



AGENDA

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

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Board of Zoning and Building Appeals – Regular Meeting – September 15, 2022
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 7833 Country Brook Lane; Application #2022-5366; Applicant Lynn and Michael Martin; Request for a Variance
2. 373 Doverwood Dr; Application #2022-5381; Request for a Variance
3. 6580 Santa Cruz Pl; Application #2022-5344; Request for a Variance
4. 1551 Truro Ave; Application #2022-5397; Request for a Variance
5. 2437 Taylor Park Dr; Application #2022-5399; Applicant Jeffrey Immel; Variance Requested for Signage
6. 7704 E. Main St; Application #2022-5413; Applicant Cliff Spruill; Request for Signage Variance
7. 1220 Waggoner Rd; Application #2022-5395; Request for a Variance
8. 7322 Marlan Ave; Application 2022-5305; Applicant Michelle Buck; Appeal - Home Occupancy

E. OTHER BUSINESS

F. ADJOURNMENT

Reynoldsburg

OHIO • 1839

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, SEPTEMBER 15, 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 – August 18, 2022

Minutes stand approved

3. APPROVAL OF AGENDA

Agenda stands approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

B. PUBLIC COMMENT

Mr. Furst: The applicant for item C-5 has asked for the item to be removed from the agenda. I do move to remove the item from the agenda.

Pastor Linder: I second.

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

C. NEW BUSINESS

1. 2374 Taylor Square Dr; Application #2022-5351; Applicant Eric Leibowitz; Variance - Proposed Drive-Thru Addition

Mr. Meyer read the staff reports into the record.

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the proposed drive thru addition to the existing Panera store located at 2374 Taylor Square Drive. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The proposed drive thru addition is to be located on the north side of the existing building. Traffic

Minutes Acceptance: Minutes of Sep 15, 2022 6:00 PM (APPROVAL OF MINUTES)

will enter from the east side and exit on the west side of the building. The provided lane width of

12-feet is acceptable.

a. The drive thru lane does not have a bypass lane for a vehicle to exit the lane if desired midway through the queue. A bypass lane is required by City Code.

i. Within the application, the applicant states that a bypass lane was not included as it would have required a memorial tree and placard to be removed. This tree was planted in honor of a former employee of the TGI-Fridays restaurant directly to the north. Additionally, the bypass lane would have been in very close proximity to the existing sidewalk leading into the adjacent restaurant.

ii. With these hardships in mind, we take no issue with the elimination of the bypass lane. However, signage should be included at the beginning of the drive thru queue stating a bypass lane is not present.

2. The northern edge of the drive thru lane appears to be encroaching onto the adjacent property to

the north. An easement shall be coordinated with the adjacent owner and put in place as part of

the plan.

3. Signage will also be required to be placed at the exit of the drive thru stating “Do Not Enter” or

similar to prevent traffic from entering the drive thru lane from the wrong direction.

4. The proposed pavement section in the parking lot will need to match the original Panera plan,

which consisted of four inches (4-in) of asphalt concrete and eight inches (8-in) of aggregate base.

5. A refuse vehicle will likely have difficulty accessing the relocated dumpster since it is perpendicular

to the drive aisle. The enclosure should be angled to allow easier access or the owner should provide some level of assurance the refuse vehicle will access the enclosure “after hours” when

traffic will not impede their maneuvering.

6. The landscape plan shows plantings off of the property. Will an agreement be required with the

adjacent owner to plant and/or maintain this landscaping?

City of Reynoldsburg September 7, 2022

Staff Report: Panera Drive Thru

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UTILITIES

7. Any utility adjustments, relocations or additions should be shown on the PGU plan.

STORMWATER

8. At time of PGU submittal, engineer shall submit calculation showing percent increase or decrease

of impervious area based on site modifications. If there is an increase, a stormwater management

report will be required to be submitted showing either that the regional stormwater management

feature can accept the additional impervious area or if not, how the system will be modified or supplemented to accept it.

DETAILS / SPECIFICATIONS

9. Where applicable, refer to Reynoldsburg Standard Construction Drawings on the PGU plan.

OHM

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

1. Project Summary **a.** The property is located at 2374 Taylor Square Road. The site consists of 2 parcels under single ownership totaling 3.88 acres. The site is zoned CC-Community Commercial and is found at the southeast corner of Lancaster Avenue (State Route 256) and Taylor Road SW.

b. Adjacent zoning districts are RM - Residential Medium to the north and east and SR - Suburban Residential to the north.

c. The site currently contains two buildings on separate parcels, both used as Food Service - Full-Service Restaurants including the Panera Bread Restaurant.

d. The applicant is seeking a variance to Section 1105.13, L “to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles.” The lane is typically required to allow those staked in the drive - thru lane to leave the que without having to wait to the end and to allow full site circulation without leaving the site.

2. Zoning Review-Drive-Thru Service (Section 1103.13, L - Drive-Thru Service) **a.** The proposed drive-thru lane is 12 feet in width, which does not allow sufficient room “to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles” along its entire length (Section 1105.13, L, Supplementary Use Conditions, Drive-Thru Service).

b. The applicant cites in their statement of hardship that the provision of an escape/abort lane would not be possible because of an existing memorial tree and monument plaque and because of the proximity (1-foot) of an existing sidewalk on the south side of the adjoining T.G.I. Friday’s building. If you consider the entire 2 parcel site, including the T.G.I. Friday’s building there is sufficient circulation space (2 twelve-foot parking drive aisle lanes) to circulate the site without the drive-thru escape/abort lane.

c. A dumpster and enclosure are proposed to be relocated from the side of the existing building to a location within the parking lot but with less space for sanitation vehicles to maneuver around parked vehicles (backing straight in and out) to and from the enclosure. If the proposed location is changed to be slightly to the north and east and placed within the parking lot island area, the dumpster and enclosure can be angled to allow use of the circulation isle for maneuvering. Otherwise, hours for pick-up will need to be restricted to after business to take advantage of the space vacated by parked cars.

Recommendation

- a. The applicant is seeking a variance to allow for the elimination of the required escape/abort lanes for a drive-thru facility. The variance request is consistent with Section 1109.13, Variances and, more specifically, with the variance standards of Section 1109.13, D Variances.
- b. The variance is supported if the following conditions and safeguards (Section 1109.13, Variances, E) are met:
 - i. Allow for the variation of a drive-thru lane and an escape/abort lane (Section 1103.13, L) to a drive-thru lane only servicing a drive-thru addition to an existing restaurant.
 - ii. To allow for better circulation, relocate the refuse dumpster and enclosure slightly to the north and east to within the parking lot island area to allow use of the circulation isle for maneuvering. Or, restrict pick-up hours to after business to take advantage of the space vacated by parked cars.

Mr. Liebowitz on behalf of the applicant, Covelli Enterprises, which operates the Panera franchises explained how this was developed in 2002 and consumer behavior has changed. Covelli wants to reinvest in the area and stay in the center by creating a drive thru, that is a permitted use. The site conditions create a situation where it is difficult to create a required full escape lane for the drive thru. In the plan they have worked to allow the stacking before the order board to create as much of an opportunity to bail out before getting to the ordering board. In the letter they included was that the proximity to the site sidewalk for TGI Friday's and the memorial tree would create more conflict by moving the escape lane closer. They are trying to take a 20 year old building and adapt it for today's consumer. In terms of dumpster location, the applicant has no problem working through that with staff. Mr. Liebowitz also agreed to work on the signage that was pointed out in the staff report. They feel as is Panera and Covelli are on the same page and don't want to create a traffic headache. With Covelli having multiple properties that function without an escape lane, they know it can be done safely.

Mr. Furst asked if they have thought about an easement with TGI Fridays.

Mr. Liebowitz explained that they own the property and they have mixed use of the property. They do have to be cautious of the leaseholder rights, but it does make it simpler since they own both.

Ms. Bulls asked what the hours were because there was mention of getting the dumpster after hours.

The business is open 6 to 9, but they feel if they reorient the dumpster on the site that it will help alleviate the point on the hours.

Mr. Meyer explained that the planning comment was an either or. If they aren't able to adjust the dumpster that is satisfactory to the planning team, then they could service the dumpster after business hours. Mr. Meyer recommended leaving the dumpster in the location and in the event the geometry of the adjustment didn't work they wouldn't have to come back to the board.

Mr. Furst: Would there be a reduction or a hindrance in the reasonable use of this structure or would this become a less viable location for Panera if we were not to grant this variance?

Mr. Liebowitz: Yes, in today's world over the last three years and consumer behavior, we all adapted very quickly, but a lot of those efficiencies with experienced operation changed and made their business more efficient. To your questions, does this make it less viable in today's world? Yes, and that's why we're here today. It's a very big part of the business plan and to have a business like Panera stay here is important to us.

Mr. Furst asked if they explored any other options that were available under the code as far as what a plan might be that didn't require a variance.

Mr. Liebowitz: Yes. There just wasn't enough room. We don't have a full escape plan, but we tried to get there as much as we could, avoiding vehicular and pedestrian confrontation along the sidewalk and the former service member memorial.

Pastor Linder asked if the pickup parking spaces will be impacted by this drive thru agreement or possibly eliminated.

Mr. Jackson from Cavalier Enterprises explained that the need for additional parking spaced drastically decreases with a drive thru.

Mr. Meyer pointed out a few minor comments in the staff report about that we would want as a condition of approval.

Mr. Furst: Mr. Meyer, if I understand you correctly, your request is that the parking materials match any legal agreements that are necessary to use the property between the two sites would be obtained and that the applicant would be amenable to adjusting the rubbish structure subject to administrative approval and that there be proper signage at the entrance and exit the drive through. Is that accurate?

Mr. Meyer: Yes.

Mr. Furst: Are all those conditions amenable to you?

Mr. Liebowitz: Yes.

Mr. Furst: Having considered the various factors in section 1109.13d of our code. I do move that we accept this application with the following conditions that the parking and any new pavement materials that are constructed match the existing. That the rubbish container be adjusted subject to administrative approval. And that the entrance and exit of the proposed drive thru contain proper signage subject to the city's administrative approval. And that if the city attorney does identify the need for any legal agreements, such as easements that those be obtained.

Ms. Barnhart: I'll second.

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

RESULT:	APPROVED [UNANIMOUS]
AYES:	Linder, Furst, Bulls, Barnhart
ABSENT:	Davis

2. 772 Robbins Loop Ct; Application #2022-5311; Applicant Kimberly Adams; Variance

Mr. Meyer read the staff report into the record.

Mr. Fluharty lives at 761 Robbins Loop Ct and is the neighbor to the applicant. Mr. Fluharty and the neighbors support the fence and the variance. He feels this will be a beautification process.

Ms. Adams explained that it took eight months to get this fence approved by her HOA. The seven foot between the fences is to beautify the fences because she can see three different types of fences out her backyard. She has concern that if the city didn't approve that the HOA would take longer to approve a second time and she has already spent the money on the fencing.

Mr. Furst asked for clarification on what variance was requested.

Mr. Meyer stated that the left and top side is what is in need of a variance. The one that is 23 feet is considered part of the corner yard and therefore would be acceptable to be off the property line as it is. The code says the rear and side yard fences should be placed on the property line, so the strict interpretation of the code is property line.

Mr. Furst asked the applicant to describe the special circumstances or conditions that exist on their property that may not be applicable to other properties in the surrounding area.

Ms. Adams explained that her yard backs up to the side of the neighbor behind her. If the fence is placed as asked the fence will be in his front yard.

Mr. Furst asked how this is anything other than an esthetic issue, HOA issues aside.

The Applicant thinks this is unique because other houses on a court might not back up to the side of a property. She did find one other similar property where they took the fence diagonally, so it appeared to separate the two yards. The applicant feels as it doesn't make sense right up to another fence without connecting to the, which is something she doesn't want to do.

