



AGENDA

DESIGN REVIEW BOARD
THURSDAY, DECEMBER 3, 2015 6:30 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Design Review Board – Regular – November 5, 2015
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **2100 Brice Rd; Application #171894; Applicant: Kevin Souiman; Mekong Fusion; Certificate of Appropriateness; Signage - Sign Resurface with New Restaurant Logo and Name.**
2. **7810 E. Main St.; Application #172134; Applicant: AHV Construction, LLC - Greg; Business: Cornerstone Fencing; Certificate of Appropriateness; Minor/Exterior Modifications - Materials Cold Storage Building Addition**
3. **7345 E. Main St.; Application #172207; Applicants: Douglas and Charlotte Vickers; Business: Vick's Gourmet Pizza; Exterior Modifications - New Doors and Awnings**

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

**DESIGN REVIEW BOARD
THURSDAY, NOVEMBER 5, 2015 6:30 PM**

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

A. CALL TO ORDER

PRESENT: Comeaux, Hudson, Bowman, Hicks, Burd
ABSENT: Zollars

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – October 1, 2015

Minutes Stand Approved.

3. APPROVAL OF AGENDA

Chairman Comeaux: Next item on the Agenda is the approval of the Agenda. Mr. Snowden are there any changes that you have?

Mr. Snowden: Only one note, Mr. Chairman. Due to the limitations of the computer system, you will see "Item C., Staff Report". That is just a way for Rochelle to properly load the Staff Report so that it appears. The program is geared towards legislation for City Council, which would be individualized. So, you do not need to read Staff Report, that is included in the individual item. It is just a technicality of the system.

Chairman Comeaux: Are there any changes to the Agenda from any members of the Board? Seeing none, we will proceed with the Agenda as it has been distributed.

4. SWEARING IN OF SPEAKERS

Chairman Comeaux: The next item on the Agenda is the Swearing in of Speakers. If you are here to speak before us this evening, please raise your right hand and promise to testify truthfully to the Committee. Thanks.

B. PUBLIC COMMENT

C. STAFF REPORT

1. Design Review Board Staff Report

D. UNFINISHED BUSINESS

1. 1749 Brice Rd.; Application #171413; Westside Graphix; Applicant: Kirk Ramer; Signage

Minutes Acceptance: Minutes of Nov 5, 2015 6:30 PM (APPROVAL OF MINUTES)

Chairman Comeaux: Is the applicant here this evening? Mr. Snowden, this is the item that was on the agenda last time that we tabled because they did not appear, right?

Mr. Snowden: Chairman Comeaux and other members of the DRB, the Commission chose to table it because in addition to not appearing, which is not a technical component, but it is recommended, the individual also did not submit plans that allow the Board to make any real decision. They did not include dimensions, materials, colors, all the things the Board needs to make the decision. And, in this case, this was Application #171413 for 1749 Brice Road. The applicant received that notification in writing and via email stating what was discussed at the previous meeting, and the applicant also did not submit any additional requirements, which again, limits the Board's ability to make a decision. And last, Staff is working with Code Compliance for several code violations at the site, that are related to signage. The applicant has placed a banner within the sign cabinet that they have been proposing to reface, which is obviously not acceptable per 1181.05 of our sign code. That being said, Staff would be happy to go through the report, if the Board would require it. However, it is Staff's view that the Board should deny this Certificate of Appropriateness, as the information that has been provided is not sufficient.

Chairman Comeaux: May I ask a few questions? So, you have been in contact with them about the violation they have ongoing?

Mr. Snowden: Our code compliance has issued a notice for that. Because that is just something we do not accept. The banner does not have a permit and any refacing of cabinets has to be approved by this Board. With the assistance of Directors Burd and Havener, the code compliance officer, Mark Thompson, for that area, has written, and we did not receive a response from the applicant about that either.

Chairman Comeaux: Have you made an effort via email or phone to contact them?

Mr. Snowden: I have. They received a letter notifying them, to the address provided on there, which is their existing business on the west side of Columbus, stating everything that was discussed at their previous meeting, and what they needed to do to proceed. Staff was also in communication several times via email because they were also applying for zoning clearance and a building Certificate of Occupancy to actually legally open the business. In summary, it is my professional opinion that Staff and the City government has done their due diligence with this applicant and without editorializing too much, the applicant just does not seem to want to cooperate with the process.

Chairman Comeaux: The only thing I would say is, it might be, just cut things off at the pass, if you would contact and list the property owners name. The next call I suspect you are going to get is when they get a violation, they are going to go to their landlord and they are going to say, "You are going to help me out." So, you might want to be proactive and just contact the landlord.

Mr. Snowden: Mr. Chairman, we have been in contact with the property owner for this location and their cooperation has not been forthcoming either.

Chairman Comeaux: That's fine. I don't mean to tell you how to do your job, and I hope it did not come across that way.

Mr. Snowden: No Sir, you didn't, and I like that the Board is feeling engaged overall with the process and wants to understand it. This is a property where we have had a series of graphics and sign code violations over the years.

Chairman Comeaux: One final question, I promise, we can't table it again, correct?

Mr. Snowden: There is nothing that would prohibit it, to my knowledge.

Chairman Comeaux: Isn't there a certain number of days, after which we can't table it?

Mr. Snowden: Mr. Chairman, Let me check the code. There is for some BZBA items. I have to apologize, I have not memorized it all.

Chairman Comeaux: While I am very sympathetic to your view, it is \$75.00 they paid, and if we reject them, they have to pay \$75.00 again. So, if we could table it, I would encourage us to do so, but I am not even sure we are even able to do that.

Mr. Snowden: Mr. Chairman, pardon me, you are correct, Sir. 1103.11, The Board shall review and approve all applications within 45 days of the original meeting. So, if you table it to the following meeting, you would be beyond the forty-five days. The idea behind that for our new Board members, the idea behind this concept is to make sure the Board is making decisions in a timely manner, and not purposefully stringing applicants along ad nauseum. As I stated, it's the Staff's position that the City and Staff have done their due diligence with this applicant.

Mr. Hicks: Mr. Chairman, may I ask a question? If a decision is not made within the forty-five day period, is it denied, approved. I have seen other things where if you do not make a decision, that it is automatically approved. I want to make sure we are clear.

Mr. Snowden: Mr. Hicks, it does not say specifically, and the language reads that each application, that the Board should approve modifications or conditions, or disapprove. So, I would interpret that as the Board needs to take some sort of action. One or the other.

Chairman Comeaux: Ok, with that in mind, I would entertain a motion... Mr. Snowden, again I do not have Robert's Rules with me. Can we entertain a motion to reject, or do we always entertain a motion to approve and just let it fail?

Mr. Snowden: It is generally advisable for the Board to entertain a motion for approval. If the Members are not willing to approve, just simply vote "no" at that point.

Chairman Comeaux: I will entertain a motion on this item. If you would like to make the motion...I have been told that Chairs should not make the motion.

Mr. Snowden: Five votes against, the Certificate of Appropriateness is denied. They can always reapply and staff can work with them, as long as they are following the process.

RESULT:	FAILED [2 TO 3]
MOVER:	Eliot Bowman
SECONDER:	Richard Hudson
AYES:	Hudson, Bowman
NAYS:	Comeaux, Hicks, Burd
ABSENT:	Zollars

E. NEW BUSINESS

1. 1418 Brice Rd.; Application #171819; Applicant: Sign Shop, Inc.

Chairman Comeaux: If you could please state your name for the record, then Mr. Snowden will give us a brief presentation and will come back to you with some questions.

Mr. Masters: I am Timothy Masters.

Chairman Comeaux: Alright, Mr. Snowden.

Mr. Snowden: Thank you Mr. Chairman. 1418 Brice Road - Buckeye Pediatrics - Signage; Application: #171819 - Certificate of Appropriateness; Location: Property is located on the east side of Brice Road between E. Main Street and Rygate Drive; Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay; Request is for a certificate of appropriateness for signage; Current Use: Professional Services/Medical Office; Applicant: Sign Shop Inc., dba Signorama Reynoldsburg. Background Information: Proposal - The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing multi-tenant monument sign. Existing Site & Context - The site is developed with an existing commercial building used as a multi-tenant office building. Neighboring uses include other commercial businesses in the CC district of the City. To the south, the property abuts single-family dwellings in the R-3 district. Staff Review: Ground Sign - The applicant is proposing to reface the existing multi-tenant monument style ground sign with two 9.2sf faces. The existing monument sign is generally consistent with the architectural characteristics of the structure. The proposed graphics are consistent with the existing sign faces. The existing sign does not exceed the 100sf ground sign limit per the Code. Materials & Colors - Vinyl, acrylics and painted aluminum are among the permitted materials in the Community Commercial Overlay. The applicant did not provide a specific statement of what materials they will be utilizing and should include that information on the plans attached to their zoning sign permit. Again, we are assuming this is vinyl or an acrylic panel.

Mr. Masters: It is actually going to be vinyl on lexion, yes.

