



AGENDA

**BOARD OF ZONING AND BUILDING APPEALS
MONDAY, DECEMBER 12, 2016 6:30 PM**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – November 17, 2016

3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. **1755 Lancaster Ave.; Application #175439; Applicant Edwin J. Williams, Jr.; Business Name: Offices of Dr. Gina Nichols; Variance from Section 1179.04(B)(4) of the Reynoldsburg City Code, to Permit a Parking Lot Within the Required Front Setback.**

D. NEW BUSINESS

1. **6563 E. Livingston Ave.; Application #175543; Applicant: Izzet Tullum; Business: the Red Apple Restaurant; Special Exception Use Permit - Eating and Drinking Establishment**

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, NOVEMBER 17, 2016 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan
ABSENT: Enfinger

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – October 20, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Rettke: If you are going to speak before us tonight, we need you to sign in, state your name and address for the record, and we will also have you do the oath. Please stand and raise your right hand. Do you swear or affirm that the testimony you will give in front of the Board will be truthful? If so, please answer, "I do." (*"I do" heard twice.*) Thank you.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **1755 Lancaster Ave.; Application #175439; Applicant Edwin J. Williams, Jr.; Business Name: Offices of Dr. Gina Nichols; Variance from Section 1179.04(B)(4) of the Reynoldsburg City Code, to Permit a Parking Lot Within the Required Front Setback.**

Mr. Havener: 1755 Lancaster Ave - Dr. Gina Nichols Medical Office Building - Variance. Application: #175439 - Variance. Location: Property is located on the west side of Lancaster Ave. Between John Street and Lancaster Ave. Existing Zoning: NC - Neighborhood Commerce District. Request is for a variance from Section 1179.04(b)(4) of the Zoning Code to allow a parking lot with a required front setback. Current Use: Medical Office Building. Applicant: Edwin J. Williams. Proposal - The applicant is requesting the Board review and approve a variance from Section 1179.04(b)(4) of the Zoning Code to permit a parking lot to be located within the front setback and with a setback of 10FT from the public ROW. Site Context - The site is an existing small office building. Neighboring uses include a multi-family housing complex in the AR-3 Zoning District to the north and

Minutes Acceptance: Minutes of Nov 17, 2016 6:30 PM (APPROVAL OF MINUTES)

west. To the east, the property abuts large lot residential homes in the R-1 Zoning District. Staff Review - This item was referred to the Planning & Zoning Division from the Code Compliance Division. The applicant had a previously approved minor site plan that complied with the Zoning Code, but elected to completely disregard that plan during the construction phase of the project. The applicant met with Staff and decided to apply for a variance to address the zoning violation. Site Context - This was previously a single family home that was converted to office use. Due to the size of the parcel, the applicant claims a hardship in that the lot does not allow for adequate parking spaces. The purpose of this regulation is to prevent parking lots in commercial districts from being too close to the public ROW and allow an area for the installation of landscaping. The applicant does have a lot with existing trees and has provided a revised landscape plan that mitigates some of the negative aspects of the location of the parking with a landscape buffer. Regardless, Staff will never support a variance for a project with a previously approved site plan when that site plan is disregarded during the construction phase. Staff Recommendation - The Board should apply the standards for review of variances contained in Section 1147.05 of the Zoning Code and determine if the requested variance complies with those standards.

Chairman Rettke: Thank you. Any discussion.

Mr. Donovan: What is the purpose of having a larger parking lot? And, What are you going to do with the site?

Mr. Williams: Good evening. My name is Edwin Williams. I am Dr. Nichols architect that submitted the original plans.

Mr. Donovan: How big of a parking lot are you asking for?

Mr. Williams: She has added six additional spaces. Only one additional space was initially approved. So we have five spaces beyond what was originally approved. Obviously, at the time that we were preparing the initial plans, we were complying with the setbacks, but in the process of Dr. Nichols getting the space renovated, and u[on evaluating the space for her patients, she came to the determination that there was not going to be adequate parking. And, as we were talking today, she has gotten into the space now, and has had to adjust/reduce her hours and patient load to have sufficient parking. It is kinda land locked, and there is no other place to park. The additional parking is helpful, but it is still mitigating some of her ability to operate in the fashion that she needs to. So, she took it upon herself during the construction phase to make the adjustment and then decided we would come ask for the variance. Obviously, this was done without prior approval, but she is looking to get some consideration because of the hardship with operating her business. With this site, we are still going to provide a landscape buffer. I am not sure that it is going to materially impact the functionality or the context of the site, with us violating the setback requirements, even though I know Staff is not recommending it. But, because of the hardship, Dr. Nichols is asking for your strong consideration, if at all possible. She understands that if you don't, she is going to have to take out the parking. I have prepared her for that. We are hoping you will give her some strong consideration so that she can properly operate her business. She made a pretty substantial investment in the property, to be in town. Obviously I know you

like businesses to come into town to utilize spaces, and that is what she is trying to do. But, she still has to be able to operate her business effectively.

Mr. Donovan: How many of these spaces will be taken up by employees.

Dr. Nichols: I have a garage for two cars, and we do utilize the garage. There is also a lot that is approximately a quarter of a mile, and that is where I have told the staff, we really do not have enough parking.