Mr. Furst asked if they has explored other options that were available. The applicant does have permission from the neighbors to attach to their fence, but that is not her preference. She has purchased the fence, so she will have to put it up however it is determined she can. Mr. Furst explained that the law doesn't have a section for preference and preference is not something they can consider. He asked is there is any hardship or practical difficulty that may exist by not granting this variance.

Mr. Baker, Council Member, discussed how he has visited the property and has seen where the placement of the property on the fence line would cause more of a hardship or burden on her neighbor if the board didn't grant the variance.

Ms. Barnhart asked about the seven foot in between the existing fence and the proposed fence. Ms. Adams will be responsible for that land. Ms. Barnhart mentioned moving the fence closer the property line and how she feels as if the placement just doesn't fit.

The applicant described placement to the board and told them she just wants to leave the meeting with an agreement of what she can do.

It was asked if she considered an electronic fence and the applicant is not in agreement with an electronic fence.

Mr. Furst asked if the city didn't approve this variance if the applicant would argue that city was depriving her of reasonable use of her property. The applicant replied that she will accept whatever the board decides, her plea is to just be able to install a fence.

Mr. Brown commented about the ascetics, the electronic fence and what the neighbors would prefer.

Pastor Linder asked what the hardship is. What are things that are happening now that will be fixed by granting this variance?

Mr. Brown commented that is will maintain the animal properly, help her elderly mother take care of the pet and be ascetically pleasing.

Ms. Barnhart and Mr. Furst were struggling with the hardship factors and the applicant asked if they could try to explain it again.

The applicant explained that the real hardship is that it is a struggle working with the HOA and she wasn't aware that the city would be an issue outside of the HOA. She has purchased this fence and if the city denies this it could be another year before the HOA gets back around to approving the application.

Mr. Furst suggested Ms. Adams reviews the factors in section 1109.13D. He also said the board would be amenable to tabling this application so the applicant could come back and speak further on the hardship factors.

The applicant doesn't want to delay the project anymore and wants to know what they can do. She also mentioned the fence going to the sidewalk. Ms. Barnhart clarified that the fence going to the sidewalk is not the variance, which it is about the seven foot gap on the rest of the property. Ms. Barnhart, Ms. Bulls, and Mr. Furst all agreed that the 23 foot side is ok, if the applicant was to go to the property line on all the rest they wouldn't have a problem with that.

The applicant asked if she was to butt up to the neighbor’s fence, would any further action be needed. Mr. Meyer said that is something we can work out with staff as additional information is needed.

Mr. Brown asked if the board would be amenable to the gap between the privacy fences. The board doesn't see a meaningful distinction there.

There was conversation back and forth on fence placement and what would and wouldn't need a variance. Mr. Meyer said we would need updated drawings showing the new fence placement.

At this time the applicant wishes to withdraw the application as they don't have a need for a variance.

Mr. Furst accepted the applicant's withdrawal application

Ms. Barnhart: I'll second.

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

RESULT: WITHDRAWN

- 3. 6585 Fusilier Ave; Application #2022-5347; Applicant John and Lynne Montgomery; Variance

Mr. Meyer read the staff report into the record.

Mr. Montgomery explained that the old fence is rusting and falling apart and he just wants to replace the existing fence that is already in place at an angle.

Mr. Furst mentioned that he is fairly certain that AEP is not willing to move the utility box and Mr. Montgomery agreed.

Ms. Barnhart made a motion to accept this variance request for fencing.

Ms. Bulls: I second.

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

RESULT: APPROVED [UNANIMOUS]
AYES: Linder, Furst, Bulls, Barnhart
ABSENT: Davis

- 4. 1036 White Butterfly Ct; Application #2022-5342; Applicant Arguelles and Arroyo; Variance

Mr. Meyer read the staff report into the record.

Minutes Acceptance: Minutes of Sep 15, 2022 6:00 PM (APPROVAL OF MINUTES)

The applicant is amenable to changing the back/ side lot line, they just need clarity on how much it needs changed. The purple area on the map shown is a tiered creek area and the applicant wants the fence on the top portion of the tier to still be able to see the water. The applicant has issued multiple plans to staff and they were all denied. The applicant is ok going to the property line in the back and can go chain link, if that's what it takes to get approved. They want this fence for safety of the dogs and the kids.

Mr. Furst: Certainly having your property line terminate in the middle of the creek is a special circumstance.

Mr. Meyer visually showed on the screen to the board and applicant side yard/ rear yard and where the fence could terminate and change to a chain link in the floodplain/ floodway. Mr. Meyer and the applicant went back and forth regarding mixed materials and where chain link is permitted. The purple and blue area on the map submitted doesn't allow for a wooden fence, only chain link.

Mr. Meyer said that staff's view would be to approve this application with the conditions that the top area in yellow, that fence is moved to the property line. The applicant will work with staff to ensure the fence is in the rear yard only to avoid the side yard noted on the left. And if the board would be amenable to a variance for not having the fence on the property line on the left side due to the creek.

Mr. Furst commented that this was a very complex application and definite proof of hardship and special circumstance that necessitate a variance.

Ms. Barnhart asked about the right side of the property and how the existing fence doesn't seem to be on the property line. The applicant explained that on the property line there are two big pine trees they don't want to knock down, so when the neighbor built the fence they went on their side of the trees. The applicant did talk to the neighbor about connecting to the corner of their fence and they said it was ok. Mr. Meyer explained that a wood fence is ok on that side of the lot, but we would need a letter from that neighbor saying it was ok.

Mr. Furst asked Mr. Leist about whether the potential easement with the neighbor and placement of the fence should be a condition on this approval. Mr. Leist agreed it should be.

Mr. Furst: I feel like we've discussed a number of the various factors here and in section 1109.13d. I do move that we accept this application under the following conditions that the fence materials be such that according to staff's engineering report, that they do not impede drainage or that they do not otherwise violate the code as far as appropriate materials for the front and side of the house. That the rear yard setback of the fence be subject to administrative approval pending engineering review as far as the suitability of the placement of the fence. And that any necessary easements for property boundary issues be otherwise obtained.

Ms. Barnhart: I'll second.

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

Mr. Meyer offered to the applicant to come in for a meeting to discuss the drawing in person as it is very complicated.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Linder, Furst, Bulls, Barnhart
ABSENT:	Davis

- 5. 7322 Marlan Ave; Application 2022-5305; Applicant Michelle Buck; Appeal - Home Occupancy

Item was removed from the agenda.

RESULT:	WITHDRAWN
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D. OTHER BUSINESS

None

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Sep 15, 2022 6:00 PM (APPROVAL OF MINUTES)

SEP - 7 2022

App./Case#: 2022-5366

Date Submitted: 9/7/22

Fee Amount: 200 -

Paid: CK 801

D.1.a

I. PROPERTY INFORMATION

BOARD OF ZONING & BUILDING APPEALS

Property Address: 7833 COUNTRY BROOK LN. REYNOLDSBURG	Parcel ID#(s): 060-001268-00
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): LYNN DENHAM MARTIN, MICHAEL A. MARTIN, COLWYN M. MARTIN	
Contact Email: L DENHAMM@ICLOUD.COM	Contact Phone Number: 530-908-9705

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: LYNN DENHAM MARTIN	Applicant Address: 7833 COUNTRY BROOK LN.
Applicant Phone Number: 530-908-9705	Applicant Email: L DENHAMM@ICLOUD.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) **REQ. VARIANCE OF 1109.15 / ACRE LOT.**

INSTALL A SIMPLE 4' OPEN METAL FENCE SIDEYARD NEXT TO HOUSE TO ALLOW SMALL CONTAINED AREA FOR OUR DOG. BUILDING FENCE TO PL WOULD SIGNIFICANTLY IMPACT B. & SHADE OF US & NEIGHBOR AND LARGE TREES & VEGETATION WOULD NEED TO BE RE IF TO PL. AND BE VERY COSTLY AND WOULDNT HAVE ACCESS FROM FRONT TO BACK ->

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: *Lynn Denham Martin* Date: 9/2/2022
 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: 7833 Country Brook Lane, 2022-5366 (App# 2022-5366, 7833 Country Brook Ln, Martin)

WE WANT TO KEEP AREA SMALL & VISUALLY UNOBTRUSIVE, AND NOT DISTURB ROOTS OF VERY LARGE TREES & NATIVE VEGETATION/HABITAT. EXTENSION TO PL WOULD MORE THAN DOUBLE THE COST & JUST ISN'T NECESSARY. WE LIVE ON A PRIVATELY MAINTAINED LANE WITH OTHER NEIGHBORS WHO DO NOT OBJECT TO ITS CONSTRUCTION.

6:19

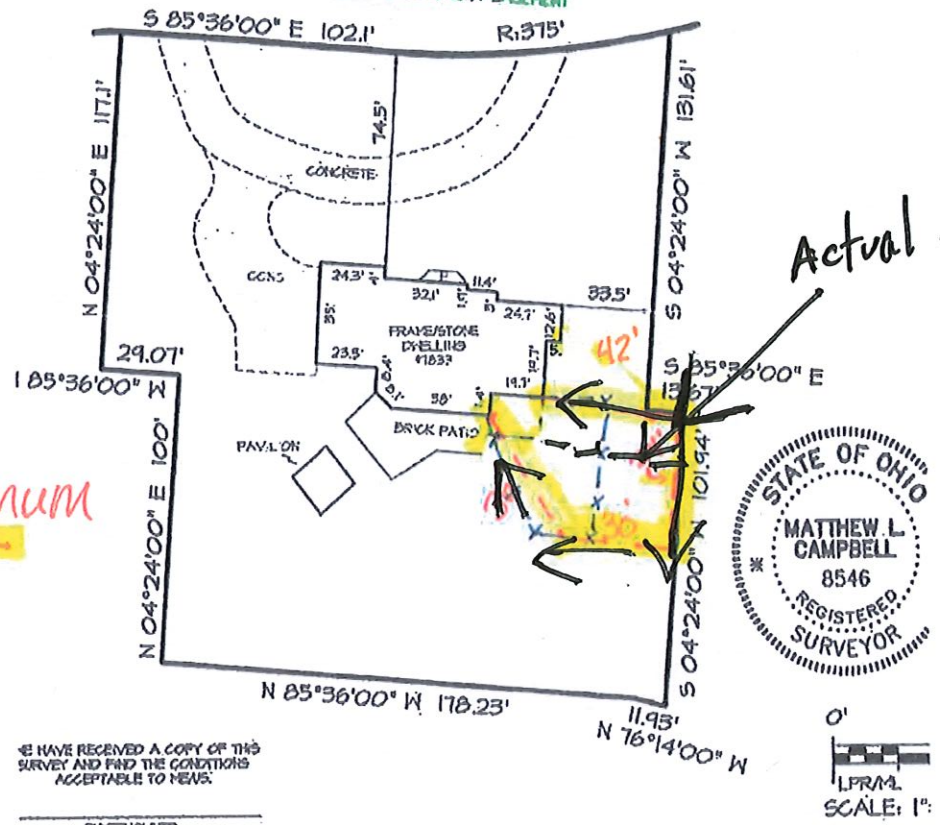


SEP - 7 2022

Done Photo

Mortgage Location Survey

COUNTRY BROOK LANE
30' MINIMUM ACCESS & UTILITY EASEMENT



4' Aluminum Fence

Actual Fence line



I HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME.