Mr. Snowden: Great, let's just state it on the plans so Staff has record of what materials are being used. The proposed sign package contains only three colors, two of which are already utilized on existing panels. Staff feels that the overall composition of the proposed sign face

is consistent with the existing monument sign. Staff Recommendation: The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approves the certificate of appropriateness. And with that, I will turn it back over to our chairman.

Chairman Comeaux: So, this is just for the monument sign? There is no additional signage on the building?

Mr. Snowden: None was presented. Mr. Masters, is that correct?

Mr. Masters: They are actually on the other monument for the same building. They were given permission to use a larger space, so they are just moving their monument signage. This is an existing company that has been in the community for years. They are just getting a bigger, and putting their logo out because there are just words on the existing sign as well.

Chairman Comeaux: So they are happy with the existing signage?

Mr. Masters: Correct.

Chairman Comeaux: Are there any questions from any of the Board Members, regarding this sign?

Mr. Hicks: Just to be clear, this will be on both sides of that monument sign?

Mr. Masters: It is. In the picture, it is the lower left hand corner, but coming from the other direction, it will be the lower right. So it will be the exact opposite space. We are replacing the existing signage from the previous tenant.

Chairman Comeaux: Any additional comments from the Board Members? Hearing none, I will entertain a motion.

Mr. Snowden: Staff will mail a record of action notice to the applicant at the address provided. The applicant should submit a zoning sign permit application for the proposed sign reface. As I stated, tell me what materials are on there, so we have proper documentation of that. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness. And with that, I will turn it back over to our chairman.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Burd, Service Director
SECONDER:	Steven Hicks, Board Member
AYES:	Comeaux, Hudson, Bowman, Hicks, Burd
ABSENT:	Zollars

2. 7345 E. Main St.; Application #171825; Applicant: Charity Connell, Connell Hardware

Chairman Comeaux: Ms. Connell, if you could please state your name for the record, and Mr. Snowden will give us a brief presentation.

Ms. Connell: Charity Connell.

Chairman Comeaux: Thank you. Mr. Snowden, can you give us a reminder about what this is about please?

Mr. Snowden: Yes, Sir. Mr. Chairman, other Members of the Board, 7345 E. Main St. - Connell Hardware Building - Exterior Modifications; Application: #171825 - Certificate of Appropriateness; Location: Property is located on the southwest corner of Main Street and Lancaster; Avenue; Existing Zoning: CC - Community Commerce / HCO - Historic Commercial Overlay. The request is for Certificate of Appropriateness for exterior modifications in the Historic District; Current Use: Vacant Space/Commercial Retail; Applicant: Charity A. Connell. Background Information: Proposal - The applicant is requesting the Board review and approve a certificate of appropriateness to modify the exterior of a commercial building in the Historic District. This proposal includes the construction of new raised masonry planters in a location in which they were historically present. Existing Site & Context - The site is developed with an existing commercial building that was previously used for retail sales. Neighboring uses include other commercial businesses, including eating and drinking establishments and personal services in the CC and CS districts of the City. To the south, the property abuts single-family dwellings in the R-3 district. The whole area is part of the Historic Overlay District. Staff Review: Historical Significance - Staff has reviewed historic photographs of this building and found that masonry style planters were present on the site until 2009. The proposed planters are slightly smaller than the historic ones. Ms. Connell, you stated that those were constructed in about 1950, correct?

Ms. Connell: They have been there for quite a while.

Mr. Snowden: The previous ones?

Ms. Connell: Yeah.

Mr. Snowden: So, there are some additional historic photographs showing when the building had two separate ground level entrances, which was also interesting. This is a feature that did exist for many years and it is a logical feature given the current location of the doors on

this building, which is the pair of double doors, rather than two individual tenant spaces. Materials & Colors - The historic planters were brick, and the applicant is proposing to utilize a similar brick to construct the proposed planters. Staff is comfortable with the proposed brick color because it complements the stone water table utilized for the first 2'-3' of the facade above grade. Staff felt that the pictures provided show a material that is consistent with what is there although it is not exactly the same. Given a building this old, there is a variety of masonry material on the exterior of it, but Staff didn't feel this was something that felt significantly out of place. Staff Recommendation: The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Historic Commercial Overlay. Staff's recommendation is that the Board approves the certificate of appropriateness. The one item that Staff would like to point out under considerations, under 1193.05, if you look in that section, it is in our Historic Overlay District. It does encourage the Board to consider whenever feasible to restore or replace a feature that was historically present, so staff felt it was consistent with the letter and the intent of the code. With that, I will turn it back over to our Chairman.

Chairman Comeaux: Do you have anything to add Ms. Connell?

Ms. Connell: Not really.

Chairman Comeaux: That's fine.

Ms. Connell: I mean because the old planters were torn out so that sandstone wall is still there and this basically is to improve it.

Chairman Comeaux: In terms of how far it comes out from the building, is it about the same distance out as it use to be, so it is not cutting into the sidewalk more?

Ms. Connell: No, they should not have to cut the sidewalk more, is my understanding. There is still a drop off there where the other planters were.

Mr. Snowden: Mr. Chairman, it has sort of become just kind of a debris catching area, but it has caught some gravel. The area where the planters were previously located has sort of caught some broken aggregate type of material. As far as actually cutting the sidewalk and decreasing the size, that is not going to need to take place given the dimensions that the applicant has provided.

Mr. Hicks: Ms. Connell, there is an existing bench or something in that area? Is that bench still there?

Ms. Connell: The bench is from the City. That is when the City put the benches out. And, the bench was anchored in front of one of the planters before.

Mr. Hicks: So, will it be reanchored?

Ms. Connell: It depends on what the City wants to do with the bench. If they want to put it

back there, they can. I have no problem with that. Or they can take it and put it somewhere else. It was anchored in front of the one planter, in front of the art studio at one time.

Mr. Snowden: Gentlemen, if you look at the screen in front of you, you should be able to see what is existing now. And, if I go back to a previous view, from like 2012, this is what was existing before. So, those evergreens did kind of hide the building facade, but as you can see, the building facade as far as the wood and materials, has been cleaned up quite a bit since then. The other photos that I have seen show a doorway here and here, given the configurations of the doors in this manner, this is a logical addition.

Chairman Comeaux: I didn't recall that the evergreens had grown so large. What do you intend to plant?

Ms. Connell: The evergreens were pushing the bricks away from the wall and they were cracking. I am doing low planting. I know the evergreens were a big issue with people. When you could turn off of 256 and make a left hand turn, that was a big issue, because they were too tall. So, low growing, whatever I can put it there.

Chairman Comeaux: It's just more my curiosity.

Ms. Connell: Something low growing.

Mr. Hicks: One other question in regards to the actual materials you are using. It's very nice, I think it is an artificial concrete brick, kind of a stone look, rather than a clay brick look. A majority of your building is brick. Was there any consideration for using a red clay brick instead of these. I think these stones interlock so I know there are a lot of these uses for them.

Ms. Connell: This stuff will interlock, too. No, I did not consider brick. I think we went cost effective, for me. And, I liked the way it looked.

Mr. Hicks: One follow-up, the other problem that you had with the brick, from what I understand, was it was probably collecting water, freezing, thawing, pushing out, etc...

Ms. Connell: Right, there was a drain.

Mr. Hicks: I am assuming that with the contractor that you are working with, with these new planters, that you are going to take precautions so that it does not heave out in that sidewalk. I know I walk past this building everyday. I love this building, by the way. It is pretty tight right there. And, as we know, people fly down Main Street and then they hook that right hand turn and try to round it as much as they can. I have a little bit of concern with that pinch point right there, to make sure that what you are doing for one is not encroaching anymore than the vacant space that is there, where the old one was. And two, that it is going to remain permanently attached to the building so that you do not have to do it again.

Chairman Comeaux: If there is no other discussion, I will entertain a motion.

Mr. Snowden: Charity has been working with us, I just want to be clear. I have checked with the Building Division and they have reviewed what you have submitted, and their statement was that no building permit will be required. So you can proceed with the project. I will issue the actual certificate on Monday. I will mail it to you. So don't start until Monday. The applicant is advised the window graphics on the front doors of the structure and vinyl planter signs along the east side of the property are prohibited per Section 1181.05 of the Zoning Code. The other thing about signage on a building like this is, as you know gentlemen, our code says that 25% of a given window can be window signage. So, something like this is a lot more than 25%, even if I count each door. I understand, you have to work with your tenants, but your tenants need to modify their window signage, 25% of a given pane there.

Chairman Comeaux: They can move that over one way or the other. Right now they have it all over the doors, they can probably put more than that over the windows to the left or to the right.

Mr. Snowden: That is accurate. In this case, this is more than 25%.

Ms. Connell: Those are coming down. They have moved out.

Mr. Snowden: Understood, I just want to be clear on what the code says.

Ms. Connell: So, like Vick's sign that says, "Coming Soon", or whatever it says, can they have just one in, and take one out.

Mr. Snowden: That would probably be ok.

Ms. Connell: What about on the art studio?

Mr. Snowden: Probably one of these signs, instead of all of this. Probably one. So, if she had this down here, probably not the rest of these. The vinyl on the east side of the building. The last thing I want you to be aware of, and I know we have discussed this, but the "Art 4 Kids", which was approved by this Board, never completed the building permit process.