Mr. Havener: Mr. Chair, I would like to bring to your attention that prior to the construction and during the phase of entertaining whether to purchase this property, we had met with Dr. Nichols, and we had discussed the project at that time. And, the issue of the additional parking was brought up during our discussions with the Planning Administrator, and we had expressed to Dr. Nichols that if that was going to proceed, that she would have to get a variance to get that accomplished. We did not guarantee that it would be approved, but we said with the conditions that there was a chance that it could be. Unfortunately, as we all know now, Dr. Nichols moved ahead without getting the variance. Unfortunately, because of that, Staff cannot approve it. Again, just asking for your consideration per 1147.05. If you believe what was done is ok and does not go against 1147.05, then your recommendation and consideration is what we need to have this evening. I just wanted to make it clear that it was discussed.

Pastor Linder: There are also some spots on the left as well, when you are facing the front of your building? Is there any room on the left to park? Do you use those spaces as well?

Mr. Williams: yes, in addition to the six new spaces that she added to the front, there are six existing spaces. One was kind of converted to a handicap parking space because there was not one previously. So, there are nine now on the left side, as you are referring to it, and three on the right side. What was approved was one on the right side, and just maintaining the original six on the left side.

Pastor Linder: Maybe it is more anecdotal, but the discussion with Staff, and then the decision to move ahead, how did that come about? Necessity at the moment?

Mr. Williams: Obviously, when I prepared the plans, and had discussions with Eric, and we reached the agreement with what we could do to add, we only could add the one additional space. Obviously that was approved. I got her plans approved and stepped back. I did not know that this had happened. I was not engaged to do construction administrative services during construction, just getting plans approved. So, it was not until after she had subsequent discussions and understood that she might be able to get the variance, she kinda took it that ok proceeding while contractor is on site to get it done, and didn't completely understand that she needed to get that done before the fact. Then after she had she discovered that it really did and that is when she engaged me to help put together the variance request. Obviously she is a doctor and not a designer and sometimes they understand the discussion but not the ramifications or the process it has to follow to get things accomplished. We are literally throwing ourselves at the mercy of the court, so to speak, and hoping that you will give her

some consideration. She is trying to operate a business in the community and to be effective in taking care of her patients. We understand that you don't have to approve this and she will have to figure out another way to make it work.

Chairman Rettke: Just so I am clear, what we have in front of us does not meet the existing new conditions?

Mr. Havener: You should have a copy of the old plan and behind the new plan is the old drawing. There were three parking spaces in front of the building and three to the south, across the drive. You can see they are indicated in the one drawing as being concrete paving. The nearest space to the building was originally planned and the two others are an extension of the original plan, and the three on the south are all new spaces.

Chairman Rettke: What was the required setback?

Mr. Havener: Originally 30FT. There is now a setback of 10 to 8FT. There is a fair amount of right-of-way to the edge of the road, as you can tell on the drawing. I would say it is 20 to 25FT. I would also like to point out to the Board that the new plan is showing an extension of the proposed vegetation and evergreen screen, to be extended along the front of the parking spaces, and along the side closest to Lancaster Ave.

Chairman Rettke: Did those trees and signs stay, or are they gone to accommodate the additional parking?

Mr. Williams: Nothing was destroyed. As you can see, it sits back even though we are clearly violating the setback, it sits back fairly far from the street. There is a lot of vegetation there. It is not that obtrusive, to say the least. Clearly we are not falling within the setback requirements, but from a practical matter, it is pretty buffered. If we put an evergreen screen that will hide the cars, I think it will do a lot to mitigate it. As Mr. Havener indicated, it does sit fairly far back from the street. It is not like you have this parking at the street line.

Mr. Havener: The trees that you are seeing will be just behind the right-of-way.

Pastor Linder: What are the hours you are operating now to accommodate for better parking.

Dr. Nichols: My hours are 9 to 6, Monday thru Thursday, and Friday 9 to noon. I am there the 2nd and 4th Saturdays as well. Not so much my hours, but the patient load. I am accustomed to seeing up to 60 patients a day. What I have done is stated nothing more than 4 patients an hour. I have just cut back on the amount of patients. I have been in practice since 2005. Initially started in Pickerington, and I have a patient load of approximately 20,000 patients. I see a lot of patients.

Chairman Rettke: Was there a reason we could not move that parking to the rear of the property?

Mr. Williams: There is a pretty substantial drop off of the grade beyond the existing parking

lot, to the tune of about 6 to 8FT or so, and that would have been tremendously challenging to fill in.

Mr. Havener: I confirm that. There is a substantial drop in the back that detoured that from happening.

Mr. Donovan: You had an approved site plan and totally disregarded it. Is there a reason why?

Dr. Nichols: I get so busy working and seeing patients that I do not even remember he and I speaking about a variance. As he stated, we did talk about the parking. That was the main concern. I just remember having a good feeling and hope, about being able to make the space work for me, because parking was the main issue. It was challenging getting the space ready to move in, back in March, started on it in May, and just moved in on November the 1st. So, it was very challenging. I am not sure exactly what really happened. I'm really not. I apologize, it just was something that happened. I am not familiar with how to read plans myself.

Mr. Williams: In order to make this work for her, it was a substantial investment to buy the building and then the renovation. Originally we were discussing me being involved with the construction as well because I am a Design Builder, but she did not have the budget to do all of the things, so she took it upon herself to act as her own general contractor. So, in addition to managing her medical practice, she was acting as her own general contractor to get the construction done. She was under a lot of pressure and I think she was just trying to get things done and for them to work for her.

