



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, NOVEMBER 17, 2022 6:00 PM

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Board of Zoning and Building Appeals – Regular Meeting – October 20, 2022
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. NEW BUSINESS

1. Summit Road SW; Application 2022-5169; Applicant D.R. Horton (Rob Little); Extension of Conditional Use Permit
2. 6493 E Main St; Application 2022-5432; Applicant Coughlin Investments; Variance Requested
3. 6493 E Main St; Application 2022-5435; Applicant Coughlin Investments; Conditional Use
4. 7704 E. Main St; Application #2022-5413; Applicant Cliff Spruill; Request for Signage Variance
5. 9033 Ridgeline Dr; Application # 2022-5429; Applicant Jonathan Colby; Variance
6. 1495 Jackson St; Application 2022-5391; Applicant Jordan Hall; Variance
7. 1551 Truro Ave; Application #2022-5397; Variance
8. 6947 Wigwam Way; Application 2022-5421; Applicant Jacqueline Davis; Variance
9. 1284 Brice Rd; Application 2022-5443; Applicant the Christian Missionary Alliance; Variance
10. 7366 E Bryden Rd; Application #2022-5362; Applicant Leah Taylor; Appeal

D. OTHER BUSINESS

E. ADJOURNMENT

Reynoldsburg

OHIO • 1839

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, OCTOBER 20, 2022 6:00 PM

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Linder, Furst, Bulls, Barnhart
ABSENT: Davis

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – September 15, 2022
Minutes Stand Approved

3. APPROVAL OF AGENDA

Items 4 and 6 were tabled per the applicant. Item 8 was withdrawn per the applicant.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 7833 Country Brook Lane; Application #2022-5366; Applicant Lynn and Michael Martin; Request for a Variance

Applicant wasn't present to review application. Mr. Furst motioned to table the application, seconded by Ms. Barnhart. All votes in favor.

Mr. Furst motioned to revisit the application since the applicant was able to attend. Seconded by Ms. Barnhart.

Mr. Meyer read the staff report into the record.

Mr. Martin explained that is property is very wooded and he wants to place the fence well within their boundary without disturbing the trees. His wife has health issues and needs an easier way to let the animals outside. Mr. Martin doesn't feel as if this will have an impact on the neighbors due to the height of the fence.

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Mr. Furst indicated that the highlighted section of the drawing is not the actual fence being proposed on the application. The fence is the black dotted line and blue dotted lines.

Mr. Furst asked the applicant to provide hardship or practical difficulty that prevents the applicant to erect the fence the way the code describes. Mr. Martin explained this is to help his wife and keep Reynoldsburg beautiful by erecting a nice clean fence out of the view of neighbors. Mr. Martin was asked if placing the fence on the property line would intersect a number of trees on the property and he said yes. Mr. Furst asked the applicant if this variance was necessary for the reasonable use of his land. Mr. Martin said yes.

Ms. Barnhart: I'd like to make a motion to accept the application as submitted.

Pastor Linder: Second.

Ms. Barnahrt. Yes. Ms. Bulls. Yes. Mr. Furst. Yes. Pastor Linder. Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Amy Barnhart, Vice Chairman
SECONDER:	Robert Linder, Vice Chairman
AYES:	Linder, Furst, Bulls, Barnhart
ABSENT:	Davis

2. 373 Doverwood Dr; Application #2022-5381; Request for a Variance

Mr. Meyer read the staff report into the record.

The applicants, Paula and James Wells, explained how they had a surveyor come out and how the tree on the back left of their property was probably intended to be a property marker, but it's grown so much that it encroaches both properties. They said it is a very large tree and have no interest in taking it down. They are aware that placing the fence into the neighbor's yard would be unacceptable, so they are willing to place the fence on their property to avoid taking down the tree. They have invested \$30,000 into upgrading the yard and they would like to protect it from animals. On the opposite side the property marker is in the middle of the utility box. The applicant is willing to do what the city wanted and have proposed gates for full access, that way they could be removed if need to.

Mr. Furst asked if they planned to maintain the fenced off area. The applicant said they have been maintaining it and will continue to do so. Mr. Furst stated that the code is intended to prevent areas of ambiguous owners, but as long as you are maintaining it and, if you go to sell the property that you inform the buyer that it is their property to maintain.

Mr. Furst believes there's a clear proof of hardship and practical difficulty. The tree looks fairly large and there's nothing that can be done about the utilities.

Ms. Barnhart asked about the easement. Mr. Meyer said as long as the easement is not held by the city, which in this case, it's not, we are not able to interpret the easement. That is up to the property owner to follow the rules. The applicant agreed to work with the utility company

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to determine the best gate to ensure accessibility to the utility boxes.

Ms. Barnhart: I move to approve the application as presented.

Ms. Bulls: I'll second.

Ms. Barnhart. Yes. Ms. Bulls. Yes. Mr. Furst. Yes. Pastor Linder. Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Amy Barnhart, Vice Chairman
SECONDER:	Olivia Bulls
AYES:	Linder, Furst, Bulls, Barnhart
ABSENT:	Davis

3. 3594 : App# 2022-5344, 6580 Santa Cruz Pl, Benner

Mr. Furst recused himself from the application.

Mr. Meyer read the staff report into the record.

Mr. Benner representing the condominium association at Barcelona identified the pin on the pictures in the packet identifying property lines. From the pin north, all the single family homes have fences to separate them from the condominium association. From that pin where we want to put the fence that neighbor only has a chain link fence. They just want to run along the property line like it supposed to be. The property to the south is a vacant lot. Mr. Benner and the association has attempted to connect with the property owner, Ms. Owen, with no success. The chain link along the vacant property needs repaired. This area has become a traffic area for kids cutting through. Members of the association have been verbally assaulted from people coming through this area, so they are looking to put this six foot fence up for security and privacy. They are willing to put up gates and take care of the property behind the fence.

Ms. Barnhart asked about the hardship and Mr. Benner explained that the telephone poles, electric box and ability to put the finished side facing out are all hardships.

The board further asked about the staff report and Mr. Benner elaborated on how difficult it has been to contact the vacant property owner after multiple attempts.

Ms. Bulls: I motion to approve the application with the conditions that gates be place on both sections to allow access for maintenance.

Pastor Linder: I'll second.

Ms. Barnhart. Yes. Ms. Bulls. Yes. Pastor Linder. Yes.

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RESULT:	APPROVED [3 TO 0]
MOVER:	Olivia Bulls
SECONDER:	Robert Linder, Vice Chairman
AYES:	Linder, Bulls, Barnhart
ABSENT:	Davis
RECUSED:	Furst

4. 1551 Truro Ave; Application #2022-5397; Request for a Variance

Applicant asked to table the application.

RESULT:	TABLED [UNANIMOUS]	Next: 11/17/2022 6:00 PM
AYES:	Linder, Furst, Bulls, Barnhart	
ABSENT:	Davis	

5. 2437 Taylor Park Dr; Application #2022-5399; Applicant Jeffrey Immel; Variance Requested for Signage

Mr. Meyer read the staff report into the record.

Jeffrey Immel from Kimley- Horn spoke about the Target business model and that this application it to improve their online ordering services. The drive up location is intentionally placed on the opposite side of the main entrance to not interfere with traffic between people entering the store and the drive up service. This sign is to properly direct customers to the correct location in the lot.

Mr. Furst asked for clarification on the code. Mr. Meyer confirmed the code says no more than one wall sign per tenant on the elevation. Mr. Furst pointed out that there's already a CVS sign so they aren't really seeking to add additional signs because there's already more signs than the code allows.

Mr. Furst asked if the applicant contends that this variance is necessary for the reasonable use of the building. Mr. Immel said yes, due to the size of the lot the wall signs are the best way to direct customers to the correct area and avoid unnecessary congestion. A customer would be using the unused drive aisles that those signs would aid it and create positive traffic flow. Mr. Furst clarified that Mr. Immel was indicating that it might create a traffic hazard in the front of the store trying to find the location of the drive up by using surface signage. Mr. Immel confirmed that was his thought. Mr. Immel's main argument is for traffic flow and safety of the drivers.

Ms. Barnhart: I motion that we accept the application with the condition that the drawings be submitted to show the new sign on the front doesn't exceed outward from the wall more than 14 inches.

Pastor Linder: Second.

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Ms. Barnhart. Yes. Ms. Bulls. Mr. Furst. Yes. Pastor Linder. Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Amy Barnhart, Vice Chairman
SECONDER:	Robert Linder, Vice Chairman
AYES:	Linder, Furst, Bulls, Barnhart
ABSENT:	Davis

6. 7704 E. Main St; Application #2022-5413; Applicant Cliff Spruill; Request for Signage Variance

Applicant requested the application be tabled.

RESULT:	TABLED [UNANIMOUS]	Next: 11/17/2022 6:00 PM
AYES:	Linder, Furst, Bulls, Barnhart	
ABSENT:	Davis	

7. 1220 Waggoner Rd; Application #2022-5395; Request for a Variance

Mr. Meyer read the staff report into the record.

Mr. Spurdute explained that this was brought before this board before and they tried to rework the plan to avoid coming back to ask for variances. After multiple reviews the team decided to come back before the board to clean up what was already approved previously to avoid issues later down the road when somebody buys this house. The variances are included in the packet for each building and what variance is needed or not. Mr. Spurdute said this isn't just an economic hardship this is death to him. He owns the property, has cut down trees and starting site work and would like to continue the project as planned.

Mr. Furst asked if this is the minimum variance necessary to accomplish a reasonable use of this property. Mr. Spurdute said they have exhausted all efforts by using a consulting firm. They have another project on Rosehill and thought all the issues were resolved with this site, but additional issue kept arising. Additionally, there could be potential title issues when they transfer the property in the future that the code would prevent the transfer making it difficult or costly to obtain title insurance.

Mr. Furst said it is very clear that the code does present proof of hardship and practical difficulty to you and future property owners.

Mr. Furst: I do move that we accept this application as submitted for all the variances as described in the application.

Ms. Barnhart: I'll second.

Ms. Barnhart. Yes. Ms. Bulls. Yes. Mr. Furst. Yes. Pastor Linder. Yes.

Minutes Acceptance: Minutes of Oct 20, 2022 6:00 PM (APPROVAL OF MINUTES)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Furst, Commissioner
SECONDER:	Amy Barnhart, Vice Chairman
AYES:	Linder, Furst, Bulls, Barnhart
ABSENT:	Davis

8. 7322 Marlan Ave; Application 2022-5305; Applicant Michelle Buck; Appeal - Home Occupancy

Applicant withdrew application

RESULT:	WITHDRAWN
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E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Oct 20, 2022 6:00 PM (APPROVAL OF MINUTES)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address: Summit Road, SW	Parcel ID#(s): 125-026616-00-001, 125-026616-00.00
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): D.R.Horton - Indiana, LLC Contact Rob Little	
Contact Email: rdlittle@drhorton.com	Contact Phone Number: 614-365-0066

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: D.R.Horton - Indiana, LLC Contact Rob Little	Applicant Address: 507 Executive Campus Drive, Suite 100, Westerville Ohio 43082
Applicant Phone Number: 614-365-0066	Applicant Email: rdlittle@drhorton.com
<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Business Owner/Tenant
<input type="checkbox"/> Contractor	<input type="checkbox"/> Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (Non-Residential (\$450) / Residential (\$200): _____

Conditional Use Permit (\$350): **Allow for a one year extension of Exception Use Permit that was originally obtained in November, 2021 for attached single-family homes in an SR district.**

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

Applicant Signature:  Date: **10/10/22**

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information
Zoning District: _____
 Historic District

Add'l Approvals Req'd
 Planning Commission
 Other: _____

P&Z Admin.: _____ Date: _____

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

Attachment: 0 signed application (App# 2022-5169, Summit Road, SW, Little)



ARCHITECTS. ENGINEERS. PLANNERS.

November 8, 2022

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

RE: Summit Road, SW

Mr. Meyer:

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

1. *Project Summary*

- a. The 36.1 +/-acre residential subdivision is zoned SR - Suburban Residential. To the north is an assisted living facility; to the west is single-family residential; to the east is a high school and elementary school; and to the area to the south is predominantly agricultural.
- b. Currently under agricultural use, the site is proposed to be developed with 71 single-family lots and 78 attached single-family units on fee simple lots.
- c. The plan is consistent with the purpose and intent of the SR - Suburban Residential district which states: "The desired development pattern in the SR Zone is to accommodate multiple forms of single-family development, including attached single-family dwellings."
- d. The applicant is requesting an extension to an already extended (from May of this year) conditional use permit that is set to expire in November of 2022. The applicant requests that the CUP shall be valid for one year, expiring in November 2023 unless construction begins, to allow adequate time to prepare the necessary plans and acquire the necessary permits to construct the project.

2. *Project Review*

- a. The applicant is requesting the conditional use extension for one more year which is six months longer than the period required by Section 1109.15, I.

3. *Zoning Recommendation*

- a. Recommend extension of the Dwelling - Attached Single-Family conditional use within the SR - Suburban Residential district with the following condition:
 - i. The Planning and Zoning Administrator review the conditional use permit application 6 months after the BZBA's final action to determine if the approved use is in operation and otherwise in compliance with all conditions of approval and notify the BZBA of such compliance.

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

Very truly yours,

Kim Littleton

OHM Advisors
 580 NORTH FOURTH STREET, SUITE 610
 COLUMBUS, OH 43215

T 614.418.0600
 F 614.418.0614

OHM-Advisors.com



Kim Littleton, AICP
Senior Planner/Project Manager

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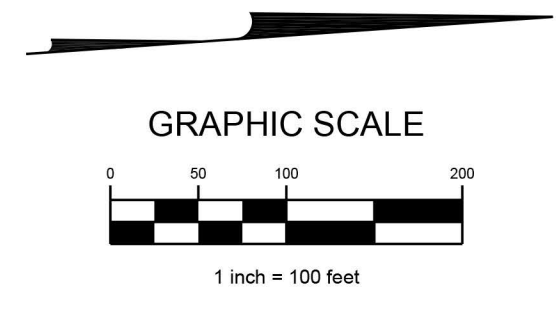


EXHIBIT "E-1"

MAJOR SITE PLAN
FOR
MAPLEWOOD
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS

CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

ILLUSTRATIVE SITE
PLAN

PREPARED FOR:
D. R. HOKON
America's Builder
507 EXECUTIVE CAMPUS DRIVE
SUITE 100
WESTERLY, OHIO 43082
PHONE: (614) 891-8545

PREPARED BY:
EMIT
Evans, Mechwart, Homborn & Tibon, Inc.
5500 New Albany Road, Columbus, OH 43254
PHONE: 614.772.4500 Fax: 614.772.3648
emit.com

DATE:	OCTOBER 14, 2021
REVISED:	APRIL 27, 2022
REVISED:	
REVISED:	
REVISED:	
REVISED:	

SITE STATISTICS:

SITE AREA: ±36.1 ACRES
FUTURE R/W DEDICATION: ±0.86 ACRES
TOTAL ACREAGE: ±35.24 ACRES

TOTAL NUMBER OF UNITS: 149 UNITS
SINGLE-FAMILY LOTS: 71
50' X ±125' LOTS: 26 LOTS
54' X ±125' LOTS: 19 LOTS
60' X ±125' LOTS: 26 LOTS
SINGLE-FAMILY ATTACHED LOTS: 71 UNITS
78 UNITS

TOTAL GROSS DENSITY: ±4.13 LOTS/ACRE
TOTAL OPEN SPACE PROVIDED: ±10.1 ACRES (27.8%)
RESERVE "A": ±2.8 ACRES
RESERVE "B": ±0.8 ACRES
RESERVE "C": ±1.1 ACRES
RESERVE "D": ±0.09 ACRES
RESERVE "E": ±0.03 ACRES
RESERVE "F": ±0.03 ACRES
RESERVE "G": ±0.05 ACRES
RESERVE "H": ±0.05 ACRES
RESERVE "I": ±1.0 ACRES
RESERVE "J": ±3.8 ACRES
RESERVE "K": ±0.4 ACRES
RESERVE "L": ±0.4 ACRES
RESERVE "M": ±0.9 ACRES

EXISTING ZONING: SR (SUBURBAN RESIDENTIAL)
SCHOOL DISTRICT: CITY OF REYNOLDSBURG

SECTION 1, INCLUDES FEE SIMPLE LOTS FOR SINGLE-FAMILY HOMES ON PUBLIC STREETS.

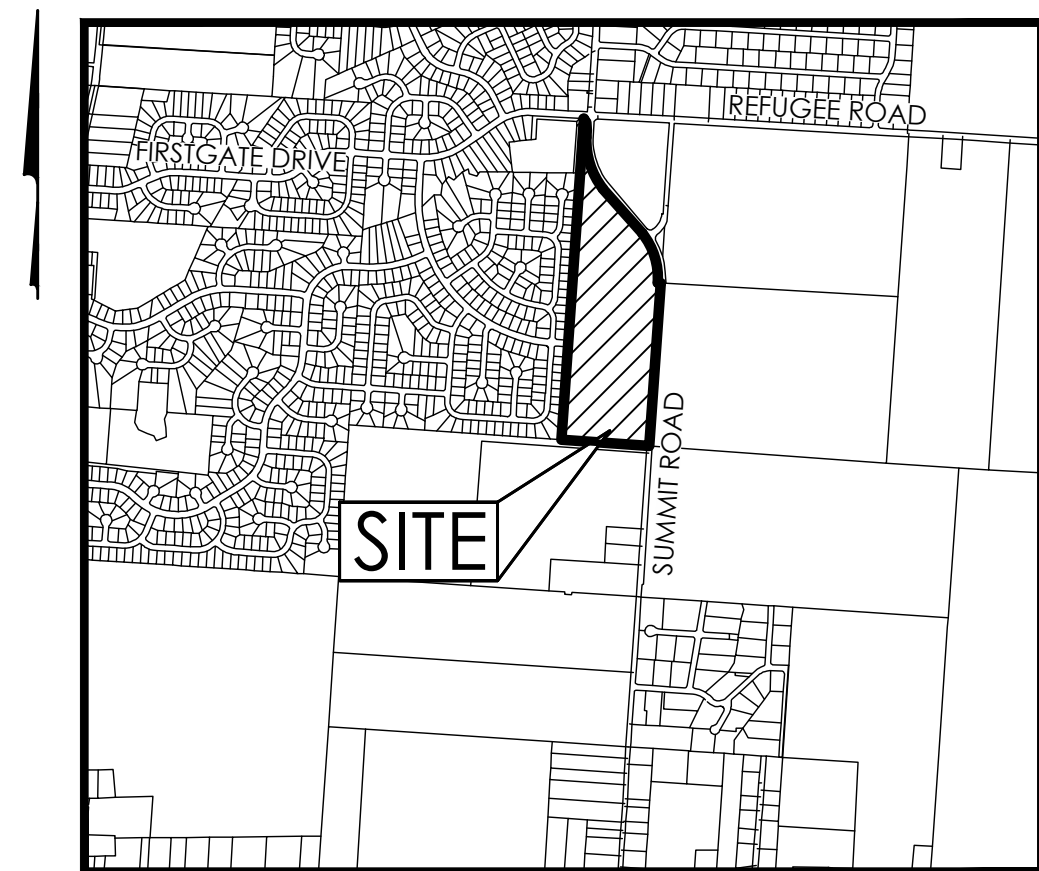
SECTION 2, INCLUDES FEE SIMPLE LOTS FOR SINGLE-FAMILY ATTACHED HOMES ON PUBLIC STREETS.

DESIGN STANDARDS :

MINIMUM LOT AREA: 6,000 SQ. FT.
50' WIDE LOTS: 6,750 SQ. FT.
54' WIDE LOTS: 7,200 SQ. FT.
60' WIDE LOTS:
MINIMUM LOT WIDTH: 50 FT, 54 FT & 60 FT
LOT COVERAGE MAX: 60%
SETBACKS SECTION 1:
MINIMUM FRONT YARD: 25 FT.
MINIMUM SIDE YARD: 5 FT EACH SIDE (10 FT. TOTAL)
MINIMUM REAR YARD: 30 FT.
SETBACKS SECTION 2:
MINIMUM FRONT YARD: 25 FT.
SUMMIT RD SETBACK: 25 FT.
MINIMUM SIDE YARD: 0 LOT LINE, 20 FT. MIN. B/W BUILDINGS
MINIMUM REAR YARD: 30 FT.

NOTES:

- NOTE "A": ALL OF MAPLEWOOD IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 39089C0407H, EFFECTIVE DATE JUNE 2, 2007 AND 39089C0409J EFFECTIVE DATE MARCH 16, 2015.
NOTE "B": 5' SIDEWALKS SHALL BE PROVIDED PARALLEL AND ON BOTH SIDES OF THE ROADS WITHIN THE PROPOSED RIGHT OF WAY.
NOTE "C": RESERVES "A"-"K" OPEN SPACES / STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE MAPLEWOOD HOMEOWNERS ASSOCIATION.
NOTE "D": ALL CONTOURS SHOWN HEREON ARE SET AT TWO FOOT INTERVALS.
NOTE "E": ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO DEVELOPMENT.



LOCATION MAP NO SCALE

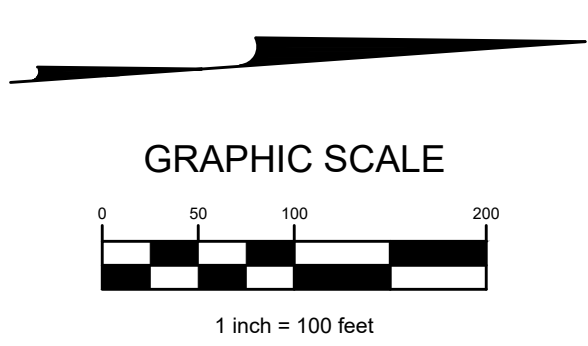
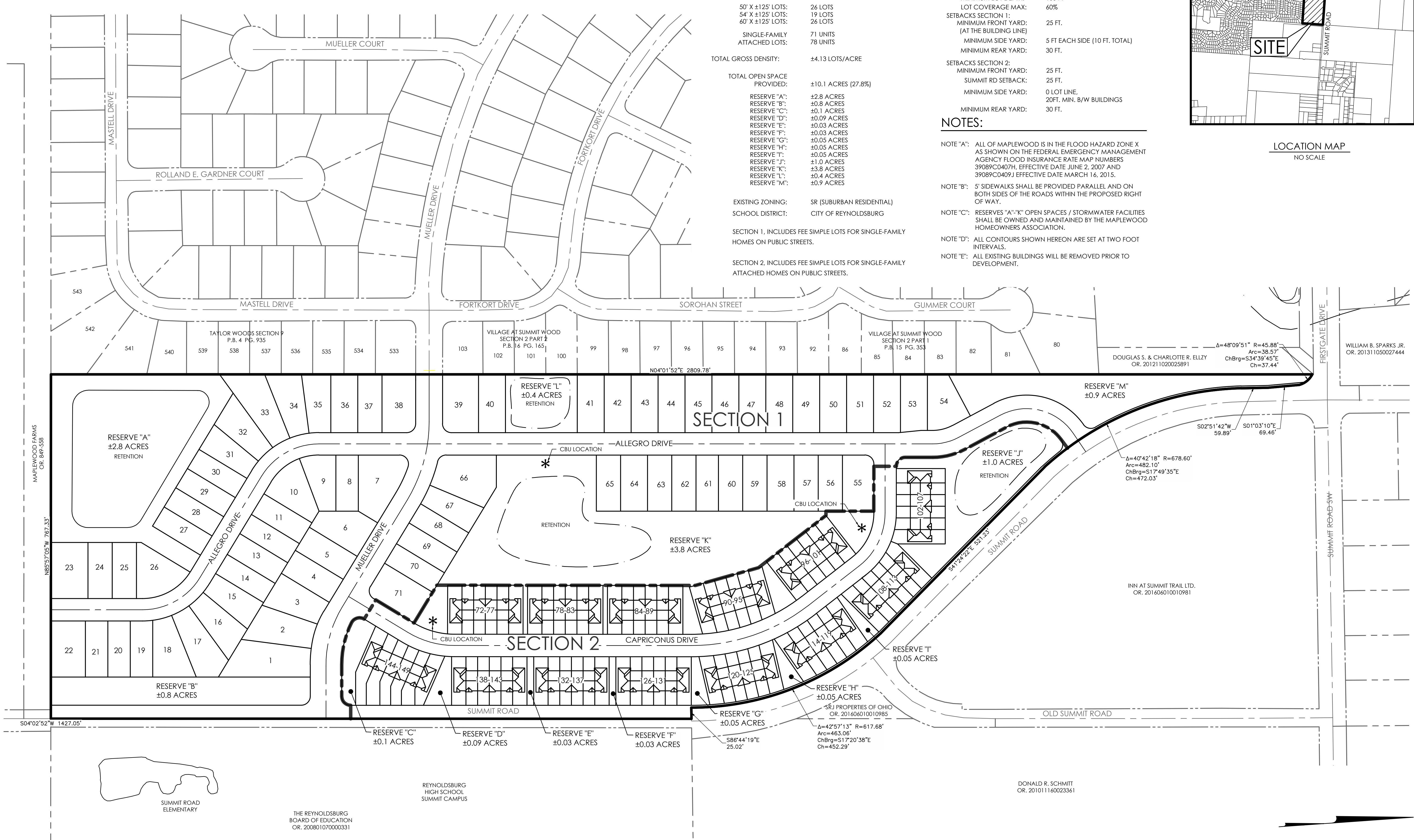
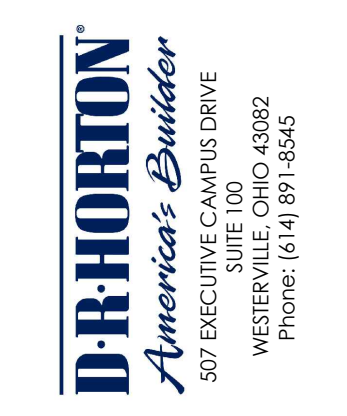


EXHIBIT "D-1"

Table with 2 columns: DATE, REVISION. Rows include OCTOBER 14, 2021 and APRIL 27, 2022.