Ms. Connell: I have said something about that. I can say something again to her, but you guys are probably going to have to pursue that.

Mr. Snowden: Well, here is the problem, ultimately, as the property owner, you are responsible.

Ms. Connell: Oh, really?

Mr. Snowden: So, if we start pursuing it, we will be issuing you notices of violation.

Ms. Connell: So, she owes more money on it?

Mr. Snowden: Her permit may have expired at this point. She should contact the Building Division and find out what she needs to do. She may need to submit a new permit, for review, new plans for review. She should contact the Building Division and take care of that. It has been more than six months.

Ms. Connell: Oh yeah, I know it has been. So, she did not complete...tell me again.

Mr. Snowden: The building permit process, for the sign. So she needs to contact Building Division and do what they tell her. What I have a feeling they will tell her is this, "Submit new engineered plans, for the sign. Get them approved, and have them inspected."

Ms. Connell: Did you already approve the sign at one point?

Mr. Snowden: The Design Review Board approved the sign, Building reviewed the plans previously and found that the plans were not sufficient and the applicant never submitted the proper plans. So, that is an illegal sign. You should probably address that. Just keep working with us. With that, I will turn it back over to our Chairman.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Eliot Bowman
AYES:	Comeaux, Hudson, Bowman, Hicks, Burd
ABSENT:	Zollars

3. **6950 E. Main St.; Application #171896; Applicant: Sign Craft Industries, Christina Beyerl**

Chairman Comeaux: First Merchants Bank. If you could state your name for the record please, then Mr. Snowden will give us a brief introduction, and we will have a few questions for you.

Ms. Beyerl: Christina Beyerl.

Chairman Comeaux: Mr. Snowden:

Mr. Snowden: Thank you, Mr. Chairman. 6950 E. Main St. - First Merchants Bank - Signage; Application: #171896 - Certificate of Appropriateness; Location: Property is located on the northwest corner of Main Street and Briarcliff Road; Existing Zoning: CO - Offices & Institutions District / CCO - Community Commercial Overlay; Request is for a certificate of appropriateness for signage; Current Use: Bank; Applicant: Sign Craft Industries. Background Information: Proposal - The applicant is requesting the Board review and approve a certificate of appropriateness for new and altered signage on an existing commercial building. This will include a new building mounted wall sign and refaced monument-style ground sign for each building frontage. Existing Site & Context - The site is developed with an existing commercial building used as a bank. Neighboring uses

include other commercial businesses in the CC and CS districts of the City. To the north, the property abuts multi-family dwellings in the AR-2 district. Staff Review: Molding Mounted Signage. The applicant has proposed to replace the existing wall signs with two new wall signs labeled Sign #017 and Sign #012 on the applicant's plans. The structure is on a corner lot, the applicant is permitted one wall sign on the facade parallel to each frontage. As the Board knows, normally we only deal with one sign per tenant, but since they are on a corner lot, they get two. That is why you are seeing two existing, and the applicant is proposing two. Sign #017 is an internally illuminated channel letter sign mounted on a raceway. The sign is 42.10sf. That is the sign that faces Briarcliff Road. Sign #020 is a 100.62sf internally illuminated channel letter sign mounted directly to the metal facade. Essentially this is what we would call a rebranding. They are really not changing any significant portion of what is there. Per code, there is going to be a 50sf wall sign, permitted on each side. Applicant is showing sign #020 as 100.62 sf. Staff feels that applicant may have used a different calculation method for the sign area. Per Code, Reynoldsburg utilizes a method commonly known as smallest contiguous area. I think the applicant used a different measurement method and then that caused the sign calculation to be larger. What smallest contiguous area means for our new Board members is, if you draw a line around the signage, staying as close as possible to the sign, but encompassing all items, for this channel letter sign, that is the area of the sign. Some cities would just say that you have to draw a square, and if there is dead space in there, that still counts as part of your sign because it is within a rectangle, or whatever. Assuming that the applicant could probably meet the 50 sf if they recalculate, given the amount of area that is in that sign. Staff recommends that the applicant recalculate the sign area and submit that information on plans for a zoning sign permit application. If it does turn out to still be bigger than the 51 sf that is permitted there, they would just reduce it until it can meet the zoning sign plan, as long as they don't change the graphics, Staff would hope the Board would be comfortable with that. Ground Sign - The applicant is proposing to reface the existing monument style ground signs. Both signs are 38sf which is within the 50sf permitted per Code. The existing monument signs are generally consistent with the architectural characteristics of the structure. The proposed graphics are consistent with the building mounted signage. The existing sign does not exceed the 50sf ground sign limit per the Code. The applicant is permitted one ground sign per frontage by the Code. That is why the applicant has two signs. Materials & Colors - Both of the proposed signs are consistent with one another and are part of a larger rebranding of CS Banks. The proposed signage material is vinyl, acrylics and painted aluminum which are a permitted material in the Community Commercial Overlay. The proposed sign package contains only three colors, which is a decrease of one color from the current signage. Staff feels that the overall composition of the proposed sign package is internally consistent and appropriate to the location and use of the building. Staff Recommendation: The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the

Board approve the Certificate of Appropriateness on the following condition: That the applicant provide revised plans recalculating the area of the sign #020 or reduce the area of the sign to meet the Code. With that, I will turn it back over to our Chairman.

Chairman Comeaux: A couple of questions I have, and then I will ask for further questions. The small directional signs on the property, those are not in our purview, but I assume they are being changed, right?

Mr. Snowden: As long as they are under six sf, they do not need a permit, and they are not reviewed by the Board. The purpose of that would be to direct the signage internally. That is six sf total on either side. If the applicant wants to answer that, will those be changing as well?

Ms. Beyerl: They are changing. They are actually 5.3 sf.

Chairman Comeaux: You understood his comment about how you calculate the size of the sign? You think you will be able to scale it down to meet the requirements?

Mr. Snowden: Mr. Chairman, I don't even think she will need to decrease the size of the sign, just change how it is calculated.

Chairman Comeaux: So, you understand, and he understands, that's great. A couple of concerns that sometimes arise when you change the facing here. This one, not so much, but the other one where you have a facade. Are you from the sign company?

Ms. Beyerl: I am from the sign company.

Chairman Comeaux: Sometimes when they take signs off the facade, you can see the shadow of the old one. Are you going to take efforts to restore the facade you are putting it on? It looks like these signs are going to be a little bit larger, so it is not too much of a concern. But, I hate when you take a Subway out, and then you have a small sign, and you can see what use to be there.

Ms. Beyerl: Right. The customer, with it being a bank, we were in a quick turn around, so, after the fact we do plan to go back and repair the walls and make sure everything looks like it did before.

Chairman Comeaux: The only other thing I saw, I guess because it was grand fathered in, or something like that, they have a changeable text sign that runs along Main, and you are replacing that?

Ms. Beyerl: That is actually coming out.

Chairman Comeaux: So, they are aware, once they take that out, our current code would not allow them to put changeable text in.

Ms. Beyerl: I do not believe they want it, so I think that is perfectly fine.

Chairman Comeaux: That's a minor thing and no one really pays attention to such things.

Mr. Snowden: That's ok, that's what the code states, so we have to stick with that. Given the height of these monument signs, we are not seeing a lot of folks wanting that, because they are not high enough.

Mr. Bowman: I have a question.

Chairman Comeaux: Yes Mr. Bowman, please.

Mr. Bowman: Sign 021 and 023, these signs, just out of curiosity, are they illuminated.

Ms. Beyerl: Yes, they are eternally illuminated.

Ms. Bowman: So all the signs will be illuminated?

Mr. Snowden: Mr. Bowman, that is permitted per code. Some cities have, for example, where they only permit externally illuminated ground mounted signs. So that means you need to have uplighting, as it is called in the industry. But, in this location on Main Street, the internally illuminated is permitted.

Mr. Bowman: Great, thank you.

Mr. Hicks: Mr. Chairman, I only have one question. I think our only concern is that the sign that is replacing the one on the south elevation, may or may not be too large per our code. Do we have an estimate of the square footage of the existing CS Bank sign? Because, just eyeballing this, it does look bigger. I think that is partly because First Merchant Bank is a bit of a mouthful. Do you know what the approximate size of the existing sign is?

Ms. Beyerl: I do not know the exact square footage based off of the code. I go by the square, which would work for CS Bank. I believe the existing is around 70 sf. With First Merchants Bank being a lot longer than CS Bank, they wanted it just as large but with their name.

Mr. Snowden: We calculate the wall signs by one square foot per frontage of the building. So, the length of the facade on the south side is about 51-52 sf. I did not find evidence of any variances, or comprehensive sign plans that would have increased the amount of signage being approved at this location. Maybe that was an oversight from the previous approval, I do not know. But, like I said, with the calculation that you are making, you can come close if you do a contiguous area calculation. In that case, just scale it down a little bit and we will live with it.

Mr. Hicks: I have a question on the east elevation sign #017, it appears you are utilizing a raceway on that sign, so I assume all the wires that illuminate that sign are in that channel that are behind the letters. Are you using a raceway there for any particular reason?