Chairman Rettke: I am going to let the Board know my thoughts and feelings. A., I know it could be a hardship. I think she acted recklessly without a site plan approved. I believe staff made it clear. We do see this quite often on parking, with a lot of sites and it does detour applicants to pick other sites, that are more reasonable. We have rejected other ones because parking was not sufficient. So, to allow this sets a bad tone and character to do whatever you want and then ask for forgiveness. Whether right or wrong, those were the cards she dealt and played. I have a hard time saying yes to it. I really do. There has been a nice investment made. It does not look bad, but setbacks are there for a reason. Coming from an engineering side, highway side, that will be problems if that is widened and who will bare the cost of that? We can say she bares all cost, but I don't think that holds up, I really don't. Once we allow this to happen, they widen that road, and everybody knows that road needs widened, we have had people complaining about that for years. People have come in and said it backs up. If you widen the road, it is not going to be 30FT. They will probably put in sidewalks. I hate to say no, but that is the way I am leaning. Any other discussion or comments?

Mr. Havener: Regarding your concern of any contractual obligation on her part for relocation down the road, that is a question I would have to propose to Council and see if that would be something that would be possible to get in writing, but tonight I can not say.

Chairman Rettke: I thought I read something somewhere.

Mr. Havener: They did basically include that in their proposal that they would be responsible, and take ownership, if road expansion would occur, or utilities needed to be relocated for another reason, and that they would take on the responsibility of the removal of parking lot to accommodate. If it would require a more formal agreement between the City and Dr. Nichols, I could ask the City Attorney and see what he would be more comfortable with.

Mr. Williams: I think Dr. Nichols would be completely in agreement with doing something like that, don't you?

Mr. Havener: I know it is a major concern and I understand your concern, and if I can take it further and discuss it with the City Attorney to make you more comfortable, perhaps we table (postpone) the issue tonight and revisit at the next meeting.

Chairman Rettke: That would make it a little bit easier.

Ms. Menningen: How long do you have on the variance application to respond?

Chairman Rettke: If we tabled it and it expired, it would go down as a no, and she could re-file. What was the cost of the filing, \$400?

Mr. Havener: \$450. And I assume we could probably work with her on that.

Mr. Donovan: I prefer tabling it.

Mr. Williams: Obviously, at this juncture, whatever Dr. Nichols can do. Clearly, I think what Mr. Havener is recommending seems to be eminently fair and reasonable. And, we are willing to work with you.

Chairman Rettke: No one will remember this and someone will ask why that driveway is there and then the City of Reynoldsburg will have to tear it up and improve upon it and make it back to the original characteristics, prior to the construction, and bare that costs on something that should not have been there in the first place. It is either that or you eat \$40,000.

Mr. Williams: That is fine with us. We are willing to allow you guys to table it to get back on the agenda, or whatever, if it expires.

Mr. Havener: We will talk to the Planning Administrator. If we would have a meeting in December, would that be a problem for the Board members.

Pastor Linder: On my behalf, I am scheduled to be out of town on the day.

Mr. Havener: As soon as we get things confirmed with both the City Attorney and Eric, we

will let everyone know what the situation is.

Mr. Williams: We appreciate any consideration. To even allow us to do what you are proposing is going way above and beyond, so thank you.

Chairman Rettke: I do not want people to say that we did it for you.

Mr. Williams: I understand and I have prepared my client that is what probably was going to happen. What you are even considering is way above and beyond what I would normally have anticipated. This quite candidly was pretty cut and dry.

Chairman Rettke: When it comes down to parking, that is the number one stickler on pretty much everything we review. All that up and down Brice Road from Main to Livingston has parking issues. People wanted to convert those houses and not have adequate parking. We had deals where they tried to share it, where they would try to get agreements with an adjoining tenant and try to make things work. At times it does, but rather than somebody go in there and bulldoze it out real quick and then ask for forgiveness. It is harder to say no to, but you have to stand your ground to keep that from happening.

Mr. Williams: I understand.

Chairman Rettke: I think tabling it is the best idea. Maybe we can work out something where the City is protected. The City seems to have Staff that kind of agrees with it and then it might sit a little easier, I think. So, since you are in agreement with tabling it, I move that we table Item D.1., 1755 Lancaster Ave., until the January meeting of the BZBA, potentially to be heard in December.

(Vote)

In that time we will get with the City Attorney, find what is binding with for all parties, and get with Eric and make sure he is in agreement. I have a hard time going against Staff.

Mr. Williams: You have gone way above and beyond and we greatly appreciate the consideration and will live with whatever. We clearly appreciated the effort to give some consideration to Dr. Nichols.

RESULT:	TABLED [UNANIMOUS]	Next: 12/12/2016 6:30 PM
MOVER:	Anthony Rettke, Chairman	
SECONDER:	Richard Donovan	
AYES:	Rettke, Linder, Donovan	
ABSENT:	Enfinger	

E. OTHER BUSINESS

F. ADJOURNMENT

Minutes Acceptance: Minutes of Nov 17, 2016 6:30 PM (APPROVAL OF MINUTES)

Chairman

Planning Administrator

Minutes Acceptance: Minutes of Nov 17, 2016 6:30 PM (APPROVAL OF MINUTES)



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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 175439
Permit #:
Date Submitted: 10/17/16
Fee Amount: \$450.00
☒ Paid: 3050

I. PROPERTY INFORMATION

Property Address:

1755 LANCASTER AVE, REYNOLDSBURG, OHIO 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

DR. GINA NICHOLS

Contact Email:

GINANICHOLS1@GMAIL.COM

Contact Phone Number:

614-499-7272

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

OFFICES OF DR. GINA NICHOLS

Contact Phone Number:

614-499-7272

Contact Name:

DR. GINA NICHOLS

Contact Email:

GINANICHOLS1@GMAIL.COM

Description of Use:

PHYSICIAN'S OFFICES

IV. APPLICANT INFORMATION

Applicant Name:

EDWIN J. WILLIAMS, JR.

