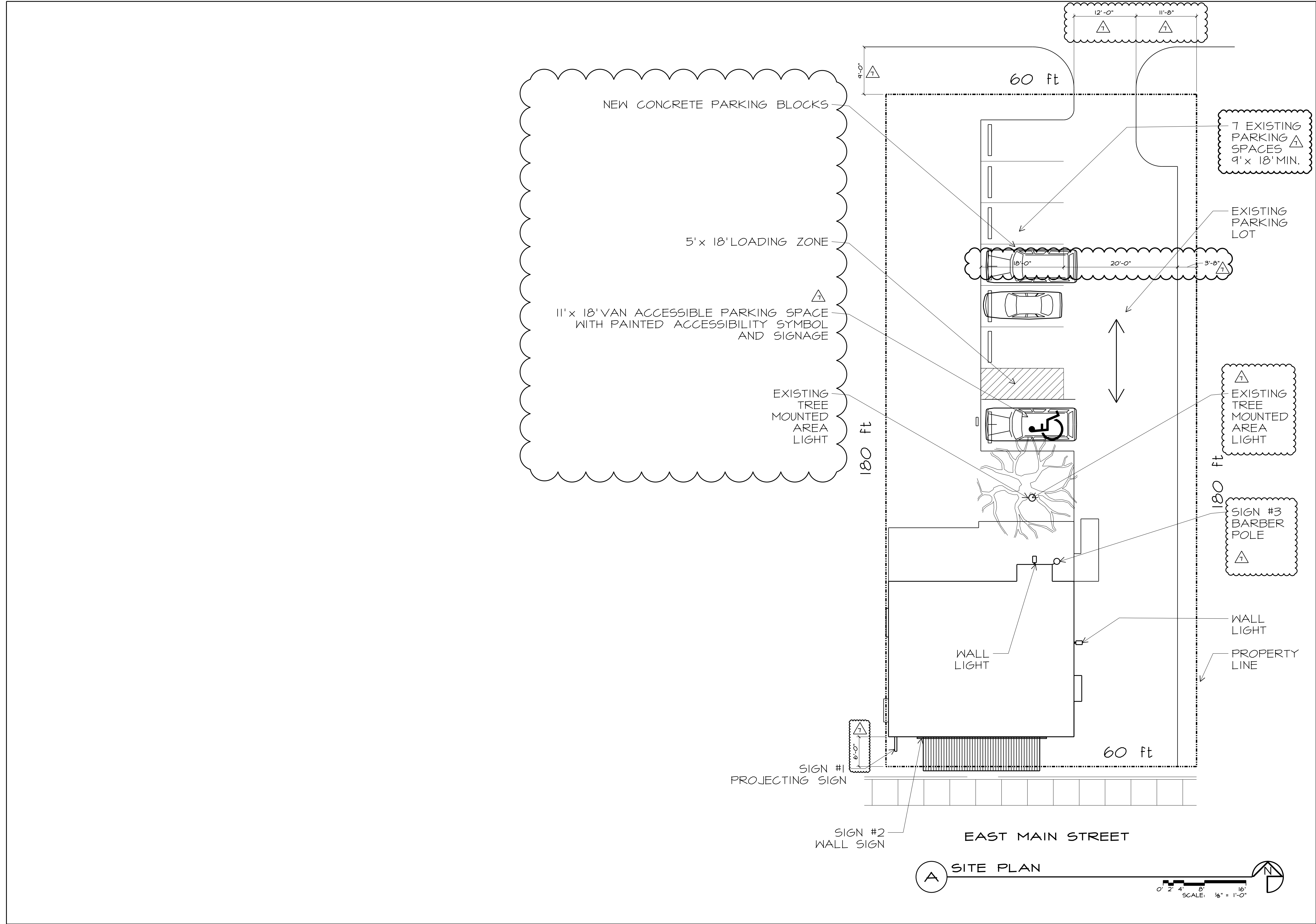
the architectural group
14 west first street, suite 306
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.taquil.com

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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

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 TI.2 SITE PLAN.DGN



STATE OF OHIO

RICHARD HOLMES 6660

REGISTERED ARCHITECT

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

the architectural group

937.223.2500
937.223.0888
45402-1730

tel
fax
web

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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

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

DATE:
01/16/23

SHEET TITLE:

SHEET NO:
TI.2



7305
**FRENCH
HOUSE
B-USE
3,330 SF**
WALL LIGHT

● Pole
Light

ONE
HDCP
SPACE

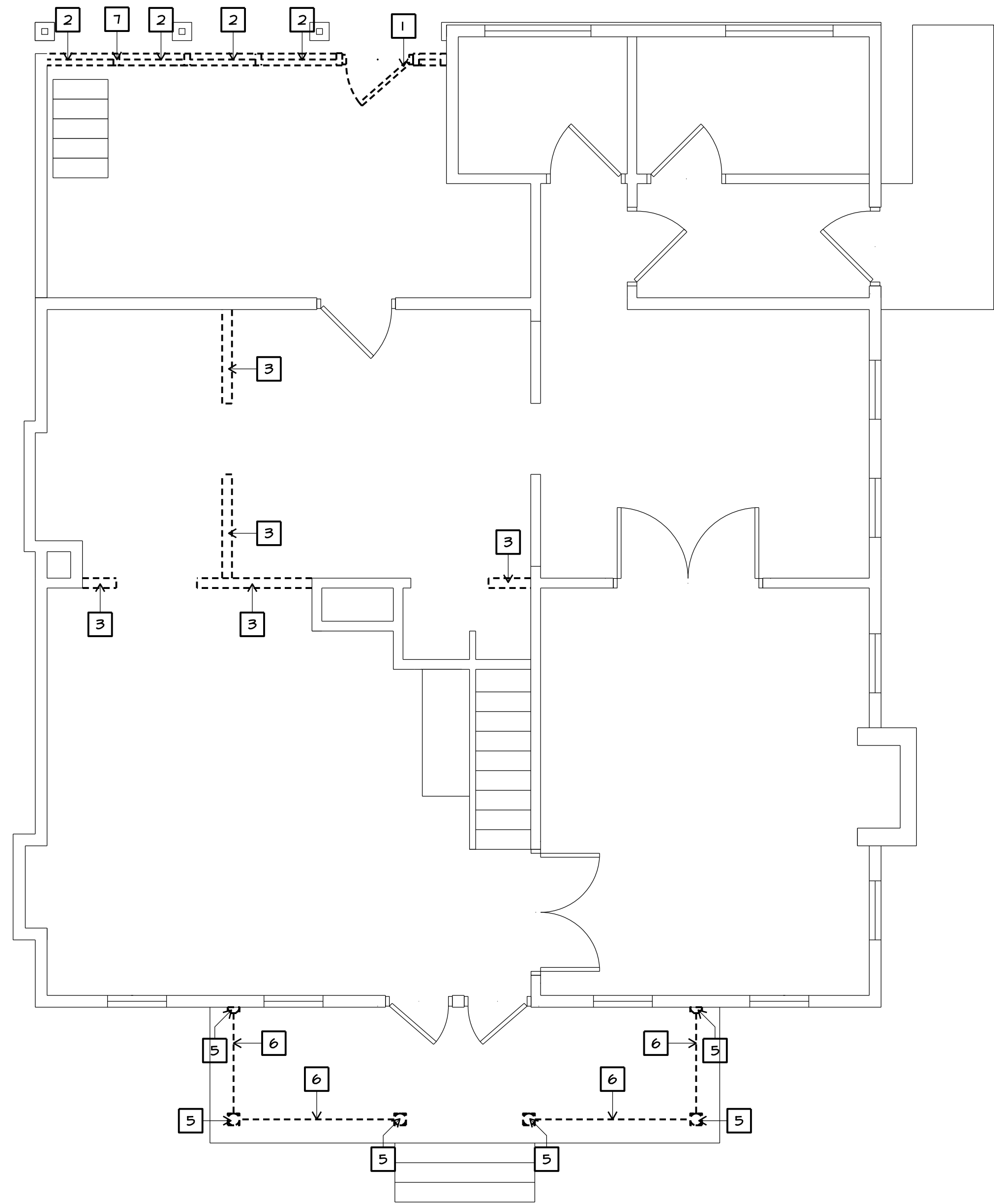
060-000226
7 SPACES

**FRENCH
HOUSE**



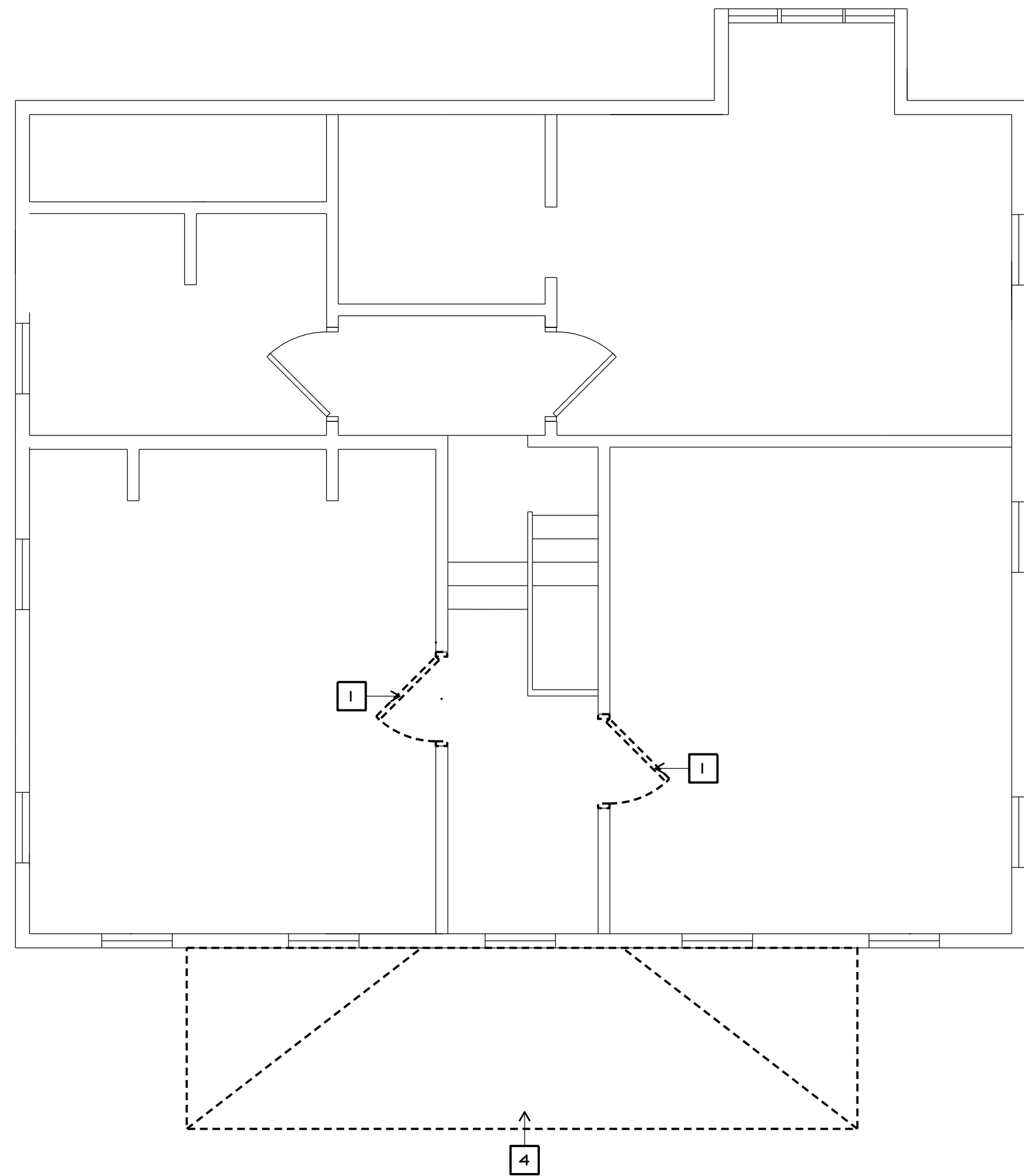
7305 EAST MAIN ST
REYNOLDSBURG, OHIO

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"



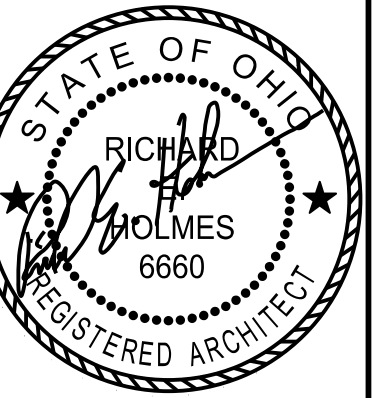
2 SECOND FLOOR DEMOLITION PLAN

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



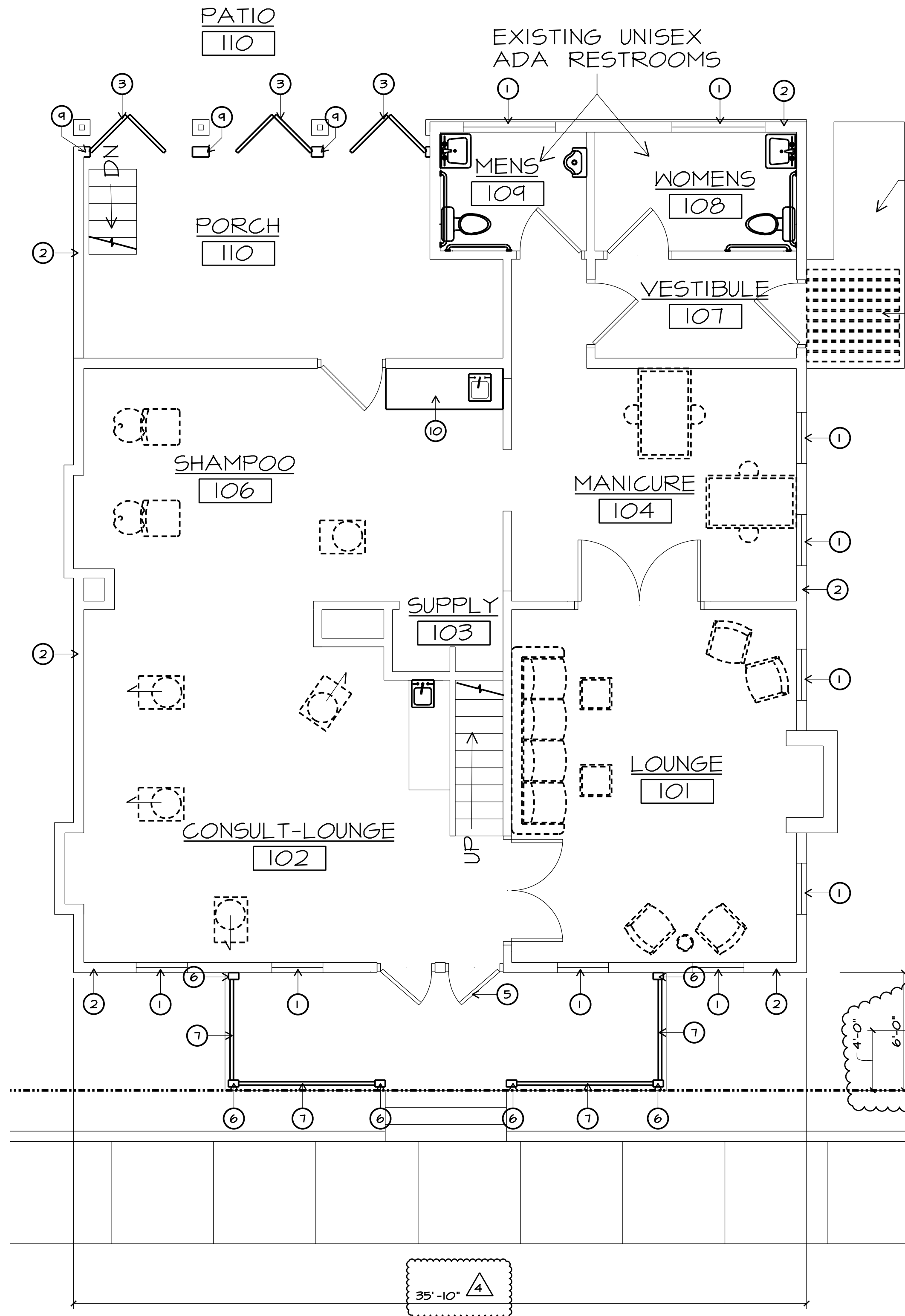
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fax 937.223.0888
web www.tagult.com

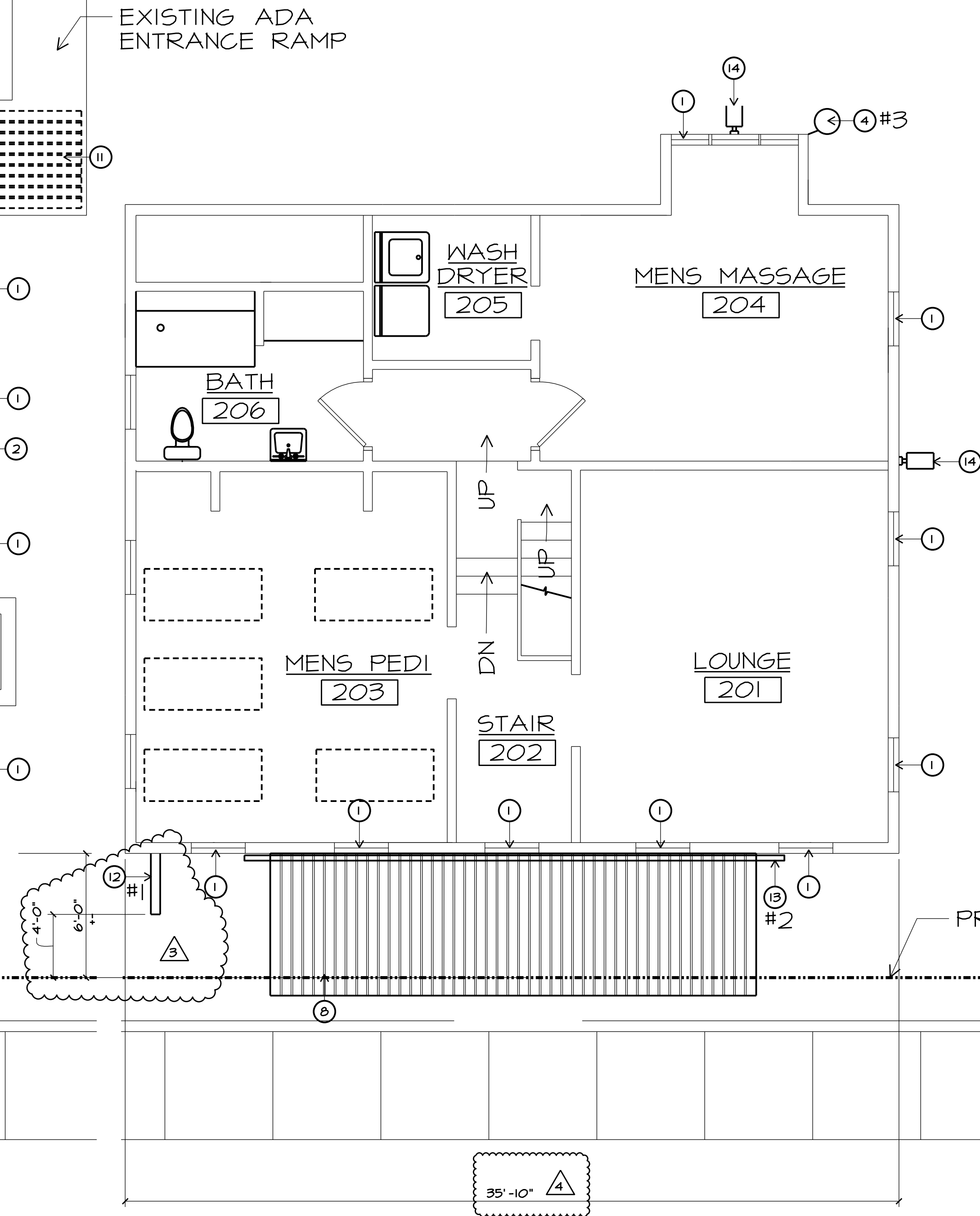
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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

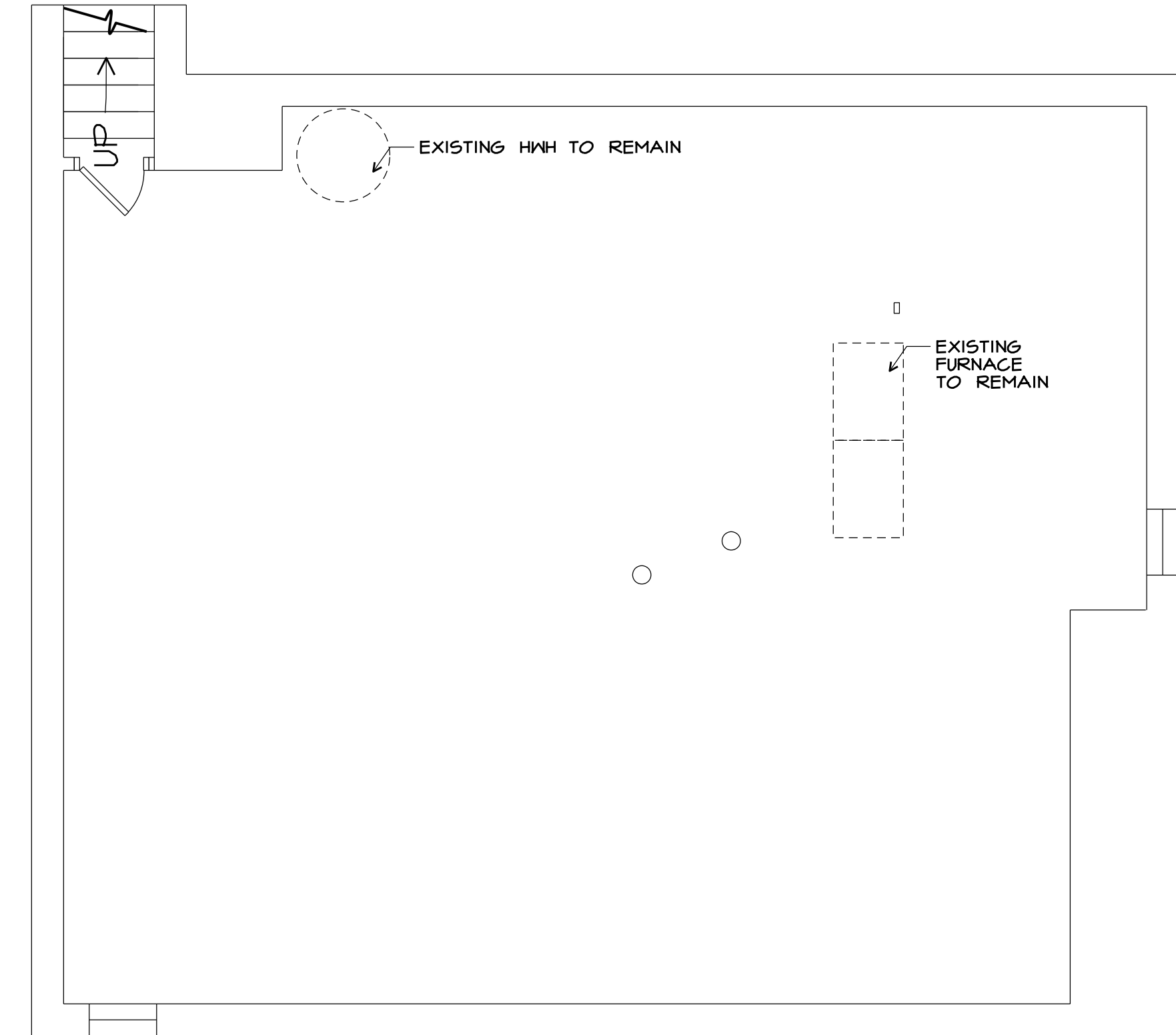
COMMISSION NUMBER:	2301
DRAWN BY:	REH,ACH
REVISION DATES:	05/22/23 10/19/2023
DATE:	01/16/23
SHEET TITLE:	DEMOLITION PLANS
SHEET NO:	D.I.1



C FIRST FLOOR PLAN



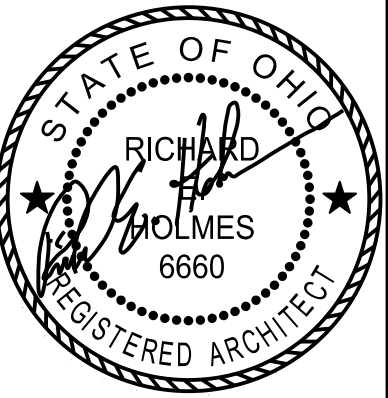
B SECOND FLOOR PLAN



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" X 6'-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



REGISTERED DESIGN PROFESSIONAL
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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.iaguit.com

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ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