Ms. Beyerl: Actually, what it is mounting to is windows, so there are emollients on there.

Mr. Hicks: Another follow up question would be, the current CS Bank sign has a black raceway, which I think kind of blends in maybe a little bit better. I'm just curious, on yours you have like a gray raceway. It is just more visible. Is that possibly because your text is black so you can't put the black raceway behind the black text. Or, is there any other thing that you can minimize the fact that it is a raceway?

Ms. Beyerl: We try to match the color as close as possible. So, what is showing on our rendering is what our designer polled. When we went out there and did technical surveys, we matched the emollient to make sure it is going to match as closely as possible. The color on there may not be exactly as painted.

Mr. Hicks: Thank you.

Chairman Comeaux: So, the main concern I heard was the size of the sign south facing/Main Street facing sign?

Mr. Snowden: That was Staff's concern from a technical standpoint. I think some other great points have been raised.

Chairman Comeaux: We don't have the ability to enlarge the sign. All the other things we can kind of live with. Is it gray or is it black, right? We might prefer gray to black or whatever. But, we can't live with the wrong size. I will entertain a motion.

Mr. Burd: I will make a motion that we approve this item with the stipulation that the sign elevation fits within our code.

Mr. Snowden: You and I have gone over the process but I always provide the application a written record of action stating exactly what we talked about tonight. The applicant should submit a zoning sign permit application for the proposed signage. Staff will require two copies of plans to confirm compliance with the approved Certificate of Appropriateness. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review for the proposed wall sign, and they do require engineered plans for that, so be aware of that. Other than that, it's a pleasure.

Ms. Beyerl: Thank you very much.

Mr. Snowden: Thank you gentlemen, it is a pleasure to serve you.

Chairman Comeaux: Before we adjourn, I would just like to say that it is good to see you Mr. Bowman and Mr. Hicks. You both asked great questions tonight, and more than anything, it will be easier to meet quorum. Thank you very much for your time. Having no other business before us, we will stand adjourned.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Burd, Service Director
SECONDER:	Steven Hicks, Board Member
AYES:	Comeaux, Hudson, Bowman, Hicks, Burd
ABSENT:	Zollars

F. OTHER BUSINESS

G. ADJOURNMENT

Chairman

Planning Administrator

CITY OF REYNOLDSBURG
 Planning and Zoning Division
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, Ohio

Application #: 171894

Permit #:

Date Submitted: 10/21/15Fee Amount: \$75.00☒ Paid: 1337

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATIONProperty Address: 2100 Brice**II. PROPERTY OWNER OF RECORD**Property Owner Name(s): Sha XiangContact Email: Shaxiang@Dayston.comContact Phone Number: 614-374-9924**III. BUSINESS INFORMATION (IF APPLICABLE)**Business Name: MEKONG fusionContact Name: Kevin SouimaniphContact Phone Number: 614-600-9829Contact Email: NAKMUAY1985@GmailDescription of Use: Re-designing Road Side Sign**IV. APPLICANT INFORMATION**Applicant Name: Kevin SouimaniphApplicant Address: 3589 Refugee Rd.

Applicant Phone Number:

Applicant Email: NA☐ Property Owner☒ Business Owner☐ Contractor☐ Architect**PROJECT INFORMATION****CHECK AND DESCRIBE IF APPLY:**☐ Major Site Plan Review (\$400):☐ Minor/Exterior Modifications (\$200):☒ Signage (\$75):Sign Resurface with New Restaurant Logo + new☐ Historic District (\$50):

Applicant shall submit eleven (11) 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: K. JaoDate: OCT 21, 20****OFFICE USE ONLY****

Additional Notes:

Zoning InformationZoning District: CC☐ Historic District☒ CC OverlayOther Board Approval☐ BZBAMeeting Date: 12/3/15**Meeting Results**☐ Approved as Submitted☐ Tabled☐ Approved w/ Conditions☐ Denied

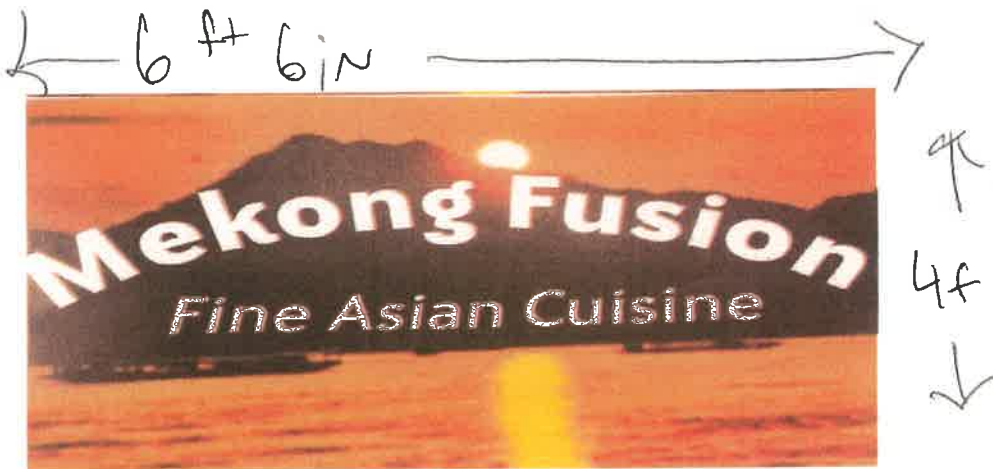
Planner Initials: _____

Date: _____

Attachment: Application #171894 (1263 : 2100 Brice Rd; Application #171894; Applicant: Kevin Souiman)



Internally illuminated ground sign



Plexi. Material of sign (~~at the new~~) is ~~Plexi~~
~~at the new~~ Glass. ~~both~~ width 6 ft 6 in Height 4 ft
 all we are doing is scraping old
 sticker off and resurfacing with
 a new sticker, made for our
 Restaurant LOGO + Lettering.

Google Maps 2335 Brice Rd



Image capture: Aug 2015 © 2015 Google

Columbus, Ohio

Street View - Aug 2015



<https://www.google.com/maps/@39.9369537,-82.830377,3a,45y,90h,90t/data=!3m6!1e1!...> 10/21/2015



**City of Reynoldsburg
Design Review Board
STAFF REPORT
December 3, 2015**

New Business

1) 2100 Brice Road – Mekong Asian Fusion - Signage

Application: #171894 – Certificate of Appropriateness

Location: Property is located on the southeast corner of Brice Road and Eastgreen Blvd.

Existing Zoning: CS – Community Services District / CCO – Community Commercial Overlay

Request: Request for certificate of appropriateness for signage.

Current Use: Eating and Drinking Establishment

Applicant: Kevin Souimaniphan

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing monument sign.

Existing Site & Context

The site is developed with an existing commercial building used as hotel/motel. Neighboring uses include other commercial businesses in the CC district of the City. To the west, the property abuts multi-family dwellings in the AR-2 district. The applicant operates a new restaurant in an existing space within the hotel.

CONSIDERATIONS

1103.12 STANDARDS FOR DESIGN REVIEW.

(a) The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District.

(b) In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following:

(1) Building height.

(2) Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective.

(3) Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building façade.

(4) Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.

(5) Roof shape which shall include form and material.

(6) Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective.

(7) Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.

(8) Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective.

(9) Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement.

(10) Signage and graphics to include building and site graphic displays.

(Ord. 96-94. Passed 7-25-94.)

1196.11 GRAPHICS.

(a) In addition to all other code provisions, any new graphic or sign, other than a like-kind replacement for maintenance reasons, is subject to all the provisions of this section.

(b) The following types of signs are not permitted: exposed neon, roof-mounted, monopole, rotating, signs with flashing messages or bare bulbs, changeable copy signs (except fuel pricing signage), signs on backlit awnings, off-premise signs, billboards, bench signs, and wall cabinet signs.

(c) Only one ground sign is permitted per street frontage; however it may include the names of all the major tenants of that parcel. Only a monument type ground sign is permitted. The sign base shall be integral to the overall sign design and complement the design of the building and landscape. The setback for a ground sign shall be a minimum of ten feet. The height of a ground sign shall not exceed six feet above grade, and sign area shall not exceed fifty square feet.

(d) Each tenant is permitted a wall sign of a size determined by the wall area corresponding to its individual frontage provided the aggregate graphic area of all individual tenant signs does not exceed the allowable graphic area for its corresponding building frontage as set forth in Chapter 1181.

(e) When indirectly lighting a ground sign, the light source shall be screened from motorist view.

(f) Face changes in existing cabinet style signs are required to be approved by the Design Review Board.

(Ord. 80-08. Passed 12-8-08.)

STAFF REVIEW

Ground Sign

The applicant is proposing to reface the existing multi-tenant monument style ground sign with two 26sf faces. The existing monument sign is generally consistent with the architectural characteristics of the structure. The existing sign does not exceed the 100sf ground sign limit per the Code.