Applicant Address:

394 OAK STREET, COLUMBUS, OH 43215

Applicant Phone Number:

614-563-1604

Applicant Email:

EWILLIAMS@DECOART.COM

☐ Property Owner

☐ Business Owner/Tenant

☐ Contractor

☒ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Variance (☒ Non-Residential (\$450) / ☐ Residential (\$100)): (SEE ATTACHED INFORMATION)

LEGAL DESCRIPTION: 1755 LANCASTER AV. - B20 T16 S1B 1/4S29

TAX DISTRICT: 060 - CITY OF REYNOLDSBURG

PARCEL No: 000-008765-00, Sec. 1179.04(6)(4)

☐ Special Exception Use Permit (\$350):

☐ Other:

Applicant shall submit ten (10) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature:

Date: 10/16/16

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.

Additional Notes:

OFFICE USE ONLY

Zoning Information

Zoning District: NC

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ Planning Commission

☐ DRB

BZBA Meeting

Date: 11/17/16

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date:

☐ No Action Taken

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Denied

Planning Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Exhibit A

Situated in the State of Ohio, County of Franklin, and in the City of Reynoldsburg, located in Section 18, Township 16, Range 20, refugee Lands, and being out of that 12.940 acre tract conveyed to Point at Blacklick, LLC by deed of record in Instrument Number 200302060037723 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a railroad spike found marking the intersection of the centerline of Lancaster Avenue with the southerly right of way line of John Street extended;

Thence South 21°54'59" East, with the centerline of said Lancaster Avenue, a distance of 771.87 feet to a mag nail set at the True Point of Beginning;

Thence South 21°54'59" East, continuing with said centerline, a distance of 107.15 feet to a mag nail set at the northeasterly corner of that tract conveyed to Patricia A. Jewell by deed of record in Instrument Number 200102150031567;

Thence South 71°05'46" West, with the northerly line of said Patricia A. Jewell tract (passing an iron pin found at 29.98 feet) a total distance of 152.27 feet to an iron pin set;

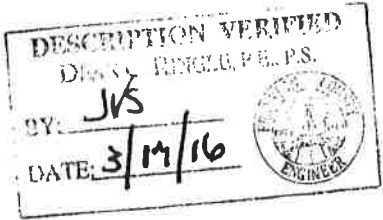
Thence across said 12.940 acre tract, the following courses and distances:

North 20°49'24" West, a distance of 107.06 feet to an iron pin set; and

North 71°05'46" East, a distance of 150.23 feet to the True Point of Beginning containing 0.371 acre of land, more or less.

Subject, however, to all legal rights of way and or easement, if any, of previous record. Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearing was from coordinates of Franklin County Geodetic Survey Monuments Livingston and Reynoldsburg, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



PROJECT INFORMATION

Dr. Nichol's is requesting a variance in the required setback for parking for her proposed new offices. The original site plan approved as part of the renovation of the offices provided only 7 parking spaces. She has determined that 7 spaces is not adequate for the practical operation of her offices with there being no other parking available off site. She therefore determined that additional parking was required and had discussions with city officials about increasing the number of parking spaces by adding 5 more spaces for a total of 12 spaces. Which, is the minimal number of spaces she has determined are needed to practically operate her new offices.

Based on those discussions, she proceeded with installing the new spaces with the understanding that she could apply for a variance based on a hardship determination by the board of zoning appeals.

Without the board of zoning appeals positive consideration of this hardship request, Dr. Nichols will not have adequate parking to practically operate her practice at the new office location.

In consideration of the board allowing the proposed variance, Dr. Nichols is proposing to install a new continuous 4' to 6' evergreen visual screen around the entire perimeter of the parking areas as shown on the attached sketch to provide a means mitigating the impact of the parking being placed closer than normally allowed in the code.

Furthermore, Dr. Nichols is prepared and willing to bear any incremental costs if any utilities in the right of way need to be accessed in the future, that may run under the new paving. Dr. Nichols is prepared to pay any such costs in the future.

We have reviewed the Section 1147.05 Standards for Variances and have determined that the proposed additional parking conforms with the general intent of the standards for variance in the code and would not adversely impact adjacent properties and is in accord with the general purpose and intent of the regulations imposed by this code.