COVER SHEET AND LOCATION MAP

MAJOR SITE PLAN FOR MAPLEWOOD SECTIONS 4, TOWNSHIP 16, RANGE 20 REFUGEE LANDS CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Attachment: D-1 Cover Sheet and Location Map (App# 2022-5169, Summit Road, SW, Little)

DATE:	OCTOBER 14, 2021
REVISED:	APRIL 27, 2022
REVISED:	
REVISED:	
REVISED:	
REVISED:	



PREPARED BY:

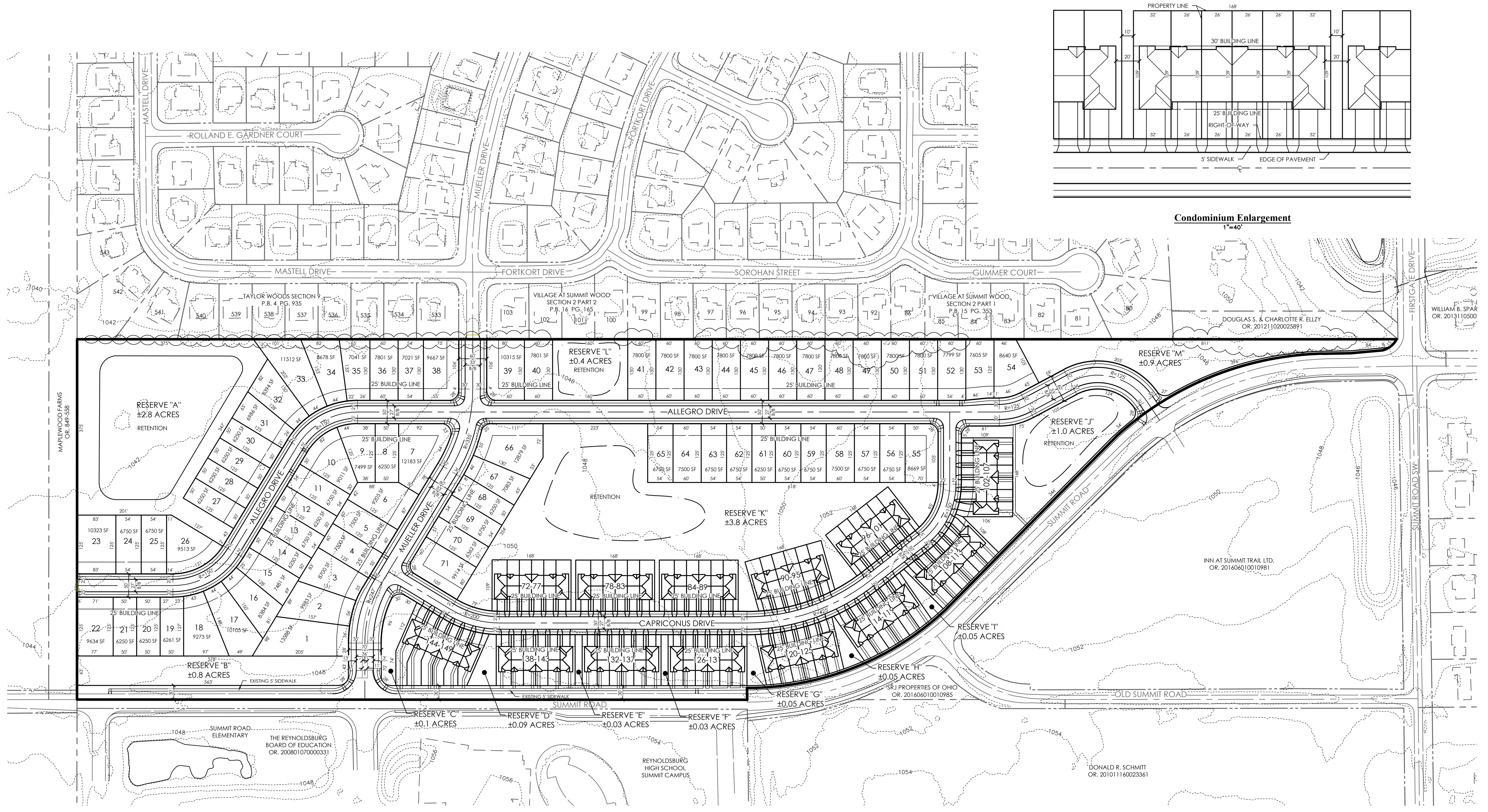
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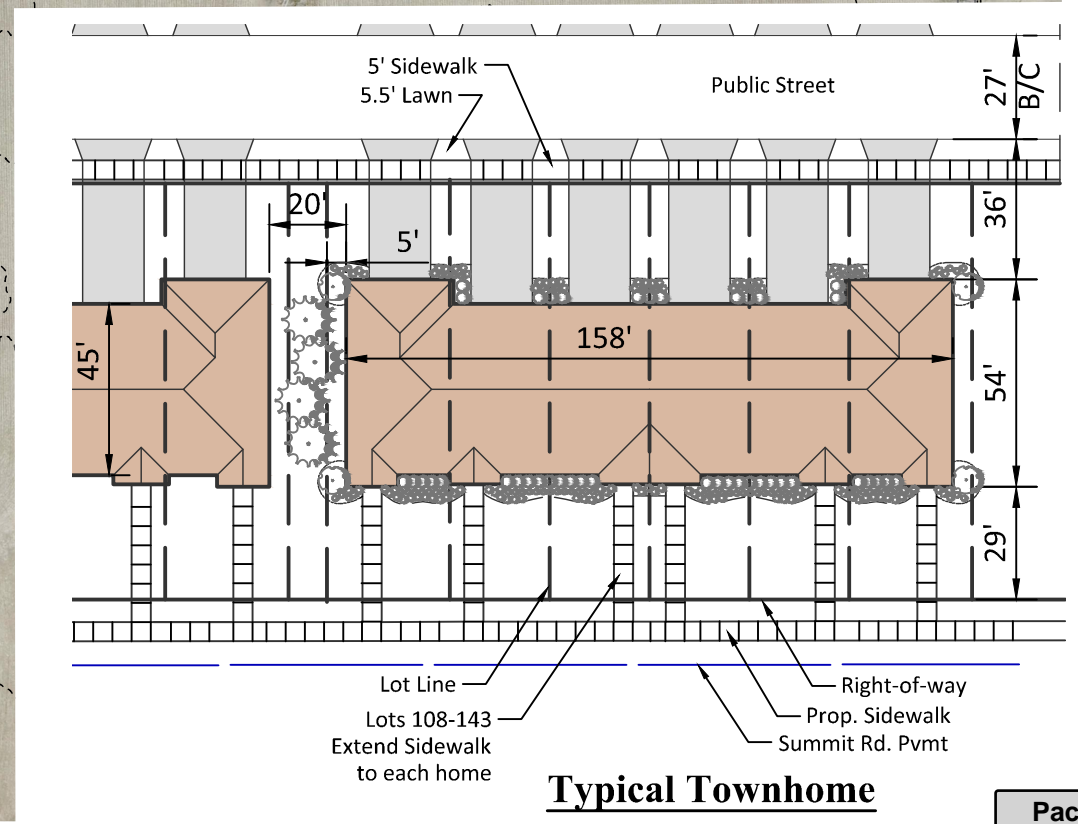
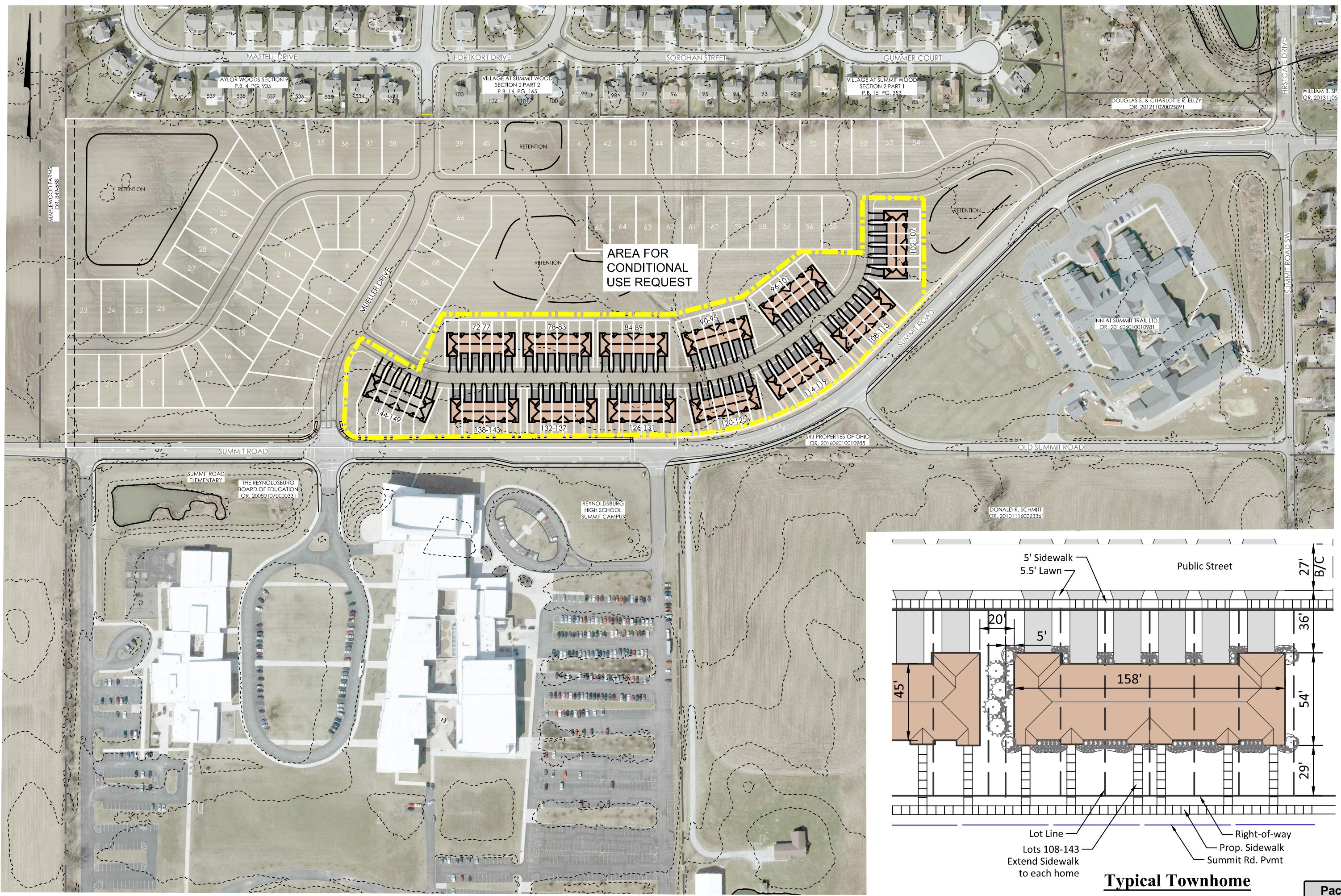
MAJOR SITE PLAN

FOR
MAPLEWOOD
 SECTIONS 4, TOWNSHIP 16, RANGE 20
 REFUGEE LANDS
 CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

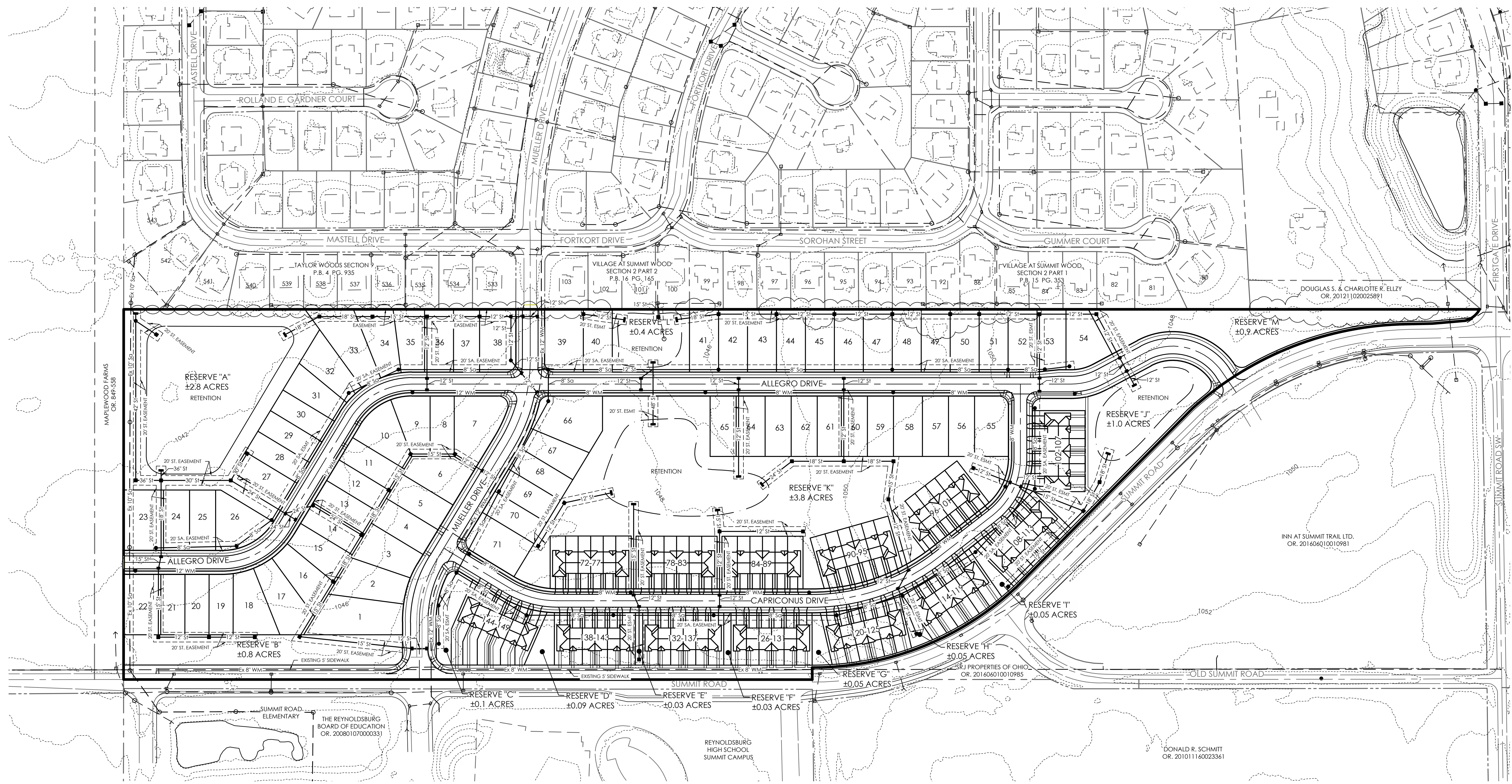
Attachment: D-2 Major Site Plan (Appr 2022-5169, Summit Road, SW, Lintie)

MAJOR SITE PLAN FOR
MAPLEWOOD
 SECTIONS 4, TOWNSHIP 16, RANGE 20
 REFUGEE LANDS
 CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO





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DATE:	OCTOBER 14, 2021
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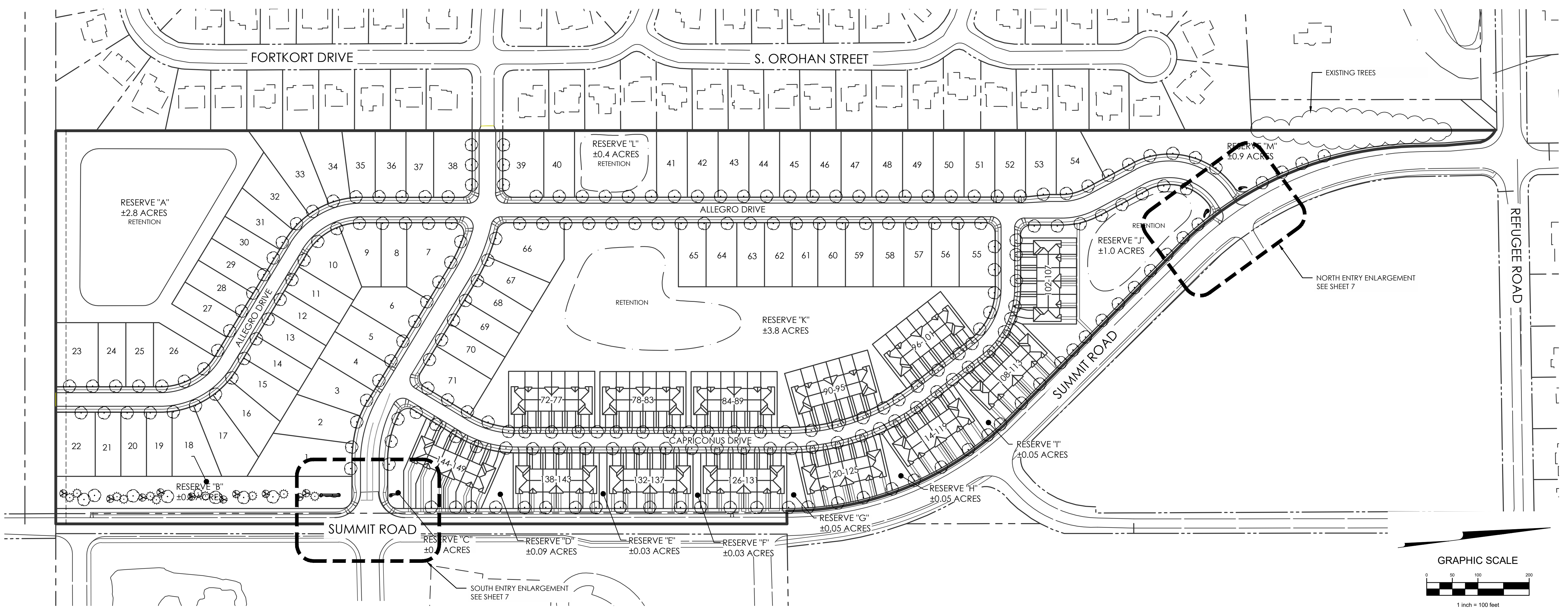
EMHT
 ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS & PLANNERS
 507 EXECUTIVE CAMPUS DRIVE
 WESTERVILLE, OHIO 43082
 Phone: (614) 891-1545
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D-R HORTON
 America's Builder
 507 EXECUTIVE CAMPUS DRIVE
 WESTERVILLE, OHIO 43082
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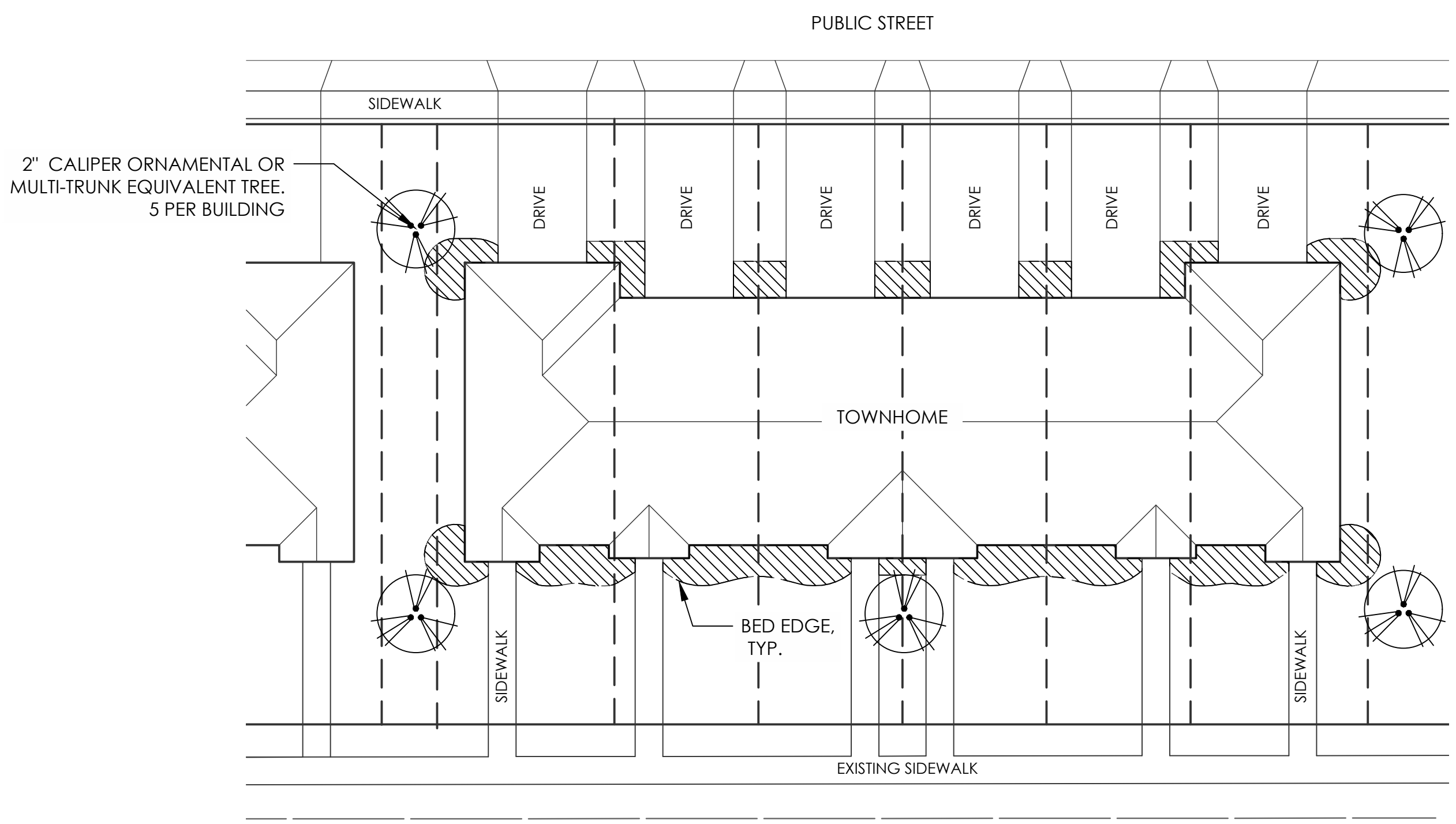
OVERALL LANDSCAPE & STREET TREE PLAN

MAJOR SITE PLAN FOR MAPLEWOOD
 SECTIONS 4, TOWNSHIP 16, RANGE 20
 REFUGEE LANDS
 CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Attachment: F-1 Overall Landscape & Street Tree Plan (App# 2022-5169, Summit Road, SW, Little)



Landscape Plan
1"=100'



Typical Townhome Landscape
1"=10'

	DECIDUOUS TREES	194
	SUMMIT ROAD STREET TREES	40
	CONCEPT SUMMIT ROAD BUFFER	
	DECIDUOUS TREES	7
	ORNAMENTAL TREES	10
	EVERGREEN TREES	11
	TYPICAL TOWNHOME LANDSCAPE	
	ORNAMENTAL TREES	5
	PLANTING AREA	1,344 sf

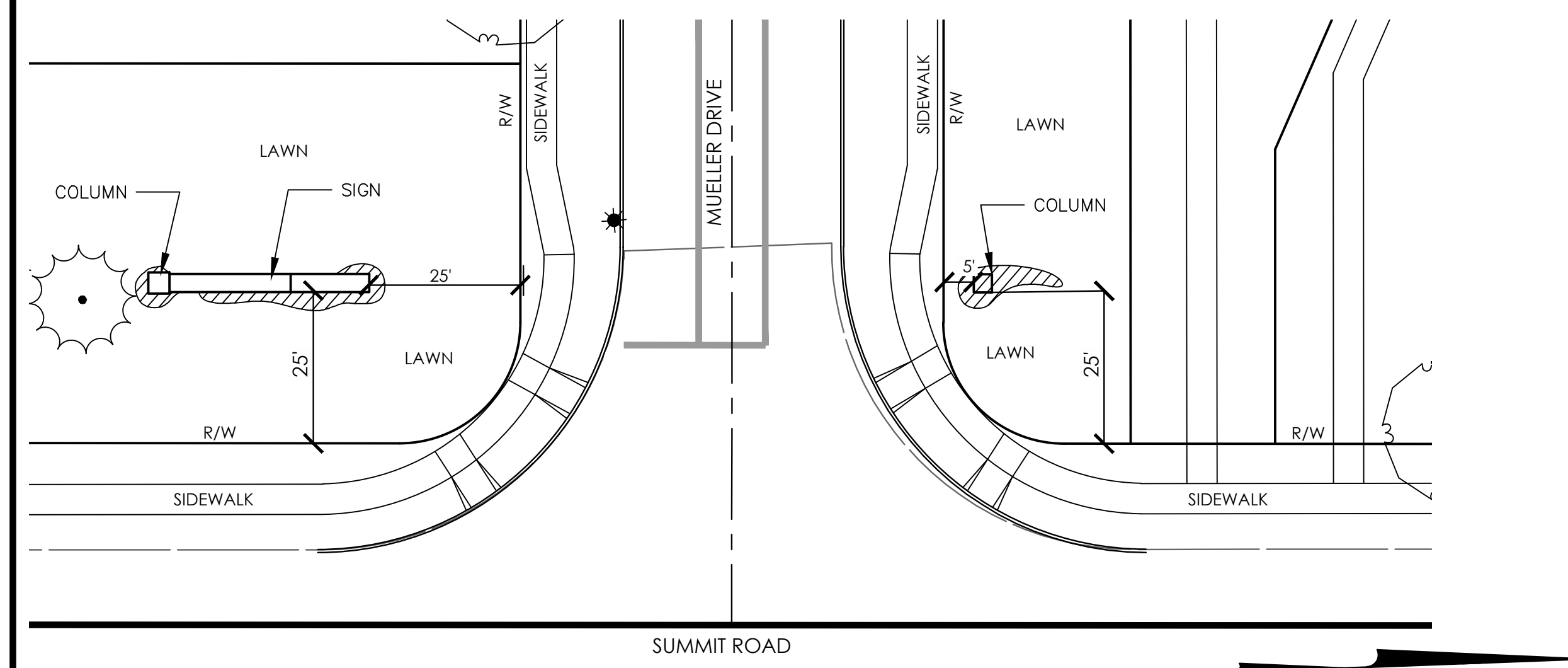
*APPROXIMATE LOCATION OF FOUNDATION PLANTING CONSISTING OF LOW SHRUBS AND PERENNIALS

LANDSCAPE NOTES:

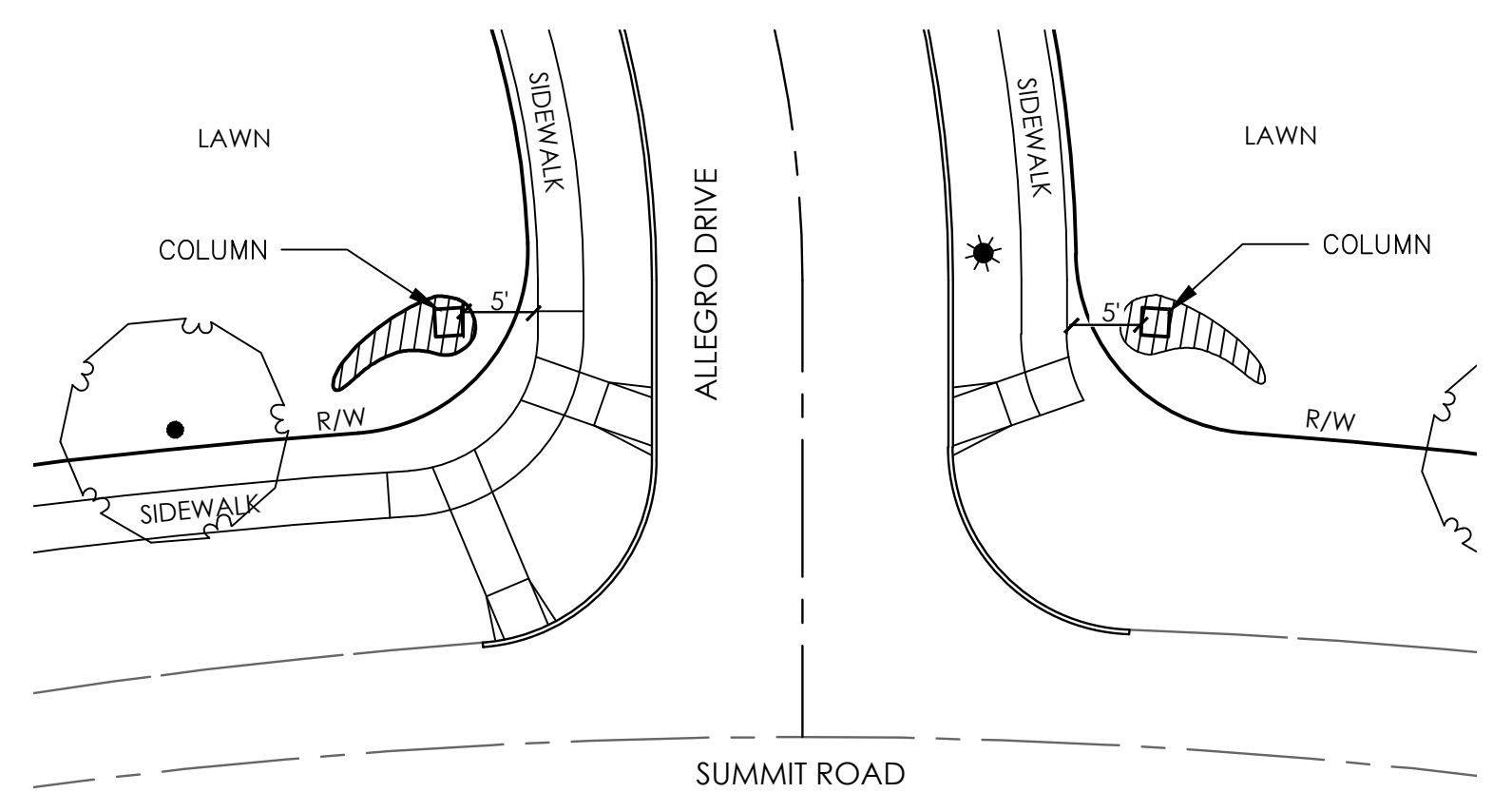
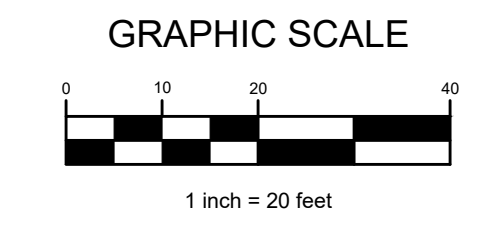
- STREET TREES:**
 1105.07 G (PAGE 148) STREET TREES
 IT SHALL BE REQUIRED IN ALL ZONES AND DISTRICTS THAT APPLICANTS PLANT TREES ALONG PUBLIC STREETS OF THEIR DEVELOPMENT. TREES SHALL BE PLANTED IN SUCH MANNER, TYPE, QUANTITY AND LOCATIONS AS APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR OR THE PLANNING COMMISSION IN CONJUNCTION WITH THE SITE PLAN AND DESIGN REVIEW PROCESS, AS DEFINED BY THE FOLLOWING CONDITIONS, AND THAT ANY UNDEVELOPED STREET OR EXISTING STREET WITH UNDEVELOPED FRONTAGE SHALL CONFORM TO THESE REQUIREMENTS AT THE TIME OF THE DEVELOPMENT.
- BUFFERS:**
 1105.07 I (PAGE 151) PROPERTY BUFFER REQUIREMENTS.
 A. ADJACENT LAND USE:
 NORTH: SUMMIT ROAD (NOT ARTERIAL)
 SOUTH: FUTURE DEVELOPMENT (NOT CURRENTLY WITHIN CITY)
 WEST: SUBURBAN RESIDENTIAL
 EAST: SUMMIT ROAD
- INDIVIDUAL LOT TREES:**
 105.07 H 1: ALL RESIDENCES AND RESIDENTIAL LAND USES. PER DWELLING UNIT, THERE MUST BE PLANTED ONE-HALF INCH (1/2") IN TRUNK DIAMETER FOR EVERYONE 3,000 SQUARE FEET OF LOT SIZE OR FRACTION THEREOF, WITH A MINIMUM OF TWO INCHES (2") OF TOTAL TRUNK DIAMETER.
- NO LANDSCAPE BUFFERS REQUIRED PER 1105.07. HOWEVER THE DEVELOPER HAS AGREED TO INSTALL LANDSCAPE BUFFERS ADJACENT SUMMIT ROAD IN AREAS WHERE SINGLE-FAMILY HOMES ARE ADJACENT PER THE FOLLOWING:
 - ±680' OF BUFFER ZONE
 - ONE DECIDUOUS TREES PER 30', ONE EVERGREEN PER 50', PLUS MOUNDING.
 - FOR SECTION 1, SINGLE-FAMILY LOTS, INSTALL YARD TREE PER REQUIREMENT.
 - FOR SECTION 2, SINGLE-FAMILY ATTACHED INSTALL FIVE TWO-INCH CALIPER TREES PER BUILDING AS DEPICTED ON THE LANDSCAPE PLAN.
- TREES PLANTED SHALL BE ON THE LIST OF APPROVED STREET TREES MAINTAINED BY THE CITY OF REYNOLDSBURG.
 - THE MINIMUM SPACING BETWEEN THIS AND OTHER TREES SHALL BE 35 FEET FOR LARGE TREES (MATURE HEIGHT OF FIFTY FEET (50') OR MORE)
 - THE MAXIMUM SPACING BETWEEN TREES SHALL BE FORTY-FIVE FEET (45') FOR LARGE TREES, THIRTY-FIVE FEET (35') FOR MEDIUM TREES, AND TWENTY-FIVE FEET (25') FOR SMALL TREES. STREET TREES ALONG SUMMIT ROAD SHALL BE INSTALLED PER THIS SHEET.
 - THE MINIMUM DISTANCE BETWEEN THE TREE AND THE EDGE OF THE STREET SHALL BE TWO AND ONE-HALF FEET (2 1/2') FOR A LARGE TREE. STREET TREES ALONG SUMMIT ROAD SHALL BE PLACED WHERE SHOWN ON THIS SHEET.
 - TREES SHALL BE LOCATED SO THAT A TWENTY-FOOT (20') SIGHT TRIANGLE IS MAINTAINED AT STREET INTERSECTIONS.
 - AT THE TIME OF PLATTING, THE DEVELOPER SHALL DEVELOP A STREET TREE PLAN THAT ESTABLISHES THE SPECIES AND SIZE OF TREES TO BE PLANTED ALONG THE STREETS OF THE PROPOSED SUBDIVISION.
 - THE DEVELOPERS SHALL BE REQUIRED TO MAINTAIN ALL TREES FOR A PERIOD OF ONE (1) YEAR AFTER ANY INSTALLATION AND REPLACE ANY TREE WHICH FAILS TO SURVIVE OR DOES NOT EXHIBIT NORMAL GROWTH CHARACTERISTICS OF HEALTH AND VIGOR WITHIN SUCH ONE (1) YEAR PERIOD.
 - ALL STREET TREES ALONG ANY ONE STREET SHALL BE OF THE SAME SPECIES AND VARIETY TO PROMOTE A CONTINUOUS LANDSCAPE TREATMENT. A CHANGE IN VARIETY WILL ONLY BE PERMITTED AT INTERSECTIONS AND OTHER LOGICAL BEGINNING AND ENDING POINTS.
 - THE MINIMUM TRUNK CALIPER MEASURED ONE FOOT ABOVE THE GROUND FOR ALL STREET TREES SHALL BE NO LESS THAN TWO INCHES (2").