BUYER/OWNER

Street Address:
7833 Country Brook Ln, Reynoldsburg Ohio 43068

New Owner:
Michael Martin and Lynn Denham-Martin

Allotment:
Record Info:
Client Order No: 22-15578 Date: February 23, 2022

Present Owner:
Mary Alison Mincey and Craig E. Mincey

This is to certify to:
 Associates Title Inc. that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

Matthew L. Campbell
Matthew L. Campbell - Reg. Surveyor No. 8546

SA Order No. CO185992

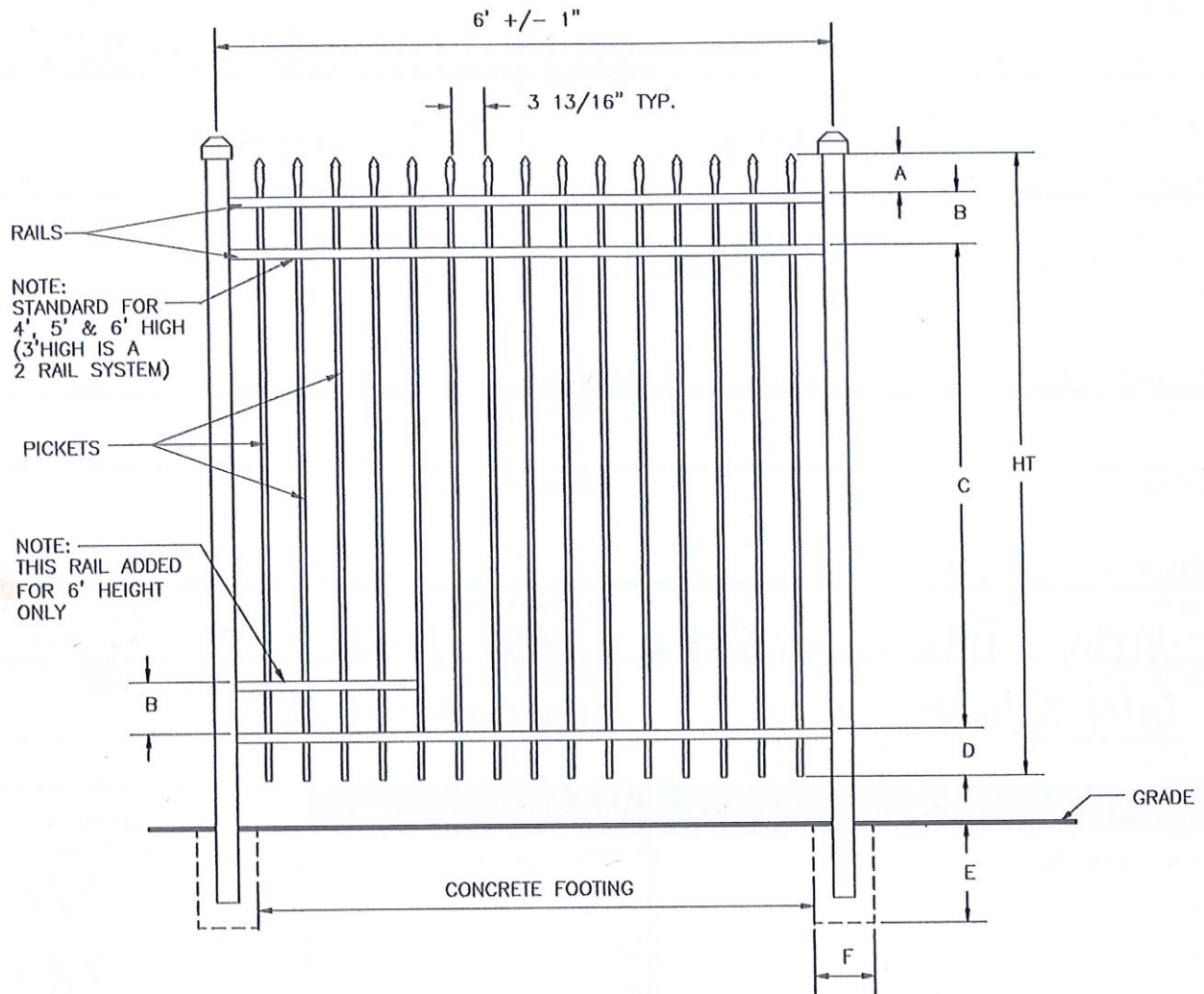


614.765.7777
 Fax: 614.765.7777
 Suite 100
 Worthington, OH 43081



Attachment: 7833 Country Brook Lane, 2022-53666 (App# 2022-53666, 7833 Country Brook Ln, Martin)

SEP - 7 2022



UAS 100
SPEAR TOP

SPECIFICATIONS RESIDENTIAL	
POSTS	2"x2"x.060 WALL 2"x2"x.080 WALL 2"x2"x.125 WALL 2 1/2"x2 1/2"x.100 WALL
HORIZONTAL RAILS SIDE WALLS TOP WALLS	1 1/8" x 1" .082" .062"
PICKETS PICKET SPACING	5/8"x5/8"x.050 WALL 3 13/16"
AVAILABLE HEIGHTS	3, 3 1/2, 4, 5 & 6 FT.

DIMENSIONS						
HT	A	B	C	D	E	F
3'	4 1/2"	6"	20"	5 1/2"	PER LOCAL CODE	
3 1/2'	4 1/2"	6"	26"	5 1/2"	PER LOCAL CODE	
4'	4 1/2"	6"	32"	5 1/2"	PER LOCAL CODE	
5'	4 1/2"	6"	44"	5 1/2"	PER LOCAL CODE	
6'	4 1/2"	6"	56"	5 1/2"	PER LOCAL CODE	

Black

Attachment: 7833 Country Brook Lane, 2022-5366 (App# 2022-5366, 7833 Country Brook Ln, Martin)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

Paid: _____

I. PROPERTY INFORMATION

ZONING CERTIFICATE APPLICATION

Property Address: 7833 Country Brook Ln.	Parcel ID#(s): 060-001268-00
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Lynn Denhamm-Martin	
Contact Email:	Contact Phone Number:

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: Shelly-Tardieu's Fence	Applicant Address: 3450 Millikin Ct, Ste A, COIS. 43228
Applicant Phone Number: 614 876 9944	Applicant Email: michelle@atrufence.com

Property Owner
 Business Owner/Tenant
 Contractor
 Architect/Engineer

RESIDENTIAL (\$50)	NON-RESIDENTIAL (\$80)	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 type="checkbox"/> Home Occupation (\$80) <input type="checkbox"/> Deck <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Driveway Modification <input type="checkbox"/> Shed <input checked="" type="checkbox"/> FENCE (\$35) (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: 528' Est. Cost of Construction: 7400.- Est. Additional Employees: 0

Description of Use/Project: **4' Aluminum Fence enclosing backyard**

Applicant Signature:  Date: **6/28/22**

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"/> PGU <input type="checkbox"/> Building Permit
	Add'l Approvals Req'd	
<input type="checkbox"/> PC	P&Z Admin.: _____ Date: _____	
<input type="checkbox"/> BZBA	Floodplain Admin.: _____ Date: _____	

Attachment: 7833 Country Brook Lane, 2022-5366 (App# 2022-5366, 7833 Country Brook Ln, Martin)

SEP 7 2022

BUFFER ZONE
W/NEIGHBOOR

ATTACHMENT @ RESIDENCE 7833 COUNTRY BROOK LN.

SEP - 7 2022

Fence



PROPOSED
FENCE



Attachment: 7833 Country Brook Lane, 2022-5366 (App# 2022-5366, 7833 Country Brook Ln, Martin)

SEP 7 2022

PROPOSED
FENCE





ARCHITECTS. ENGINEERS. PLANNERS.

October 10, 2022

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

RE: 7833 Country Brook Lane

Mr. Meyer:

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

1. Project Summary

- a. The property is located at 7833 Country Brook Lane. The site is a +/- 1.0 ac single family lot. The site is zoned SR-Suburban Residential.
- b. All adjacent parcels are single family homes in the SR-Suburban Residential district.
- c. The applicant is proposing to build a 4 ft. open metal fence within the property's back and side yard, tying into the rear of the house. The intent of the proposal is to create a small area for a dog and to not enclose the entire yard.
- d. The site is situated within and adjacent to a wooded area. The property lines are heavily wooded.
- e. The applicant is seeking a variance to Section 1105.11,A.ii.5 "Rear and Side Yard Fences—Setback. Rear and side yard fences shall be placed on the property line of the subject property." The intent of the code is to prevent the creation of unmaintained spaces between fences of neighboring properties.

2. Zoning Review

- a. The existing trees present a conflict with the ability to place the fence directly on the property lines. There is quite a disparity between the large size of the rear yard and the intended small area proposed to be fence. Keeping the fenced area small as proposed will maintain the character of the wooded sites, both the applicant site and adjacent properties.
- b. The proposed fence layout will not result in ambiguous areas of ownership or maintenance.
- c. The nature of the variance appears to be consistent with the standards outlined in 1109.13,D.

Attachment: OHM_Staff report_7833 Country Brook Ln (App# 2022-5366, 7833 Country Brook Ln, Martin)



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.
- b. The variance appears to be consistent with the standards outlined in 1109.13,D.

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

Paid: _____

I. PROPERTY INFORMATION

BOARD OF ZONING & BUILDING APPEALS

Property Address: <u>373 Doverwood Dr.</u>	Parcel ID#(s): <u>060-005915</u>
---	-------------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Paula Wells</u>	
Contact Email: <u>pywhorse@gmail.com</u>	Contact Phone Number: <u>614-578-9316</u>

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>Forever outdoors LLC</u>	Contact Name: <u>Doug Goehring</u>
Contact Email: <u>lforeveroutdoors@gmail.com</u>	Contact Phone Number: <u>614-546-5295</u>
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name: <u>Doug Goehring</u>	Applicant Address: <u>3425. Main St. Rear Pataskala</u>
Applicant Phone Number: <u>614-546-5295</u>	Applicant Email: <u>lforeveroutdoors@gmail.com</u>
<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): Variance Requested to go around utility boxes on the back right corner + to go around large tree on back left corner. Paula wells is offering to put a gate in if needed to access utility boxes. Please see attached pictures.

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: Paula y wells Doug Goehring Date: 9/14/2022

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.