In addition to these statements we are also attaching the following to assist the board in their evaluation of the variance request:

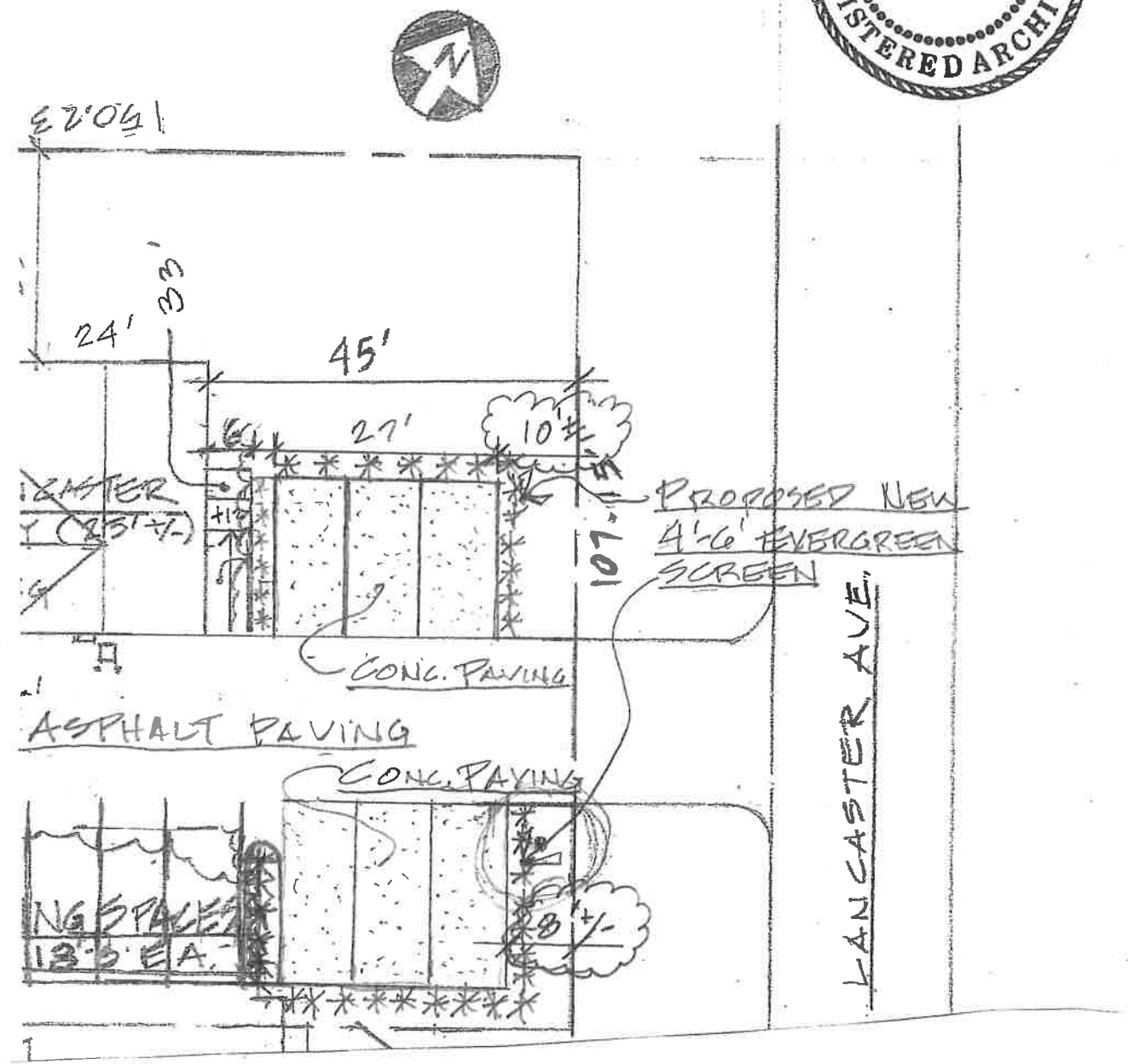
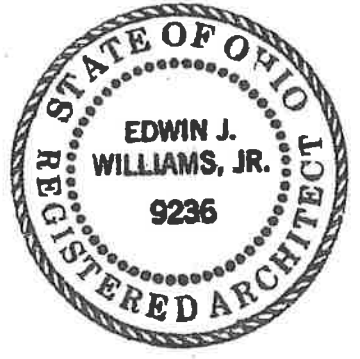
- 1. Sketch SK-2 showing the current paving plan and the proposed evergreen screening
- 2. 3 Photographs of the new parking spaces for general information and reference.