NOTE: LANDSCAPE QUANTITIES AND LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

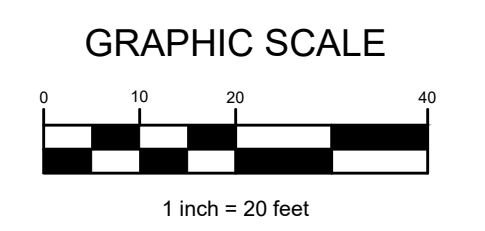
EXHIBIT "F-1"



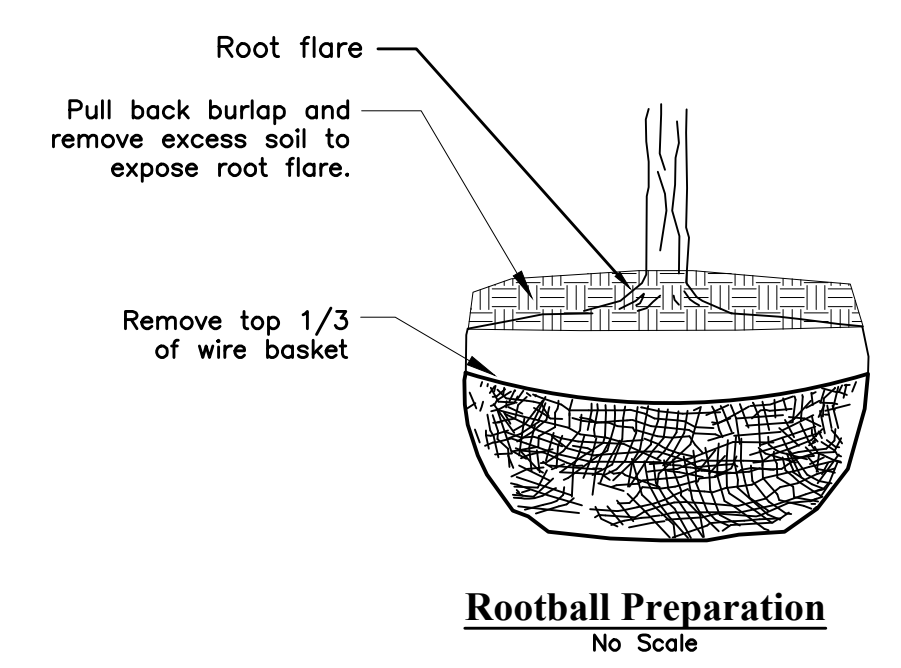
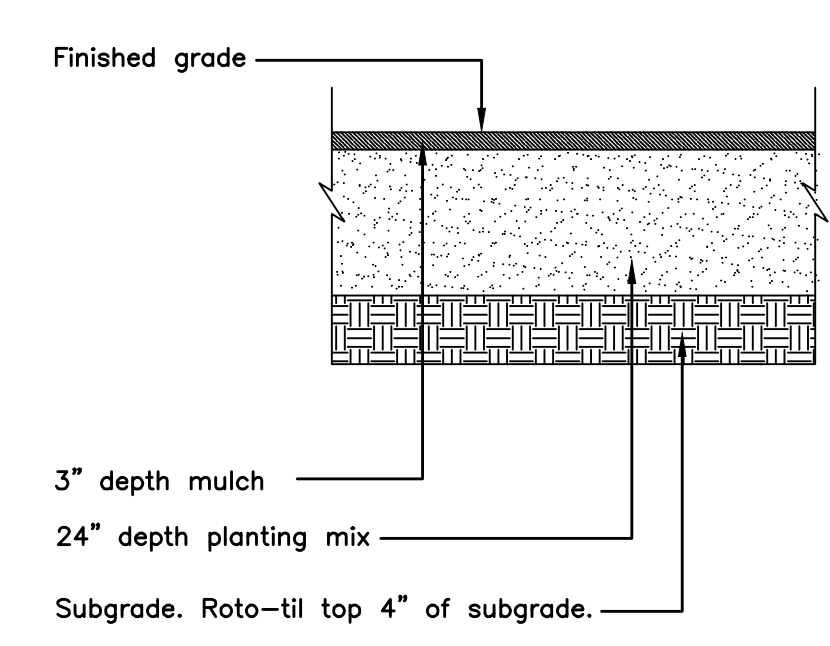
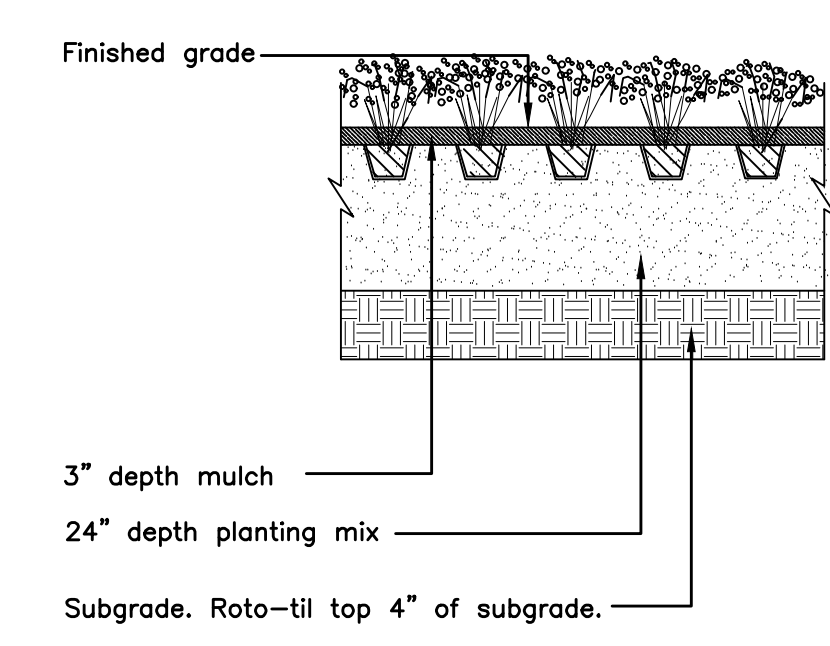
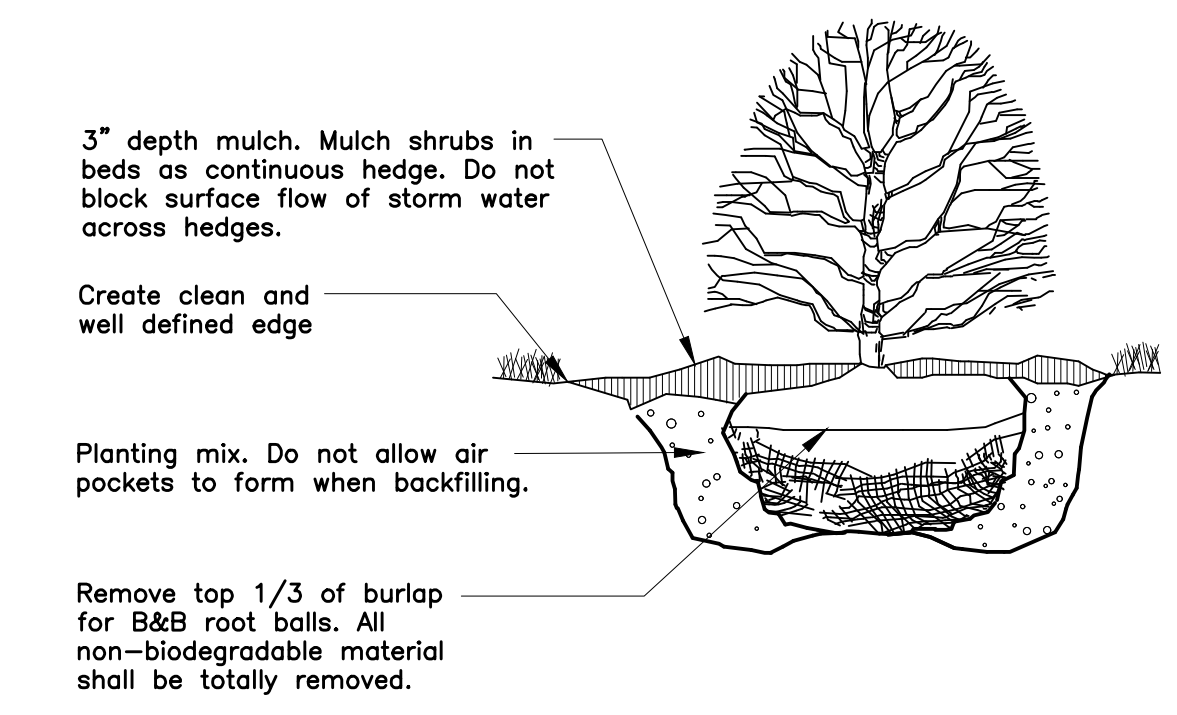
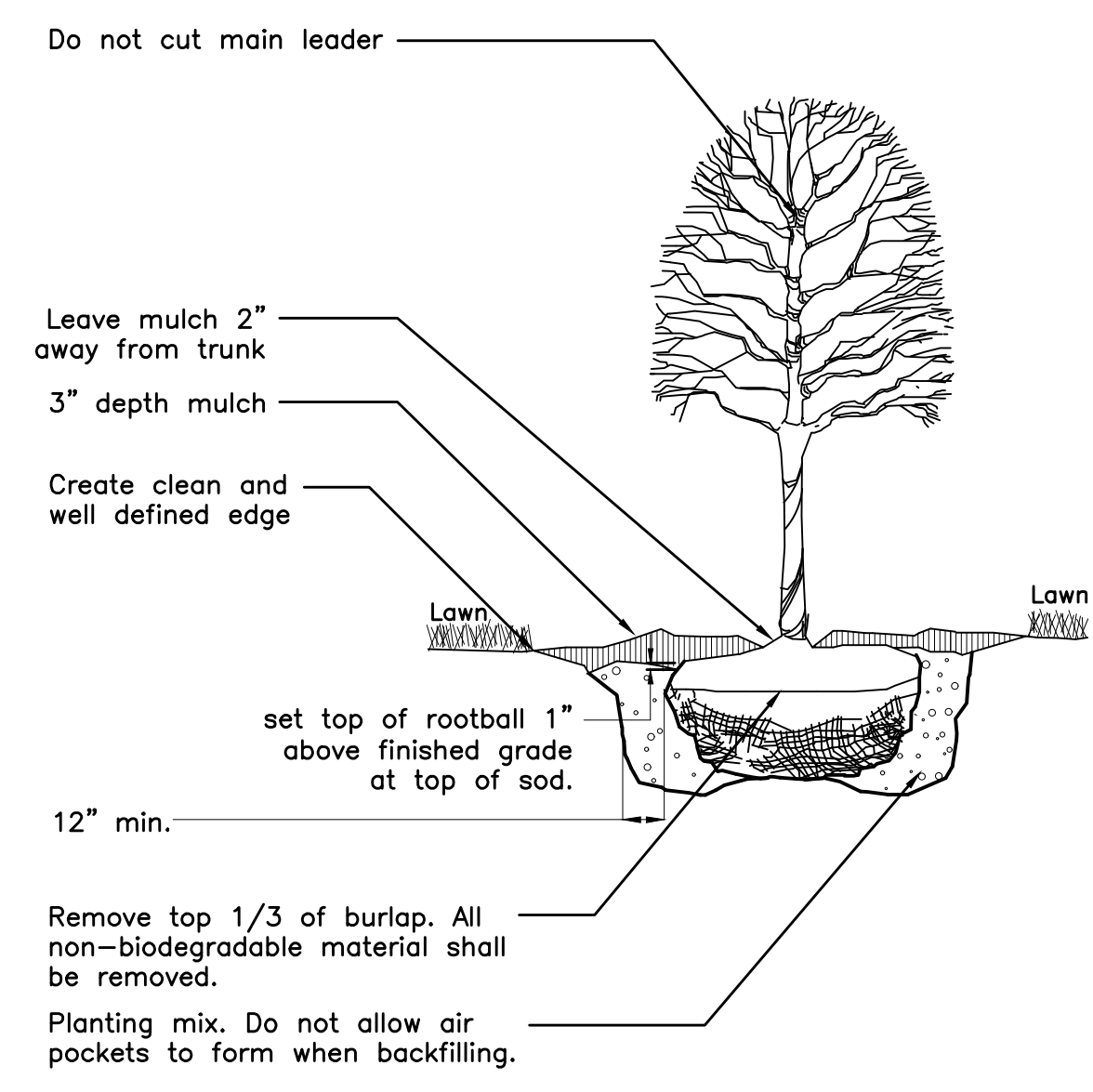
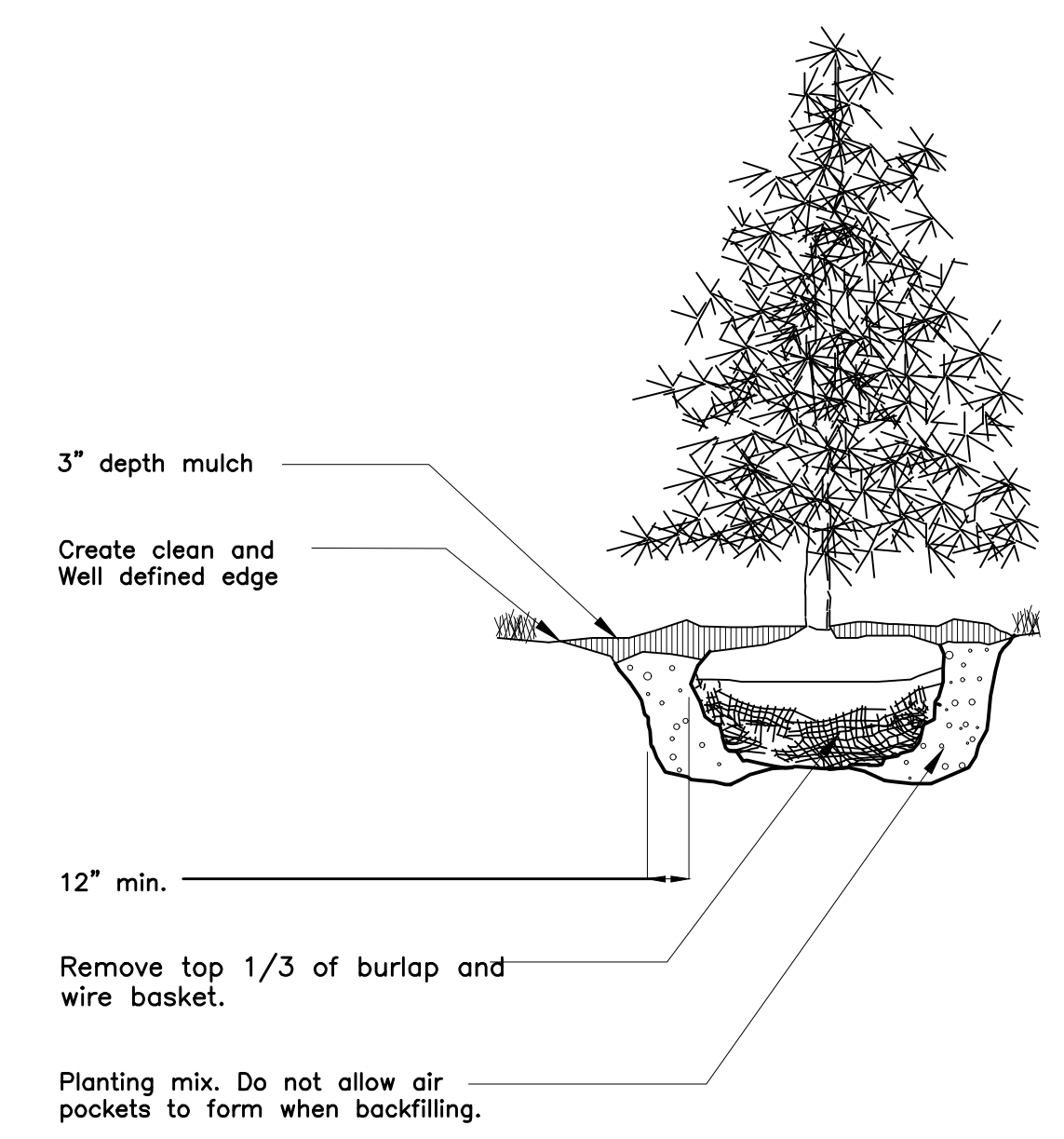
South Entry Enlargement
1"=20'



North Entry Enlargement
1"=20'



- NEIGHBORHOOD ENTRY SIGN NOTES:**
1. DEVELOPER SHALL INSTALL ONE ENTRY SIGN WITH COLUMN SIMILAR TO IMAGE DEPICTED ON THIS SHEET ON THE NORTH SIDE OF MUELLER DRIVE
 2. DEVELOPER SHALL INSTALL ONE COLUMN ON THE SOUTH SIDE OF MUELLER DRIVE, AND ONE COLUMN ON EACH SIDE OF ALLEGRO DRIVE
 3. SIGN SHALL BE INSTALLED AT LEAST 25 FEET FROM RIGHT-OF-WAY
 4. COLUMNS SHALL BE INSTALLED AT 5 FEET FROM RIGHT-OF-WAY
 5. SEE DIMENSIONS OF SIGN WALL DEPICTED ON THIS SHEET
 6. SIGN FACE SHALL BE EXTERNALLY LIT WITH LOW LEVEL LIGHT
 7. COLUMNS MAY BE INTERNALLY LIT AT THE TOP.
 8. SIGN ILLUSTRATION DEPICTED ON THIS SHEET IS NOT AN EXACT DEPICTION OF THE FINAL DESIGN.



DATE:	OCTOBER 14, 2021
REVISED:	APRIL 27, 2022
REVISED:	
REVISED:	
REVISED:	
REVISED:	

EMHT
 ENGINEERS, ARCHITECTS, PLANNERS & DESIGNERS
 5500 New Albany Road, Columbus, OH 43204
 Phone: 614.733.8888
 emht.com

D-R-HORTON
 America's Builder
 507 EXECUTIVE CAMPUS DRIVE
 WESTERVILLE, OHIO 43082
 Phone: (614) 891-1545

ENTRY LANDSCAPE ENLARGEMENT & DETAILS

MAJOR SITE PLAN FOR
MAPLEWOOD
 SECTIONS 4, TOWNSHIP 16, RANGE 20
 REFUGEE LANDS
 CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Maplewood
Special Exception (Conditional Use Permit)
Section 1145
 October 18, 2022

Per Section 1103.17 Suburban Residential Zone (SR) Dwellings – attached single-family is permitted as a conditional use and therefore must follow the procedures for approval outlined in Section 1109.15 and within the Special Exception Uses application.

Background:

Special Exceptions (often referred to as conditional uses) are uses which may have the potential to be made compatible with the use characteristics of the districts in which they are listed as Special Exceptions, but which, due to the nature of their operation, appearance, or other characteristics require individual review and control of their location, design, intensity, configuration, and impacts upon the community in order to promote such compatibility.

When and where do you initiate a Special Exception?

An application for a special exception use permit shall be submitted to the Planning & Zoning Administrator thirty (30) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals.

What information must be provided with a Special Exception?

An application for a Special Exception shall be submitted in writing on forms provided by the Planning & Zoning Administrator and shall include the following:

1. *Description of the existing use of the lot and of adjacent lots;*

Existing Use – agriculture

Adjacent uses

- North: Assisted living facility
- West: Single-family residential
- East: High School and Elementary School
- South: Agricultural

2. *The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;*

It is the desire of the applicant to develop the site per the attached site plans consisting of single-family detached homes and single-family attached homes on fee simple lots accessible via public streets.

3. *A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;*

A plan of the proposed site and improvements have been included with this application.

4. *A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as*

traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

The higher density single-family attached homes are located along Summit Road to buffer the proposed single-family detached homes from the more intense institutional uses, assisted living and schools, on the east side of Summit Road. This allows for the desired mix of housing types while keeping proposed single-family detached homes adjacent to similar existing adjacent single-family detached homes on the site's west side.

This is consistent with the Reynoldsburg's comprehensive plan Goal 1 that states: "promote a diverse mix of housing options, encourage a mix of housing options that support existing and future residents and increases the character of the community".

And Goal 2 that states: "diversify and balance a mix of land use types that creates economic resiliency while promoting distinct character. Support development that aligns with strategic land use goals."

5. *A narrative addressing each of the applicable criteria set forth in section 1145.09; and See attached*

6. *Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:*

- *Traffic impact analysis;*
- *Storm water impact analysis;*
- *Utility impact analysis.*

A Special Exception (Conditional Use Permit) was approved for the site in November, 2021. After six months the CUP was extended by City staff for an additional six months meaning it expires in November 2022. In order for the Applicant to receive an extension of the original CUP through amendment, a new Special Exception (Conditional Use Permit) is required per Section 1109.15 (I):

The conditions of an approved conditional use permit may be amended upon request of the permit holder. Any amendment proceeding shall be conducted in accordance with the procedures, requirements, and standards applicable to review of a new conditional use permit.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code.

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. When any items in the packet exceed 11x17, please also submit a PDF or similar scan of the completed application and packet.

Who may be involved in a Special Exception?

- *Planning & Zoning Administrator*
- *Board of Zoning and Building Appeals*
- *City Council*

How much will a Special Exception cost?

*The fee for a Special Exception Permit is three hundred and fifty dollars (\$350).
Check included.*

What is the time frame for review of a Special Exception Use Permit?

An application for a special exception use permit will take approximately two to three months. The review and approval of a Special Exception is a two- phase process. First, the Special Exception will be reviewed by the Board of Zoning and Building Appeals (BZBA). The Board shall make a recommendation to City Council that a proposed use should be or should not be determined to be a similar use for the district. If approval is recommended by the BZBA, Council introduces legislation by the next regularly scheduled Council meeting once the recommendation of the BZBA, and minutes of the BZBA meeting have been received, or the Special Exception Use Permit stands approved.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-

In review of a special exception application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- (a) *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

The requested special exceptional use would permit attached housing to be constructed between a new single-family subdivision and existing institutional uses (schools and an assisted living facility). Traditional land planning and Euclidian zoning analysis encourages transitions between and across uses and zoning districts, like here, where developmental intensity moves from higher to lower from east to west from the institutional uses, to the proposed attached residential uses, to the new single-family uses, to the existing single-family uses. There will be no change or affect to the existing uses or in any way change the essential character of the area by the approval of this request.

- (b) *The proposed use shall not adversely affect the use of adjacent property;*

The existing property to the west is detached single-family, the new development adjacent to that subdivision will also be detached single-family. The requested attached single-family residential will be constructed concurrently between the new attached single-family and the existing schools/senior institutional on the east side of Summit Road.

There are no adverse effects due to the approval of this application.

- (c) *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

No adverse effects are anticipated by this proposal.

- (d) *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;*

The existing road system available to support the proposal was constructed with significant participation by the underlying owners, who dedicated the right-of-way in which the double

“S” curve on Summit Road was constructed, in cooperation with and additional funding by the State of Ohio, the City of Reynoldsburg and other local governments. The City of Reynoldsburg led the engineering, design and construction of this roadway improvement in part to accommodate the new high school and to eliminate a dangerous “double 90” situation which existed on Summit Road previously.

A signalized intersection with turn lanes, which will be the site’s primary access, has been installed to service the facilities on the east side of Summit including the signal mast arms for the future extension of Mueller Drive.

Water was extended west across this property to service both it and the schools on the east side of Summit Road at the time of construction of the schools.

Sanitary sewer will be extended from the west to service the proposed use, and the capacity of those sewers were agreed to be able to service the property when the schools were developed.

Safety services are available from the City and no unusual or significant demand on safety services are anticipated by approving this proposal.

(e) *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

The proposed use does not create a significantly different traffic pattern or demand over the detached single-family residential use which could be constructed on the property without approval of the proposed Special Exception.

(f) *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

The proposed use has been anticipated and planned for approximately 15 years beginning with the placement of the Reynoldsburg STEM high school on the east side of Summit Road. In fact, the Reynoldsburg school leadership recommended at that time that this exact use be supported for this property on the west side of Summit Road, directly west of the high school, as it was thought to have less school impacts and a better transition to the intensity and odd-hour activities of the high school. Further, the public right-of-way to support the use was constructed at that time, and this use is otherwise in accordance with the City’s land use plans.

(g) *The proposed use complies with the applicable specific provisions and standards of this Code;*

To the knowledge of the Applicant, the proposed use is otherwise in compliance with the standards of the City’s zoning code.

(h) *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.*

The proposed use is specifically listed as a permitted special exception within the district in which it is proposed to be located.

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

Paid: _____

I. PROPERTY INFORMATION

BOARD OF ZONING & BUILDING APPEALS

Property Address: 6493 E. MAIN ST., REYNOLDSBURG OH 43068	Parcel ID#(s): 060-001245
---	-------------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): COUGHLIN/RICKETTS PROPERTIES, LTD.	
Contact Email: al@coughlincars.com	Contact Phone Number: 833.340.1494

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: COUGHLIN INVESTMENTS, LTD	Applicant Address: P.O. Box 1474, PATASKALA, OH 43062
Applicant Phone Number: 614 402 1275	Applicant Email: al@coughlincars.com
<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Business Owner/Tenant
<input type="checkbox"/> Contractor	<input type="checkbox"/> Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (Non-Residential (\$450) / Residential (\$200): _____

Conditional Use Permit (\$350): _____

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

Applicant Signature: *Al Coughlin* Date: 10-27-2022

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: _____
 Historic District

Add'l Approvals Req'd

Planning Commission
 Other: _____

BZBA Meeting

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

P&Z Admin.: _____ Date: _____

Attachment: Application (App# 2022-5432, 6493 E Main St, Coughlin)



ARCHITECTS. ENGINEERS. PLANNERS.