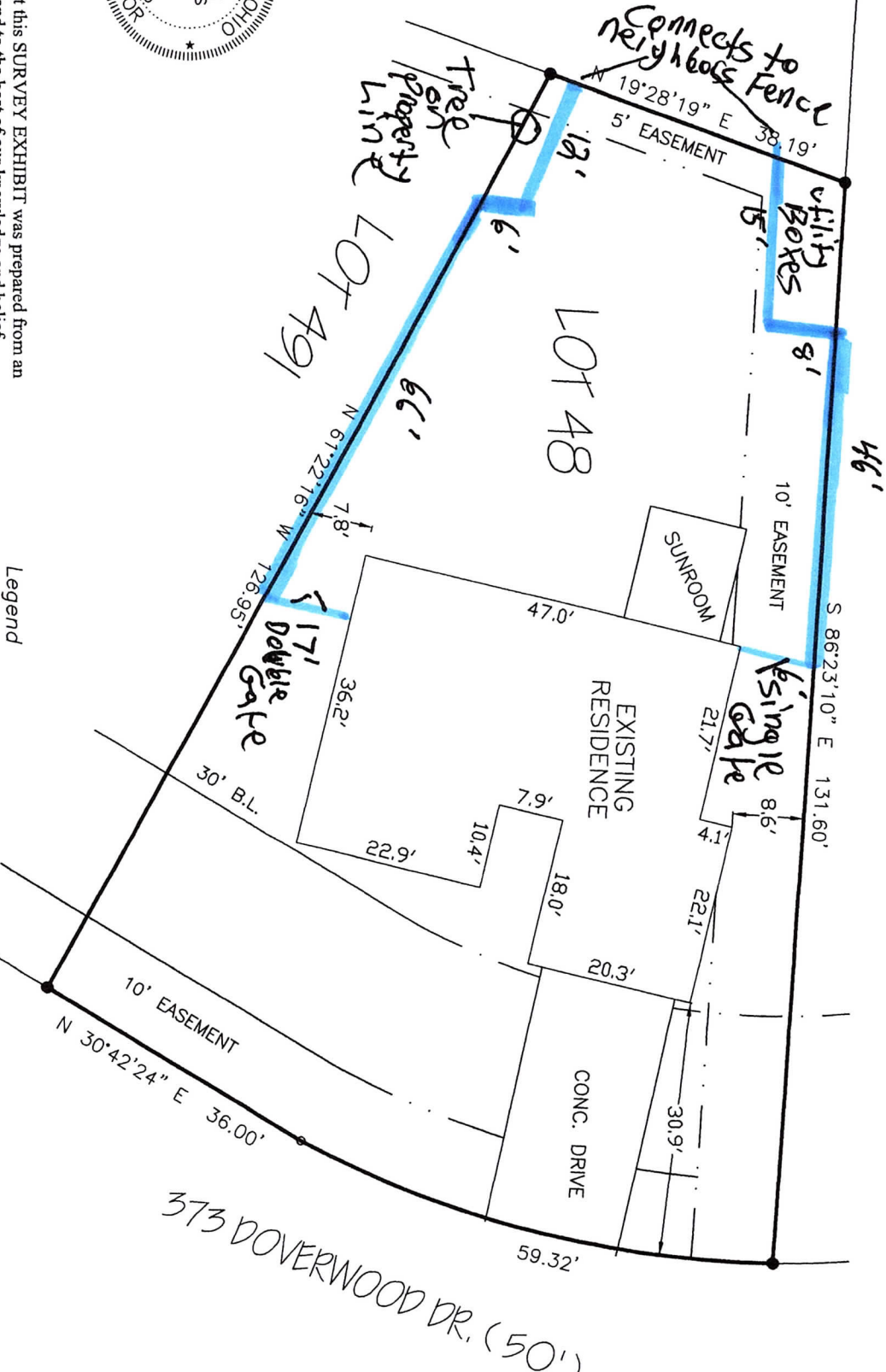
OFFICE USE ONLY

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

LOCATION EXHIBIT

= Fence

Attachment: 373 Doverwood Dr. '1835-51835-2022-2022 #addA) '1835-51835-2022-2022 #addA)
PARCEL # 060-005915, being all of Lot 48 in
TIMBER CREEK, a subdivision of record
in Plat Book 54, Page 80, located in the
City of Reynoldsburg, Franklin County,
State of Ohio



I hereby certify that this SURVEY EXHIBIT was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

- Legend
- ⊙ = 5/8"x30"-REBAR SET (w/ "B.L. SURVEYING, P.S. #7980" red cap)
 - = 3/4"-INCH IRON PIPE FOUND (or as noted)

William D. Beer 5/02/2022
WILLIAM D. BEER DATE
Registered Surveyor No. 7980

NOTE: This Survey was performed without the benefit of a Title Commitment listing Schedule B items / Easements which may or may not affect subject property.

NOTE: Additional monumentation was located and used during the course of this survey. Most of the additional pins were not depicted on this Exhibit (due to distance away).

BENCHMARK LAND SURVEYING
3501 Manila Drive,
Westerville, Ohio 43081
(614) 794-9609 - Office
E-mail: bmsurveying@yahoo.com

IMG_9270.jpg



9/13/22, 12:06 PM

s://m

IMG_9274.jpg



Back left corner property marker

property line

Attachment: 373 Doverwood Dr. (App# 2022-5381, 373 Doverwood Dr., Wells)

9/13/22, 12:05 PM

IMG_9273.jpg



Attachment: 373 Doverwood Dr. (App# 2022-5381, 373 Doverwood Dr., Wells)

ps://m



ARCHITECTS. ENGINEERS. PLANNERS.

October 10, 2022

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

RE: 373 Doverwood Dr.

Mr. Meyer:

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

1. *Project Summary*

- a. The property is located at 373 Doverwood Drive. The site is a +/- 0.2 ac single family lot. The site is zoned SR-Suburban Residential.
- b. All adjacent parcels are single family homes in the SR-Suburban Residential district.
- c. The applicant is proposing to build a fence along the north and south property lines, tying into the rear of the house and to an existing neighbor's fence to the west.
- d. The site survey indicates a 10' wide easement along the north (side) property line and a 5' wide easement along the west (rear) property line. The applicant indicates that there are existing utility boxes in the northwest corner of the property. An existing mature tree is located in the southwest corner of the property.
- e. The fence plan proposes to jog the fence away from the property lines, inboard to the site, in order to avoid conflict with the existing utility boxes and existing tree. The applicant is willing to include a gate in the fence to maintain access to the utility boxes.
- f. The applicant is seeking a variance to Section 1105.11,A.ii.5 "Rear and Side Yard Fences—Setback. Rear and side yard fences shall be placed on the property line of the subject property." The intent of the code is to prevent the creation of unmaintained spaces between fences of neighboring properties.

2. *Zoning Review*

- a. The existing tree and utility boxes present a conflict with the ability to place the fence directly on the property line.
- b. The nature of the variance appears to be consistent with the standards outlined in 1109.13,D.
- c. Jogging the fences as proposed may create an ambiguity of property ownership over time. It is recommended that gates be provided in both fences to permit the property owner access to the fenced-out areas for maintenance purposes. Both fenced-out spaces must continue to be maintained by the owner compliant with city code.

Attachment: OHM_Staff Report _373 Doverwood (App# 2022-5381, 373 Doverwood Dr., Wells)



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.
- b. The variance is supported if the following conditions and safeguards (Section 1109.13, Variances, E) are met:
 - i. Provide gates on both fence sections to allow owner access to the fence-out areas for maintenance.

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

Paid: _____

I. PROPERTY INFORMATION

BOARD OF ZONING & BUILDING APPEALS

Property Address: 6541 Santa Cruz Place	Parcel ID#(s): 060-006142
---	-------------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Barcelona Square Condominium Association	
Contact Email: kdbenner21@gmail.com	Contact Phone Number: 614-204-9392

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Barcelona Sq. Condo Assoc.	Contact Name: same as above
Contact Email: same as above	Contact Phone Number: same as above
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name: Keith Benner	Applicant Address: 1200 Creekside Pl., Rays, OH
Applicant Phone Number: same as above	Applicant Email: same as above
<input type="checkbox"/> Property Owner <input checked="" 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): Request variance to Code 1105.11 A5 Telephone poles and prohibit erecting a fence on the lot line as required on our rear lot line. We will be on the lot line on our side (west) but cannot be on the rear. Will erect fence as close to lot line as feasible considering underground utilities and poles.

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: *Keith Benner* Date: _____

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

OFFICE USE ONLY

Additional Notes:

Zoning Information
Zoning District: RM
 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: 6451 Santa Cruz (App# 2022-5344, 6580 Santa Cruz Pl, Benner)

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use 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;
- (b) The proposed use shall not adversely affect the use of adjacent property;
- (c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- (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;
- (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;
- (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;
- (g) The proposed use complies with the applicable specific provisions and standards of this 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.

In approving a Conditional Use, the Planning and Zoning Administrator or the BZBA may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- (a) Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- (b) Screening comprised of landscaping, walls, fencing or other materials or construction;
- (c) Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- (d) Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- (e) Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- (f) Hours and method of operation
- (g) Maintenance of the site, structures, landscaping;
- (h) Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- (i) A time limit for operation of the use.

Section 1109.13 (D) STANDARDS FOR VARIANCE

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

- (a) 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.
- (b) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)
- (c) 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 deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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.
- (h) 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.
- (i) The variance is not a matter of convenience when other remedies are available within the provisions of this Code.



Attachment: 6451 Santa Cruz (App# 2022-5344, 6580 Santa Cru Pl, Benner)

SW CORNER



WESTERN BOUNDARY



Attachment: 6451 Santa Cruz (App# 2022-5344, 6580 Santa Cru Pl, Benner)

ARROW FENCE OF OHIO, LLC

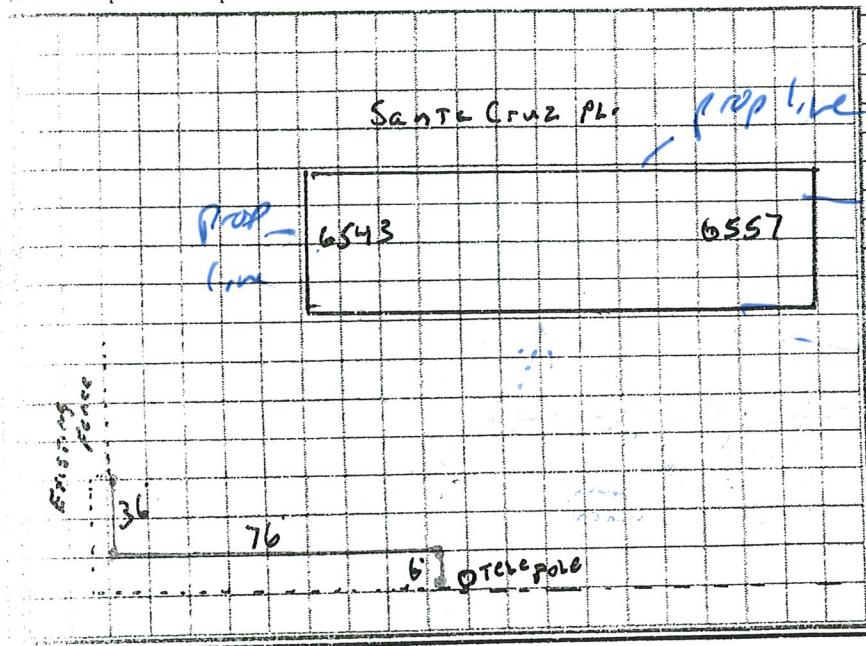
181 W. JOHNSTOWN ROAD, GAHANNA, OHIO 43230
PHONE: 614-778-0269 OR 614-208-3522 | TAX ID: 31-1626456

COMMERCIAL PROPOSAL

OWNERS' NAMES: Barcelona Sp Con DATE: 8/01/22 EXPIRES IN 5 Days
 OWNERS' ADDRESS: 6580 Santa Cruz Pl. Reyn. 43068 START DATE: 6-8 WKS
 OWNERS' PHONE #: Keith Benner 614-204-9392 ESTIMATED COMPLETION DATE: 1-2 WKS
 OWNERS' EMAIL ADDRESS: Kdbenner21@gmail JOB ADDRESS: 6580 Santa Cruz Pl. Reyn.
 OWNER IS THE OWNER OF LAND ON WHICH PROJECT IS LOCATED. x

or
 OWNER IS A LESSEE/ TENANT AND _____ OWNS THE LAND. x
 (**The term "Owner" as used herein shall mean the Owner of the Project, not necessarily the owner of the land on which the Project is located.) OUPS# _____

Subject to acceptance within Ten (10) days hereof, Arrow Fence of Ohio, LLP ("ARROW"), shall furnish all labor, materials, equipment and supervision to the above-named individual(s) ("Owner"), necessary to complete the project ("Project"), in accordance with the following job description and specifications:



118' - 6' High Standard Privacy Fence
Dogear Top
ALL Treated Pine

Prop Line

*Existing Fence Removal: YES NO
 Type _____ Cost _____

*Options for Excess Dirt:
 ARROW shall relocate excess dirt from post holes to an agreed upon location on property. Spread bottom of Fence
 OR
 ARROW shall haul away dirt for the price of \$10 per post hole.

PRICE: The price for the work described above is \$ 3,776.00 at non-prevailing wage rates ("Project Sum").
 Rec'd 8/10/22 #1187

DOWN PAYMENT: \$ 1,888.00 is due upon execution of this Proposal ("Down Payment"). However, if the Project Sum exceeds twenty-five thousand dollars (\$25,000.00), only Ten percent (10%) of the Project Sum is due upon execution of this Proposal. The unpaid balance of the Proposal Sum is due upon completion of the Project by ARROW and receipt by Owners of the final invoice for payment.

LATE PAYMENTS: Any amounts that are not paid when due shall bear interest at the rate of 1.5% per month compounded until paid, and a fee of collection including reasonable attorney's fees shall be paid by Owner. If Owner fails to make any payment when it is due, then ARROW shall stop work and remain idle until all payments, interest and a reasonable remobilization fee are paid in full. Notwithstanding any provision contained in this Proposal, ARROW may file a lien or claim on its behalf if any payment to ARROW is not made as and when provided for by this Proposal.