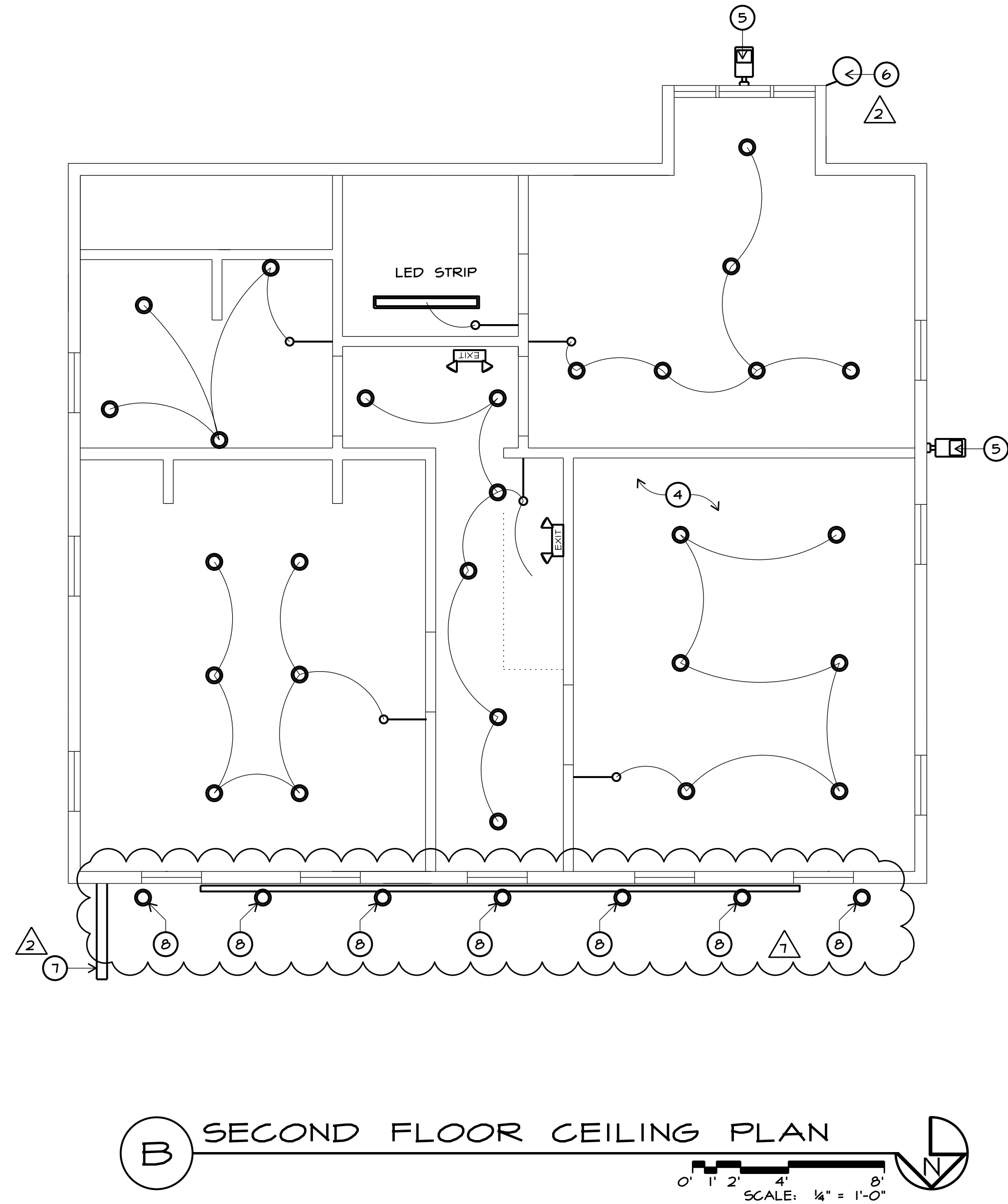
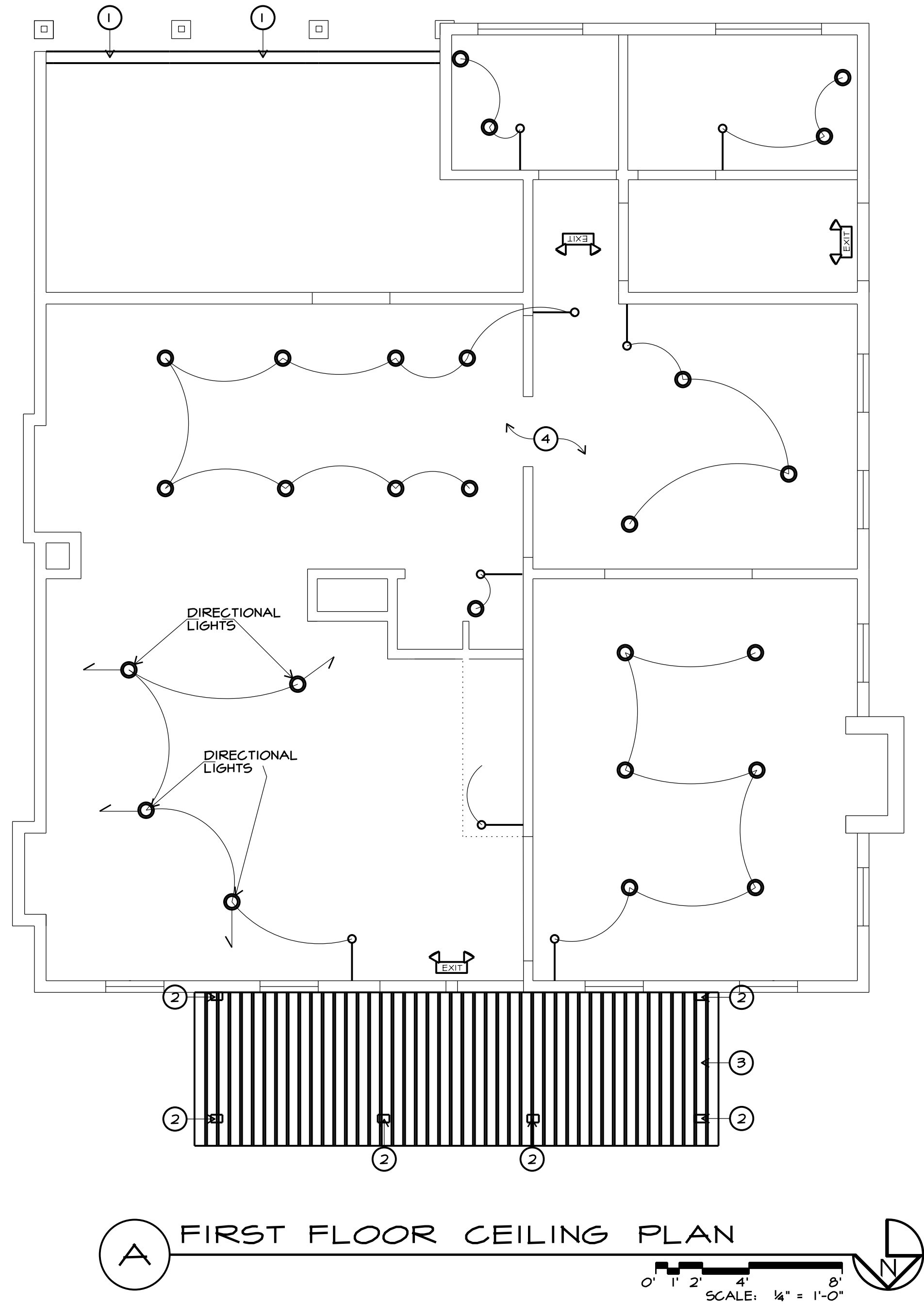
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1 04/05/2023
2 04/14/2023
3 05/22/2023
4 06/12/2023
5 08/21/2023
6 09/27/2023
7 10/19/2023

DATE:
01/16/23

SHEET TITLE:
FLOOR PLANS

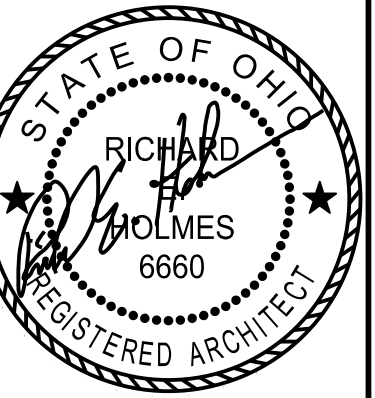
SHEET NO:
A.I.1

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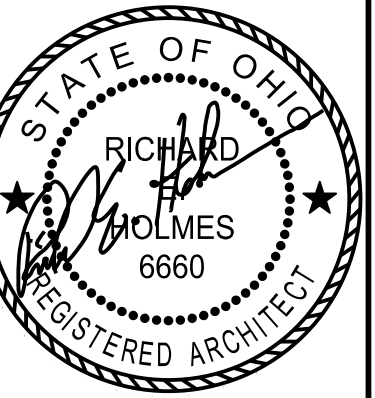
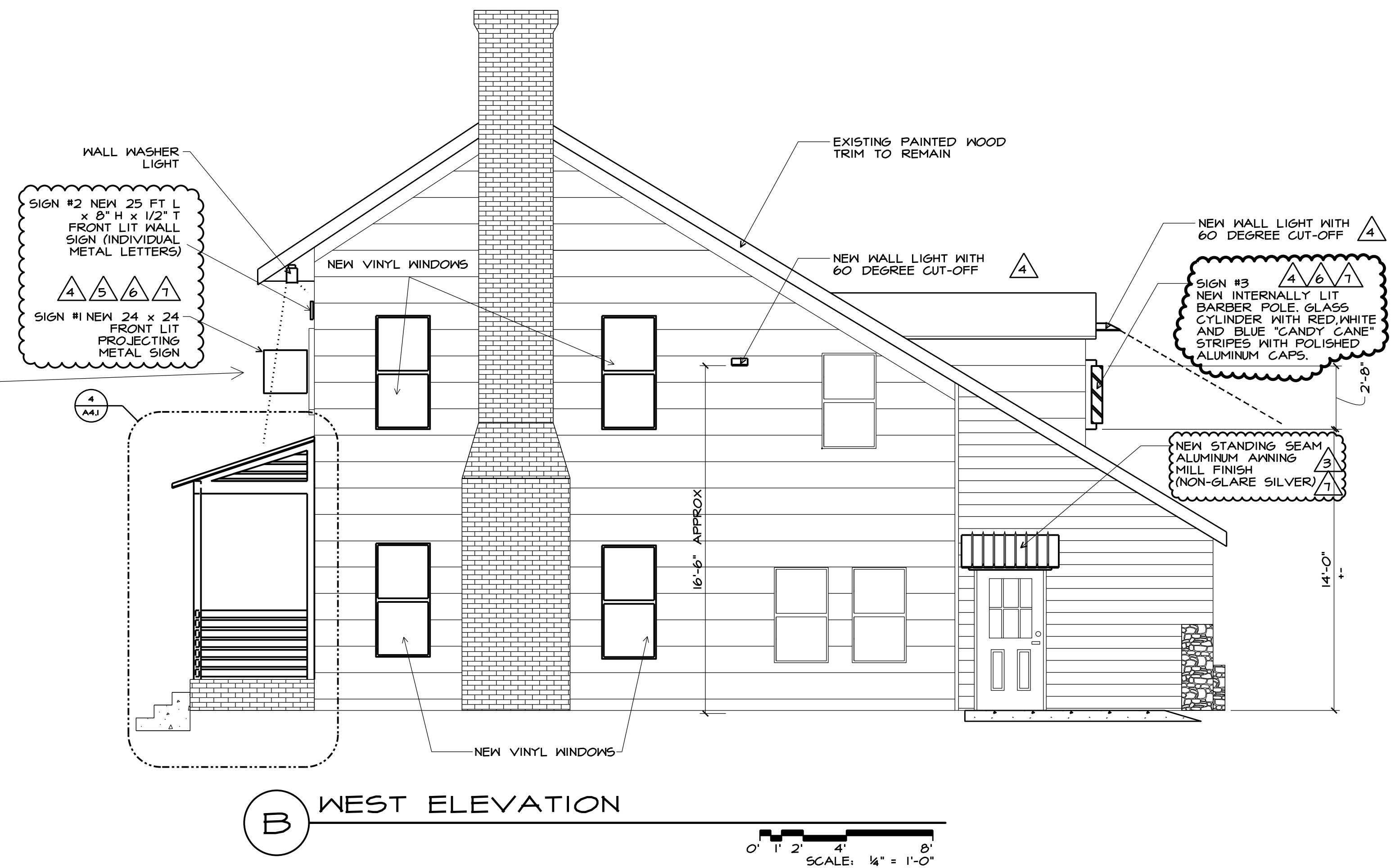
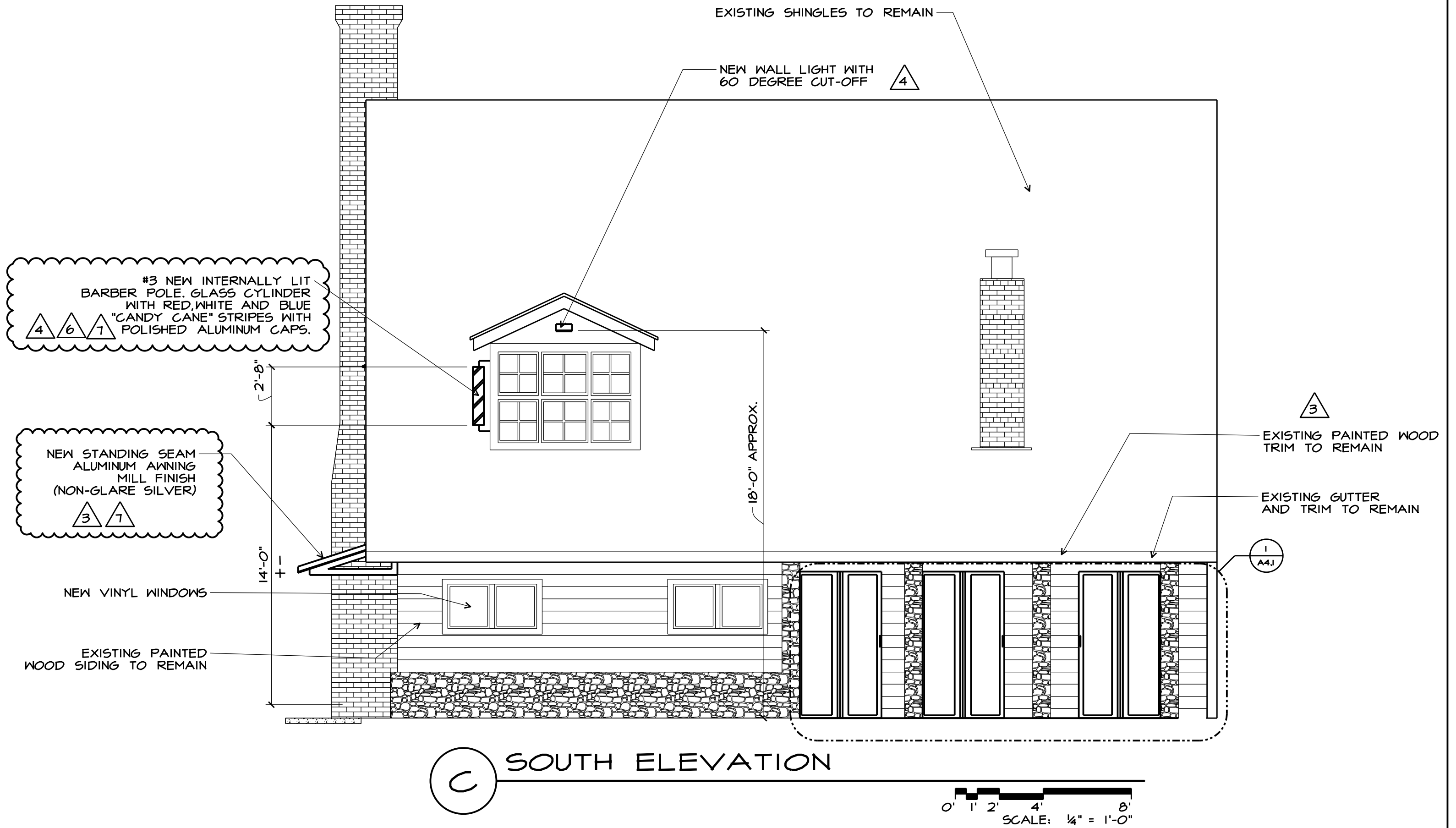
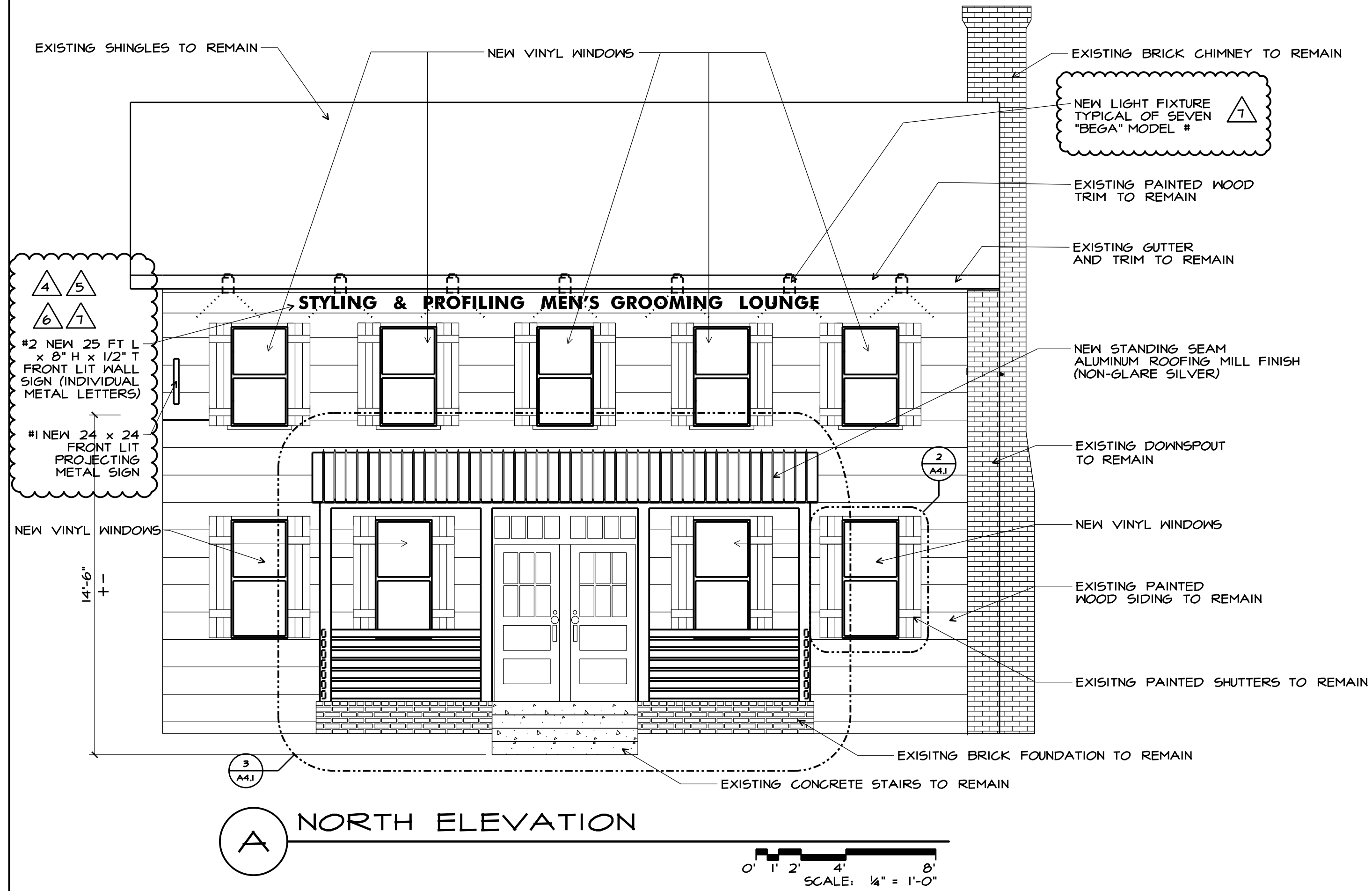
the architectural group
14 west first street, suite 306
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.tagult.com

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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:	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

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A3.1 ELEVATIONS.DGN



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the architectural group
INCORPORATED
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:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
04/05/2023
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

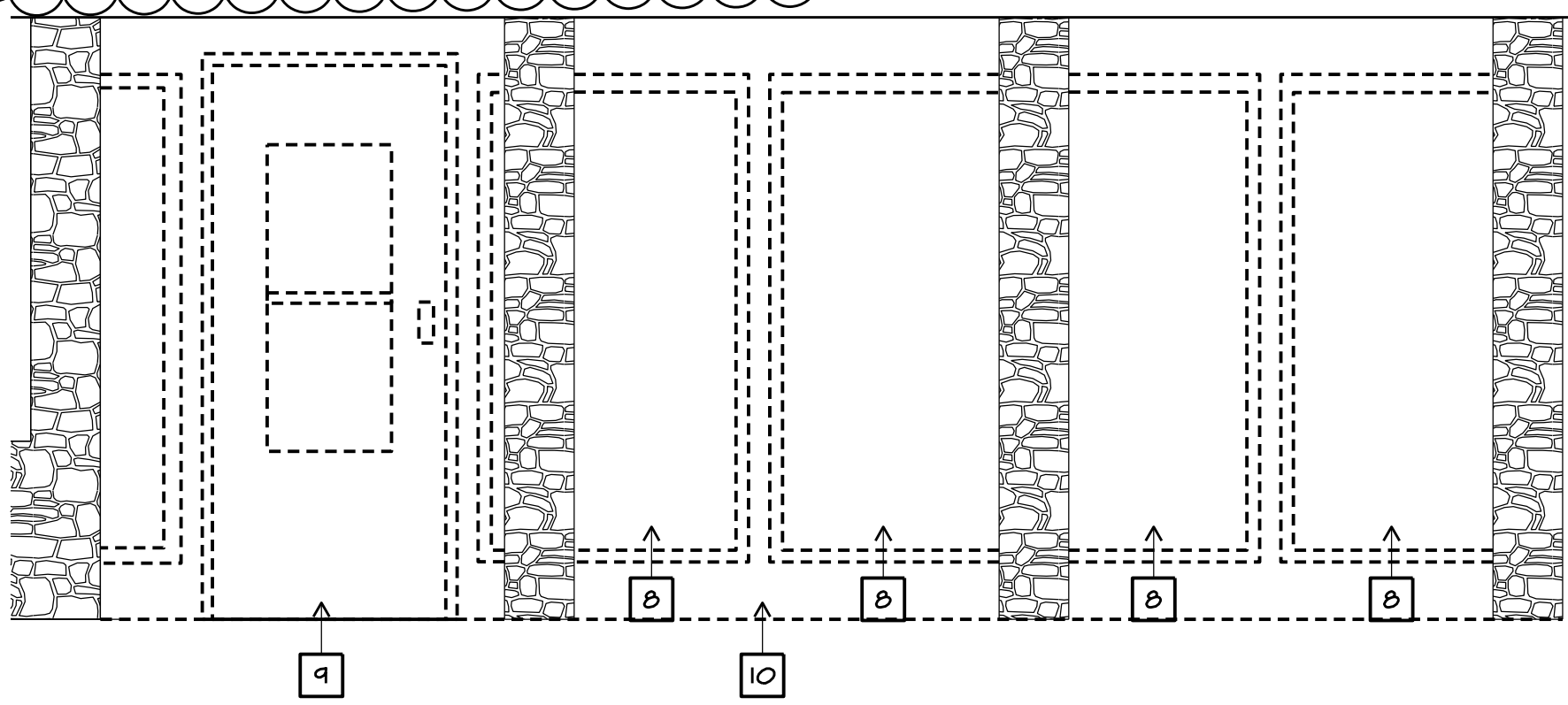
SHEET NO:
A3.1

NEW WORK NOTES:

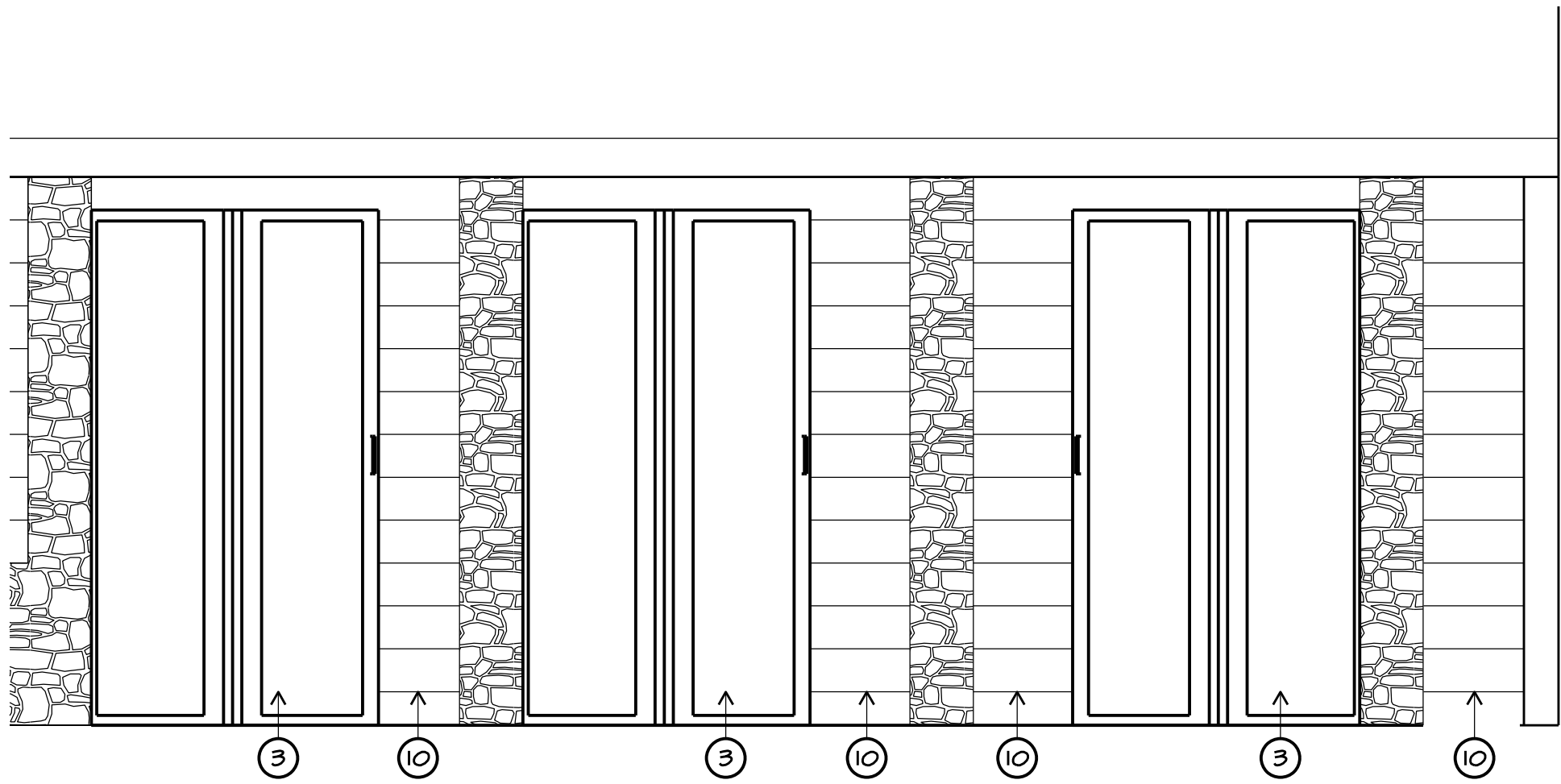
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON-INSULATED LOW E GLAZING, U.S. 29.5Hq. 50, AIR INFILTRATION: < 0.3)
2. NEW 3 1/2 (R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (BLACK) (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. 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:

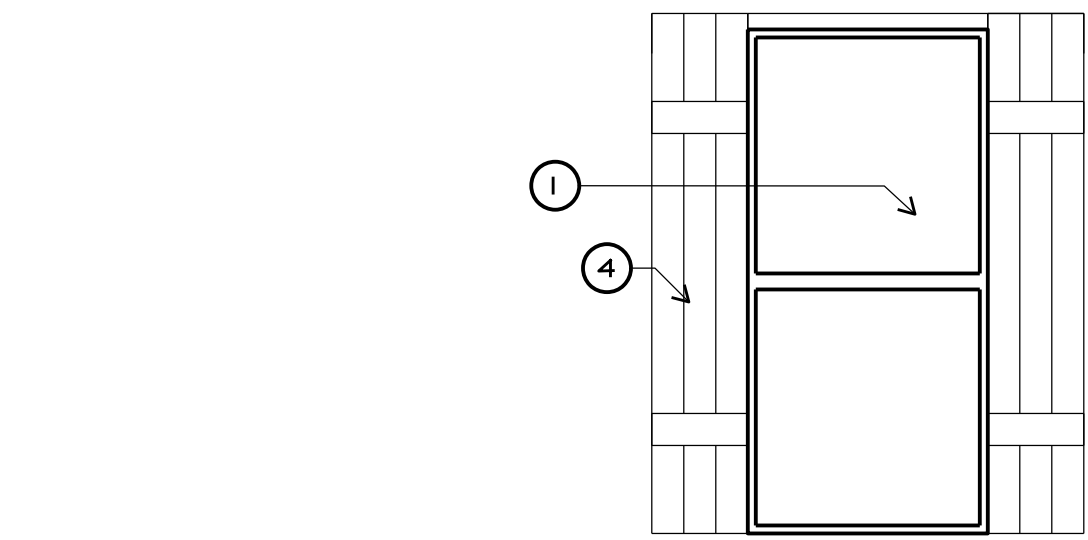
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING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