November 8, 2022

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

RE: 6493 E Main St. Reynoldsburg OH 43068

Mr. Meyer:

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

1. Project Summary

- a. Located at 6493 E Main St., the .93 +/--acre commercial lot is zoned BMD - Brice and Main District. The site is surrounded by commercial uses, a majority of which have comparable setbacks. The only exception is the Wright Patterson Federal Credit Union which is set back approximately 15 feet.
- b. Currently vacant, the site was once occupied by a sports bar/restaurant. The applicant sought and was granted a Conditional Use permit to allow for a restaurant (Chipotle) retail use in 2019, which was extended under the previous zoning code but has since expired. The applicant is proposing a fast food (Chipotle) with a drive-thru under the current zoning code which now requires, along with several variances, a conditional use permit for the drive thru. There are no signage variances sought, even though one wall is shown on the front building elevation and one round sign at the entrance. Many of these variances are necessary to accommodate renovation of the 3,240 square foot existing structure as a fast-food restaurant.

i.

2. Project Review

- a. The requested variances and response, where noted, include:
 - i. Section 1103.15.iii: Maximum front yard setback from right-of-way, from a 20-foot minimum to 92+/- feet.
 - ii. Section 1103.15.iii: Minimum open space, *from 30% to 20.8% + \-*
 - iii. Section 1103.15.iii: Minimum building height, *from 22 feet to 16'-4"*
 - iv. Section 1103.15.iii: Parking location, from the development's interior only (rear yard) to the north, east, and south sides.
 - v. Section 1105.01.G.ii.4: *From prohibiting parking in the area between the frontage and the front setback (front yard) to providing parking in this area.*
 - vi. Section 1105.01.G.vii: *From providing at least one loading space to no loading space.*
 - vii. Section 1105.05B: Buffer requirements, *from a "15-foot. buffer with 1 tree for each 30 feet. of linear boundary when adjacent to an arterial road, or fraction thereof; and continuous 6 ft. high planting, hedge, fence, wall, earth mound or combination thereof" to "incorporating no more additional landscape buffering than is already exiting." Note: The buffer width needs to be at least 13 ft. instead of 15 feet per the parking location. The existing 4 street trees located in the right-of-way along E. Main Street and the existing landscaping adjacent to the right-of-way can be counted toward meeting the landscape requirement.*
 - viii. Section 1105.05.J.v: Parking area landscape standards *from a perimeter lot landscaping of a minimum 10-foot. width (exclusive of vehicle overhang) and a continuous opaque screen, a*

Attachment: OHM_22_1117_ Reynoldsburg BZBA_6493 E. Main St (App# 2022-5432, 6493 E Main St, Coughlin)



minimum of 36 inches in height *to* 4 ft. to 5 ft. for landscaping on the east side, and 0' on the west side with no landscaping. *Note:* the code requires 1 tree per 50 feet of parking perimeter. Also, the plan shows deciduous and evergreen hedge planting on the east side. The plant material should be evergreen only per the code.

- ix. Bypass Lane Width: From 11 feet to 9 feet.”

3. Zoning Recommendation

- a. Recommend approval of the conditional use Food Service – Quick Serve / Fast Food with Drive Thru with the following condition:
- i. The Planning and Zoning Administrator review the conditional use permit application 6 months after the BZBA’s final action to determine if the approved use is in operation and otherwise in compliance with all conditions of approval and notify the BZBA of such compliance.
 - ii. That the variance request be modified per the following:
 1. Section 1105.05B: Buffer requirements, *from* a “15 ft. buffer with 1 tree for each 30 ft. of linear boundary., or fraction thereof; and continuous 6 ft. high planting, hedge, fence, wall, earth mound or combination thereof” *to* a 13 ft. buffer per existing parking location and 4 street trees (existing) located in the right-of-way along E. Main Street and existing landscaping adjacent to the right-of-way.
 2. Section 1105.05.J.v: Parking area landscape standards *from* a perimeter lot landscaping of a minimum 10 ft. width (exclusive of vehicle overhang) and a continuous opaque screen, a minimum of 36 inches in height and 1 tree per 50 feet of parking perimeter *to* 4 ft. to 5 ft. for landscaping on the east side, and 0' on the west side with no landscaping, and no trees per 50 feet of parking perimeter with the plant material on the east side being evergreen only per the code.
- b. Recommend approval of the variances requested with the following conditions:
- i. At the time of minor site plan review, and along with minor site plan approval requirements, submit for signage approval, lighting approval, and revised landscape plan approval.

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

Very truly yours,

Kim Littleton

Kim Littleton, AICP
 Senior Planner/Project Manager

VARIANCE STATEMENT OF HARDSHIP

Applicant: Coughlin/Ricketts Properties LLC
c/o Laura MacGregor Comek, Esq.
17 S. High Street, Ste. 700
Columbus, Ohio 43215
laura@comeklaw.com
614.560.1488

Address: 6493 E Main St.
Parcel Nos.: 060-001245-00
Zoning Districts: Brice and Main
Date: October 5, 2022

This Statement is provided in support of the Applicant’s Variance and Conditional Use Application.

Introduction

The property is .93 +/- acres, zoned commercial in Main and Brice District and located along E Main Street (the “Site”). The Site has been vacant for some time and was formerly a sports bar/restaurant. The building is very dated and functionally obsolete in certain regards.



In 2019, the Applicant sought and was granted a Conditional Use permit to allow for a restaurant (Chipotle) retail use. Then, COVID happened and new retail commercial construction projects were halted in favour of added drive throughs and other ‘work arounds’ for the changes in consumer behavior due to COVID. The Applicant was granted a verbal extension of the Conditional Use permit due to these consequences of COVID. The Applicant returned to the City and was told the Conditional Use had expired and that a new approval would be required to build.

Attachment: Coughlin Stmt of Hardship 10.25.22 (App# 2022-5432, 6493 E Main St, Coughlin)

Additionally, since the Applicant's 2019 approval, the City adopted a new zoning code for the Brice and Main Street District, which rendered the existing building non-conforming.

Proposed Adaptive Reuse

The Applicant is still planning the neighborhood scale restaurant (Chipotle) use. In order to make adaptive re-use of the non-conforming building, variances are needed. The Applicant's proposal is consistent with the recommendation for such adaptive re-use and includes mitigation measures to balance the intent of the new code with what otherwise would be the economic waste of a building tear down.

The Site plan (provided herewith) has been revised from the original approved plan and now seeks to address and comply with urban walkability goals standards and to create a walkable aesthetic that is representative of the new zoning code. The essential character of the area is commercial – small scale, neighborhood scale and including retail operations. Only a small number of lots have been constructed to comply with the new zoning code.

To advance the objective, the Applicant has added landscaping, added walkability aisles, bike racks. The Applicant has planned adaptive reuse of the building and includes new pavement with striping and updated standards. Also, the building design raises the bar for urban design. The front patio adds a walkable retail aesthetic contemplated by the new zoning code:



Approvals sought:

Conditional Use Approvals Required

1. Section 1103.15.II: A Food Service – Quick Serve / Fast Food with Drive Thru requires a conditional use permit

Variances Required

1. Section 1103.15.III: Maximum front yard setback from right-of-way
 - Required: 20 ft.

- Provided: 92 ft.±
2. Section 1103.15.III: Minimum open space
 - Required: 30%
 - Provided: 20.8%±
 3. Section 1103.15.III: Minimum building height
 - Required: 22 ft.
 - Provided: 16'-4"
 4. Section 1103.15.III: Parking location
 - Required: Interior of the development or structured parking
 - Provided: Front (north), side (east), and back (south) of building
 5. Section 1105.01.G.ii.4:
 - Required: In any commercial district, parking shall not be in the area between the frontage and the front setback.
 - Provided: Parking is provided in this area
 6. Section 1105.01.G.vii
 - Required: Loading space
 - Provided: No loading space provided
 7. Section 1105.05B: Buffer requirements
 - Required: When adjacent to an arterial road, a 15 ft. buffer is required; one (1) tree for each 30 ft. of linear boundary, or fraction thereof; and continuous 6 ft. high planting, hedge, fence, wall, earth mound or combination thereof.
 - Provided: There are 4 street trees located in the right-of-way along E. Main Street. There is existing landscaping adjacent to the right-of-way. There is 13 ft. between the northwest corner of the parking lot and the right-of-way.
 8. Section 1105.05.J.v: Parking area landscape standards
 - Required: All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of 10 ft. exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound, or a combination thereof as required to provide a continuous opaque screen, a minimum of 36 inches in height.
 - Provided: The existing curb is near the west property line; thus, there is no room for landscaping. There is 2 ft. to 3 ft. of existing landscaping area provided between the east property line and the existing parking lot. Approximately 2 ft. of existing pavement will be removed along the east property line leaving 4 ft. to 5 ft. for landscaping.
 9. By-pass lane width
 - Required: 11 ft.
 - Provided: 9 ft.

Current Conditions:



Attachment: Coughlin Stmt of Hardship 10.25.22 (App# 2022-5432, 6493 E Main St, Coughlin)

The variances needed to make adaptive reuse of the non-conforming building not significant given size and shape of the lot – as well as the other standards which are achieved more fully with the current development concept. While the building remains setback, the patio and walk areas draw the building forward visually. The essential character of the area remains significantly neighborhood scale retail and commercial and developed from the 'old code.'

The Applicant respectfully submits this request for Conditional Use with accompanying variances are proper and necessary to make adaptive reuse of the nonconforming building in accordance with City of Reynoldsburg Code, Sections 1109.15 (Conditional Use) and 1109.13 (Variances):

- (1) The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts; RESPONSE: The corridor is iconic commercial/retail. The new code seeks only to further increase the density and commercial character of the Main Brice District area.
- (2) The proposed use shall not adversely affect the use of adjacent property; RESPONSE; There are no adverse effects to adjacent landowners - in fact, the shared drive aisle with the new Wright-Patterson Bank is contemplated to provide greater internal circuitry among the parcels. Furthermore, vitality of businesses is an essential component of commercial corridors. This project will give life to an old building and a vacant lot.
- (3) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood; RESPONSE: The corridor is iconic commercial/retail. The new code seeks only to further increase the density and commercial character of the Main Brice District area.
- (4) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools; RESPONSE: There is no effect on the delivery of government services. The Site is adequately serviced by sewer and water from the City.
- (5) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district; RESPONSE: The traffic impact from new development is expected to remain similar to the previous retail/restaurant commercial use. The cross access planned from a drive to the west will enhance the internal circuitry among commercial parcels and redirect traffic to the nearby signalized location.
- (6) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City; RESPONSE: The area is iconic commercial/retail in nature. The new plan identified this Site within the Main and Brice District, which calls for additional density and commercial uses and mixed uses. Redevelopment to a popular retail restaurant with outdoor seating and enhanced aesthetics services to 'raise the bar' for this commercial corridor.
- (7) The proposed use complies with the applicable specific provisions and standards of this Code; RESPONSE: The building is non-conforming. The Applicant has sought to implement the themes and standards of the new code – where possible. Otherwise, the Applicant seeks to balance the themes with the existing conditions – to avoid economic waste.
- (8) The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated, RESPONSE: The use is a conditional commercial use, already approved in 2019 (pre-covid).

Per 1109.13:

- (1) The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare, RESPONSE: The corridor is iconic commercial/retail. The new code seeks only to further increase the density and commercial character of the Main Brice District area.
- (2) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated, RESPONSE: Correct, no use other than permitted or conditional is proposed.
- (3) There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures, and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance, RESPONSE: There are two unique justifications for this application. First, the property includes a non-conforming structure, by virtue of the City's passage of a new zoning code. Second, the significant delay from COVID – rendered the prior conditional use approval 'expired.' Additionally, there is a redirection of traffic to a nearby signalized intersection – through cross access easements with adjacent properties, which bear on redevelopment.
- (4) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question, RESPONSE: As stated above, the variances are necessitated by new zoning code imposed upon an existing structure. The hardship is not self-created, but is ameliorated to the extent feasibly practical in terms of landscaping additions, parking, reduced size drive aisles and the like.
- (5) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose, RESPONSE: Correct, no use of the nonconforming building can be made without these variances or some combination thereof.
- (6) The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area, RESPONSE: There is no effect on adjacent properties, as such have excellent distance. On the contrary, cross access easements are being used to facilitate safe traffic internal to the Site and as applicable to the nearby signalized access point,
- (7) The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district, RESPONSE: The variances will significantly reflect the same conditions as exist throughout the corridor.
- (8) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance, RESPONSE: The non-conformity is ON SITE.

- (g) The variance is not a matter of convenience when other remedies are available within the provisions of this Code, RESPONSE: The building, as located, cannot feasibly be relocated to comply with new code. The Applicant has balanced the various standards to achieve as many, in a meaningful manner, to realize the new code intent. Example – additional landscaping and walk paths to a patio creates an urban aesthetic. The use wants and needs parking, but the parking has been eliminated from the 'fronting' areas.

For these reasons, the Applicant respectfully requests approval of these variances and re-approval of the conditional use.

Respectfully submitted,

/s/ Laura MacGregor Comek, Esq.

Laura MacGregor Comek, Esq.
17 S. High St., Ste 700
Columbus, Ohio 43215
Phone: 614.560.1488
Laura@comeklaw.com
Counsel for Applicant



Attachment: 2019_1022 - Restaurant (App# 2022-5432, 6493 E Main St, Coughlin)

perspective // front

6493 east main st.
october 22, 2019

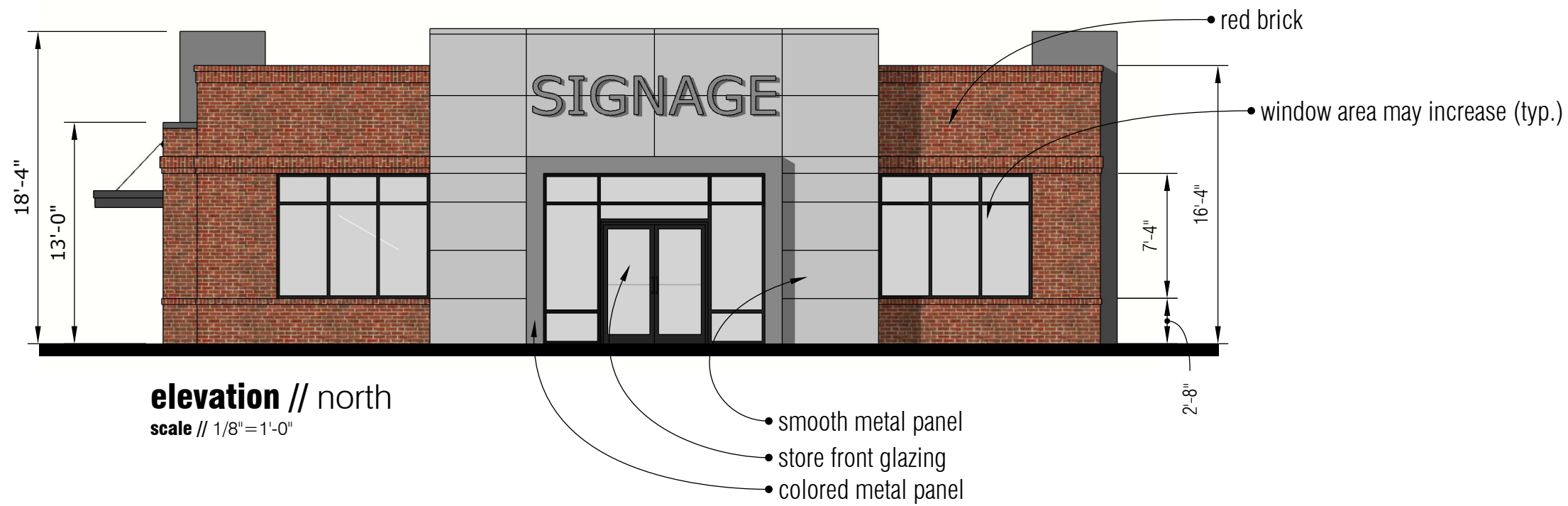
archall



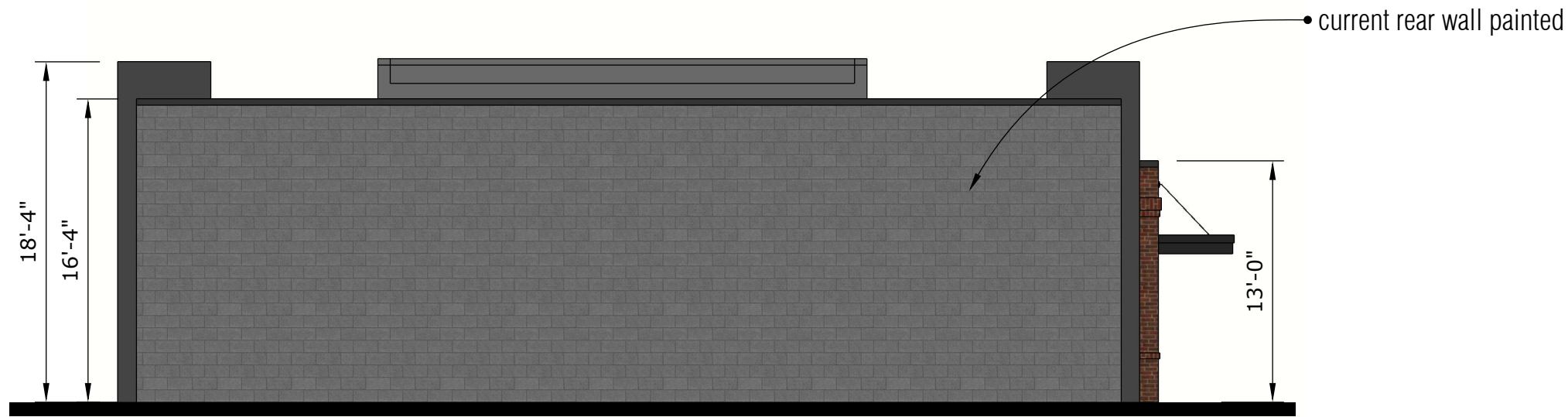
Attachment: 2019_1022 - Restaurant (App# 2022-5432, 6493 E Main St, Coughlin)

perspective // front

6493 east main st.
october 22, 2019

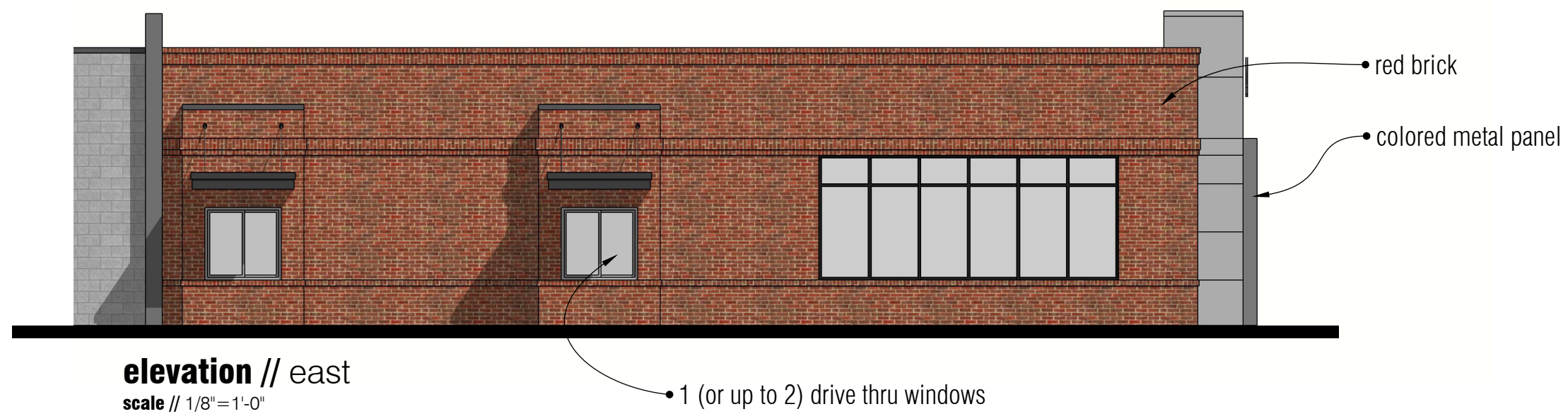
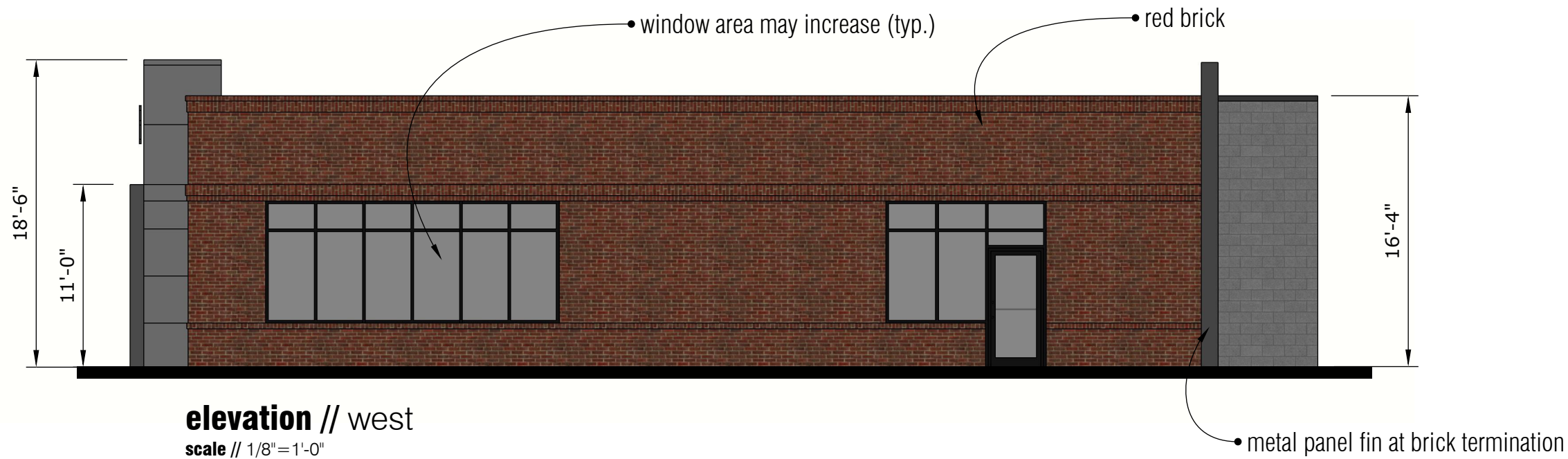


elevation // north
scale // 1/8"=1'-0"



elevation // south
scale // 1/8"=1'-0"

Attachment: 2019_1022 - Restaurant (App# 2022-5432, 6493 E Main St, Coughlin)



Attachment: 2019_1022 - Restaurant (App# 2022-5432, 6493 E Main St, Coughlin)

1. Section 1103.15.III: Maximum lot coverage including impervious area
 - Required: 80%
 - Provided: 80.4%±



PROPOSED SITE PLAN
 SCALE 1" = 20'-0"
 PLAN VIEW

RETAIL SPACE REMODEL

6943 EAST MAIN STREET
 REYNOLDSBURG, OHIO 43068

DRAWING SET

<input checked="" type="checkbox"/>	10 14 2019	Preliminary
<input type="checkbox"/>		Zoning
<input type="checkbox"/>		bid
<input type="checkbox"/>		permit
<input type="checkbox"/>		construction

REVISIONS

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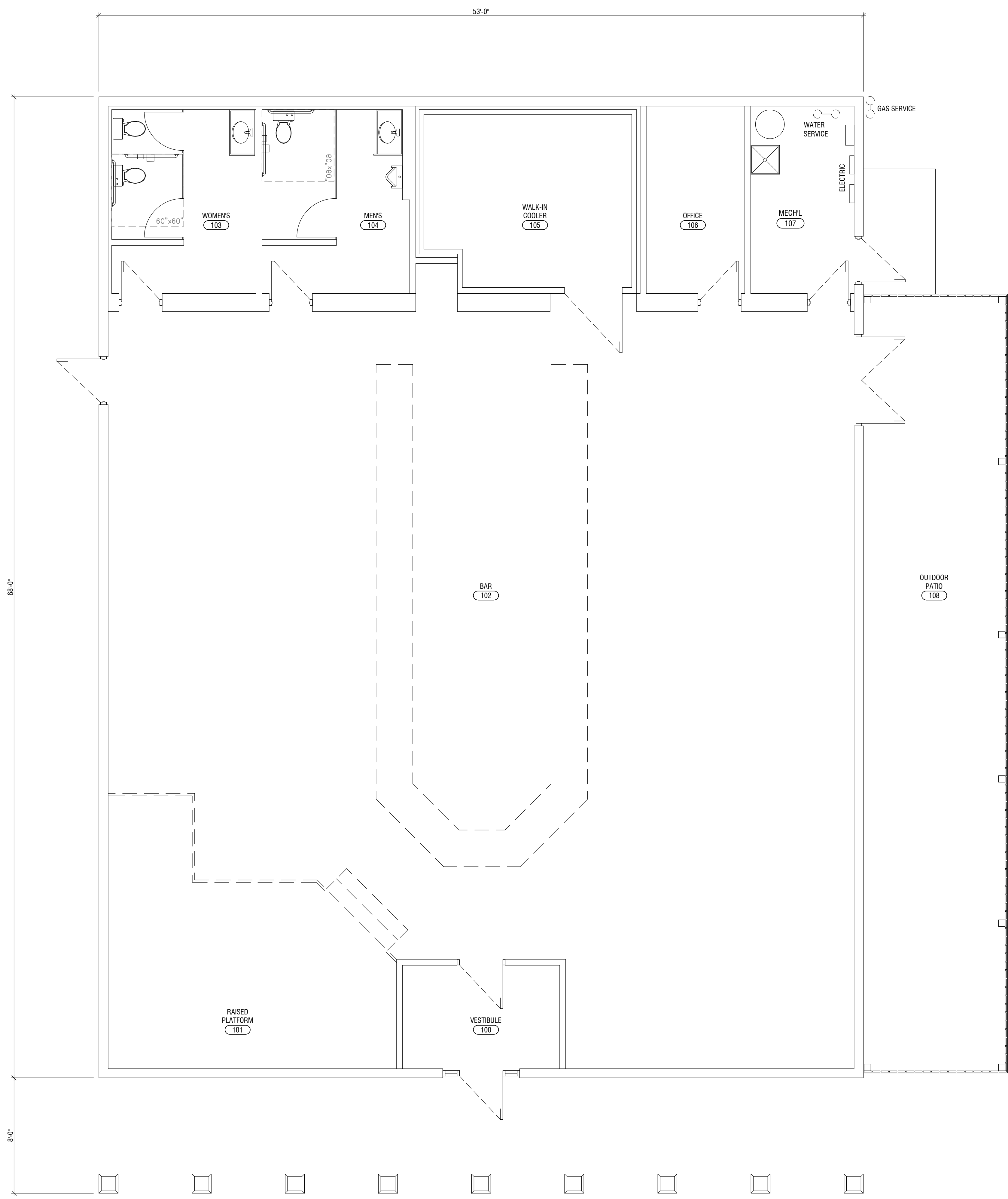
SEAL

PROJECT NUMBER 019XXX
SHEET TITLE SITE PLAN
SHEET NUMBER

A1.01
 Packet Pg. 37

© COPYRIGHT 2019 ARCHITECTURAL ALLIANCE

Attachment: 2019-1014 Existing drawings (App# 2022-5432, 6493 E Main St, Coughlin)