ARROW is hereby authorized to perform the work specified in this Proposal. OWNERS ACKNOWLEDGE HAVING READ, AND AGREE TO BE BOUND BY ALL OF THE PROVISIONS, TERMS AND CONDITIONS HEREINABOVE AND ON THE REVERSE SIDE OR PAGE OF THIS PROPOSAL.

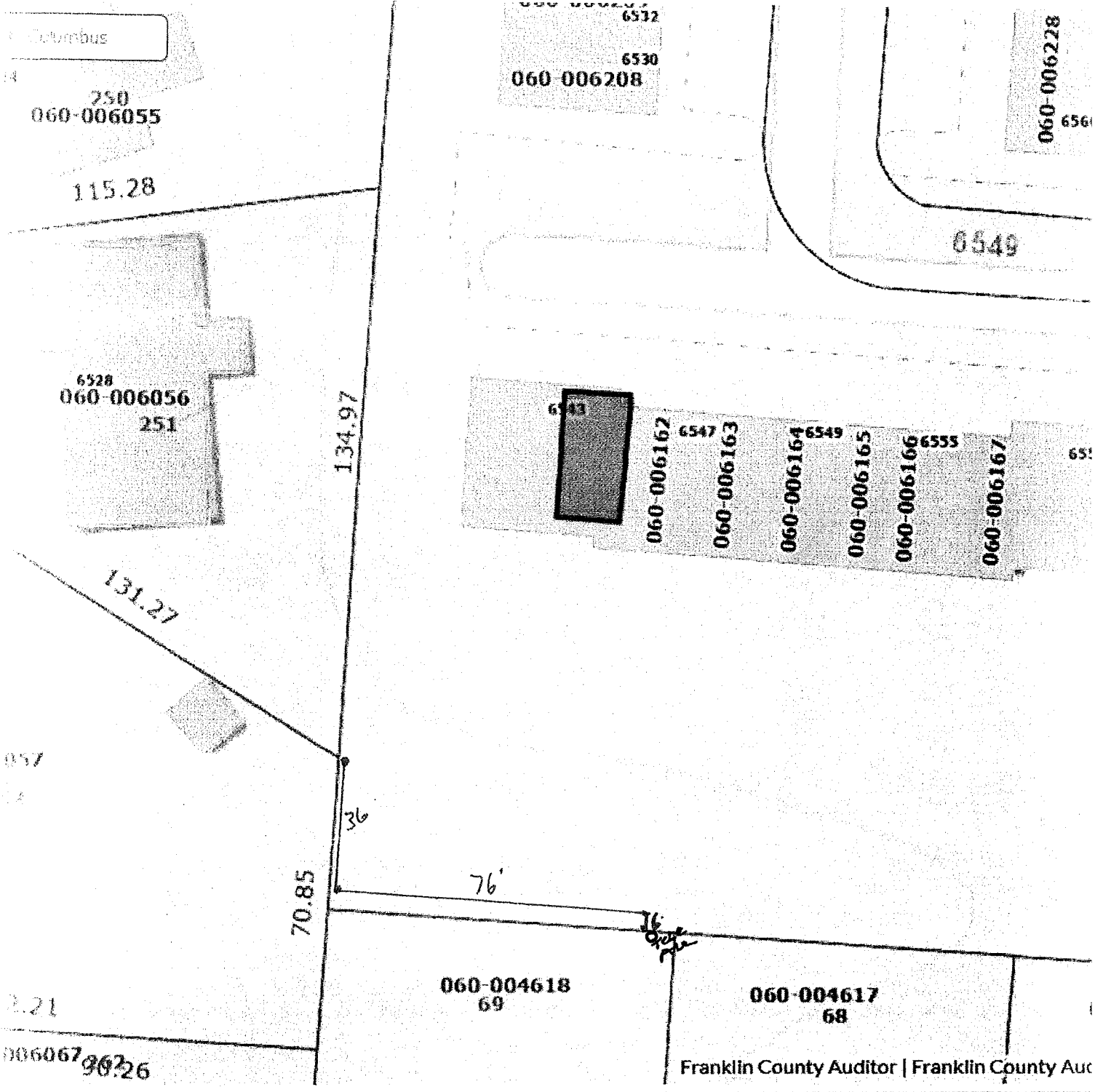
Keith D. Benner ("Owner")
 (Print Owner's Name)

By: Keith D. Benner
 Print Name:
 Title: President
 Date: 8-10-22

Arrow Fence of Ohio, LLC ("ARROW")
 By: Cliff Workmen
 Name: Cliff Workmen Received
 Title: President
 Date: 8/02/22

AUG 19 2022

Attachment: 6451 Santa Cruz (App# 2022-5344, 6580 Santa Cruz Pl, Benner)



Attachment: 6451 Santa Cruz (App# 2022-5344, 6580 Santa Cru Pl, Benner)

Received

AUG 19 2022

Reynoldsburg Buildin



ARCHITECTS. ENGINEERS. PLANNERS.

October 10, 2022

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

RE: 6451 Santa Cruz Place

Mr. Meyer:

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

1. Project Summary

- a. The property is located at 6451 Santa Cruz Place. The site is the southwest corner of the Barcelona Square condominium community. The site is zoned CC-Community Commercial.
- b. The parcels adjacent to the west and south and impacted by this application are single-family lots in the SR-Suburban Residential district. The lot immediately adjacent to the south is vacant with existing trees, however it does not appear to be a reserve or designated open space.
- c. The applicant is proposing to build a 6' privacy fence along portions of the west and south property.
- d. The applicant indicates that there are existing telephone poles and underground utilities along the south property line and limit the ability to place the fence directly on the property line.
- e. The fence plan proposes to jog the fence away from the south property lines, inboard to the site, in order to avoid conflict with the existing utilities.
- f. The applicant is seeking a variance to Section 1105.11,A.iii.5 "Rear and Side Yard Fences—Setback. Rear and side yard fences shall be placed on the property line of the subject property." The intent of the code is to prevent the creation of unmaintained spaces between fences of neighboring properties.

2. Zoning Review

- a. The existing utilities present a conflict with the ability to place the fence directly on the property line.
- b. The nature of the variance appears to be consistent with the standards outlined in 1109.13,D.
- c. Jogging the fences as proposed may create an ambiguity of property ownership over time. It is recommended that a gate be provided to permit the property owner access to the fenced-out areas for maintenance purposes. The fenced-out space must continue to be maintained by the owner compliant with city code.

Attachment: OHM_Staff Report_6451 Santa Cruz (App# 2022-5344, 6580 Santa Cru Pl, Benner)



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.
- b. The variance is supported if the following conditions and safeguards (Section 1109.13, Variances, E) are met:
 - i. Provide gates on both fence sections to allow owner access to the fence-out areas for maintenance.
- c. We recommend that the property owner reach out to the adjacent south property owner to possibly coordinate the removal of the exiting chainlink fence to define an agreement to the use and maintenance of the fenced-out space.

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

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: 614.477.4676	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: _____

Attachment: 1551 Truro Avenue, 2022-5397 (App# 2022-5397, 1551 Truro Ave, Lighthouse Behavioral)



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.

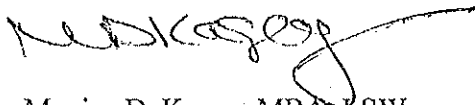
Answer: No. This solution is the only feasible solution.

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address: 2437 Taylor Park Dr., Reynoldsburg, OH 43068	Parcel ID#(s): 040378800
--	------------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Target Corporation, C/O Eames Gilmore	
Contact Email: Eames.Gilmore@Target.com	Contact Phone Number: (612) 761-1585

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: Kimley-Horn, C/O Jeffrey Immel	Applicant Address: 7965 N. High St., Ste. 200, Columbus, OH 43235
Applicant Phone Number: (380) 867 - 0794	Applicant Email: Jeff.Immel@Kimley-Horn.com
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Architect/Engineer	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (Non-Residential (\$450) / Residential (\$200): Variance from section 1105.03.08.A to allow more than one wall sign per tenant on one elevation. If approved, there will be a total of 4 signs on the front elevation (target "bullseye", "CVSParmacy", "drive up", and "order pickup") and 1 sign on the left elevation (target bullseye). Total sign area = 349.54 SF, total allowed sign area = 838 SF.

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: Jeffrey Immel... Date: 9/19/22

*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: Board of Zoning and Building Appeals Application (PDF) (App# 2022-5399, 2437 Taylor Park Dr, Immel)

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

An application for a Conditional 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.

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. *See next page for more details.*

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

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- (a) Description of the existing use of the lot and of adjacent lots;
- (b) A statement of the conditional use for which the application is submitted.
- (c) 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;
- (d) 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;
- (e) 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;

(f) A narrative addressing each of the applicable criteria set forth in section 1145.09; and

(g) 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.

How much will a Conditional Use cost?

The fee for a Conditional Use Permit is three hundred and fifty dollars (\$350).

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

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Board of Zoning and Building Appeals agenda.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.

OR Visit our website at:

<http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx>

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use 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;
- (b) The proposed use shall not adversely affect the use of adjacent property;
- (c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- (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;
- (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;
- (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;
- (g) The proposed use complies with the applicable specific provisions and standards of this 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.

In approving a Conditional Use, the Planning and Zoning Administrator or the BZBA may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- (a) Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- (b) Screening comprised of landscaping, walls, fencing or other materials or construction;
- (c) Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- (d) Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- (e) Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- (f) Hours and method of operation
- (g) Maintenance of the site, structures, landscaping;
- (h) Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- (i) A time limit for operation of the use.

Section 1109.13 VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least thirty (21) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals. The Board meets the third Thursday of each month except December.

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

- (a) Name, address, and telephone number of the property owner(s) and owner's agent(s);
- (b) Legal description, address, tax district and parcel number of the property;
- (c) Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);
- (d) Statement of the hardship;
- (e) Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

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

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next BZBA agenda. The BZBA can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the BZBA is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars (\$200) for a residential variance, and four hundred and fifty dollars (\$450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the BZBA granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.

OR Visit our website at:

<http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx>

Section 1109.13 (D)

STANDARDS FOR VARIANCE

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

- (a) 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.
- (b) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)
- (c) 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 deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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.
- (h) 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.
- (i) The variance is not a matter of convenience when other remedies are available within the provisions of this Code.



ARCHITECTS. ENGINEERS. PLANNERS.

October 11, 2022

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

RE: **Target, 2437 Taylor Park Dr.; Variances**

Mr. Meyer:

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

1. *Project Summary*

- a. The 15.8-acre subject property is located approximately along Taylor Park Drive approximately 400 feet from the intersection of Baltimore-Reynoldsburg Road and Interstate 1-70. The site is zoned Community Commercial (CC) and is surrounded on two sides by commercial uses zoned CC and the Blacklick Woods Metro Park zoned Open Space (OS).
- b. The applicant is seeking a variance from Section 1105.03, C, vii, 1 to allow more than one wall sign per tenant on one elevation. A red target bullseye logo and a sign for CVS Pharmacy are currently on the front elevation facing Taylor Park Drive. A fifth sign on the left or south elevation facing I-70. The Target sign on the front (east) elevation and left (south) elevation will both be replaced with a white Target bullseye sign without the Target lettering. The CVS Pharmacy sign will remain as is.

2. *Variance (Section 1105.03, C, vii, 1)*

- a. The variance request is for the addition of a drive-up and an order pick up sign. The total proposed sign area for all wall signs, including the new Target sign, the CVS Pharmacy sign, the drive-up sign, and the order pick-up sign on the front elevation is approximately 350 square feet. The permitted sign area per Section 1105.03, C, vii, 1 is 2 square feet per lineal foot of building façade or tenant space which equals, in this case, approximately 834 square feet.
- b. The maximum distance a wall sign may extend beyond the facade is 14 inches. The order pick-up sign and the drive-up are attached directly to the wall surface and are shown to extend 5 inches from the wall surface. There are no dimensions shown for the new Target signs on the front (east) and left (south) elevations.
- c. The request satisfies six (Section 1109.13, D, i, ii, v, vi, vii, and ix) out of the nine variance conformance standards.