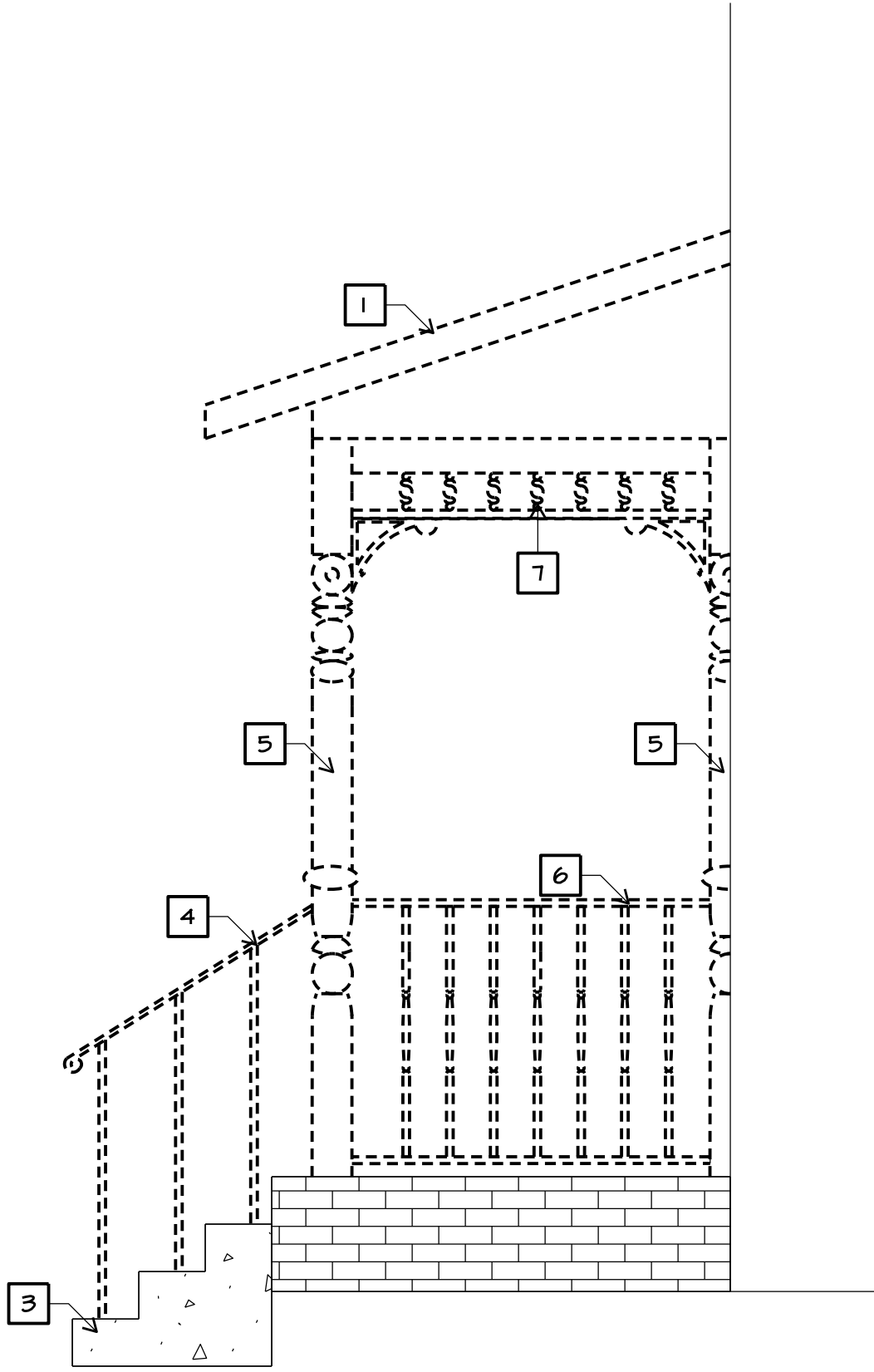
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



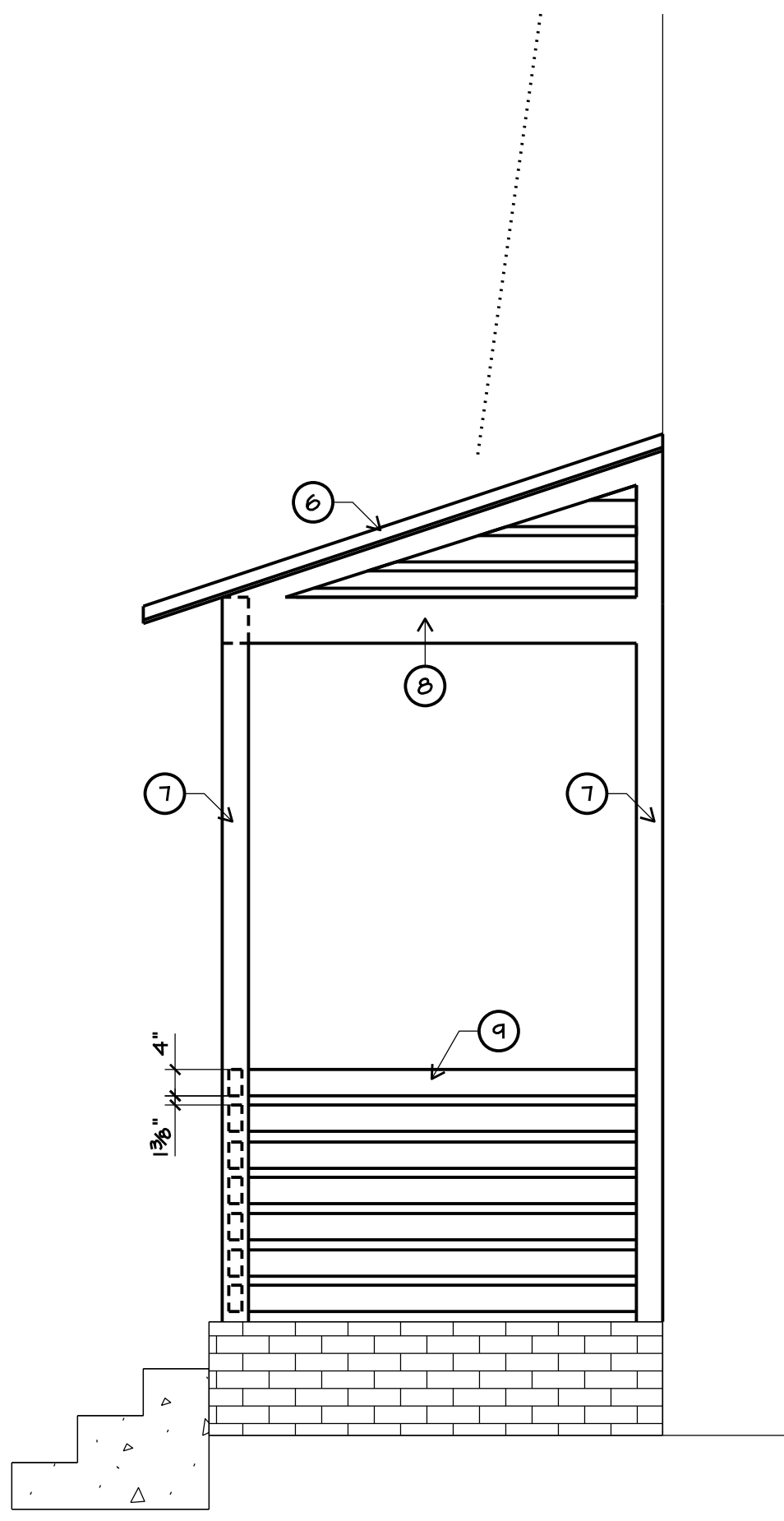
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



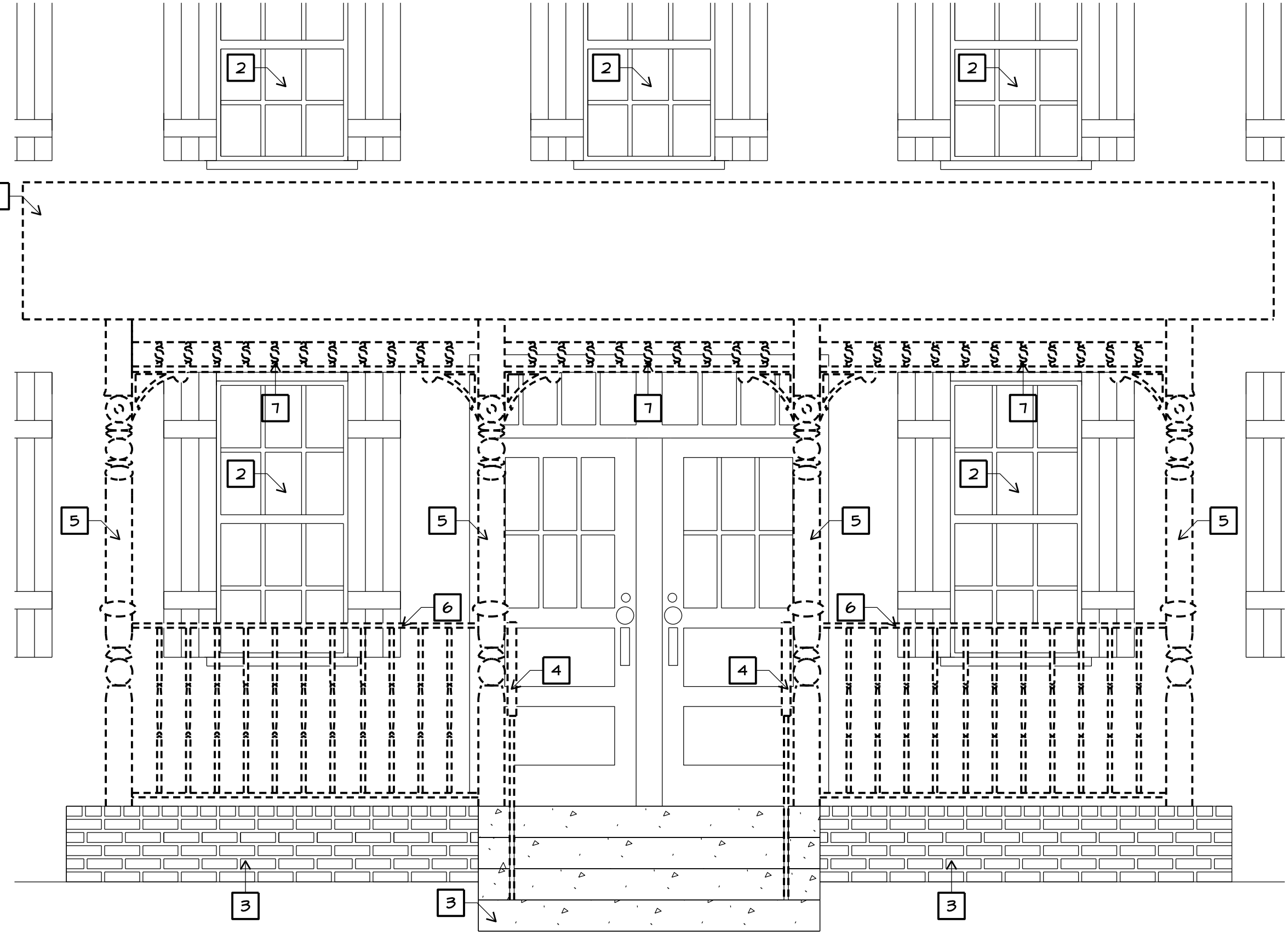
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



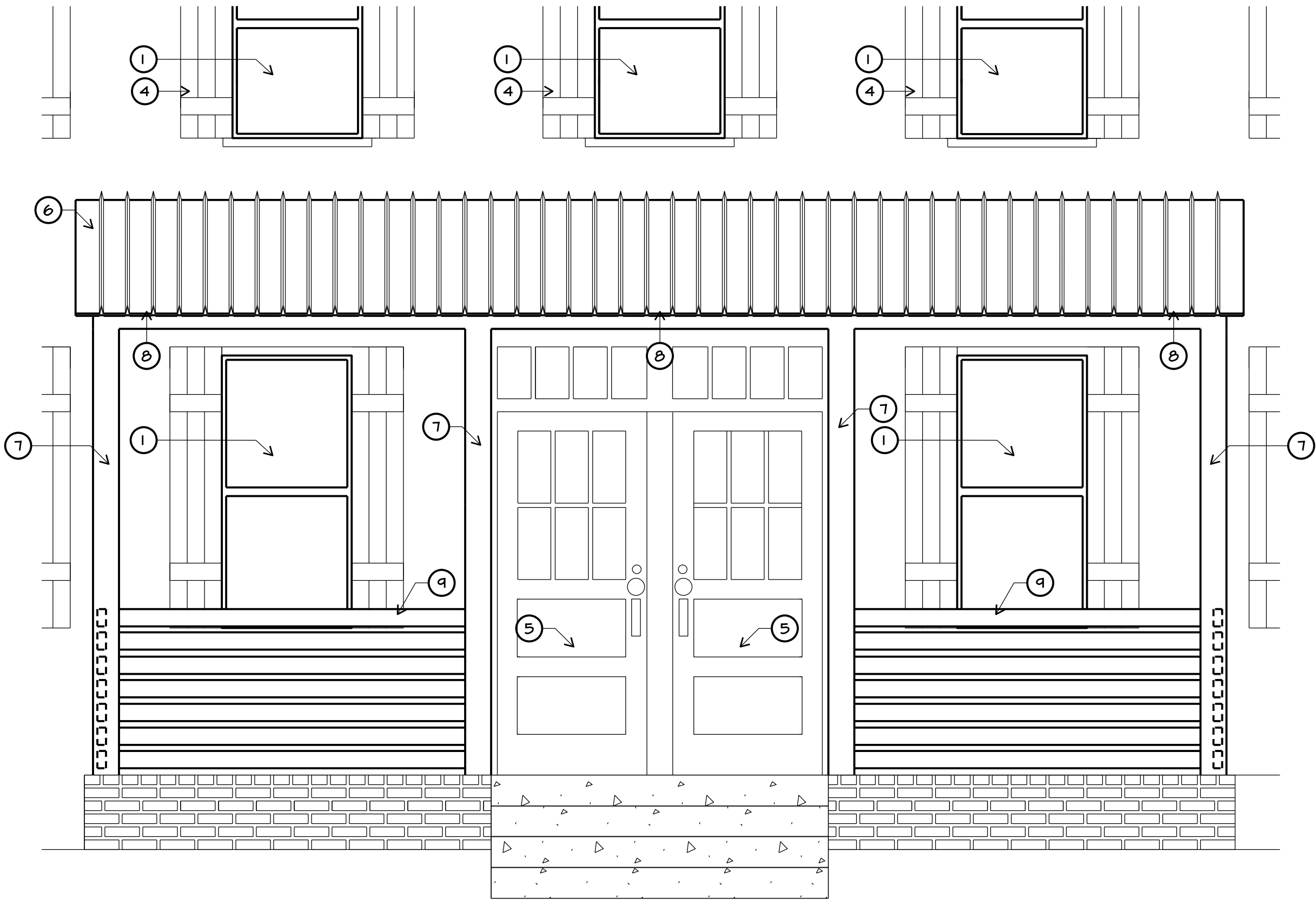
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



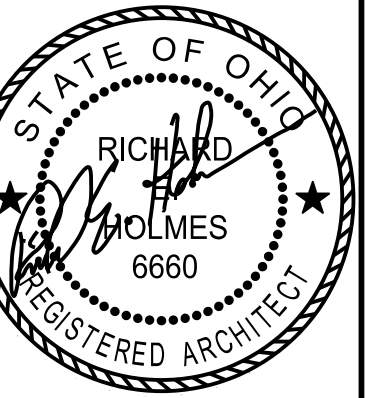
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



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

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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
1 04/14/2023

2 05/22/2023

3 10/19/2023

DATE:
01/16/23

SHEET TITLE:
DETAILS

SHEET NO:
A4.1



STYLING & PROFILING MEN'S GROOMING



311





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







THOMAS M. McCASH
ATTORNEY AT LAW

55 SOUTH HIGH STREET, SUITE 210
DUBLIN, OHIO 43017
614-408-8367
Fax: 614-408-8282
Web: www.mccashlaw.com

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, flowing 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

From: tmccash@mccashlaw.com
To: [Phoenix Buathier](#)
Subject: 1833 French House
Date: Wednesday, February 21, 2024 4:17:33 PM

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

Per our telephone conversation, on behalf of my client we would request that this case be continued to likely the March 21, 2024 date in order to have the additional board members appointed by city council and allow the applicant to have the case heard by the full board.

I will have the plans modified based on the COA approval, removing signage at this time, so that he can have building permits issued for his project and begin the work. I'll also follow up on the encroachment release as well.

Thomas M. McCash
Thomas M. McCash, Attorney at Law
55 S. High St., Ste 210
Dublin, Ohio 43017
(614) 408-8367
Fax (614) 408-8282
Direct (614) 348-9883
tmccash@mccashlaw.com

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

THE FRENCH HOUSE

ALTERATIONS

7305 E MAIN ST
REYNOLDSBURG, OHIO 43213

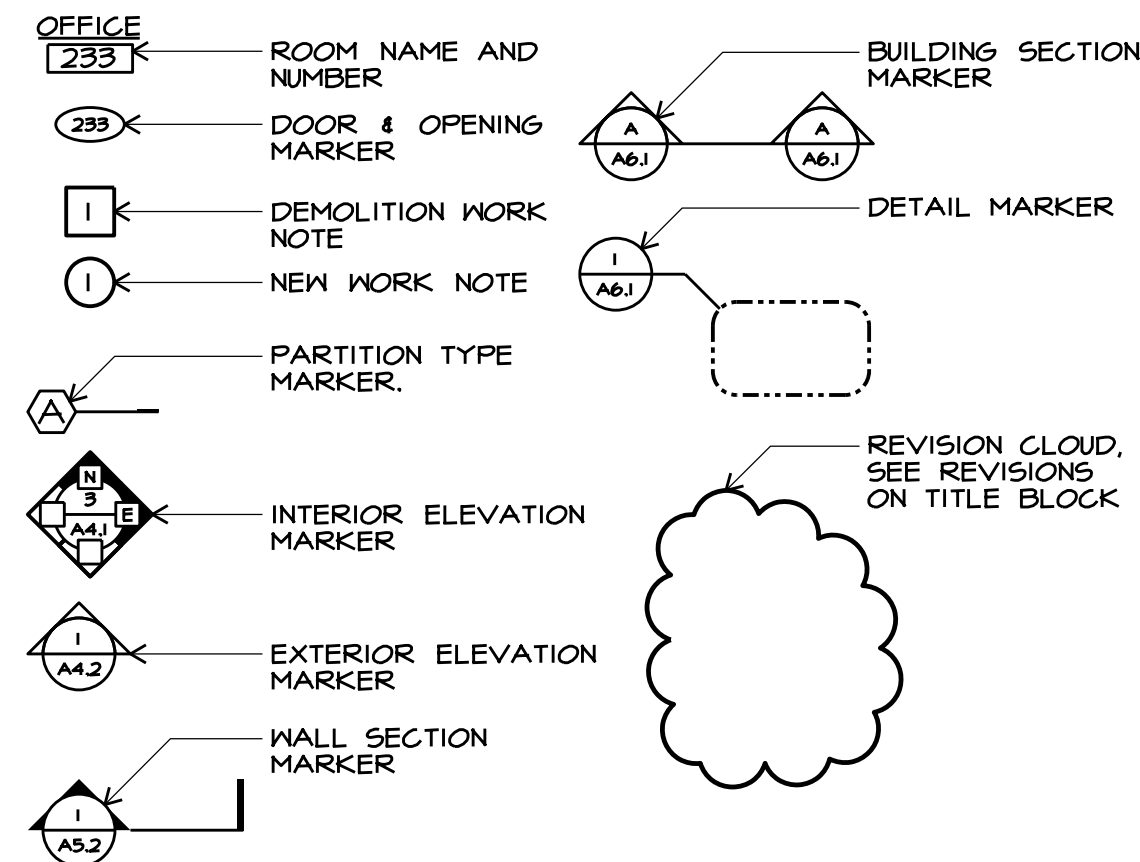
CONSTRUCTION DOCUMENTS

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
BLKG	BLOCK(ING)	HN	HOT WATER	RO	ROUGH OPENING
BM	BEAM	HHW	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	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
		MAINT	MAINTENANCE	SOIN	SQUARE INCH
CU FT	CUBIC FEET	MAS	MASONRY	SS	STAINLESS STEEL
CT	CUBIC YARD	MAX	MAXIMUM	STD	STANDARD
		MECH	MECHANICAL	STL	STEEL
DIA	DIAMETER	MFR	MANUFACTURER	STOR	STORAGE
DL	DEAD LOAD	MIN	MINIMUM	STRUC	STRUCTURAL
DN	DOWN	MIR	MIRROR	SUSP	SUSPENDED
DR	DOOR	MISC	MISCELLANEOUS	SYS	SYSTEM
DS	DOWNSPOUT	MO	MASONRY OPENING	T	TREAD
		MTD	MOUNTED	TEL	TELEPHONE
E	EAST	MTL	METAL	TEG	TEMPERED GLASS
EA	EACH	N	NORTH	THK	THICKNESS
EJ	EXHAUST FAN	NA	NOT APPLICABLE	THRU	THROUGH
ELCJT	ELECTRIC	NOM	NOMINAL	TOC	TOP OF CONCRETE, TOP OF CURB
EQ	EQUAL	NTS	NOT TO SCALE	TOF	TOP OF FOOTING
EXIST	EXISTING	OA	OVERALL	TOF OF STU	TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB
EXP	EXPANSION	OC	ON CENTER	TPD	TOILET PAPER DISPENSER
EXT	EXTERIOR	OH	OVERHEAD, OPPOSITE HAND	TYP	TYPICAL
		OPNG	OPENING	V	VINYL
FD	FLOOR DRAIN	OPP	OPPOSITE	VB	VAPOR BARRIER
FF	FINISHED FLOOR	PERP	PERFORATED	VERT	VERTICAL
FIN	FINISH	PERP	PERPENDICULAR	VOL	VOLUME
FIN FLR	FINISHED FLOOR	PL	PLATE, PROPERTY LINE	VENT	VENT THROUGH ROOF
FLR	FLOOR	PLAM	PLASTIC LAMINATE		
FNDR	FOUNDATION	PLBS	POUNDS PER LINEAL FOOT		
FO	FACE OF	PSF	POUNDS PER SQUARE FOOT		
FT	FOOT, FEET	PSI	POUNDS PER SQUARE INCH		
FTG	FOOTING	PT	PRESSURE TREATED		
FURR	FURRED(ING)	PTD	PAINTED		
		PVC	POLYVINYL CHLORIDE		
GA	GAUGE, GAGE	QTY	QUANTITY		
GALV	GALVANIZED				
GFI	GROUND FAULT INTERRUPTER				
GL	GLASS				
GLULAM	GLUE LAMINATED				
GRND	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

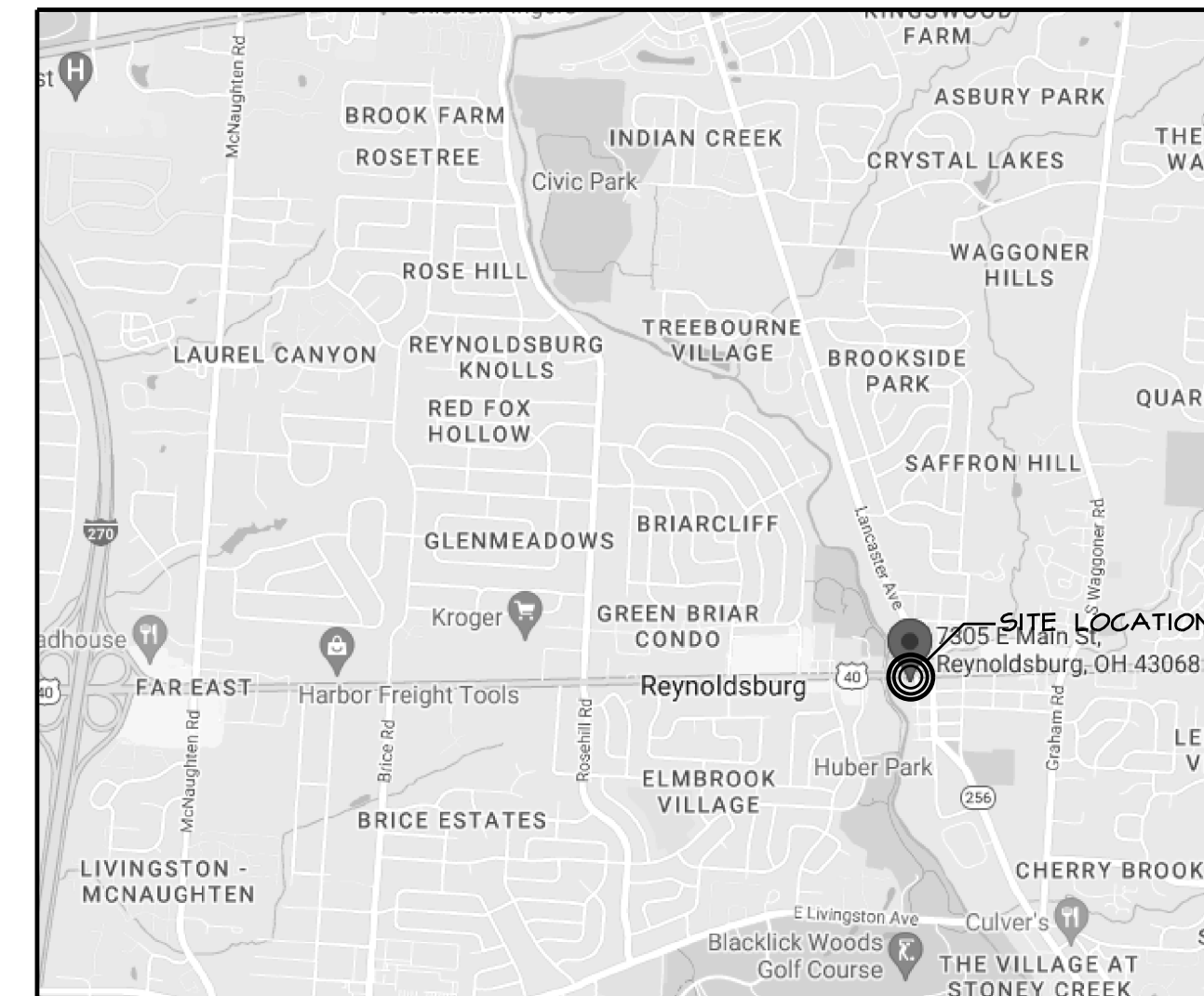
GENERAL NOTES:

- 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 OR 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.