RETAIL SPACE REMODEL

6943 EAST MAIN STREET
 REYNOLDSBURG, OHIO 43068

DRAWING SET

10	14	2019	Preliminary
			Zoning
			bid
			permit
			construction

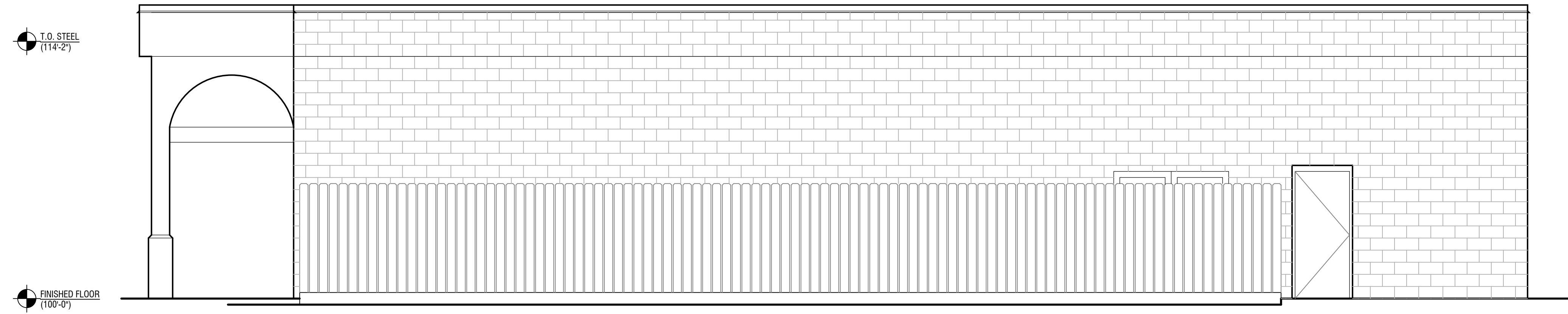
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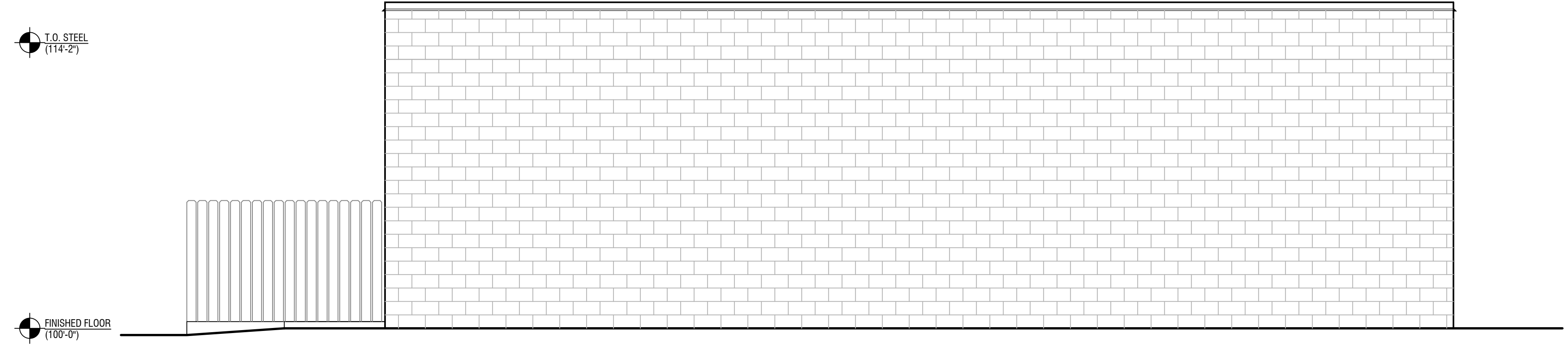
SEAL

PROJECT NUMBER: 019XXX
 SHEET TITLE: EXISTING FLOOR PLAN
 SHEET NUMBER:

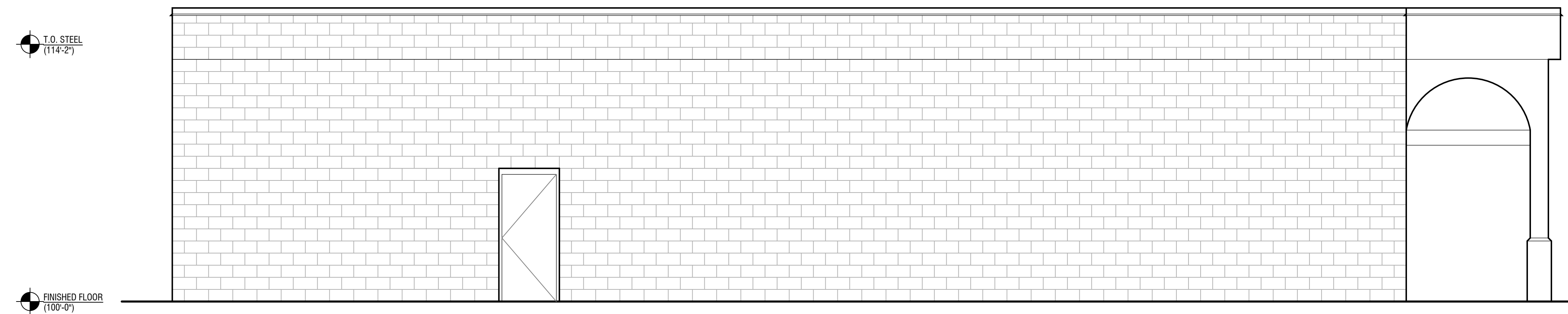
A EXISTING FLOOR PLAN
 SCALE 1/8" = 1'-0"
 PLAN VIEW
 10 8 6 4 2 0



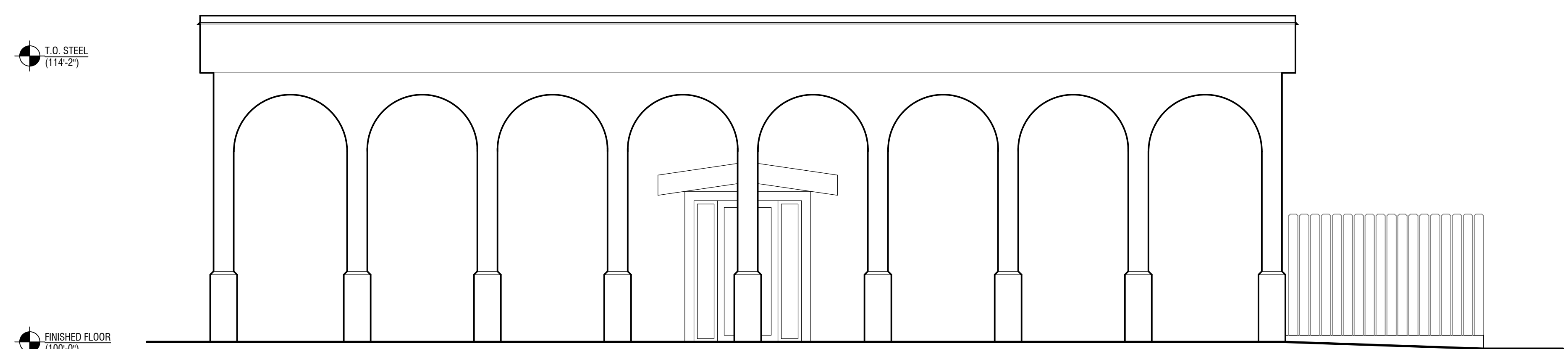
4 WEST ELEVATION
 SCALE 1/4" = 1'-0"
 PLAN VIEW
 4 2 1 0



3 SOUTH ELEVATION
 SCALE 1/4" = 1'-0"
 PLAN VIEW
 4 2 1 0



2 EAST ELEVATION
 SCALE 1/4" = 1'-0"
 PLAN VIEW
 4 2 1 0



1 NORTH ELEVATION
 SCALE 1/4" = 1'-0"
 PLAN VIEW
 4 2 1 0

T.O. STEEL (114'-2")
 FINISHED FLOOR (100'-0")
 T.O. STEEL (114'-2")
 FINISHED FLOOR (100'-0")
 T.O. STEEL (114'-2")
 FINISHED FLOOR (100'-0")
 T.O. STEEL (114'-2")
 FINISHED FLOOR (100'-0")

RETAIL SPACE REMODEL
 6943 EAST MAIN STREET
 REYNOLDSBURG, OHIO 43068

DRAWING SET

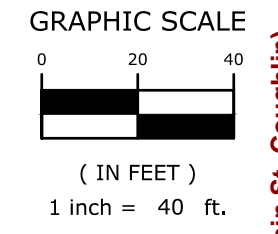
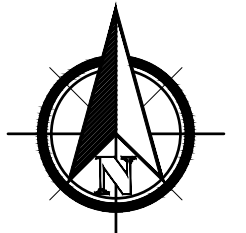
10	14	2019	Preliminary
			Zoning
			bid
			permit
			construction

REVISIONS

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SEAL

PROJECT NUMBER **019XXX**
 SHEET TITLE **EXTERIOR ELEVATIONS**
 SHEET NUMBER



DEFINING THE CITIES OF TOMORROW
8101 N. High Street, Suite 100
Columbus, OH 43235
Contact: Eric Chevevey
614-818-4900 ext. 2041
Fax: 614-818-4902
www.ibigroup.com

REVISION:

SUBMISSION:
2022-10-27

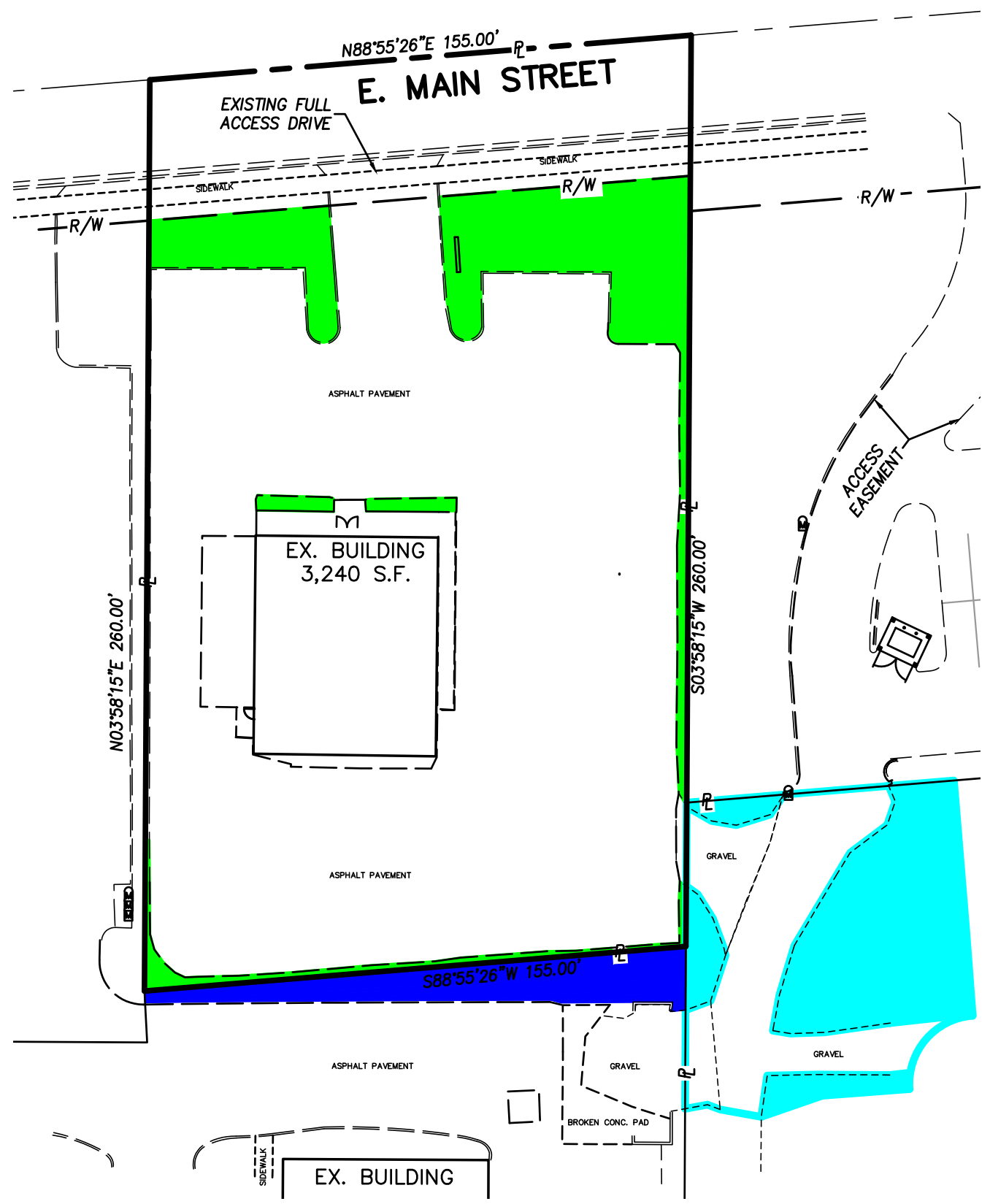
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

RESTAURANT
6493 E. MAIN STREET
REYNOLDSBURG, OH 43068

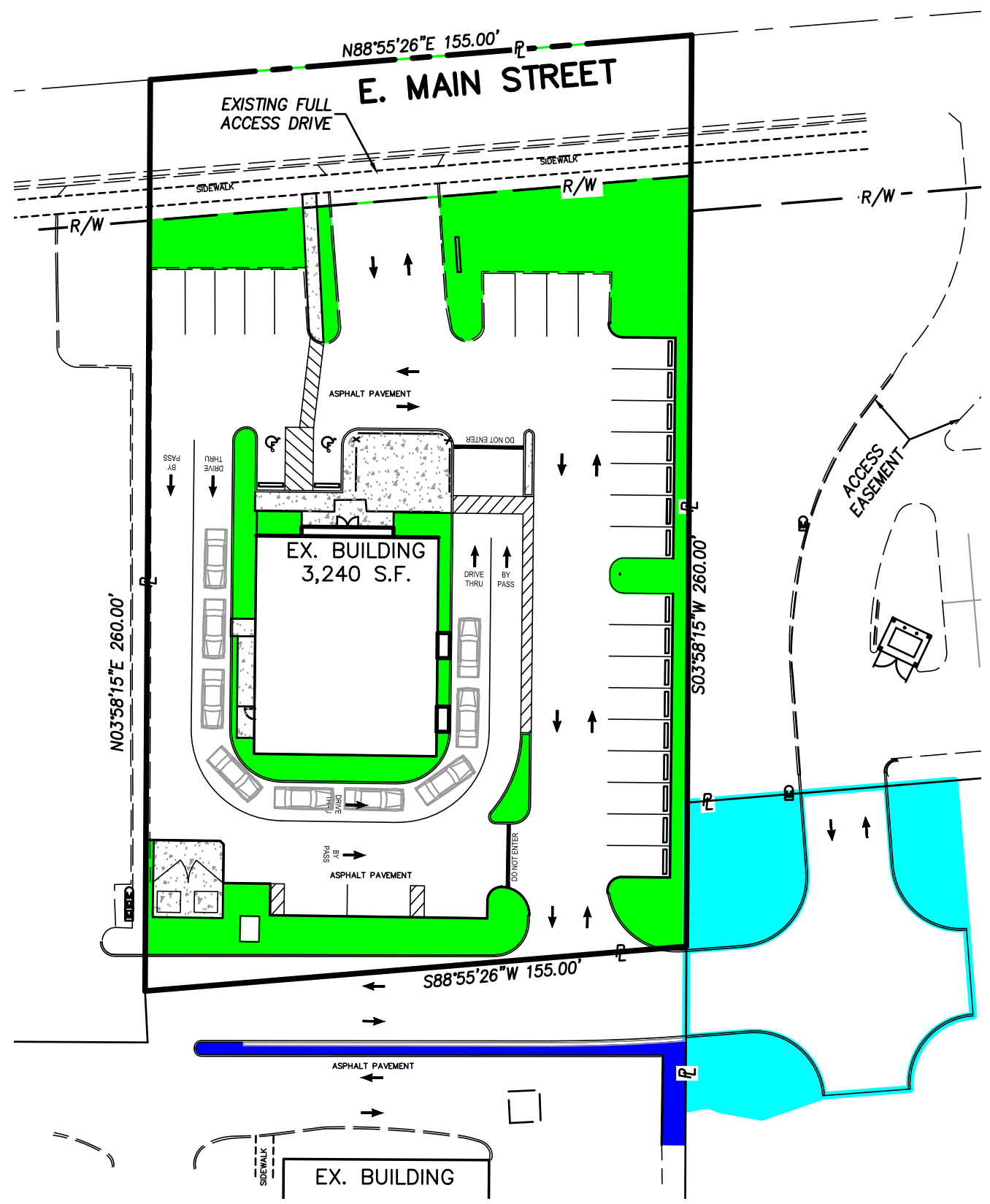
SHEET TITLE:
PERVIOUS AREA EXHIBIT

SHEET NO.: 1/1

Attachment: 2022-10-27.East Main Street - Pervious Area Exhibit (App# 2022-5432, 6493 E Main St, Coughlin)



EXISTING CONDITIONS



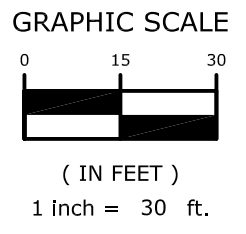
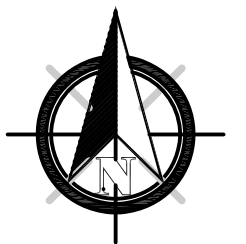
PROPOSED CONDITIONS

PERVIOUS AREA (SQ. FT.)

LOCATION	EXISTING	PROPOSED
COUGHLIN/RICKETTS	4,328	7,060
GBS MAIN	1,445	554
MAIN STREET DEV.	3,395	2,832
TOTAL	9,168	10,446

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	MA	3	Adirondack Crabapple / Malus x `Adirondack`	B & B	2"Cal	
	TS	14	Emerald Green Arborvitae / Thuja occidentalis `Smaragd`	B & B		6'-7' HT.
	ZV	6	Sawleaf Zelkova / Zelkova serrata `Village Green`	2" cal.		
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	CK	23	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	2 gal		
	ER	28	Rudy Haag Burning Bush / Euonymus alatus `Rudy Haag`	24-30" HT.		
	HL	18	Forever Pink Hydrangea / Hydrangea macrophylla 'Forever Pink'	3 gal		
	JF	15	Sea Green Juniper / Juniperus chinensis `Sea Green`	B&B 3' Ht min.		
	VC	13	Korean Spice Viburnum / Viburnum carlesii `Cayuga`	24-30" HT.		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	RS	28	Little Goldstar Coneflower / Rudbeckia fulgida 'Little Goldstar'	#1 Cont.		24" o.c.
	TS2	2,567 sf	Drought Tolerant Fescue Blend / Turf Sod	SOD		



REVISION:

SUBMISSION:
2022-10-27

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

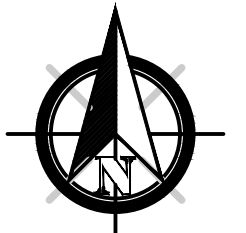
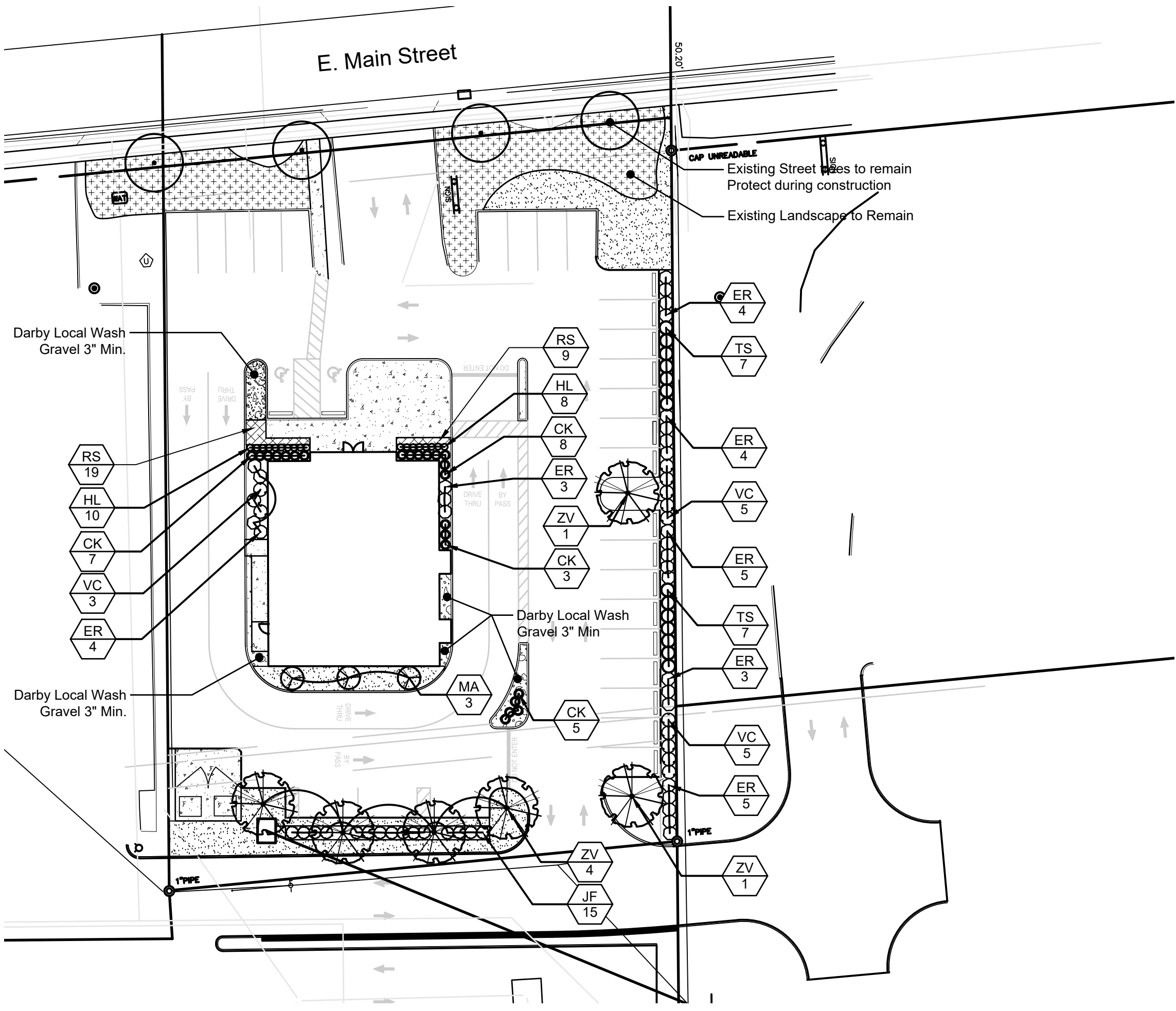
RESTAURANT
6493 E. MAIN STREET
REYNOLDSBURG, OH 43068

SHEET TITLE:
LANDSCAPE SCHEDULE

SHEET NO.: 2/3



Attachment: 022-124_Chipotle - 6493 E. Main St_Landscape_10.27.22-Landscape Schedule (App# 2022-5432, 6493 E Main St, Coughlin)



GRAPHIC SCALE
 0 15 30
 (IN FEET)
 1 inch = 30 ft.



REVISION:

SUBMISSION:
 2022-10-27

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

RESTAURANT
 6493 E. MAIN STREET
 REYNOLDSBURG, OH 43068

SHEET TITLE:
 LANDSCAPE PLAN

SHEET NO.: 1/3



Attachment: 022-124_Chipotle - 6493 E. Main St_Landscape_10.27.22-Landscape Plan (App# 2022-5432, 6493 E Main St, Coughlin)

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.

2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.

5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.

8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6", ADDITIONAL AMENDMENTS TO BE ADDED PER SOILS REPORT.

9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE

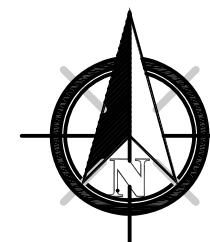
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

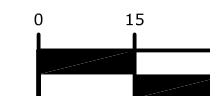
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS) . SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.

17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.



REVISION:

SUBMISSION:
2022-10-27

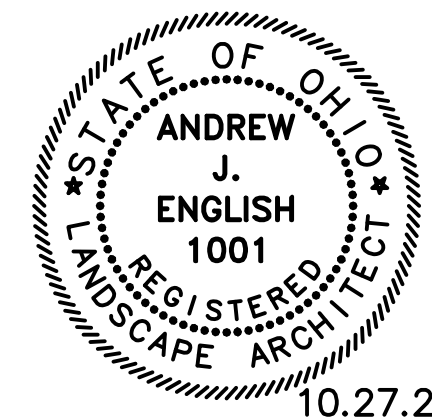
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

RESTAURANT
6493 E. MAIN STREET
REYNOLDSBURG, OH 43068

SHEET TITLE:

LANDSCAPE
NOTES

SHEET NO.: 3/3



Attachment: 022-124_Chipotle - 6493 E. Main St_Landscape - 10.27.22-Landscape Notes (App# 2022-5432, 6493 E Main St, Coughlin)



TIME _____ M
RECORDER FRANKLIN CO., OHIO
8 5 1 A.M.
OCT 30 1996

General Warranty Deed*

ROBERT R. RICKETTS, Unmarried

of Franklin County,

for valuable consideration paid, grant(s) with general warranty covenants, to
COUGHLIN/RICKETTS PROPERTIES, LTD

RICHARD B. MULLALI, RECORDER

RECORDER'S FEE 14.00
whose tax-mailing address is

the following REAL PROPERTY: Situated in the County of FRANKLIN in the State
of Ohio and in the City of Reynoldsburg :

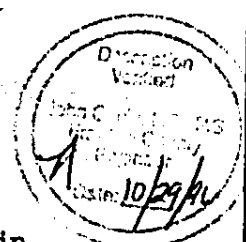
177608

BEING LOCATED IN HALF SECTION 20, SECTION 13, TOWNSHIP 12, RANGE 21
AND BEING 0.921 ACRE OF THE 3.041 ACRE TRACT CONVEYED TO THEODORE
ELIOFF, BY DEED OF RECORD IN DEED BOOK 2821, PAGE 287, ALL REFERENCES
BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND
BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF EAST MAIN STREET (U.S. ROUTE
40), AT THE NORTHWESTERLY CORNER OF SAID 3.041 ACRE TRACT, THE
NORTHEASTERLY CORNER OF THE 1.778 ACRE TRACT CONVEYED TO REYNOLDSBURG
LANES, INC., BY DEED OF RECORD IN DEED BOOK 2821, PAGE 287, THENCE
ALONG SAID CENTERLINE, NORTH 89 DEGREES 17 MINUTES 00 SECONDS EAST,
155.00 FEET TO THE NORTHWESTERLY CORNER OF THE 6.511 ACRE TRACT
CONVEYED TO M.C. HOWARD, BY DEED OF RECORD IN DEED BOOK 2923 , PAGE
676; THENCE ALONG THE WESTERLY LINE OF SAID 6.511 ACRE TRACT SOUTH
4 DEGREES 16 MINUTES 00 SECONDS WEST, 260.00 FEET TO AN IRON PIN;
THENCE SOUTH 89 DEGREES 17 MINUTES 00 SECONDS WEST, 154.91 FEET TO
AN IRON PIN IN THE EASTERLY LINE OF THE REYNOLDSBURG LANES, INC.
1.778 ACRE TRACT; THENCE ALONG SAID EASTERLY LINE, NORTH 4 DEGREES
15 MINUTES 00 SECONDS EAST, 260.00 FEET TO THE PLACE OF BEGINNING,
CONTAINING 0.921 ACRE, MORE OR LESS.

KNOWN AS: 6493 EAST MAIN STREET, REYNOLDSBURG, OHIO
PARCEL # 060-1245

All of
1245
(060)



Prior Instrument Reference: Volume 5624 Page A15 of the Deed Records of Franklin
County, Ohio. wife (husband) of the
Grantor, releases all rights of dower therein. Witness his hand(s) this 18th day
of October, 19 96
Signed and acknowledged in presence of:

Tricia Montgomery
Notary Public

Robert R. Ricketts
ROBERT R. RICKETTS

State of Ohio County of Franklin ss.
BE IT REMEMBERED, That on this 18th day of October, 1996, before me,
the subscriber, a NOTARY PUBLIC in and for said state, personally came,
Robert R. Ricketts the Grantor(s) in the
foregoing deed, and acknowledged the signing thereof to be His voluntary act and deed.
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Official seal
on the day and year last aforesaid.

Tricia Montgomery

This instrument was prepared by Bruce L. Cameron, Esq.

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and other charges thereon.
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.



TRICIA MONTGOMERY
NOTARY PUBLIC, STATE OF OHIO
COMMISSION EXPIRES 12-5-99

TRANSFERRED
Auditor's and Recorder's Stamps
OCT 29 1996
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
22705
\$ 300.00 SEK
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

*See Sections 5302.05 and 5302.06 Ohio Revised Code.

CAMERON PROPERTY
63441

Attachment: Document 199610300219328 COUGHLIN DEED (App# 2022-5432, 6493 E Main St, Coughlin)

Reynoldsburg

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

App./Case#: _____
Date Submitted: _____
Fee Amount: _____
 Paid: _____

I. PROPERTY INFORMATION

BOARD OF ZONING & BUILDING APPEALS

Property Address: 7511 DR 7704 E MAIN ST.	Parcel ID#(s): 263-000919-00
--	---------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): TRUTH IS MUSIC	
Contact Email: cliffonguitars@outlook.com	Contact Phone Number: 614-374-3336

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: TRUTH IS MUSIC LLC	Contact Name: CLIFF SPRUILL
Contact Email: cliffonguitars@outlook.com	Contact Phone Number: 614-374-3336
Description of Use: BUSINESS/SMALL RETAIL	

IV. APPLICANT INFORMATION

Applicant Name: CLIFF SPRUILL	Applicant Address: 7511 JENKINS DR CANAL WINCHESTER
Applicant Phone Number: 614-374-3336	Applicant Email: jcspruill@hotmail.com
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer	

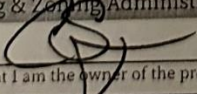
PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance Non-Residential (\$450) / Residential (\$200): ZONING REQUIRES MONUMENT SIGN 10' FROM RIGHT OF WAY. OUR BUILDING IS ONLY 11' FROM RIGHT OF WAY. ZONING REQUIRES MONUMENT SIGN TO HAVE BRICK BASE. NO OTHER SIGNS IN OUR DISTRICT HAVE BRICK AND

Conditional Use Permit (\$350): OUR BUILDING HAS NO BRICK.