3. *Zoning Recommendations*

- a. *Variance - CC- Community Commercial District (Section 1105.03, C, vii, 1)*
 - i. Approve the variance, as submitted, with the condition that the drawings be submitted the show the new Target signs on the front (east) and left (south) elevations do not extend outward from the building wall more than fourteen 14 inches.

Attachment: OHM_Staff report_Target Sign Variance (App# 2022-5399, 2437 Taylor Park Dr, Immel)

City of Reynoldsburg
October 11, 2022
Page 2 of 2



Kim Littleton

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

Kim C. Littleton, AICP
Senior Planner/Project Manager

Attachment: OHM_Staff report_Target Sign Variance (App# 2022-5399, 2437 Taylor Park Dr, Immel)



04/26/2021

To Whom It May Concern:

Please let this letter serve as authorization, from Target, for Kimley-Horn and Associates to proceed with securing necessary Drive Up Expansion entitlements and permits with the Authority Having Jurisdiction.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Flansburg".

Matthew Flansburg
Target Corporation
50 S. 10th St. Ste #400, TP3 1174
Minneapolis, MN 55403
(612) 761-6788

Attachment: Target Signed Authorization Letter (App# 2022-5399, 2437 Taylor Park Dr, Immel)

■ *Reynoldsburg, OH BZBA
Project Narrative*

T-2450 Target: Exterior Remodel

2437 Taylor Park Dr.
Reynoldsburg, OH 43068

Prepared for:
Reynoldsburg BZBA
7232 E Main St.
Reynoldsburg, OH 43068

Date: September 2022

Kimley»»Horn

© Kimley-Horn and Associates, Inc. 2022
7965 North High Street, Suite 200, Columbus, OH 43235
Phone: 614-472-8546

I. GENERAL INFORMATION

A. Applicant's Name

Jeffrey Immel, Kimley-Horn on behalf of Target Corporation

Address: 7965 N High St, Ste. 200, Columbus, OH 43235

Contact: Jeff.Immel@kimley-Horn.com // 380-867-0794

B. Property information

Address: 2437 Taylor Park Dr., Reynoldsburg, OH 43068

Parcel Number: 0450378800

Zoning: CC, Community Commercial

C. Property Owner's Name

Target Corporation

Contact: Eames Gilmore, Eames.Gilmore@target.com

D. Brief Project Description & Background

The purpose of this project is to expand and improve Target's current Drive Up service as well as provide exterior building improvements. Drive Up expansion and updates will include restriping and wayfinding signage improvements to relocate and expand the Drive Up service. Proposed exterior building improvements include façade and wall signage updates. The wall signage updates will include an Order Pickup sign and a Drive Up sign. The new directional wall signs will help direct customers to where they should park or go for their online orders (either drive up or order pickup).

Target's Drive Up and Order Pickup programs are free-to-use online ordering and contactless pickup services that are offered at select stores. Target customers can order items online and then chose to either go into the store to pick them up (Order Pickup) or they can park in designated drive up parking spaces and have target team members bring the items to their car (Drive Up).

The proposed wall signs being reviewed under this variance indicate to customers where they need to go to use these services.

II. Variance

We are requesting a variance from section 1105.03.08A to allow more than one wall sign per tenant per building elevation. Currently, on the front elevation, there are two wall signs – a "CVS Pharmacy" sign and a red

“Target bullseye and lettering” sign. The “CVS Pharmacy” sign will remain as is and the target sign will be replaced with a white “target bullseye” sign without “target lettering” These two signs are allowed by right because they are for separate tenants.

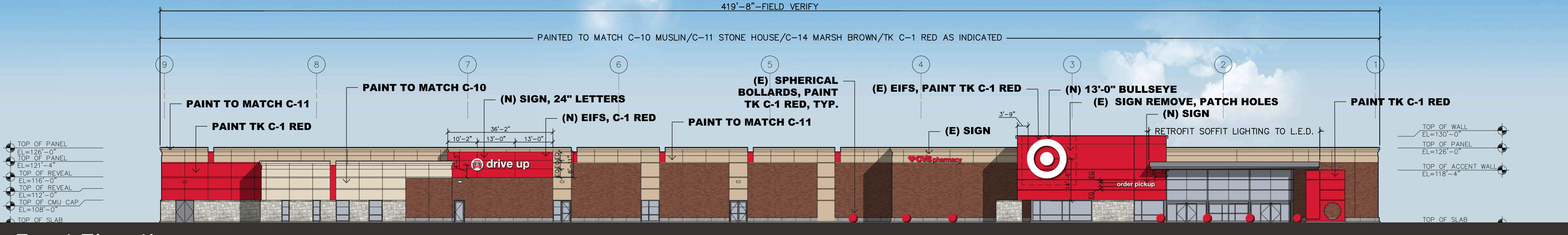
This variance request is being made to allow for the addition of the “drive up” and “order pickup” signs.

See plans for details.

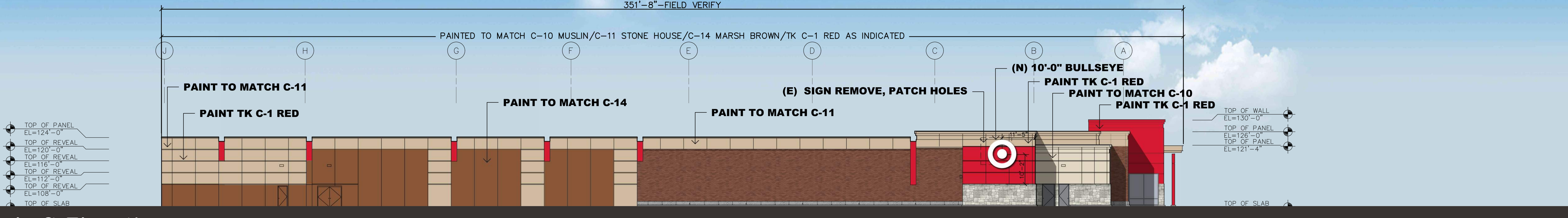
III. JUSTIFICATION

- a. The proposed signs are in accord with the general purpose and intent of the code’s regulations. These signs are essential for wayfinding purposes and will ensure that target customers know where to go for each service.
- b. Allowing this variance does not permit any use which is not permitted in this zoning district. These signs simply ensure that the services offered at this store are clear and easy to use.
- c. Due to the size of the parking lot and the size of Target’s front façade, clear signage is required. The drive up area is intentionally placed away from the entrance to minimize interference with shoppers going inside the store. By allowing the “drive up” wall sign, drivers can clearly see that the service is located on the opposite side of the store as the entrance. Instead of causing congestion while maneuvering the drive aisles searching for the drive up area, they can go around the busy entrance and directly to the drive up parking spaces. The “order pickup” sign eliminates any confusion on where to enter the store to pick up items.
- d. The sign code does not adequately accommodate big box retail stores such as target. Since this target store offers more services than a smaller typical retail store, it is necessary to have more than one wall sign. These wall signs are the most simple and clear options to properly direct customers.
- e. The total proposed sign area of all wall signs on the Target store is 349.54 SF. By right, this store would technically be allowed to install a 838 SF wall sign. The proposed signs are the minimum needed to effectively direct target customers.
- f. The target store is located in an exclusively commercial area and the signs are only visible from its lot. The signs will help the flow of traffic from target customers.

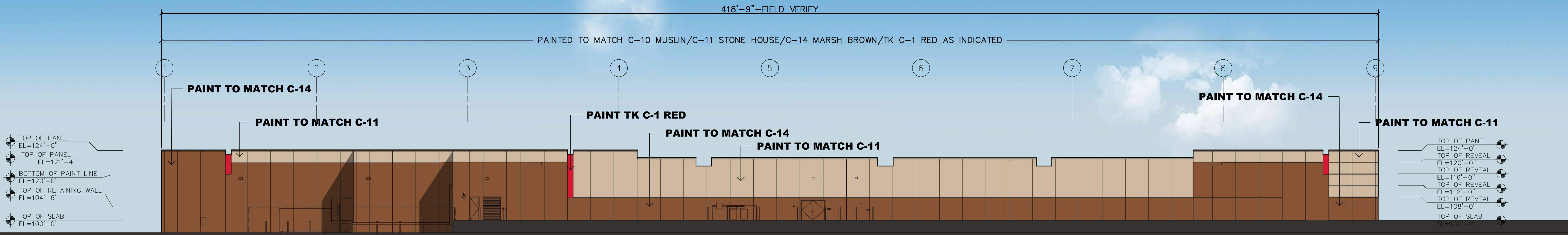
- g. Multiple retail stores in the Taylor Park Shopping center have more than one wall sign. For example, the Walmart located across the street has an “order pickup” wall sign in addition to its primary sign.
- h. No comment.
- i. The wall signs are the least impactful option for the area and the most effective method of wayfinding for customers. Since the lot is so large, the wall signs are the only viable option.



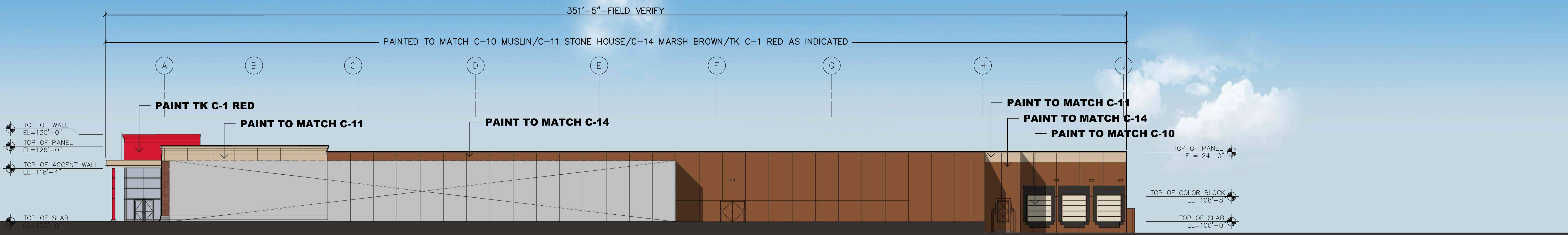
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

- COLOR KEY:**
- C-10 (BM #1037) MUSLIN
 - C-11 (BM# 1039) STONE HOUSE
 - C-14 (BM #2164-20) MARSH BROWN
 - C-1 (TK #8010-01) RED

- NOTE:**
- * ALL COLORS ARE FOR REFERENCE ONLY.
 - * EXISTING PREFINISHED METAL-NO PAINT, UNLESS NOTED OTHERWISE
 - * EXISTING BRICK OR CAST STONE OR TILE AREAS-NO PAINT; PAINT HM DOOR AND FRAME TO MATCH ADJ. WALL, TYP.
 - * RESEAL CAST STONE CAP.
 - *STORE EXTERIOR WALLS ARE PRIMARILY CMU,BRICK AND EIFS
 - *BEN-2 : MODERN, COLOR.....SILVER

- GENERAL NOTE**
- * AREA TO BE PAINTED STARTS AT TOP OF CURB OR REVEAL AND CONTINUES TO TOP OF PARAPET/FLASHING OR REVEAL. PAINT COLOR AND FINISH TRANSITIONS OCCUR AT EXISTING VERTICAL CONTROL JOINTS OR AT INSIDE BUILDING CORNERS, U.N.O.
 - * ALL EXISTING WALL-MOUNTED ITEMS TO BE PAINTED TO MATCH ADJ. WALL SURFACE, U.N.O.
 - * PATCH ALL VISIBLE HOLES FROM MOUNTING OF REMOVED SIGNS WITH LIKE MATERIALS. RESTORE WALL SURFACE TO ' LIKE NEW' APPEARANCE.