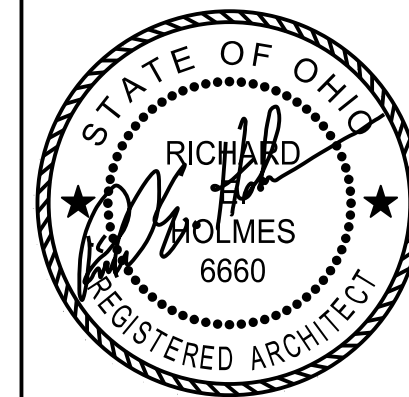
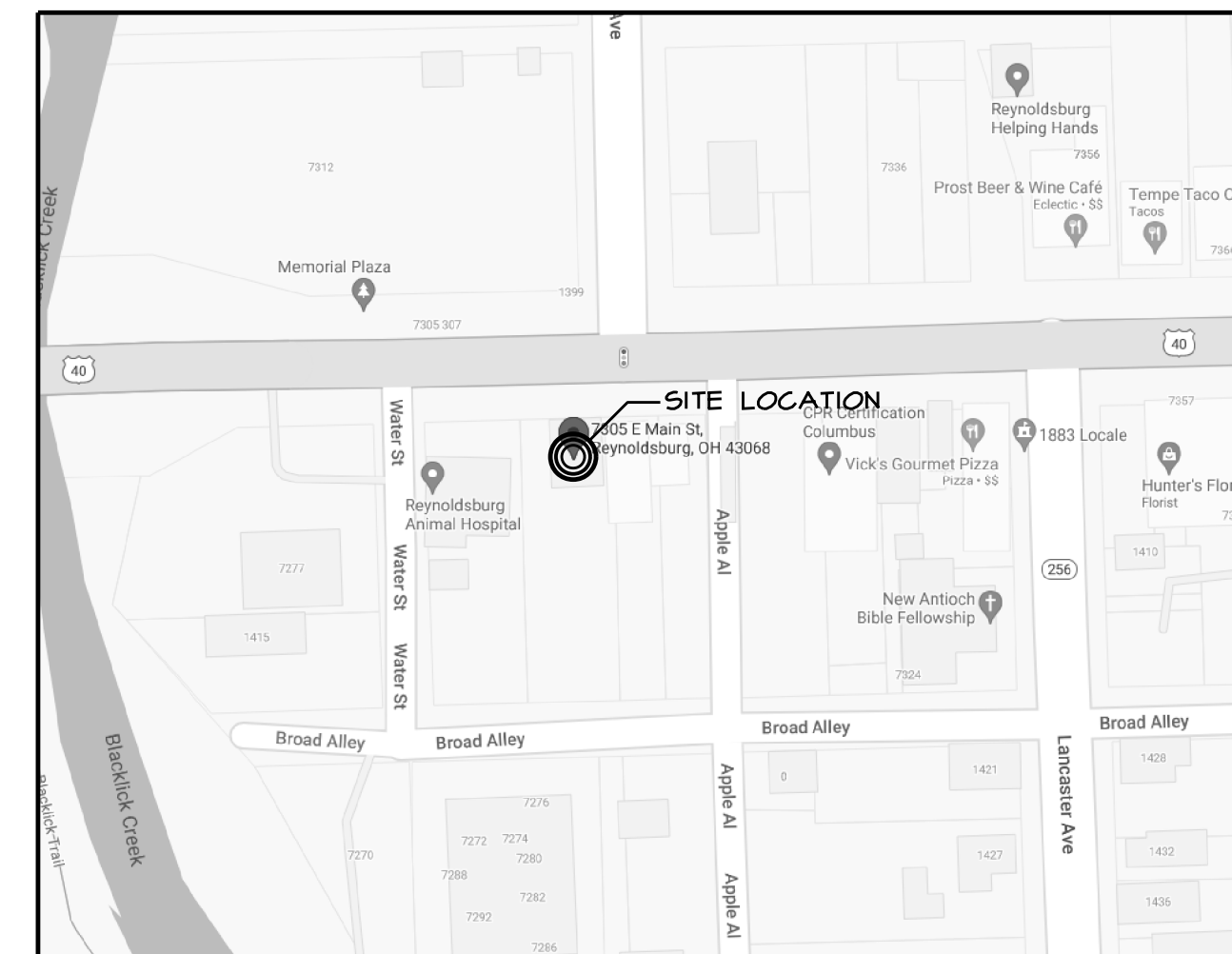
DRAWING INDEX:

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

LOCATION MAP:



VICINITY MAP:



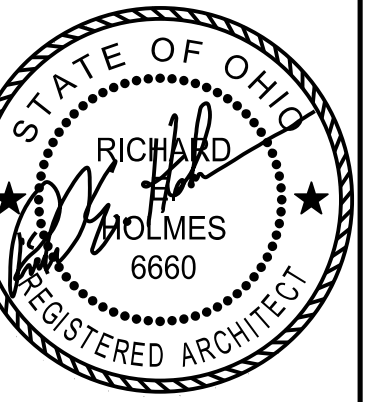
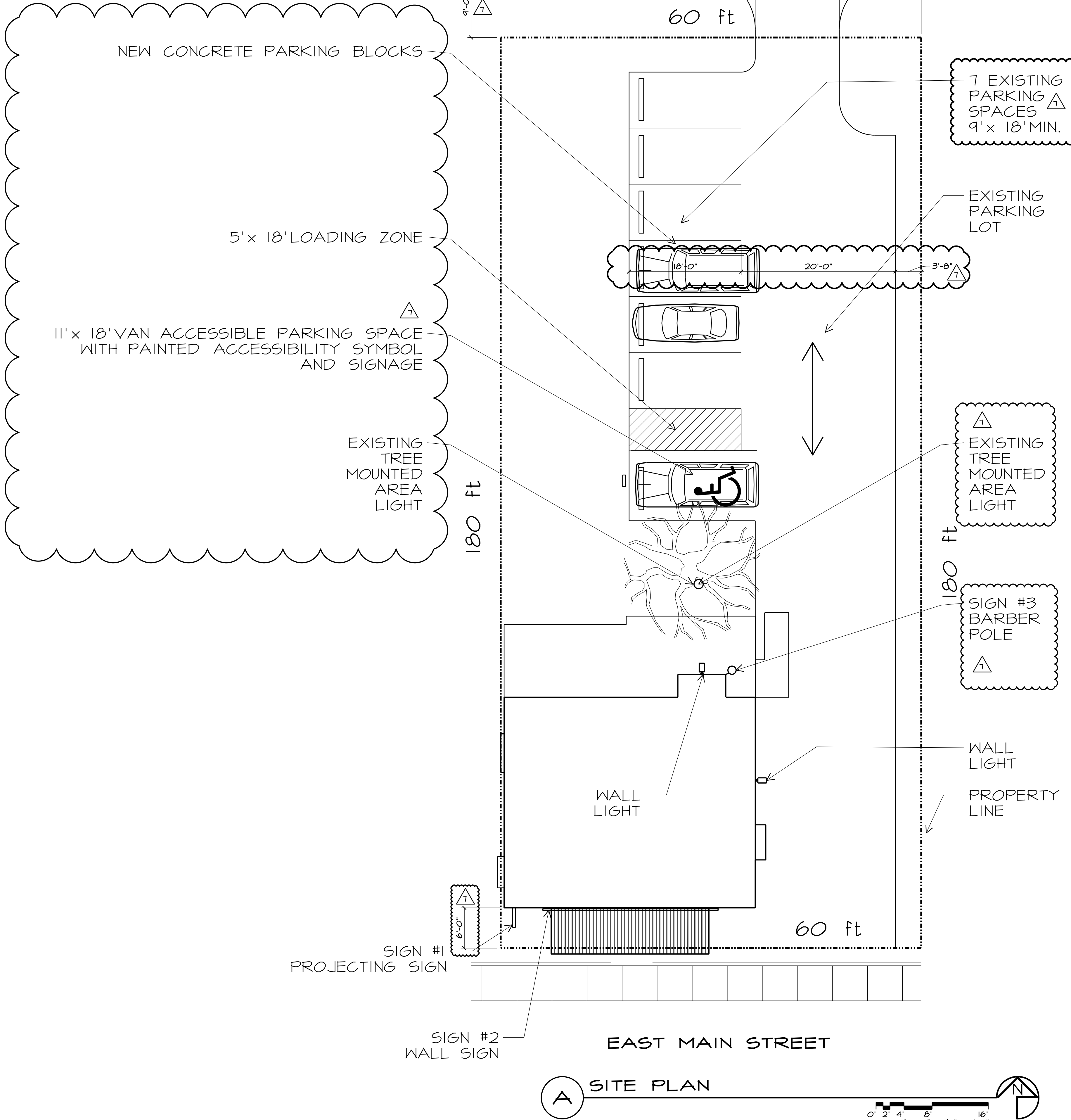
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14 west first street, suite 306
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tel 937.223.2500
fax 937.223.0888
web www.taquil.com

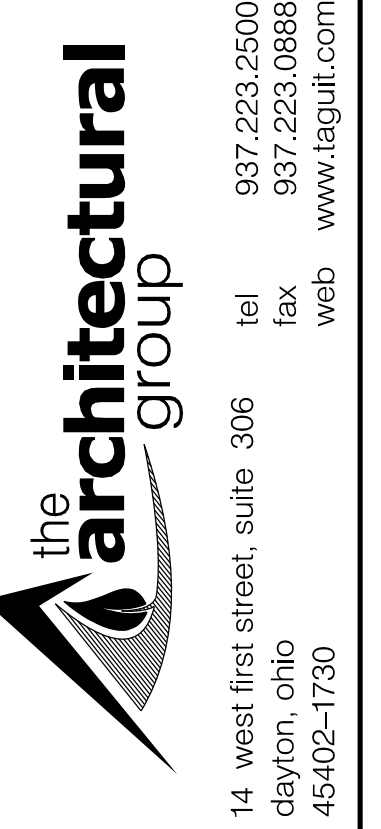
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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2307
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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2307

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REH,ACH

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

DATE: 01/16/23

HEET TITLE:

SHEET NO:

Гл. 2



7305
FRENCH
HOUSE
B-USE
3,330 SF
WALL LIGHT

● Pole
Light

ONE
HDCP
SPACE

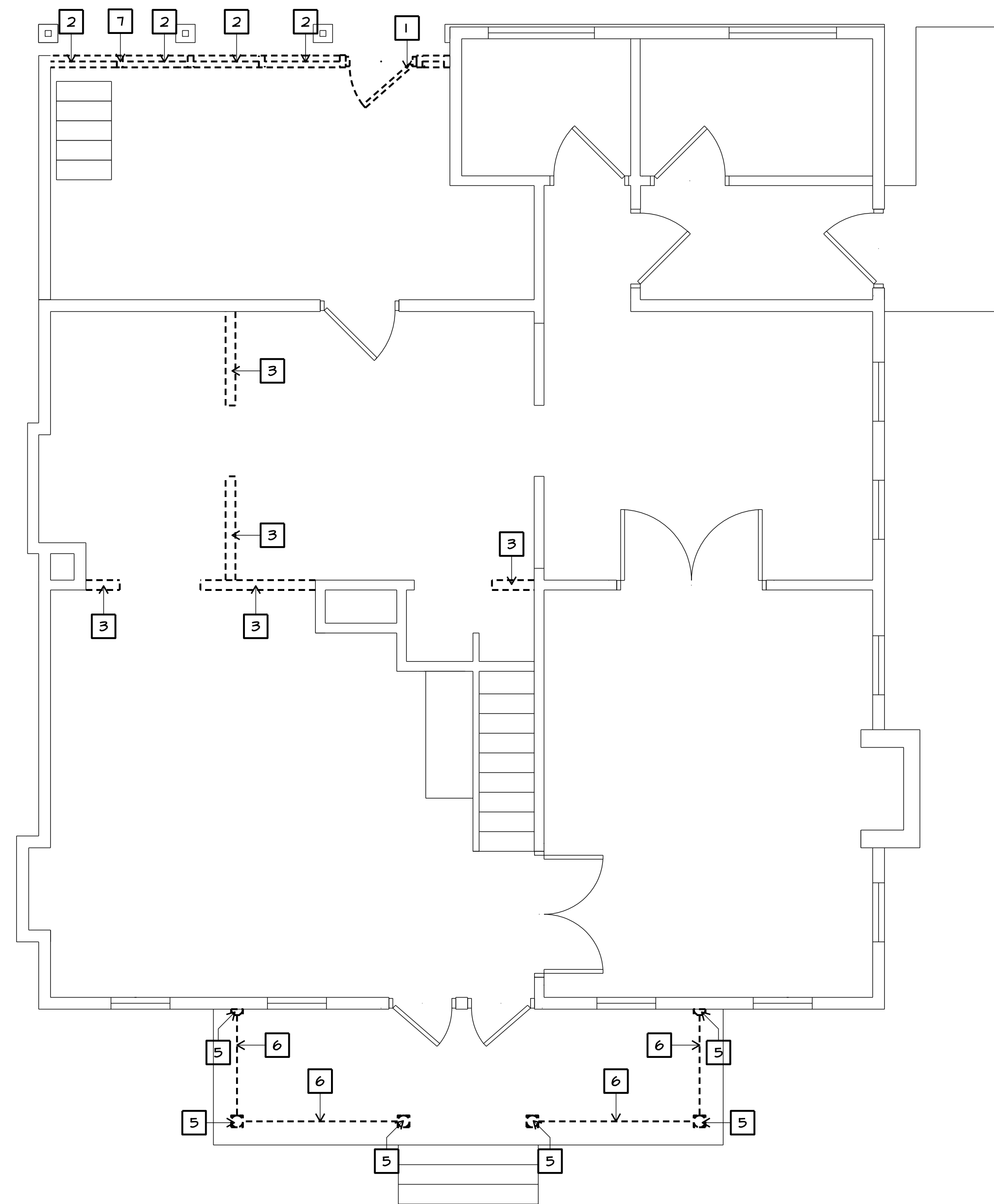
7 SPACES

FRENCH
HOUSE

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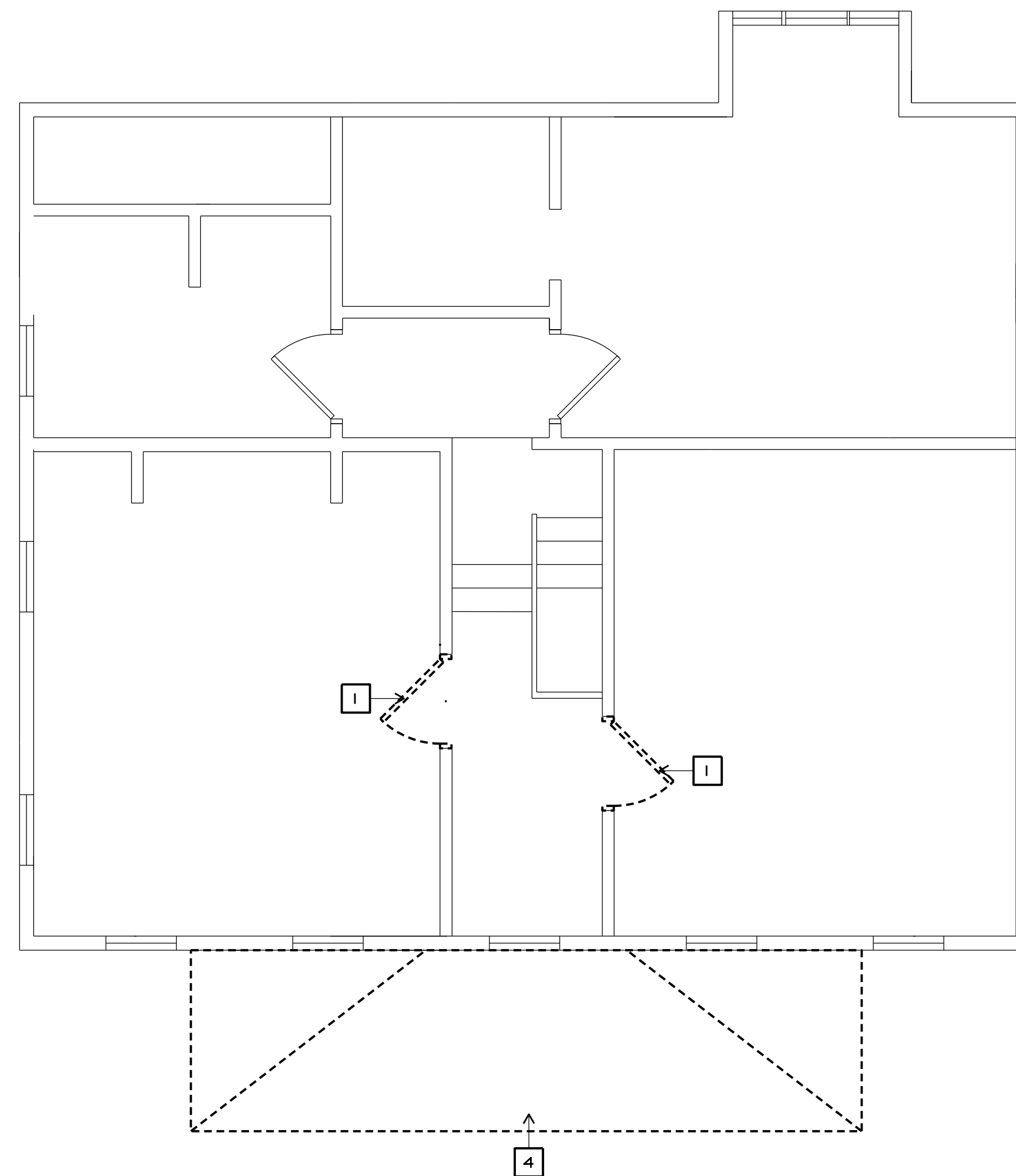
7305 EAST MAIN ST
REYNOLDSBURG, OHIO

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"



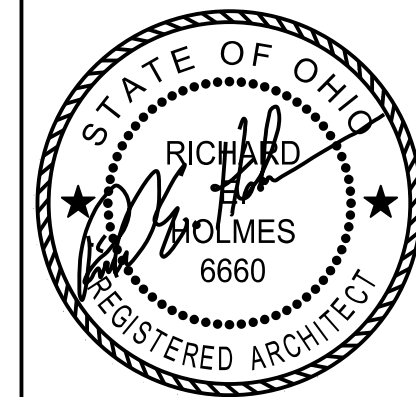
2 SECOND FLOOR DEMOLITION PLAN

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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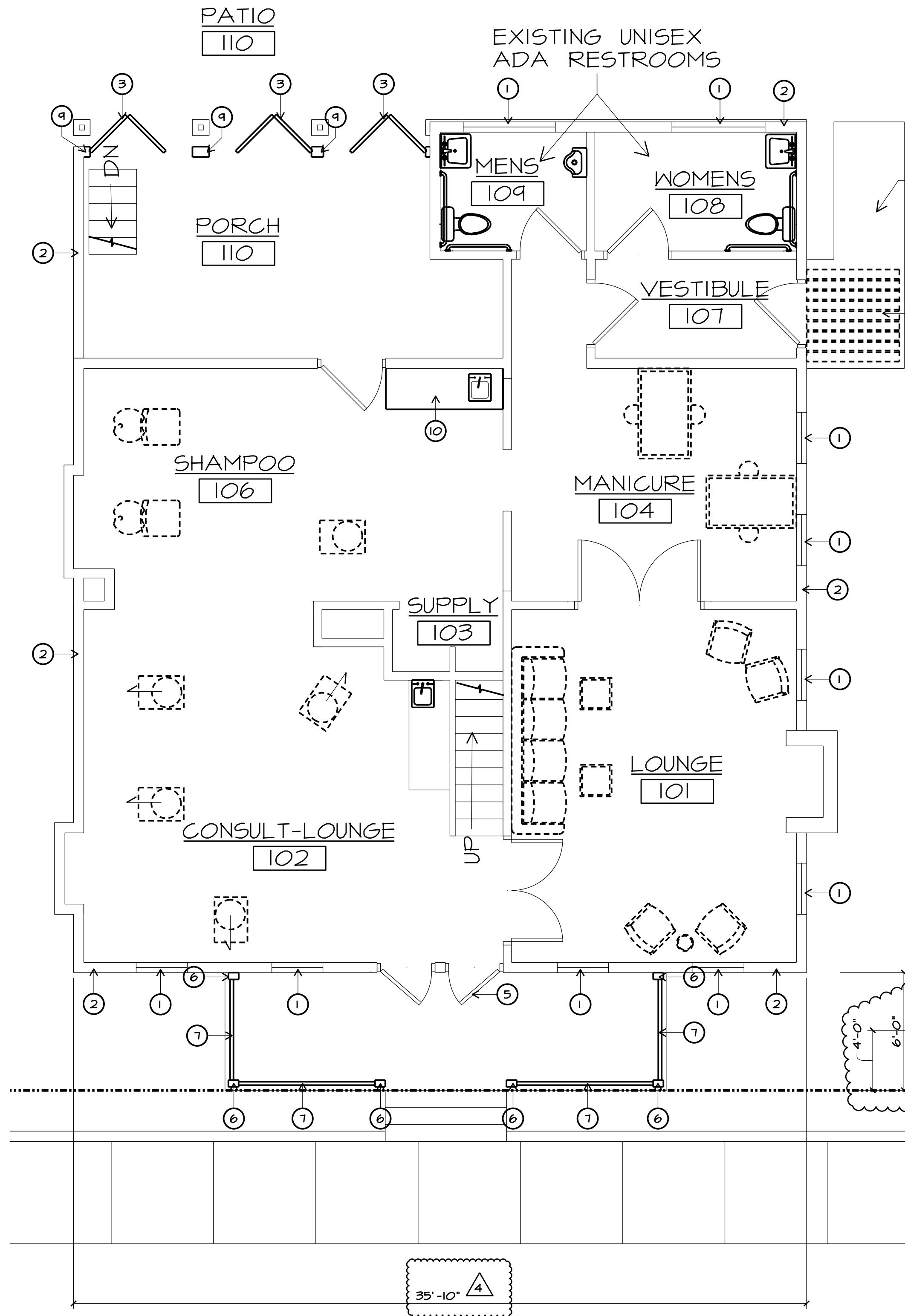
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dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
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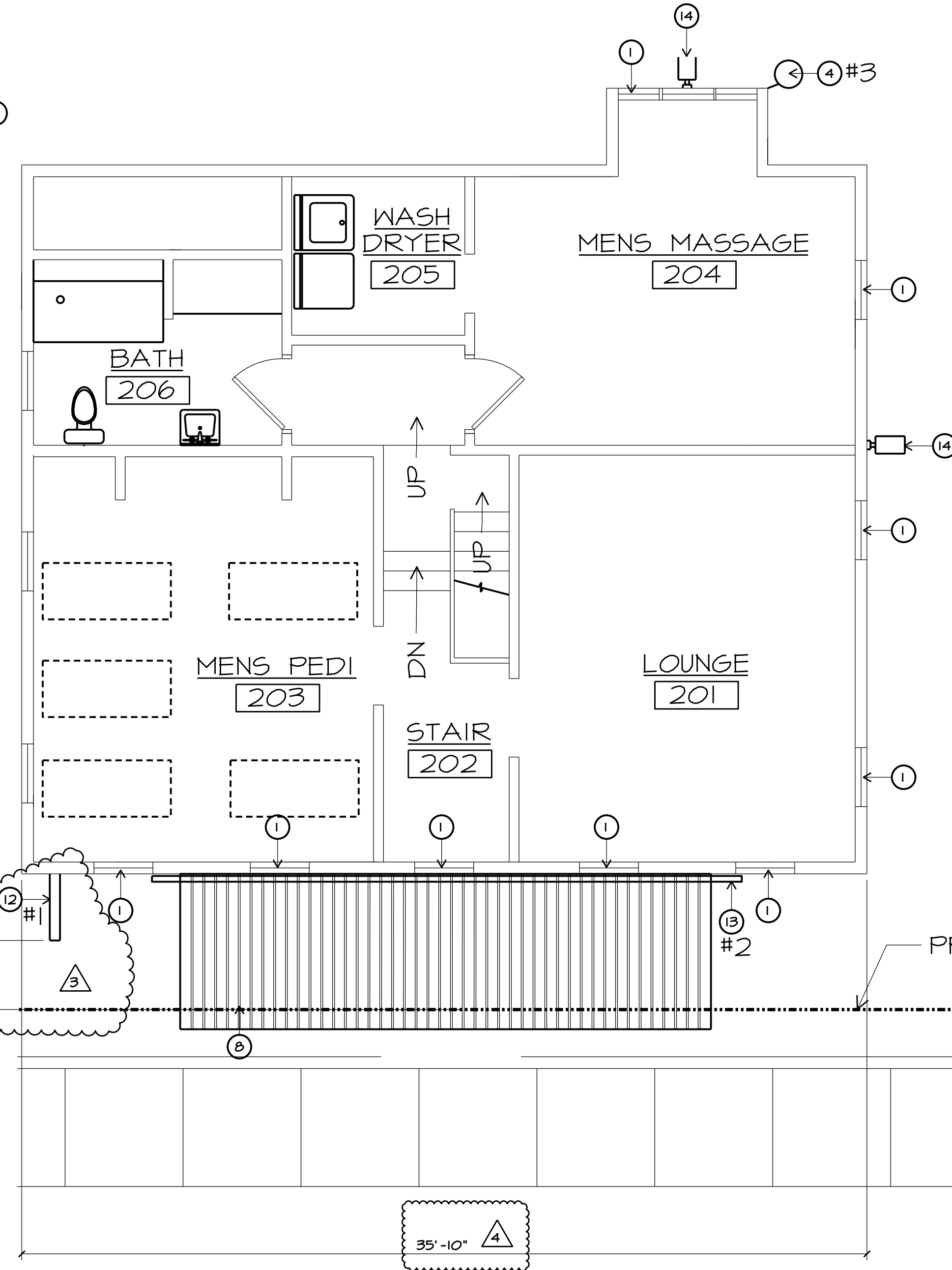
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REYNOLDSBURG, OHIO

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

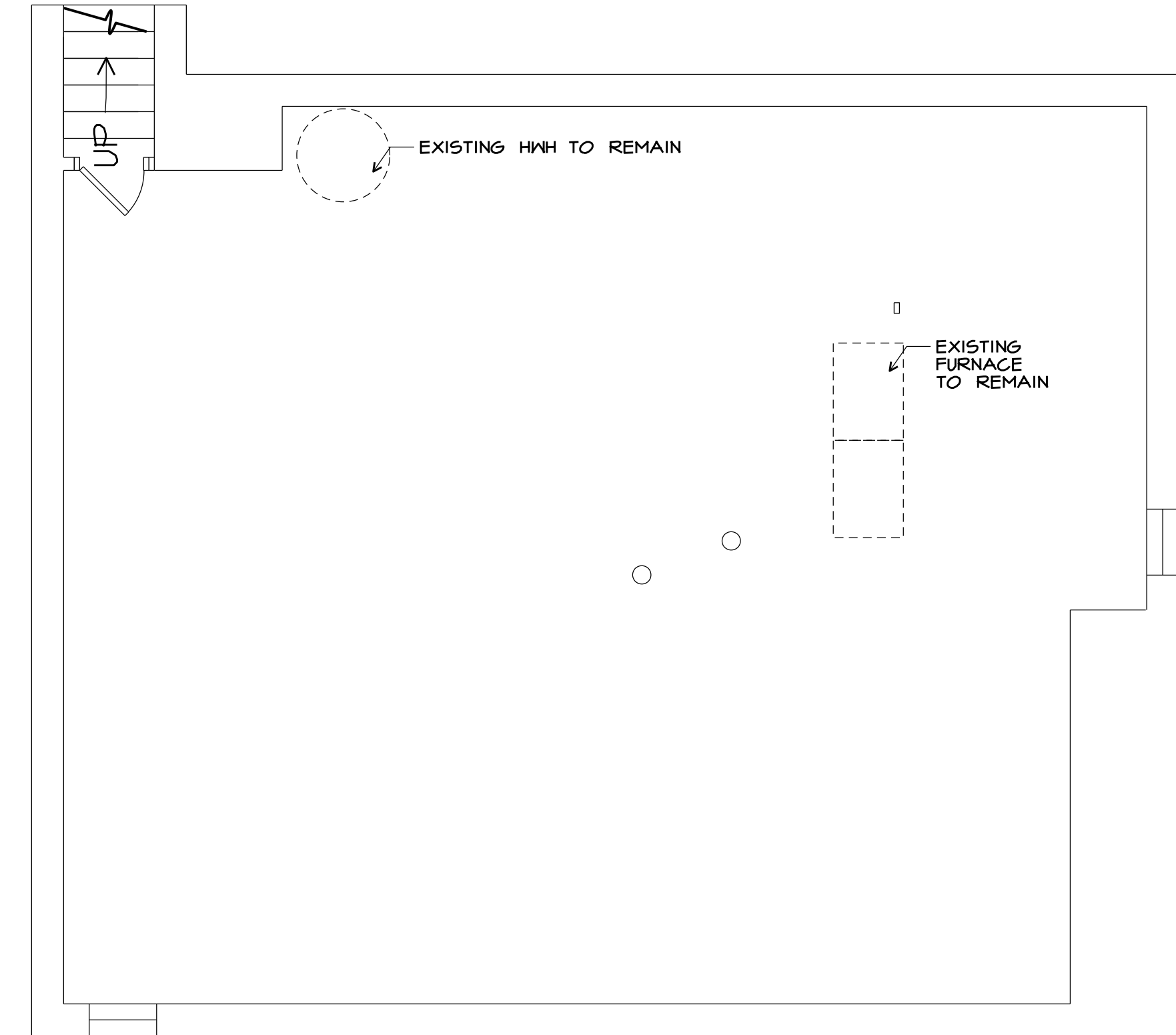
P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A.I.1 FLOOR PLANS.DGN