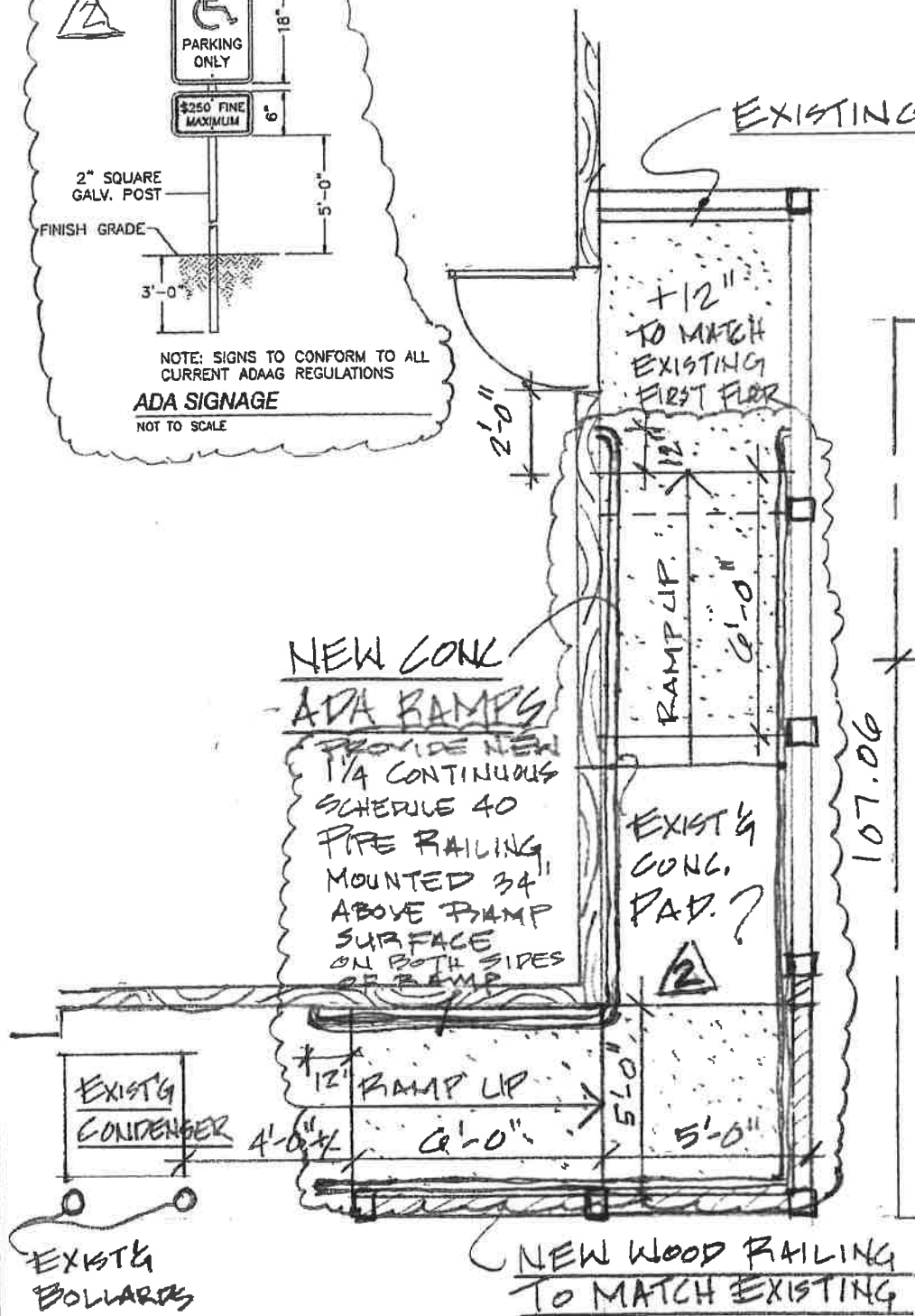
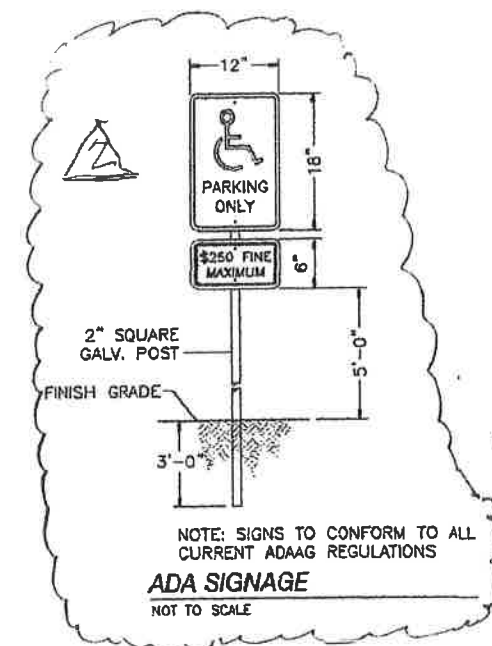
REMAIN



Dr. Gina Nichol's Office Renovation
1755 Lancaster Avenue
Reynoldsburg, Ohio 43068