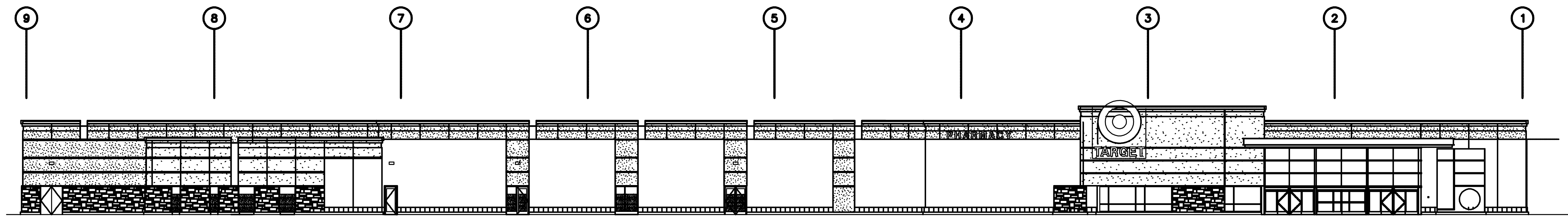
Proposed Elevations

T-2450 Reynoldsburg, OH: Exterior Elevations Refresh

February 11, 2022



Attachment: T-2450 Elevations (April 2022-2389, 2437 Taylor Park Dr, Immed)





Existing Condition



T2450 Reynoldsburg

I-70

Legend

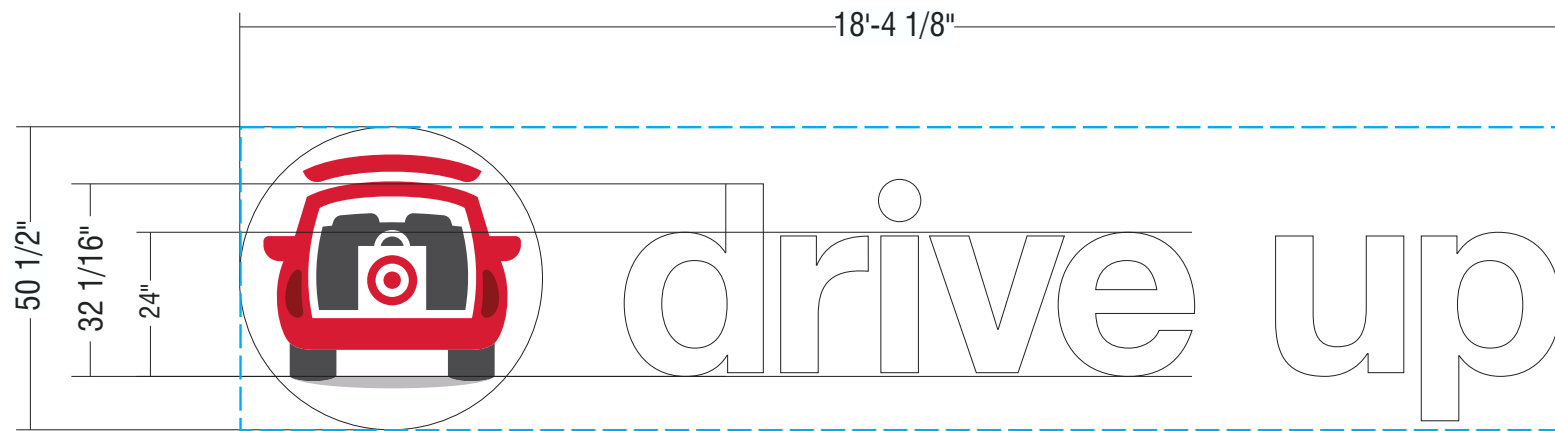
-  DU Door (Anticipated)
-  Existing DU
-  Proposed DU

D.5.e

 DU Door (Anticipated)







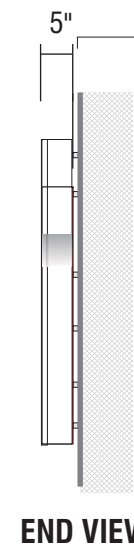
DU24W-LOGO ACRYLIC FACED INT. ILLUM. "LOGO & LETTER SET"

Scale: 3/8" = 1'-0"

77.1 SQ.FT.

SCOPE OF WORK:

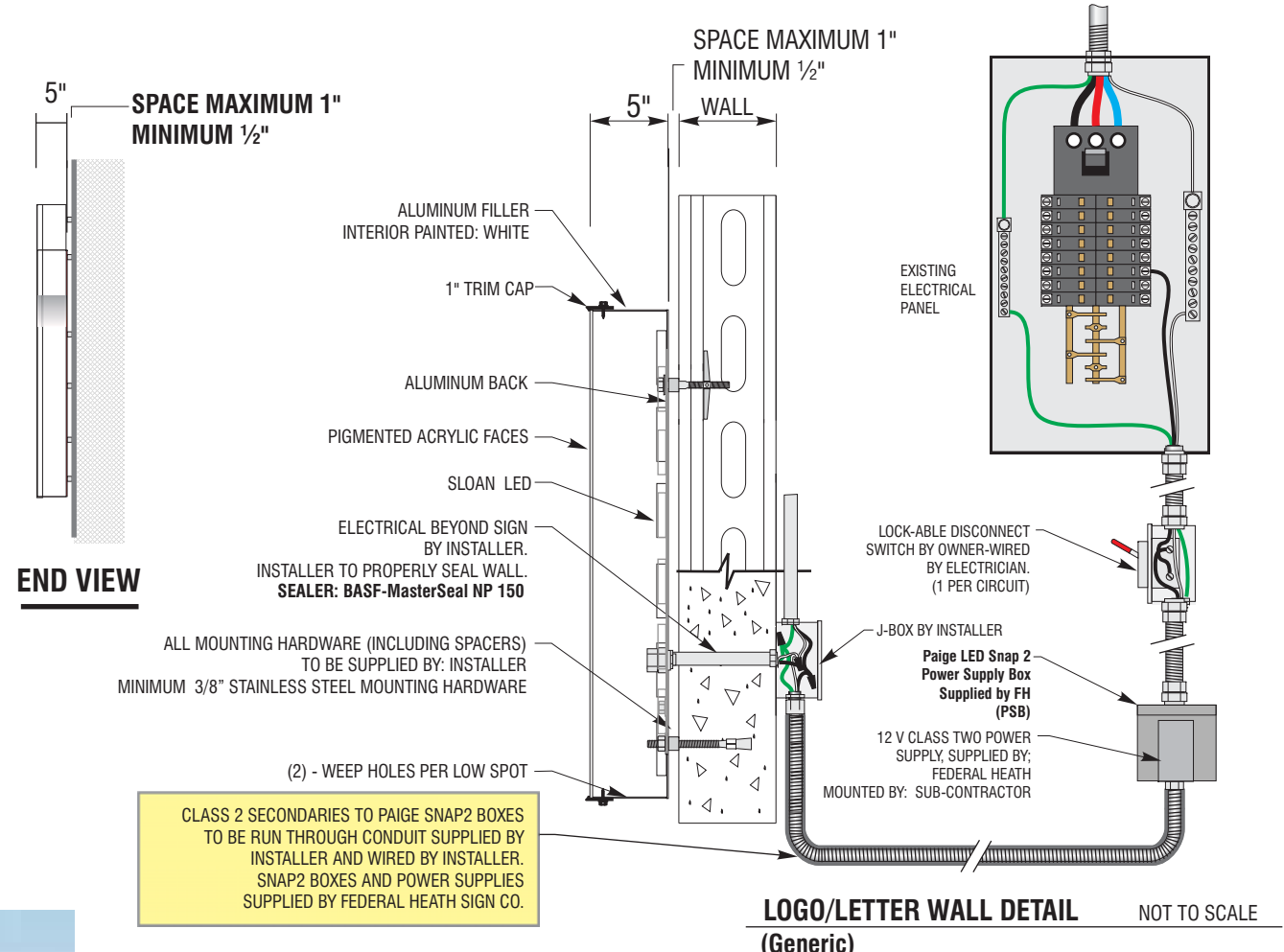
MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS



END VIEW

ALL MOUNTING HARDWARE (INCLUDING SPACERS) TO BE SUPPLIED BY: INSTALLER
MINIMUM 3/8" STAINLESS STEEL MOUNTING HARDWARE

(2) - WEEP HOLES PER LOW SPOT
CLASS 2 SECONDARIES TO PAIGE SNAP2 BOXES TO BE RUN THROUGH CONDUIT SUPPLIED BY INSTALLER AND WIRED BY INSTALLER. SNAP2 BOXES AND POWER SUPPLIES SUPPLIED BY FEDERAL HEATH SIGN CO.



LOGO/LETTER WALL DETAIL NOT TO SCALE
(Generic)



GENERIC (PARTIAL) ELEVATION NOTE: PLACEMENT CAN VARY

scale 3/32" = 1'-0"

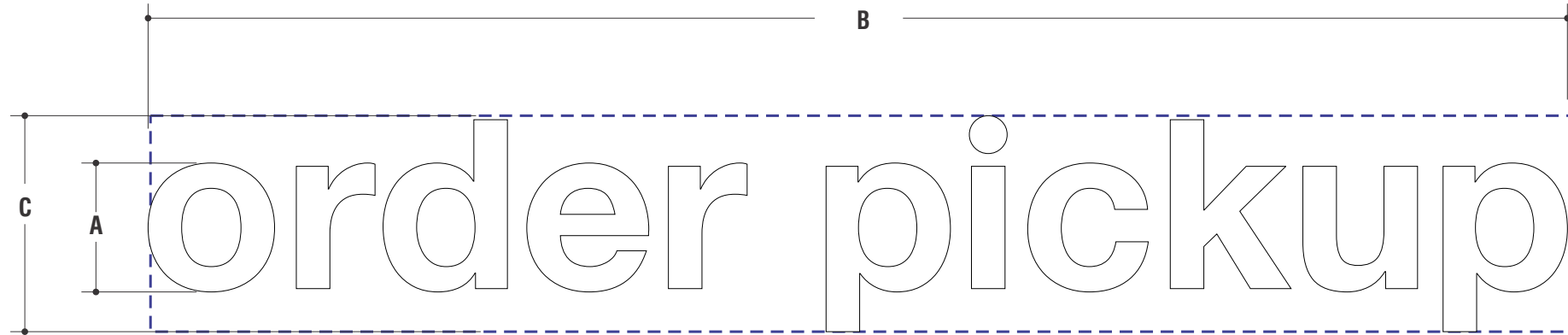
MATERIAL FINISH COLORS (Letters & Logo)

GLOSS WHITE Returns	7328 LD WHITE (ATUGLAS or Equiv.) Faces Acrylic	WHITE Trim-Cap	Sloan White LED Illumination
------------------------	--	-------------------	---------------------------------

CAR LOGO COLORS

Target Red PMS 186	DARK RED PMS 188	DARK GRAY PMS 425	LIGHT GRAY PMS 421
--------------------	------------------	-------------------	--------------------

Attachment: T-2450 Elevations (App# 2022-5399, 2437 Taylor Park Dr, Immel)



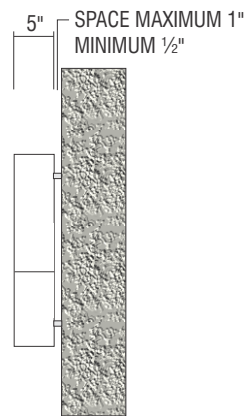
ACRYLIC FACED INTERNALLY ILLUMINATED (Remote) CHANNEL LETTERS