Materials & Colors

Vinyls, acrylics and painted aluminum are among the permitted materials in the Community Commercial Overlay. The applicant stated the proposed material is plexiglass and that the existing sign panel will be reused with a new vinyl graphic. The proposed sign face only contains text and photo-realistic background image. Although the background image and design is not to the taste of Staff, the text is readable, and it's colors and character are not inconsistent with the existing building architecture and sign cabinet.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the certificate of appropriateness.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. The applicant should submit a zoning sign permit application for the proposed sign reface. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness.

CITY OF REYNOLDSBURG
 Planning and Zoning Division
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, Ohio

Application #: 172134
 Permit #:
 Date Submitted: 11/17/13
 Fee Amount: \$200
☒ Paid: 1218

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
 Design Review Board

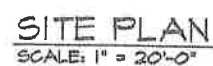
I. PROPERTY INFORMATION	
Property Address: <u>7810 E. MAIN Street, Reynoldsburg, OH 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Rodney Bigham</u>	
Contact Email: <u>RJBigham@AOL.COM</u>	Contact Phone Number: <u>614-531-2083</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Cornerstone Fencing</u>	Contact Name: <u>Rodney Bigham</u>
Contact Phone Number: <u>614-531-2083</u>	Contact Email: <u>RJBIGHAM@AOL.COM</u>
Description of Use: <u>Material Cold Storage</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>AHV Construction, LLC / Greg</u>	Applicant Address: <u>592 Office Parkway, Suite 300 Westerville OH 43082</u>
Applicant Phone Number: <u>614-348-5183</u>	Applicant Email: <u>Greg@AHVBuilds.com</u>
☐ Property Owner ☐ Business Owner ☒ Contractor ☒ Architect	

PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☒ Major Site Plan Review (\$400):	
☒ Minor/Exterior Modifications (\$200): <u>40x60x12 Materials Cold Storage Building Add.</u>	
☐ Signage (\$75):	
☐ Historic District (\$50):	

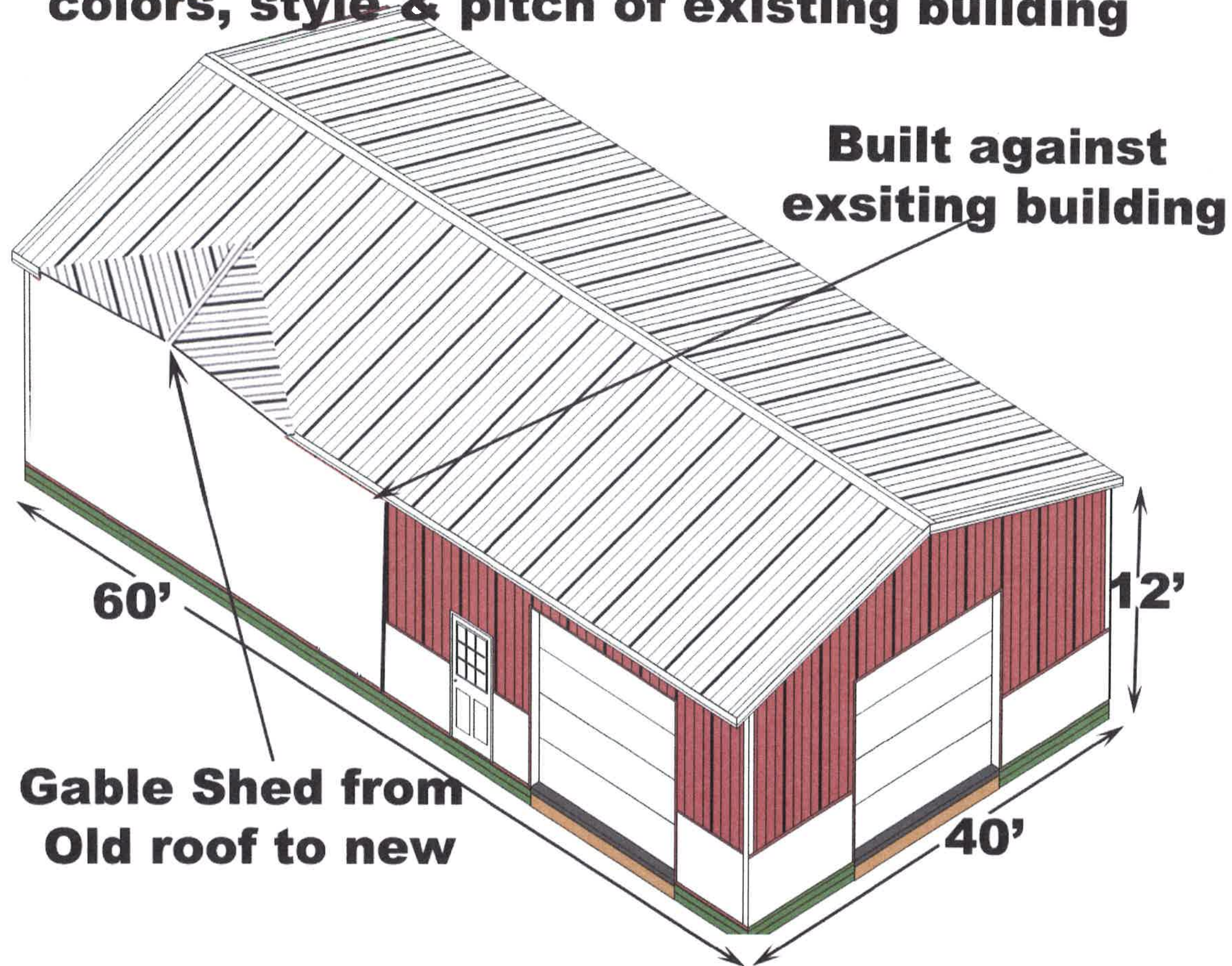
Applicant shall submit **eleven (11)** copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 11-12-2015

Additional Notes:	**OFFICE USE ONLY**						
	<u>Zoning Information</u>						
	Zoning District: <u>CC</u>						
	☐ Historic District ☐ CC Overlay						
	<u>Other Board Approval</u>						
	☐ BZBA						
	Meeting Date: <u>12/3/15</u> <table border="1"> <tr> <td colspan="2">Meeting Results</td> </tr> <tr> <td>☐ Approved as Submitted</td> <td>☐ Tabled</td> </tr> <tr> <td>☐ Approved w/ Conditions</td> <td>☐ Denied</td> </tr> </table>		Meeting Results		☐ Approved as Submitted	☐ Tabled	☐ Approved w/ Conditions
Meeting Results							
☐ Approved as Submitted	☐ Tabled						
☐ Approved w/ Conditions	☐ Denied						
Planner Initials: _____ Date: _____							



**The Proposed addition will match
colors, style & pitch of existing building**





**City of Reynoldsburg
Design Review Board
STAFF REPORT
December 3, 2015**

New Business

**2) 7810 E. Main St. – Cornerstone Fence – Minor Site Plan/Exterior
Modifications**

Application: #172137 – Certificate of Appropriateness

Location: Property is located on the north side of E. Main Street between Oak Valley Drive and Carlyle Drive.

Existing Zoning: CC – Community Commerce

Request: Request for certificate of appropriateness for exterior modifications of a commercial building.

Current Use: Administrative Offices/Storage

Applicant: AHV Construction

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness to modify the exterior of an existing commercial building. This proposal includes a 2400sf building addition and several other small site improvements.

Existing Site & Context

The site is developed with an existing 1440sf commercial building that was previously used for administrative office/storage for a petroleum delivery business. Neighboring uses include other

commercial businesses in the CC districts of the City. To the north, the property abuts The City's Public Service Department maintenance facility located in the S-1 Special District.

CONSIDERATIONS

1103.12 STANDARDS FOR DESIGN REVIEW.

(a) The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District.

(b) In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following:

- (1) Building height.
 - (2) Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective.
 - (3) Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building façade.
 - (4) Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.
 - (5) Roof shape which shall include form and material.
 - (6) Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective.
 - (7) Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.
 - (8) Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective.
 - (9) Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement.
 - (10) Signage and graphics to include building and site graphic displays.
- (Ord. 96-94. Passed 7-25-94.)

STAFF REVIEW

Background

The site was previously used by a petroleum delivery company to store vehicles and contained several outdoor storage tanks. Staff's research indicates that this was probably a legal, non-conforming industrial use. The applicant has previously received a zoning certificate to change the use to administrative offices/storage for a fence installation business. The outdoor storage tanks were removed and the applicant has repaired the existing exterior fence as well as conducted general site maintenance.

Site Design

The site is currently developed with an existing building used for offices and materials storage. The applicant is proposing to more than double the size of the structure on the site. Existing gravel parking is located in front of the existing building.

Architectural Detailing

The current building is clad with red vertically seamed metal siding. The applicant is proposing to extend that material throughout the new addition. Given that this property is not in the Community Commercial Overlay, there are not specific materials requirements contained in the Zoning Code. Although the site is zoned for commercial use, its previous industrial use was not overly attractive. Staff feels that the current use and proposed addition are a positive step for the property, and therefore, Staff is willing to support the proposed materials. Staff also notes that the proposed materials exceed the quality of materials utilized in the City's adjacent maintenance facility and the Board of Education's nearby transportation facility.