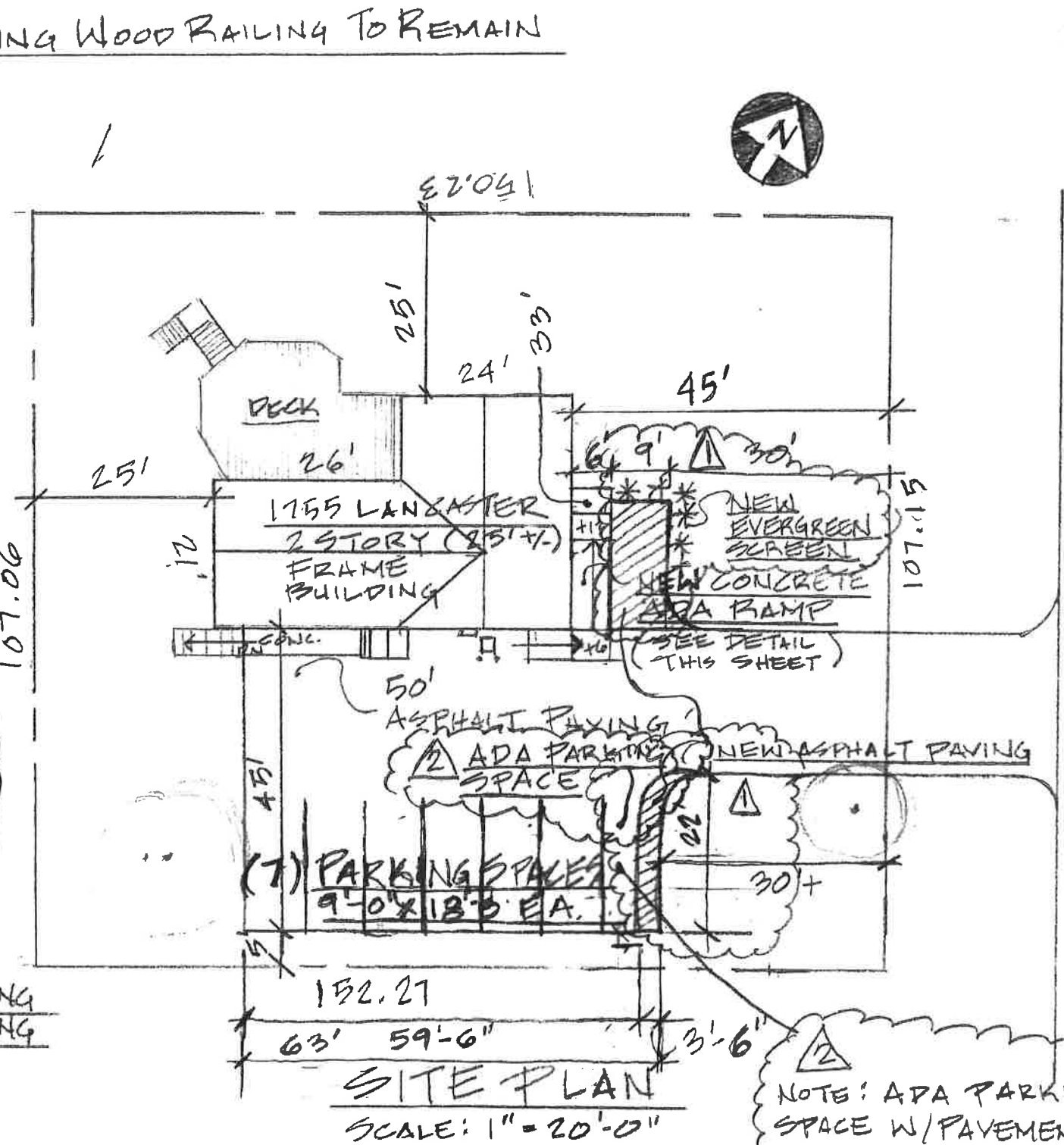
Issued With	Sheet Revised
	21
Sketch Number	
SK-2	
Proj #	Drawn By
2-02010	Edw
	Date
	10/10/10

Attachment: Application #175439 (1590 : 1755 Lancaster Ave.; Application #175439; Applicant Edwin J. Williams, Jr.)



NEW ADA RAMP PLAN

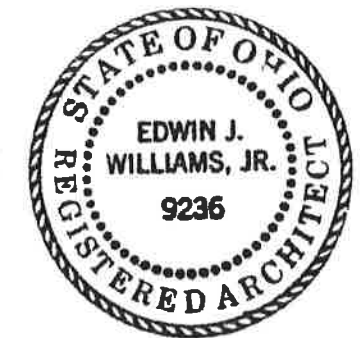
SCALE: 1/4" = 1'-0"



SITE PLAN

SCALE: 1" = 20'-0"

NOTE: ADA PARKING SPACE W/ PAVEMENT MARKINGS TRANSVERSE LINES, ADA SYMBOLS AND ADA SIGNAGE PER DETAIL SHOWN ON THIS PAGE



D+C Design+Construction Group 394 Oak Street Columbus, Ohio 43215 Phone: 614.563.1604 Fax: 614.233.4914 www.dccgrp.com	Dr. Gina Nichols Office Renovation 1755 Lancaster Avenue Reynoldsburg, Ohio 43068		Drawing Number C1
	Revisions REV 1 (4/24/16) REV 2 (5/26/16)		Date 4/22/16
	Project # 2-02016		Drawn By EJW

Application #: 175543
Permit #:
Date Submitted: 10/31/16
Fee Amount: \$350.00
☐ Paid: _____