C FIRST FLOOR PLAN



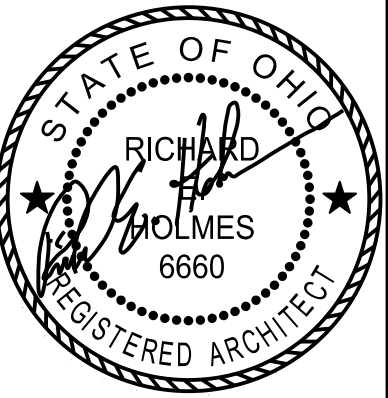
B SECOND FLOOR PLAN



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 architectural group
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dayton, ohio 45402-1730
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fax 937.223.0888
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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

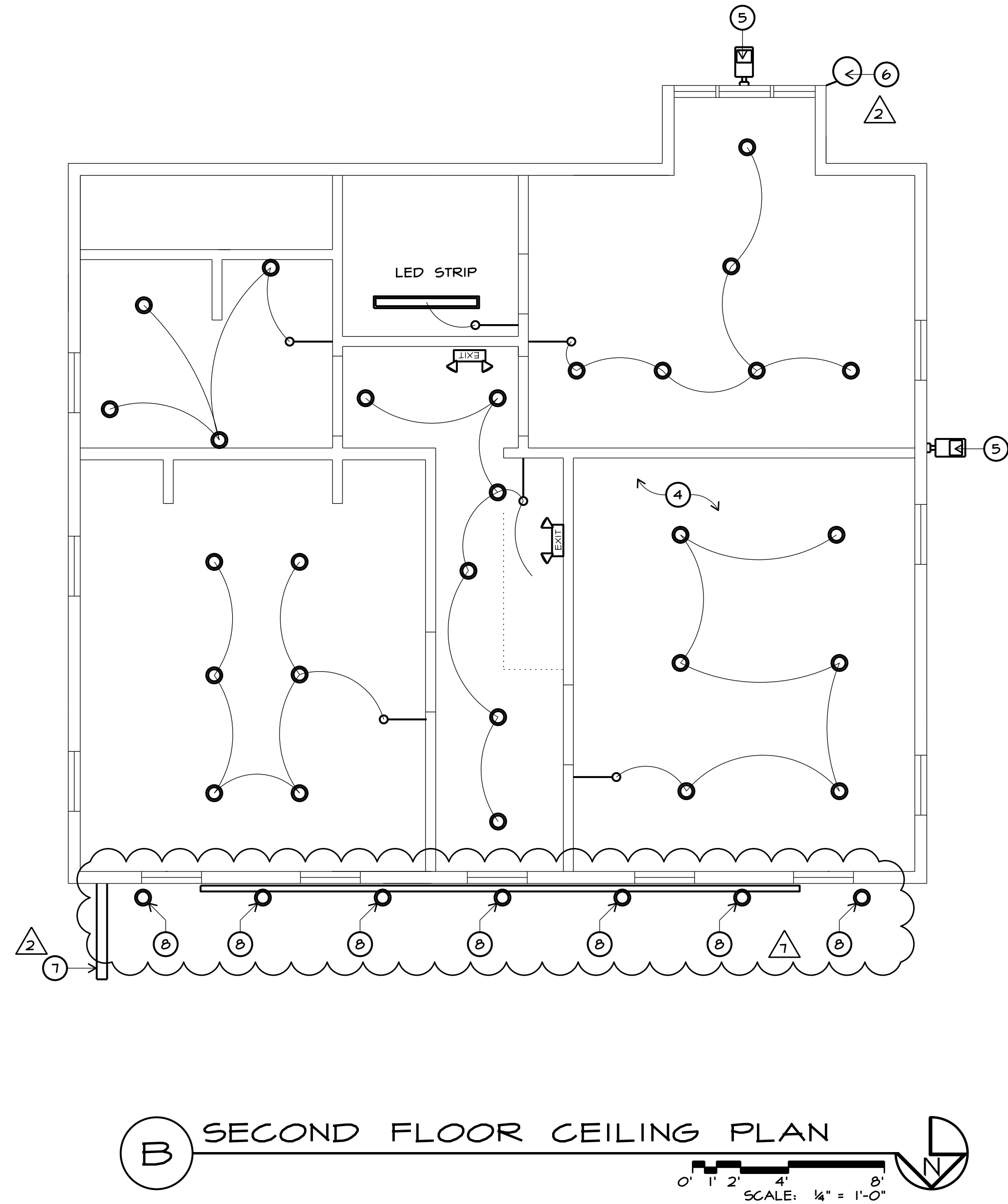
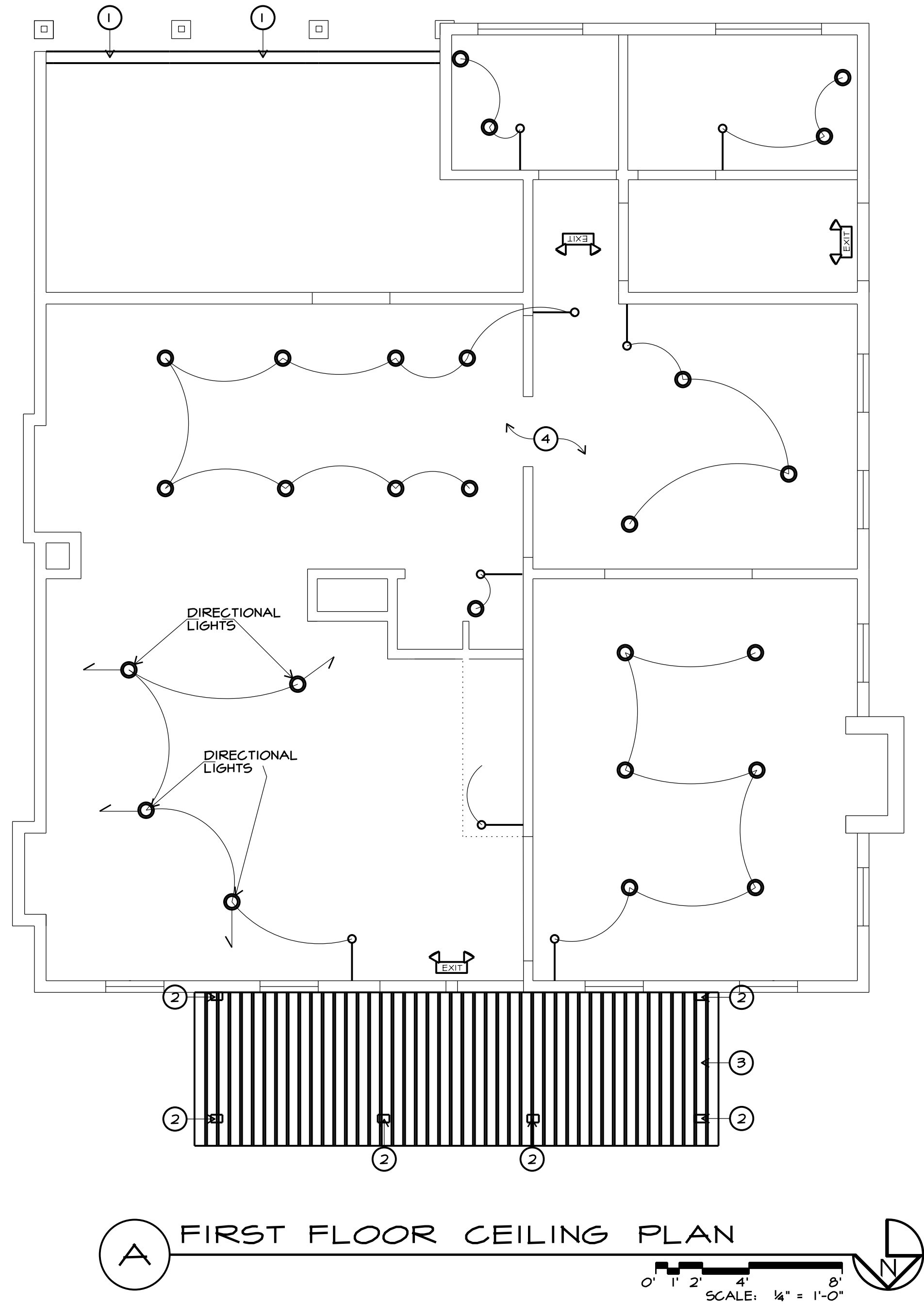
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FLOOR PLANS

SHEET NO.:

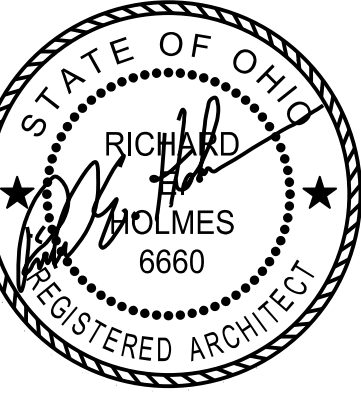
A.I.1

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) "BEGA" MODEL 24 352
6. INTERNALLY ILLUMINATED BARBER POLE (ON TIMER) ²
7. FRONT LIT PROJECTED SIGN (ON TIMER)
8. LIGHT FIXTURE "BEGA" MODEL # ¹



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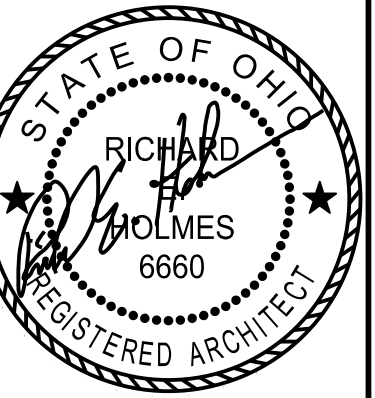
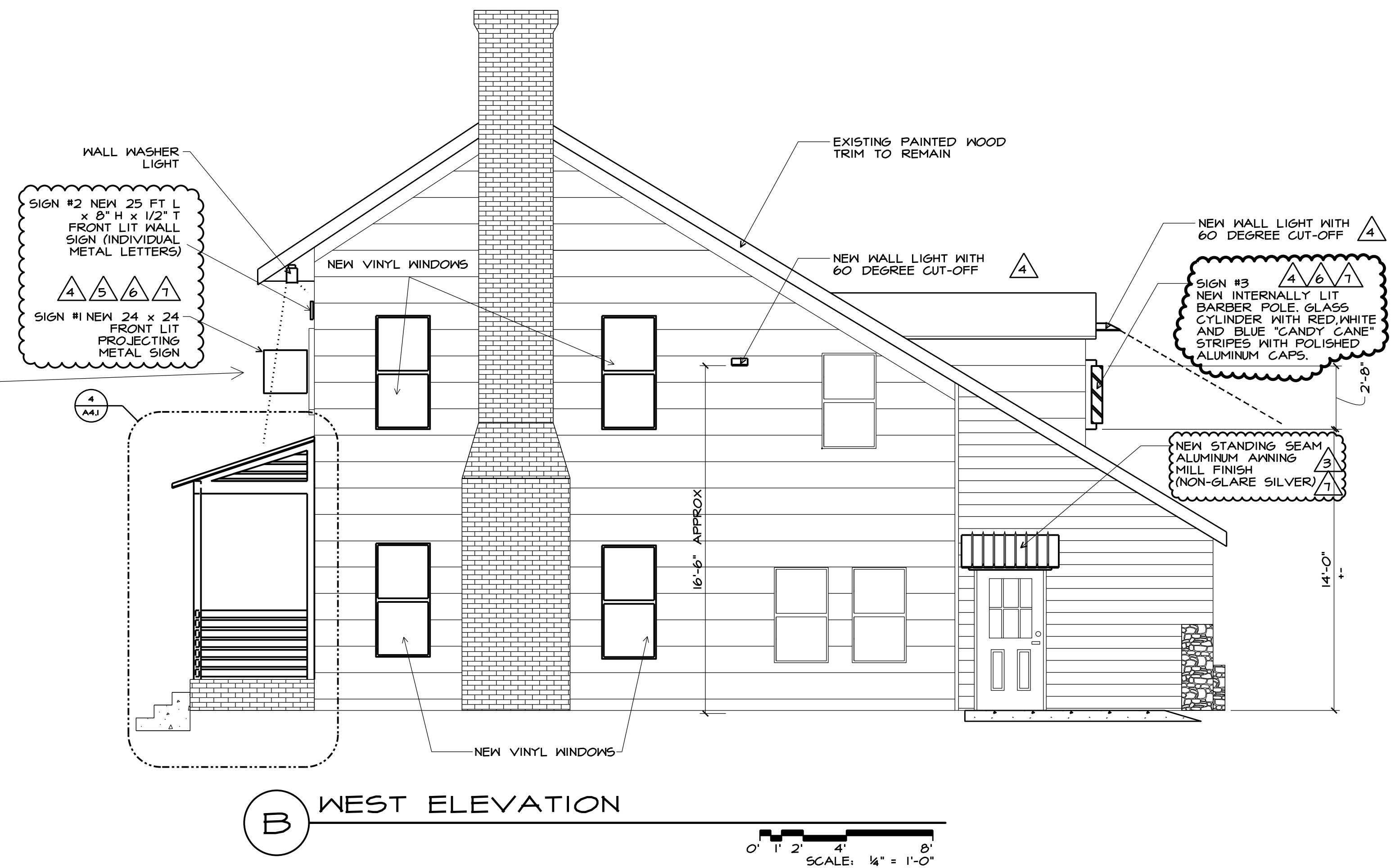
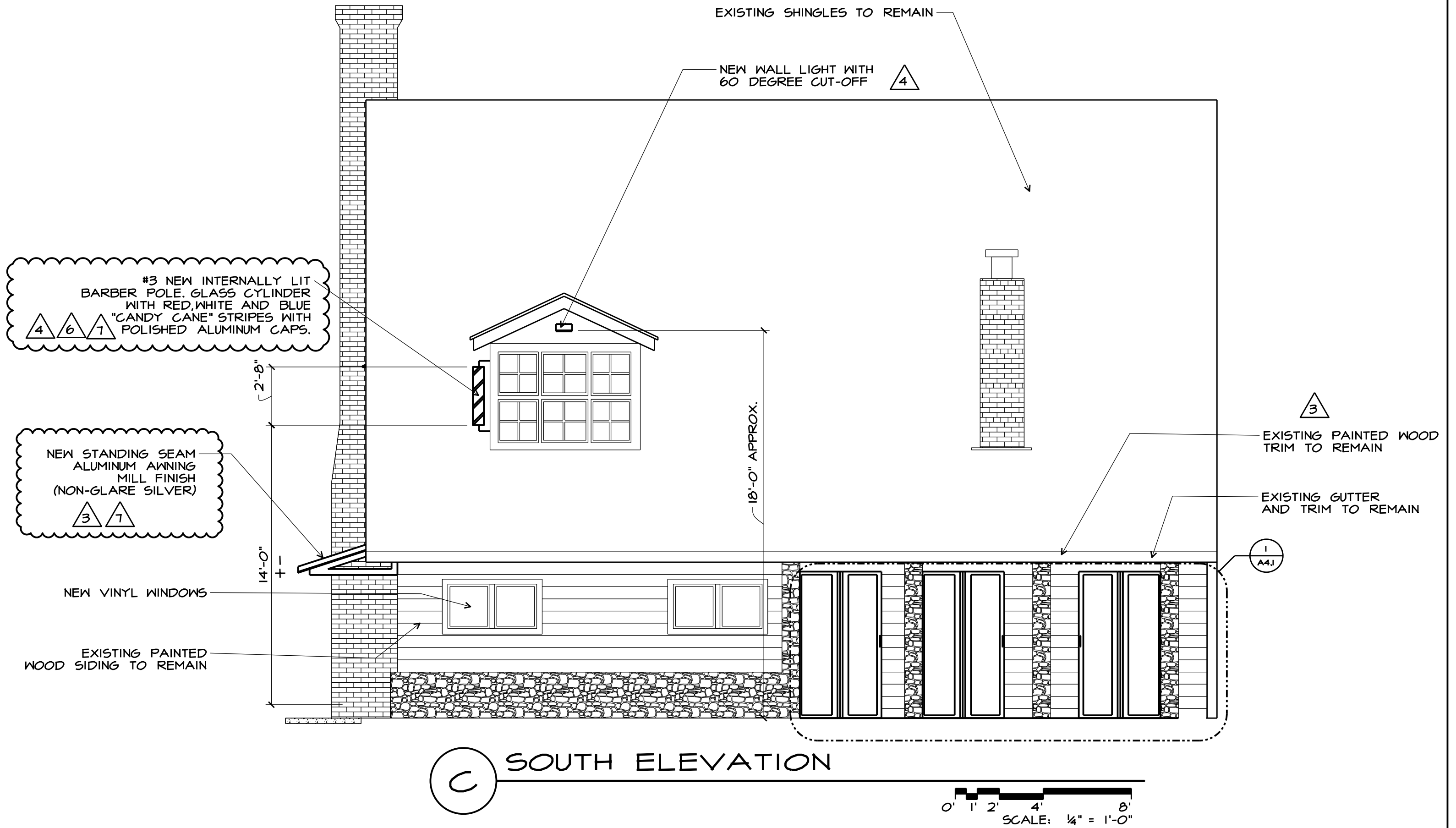
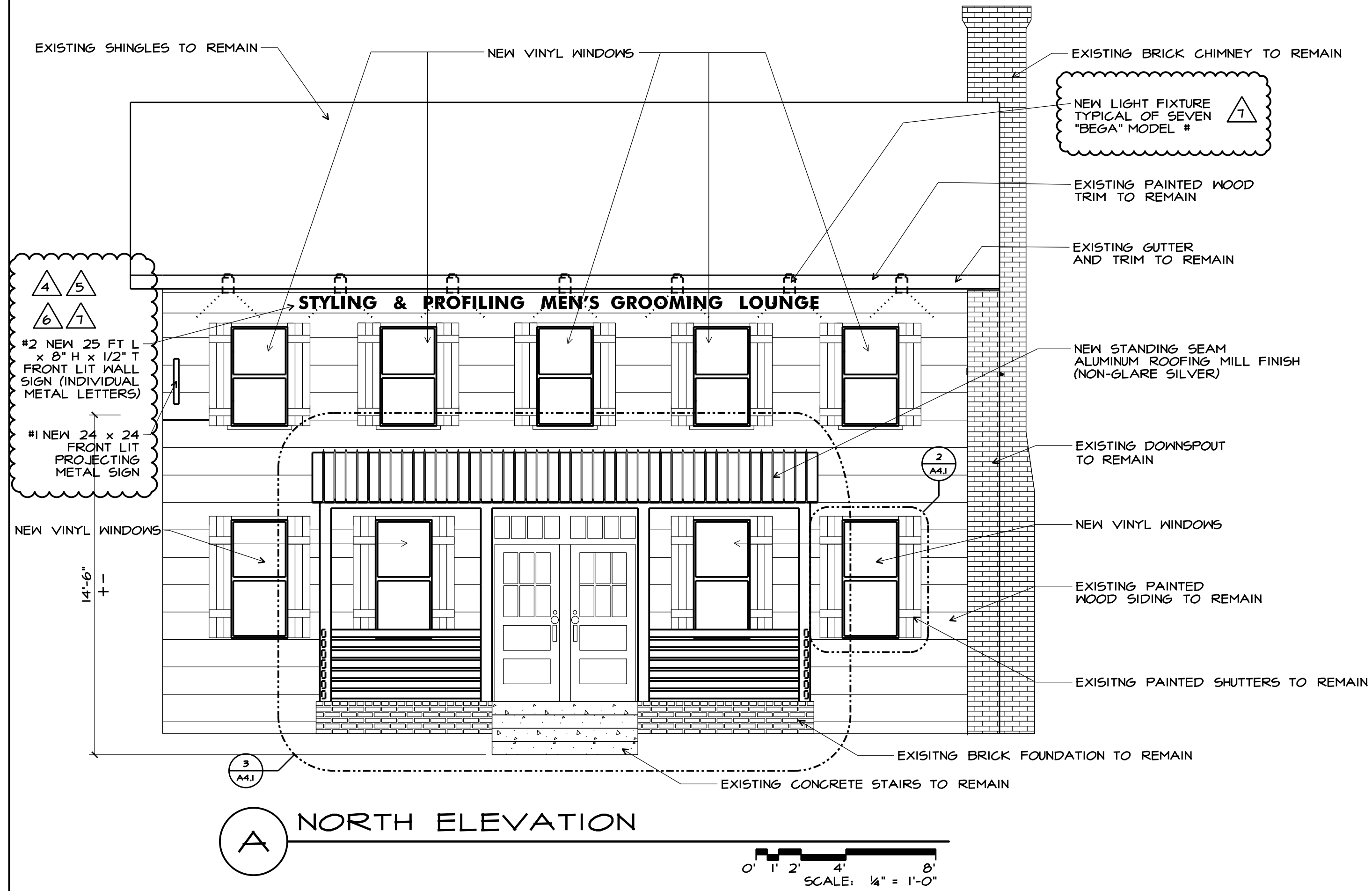
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dayton, ohio 45402-1730

tel 937.223.2500
fax 937.223.0888
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SHEET TITLE:	CEILING PLANS
SHEET NO.:	A2.1



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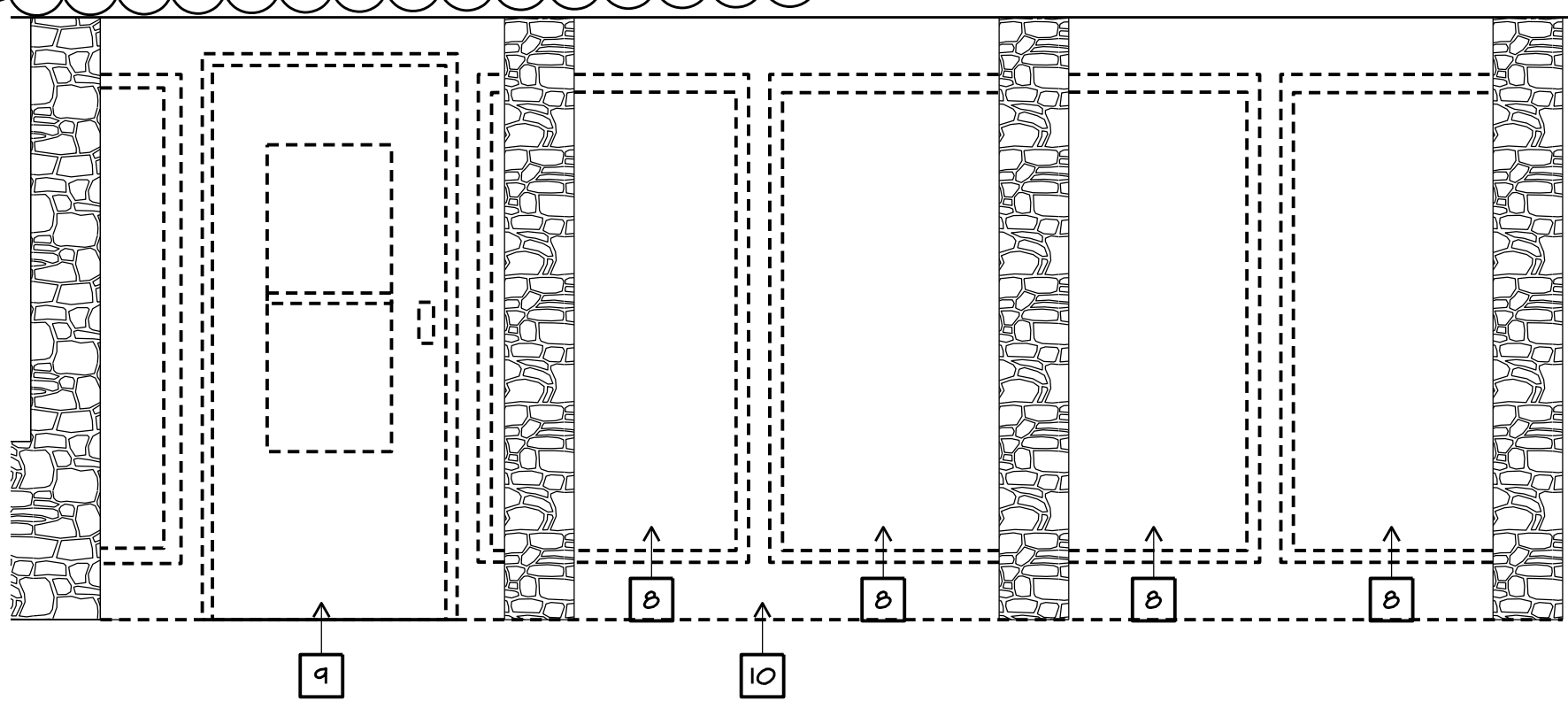
COMMISSION NUMBER:
2307
DRAWN BY:
REH, ACH
REVISION DATES:
#4 04/05/2023
#3 04/14/2023
#3 05/22/2023
#4 06/12/2023
#4 08/21/2023
#6 09/27/2023
#4 10/19/2023
DATE:
01/16/23
SHEET TITLE:
ELEVATIONS
SHEET NO:
A3.1

NEW WORK NOTES:

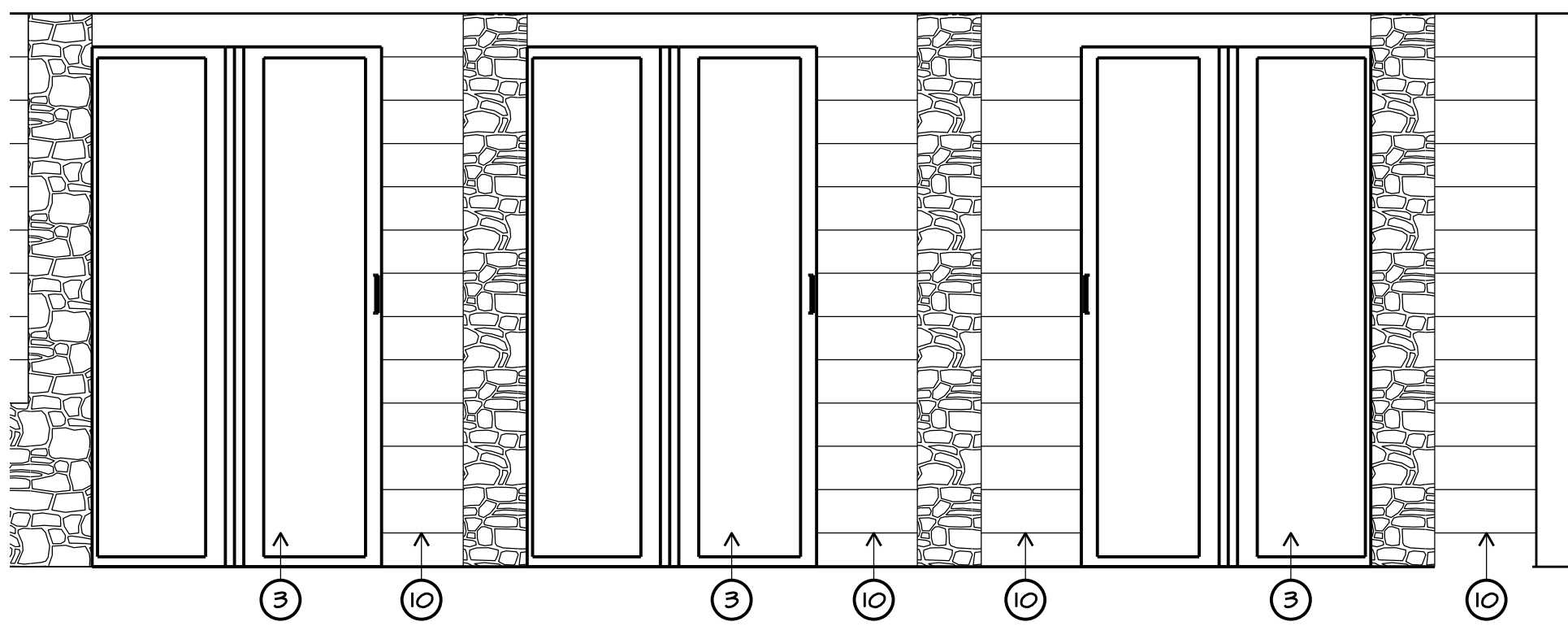
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON-INSULATED LOW E GLAZING, U-29.5Hq: 50, AIR INFILTRATION: < 0.3)
2. NEW 3 1/2 (R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (BLACK) (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. EXISTING 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:

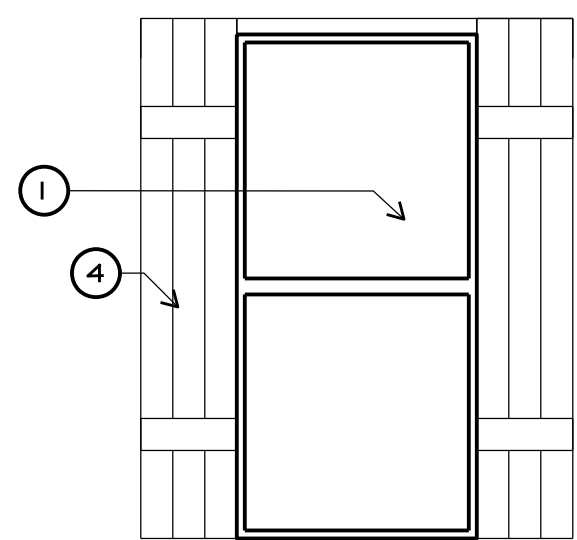
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING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



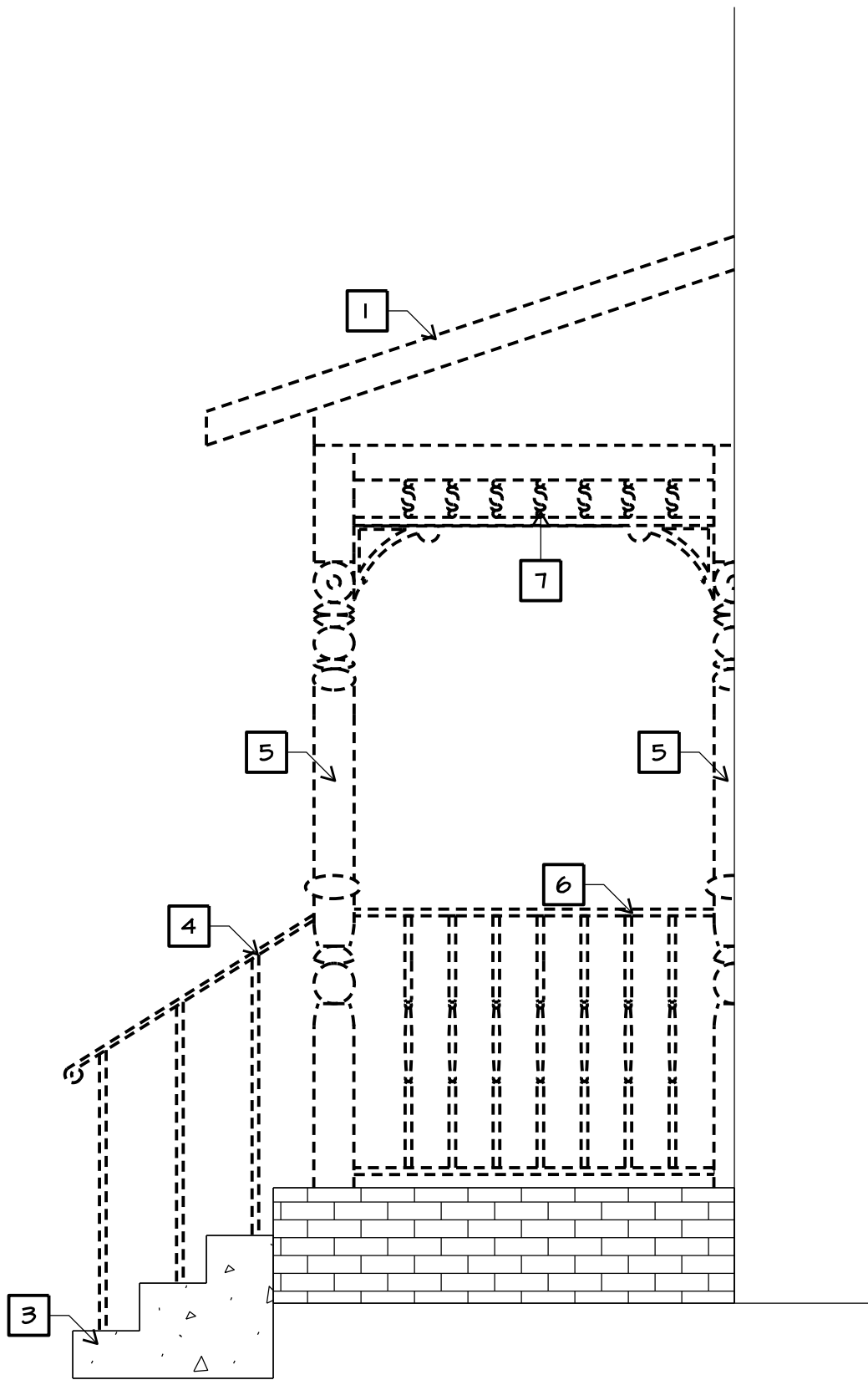
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



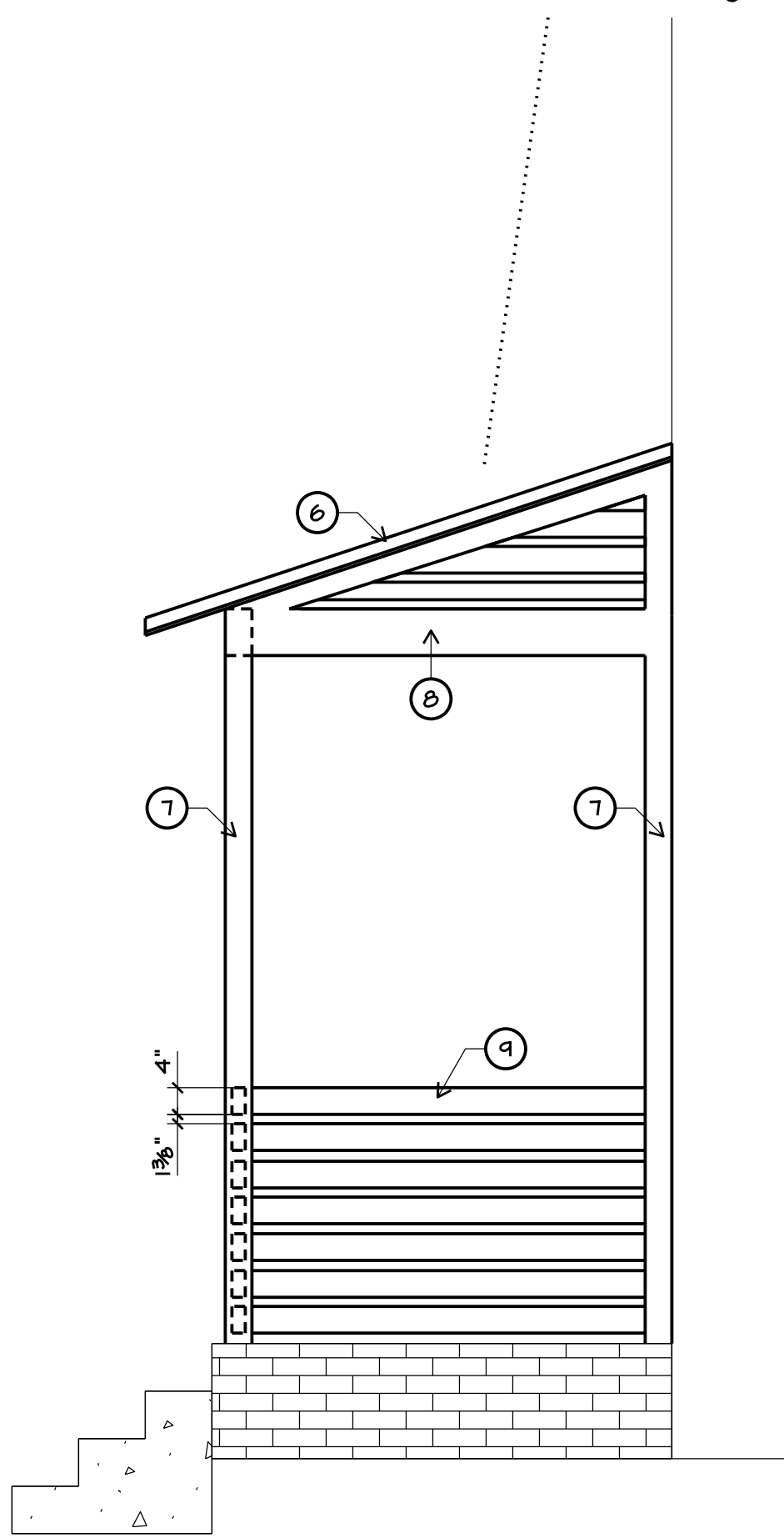
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



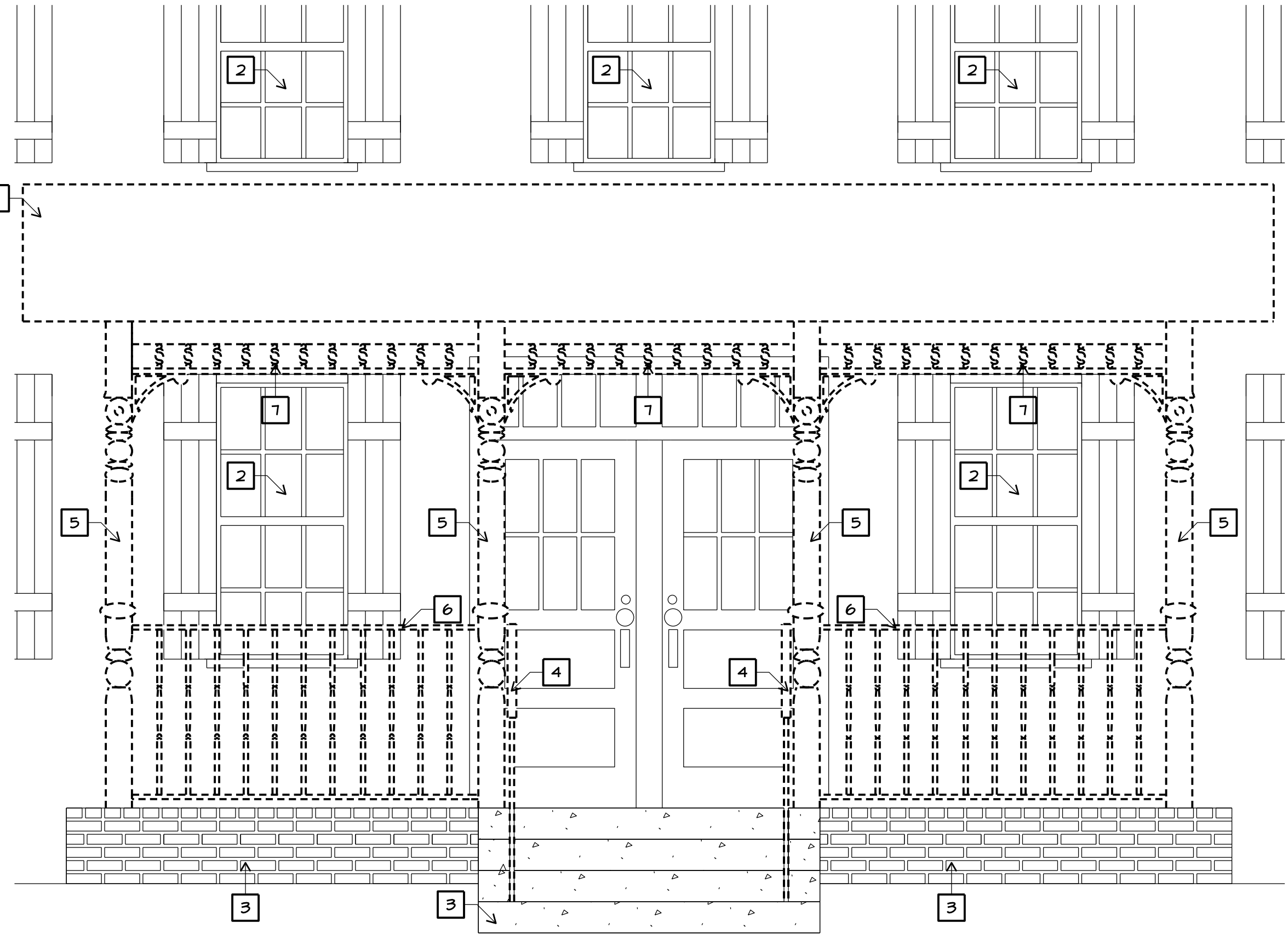
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



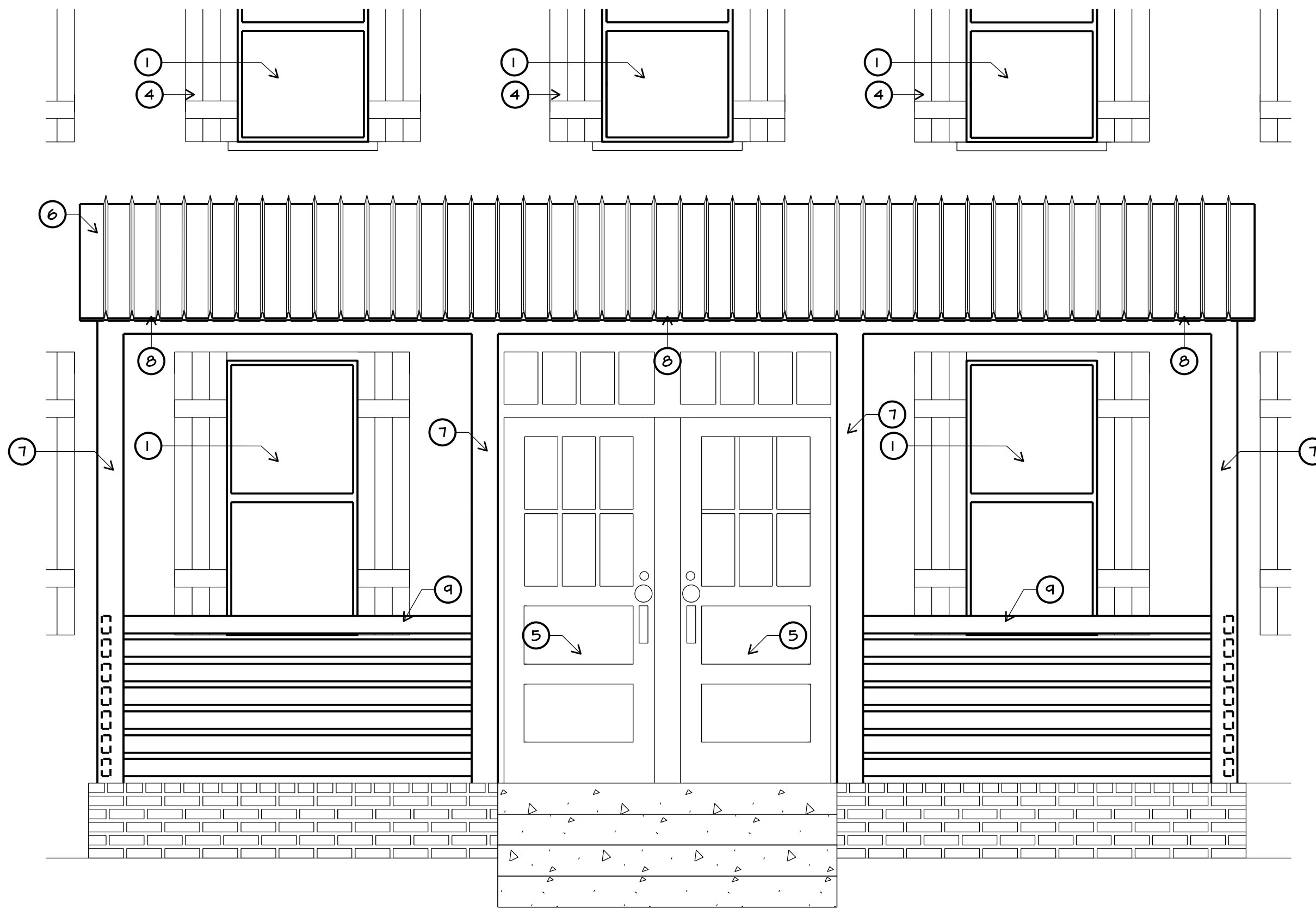
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



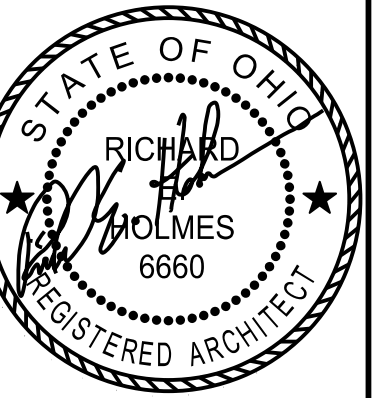
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



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



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



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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%)

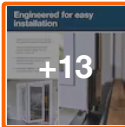
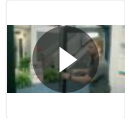
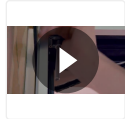
[Product Details](#) [Specifications](#) [Questions & Answers](#) [Customer Reviews](#)

[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)

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☒ Select

This Item

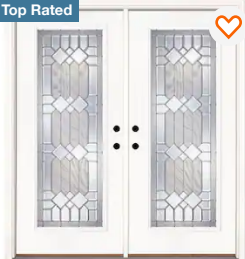


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Top Rated



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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...

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

★★★★☆ (75)

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Arr
50
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\$7

Subtotal: **\$7609⁰⁷**

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Wall luminaire
Surface washer

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

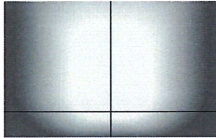
Die-cast aluminum · Safety glass · Reflector made of pure anodized aluminum

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

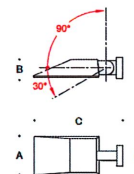
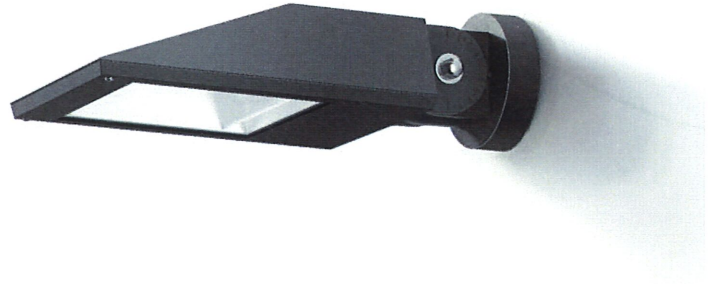
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification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

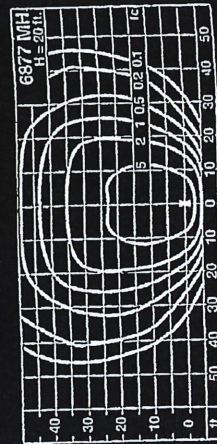
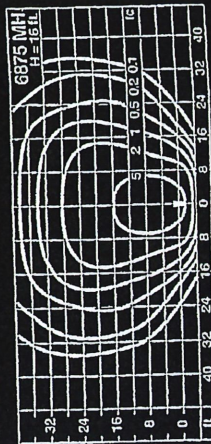
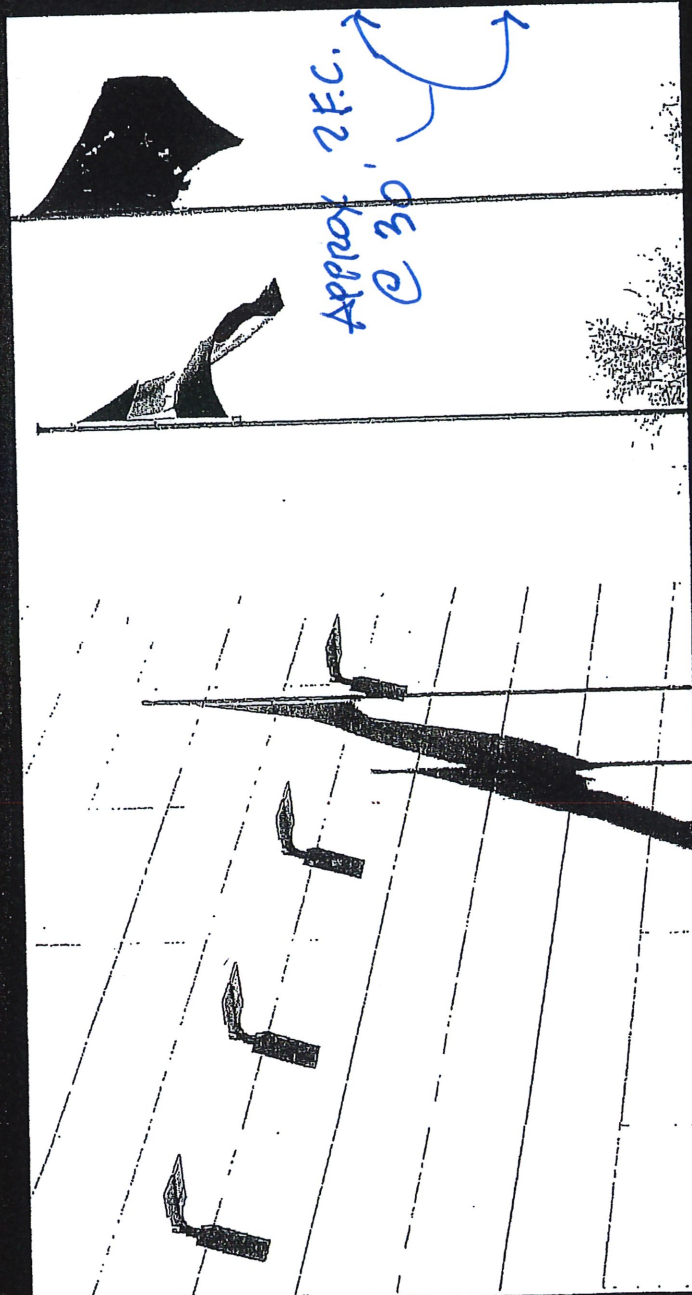


Asymmetric light distribution



Asymmetric light distribution

	LED	A	B	C	D
24 351	21.3 W	8 7/8	4 1/4	19 1/4	5 1/4
24 816	55.3 W	8 7/8	4 1/4	19 1/4	5 1/4
24 352	98.3 W	12 3/4	4 1/4	22 1/4	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



PARKING IN REAR

7305







THOMAS M. McCASH
ATTORNEY AT LAW

55 SOUTH HIGH STREET, SUITE 210
DUBLIN, OHIO 43017
614-408-8367
Fax: 614-408-8282
Web: www.mccashlaw.com

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

From: tmccash@mccashlaw.com
To: [Phoenix Buathier](#)
Subject: 1833 French House
Date: Wednesday, February 21, 2024 4:17:33 PM

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

Per our telephone conversation, on behalf of my client we would request that this case be continued to likely the March 21, 2024 date in order to have the additional board members appointed by city council and allow the applicant to have the case heard by the full board.

I will have the plans modified based on the COA approval, removing signage at this time, so that he can have building permits issued for his project and begin the work. I'll also follow up on the encroachment release as well.

Thomas M. McCash
Thomas M. McCash, Attorney at Law
55 S. High St., Ste 210
Dublin, Ohio 43017
(614) 408-8367
Fax (614) 408-8282
Direct (614) 348-9883
tmccash@mccashlaw.com

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March 5, 2024

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

RE: Dino Herbert; 7372 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 7372 E. Main Street, with access off of an ally-way. The 0.1 acres is currently vacant, however it was previously being used as an office. The previous building on site has since been torn down. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District.
- b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the west, east and south of the site, with a beauty salon to the west, a bridal retail store to the east and real estate and law office to the south of the subject site. The French Run River is to the north of the site, with ORD-N, Olde Reynoldsburg Neighborhood District zoning and a multi-unit building across from the river.
- c. The applicant is requesting eleven variances:
 - i. To reduce the required side setback from 5 feet to 6 inches. Section 1103.11.C.Building Placement. Setback
 - ii. To reduce the required rear yard setback from 30 feet to 5 feet. Section 1103.11.C.Building Placement. Setback
 - iii. To reduce the required lot width of 40 feet to 30.52 feet. Section 1103.11.C.Builidng Placement. Building Form
 - iv. To reduce the required lot frontage from 40 feet to 20 feet. Section 1103.11.C.Building Placement. Building Form
 - v. To reduce the required number of 9 parking spaces to 3 parking spaces. Section 1105.01.E.i
 - vi. To not require a public right-of-way access onto the lot, but to all access via established path. Section 1105.01.G.iv
 - vii. To not require vehicles leaving the premises to be traveling in a forward motion, but to allow them to leave in reverse. Section 1105.01.G.iv
 - viii. To not require 1 designated ADA parking space, but to allow 1 unmarked 12' space. Section 1105.01.G.v
 - ix. To not require 1 loading space on the site. Section 1105.01.G.vii
 - x. To not require interior lot landscaping for the residential land use. Section 1105.07.H.i.1
 - xi. To not require interior lot landscaping for the commercial land use. Section 1107.H.i.2

- d. The applicant has submitted a preliminary site plan showing the proposed layout of the building, parking and elevations of the building. The applicant has also provided a proposed floor plan, along with additional information such as images of the site currently.
 - e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg District be a “blend of historic buildings, walkable retail and restaurants, small offices and government buildings”. It recommends sidewalk café seating, ground floor retail with large windows and a pedestrian feel with sidewalks. The Comprehensive Plan also recommends a true mixed-use approach for this area with retail, office and residential.
2. Project Review
- a. The applicant is seeking 11 variances to permit a 2,000 square foot building that has 1,000 square feet of office space with two units located above the office space with external access. The applicant is also proposing a possible outdoor seating area, 3-shared parking spaces and 2 bike parking spaces on the site. This development is intended to be an infill development located in the Olde Reynoldsburg Commercial District, which prioritizes mixed-use developments that promote walkability in the downtown area.
 - 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. Granting the variances would not be detrimental to the public welfare. The layout of the building and the intended land uses would strengthen the mixed-use pedestrian-oriented nature of the existing historic 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. The applicant identifies the land uses as two-family dwelling, a corporate office or possibly retail, as the intended land uses. All three land uses are permitted land uses within the ORD-C, Olde Reynoldsburg Commercial 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 parcel on which the applicant intends to place the development is unique in that it does not have direct access to E. Main Street, and is a very narrow lot, at 30.52 feet wide. Almost all parcels located along with area, that abut the French River have frontage

along E. Main Street. This parcel is also unique in that it would be the only parcel with enough land, to propose some type of development on it, which would not be located along E. Main Street, but also in the floodway/floodplain. Without the requested variances this property would not be able to use the site for any development, which would deprive the property owner of the reasonable use of land.