Landscaping

The applicant has conducted general site maintenance that has improved the look of the property. The applicant is proposing to maintain the existing trees that meet the minimum requirements for landscape materials. The applicant is not required to provide any additional parking lot screening, landscaping, or lighting because no other modifications or additions to the marking are being made.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the commercial corridor. Staff's recommendation is it that the Board approve the certificate of appropriateness as submitted.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. The applicant has already submitted an application for a minor site plan review/zoning certificate. Several City departments have already submitted comments. Staff will finalize that review following this meeting.
2. Staff was notified by the City's consulting engineer that a plot-grade-utility plan will be required. The applicant should review the Development Handbook for the required materials and contact the Building Division at 614-322-6802 for assistance with submission. Staff cannot issue a zoning certificate until a PGU plan is approved.
3. The applicant submitted building plans for review by the Building Division on November 20th. Building Division's reviews typically take 28 days from application. Staff will confirm with Building Division that the review is on track, and the applicant will be contacted as soon as the plans reviewed and permits can be issued.



Planning and Zoning Office
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172207
Permit #:
Date Submitted: 11/10/15
Fee Amount: \$50.00

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

☐ Paid: _____

I. PROPERTY INFORMATION

Property Address:

7345 E. Main St.

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Sean Connel

Contact Email:

Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Vick's Gourmet Pizza

Contact Name:

Douglas + Charlotte Vickers

Contact Phone Number:

614-565-3897

Contact Email:

Description of Use:

Pizza Shop

IV. APPLICANT INFORMATION

Applicant Name:

Charlotte + Douglas Vickers

Applicant Address:

7333 E. Main St.

Applicant Phone Number:

614-593-6802 614-580-1287

Applicant Email:

☐ Property Owner

☒ Business Owner

☐ Contractor

☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan Review (\$400): _____

☐ Minor/Exterior Modifications (\$200): _____

☐ Signage (\$75): _____

☒ Historic District (\$50): exterior modifications, new door + awnings

Applicant shall submit **eleven (11) 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: _____

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: CC

☒ Historic District

☐ CC Overlay

Other Board Approval

☐ BZBA

Meeting Date: 12/3/15

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

Planner Initials: _____ Date: _____

Vick's Gourmet Pizza
7345 E. Main St. Reynoldsburg Ohio

Proposed improvements:

Door with shutters
Planter boxes
Awnings

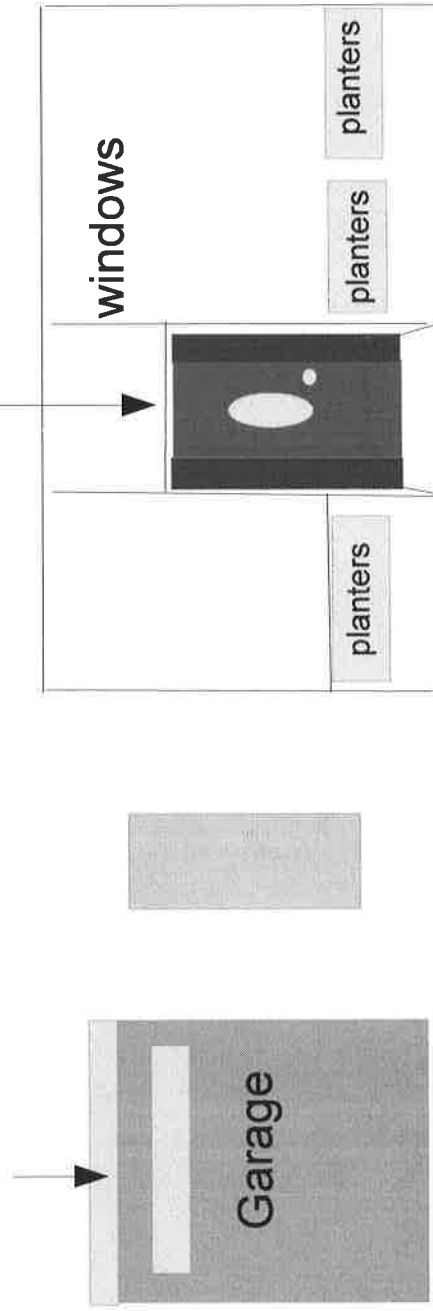
1 - 6

VICK'S GOURMET PIZZA

RT. 256 SIDE VIEW

Add 36" x 80" Door plus one pair of 12" x 80" shutters

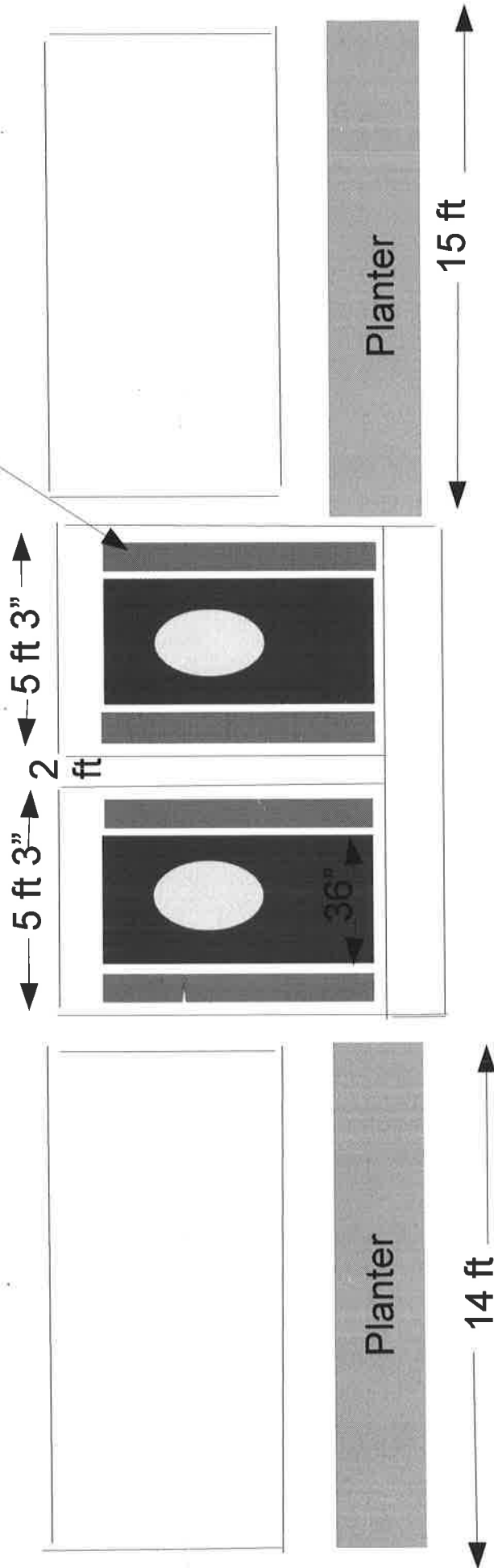
Add 2" x 8" treated board



2ft 10 ft 10'3" 5' 5' 11'