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

Applicant Signature:  Date: 9-30-2022

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: _____ <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Tabled <input type="checkbox"/> Denied
	Zoning Information Zoning District: _____ <input type="checkbox"/> Historic District	Add'l Approvals Req'd <input type="checkbox"/> Planning Commission <input type="checkbox"/> Other: _____	

Attachment: BZBA Application (App# 2022-5413, 7704 E Main St, Spruill)



ARCHITECTS. ENGINEERS. PLANNERS.

October 11, 2022

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

RE: 7704 East Main Street: BZBA Sign Variance Request

Mr. Meyer:

Enclosed is our review of materials for the above referenced application:

1. Project Summary

- a. The 1.7+/- acre partially wooded property is located at 7704 East Main Street and lies within the East Main Street (EMD) zone. The proposal is for a 4-foot high, 6-foot metallic white on black background monument sign with an 11-foot setback to identify a commercial use. The sign is in the front yard where the existing building is set back 10 feet. The sign, which appears to be supported by two wood posts will be placed 2.5 feet from both the existing building and the back of the sidewalk. The building appears to be setback 4.5 feet from the actual right-of-way. A monument sign is a permitted sign in this district. per Section 1105.03, Signs.

2. Required Sign Height, Setback, Maximum Surface Area, and Construction

- a. According to Section 1105.03,vii, 4 the monument sign may be a maximum of six feet in height with a maximum surface area of twenty-four square feet with a maximum surface area of twenty-four (24) square feet. The required setback a minimum of ten feet from the front property line or easement line. The base shall be constructed of brick only in the EMD zone.
- b. The applicant is seeking a variance to allow:
 - i. A reduced setback from 10 feet to 2.5 feet from the sidewalk edge. Since the setback for a sign is typically measured from the right-of-way, the proposed sign is encroaching on the right-of-way approximately 2 feet, as measured from the Franklin County Auditor's GIS web site. Without a parcel map based on a survey locating the right-of-way, it is difficult to accurately determine the actual setback.
 - ii. A ground sign without a brick base. The requirement for a brick base is specific to the Brice and Main (BMD) and the EMD.

3. Recommendations

- a. Approve the request to vary the setback with the following conditions:
 - i. Provide documentation showing the actual location of the right-of-way relative to the building location and the dimensions for the front yard in order to determine the actual variance dimensions.
- b. Disapprove the request to vary the sign base from brick to a post-type construction.

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

OHM Advisors
 580 NORTH FOURTH STREET, SUITE 610
 COLUMBUS, OH 43215

T 614.418.0600
 F 614.418.0614

OHM-Advisors.com

Attachment: OHM_2022_Staff report_7704 East Main Street_Variance (App# 2022-5413 , 7704 E Main St, Spruill)

City of Reynoldsburg
October 11, 2022
Page 2 of 2

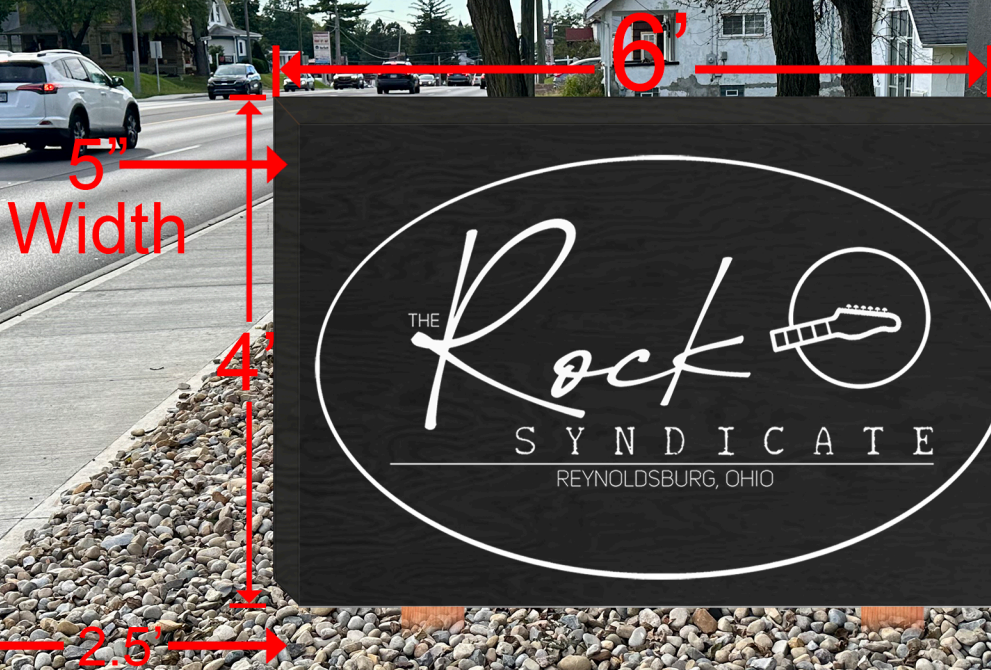


Very truly yours,

Kim Littleton

Kim C. Littleton, AICP
Senior Planner/Project Manager

Attachment: OHM_2022_Staff report_7704 East Main Street_Variance (App# 2022-5413 , 7704 E Main St, Spruill)



Colors: Metallic White & Black Background

November 7th, 2022

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 7704 E. Main Street, Reynoldsburg, OH 43068 - #2022-5440

Board of Zoning and Building Appeals:

As of November 3rd, 2022, additional documentation has been submitted indicating the specific dimensions of the right-of-way relative to the building location and dimensions.

Included in the amended application:

- Updated sign location exhibit meeting engineering team's request to be clear of the sight triangle
- Updated rendering of the proposed monument sign depicting a brick base

Staff Recommendation

Based on the updated submission, staff recommends approval for the request to vary from the setback dimensions stipulated in the code with the condition that applicant can confirm the sign dimensions submitted on the site plan.

Please contact the Department of Development with any questions or comments.

We are requesting a variance to install a new monument sign at 7704 E Main St. Reynoldsburg, Ohio within the right of way. After recently being approved for annexation into Reynoldsburg it was discovered the right of way extends to the exterior surface of our front porch. We wish to construct a monument sign at a total height of 6', including brick below sign area, and 6' in length with the square footage of signage not to exceed 24. Attached is the calculated sight triangle for vehicles traveling along Main Street to ensure visibility is not impeded by the new sign. Also included is a plan view showing the sign located at the western edge of the porch at a distance of 2' perpendicular from the porch face. The southern edge of the sign aligned with the sight triangle.

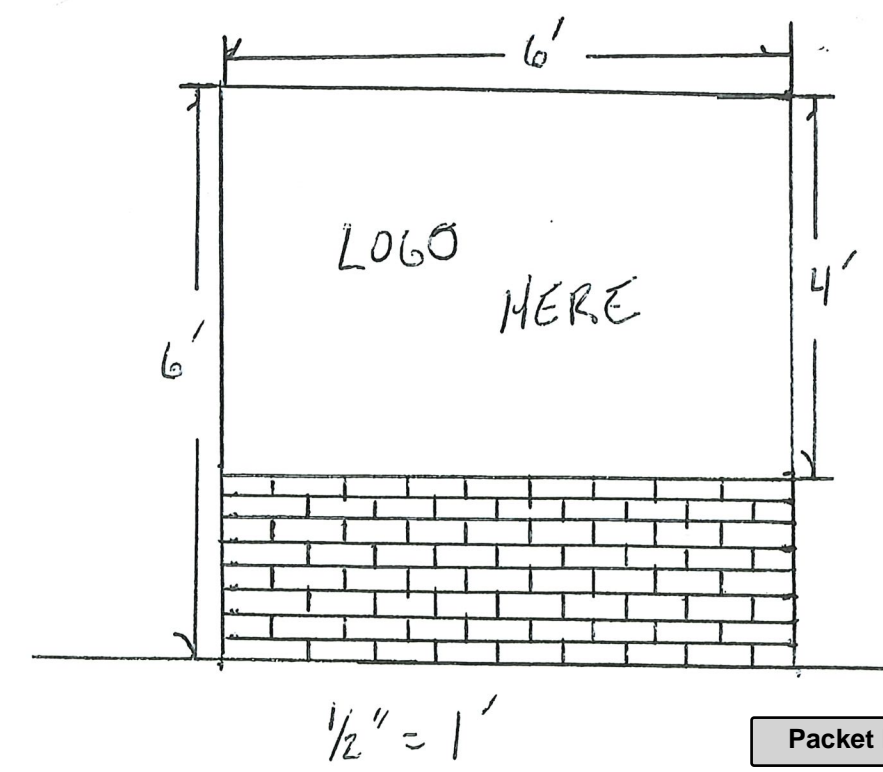
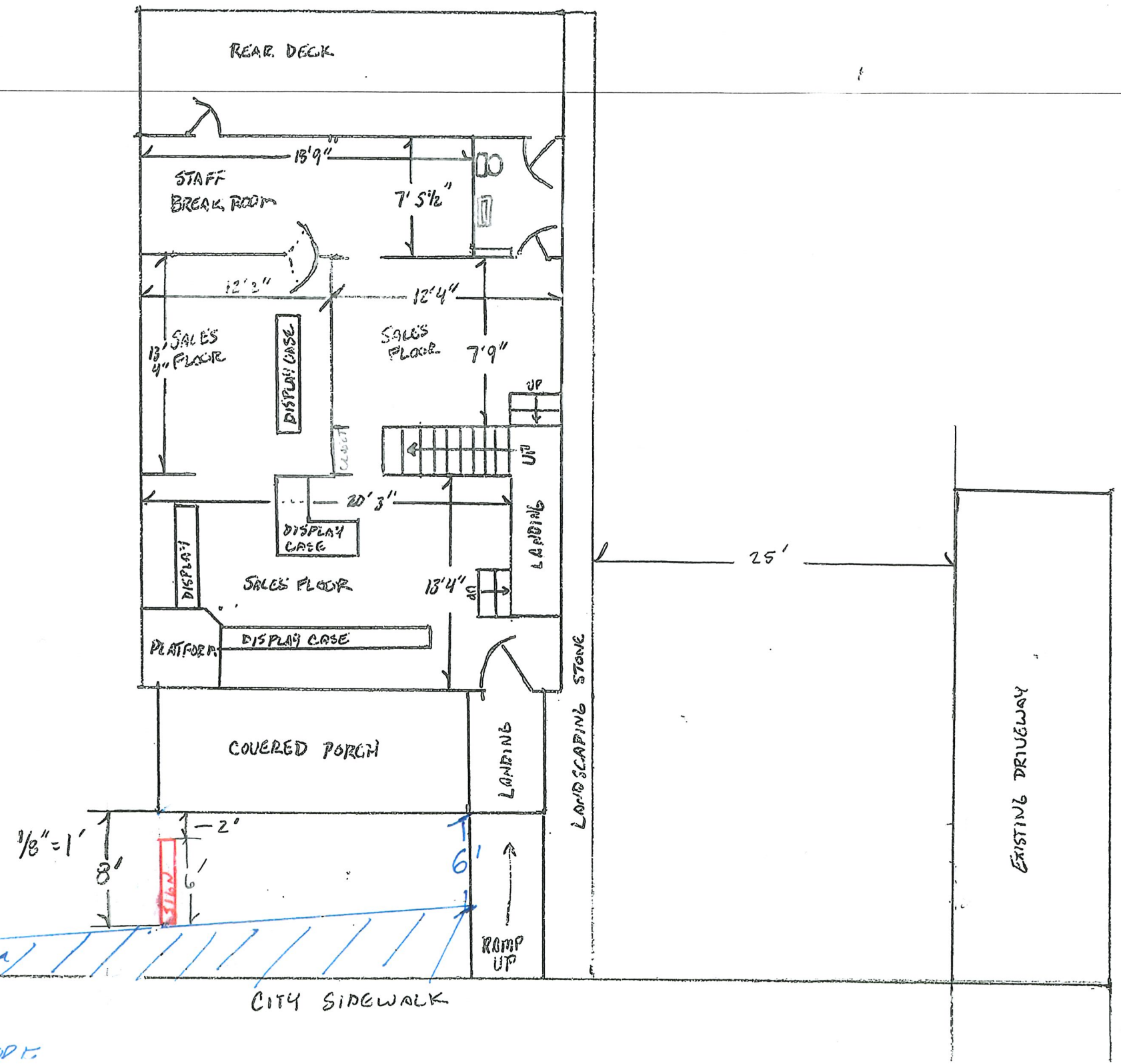


NOV 3 2022

Received

Attachment: 7704 E Main - 11.3.2022 Addendum (App# 2022-5413 , 7704 E Main St, Spruill)

Received
NOV 3 2022
Reynoldsburg Building Division



Attachment: 7704 E Main - 11.3.2022 Addendum (App# 2022-5413 , 7704 E Main St, Spruill)

Left Turning Distance Triangle Acceptable Sign Location Exhibit

Received
NOV 3 2022
Reynoldsburg Building Division

C.4.f



Attachment: 7704 E Main - 11.3.2022 Addendum (App# 2022-5413 , 7704 E Main St, Spruill)

OCT 26 2022

App./Case#: 2022-5429
Date Submitted: 10/26/22
Fee Amount: 200 -
 Paid: cash

Reynoldsburg

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

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address: 9033 Ridgeline Drive	Parcel ID#(s): 090-141180-00.229
---	-------------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Jonathan Colby	
Contact Email: Jon Colby86@gmail.com	Contact Phone Number: 937-369-6175

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: Jonathan Colby	Applicant Address: 9033 Ridgeline Drive
Applicant Phone Number: 937-369-6175	Applicant Email: Jon Colby86@gmail
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (Non-Residential (\$450) / Residential (\$200): Unable to build fence around entire backyard due to retention pond. Requesting permission to end fence where neighbor's fence ends so we can use the same post.

Conditional Use Permit (\$350): _____

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

Applicant Signature: Jon Colby Date: 10/26/22
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:	Zoning Information	BZBA Meeting Date: _____ <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Tabled <input type="checkbox"/> Denied
	Zoning District: _____ <input type="checkbox"/> Historic District	
	Add'l Approvals Req'd	P&Z Admin.: _____ Date: _____
	<input type="checkbox"/> Planning Commission <input type="checkbox"/> Other: _____	

Attachment: 9033 Ridgeline Drive, 2022-5429 V (App# 2022-5429, 9033 Ridgeline Dr, Colby)

OCT 26 2022

Hardship Statement

To whom it may concern,

On the back side of my property there is a retention pond which makes it physically impossible to build a fence around the entire backyard. As a result I am requesting to end the fence prior to the back property line because of this hardship.

Sincerely,
Jan Rz



ARCHITECTS. ENGINEERS. PLANNERS.

November 8, 2022

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

RE: 9033 Ridgeline Drive, Reynoldsburg OH 43068

Mr. Meyer:

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

1. Project Summary

- a. Located at 9033 Ridgeline Dr., the 0.6-acre single family lot is zoned SR Suburban Residential District.
- b. All adjacent parcels are single family homes and zoned SR Suburban Residential District.
- c. A neighborhood stormwater detention basin exists across a portion of the rear yard.
- d. The applicant is proposing to build a fence in the rear yard, tying into an existing corner post on the adjacent west neighbor's fence. The applicant has not submitted a plan of the proposed fence location or design.

2. Project Review

- a. The applicant is seeking a variance to Section 1105.11,A.ii.5 "Rear and Side Yard Fences—Setback where rear and side yard fences are required to be "placed on the property line of the subject property." The intent of the code language is to prevent the creation of unmaintained spaces between fences of neighboring properties.
- b. The existing detention basin creates a hardship in that it does not allow the extension of a fence to the rear property line, which would impede the drainage of stormwater and eventually destroy any fence placed within it.

3. Zoning Recommendation

- a. The applicant is seeking a variance to allow for a rear-yard fence to be placed set-back from the property line. The variance request is consistent with Section 1109.13, Variances and, more specifically, with the variance standards of Section 1109.13, D Variances.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Rick Fay".

Rick Fay, PLA, ASLA
 Landscape Architect

OHM Advisors
 580 NORTH FOURTH STREET, SUITE 610
 COLUMBUS, OH 43215

T 614.418.0600
 F 614.418.0614

OHM-Advisors.com

Attachment: OHM_22 1117_ Reynoldsburg BZBA_9033 Ridgeline Drive (App# 2022-5429, 9033 Ridgeline Dr, Colby)



Attachment: Image 1 (App# 2022-5429, 9033 Ridgeline Dr, Colby)



Attachment: Image 2 (App# 2022-5429, 9033 Ridgeline Dr, Colby)



Attachment: Image 3 (App# 2022-5429, 9033 Ridgeline Dr, Colby)



C.5.f

Attachment: Image 4 (App# 2022-5429, 9033

Packet Pg. 60

0 ft

20 m

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

Paid: _____

I. PROPERTY INFORMATION

BOARD OF ZONING & BUILDING APPEALS

Property Address: 1495 Jackson St. Reynoldsburg OH 43068	Parcel ID#(s): 060-009341-00
---	---------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Jordan Hall	
Contact Email: jkhall993@gmail.com	Contact Phone Number: 724-971-4372

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: Jordan Hall	Applicant Address: 1495 Jackson St. Reynoldsburg OH 43068
Applicant Phone Number: 724-971-4372	Applicant Email: jkhall993@gmail.com
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE; *#We also need to be able to access our garage.*
Variance (Non-Residential (\$450) / Residential (\$200): *We are in need of installing a fence surrounding our yard as soon as possible - we have four dogs & want to ensure they stay in our yard. Our next door neighbor also has 1 dog & 2 children so we want to ensure their safety as well.*
 Conditional Use Permit (\$350): _____

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

Applicant Signature: *[Signature]* Date: *10/17/22*
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information
Zoning District: _____
 Historic District

Add'l Approvals Req'd
 Planning Commission
 Other: _____

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

P&Z Admin.: _____ Date: _____

Attachment: BZBA Application (App# 2022-5391, 1495 Jackson St., Hall)



Attachment: BZBA Application (App# 2022-5391, 1495 Jackson St., Hall)



ARCHITECTS. ENGINEERS. PLANNERS.

November 8, 2022

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

RE: 1495 Jackson St. Reynoldsburg OH 43068

Mr. Meyer:

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

1. Project Summary

- a. Located at 1495 Jackson St., the 0.10-acre single family lot is zoned ORD-N Olde Reynoldsburg Neighborhood District.
- b. Except for the Hannah Ashton Middle School and the Reynoldsburg Truro Historical society, most of the adjacent parcels are occupied by single family homes.
- c. The applicant is proposing to build 175 feet of 6-ft. pressure treated, wood privacy fence within the property's back and side yard. One work gate is located in the side yard and one drive gate is located at the rear by the garage accessing Beech Alley. The submitted survey shows the location of the fence set back from the property line, but without setback dimensions along its entire perimeter. Although a tree is located on the south edge of the property near the proposed fence, it does not appear to be directly in the way. The intent of the proposal is to provide enclosed space for several dogs.

2. Project Review

- a. The applicant is seeking a variance to Section 1105.11,A.i.5 "Rear and Side Yard Fences—Setback where rear and side yard fences are required to be "placed on the property line of the subject property." The intent of the code language is to prevent the creation of unmaintained spaces between fences of neighboring properties. As stated in Section 1105.11,A.i.7,"all lumber fences shall be constructed so that the finished boards hide the vertical and horizontal posts when viewed from adjacent lots unless the fence is constructed in such a manner that the finished look of both sides of the fence is the same."

3. Zoning Recommendation

- a. Setback from Rear Property Line:
 - i. The rear property line is also the Beech Alley right-of-way line. Edge of pavement is not shown on the survey, but the ROW is 16.5 feet in width. The indicated setback allows for space at the rear of the lot for vehicle maneuverability and sight-lines pulling in and out of the site from the alley. The variance would improve public safety, versus strict application of the code in this case.
 - ii. The variance request is consistent with Section 1109.13, Variances and, more specifically, with the variance standards of Section 1109.13, D Variances.

Attachment: OHM_22_1117_ Reynoldsburg BZBA _1495 Jackson St (App# 2022-5391, 1495 Jackson St., Hall)



b. Setback from Side Property Lines

- i. The plan illustrates the proposed fence with a very small setback from each side property line. The proposed setbacks are not dimensioned, and the drawing may simply be for legibility. The applicant should confirm intent and if a setback from the side property lines is being requested. Without more information, there does not appear to be a need or hardship that requires a setback from the side property lines.
- ii. The variance request is does not appear to be consistent with Section 1109.13, Variances and, more specifically, with the variance standards of Section 1109.13, D Variances. The applicant should confirm that a hardship exists that requires the side setback.

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

Very truly yours,

Rick Fay, PLA, ASLA
Landscape Architect

App./Case#: 2022-5391
Date Submitted: 9/22/22
Fee Amount: \$ 50.00
 Paid: CK

Reynoldsburg

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

SEP 22 2022

ZONING CERTIFICATE APPLICATION

I. PROPERTY INFORMATION

Property Address: 1495 Jackson St	Parcel ID#(s): 060-009341-00
---	--

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Jordan Hall	Contact Phone Number: 724-971-4372
Contact Email:	

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:

IV. APPLICANT INFORMATION

Applicant Name: RE Connors Construction	Applicant Address: 2410 Performance Way, Columbus OH 43207
Applicant Phone Number: 614-826-4734	Applicant Email: Recc.permitting@outlook.com
<input type="checkbox"/> Property Owner	<input type="checkbox"/> Business Owner/Tenant
<input checked="" type="checkbox"/> Contractor	<input type="checkbox"/> Architect/Engineer

RESIDENTIAL (\$100)	NON-RESIDENTIAL (\$150)	Project Information (If Applicable)
CHECK IF APPLICABLE: <input type="checkbox"/> Swimming Pool <input type="checkbox"/> New Building (+\$50) <input type="checkbox"/> Patio <input type="checkbox"/> Building Modification <input type="checkbox"/> Deck <input type="checkbox"/> Home Occupation (\$100) <input type="checkbox"/> Driveway Modification* (See page 3) <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Shed <input checked="" type="checkbox"/> FENCE (\$50) (All Dists.)	CHECK IF APPLICABLE: <input type="checkbox"/> New Business Use <input type="checkbox"/> Accessory Structure <input type="checkbox"/> New Building <input type="checkbox"/> Building Site Modification <input type="checkbox"/> MIN. SITE PLAN (+\$250)	Total Square Footage: 175 linear ft. Est. Cost of Construction: 2361.25 Est. Additional Employees: N/A

Description of Use/Project: **175 linear ft. of 6" tall wood privacy fence to be installed in rear yard of property.**

Applicant Signature: _____ Date: **9/15/22**

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	Zoning Information	Additional Requirements	
	Zoning District: _____	<input type="checkbox"/> CoA	<input type="checkbox"/> Variance
	<input type="checkbox"/> Historic District	<input type="checkbox"/> Special Exception Use Permit	<input type="checkbox"/> Building Permit
	<input type="checkbox"/> PGU		
Add'l Approvals Req'd	P&Z Admin: _____	Date: _____	
<input type="checkbox"/> PC	Floodplain Admin: _____	Date: _____	
<input type="checkbox"/> BZBA			

Attachment: 1495 Jackson St (App# 2022-5391, 1495 Jackson St., Hall)

*Please note driveway standards were updated April 25th, 2022. A list of changes is located on page 3.



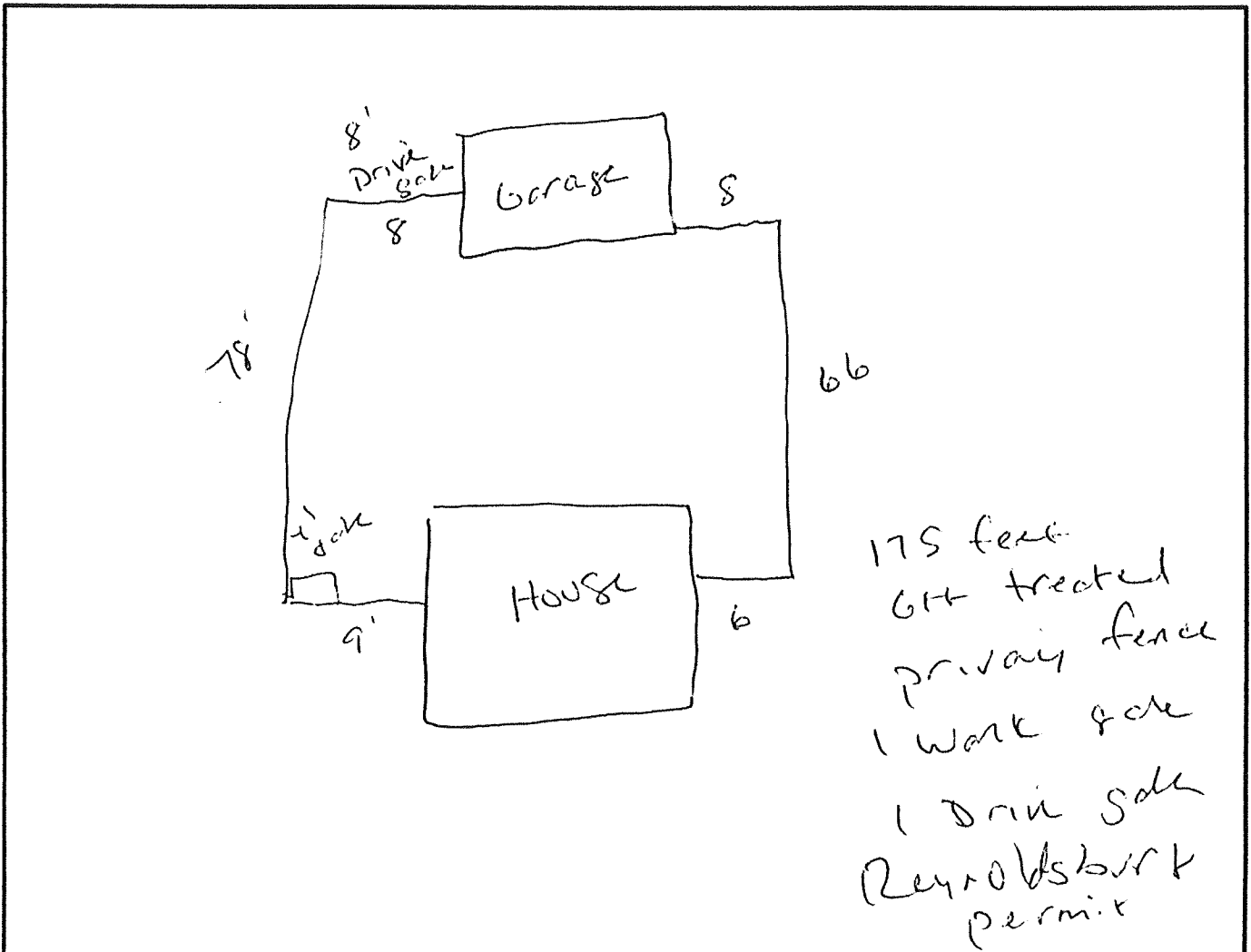
SEP 22 2022

PSE Drawing Worksheet - Fencing (Complete and Fax to Installer)

Customer: Jordan Hall Store: 2852
 Phone (home): 724-971-4372 Phone (cell): _____ Phone (other): _____
 Install Address: 1495 Jackson St Reynoldsburg

Directions:

1. Walk the fence line after discussing property boundaries with the customer – indicate any obstructions as you measure
2. Imagine what the fence looks like from a “bird’s eye” view
3. Sketch the fence with these details:
 - Mark where the fence abuts, attaches to or is built around any structure or obstacle
 - Mark where gates will be located as well as gate type (drive or walk gate)
 - Mark best access route from material drop-off point to construction area



Attachment: 1495 Jackson St (App# 2022-5391, 1495 Jackson St., Hall)

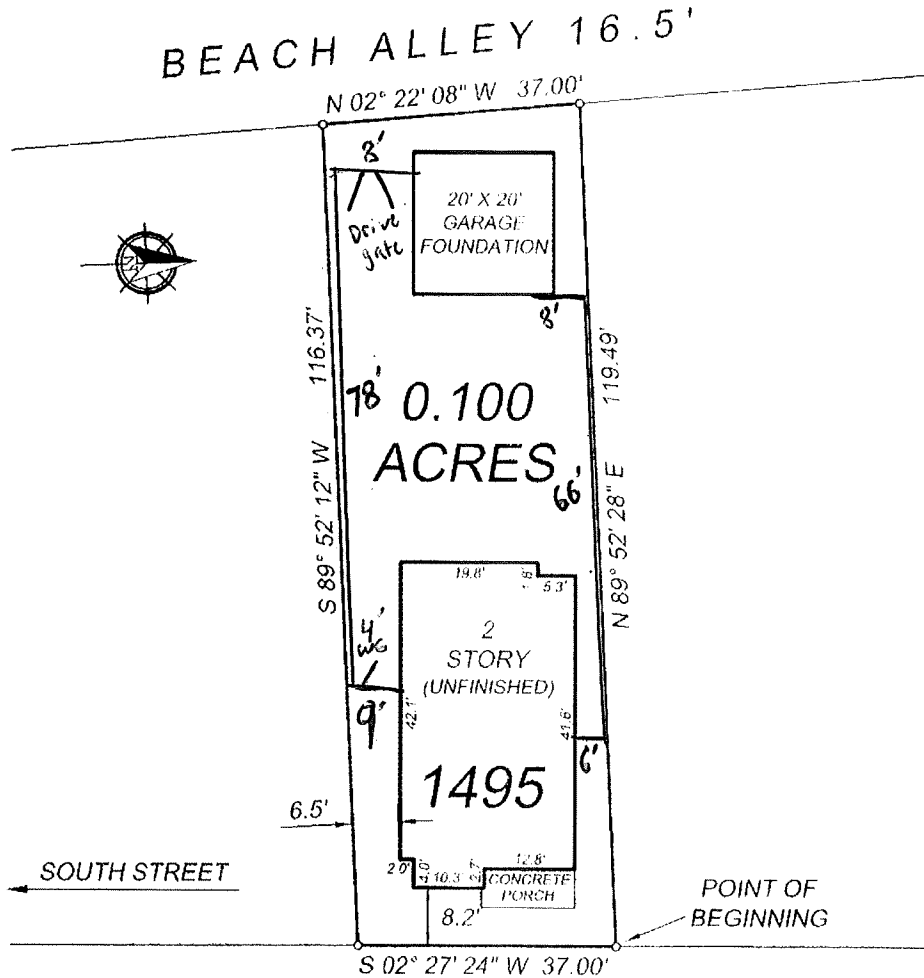
SEP 22 2022

HOY LAND SURVEYING
1767 McCorkle Blvd #1767
Westerville, Ohio 43086
Phone: 614-679-1186



JOB NUMBER #: 3131-2022 S DATE OF DRAWING 5-10-22

CERTIFIED TO PM TITLE, LLC
LENDER N / A BUYER BEATHARD & HALL
LEGAL DESC. PART OF LOTS 49 & 50 (0.100 ACRES) - REYNOLDSBURG TOWN PLAT P.B. 3 PG. 159
CITY/TWP. REYNOLDSBURG COUNTY FRANKLIN DRN SAS CK. SJH DRAWING SCALE 1" = 20'
FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0358K MAP DATE 06-17-08



JACKSON STREET 58.5'

ENCROACHMENT INFORMATION
NONE NOTED

I / WE HAVE RECEIVED A COPY OF THIS SURVEY
AND FIND THE CONDITIONS ACCEPTABLE.