- 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. The hardship is created due to the unique shape, size and location of the parcel. This parcel was created in 1904, and existed prior to the City's 2020 zoning code change. With the strict limitations of the code, this parcel would not be able to be developed. The applicant would suffer a direct hardship as a result of the Zoning Code.
- 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. The applicant states that they are requesting the minimum variances, which it appears to be accurate.
- 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. Granting the variance would not impair the surrounding properties in any manner. This parcel is located in the downtown area, where buildings are intended to be located closely together to help provided a more walkable environment for residents to enjoy. The public safety would not be affected if the requested variances were granted.
- 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 the variance would allow this property owner to use their property. The parcel itself is non-conforming and developing this parcel would not be possible without granting these variances.
- viii. No non-conforming use of neighboring land or structures in the same district and no permitted or non-conforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - 1. The surrounding non-conforming land uses and parcels are not the rationale used to request the variances. The requested variances

are being asked in an attempt to develop the parcel.

- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 1. The variance request does not appear to be a matter of convenience, since the layout of the proposed land uses and site, is limited by the small width, location, access and floodplain/floodway on the subject site. Staff has met with the applicant multiple times regarding this parcel, to help ensure that the requested variances are due to the limitations of the parcel and its location, not a matter of convenience.
3. The applicant clearly states in their letter of hardship, why certain zoning standards can not be met. The applicant is trying to meet the intent of the Olde Reynoldsburg design standards, intended land use and overall downtown feel on a parcel that has multiple limitations. Some of the limitations mentioned above are the floodway/floodplain present on the parcel, the fact that the parcel was split in 1904, that the 2020 Zoning Code development standards in place for district would not allow the applicant to meet required lot width, building width, plantings, setbacks as the parcel currently is. Finally that in trying to meet the development standards, the parcel would not actually be able to be developed without granting the variances. Based on these reasons, staff recommends approval of all 11 variances requested.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: March 14, 2024

To: Ms. Phoenix Buathier, Planning & Zoning Administrator - City of Reynoldsburg

From: Scott Shaffer, PE

Subject: Staff Report for: 7372 East Main Street

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director;
Eric Meyer, Director of Development; Ryan Andrews, City Engineer

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review as part of variance requests of the private development plan for the project located at 7372 East Main Street. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The site plan is proposing a mixed-use building which will house office or flex use on the ground floor and two (2) studio living spaces on the second floor.
2. Access to the building is provided by the existing private alley which runs along French Run, located at the rear of the property. There is no access directly to East Main Street.
3. An existing barn/garage structure will be removed to provide space for parking spaces. The site is proposing 3 dedicated parking spaces at the rear of the property. As labeled, one space will be designated for use by the ground floor and one parking space each designated for the studio living spaces on the second floor.
 - a. City Code requires a minimum of 9 parking spaces based on the uses, but only 3 dedicated spaces are provided. Given the limitations of available space, this appears to be the best solution available.
 - b. The site plan shows the ground floor parking space to be 12-feet wide and should be considered the ADA space, but is not labeled/stripped/signed as such. The minimum dimension for ADA spaces is typically an 8-foot space with a 5-foot loading zone.
4. A concrete walk/plaza is shown on three sides of the building to provide walkable space from the parking area to each of the three sides. There is not a direct pedestrian connection to East Main Street based on the parcel and surrounding parcels' configuration.
5. Pavement composition shall meet the requirements as shown in the City's standard drawings.
6. Per the comment response provided, we understand the fire department has reviewed and does not have concerns with the proposed development.
7. Based on the proposed uses and size, a traffic study is not required for the project.

UTILITIES

8. As there was an existing building in this location, it is assumed that the site is already served with water and sanitary sewer and will re-use those services in place. City GIS does not show this information.

STORMWATER

9. An existing catch basin is located near the north east edge of the driveway/parking area. This catch basin is to remain in place to collect localized stormwater. It can be adjusted to grade as necessary.
10. The project site previously had almost entirely all impervious area (pavement or roof). The proposed site plan appears to be similar. With minimal to no change in impervious area, stormwater quantity treatment will not be necessary.
11. As the project construction will disturb less than one acre, and per #8 above, no stormwater quality treatment will be necessary.

DETAILS / SPECIFICATIONS

12. Where applicable, refer to Reynoldsburg Standard Construction Drawings on PGU plans.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7372 East Main Street	Parcel ID#(s): 060-000055-00
--	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Vets M-Tec, LLC 060-000055-00 Sheryl Marrero	
Contact Email: smarrero@savkon.com	Contact Phone Number: 614-372-5069

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

III. APPLICANT INFORMATION

Applicant Name: Dino Herbert	Applicant Address: 850 Twin Rivers Drive #2031 Columbus, OH 43216
Applicant Phone Number: 614-585-9229	Applicant Email: Dino@HerbertArchitecture.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☒ Engineering Report (\$750 [min.])

The proposed building is a 2-story wood framed building with office or small retail on the 1st floor and a two studio
apartments on the 2nd floor. The 2nd floor is accessed via an exterior stairway.

The zoning variances being sought are indicated on the attached sheet.

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: _____

*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: _____ ☐ Olde Reynoldsburg District ☐ Other: _____	☐ Major/Minor Site Plan ☐ Other: _____	Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Administrator: _____ Date: _____			

Reynoldsburg

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

*All Applications are submitted in person,
through mail or to the Building
Department by email at
permit@reynoldsburg.gov.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

*Please know that an application will not be
processed until payment has been received.

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7372 East Main Street	Parcel ID#(s): 060-000055-00
--	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Vets M-Tec, LLC 060-000055-00	
Contact Email: smarrero@savkon.com	Contact Phone Number: 614-372-5069

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

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CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

The proposed building is a 2-story wood framed building with office or small retail on the 1st floor and a two studio
apartments on the 2nd floor. The 2nd floor is accessed via an exterior stairway.

The zoning variances being sought are indicated on the attached sheet.

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: Shyl M Date: 2-12-24
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 Additional Approval Required

Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____ Date: _____

Exhibit "A"
Legal Description
For File: 52164308

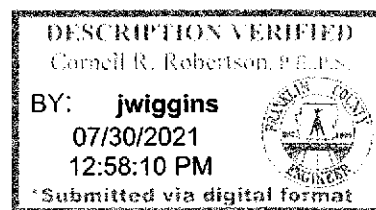
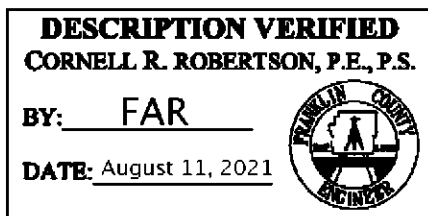
Situated in the County of Franklin in the State of Ohio, and in the City of Reynoldsburg and bounded and described as follows:

Being the east half of Lot No: Eleven (11) in the said City of Reynoldsburg, Ohio, as the same is numbered and delineated on the recorded plat of said City of Reynoldsburg, in the Recorder's Office, Franklin County, Ohio, and being the same premises conveyed to Charles Harmon by Administrator's Deed by Jacob Pickering, Administrator of Edward Dickenson, deceased, and dated November 14, 1982, excepting therefrom a part of said east half of Lot Number Eleven (11) conveyed by James D. Kenney and wife to the Reynoldsburg Bank Company by deed dated June 17, 1904, being more particularly described as follows:

Beginning at the southeast corner of said Lot No. Eleven (11) thence north along the east line of said Lot No. Eleven (11) a distance of fifty (50) feet; thence west parallel with the north line of Main Street in said City of Reynoldsburg a distance of thirty (30) feet, thence south parallel with the east line of *said* Lot No. Eleven (11) 50 feet to the south *line* of said Lot No. Eleven (11), thence east along the north line of Main Street in said city, a distance of thirty (30) feet to the place of beginning.

Parcel No: 060-000055-00
Known As: 7372 E Main St, Reynoldsburg, OH 43068

ALL OF
(060)
000055



Zoning variance application – 7372 East Main Street, Reynoldsburg, OH 43068

In regard to the variance above, the following intends to address the standards noted in 1109.11 (D) of the Reynoldsburg Zoning Code. Due to this building not having Main Street frontage, the Planning and Zoning Administrator has determined the building front is north.

Variance(s) to Sections(s):	Required	Provided
1103.11(C) Building Placement		
Setback		
Side yard setback	5'-0"	0'-6"
Rear yard setback	30'-0"	5'-0"
Building Form		
Lot width	40'-0" min	30.52' existing
Lot frontage	40'-0" min	20'-0"
1105.01 Off-Street Parking and Loading		
1105.01(E), Required Parking Spaces		
Table 1105.01A	Retail 1/200 sf = 5 Residential 2/unit = 4 Total required = 9	Total provided = 3
1105.01 G, Parking and Loading Design Standards		
iv. Access	Public ROW ingress	Access via established path
iv. Access	Enter/ leave in forward	Leave in reverse
v. ADA parking	1	1- unmarked 12'-0" space
vii. Loading spaces required	1	Building will not customarily receive/distribute material or services by motor vehicles)
1105.07 H, Interior Lot Landscaping		
i.1. Residential	2" total trunk diameter	None provided
i.2. Commercial	2" total trunk diameter	None provided

- 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.*

The proposed design is consistent with the primary intent of the Olde Reynoldsburg Commercial District (ORD-C), which is to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. The plaza/ walkway on the west side of the building will have sidewalk seating and large ground-floor windows have been provided. Furthermore, a residential component has been added in order to help bolster and support the vibrancy of the downtown.

- 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.*

The ORD-C district allows the proposed uses: two-family dwelling, corporate office or small format retail.

- 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.*

The existing parcel is narrow and, though having an East Main Street address, it does not have direct access to East Main. This parcel is unique in this city block and in most of the Olde Reynoldsburg Commercial District

- 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.*

The practical difficulty is a function of the parcel itself and was not created by the Owner. The hardship was created when the parcel was split in 1904.

- 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.*

The variances being sought are the minimum required in order for the Owner to use this parcel in any productive manner.

- 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.*

The adjacent existing building at 7374 East Main is a two-story building with windows on all sides. This variance will not substantially increase public street congestion. The exterior walls will have a fire rating in compliance with the Ohio Building Code and will therefore not increase the danger of fire more than previously. The safety of the public will not be endangered. This building will not diminish or impair the property values of the adjacent area. Adding this building to the existing urban fabric of this area will enhance the vibrancy of the district.

- 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.*

Given the circumstance of this parcel, this request is not an unusual one and will not provide a special privilege to this particular land owner.

- 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.*

Nonconforming neighboring land is not the rationale for this zoning variance. This variance request is based solely on the proposed building in an attempt to utilize this parcel in a productive manner and to assist the Owner in becoming an active participant in the continued improvement of the district.

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

Many design considerations were explored for this proposed building design in order to comply with the Reynoldsburg Zoning Code in all respects as far as physically possible. These variances are being sought as a matter of necessity and not a matter of convenience.

SECTION 1103.11 OLDE REYNOLDSBURG COMMERCIAL DISTRICT (ORD-C)

ALLOWED BUILDING TYPES
Small Flex Retail Building

A. INTENT
Mixed-use building - 1st floor office space with sidewalk cafe area,
large ground-floor windows with residential development on 2nd floor

B. BUILDING TYPE
Small Flex Retail Building

C. BUILDING PLACEMENT
Commercial District (Not E Main St Fronting)

	REQUIRED	PROVIDED
Build-To-Zone		
Front	NA	
Side Street	NA	
Setback		
Front	5'-0" min	95'-0"
Side Street, corner lot	10'-0" min	NA
Side	5'-0" min	0.5'
Rear	30'-0" min.	5'-0"
Lot Coverage	70%	20% (1000 sf/ 5096 sf)
Building Form		
Primary Street built to BTZ	NA	
Side Street, Corner Lot built to BTZ	NA	
Lot Width	40' min	30.52'
Lot Depth	NA	
Lot Frontage	40' min	20'-0"

Notes
All floors must have a primary ground-floor entrance facing the primary or side street.

D. BUILDING FORM		
1. Encroachment Into setback		
Front	10'-0" max	1'-6"
Side Street	8'-0" max	NA
Rear	0'	Balcony allowed

2. Height		
Building maximum	2-1/2 stories	2 stories
	30'-0"	30'-0" max
Ancillary Building maximum	2 stories	NA
	24'-0"	
First floor ceiling height	9'-0"	9'-0"
Upper floor ceiling height	8'-0"	8'-0"

E. Parking Placement		
Distance from property line		
Front setback	20'-0" min	60'-0" +
Side setback	0'-0"	0'-0"
Side Street setback	5'-0"	NA
Rear setback	5'-0"	40'-0" +

Parking Drive Width 15' Or as required by Fire Department

Parking may be provided off-site within 1,300' or as shared parking.

Bicycle parking (1 per 1000 sf)	2	2
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F. Frontage Types
See this Chapter 1103.31 (Frontage Type Standards) for detailed standards for each frontage type.

Shopfront	Allowed 1103.31 (A)
Patio	Allowed 1103.31 (B)

SECTION 1105.01 OFF-STREET PARKING AND LOADING

E. Required Parking and Loading Spaces.

- Required Parking Spaces. Except as otherwise provided herein, the number of off-street parking spaces provided for a use shall not be less than set forth in the table identified as Table 1105.01A: Required Parking Spaces

III. Calculation for Certain Uses. For uses for which required parking is based on number of dwelling units, floor area, seats, or beds, the number of required parking spaces shall be determined from drawings provided by the applicant and may be further confirmed by measurement of the actual built floor area. When calculation of required parking results in a fraction, then the fraction shall be rounded to the next higher whole number.

IV. Calculation for Mixed-Uses. For properties having mixed or multiple uses, the number of required parking spaces shall be the sum of those required for the various uses computed separately, except as otherwise provided.

F. Minimum Off-Street Parking Space Requirement Reductions.

I. The minimum number of off-street parking spaces required by Table 1105.01A may be reduced for a land use or land uses upon approval of an application demonstrating one or more of the off-street parking space reduction conditions set forth under Sections (F)(II), (F)(V), (F)(VI), or (F)(VII) below; provided however, under no circumstances shall the cumulative reduction of minimum parking spaces exceed 30% of the minimum number of off-street parking spaces required for a land use.

VI. Transit Proximity. The required minimum number of off-street parking spaces for a land use or land uses may be reduced by up to 10% if more than 50% of the subject property is located within 1,200 feet of any public transit stop. If an existing transit stop is subsequently eliminated, any previously permitted parking reduction shall remain valid, provided that an active transit route remains within 1,200 feet of the development.

G. Parking and Loading Design Standards
I. Location. A parking space required for a dwelling unit shall be provided on the same lot as the dwelling unit. The standard size for a parking space installed in accordance with these provisions shall be 9' X 18'. A parking space required for a use other than a dwelling unit shall be located on the same lot as the use, except that some or all of such required spaces may be located on another lot within three hundred feet (300') of the use if authorized in the approval of the site plan.

Parking or loading facilities shall not be permitted on the right-of-way of any publicly dedicated thoroughfare, except as provided by a public authority.

II. Setbacks. Off-street parking and loading facilities, with the exception of driveways leading from the public right-of-way to aisles or spaces, shall be located as follows:
4. In any commercial district, parking shall not be located in the area between the frontage and the front setback. The area between the frontage and the front setback shall be improved as a grass and or planting area. Ingress and/or egress through this planting area shall be restricted to a driveway or driveways not to exceed thirty feet (30') in width. Under no circumstances will service roads and or driveways parallel to the right of way be permitted. the grass and/or planting area and driveways are to be made a part of the plot- grade-utility plan and are to be approved by the Service Director and City Engineer.

IV. Access. Adequate ingress and egress from the public right-of-way and within the lot shall be provided for all parking and loading spaces. Access for all parking and loading facilities (except those required for Attached Single-Family, Detached Single-Family and Two-Family dwellings) shall be designed to permit any vehicle entering or leaving the premises to be traveling in a forward motion. Driveways shall be located to minimize conflict with vehicular and pedestrian traffic in the public right-of-way. Driveways and service roads shall not be located parallel to the right-of-way. Driveways for non-residential uses shall not exceed thirty feet (30') in width at the right-of-way line nor more than thirty feet (30') at the curb cut line of the street unless otherwise approved by the individual or administrative body reviewing the site plan for the subject property.

V. ADA Requirements. All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces are specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal Americans with Disabilities Act (ADA). The following standards apply:
1. The closest parking spaces to the main entrance shall be devoted to the required accessible parking spaces; and
2. At least one accessible parking space shall be 12 feet (12') wide to accommodate an accessible van or paratransit.

VI. Minimum Aisle Width. Minimum aisle width to access parking spaces shall be as follows:
1. Minimum Aisle Width (feet)

ANGLE OF PARKING	ONE-WAY	TWO-WAY
Parallel	13 ft.	20 ft.
Up to 50 degrees	13 ft.	22 ft.
50 up to 80 degrees	17 ft.	22 ft.
80 degrees or more	N/A	22 ft.

VII. Loading Spaces
1. Every building or lot used for non-residential purposes which customarily receives or distributes materials or services by motor vehicles shall provide sufficient space for all loading and service purposes. A loading space shall be provided as an area exclusive of required parking spaces, driveways, and aisles. Access to loading spaces shall be designed to prevent interference with the public right-of-way.
2. At least one (1) loading space shall be provided for every building having a floor area of up to ten thousand (10,000) square feet and one (1) additional loading space shall be provided for each additional ten thousand (10,000) square feet, or major fraction thereof.
3. Each loading space shall have minimum dimensions of twelve feet (12') in width, fifteen feet (15') in height and forty-five feet (45') in length for tandem trailers, or thirty feet (30') feet in length for two-axle trucks.

IX. Lighting. Lighting may be installed and arranged as to direct the light away from adjoining properties and public rights-of-way.
H. Maintenance of Parking Lots Required. All paved areas shall be maintained free of holes, litter, trash, and other debris. Within thirty (30) days of the date on which a non-residential use of a lot is terminated, the owner shall install a barricade at all points of vehicular access in a manner approved by the Zoning Administrator.
I. Reserved Parking Lot. In conjunction with the site plan and design review, the applicable reviewing individual or administrative body may approve, upon request of the applicant and review of the site plan, construction of fewer parking spaces than required by Table 1105.01A for a proposed use and site development. In making such determination, the reviewing individual or administrative body shall nevertheless require that the additional area needed to accommodate the required number of parking spaces be reserved as landscaped open areas on the lot. The layout and design of the parking spaces, aisles, and drives of such reserved parking lot shall be indicated on the approved site plan and shall comply with provisions of this Zoning Code.

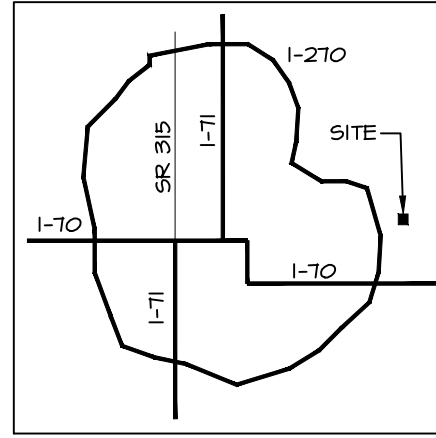
TABLE 1105.01A - REQUIRED PARKING SPACES

USE	OFF-STREET PARKING SPACES REQUIRED
Retail - Small Format	1 for each 200 s.f. of floor area 1000/200 = 5 required
Dwelling - Two-family	1 enclosed space and 1 unenclosed space per dwelling 2 units * 2 = 4 required

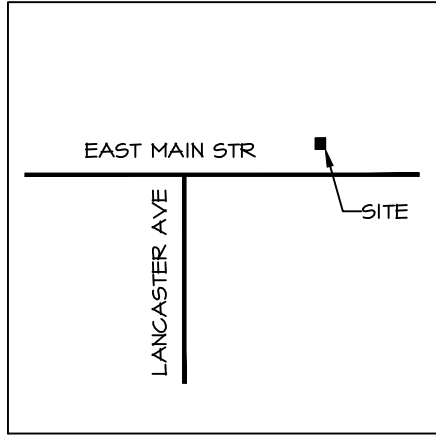
Parking spaces provided: 3

PROPOSED MIXED-USE BUILDING

7372 EAST MAIN STREET
REYNOLDSBURG, OHIO



VICINITY MAP



LOCATION MAP

VARIANCES SOUGHT

Code Section	REQUIRED	PROVIDED
1103.11 (C) Side yard setback	5'-0"	0'-6"
Rear yard setback	30'-0"	5'-0"
Lot width	40' min	30.52'
Lot frontage	40' min	20'-0"

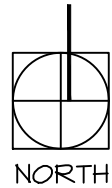
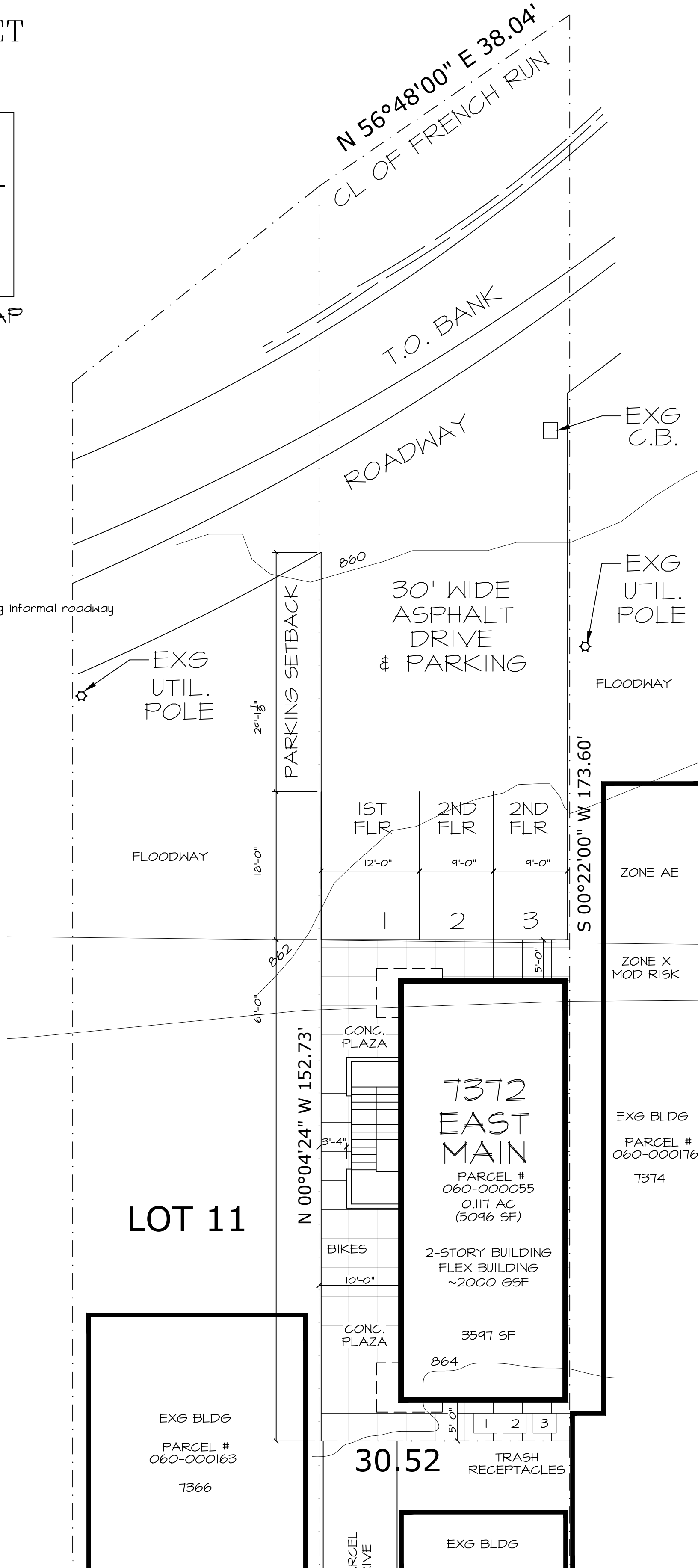
Table 1105.01A Required parking spaces	Retail 1/200 sf = 5 Two-Family 2/unit = 4 Total 9	1 2 3
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1105.01 (G) iv. Access Access	Public ROW Ingress Entering/ leaving premises traveling in forward motion	Access via existing informal roadway Vehicles leave premises in backward motion
-------------------------------------	--	--

1105.01 (G) v. ADA parking	1	1 - unmarked 12'-0" space without aisle
-------------------------------	---	--

1105.01 (G) vii. Loading space	Not required because building does not customarily receive or distribute materials or services by motor vehicles	
-----------------------------------	--	--

1105.01 Landscape and Buffering (4) Interior Lot Landscaping		
11 Residential - 2" total trunk diameter		None provided
12 Commercial - 2" total trunk diameter		None provided



SITE PLAN
SCALE: 1" = 10'