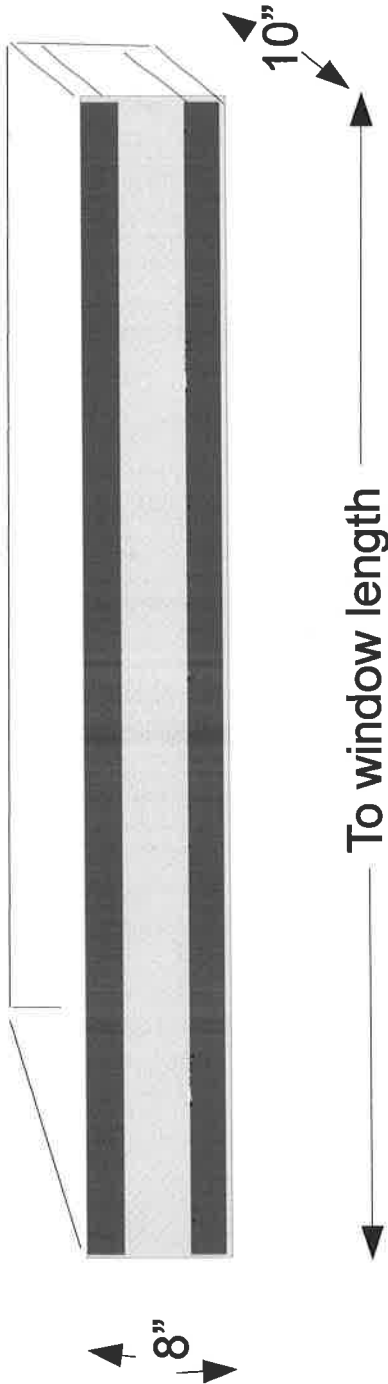
Main Street Front View

Add two 36" x 80" doors, add two pairs of 12" x 80" shutters



Three Flower Boxes built out of 1" x 8" Cedar trimmed 1" x 2" cedar

As seen in 256 side view Vick's Gourmet Pizza

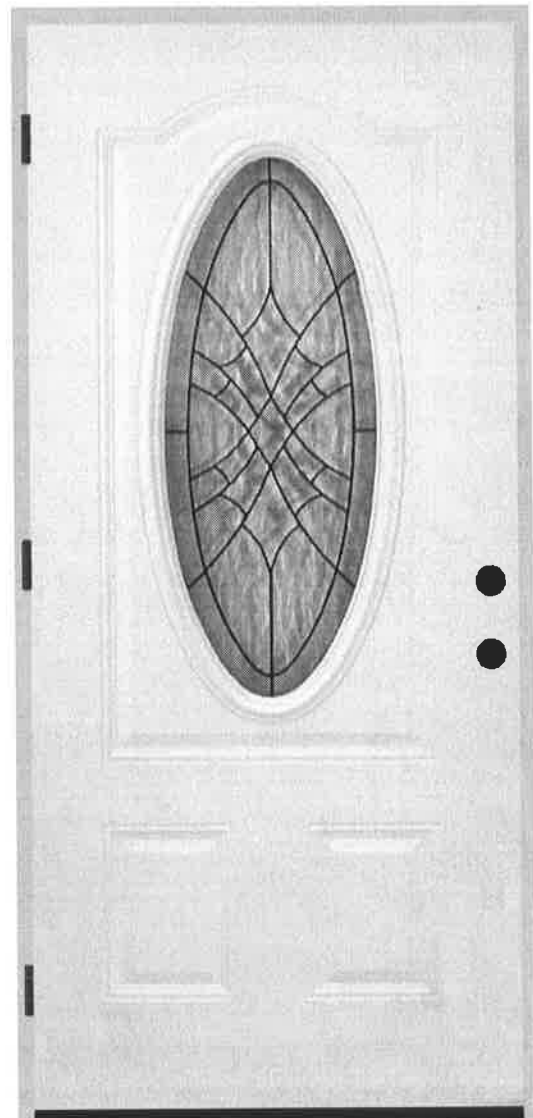


Steves & Sons | Model # S31O-WVP-36-6RO
Internet # 205604344

36 in. x 80 in. Webville Oval Lite 2-Panel Primed White Steel Prehung Front Door



Primed White Steel Prehung Front Door



- Interlocking stile edge provides structural rigid
- Oval door with Webville patina coming glass a
- High performance bronze weather stripping a
- Webville glass is constructed of 1 in. triple pane insulated glass for energy efficiency
- Door is doubled bored for lockset with deadbolt and assembled with tamper proof hinges for added security
- Primed smooth surface ready for painting
- Prehung 6-9/16 in. primed frame for easy installation with 6 in. wall construction
- Requires rough opening of 38 in. x 80-3/4 in., actual unit size 6-9/16 in. x 37-1/2 in. x 80-1/4 in.
- From outside door opens toward outside of home with hinges on left
- Energy Star compliant
- Brickmould and interior trim sold separately

SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	6.563 in	Door Thickness (in.)	1.75
Assembled Height (in.)	80.25 in	Jamb Size (in.)	6-9/16"
Assembled Width (in.)	37.5 in	Rough Opening Height	80.75
Door Size (WxH) in.	36 x 80	Rough Opening Width	38

DETAILS

Color Family	White	Glass Style	Decorative
Color/Finish	White Primer	Glass Type	Oval Lite
Commercial	No	Hinge Finish	Patina
Door Configuration	Single Door	Included	No additional items or accessories included
Door Handling	Right-Hand/Outswing	Material	Steel
Door Style	Classic	Number of Hinges	3
Door Type	Exterior Prehung	Panel Type	2 Panel
Features	Lockset Bore,Tamper-Proof Hinges,Weatherstripping	Product Weight (lb.)	115 lb
Finish Type	Primed	Returnable	90-Day
Glass Caming Finish	Patina		

WARRANTY / CERTIFICATIONS

Energy Star Qualified	North-Central,Northern,South-Central,Southern	Manufacturer Warranty	10 Year Limited Warranty
Fire rating	None		

5

Builders Edge | Model # 010120079167 |
Internet # 202517495
**12 in. x 80 in. Louvered Vinyl
Exterior Shutters Pair in #167
Bordeaux**



Pair in #167 Bordeaux



Due to materials, widths of

Product cannot be painted
Sold in pairs
AK, HI ship to store only
Limited lifetime warranty

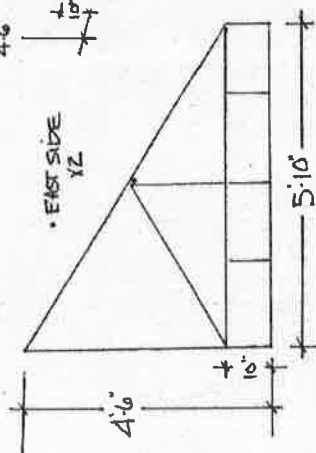
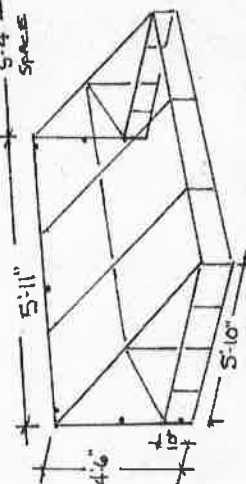
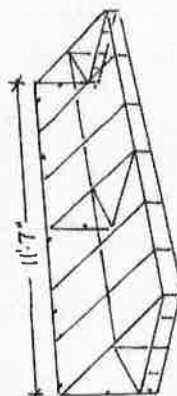
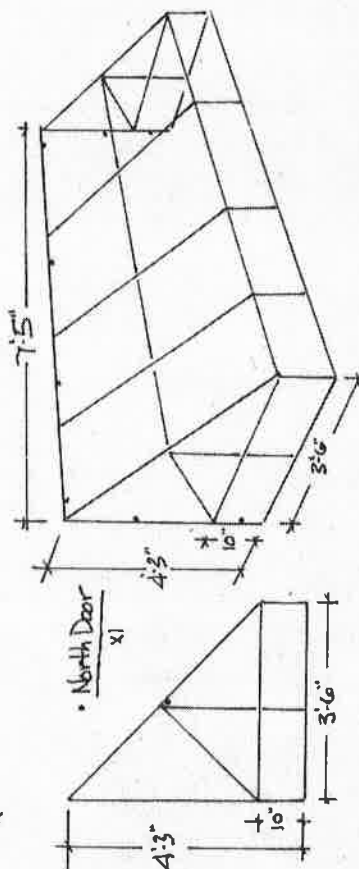
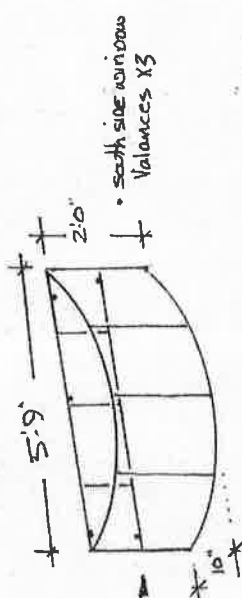
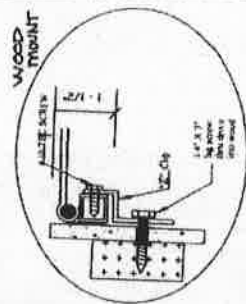
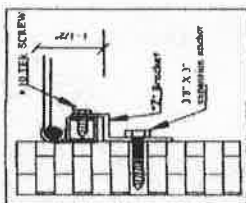
[Click Image to Zoom](#)

PECIFICATIONS

DIMENSIONS

Louver width (in.)	12.0	Product Width (in.)	12
Product Depth (in.)	1	Shutter Height (in.)	79

Mounting Detail Brick



Frame: All welded aluminum sq. tube 1"x1"x 1/8" (fillet welds)

Fabric: Sunbrella (fire retardant) **Color:** Black

Attachment: Brick & wood building, Z clips at wall (see detail)

Vick's Pizza		N.T.S.		Date: Nov 3 2015		Drawn By: JBO	
7333 E. Main St.						Revision:	
Reynoldsburg, OH 43068						1. _____	
						2. _____	
						Drawing Number	
						1 of 1	
Capital City Awning Co.				PA(614) 221-5404			
				Fax(614) 385-9420			
577 N. Fourth St.							
Columbus, Ohio 43219							