[Signature]
BUYER / OWNER

[Signature]
BUYER / OWNER

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

By [Signature]



Attachment: 1495 Jackson St (App# 2022-5391, 1495 Jackson St., Hall)

Reynoldsburg

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

Received

SEP 29 2022

Reynoldsburg Building Division

App./Case#: 2022-5511

Date Submitted: 9/29/22

Fee Amount: \$ 450.00

Paid: CK

I. PROPERTY INFORMATION

BOARD OF ZONING & BUILDING APPEALS

Property Address: 1551 TRURO AVE	Parcel ID#(s): 040.008342.00
-------------------------------------	---------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): GULF COAST PARTNERS LLC	
Contact Email:	Contact Phone Number: 419.302.5588 TYCE RINEHART

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: LIGHTHOUSE BEHAVIORAL HEALTH	Contact Name: TYCE RINEHART
Contact Email:	Contact Phone Number: 419.302.5588
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name: FENCE N DECK DOCTORS	Applicant Address: 2795 COPLEY CT HILLIARD 4300
Applicant Phone Number: 614.477.6676	Applicant Email: FENCEDECKDOCTORS1@GMAIL.COM
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (Non-Residential (\$450) / Residential (\$200): _____

Conditional Use Permit (\$350): _____

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

Applicant Signature: _____ Date: 8.25.22

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: _____
 Historic District

Add'l Approvals Req'd

Planning Commission
 Other: _____

BZBA Meeting

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

P&Z Admin.: _____ Date: _____



September 29, 2022

Reynoldsburg City Council
c/o Development Department
7232 E Main Street
Reynoldsburg, Ohio 43068

RE: Fence Height Variance – Applicant’s Letter of Hardship

Lighthouse Behavioral Health Solutions is applying for a fence height variance for the residence located at 1551 Truro Avenue, located in the city of Reynoldsburg.

This application seeks approval to permit a privacy fence to afford adequate privacy in light of the existing topography of the yard. Presently, our neighbor has installed a mesh style addition onto their chain link fence to allow for increased privacy in their backyard. Due to the swale where our proposed fence will be installed, we are requesting approval of an 8-foot-tall double dog-eared fence. The swale is 1-1/2 foot deep, and if we install a standard 6-foot-tall fence, each party would be able to look across the top of the fence into each other’s property. The fence installation location is on the north side of our property, which will allow us to maintain both sides of the fence and will match the same style of fence installed on the south side of our property. The proposed fence will provide a pleasing aesthetic to the lot rather than having overgrown foliage with poison ivy and weeds throughout.

Generally speaking and addressing points as set forth in Reynoldsburg Zoning Ordinance 1109.13, the granting of a variance weighs the following factors without any one factor being dispositive. We believe our application should be well taken and approved based on the below factors:

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use without the variance;

Answer: Perhaps, but the nature and slope of the land suggest a fence of the height as requested will be the most suitable for the property.

B. Whether the variance is substantial;

Answer: The variance is not substantial. As set forth above, the swale makes the increased height a necessity and consistent with the intent of the fencing regulations as set forth in Reynoldsburg Zoning Ordinance 1105.11.



614.334.6903



info@lighthousebhsolutions.com



www.lighthousebhsolutions.com

4214 East Main Street, Columbus, OH 43213

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Answer: No. The essential character of the neighborhood will not be negatively impacted. In fact, the neighboring properties will welcome the increased privacy and clean aesthetic.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

Answer: Not at all.

E. Whether the property owner purchased the property with knowledge of the zoning restriction;

Answer: The intent of this application is to permit a fence providing privacy for our property and the surrounding properties in a manner consistent with the 6ft standard in the zoning code. We now understand the topography and its impact on the standard fence height vs. the level of privacy provided.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

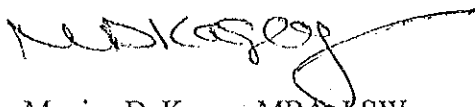
Answer: No. This solution is the only feasible solution.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Answer: Yes. The proposed fence is consistent with the intent of fence regulations in the City.

In conclusion, The granting of this request will provide our neighbors an appropriate level of privacy and will assist in working towards a better relationship with our neighbors.

Sincerely,



Monica D. Kagey, MBA, LSW
Senior VP of Operations



614.334.6903



info@lighthousebhsolutions.com



www.lighthousebhsolutions.com

4214 East Main Street, Columbus, OH 43213



ARCHITECTS. ENGINEERS. PLANNERS.

October 10, 2022

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

RE: 1551 Truro Avenue.

Mr. Meyer:

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

1. *Project Summary*

- a. The property is located at 1551 Truro Avenue. The site is a +/- 0.5 ac commercial use. The site is zoned ORD-Old Reynoldsburg Neighborhood District.
- b. All adjacent parcels north and south are single-family homes zoned ORD-Old Reynoldsburg Neighborhood District. The parcels to the west are vacant and separated from the site by a paper alley; the northernmost is zoned ORD-Old Reynoldsburg Neighborhood District the southernmost parcel is owned by the City and zoned OS-Open Space District. The parcels opposite the site to the east on Truro Avenue are in township and are single-family and a commercial greenhouse.
- c. The applicant is proposing to build a privacy fence along the west half of the north property line.
- d. The adjacent north property has an existing chainlink fence located along that same property line.
- e. The applicant is proposing to build an 8 ft. tall privacy fence in order to offset the depth of a swale where the fence will be placed, which will reduce the effective height of the fence.
- f. The applicant is seeking a variance to Section 1105.11,A.i.4 "Rear and Side Yard Fences—Height. Between the rear setback line or side setback line for structures and the rear façade or side of the principal structure, fences shall be no higher than six feet (6FT)."

2. *Zoning Review*

- a. While a detailed site plan and survey were not provided, contours on the county auditor GIS and street-view photos appear to indicate a swale between the building and the north property line. The swale is likely a design feature for providing stormwater drainage away from the building and between the two properties. The screening function of the fence may work better if the fence were located away from the property line at the building edge, and closer to the areas requiring screening. However this would instead require a setback variance, and result in less usable lot area. The additional height of a fence placed on the property line will only impact this property and its neighbor to the north, and preserve the full use of the rear yard.
- b. The nature of the variance appears to be consistent with the standards outlined in 1109.13,D, with the exception of item ix. "The variance is not a matter of convenience when other remedies are available within the provisions of this Code." The applicant states that the proposed solution is the only feasible one, however a screen hedge planting is an alternative solution that would achieve the additional height requested, without requiring a variance to the fence height. Such a solution however would require time to allow for plant growth.



Recommendation

- a. The applicant is seeking a variance to allow for a side-yard fence to be placed set-back from the property line. The variance request is consistent with Section 1109.13, Variances and, more specifically, with the variance standards of Section 1109.13, D Variances, with the exception of item ix.
- b. The variance is supported if the following conditions and safeguards (Section 1109.13, Variances, E) are met:
 - i. Provide documentation of support or opposition from the adjacent north property owner.

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

Very truly yours,

Rick Fay, PLA, ASLA
Landscape Architect

Reynoldsburg

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

OCT 17 2022

App./Case#: 2022-5421

Date Submitted: 10/17/22

Fee Amount: 200-

Paid: MC

I. PROPERTY INFORMATION

BOARD OF ZONING & BUILDING APPEALS

Property Address: 6947 Wigwam Way, Reynoldsburg, Ohio 43068	Parcel ID#(s): 060-007-180-00
---	---

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Jacqueline Davis	
Contact Email: Davis.1959@osu.edu	Contact Phone Number: 614-216-2505

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: Jacqueline Davis	Applicant Address: 6947 Wigwam Way, Reynoldsburg, Ohio 43068
Applicant Phone Number: 614-216-2505	Applicant Email: Davis.1959@osu.edu
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (Non-Residential (\$450) / Residential (\$200): Wooden and mesh fence to be built around my property.

The Franklin County Recorder can not tell me what utility owns the easement on my property. There will be three gates on the fence: two on the south sides and one on the north side, giving access, if needed. The northern edge of my property runs into a creek, therefore the fence cannot be built on the north border of my property.
This would be a hardship

Conditional Use Permit (\$350): _____

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

Applicant Signature: Jacqueline J. Davis, OD, MPH Date: 10/17/2022
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	BZBA Meeting
	Zoning District: _____	Date: _____
	<input type="checkbox"/> Historic District	<input type="checkbox"/> Approved as Submitted
<u>Add'l Approvals Req'd</u>	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Approved w/ Conditions
<input type="checkbox"/> Other: _____	P&Z Admin.: _____	<input type="checkbox"/> Tabled
		<input type="checkbox"/> Denied
		Date: _____

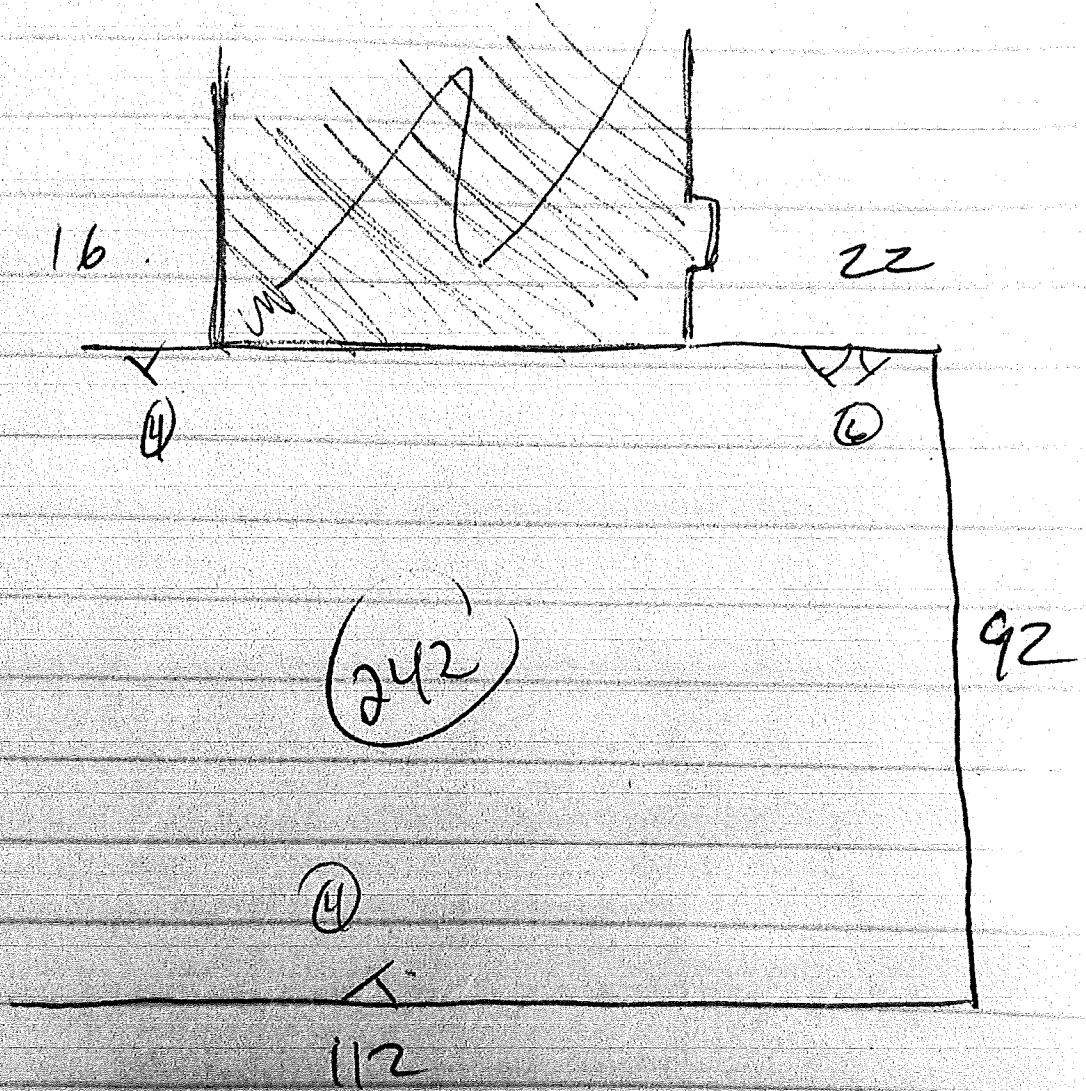
Attachment: 6947 Wigwam Way, 2022-5421 (App# 2022-5421, 6947 Wigwam Way, Davis)

Jackie Davis

8-31-22

OCT 17 2022

4' inside ranch 3 ranch



~~Carbon Ink~~
 Clean, - silis ink
 exp 99

R 6780 + kmx

P 6160
 all in

Attachment: 6947 Wigwam Way, 2022-5421 (App# 2022-5421, 6947 Wigwam Way, Davis)

OCT 17 2022



Mae Cedar



Attachment: 6947 Wigwam Way, 2022-5421 (App# 2022-5421, 6947 Wigwam Way, Davis)

November 7th, 2022

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 6497 Wigwam Way, Reynoldsburg, Ohio 43068 - #2022-5421

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. ***Project Summary***

- a. The property is located at the 6947 Wigwam Way. The site is located on parcel 060-007-180-00 and is zoned SR (Suburban Residential). All adjacent parcels are single-family homes.
- b. Adjacent zoning districts are OS - Open Space to the East, I - Innovation to the West, and RM – Residential Medium to the South.
- c. The applicant is proposing to build a 4' tall wooden/mesh privacy fence along the Eastern boundary of the subject property and an undisclosed easement located along the rear. The fence will abut a neighboring fence occupying the Western property boundary.
- d. The applicant has noted a 100' easement spanning the rear yard. The purpose and ownership of the easement has not been disclosed.
- e. The proposed privacy fence will have three gates: two located at the entrances to the rear yard and one located along the rear.
- f. The Northern most boundary lies in a body of water approximately 15' from the subject easement.
- g. The applicant is seeking a variance to Section 1105.11,A.ii.5 "Rear and Side Yard Fences shall be placed on the property line."

2. **Zoning Review – Fence**

- a. A professional survey was provided indicating a 100' easement spanning the rear yard approximately 15' from the Northern most property line. Although the rear property line is abutting an existing swale leading into a creek, this area is free of any floodplain or floodways.
- b. The proposed materials are not consistent with the fencing requirements in the Suburban Residential Zoning district per Section 1105.11.A. The wooden two-board style is allowed but mesh is not permitted.
- c. The nature of the variance is consistent with the standards outlined in 1109.13.D as the presence of the creek makes a fence in compliance with Section 1105.11.A.ii.5 infeasible.

Department of Development Recommendation

- a. The applicant is seeking a variance to allow for the rear yard fence to be placed approximately 15' from the rear property line. The proposed privacy fence maintains permitted height requirements of the zoning district. The material specifications are not but the applicant is amenable to removing the mesh material.
- b. Due to presence of a natural land feature impeding the compliance with the property boundary statute, staff is supportive of the variance if the following conditions and safeguards are met:
 - i. Include gated access along the portion of the fence that spans the subject easement.
 - ii. Removal of the mesh material proposed as a part of the material list.

Please contact the Department of Development with any questions or comments.

Reynoldsburg

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

App./Case#: _____
Date Submitted: _____
Fee Amount: _____
 Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address: 6321 E. Main, 1284 Brice	Parcel ID#(s): 060-001113-00 060-001145-00
---	---

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): CHRISTIAN & MISSIONARY ALLIANCE; CHRISTIAN AND MISSIONARY ALLIANCE Attn: Robb Childs	
Contact Email: childs@cmailiance.org	Contact Phone Number: 503.750.6590

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: The Christian and Missionary Alliance	Contact Name: Robb Childs
Contact Email: childs@cmailiance.org	Contact Phone Number: 503.750.6590
Description of Use: The site is proposed to be an urban mixed-use development, consisting of office, event center, retail, and parking structure. Future phases are anticipated to provide a further mix of uses.	

IV. APPLICANT INFORMATION

Applicant Name: The Christian and Missionary Alliance Attn: Robb Childs	Applicant Address: One Alliance Place Reynoldsburg, OH 43068
Applicant Phone Number: 503.750.6590	Applicant Email: childs@cmailiance.org Alt.: rick.fay@ohm-advisors.com
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (Non-Residential (\$450) / Residential (\$200): _____

1103.15 III.B.: To permit a reduction in required quantity of open space.

1105.01 G.vii.2.: To permit a reduction of required quantity of loading spaces

Conditional Use Permit (\$350): _____

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

Applicant Signature: Robb C. Childs Date: 10-25-2022

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**	
	<u>Zoning Information</u>	
	Zoning District: _____ <input type="checkbox"/> Historic District	
	<u>Add'l Approvals Req'd</u> <input type="checkbox"/> Planning Commission <input type="checkbox"/> Other: _____	
		BZBA Meeting Date: _____ <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Tabled <input type="checkbox"/> Denied
		P&Z Admin.: _____ Date: _____

Attachment: 01_22_1026 BZBA Variance Application (App# 2022-5443, 1284 Brice Rd, Alliance)



October 27, 2022

The Christian and Missionary Alliance Contacts

OWNER

The Christian and Missionary Alliance
Attn: Robb Childs
One Alliance Place.
Reynoldsburg, OH 43068

e. childs@cmalliance.org
p. 503.750.6590

ALTERNATE APPLICATION CONTACT

PLANNER

OHM Advisors
Attn: Rick Fay
580 North Fourth Street
Suite 610
Columbus, OH 43215

e. rick.fay@ohm-advisors.com
p. (614) 474-1113

Attachment: 01_22_1026 BZBA Variance Application (App# 2022-5443, 1284 Brice Rd, Alliance)



October 27, 2022

Christian & Missionary Alliance BZBA Variance Request Statements

Variance Request #1: 1103.15 III.B. To permit a reduction in required open space from minimum 30% to 5% (gross parcel area) 7% (phase 1 development area).

(c) Description of the nature of the variance requested and a statement address each of the standards for variance in the Code:

Description of proposed conditions:

- The site is located in the Brice and East Main District, at the corner of Main Street and Brice Road.
- Zoning code section 1103.15 describes the district as “intended to create compact, mixed-use, walkable environments”, and “intended to be more of an urban, mixed-use zone or Transit Oriented Development”.
- The Comprehensive Plan identifies the site specifically as a focus area “Focus Area #1: K-Mart Site”. The plan recommends that site includes be “a mix of quality residential, retail, and integrated greenspace creates a dynamic, space that builds social and economic value.” Other recommendations include: promoting walkability through architectural massing, providing well-screened surface and structured parking, neighborhood streets, and **integrated centralized public spaces and civic plazas**.
- The site plan accomplishes the goals of the comprehensive plan through the following provisions:
 - Organization around a central neighborhood street. The street will provide access and circulation through the site, and connection to the adjacent south parcel. The street will be walkable with a small scale and slow vehicle speeds, on-street parking, crosswalks, street trees.
 - Adjacent surface parking will be screened with evergreen hedges.
 - The site will be mostly parked in a parking structure, which allows for more density of buildings and people-spaces instead of large areas of parking.
 - One Alliance Place – the office and event center – will be entered through an urban plaza. The plaza anchors the entry to the building, serves as outdoor patio to the proposed coffee shop, and will be highly activated by the presence of people – office employees using the space for breaks and informal meetings, employees and visitors moving through the plaza between the parking structure and One Alliance Place, coffee shop patrons enjoying a cup on the patio, visitors and guests visiting the plaza’s programmed amenities
 - The plaza will be heavily programmed, which may include features such as sitting areas in sun and shade, a fountain, games, ornamental paintings, sculptures, informal performance area.
 - The plaza will be privately funded and built, but will be open to the public and is intended to serve as a civic amenity. Proximity to existing transit stops and the future BRT line make the site more accessible to more people in the community.
 - The scale of the plaza is based on concentration of activity between the proposed buildings and also future uses which may include residences, hotel, and restaurant. Envisioned as a hub within the site and among the various uses, concentrated of activity and the action and excitement and participation that would be generated would not be possible in a larger, more sprawling open space across the site.



- The city is currently investing in the development of Brice Road Park, located across Brice Road, and less than 1/8th of a mile from the site.
- The proposed development will be a unique urban center within Reynoldsburg and will be unique to Reynoldsburg.

Disposition of variance standards (Section 1109.13 D.)

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

The variance conforms with the intended vision for the site and district as a compact, walkable, urban center with a concentrated, highly active urban plaza space. The variance would not be detrimental to the public welfare – there currently exists no open space on the site.

ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.

The variance does not establish any use.

iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.

Placing the required minimum 30% of the site in open space will contradict the intended vision for the site in providing a compact, walkable urban environment. Such acreage would create larger distances between buildings and users, and would dilute the effect of a concentrated, highly programmed and active urban space and would be less effective in its usability by the employees and visitors of this site. The proposed urban space is very intentional in its placement and interaction with visitor arrivals, employees use, and visibility along the interior neighborhood street.

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

The hardship exists, for a site of this size and location, in creating compact, usable, and active open space, and concentrating density of users around it to sustain its activity, when 30% of the site must be utilized in open space. The result would be a more sprawling open space that would spread out the activities or have portions with no activities at all. The comprehensive plan and zoning code describe the use of the site and district for compact walkable high-density mixed use development which is more difficult to achieve if 30% of the site is also designated for open space.

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



The proposed application of open space as an urban plaza is appropriate for the building types, location, and intended level of density and activity. The size is form-based, utilizing aspects of building scale, user interaction, and views along the internal street to inform its scale and size.

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

The proposed urban plaza will be an enhancement to the property and its adjacent properties, and will not impair the supply of light and air, will not add traffic congestion, increase danger of fire, endanger the public safety, or diminish property values.

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

This variance does not apply any special privilege that is otherwise expressly prohibited by the code. The proposal is a redistribution of required open space from a larger, more sprawling open space, to a more concentrated density-of-activity plaza.

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

The variance request is not based on any adjacent development. It is specific to the nature of this site and the proposed arrangement of uses and buildings.

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

There are no other applicable provisions for the amount of open space specified in the code for this district.

d) Statement of Hardship

The hardship exists, for a site of this size and location, in creating compact, usable, and active open space, and concentrating density of users around it to sustain its activity, when 30% of the site must be utilized in open space. The result would be a more sprawling open space that would spread out the activities or have portions with no activities at all. The comprehensive plan and zoning code describe the use of the site and district for compact walkable high-density mixed use development which is more difficult to achieve if 30% of the site is also designated for open space.



Variance Request #2: 1105.01 G.vii.2. To permit a reduction of required loading spaces. Code requires 1 space per 10,000 sq.ft, which would result in 13 designated loading space. The owner's program and function of the building requires only 3 loading spaces.

(c) Description of the nature of the variance requested and a statement address each of the standards for variance in the Code:

Description of proposed conditions:

- One Alliance Place is a mixed-use building consisting of office, event center, and retail space.
- The building includes a shared loading dock that will be available to all the uses. One designating loading space will be provided at the dock (12' x 45').
- The retail suites are anticipated to require separate loading spaces for the purpose of day-to-day retail commerce, such as US mail and delivery vans. The plan proposes two loading spaces in the parking area south of the retail suites (12'x30')
- The plan also proposes a visitor arrival/ drop-off zone east of the event center along the urban plaza. While not a designated "loading space" per the code, it will reduce conflicts of drop-offs, arrivals, ride-sharing in parking areas and along the street network.
- One Alliance Place is a total building area of 131,626 sq.ft. The code requires 1 loading space per 10,000 sq.ft., resulting 13 required loading spaces. The plan proposes a total of 3 designated loading spaces, and one visitor drop-off space.
- The site is intended to be an urban, mixed-use environment. As such, the owner is seeking to reduce the amount of space dedicated to vehicles. In addition to utilizing structured parking, right-sizing the loading spaces to only what is necessary to support the building programming will reduce the amount of unutilized vehicle areas.

Disposition of variance standards (Section 1109.13 D.)

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

The variance supports the intended vision of a mixed-use walkable urban center through the reduction of unnecessary vehicle space. The number of spaces provided is that necessary to support the building, and is further supported with a visitor drop-off area.

ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.

The variance does not establish any use.

iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.

The proposed One Alliance Place building includes offices, event center, and retail suites. The total building area is 131,626 sq.ft. The requirement of 1 space per 10,000 sq.ft. seems more applicable to smaller buildings, those which may develop on the majority of parcel sizes in the district. The former K-Mart site is a large parcel supportive of this larger proposed building area. Applying the same metric to this larger building results in an unnecessarily large number of loading spaces, that will larger be unused.



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

Strict application of the code results in practical difficulty - that the code requires spaces beyond what is needed to support the building program, and would result in an underutilization of the space. Space that could be better utilized in pedestrian areas, building-edge landscaping, plaza space, or convenient parking to support the retail businesses. Unutilized loading spaces also represents a waste of resources in time, cost, person-hours, and building materials in the spaces design, construction, and ongoing maintenance.

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

The proposed loading spaces provided (three in total) plus the provided visitor drop-off zone, represents the amount of loading spaces needed to support the building program. The reduction is the minimum needed to provide adequate loading space.

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

The reduction of loading spaces will not impair the supply of light and air, will not add traffic congestion, increase danger of fire, endanger the public safety, or diminish adjacent property values.

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

This variance does not apply any special privilege that is otherwise expressly prohibited by the code. The proposed loading spaces right-size the metric for this building and reduce the amount of unutilized vehicle area.

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

The variance request is not based on any adjacent development. It is specific to the nature of this site and the proposed arrangement of uses and buildings.

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

There are no other applicable provisions for the quantity of loading spaces specified in the code for this district.

d) Statement of Hardship

Strict application of the code results in practical difficulty - that the code requires spaces beyond what is needed to support the building program, and would result in an underutilization of the space. Space that could be better utilized in pedestrian areas, building-edge landscaping, plaza space, or convenient parking to support the retail businesses. Unutilized loading spaces also represents a waste of resources in time, cost, person-hours, and building materials in the spaces design, construction, and ongoing maintenance.