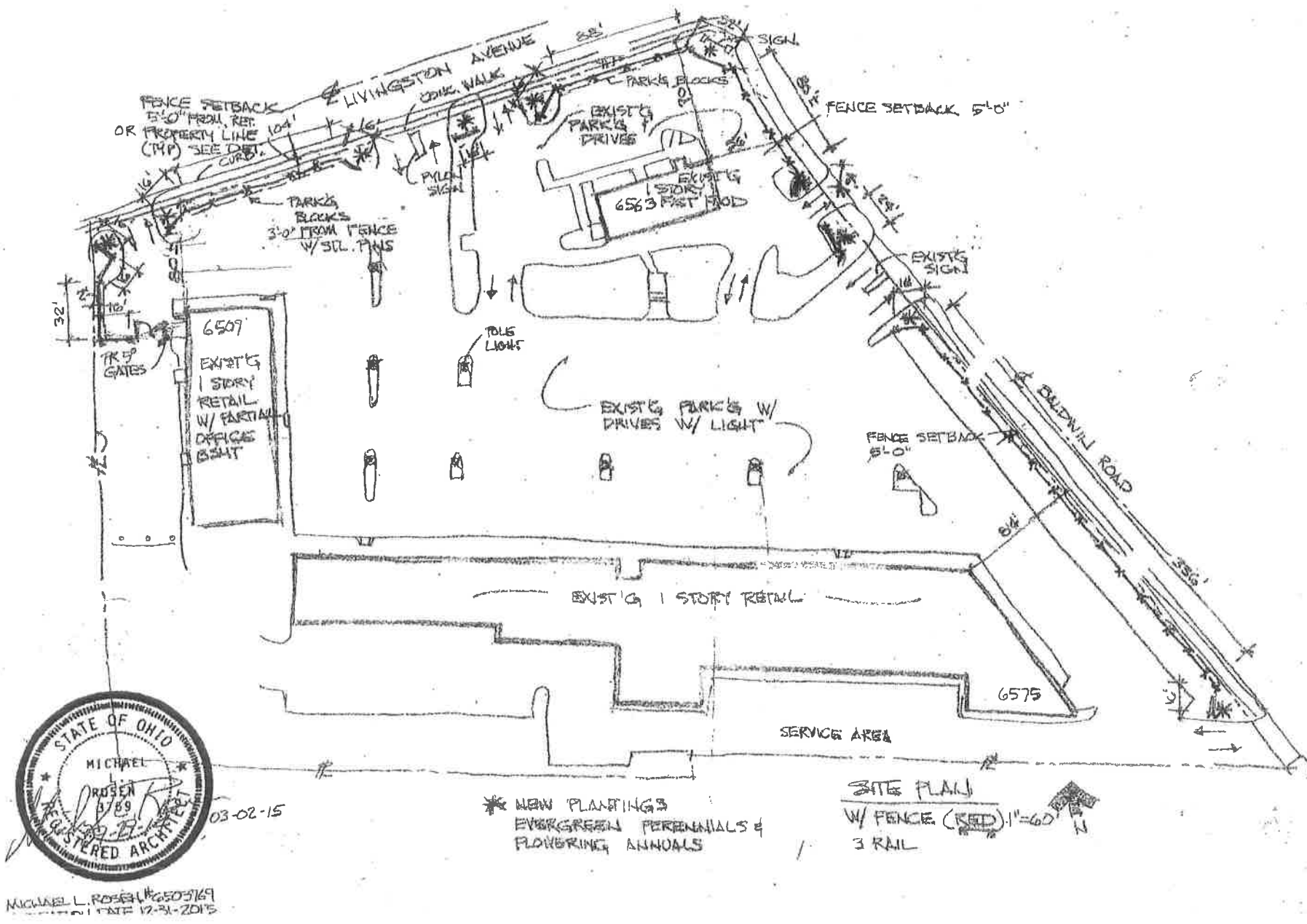
Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION	
Property Address: <u>6563 E. Livingston Ave</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>E.V. BISHOFF CO</u>	
Contact Email: <u>Jheckman@evbco.com</u>	Contact Phone Number: <u>(614) 448 3588</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>THE RED APPLE RESTAURANT</u>	Contact Name: <u>Gree</u>
Contact Phone Number: <u>(201) 678 8524</u>	Contact Email: <u>kadymp@hotmail.com</u>
Description of Use: <u>Family Restaurant</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>IZZET TULLUM</u>	Applicant Address: <u>2136 Needmore Rd.</u>
Applicant Phone Number: <u>(201) 678 8524</u>	Applicant Email: <u>kadymp@hotmail.com</u>
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY: Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____ _____ _____ ☒ Special Exception Use Permit (\$350): <u>eating + drinking establishment</u> ☐ Other: _____	

Applicant shall submit **ten (10) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 10/31/16
*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. *

Additional Notes:	**OFFICE USE ONLY**	BZBA Meeting Date: <u>12/15/16</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
	<u>Zoning Information</u> Zoning District: <u>CC</u> ☐ Historic District ☒ CC Overlay		
	<u>Add'l Approvals Req'd</u> ☐ Planning Commission ☐ DRB		
		Planning Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____	



MICHAEL L. ROSEN #175543
DATE 12-31-2015

BLACK LICK PLAZA CENTER
6503-6515 LIVINGSTON AVENUE
REYNOLDSBURG OHIO 43068
09-29-14
1 of 2
REV 03-02-15

MICHAEL L. ROSEN AIA
ARCHITECT
PLANNER
430 KEELER DRIVE
COLUMBUS, OHIO 43223
614-861-5669

The Red Apple Restaurant
6563. E. Livingston Ave. Reynoldsburg, OH
October 21, 2016

Dear whomever concern,
The Red Apple Restaurant will be a classic American Restaurant/Diner. Serving breakfast, lunch, and dinner. We are planning to open from 6am-9pm 7 days a week. We are planning to hire 15-20 employees (depending on business value this number might be higher or lower.) The Red Apple will not serve any alcoholic beverages.

Sincerely,
Izzet Tulum
Owner



STANDARDS AND REQUIREMENTS

Dear whomever concern,

- ✓ Our goal is the meet 3 "Good's" and they are; good food, good service, and good price. We are aware of the harmony of the district and we plan to stay in that character.
- ✓ Our goal is the create a place where families can enjoy the good food and have a good time.
- ✓ Our goal is the stay in the Reynoldsburg Health Department's Codes and requirements. We have a team to keep up with these codes and requirements.
- ✓ Our plan to serve to community and the neighborhood regardless of color, social class, beliefs.
- ✓ We don't see any negative impact will be done by the restaurant to the traffic. We tend to bring more traffic to the area, and we hope that local businesses will be benefitting from it
- ✓ We plan to apply for all of the necessary permits and we plan to apply all of the necessary zoning codes.

SF of the Building: 3100 Sf

Number of parking: Total of 33 parking

Sincerely;

Izzet Tulum.

Owner



October 31st, 2016