NOT FOR
CONSTRUCTION

REVISIONS

HERBERT
ARCHITECTURE
CONSULTING

DINO M. HERBERT, AIA
Phone 614-585-9229
Dino@HerbertArchitecture.com

MIXED USE
BUILDING
7372 E. MAIN STREET
REYNOLDSBURG, OH
2202.00

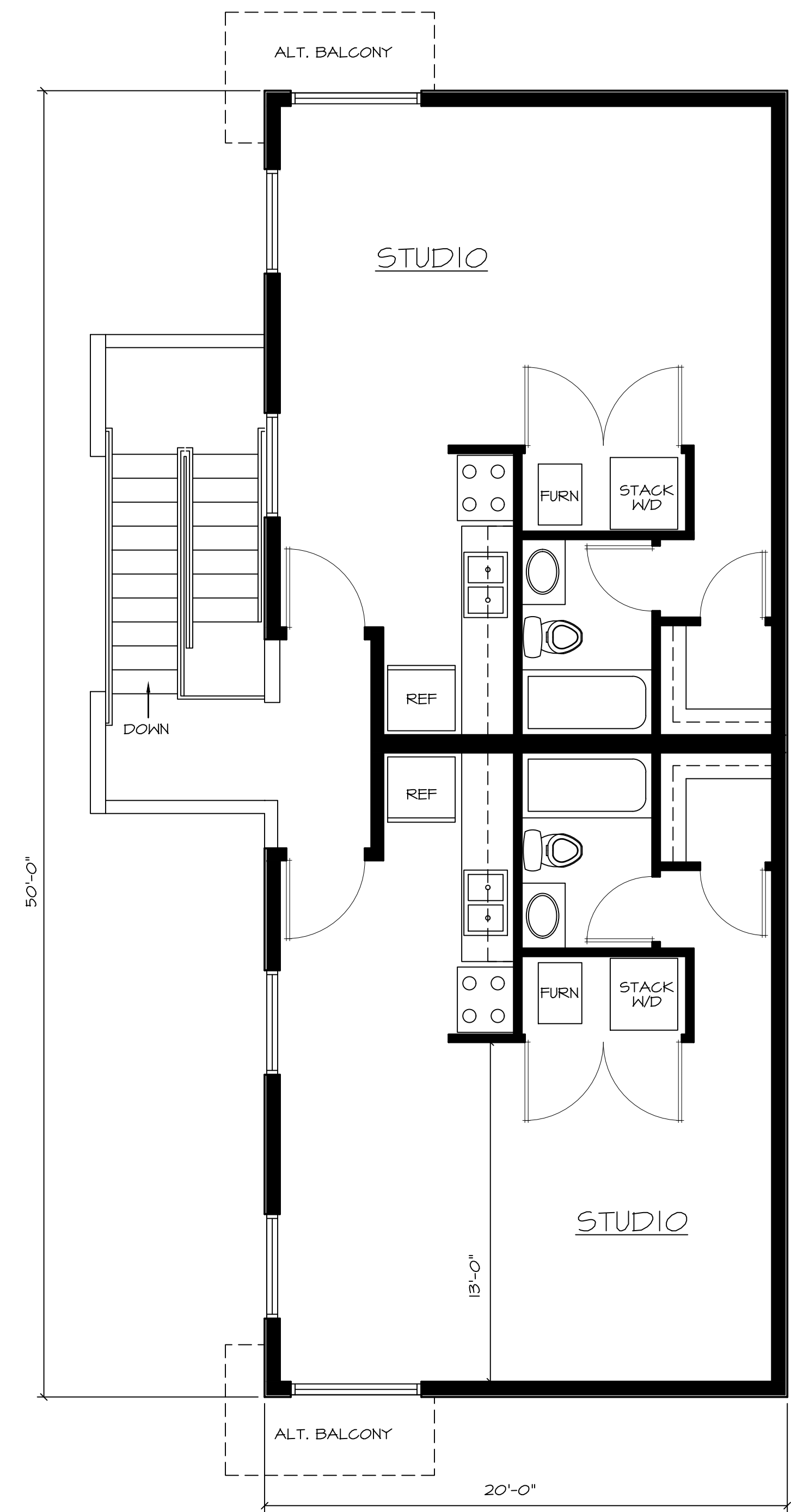
SITE PLAN/
PROJECT

NOTES

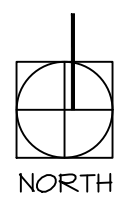
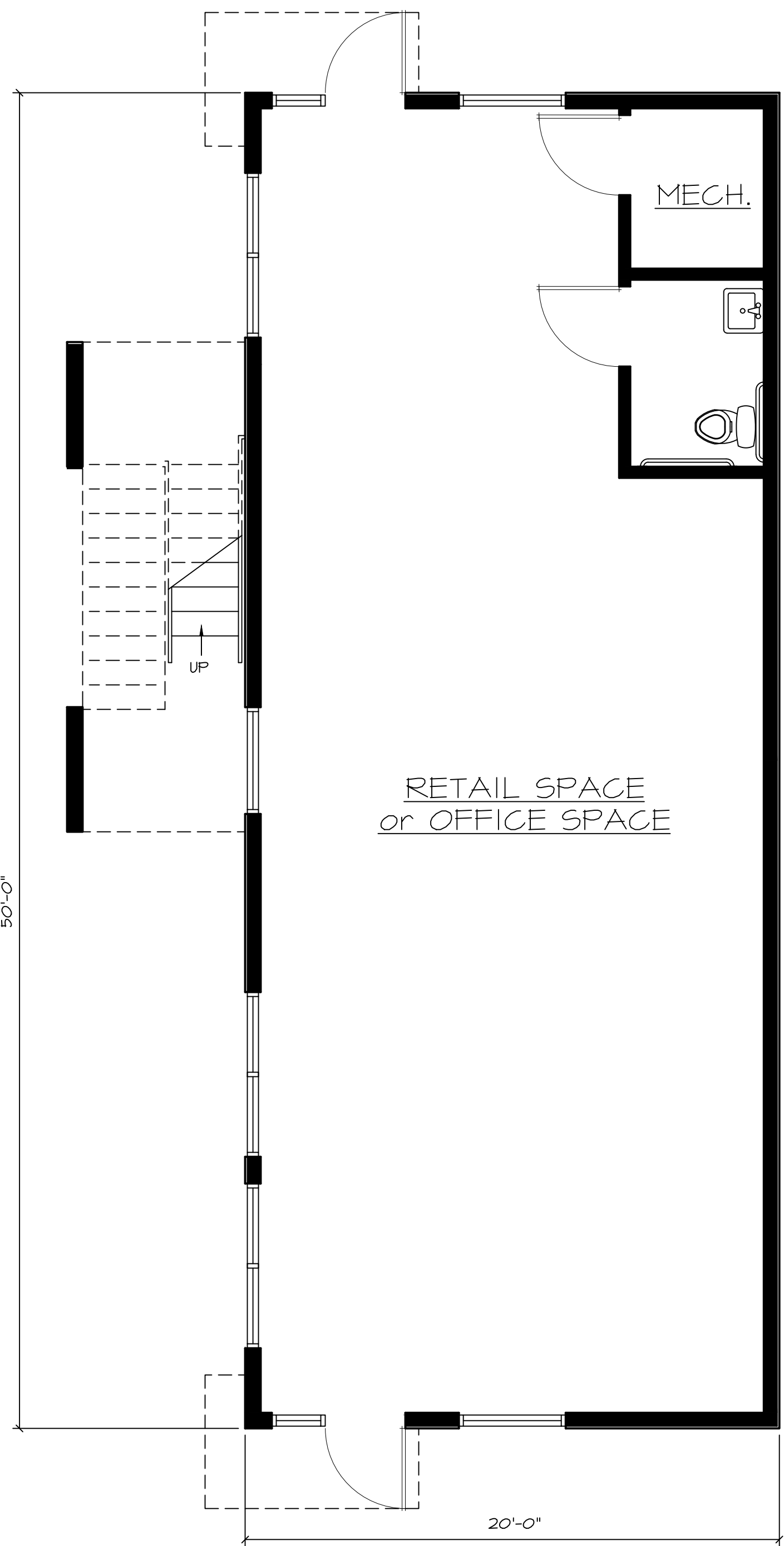
1" = 40'-0" SD
02-28-24 1 OF

SP-1

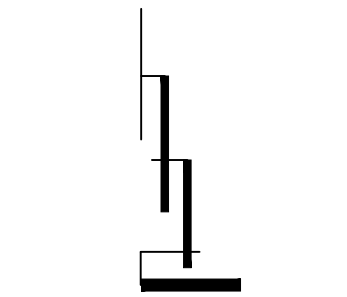
NOT FOR
CONSTRUCTION



PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISIONS	
1	2022.00
2	2022.00
3	2022.00
4	2022.00
5	2022.00
6	2022.00
7	2022.00
8	2022.00
9	2022.00
10	2022.00
11	2022.00
12	2022.00

HERBERT
ARCHITECTURE
CONSULTING
DINO M. HERBERT, AIA
phone 614-585-9229
Dino@HerbertArchitecture.com

MIXED USE
BUILDING
7372 EAST MAIN STREET
REYNOLDSBURG, OH
2202.00

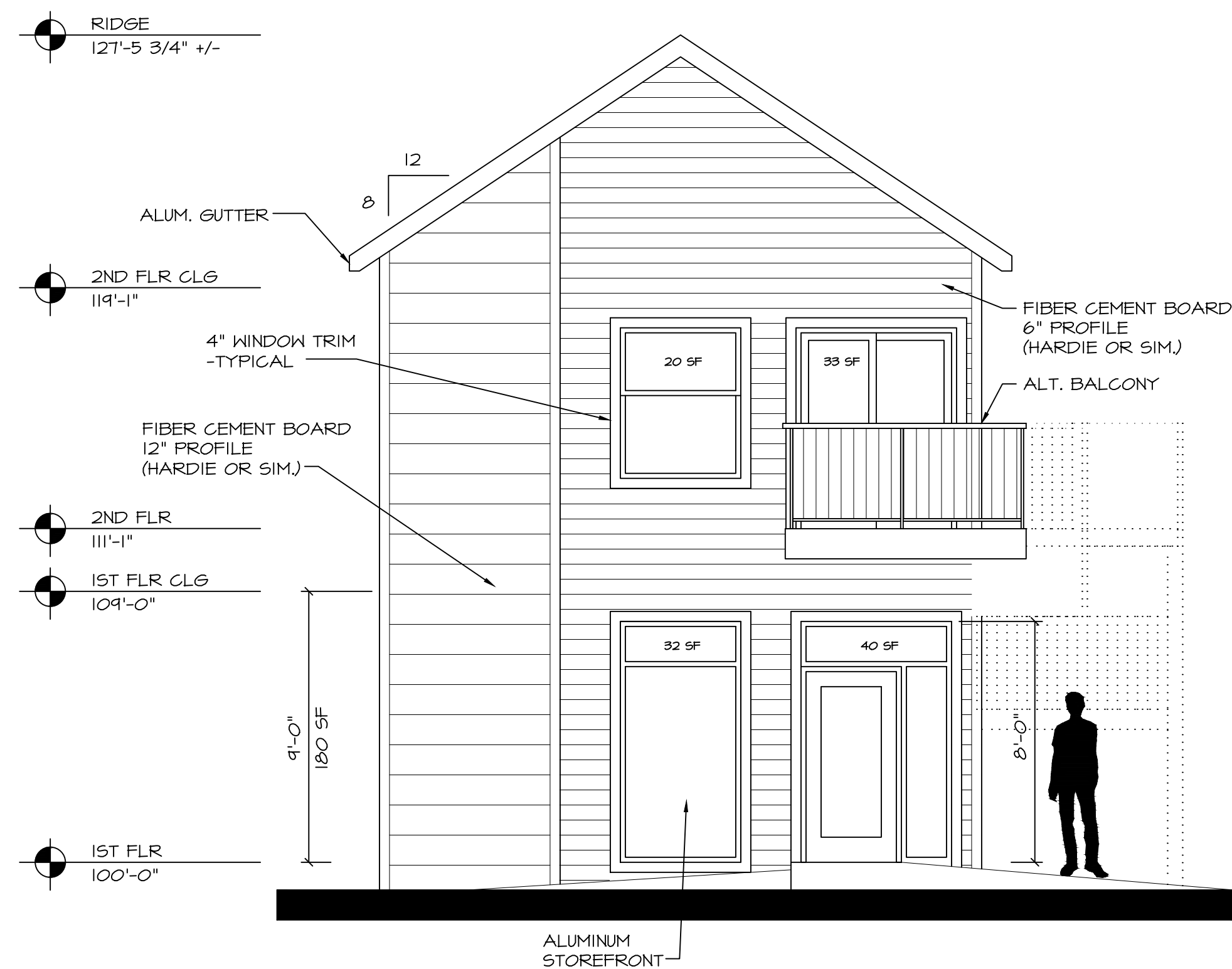
PROPOSED
FLOOR

PLANS

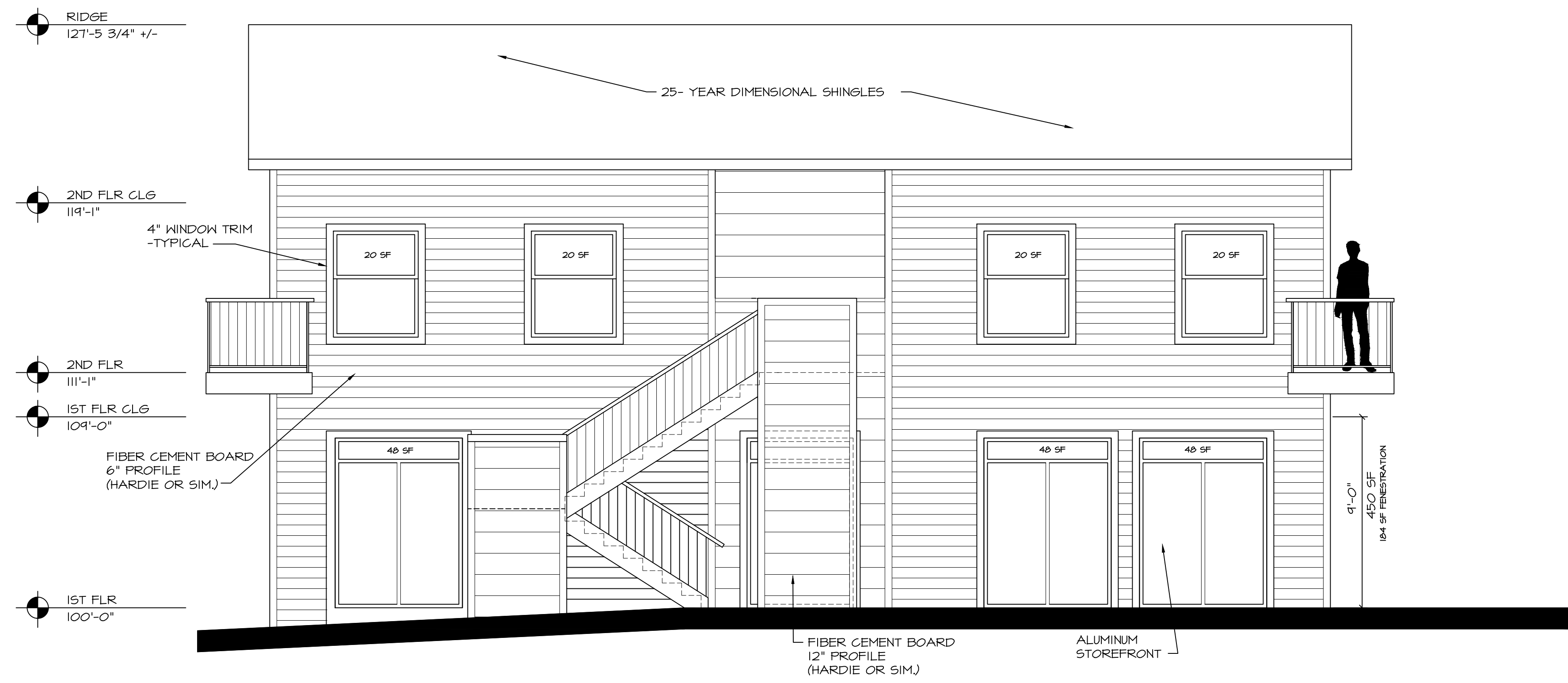
1/4" = 1'-0" SD
02-28-24 2 OF

A1-1

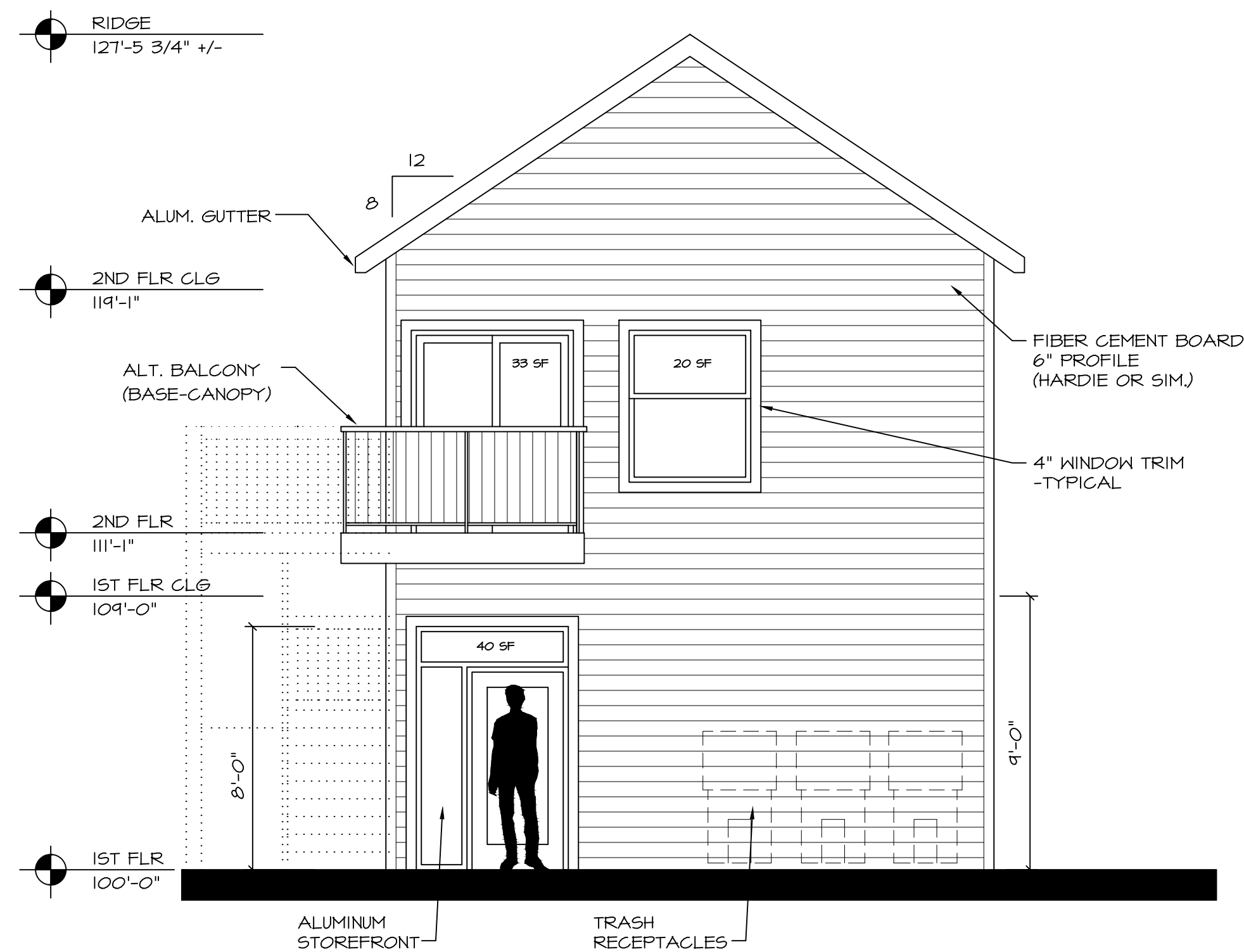
NOT FOR
CONSTRUCTION



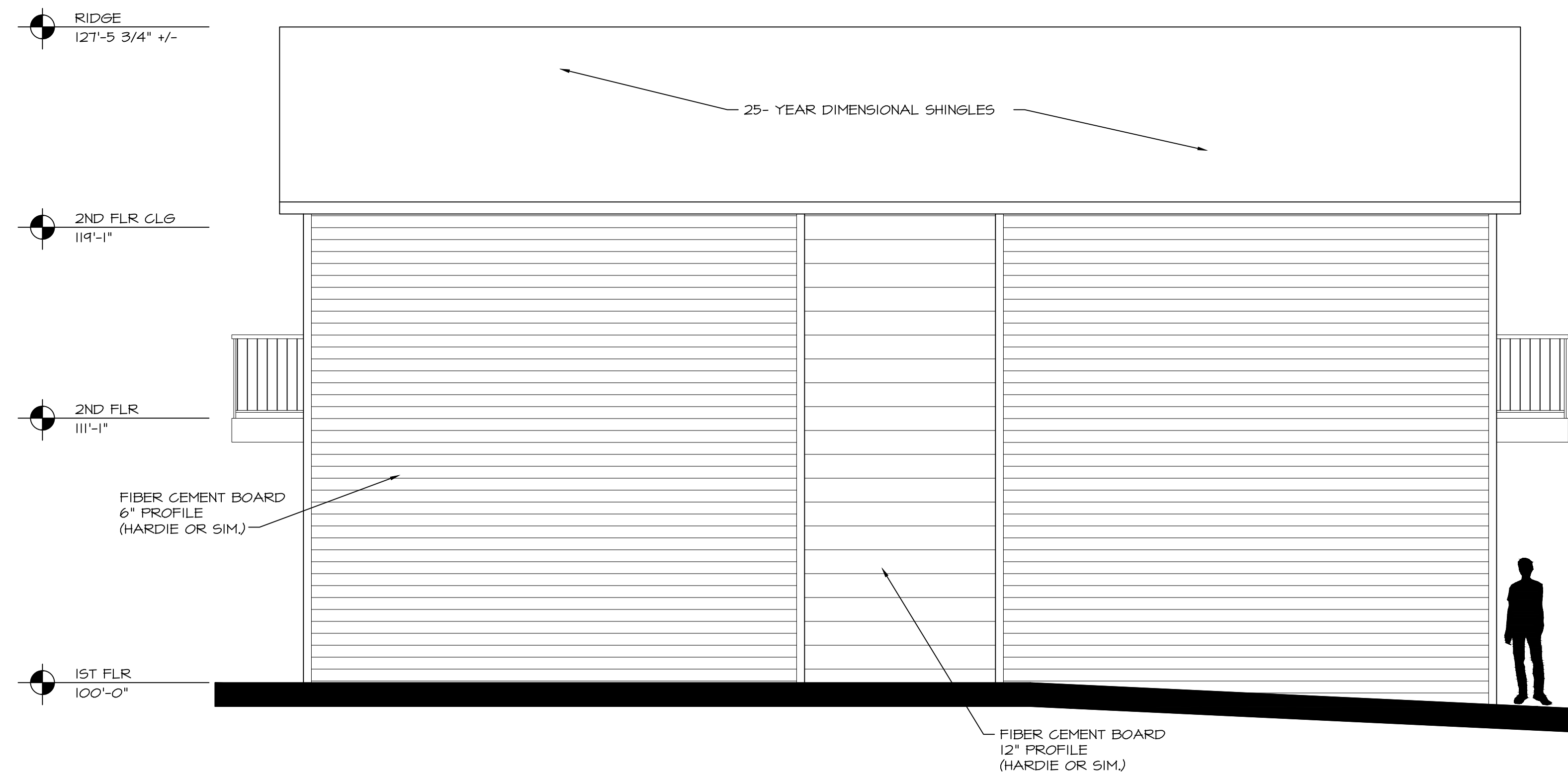
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



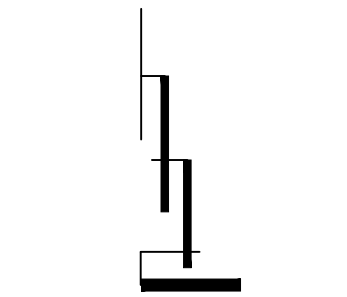
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

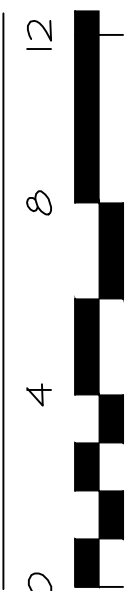


PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS

4'-0" ATTIC STAIRS ATTIC HABITABLE AREA



HERBERT
ARCHITECTURE
CONSULTING
DINO M. HERBERT, AIA
phone 614-585-9229
Dino@HerbertArchitecture.com

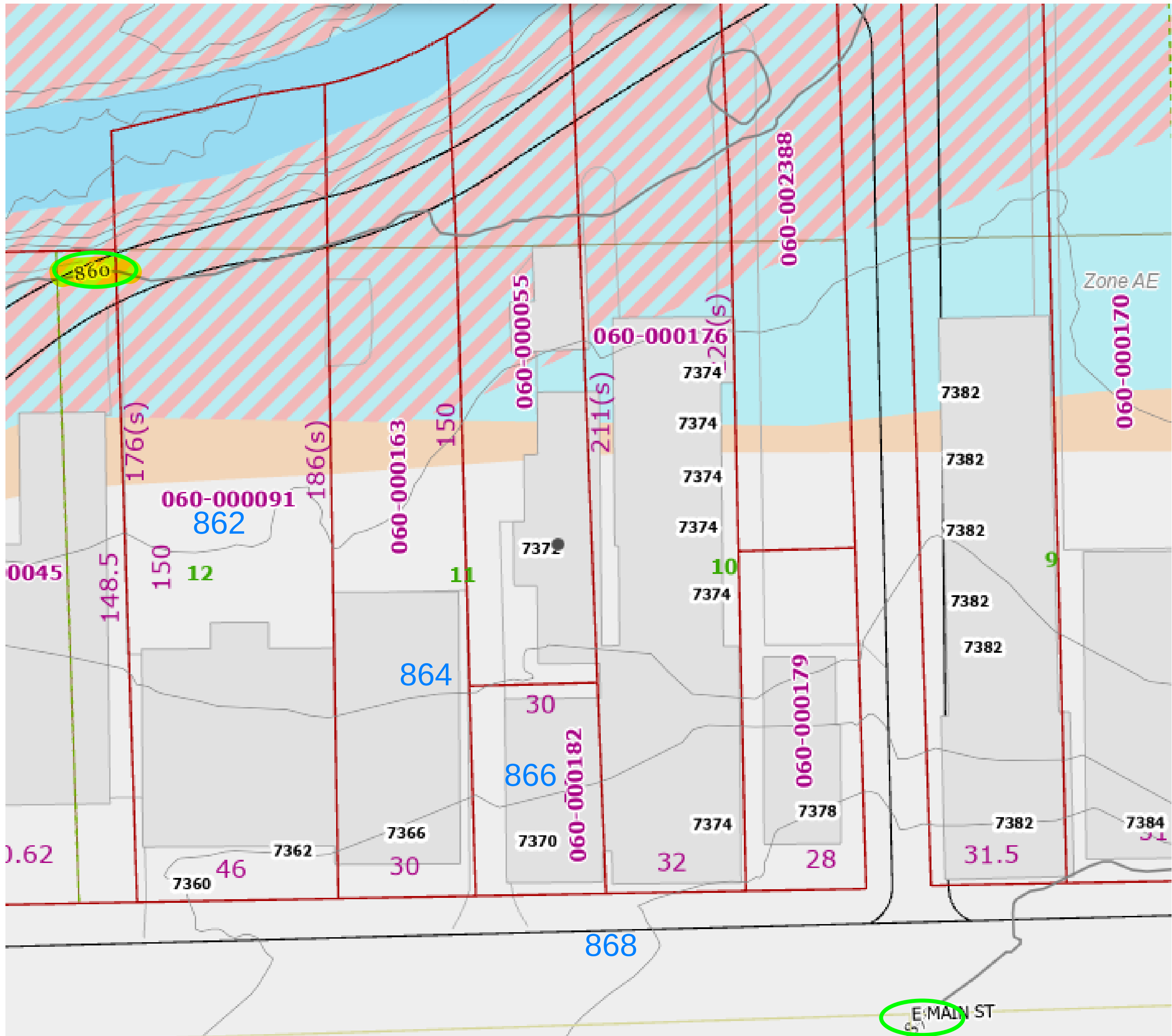
MIXED USE
BUILDING
7372 EAST MAIN STREET
REYNOLDSBURG, OH
2202.00

PROPOSED
EXTERIOR

ELEVATIONS

1/4" = 1'-0" SD
02-28-24 3 OF

A3-1



NOT FOR
CONSTRUCTION

REVISIONS

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MIXED USE
BUILDING

7372 EAST MAIN STREET
REYNOLDSBURG, OH
2202.00

ADDITIONAL
INFORMATION

NOT TO SCALE SD
02-28-24 4 OF

A3-1

From: [Phoenixx Buathier](#)
To: ["Lieutenant Schmidt"](#)
Cc: [Shaffer, Scott](#)
Subject: RE: 7372 E. Main Street New Building
Date: Tuesday, March 12, 2024 8:28:00 AM
Attachments: [image001.png](#)

Thank you!

From: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Sent: Tuesday, March 12, 2024 8:25 AM
To: Phoenixx Buathier <pbuathier@reynoldsburg.gov>
Cc: Shaffer, Scott <sshaffer@emht.com>
Subject: Re: 7372 E. Main Street New Building

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Thanks, I was just checking.

Currently we don not have any objections with this project.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Phoenixx Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, March 11, 2024 5:11 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Shaffer, Scott <sshaffer@emht.com>

Subject: RE: 7372 E. Main Street New Building

Lt. Schmidt,

There will not be guaranteed access from the parcel in front of it, that is owned by someone else. The ally way behind the lot does not have an access easement, but is private ally that is used as an access from all the people connected to it. They are currently working on having the alleyway along French Run turned over to the City for it to be maintained by the City. This will happen at a later date. There is not way for the private property owner to get access to main street, because the drive is private and owned by somebody else.

Best,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Lieutenant Schmidt <LTSchmidt@trurotwp.org>

Sent: Monday, March 11, 2024 3:07 PM

To: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Cc: Shaffer, Scott <sshaffer@emht.com>

Subject: Re: 7372 E. Main Street New Building

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Shaffer,

Good morning.

The only question that we have is will we have access to this structure from E. Main Steet?

I know that we won't be able to drive the fire engine or medic down the rear alley way. Will our crew members have the ability to get to hose lines and ground ladders, and EMS equipment to the property via the driveway / alley that is next to 7370 E. Main St. without any obstructions.

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068

614-729-1921 (Office)

614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Sent: Tuesday, March 5, 2024 12:24 PM

To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>

Cc: Shaffer, Scott <sshaffer@emht.com>

Subject: 7372 E. Main Street New Building

Lt. Schmidt,

I am sending you a variance application for a new building to be built off of E. Main Street at 7372 E. Main St, along with related items that are scheduled for the March 21st Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments you may have by March 13th so that we can incorporate them in the staff report that goes out first thing on March 14th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg

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