DESCRIPTION OF 10.175 ACRES

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, being located in Half-Section 20, Section 13, Township 12, Range 21, Refugee Lands, and being all of those 1.081 acre and 9.093 acre tracts of land described in deeds to **The Christian and Missionary Alliance**, of record in Instrument Numbers 202112080223092 and 202106140103619 respectively, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the northwest corner of said 1.081 acre tract, being at the intersection of the existing centerlines of right-of-way of Main Street (U.S. 40) and Brice Road;

Thence **North 89 degrees 06 minutes 38 seconds East**, along the centerline of right-of-way of Main Street and along the north line of said 1.081 acre tract, a distance of **180.09 feet** to the northeast corner of said 1.081 acre tract;

Thence **South 04 degrees 47 minutes 28 seconds West**, along the east line of said 1.081 acre tract, a distance of **45.22 feet** to a point on the existing south right-of-way line for Main Street (width varies), being at a northwest corner of said 9.083 acre tract;

Thence along the existing south right-of-way lines for said Main Street and the north lines of said 9.083 acre tract along the following three (3) description courses:

1. **North 89 degrees 06 minutes 38 seconds East**, a distance of **111.98 feet** to a point;
2. **South 02 degrees 43 minutes 06 seconds West**, a distance of **2.00 feet** to a point;
3. **North 89 degrees 06 minutes 38 seconds East**, a distance of **218.91 feet** to a northeast corner of said 9.083 acre tract;

Thence **South 03 degrees 58 minutes 00 seconds West**, along an east line of said 9.083 acre tract, a distance of **179.54 feet** to northeast corner of said 9.083 acre tract;

Thence **South 87 degrees 14 minutes 31 seconds East**, along a north line of said 9.083 acre tract, a distance of **160.26 feet** to a northeast corner of said 9.083 acre tract;

Thence **South 03 degrees 45 minutes 00 seconds West**, along an east line of said 9.083 acre tract, a distance of **50.35 feet** to a point;

Thence **South 04 degrees 26 minutes 21 seconds West**, along an east line of said 9.083 acre tract, a distance of **487.95 feet** to a southeast corner of said 9.083 acre tract;

Thence **North 85 degrees 35 minutes 23 seconds West**, along a south line of said 9.083 acre tract, a distance of **305.67 feet** to a southeast corner of said 9.083 acre tract;

Thence **South 04 degrees 22 minutes 45 seconds West**, along an east line of said 9.083 acre tract, a distance of **49.49 feet** to a southeast corner of said 9.083 acre tract;

Thence **North 85 degrees 34 minutes 29 seconds West**, along a south line of said 9.083 acre tract, a distance of **325.26 feet** to the southwest corner of said 9.083 acre tract, being on the existing east right-of-way line for Brice Road (width varies);

Thence along the west lines of said 9.083 acre tract along the following three (3) described courses:

1. **North 04 degrees 26 minutes 33 seconds East**, a distance of **311.68 feet** to a point;
2. **North 07 degrees 31 minutes 43 seconds East**, a distance of **92.88 feet** to a point;

3. **North 07 degrees 11 minutes 26 seconds East**, a distance of **104.29 feet** to a northwest corner of said 9.083 acre tract, being on the south line of said 1.081 acre tract;

Thence **North 85 degrees 44 minutes 43 seconds West**, along the south line of said 1.081 acre tract, a distance of **50.00 feet** to the southwest corner of said 1.081 acre tract, being on the centerline of right-of-way of Brice Road;

Thence **North 04 degrees 26 minutes 33 seconds East**, along the centerline of right-of-way of Brice Road and along the west line of said 1.081 acre tract, a distance of **254.18 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **10.175 acres**, all of which is located within Franklin County Auditor's parcel numbers 060-001113 and 060-001145.

Bearings described herein are based on a bearing of North 89 degrees 06 minutes 38 seconds East for the centerline of right-of-way of Main Street (U.S. 40), measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only.

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, HALF-SECTION 20, SECTION 13, TOWNSHIP 12, RANGE 21 REFUGEE LANDS



VICINITY MAP
NO SCALE

BASIS OF BEARINGS

Bearings described herein are based on a bearing of North 89 degrees 06 minutes 38 seconds East for the centerline of right-of-way of Main Street (U.S. 40), measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

GENERAL PROPERTY INFORMATION

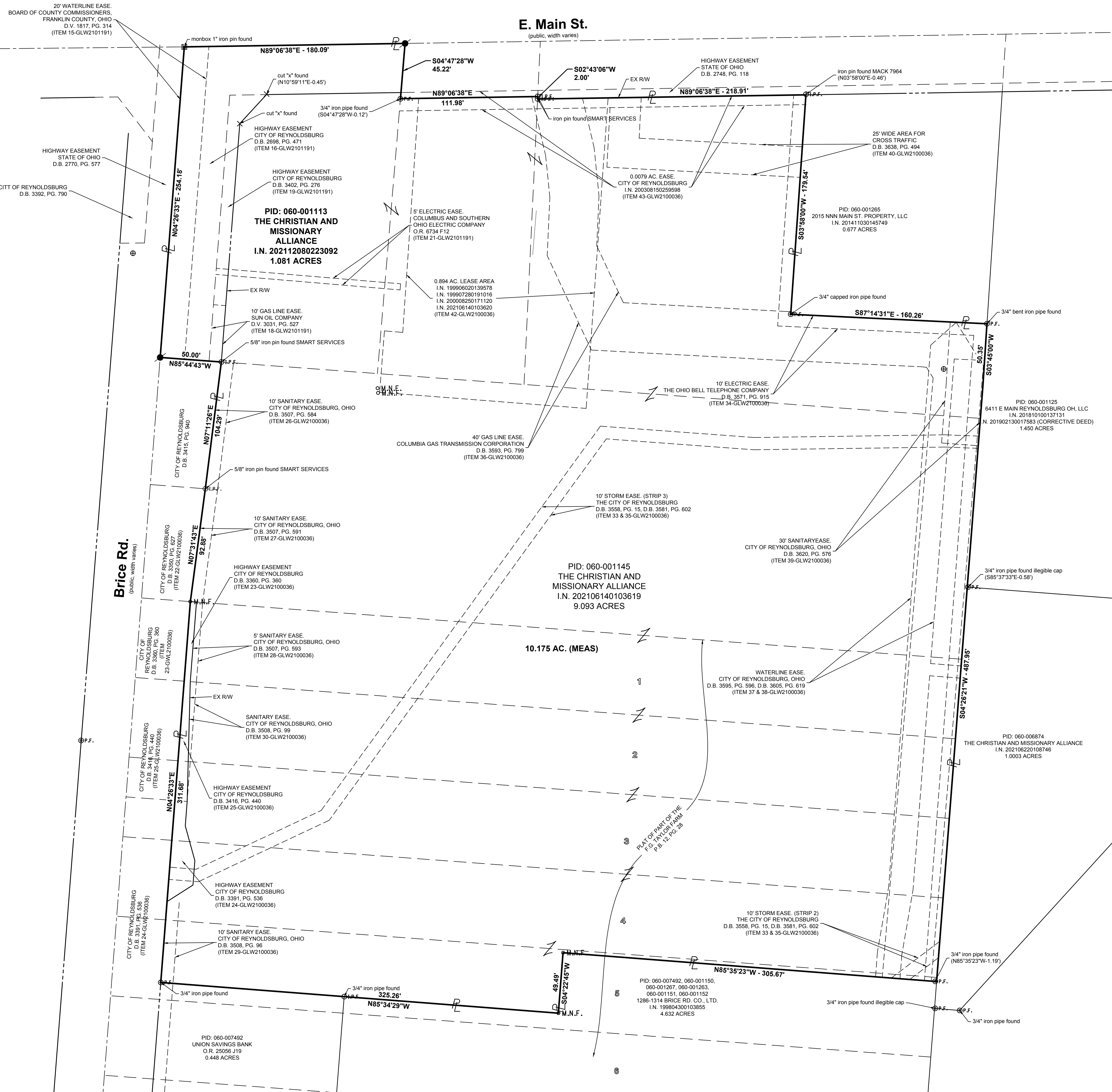
Owners of Record: The Christian and Missionary Alliance
Current Tax PIDs: 060-001113, 060-001145
Current Tax District: City of Reynoldsburg
Current Deed Reference: I.N. 202112080223092, I.N. 202106140103619
Current Site Address: 6321 E. Main Street, 1284 Brice Road

To: The Christian and Missionary Alliance; *Commonwealth Land Title Insurance Company; and all of their respective successors and/or assigns as their interests may appear.*

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 and 19 of Table A thereof. The original field work was completed on September 5, 2022.

Date of Plat or Map: October 25, 2022
 This document is not valid unless imprinted with a land surveyor's seal.

Michael J. Ward Date
 Professional Land Surveyor 8808



THE CHRISTIAN &
MISSIONARY
ALLIANCE



ALTA/NSPS LAND TITLE SURVEY
FOR
ALLIANCE PLACE DEVELOPMENT
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

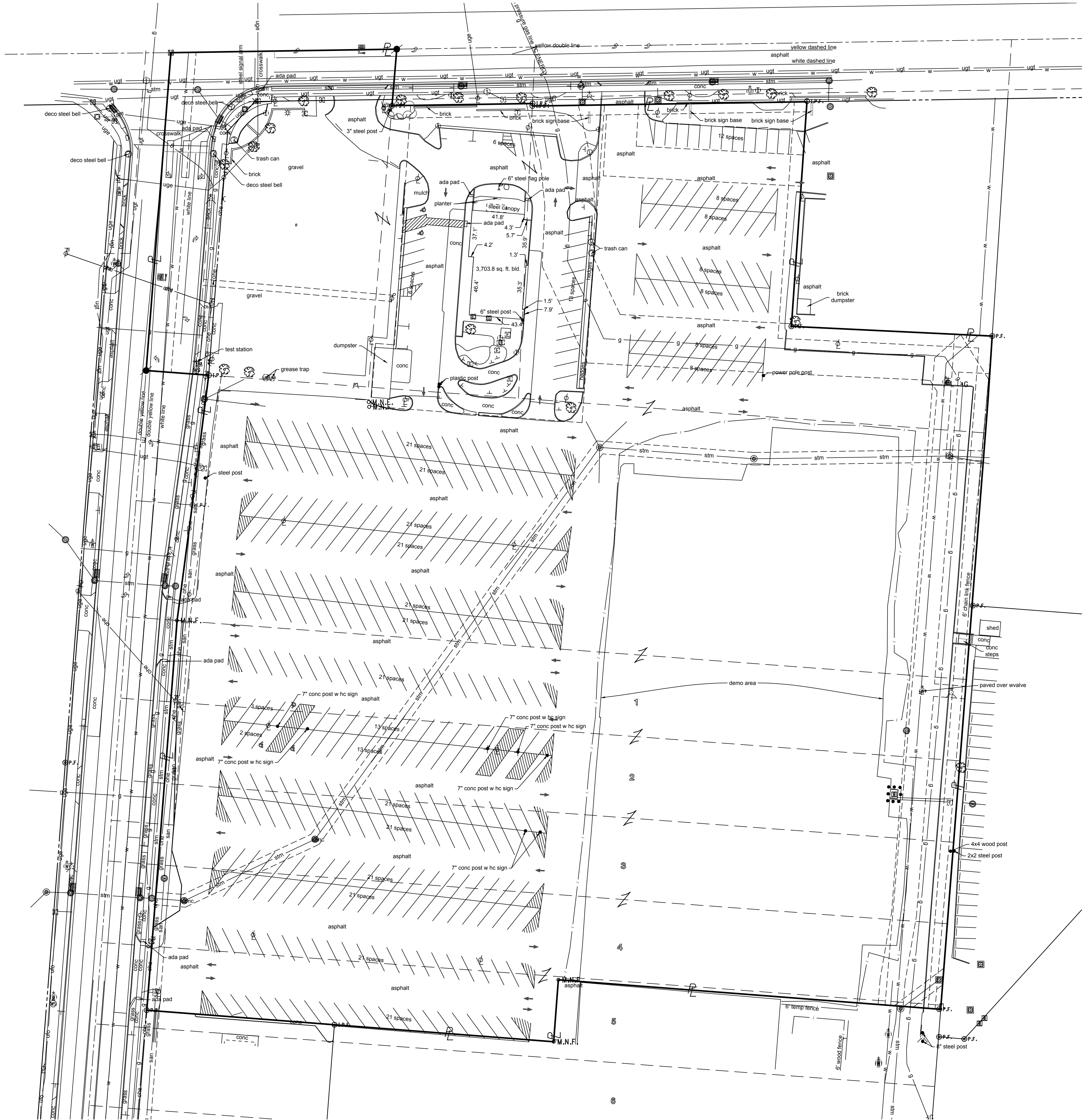
REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	10/26/2022
DRAWN BY:	MJW
CHECKED BY:	MJW
JOB NUMBER:	2021.03393

PLOT SCALE: 1"=120.00' DATE: 10/26/22 - 12:38 PM EDITED BY: MWARD DRAWING FILE: O:\2021\03393.DWG DRAWINGS\SURVEY\202103393.SV 2022-10-26 12:38 PM

---stm---	Storm Sewer
---san---	Sanitary Sewer
---	Easement
---	Setbacks
---	Right of Way
---	Centerline
---	Gas Line
---g---	Buried Telephone
---ugt---	Buried Electric
---uge---	Overhead Electric
---ohe---	Existing Boundary
---	Water Line
---	Lot Line
---	Fence

X	Cross Cut Found
⊗	Curb Inlet
⊙	Drainage Inlet Round
⊕	Drainage Inlet Square
⊞	Electric Box
⊟	Electric Transformer
⊠	Fire Hydrant
⊡	Flag Pole
⊢	Gas Marker
⊣	Guy Wire
⊤	Iron Pin & Cap Found
⊥	Iron Pin Found
⊦	Iron Pin Set
⊧	Light Pole
⊨	Mag Nail Found
⊩	MAG Spike Set
⊪	Monument Box Found
⊫	Paint Arrow Left
⊬	Paint Arrow Right
⊭	Paint Arrow Straight
⊮	Paint Only
⊯	Post
⊰	Power & Telephone Pole
⊱	Power Pole
⊲	Rock
⊳	Sanitary Manhole
⊴	Sign
⊵	Sign Luminaire
⊶	Signal Pedestal
⊷	Storm Manhole
⊸	Stump
⊹	Telephone Manhole
⊺	Telephone Pedestal
⊻	Traffic Pull Box
⊼	Tree
⊽	Unidentified Manhole
⊾	Miscellaneous Object (see note)
⊿	Unknown Pole
⋄	Unknown Well
⋅	Utility Valve (Misc)
⋆	Water Service Valve
⋇	Water Valve
⋈	Yard Light

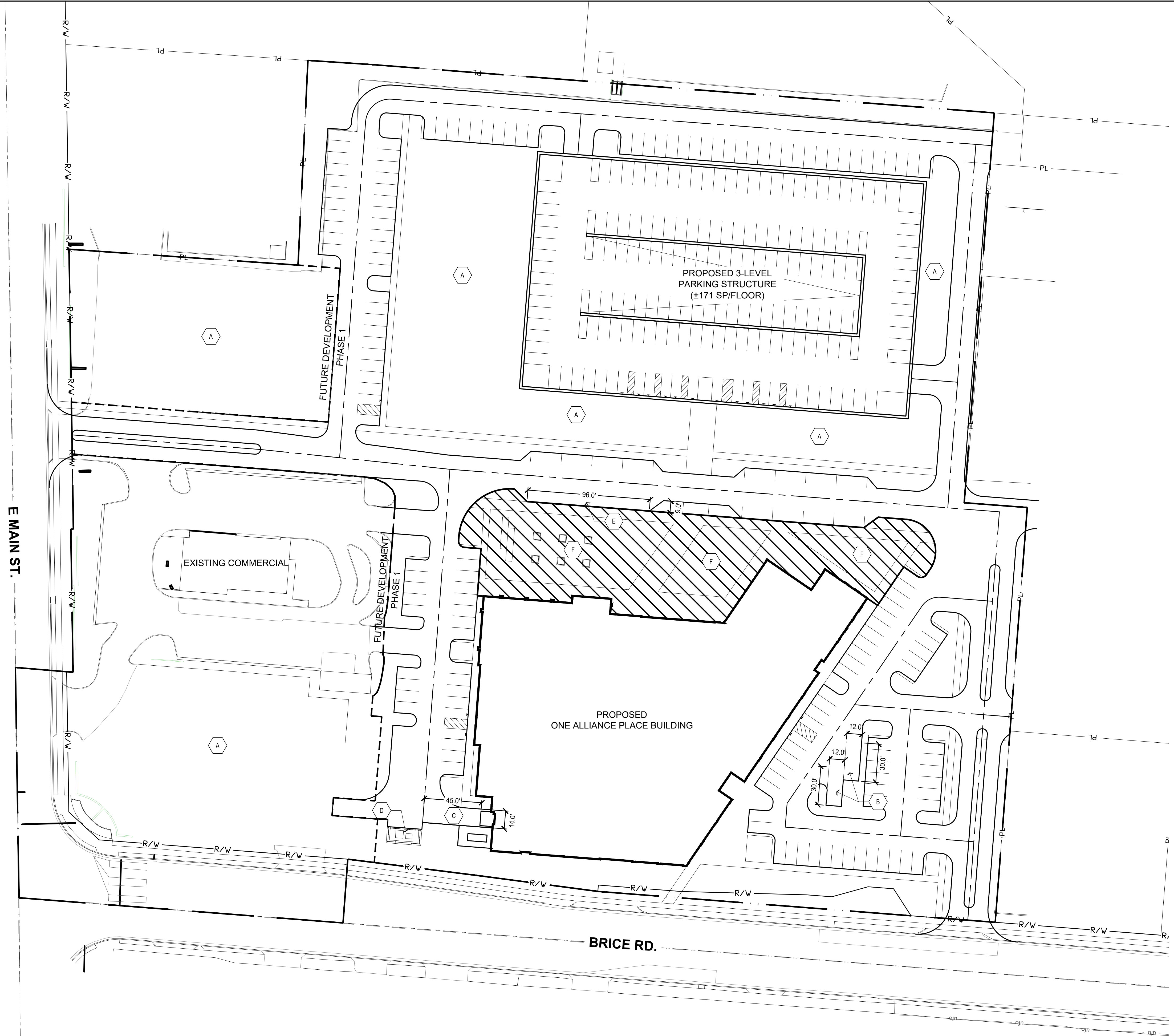


PLOT SCALE: 1"=100' DATE: 10/26/22 - 12:38 PM EDITED BY: MWARD DRAWING FILE: O:\2021\03393D DRAWINGS\SURVEY\202103393 SV\2022-10-26.LT5.DWG

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	10/26/2022
DRAWN BY:	MJW
CHECKED BY:	MJW
JOB NUMBER:	2021.03393

DRAWING PATH: P:\6501_6899\685210020_Alliance_Place_Reynoldsburg\Drawings\PLN_LUD\Sheets\Major Site Plans\210020_SITE.dwg - Oct 26, 2022 - 11:30am



SITE DATA	
GROSS PARCEL AREA:	10.2 AC
NET PARCEL AREA:	9.7 AC
PHASE 1 DEVELOPMENT AREA:	7.5 AC
OPEN SPACE AREA:	23,472.6 SF 0.5 AC
OPEN SPACE % OF OVERALL PARCEL AREA:	5%
OPEN SPACE % OF PHASE 1 DEVELOPMENT AREA:	7%

CODED NOTES:

- A FUTURE DEVELOPMENT
- B DESIGNATED DELIVERY VEHICLE LOADING SPACES
- C LOADING DOCK
- D DUMPSTER ENCLOSURE
- E VISITOR ARRIVAL / DROP-OFF ZONE
- F PLAZA

LEGEND:

- PROPERTY LINE
- R/W
- PHASE 1 BOUNDARY
- OPEN SPACE AREA

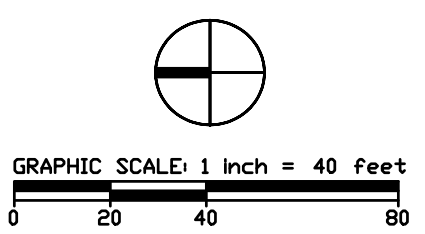
OHM
ARCHITECTS ENGINEERS PLANNERS
580 N Fourth St. Ste 610
Columbus, OH 43215
P (614) 418-0600 | F (614) 418-0614
OHM-ADVISORS.COM

STATE OF OHIO
RICHARD D. FAY
1301301
REGISTERED PROFESSIONAL ARCHITECT
LAUSCO ARCHITECT
Richard D. Fay
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###

DATE	PROJ NUMBER	PROJ MGR	CADD	COUNTY	MUNICIPALITY
10/26/22	685210020	RF	ZB	FRANKLIN COUNTY	CITY OF REYNOLDSBURG

THE CHRISTIAN AND MISSIONARY ALLIANCE
ONE ALLIANCE PLACE
OVERALL SITE PLAN



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Attachment: 01_22_1026 BZBA Variance Application (App# 2022-5443, 1284 Brice Rd, Alliance)



Engineers, Surveyors, Planners, Scientists

November 9, 2022

Mr. Eric Meyer
 Development Director
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, Ohio 43068

Subject: Board of Zoning & Building Appeals: Variance Request
 Christian & Missionary Alliance
 6321 East Main Street & 1284 Brice Road

Dear Eric,

Enclosed is our review of the application material submitted by OHM for the above referenced property.

Project Summary

- The subject property, currently known as the former K-Mart Site, is located at 6321 East Main Street & 1284 Brice Road
- The site is located within the 'Brice & East Main Street District', as defined in the Reynoldsburg Zoning Code section 1103.15
- The purpose and intent of the 'Brice & East Main Street District' is to support urban, mixed-use, transit-oriented developments that are walkable and compact, while reducing regulatory barriers.

Variance Review

Variance Request #1: (Section 1103.15, III, B, Lot Coverage/Open Space) Request to permit a reduction in required open space from minimum 30% to 5% (gross parcel area) 7% Phase 1 development area)

1. The minimum open space requirement is 30%. The maximum open space requirement is 50%. The proposed development will be an urban, mixed-use center unique to the community and provide a compact, walkable, centrally located urban plaza.

Variance Request #2: (Section 1105.1, G, VII, 2, Loading Spaces) Request to permit a reduction in required loading spaces. The owner's program and function of the building requires only 3 loading spaces.

1. Code requires 1 loading space for up to 10,000 square feet, plus one additional loading space for each additional 10,000 square feet, or major fraction thereof. The total building area is 131,626 square feet resulting in 13 required loading spaces.

Recommendations

Approval is recommended with the following conditions:

1. Variance Request #1: In lieu of quantity of open space, the City requests a high quality urban plaza designed in a cohesive manner consistent with a quality development that will support and add substantial value to not only this development, but the entire community. This urban plaza should be intentionally designed and contain opportunities for social gathering, accessible and inclusive spaces, appropriate seating, decorative paving, an appropriate plant palette and unique amenities consistent with urban plaza spaces typically found in the public realm. Please refer to Exhibit A below for the program commitment provided by the applicant.
2. Variance Request #2: Approval with no conditions.

EXHIBIT A – Provide by the applicant

The Christian and Missionary Alliance

11/09/2022

One Alliance Place – BZBA Variance Request

Open Space Programming

The plaza at One Alliance Place will be open to the public. The plaza is centrally located within the site and serves as the main entry to the office and event center. Future phasing of the site is intended to include residential and hotel uses adjacent to the parking structure, making the plaza a dynamic “living-room” serving all the uses.

Public Plaza Program

- Water feature
- Flexible program space (flex use lawn and plaza area that can be used for a variety of events and informal use)
- Flexible seating areas (anticipated to include a variety of soft and hard seating, moveable and immovable, to offer choices to users)
- Sun and shade seating – for user choice (shade may be created with trees or structures)
- Multigenerational play
- Games (such as cornhole, chess/ checkers, etc.)
- Public art
- Creative lighting
- Ornamental landscaping – for beauty and definition of spaces within the plaza

The design of the plaza will facilitate a flexible program of formal and informal events. The northern end of the plaza is intended to host public events by virtue of the way it is designed and the live/work/play mixed-use nature of Alliance Place overall. It is anticipated that public events such as movie nights, food trucks, and outdoor performances will be regular occurrences at Alliance Place.

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

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Jim Dzikowicz, PLA
Director of Landscape Architecture and Planning

Cc: Ryan Andrews, PE, EMH&T
File

Attachment: 2022-11-09 BZBA Variance Review - Alliance - FINAL (App# 2022-5443, 1284 Brice Rd, Alliance)

Reynoldsburg

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

Received
 SEP 02 2022
 Reynoldsburg Building Division

App./Case#: 2022-5 C.10.a
 Date Submitted: 9/2/22
 Fee Amount: \$10000
 Paid: CK

I. PROPERTY INFORMATION

ZONING CERTIFICATE APPLICATION

Property Address: <u>7366 E. Bryden Rd.</u>	Parcel ID#(s): <u>060-000098 ; 060-000075</u>
--	--

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Leah D. Taylor</u>	
Contact Email: <u>leah@legallyunleashed.com</u>	Contact Phone Number: <u>330-440-3074</u>

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)


Business Name: <u>Legally Unleashed K9 Services, LLC</u>	Contact Name: <u>Leah D. Taylor</u>
Contact Email: <u>leah@legallyunleashed.com</u>	Contact Phone Number: <u>330-440-3074</u>

IV. APPLICANT INFORMATION

Applicant Name: <u>Leah D. Taylor</u>	Applicant Address: <u>7366 E. Bryden Rd.</u>
Applicant Phone Number: <u>330-440-3074</u>	Applicant Email: <u>leah@legallyunleashed.com</u>
<input checked="" type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer	

RESIDENTIAL (\$100)	NON-RESIDENTIAL (\$150)	Project Information (If Applicable)
CHECK IF APPLICABLE: <input type="checkbox"/> New Building (+\$50) <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Building Modification <input type="checkbox"/> Patio <input checked="" type="checkbox"/> Home Occupation (\$100) <input type="checkbox"/> Deck <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Driveway Modification <input type="checkbox"/> Shed <input type="checkbox"/> FENCE (\$50) (All Dists.)	CHECK IF APPLICABLE: <input type="checkbox"/> New Business/Use <input type="checkbox"/> Accessory Structure <input type="checkbox"/> New Building <input type="checkbox"/> Building/Site Modification <input type="checkbox"/> MIN. SITE PLAN (+\$250)	Total Square Footage: _____ Est. Cost of Construction: _____ Est. Additional Employees: _____

Description of Use/Project: Dog training services. Please see attached letter.

Applicant Signature:  Date: 8/30/22

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Additional Requirements</u>
	Zoning District: _____	<input type="checkbox"/> CoA <input type="checkbox"/> Variance
	<input type="checkbox"/> Historic District	<input type="checkbox"/> Special Exception Use Permit
	<input type="checkbox"/> Add'l Approvals Req'd	<input type="checkbox"/> PGU <input type="checkbox"/> Building Permit
<input type="checkbox"/> PC	P&Z Admin.: _____ Date: _____	
<input type="checkbox"/> BZBA	Floodplain Admin.: _____ Date: _____	

Attachment: 7366 E Bryden Road, 2022-5362 (App# 2022-5362, 7366 E Bryden Rd, Taylor)

Reynoldsburg Department of Development
 Planning & Zoning Division
 7232 East Main Street
 Reynoldsburg, OH 43068

Received

August 30, 2022

SEP 02 2022

Reynoldsburg Building Division

To Whom It May Concern:

This letter serves as an explanation of the use of the property located at 7366 E Bryden Rd in Reynoldsburg, OH as it applies to Home Occupation under Reynoldsburg Code Section 1105.13(h) and serves as an attachment to the Zoning Certificate Application.

1. This property is the dwelling of Leah D. Taylor. A portion of this property is used for the purpose of providing professional dog training services under the name Legally Unleashed K9 Services, LLC. which is solely owned and operated by Leah D. Taylor.
2. These services include private one-hour lessons in which clients bring a dog to be trained under Leah's instruction, as well as day training and overnight training programs where clients drop a dog off to be trained by Leah. A maximum of two client dogs are kept on the property for day programs and a maximum of one client dog is kept on the property for overnight programs.
3. The hours of operation are 7am-7pm Monday-Friday and 9am-12pm on Saturdays. Saturdays are reserved for private lessons only.
4. Training dogs are housed in a safe manner in crates. The maximum size of the crates is 48"x 30" for a total of 10 square feet per crate. The existing garage totaling 360 square feet is used for a portion of training where dogs are worked and housed throughout the day in said crates. The garage can be used for parking a vehicle as it remains an open space with a concrete floor. The garage is also used for various home projects. Dogs are worked for approximately 10-40 minute intervals with periods of rest in between. Occasionally dogs will be kept in a crate in the house during the day for rest periods. Any dogs staying for an overnight program are crated in the house at night. There are a maximum of two crates confined to one room of the house at any given time. The house is 680 square feet.
5. After an initial training period in the garage, dogs are then worked outside in the fenced-in backyard unable to be seen from the road. They are also taken for walks along the sidewalks in Reynoldsburg. Dogs are also transported by Leah to a training facility in Canal Winchester and to other dog-friendly locations for advanced training purposes.
6. Client vehicles enter the driveway twice per week for overnight programs to drop-off and pick-up the dog. Client vehicles enter the driveway twice per day for day programs. Only one client at a time is present on the property.
7. The outside appearance of the dwelling and lots located at 7366 E Bryden Rd. in Reynoldsburg has not and shall not be changed to reflect visible evidence of operating a professional dog training business and no signage is or shall be placed.
8. No equipment or process is used to create noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property.

This home occupation is an incidental and subordinate use of the dwelling. The external activity level and impact is negligible and in keeping with the residential character of the neighborhood. Multiple neighbors have inquired about and/or used the services provided by the business. In addition, no training services were conducted between the end of May 2022 and the end of August 2022. In consideration of the above explanations, I respectfully request the approval of a Zoning Certificate for Home Occupation. Thank you for your consideration.

Respectfully,


 Leah D. Taylor

Attachment: 7366 E Bryden Road, 2022-5362 (App# 2022-5362, 7366 E Bryden Rd, Taylor)