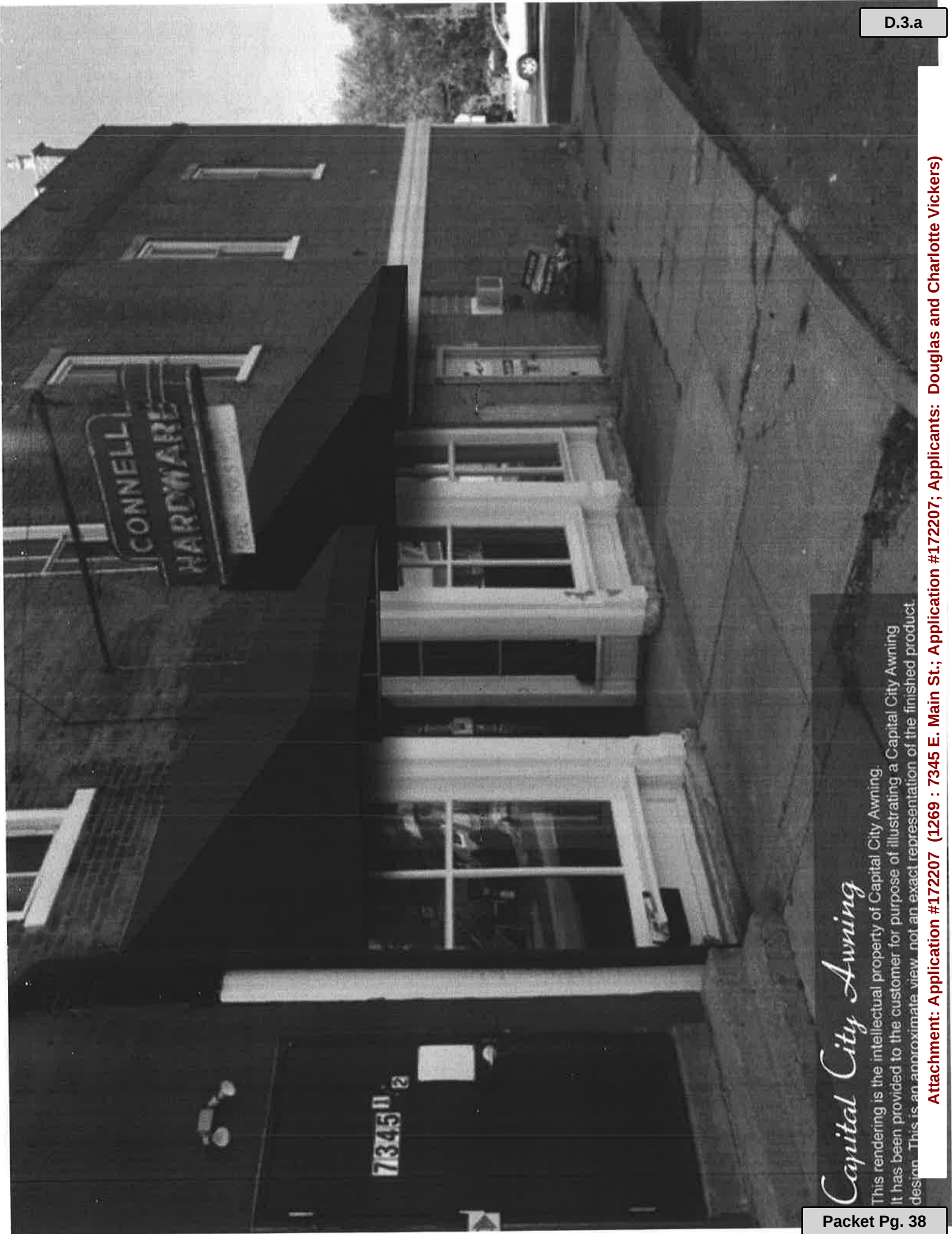
All measurements to be field verified prior to production

*Vick's
Gourmet Pizzeria
& Deli*
**We
Deliver**
7345 E. Main

Capital City Awning

This rendering is the intellectual property of Capital City Awning. It has been provided to the customer for purpose of illustrating a Capital City Awning design. This is not an exact representation of the finished product.

Attachment: Application #172207 (1269 : 7345 E. Main St.; Application #172207; Applicants: Douglas and Charlotte Vickers)



Capital City Awning

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Attachment: Application #172207 (1269 : 7345 E. Main St.; Application #172207; Applicants: Douglas and Charlotte Vickers)



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**City of Reynoldsburg
Design Review Board
STAFF REPORT
December 3, 2015**

New Business

3) 7345 E. Main St. – Connell Hardware Building (Vick’s Pizza proposed location) – Exterior Modifications

Application: #172207 – Certificate of Appropriateness

Location: Property is located on the southwest corner of Main Street and Lancaster Avenue.

Existing Zoning: CC – Community Commerce / HCO – Historic Commercial Overlay

Request: Request for certificate of appropriateness for exterior modifications to an existing commercial building in the Historic District.

Current Use: Vacant Space/Eating & Drinking Establishment (Proposed)

Applicant: Charlotte & Douglas Vickers

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a certificate of appropriateness to modify the exterior of a commercial building in the Historic District. This proposal includes the replacement of the front entrance doors and addition of canvas awnings to the north, east and south facades of the structure.

Existing Site & Context

The site is developed with an existing commercial building that was previously used for retail sales. Neighboring uses include other commercial businesses, including eating and drinking

establishments and personal services in the CC and CS districts of the City. To the south, the property abuts single-family dwellings in the R-3 district. The property and all adjacent properties are within the Historic Overlay District.

CONSIDERATIONS

1103.12 STANDARDS FOR DESIGN REVIEW.

(a) *The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District.*

(b) *In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following:*

- (1) *Building height.*
 - (2) *Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective.*
 - (3) *Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building façade.*
 - (4) *Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.*
 - (5) *Roof shape which shall include form and material.*
 - (6) *Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective.*
 - (7) *Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.*
 - (8) *Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective.*
 - (9) *Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement.*
 - (10) *Signage and graphics to include building and site graphic displays.*
- (Ord. 96-94. Passed 7-25-94.)

1193.05 REVIEWS REQUIRED, STANDARDS FOR REVIEW.

(b) *Standards for Review. The following standards shall be applied in reviewing an application for a certificate of appropriateness:*

- (1) Revitalization Plan. *All reviews shall be based on the guidelines established in the Olde Reynoldsburg Main Street Revitalization Plan as adopted by Resolution. No. 48-96.*
- (2) Demolition or Removal. *In reviewing an application for demolition or removal of a structure, the Board shall issue a certificate when at least one of the following conditions prevails;*
 - A. *The structure contains no features of architectural or historic significance to the character of the area within which it is located.*
 - B. *Deterioration has progressed to the point where it is not economically feasible to restore the structure and there exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition.*
- (3) New Uses and New Construction. *Properties being developed for new uses shall meet the guidelines of permitted uses as outlined in 1193.03, in both Residential and Commercial overlays. Construction and design should be consistent with the character of the surrounding area and be consistent with the objectives of the Historic District.*
- (4) Exterior Changes. *Whenever feasible, historic features shall be repaired rather than replaced. When severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials.*

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(Ord. 114-99. Passed 9-13-99.)

STAFF REVIEW

Historical Significance.

The property dates to the 19th century and has been the site of various commercial businesses over its history.

North Facade

The applicant is proposing to replace the two existing sets of steel framed double doors. The applicant proposes to replace each set of doors with a single, residential style door with an oval shaped glass panel. The proposed doors would be flanked by sets of louvered vinyl shutters which would be permanently affixed to the building facade.

Upon review, Staff has found the style of doors to be largely inconsistent with the historic design guidelines. Staff met with the applicant to provide a copy of the guidelines and has encouraged the applicant to select another style from those provided. The size of the proposed shutters is also inconsistent with the size of the doors, which the guidelines indicate is not appropriate to the Historic District. Staff recommends that the applicant omit the shutters and retain wood paneling painted to match the existing facade.

The applicant is advised that a residential style door at this locate may cause issues with fire codes and life-safety approvals to the proposed space once it is completely built out as a restaurant.

East Facade

The applicant is proposing to replace the existing double doors with a residential style door flanked by shutters in a similar manner proposed to the north side. The existing doors appear to be original to the building and are consistent with 19th mercantile buildings. Staff recommends retention of the existing door style.

The applicant is also proposing to add a treated wood board above the garage door opening. Staff would like more clarification as to this proposal.

Awning Locations

Awnings are used to bring attention to building uses in an attractive manner and articulate building entrances and other detailing. The applicant has proposed to add awnings over entrances located on the north and east facades of the building. This is consistent with the commercial use of the building and Staff does not feel the addition of the awnings will detract from the overall historic character of the structure. The applicant is also proposing awnings along the south facade of the structure that are not consistent with the historic design guidelines in terms of their design, and do not articulate any building entrances or features. Staff recommends that the applicant modify the design or omit these awnings from their final design.

Awning Materials & Colors

The proposed canvas awning material is consistent with historic design guidelines. The applicant is proposing to utilize unpainted aluminum supports for the awning structure. Generally speaking, this is not an appropriate material for use within the Historic District. Staff recommends that the applicant modify the plans to utilize a painted or enameled frame.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Historic District. Staff's recommendation is it that the Board approve the certificate of appropriateness on the following conditions:

1. That the applicant be required to submit revised plans to Staff in conjunction with a zoning certificate application showing the following:
 - a. A revision to the design to showing the omission of all proposed shutters.
 - b. A revision to the design showing the retention of the original entrance doors on the east facade.
 - c. A revision to the design showing entrance doors on the north facade that are consistent with the styles shown in the design guidelines.
 - d. A revision to the design of or omission of the awnings along the south side of the structure.
 - e. A revision to the design of the remaining awnings indicating the unpainted aluminum supports will be painted or enameled in a color that will match the awning material.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. The applicant should apply for a zoning certificate. Staff will require two sets of drawings showing compliance with the approved certificate of appropriateness.
2. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review and secure all required permits and inspections for the proposed awnings and doors.