MANUFACTURE AND INSTALL CHANNEL LETTERS AS SHOWN AND NOTED

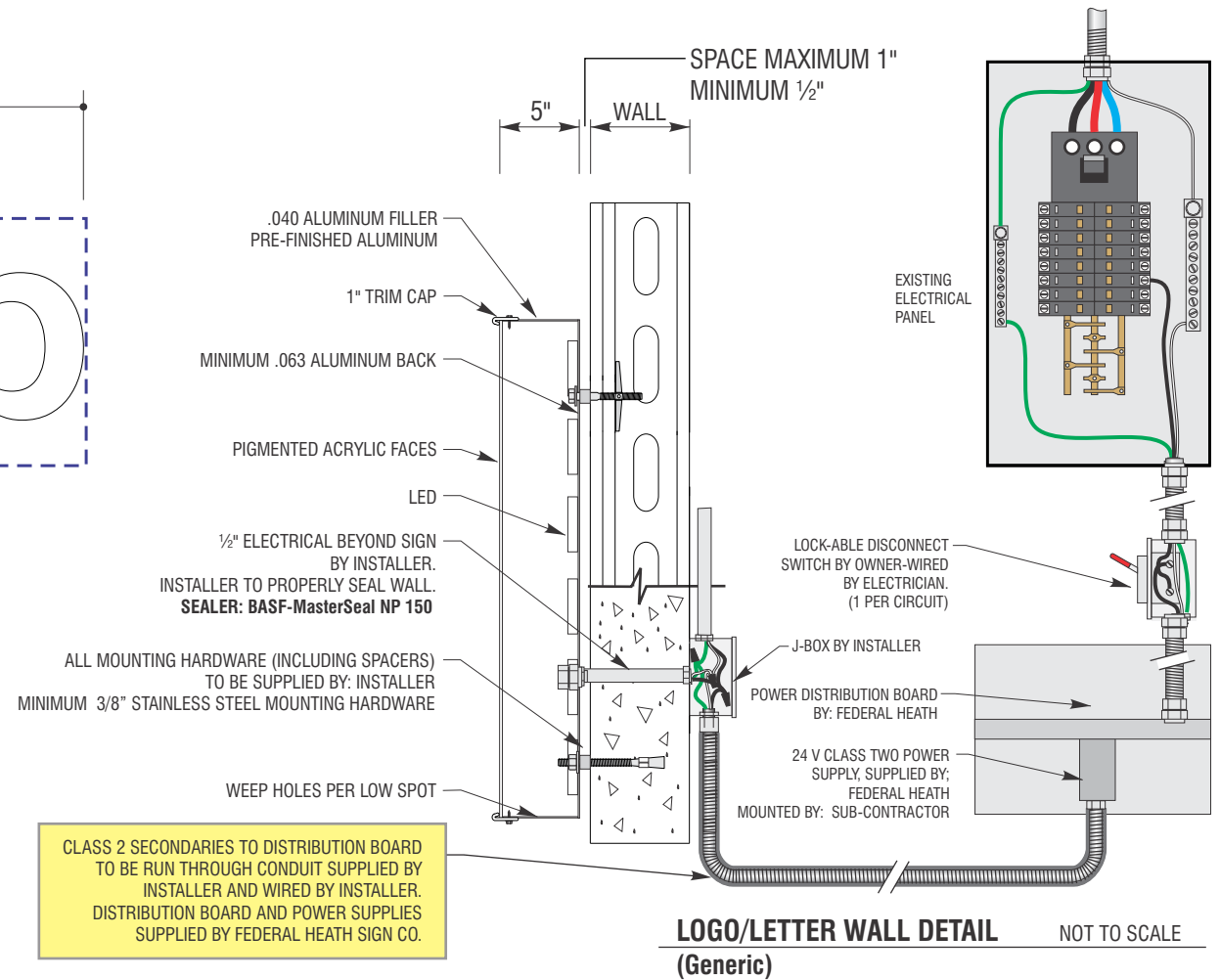
SIGN TYPE	A	B	C	SQ.FT.	QTY
OPU14-REMOTE-W	1'-2"	12'-10"	1'-11"	24.59	1

MATERIAL FINISH COLORS

	GLOSS WHITE Returns		7328 LD WHITE (ATUGLAS or Equiv.) Acrylic Faces		WHITE Retainer/Trim-Cap		Sloan White LED Illumination
--	------------------------	--	--	--	----------------------------	--	------------------------------------



END VIEW



ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS

ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

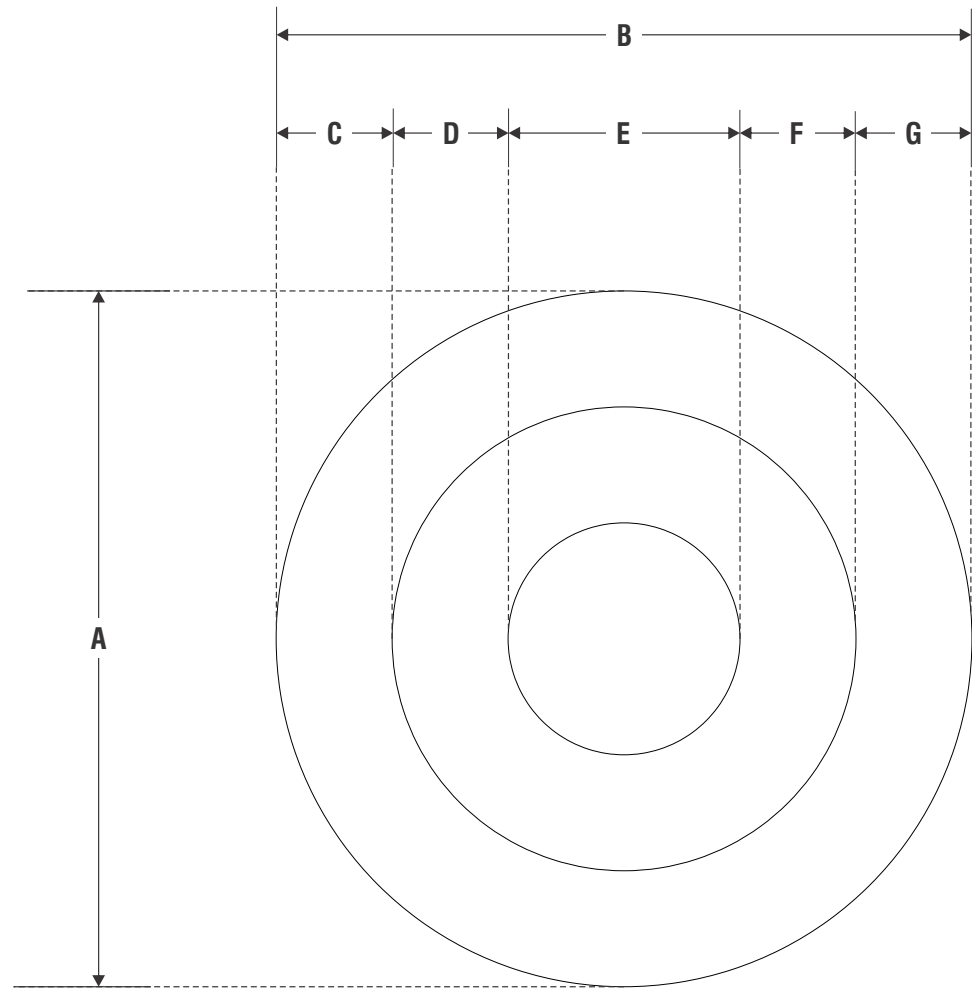
INSTALLER REQUIREMENTS FOR EIFS WALLS

IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

GENERAL NOTE

- INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD.
- TYPE, SIZE AND NUMBER OF FASTENERS TO BE DETERMINED.
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
- ISOLATE ALL ALUMINUM FROM STEEL.

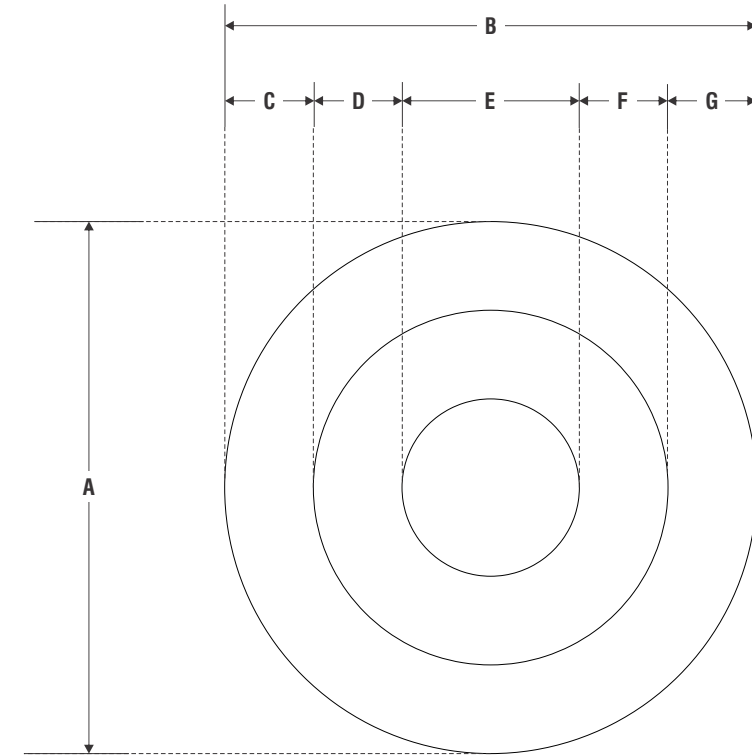
Attachment: T-2450 Elevations (App# 2022-5399, 2437 Taylor Park Dr, Immel)



ACRYLIC FACED INTERNALLY ILLUMINATED "BULLSEYE"

MANUFACTURE AND INSTALL CHANNEL LOGO AS SHOWN AND NOTED

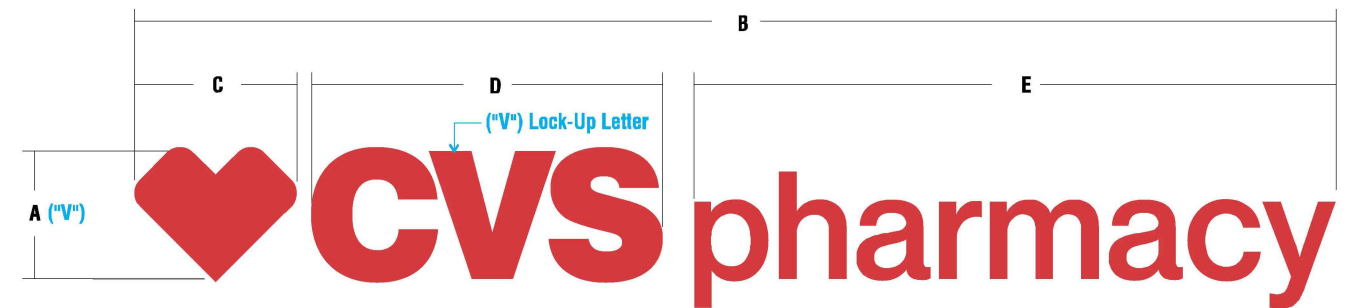
SIGN TYPE	A	B	C	D	E	F	G	RETAINER	SQ.FT.	QTY
156 BULLSEYE-W	13'-0"	13'-0"	2'-2"	2'-2"	4'-4"	2'-2"	2'-2"	1 1/2"	132.73	1 (PROPOSED, FRONT)



ACRYLIC FACED INTERNALLY ILLUMINATED "BULLSEYE"

MANUFACTURE AND INSTALL CHANNEL LOGO AS SHOWN AND NOTED

SIGN TYPE	A	B	C	D	E	F	G	RETAINER	SQ.FT.	QTY
156 BULLSEYE-W	10'-0"	10'-0"	1'-8"	1'-8"	3'-4"	1'-8"	1'-8"	1"	78.5	1 (PROPOSED, LEFT)



ACRYLIC FACED INTERNALLY ILLUMINATED CHANNEL LETTERS

MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS AS SHOWN AND NOTED

DESIGNATES HEIGHT OF LOGO (Heart)
CVS-12-CL

SIGN TYPE	A	B	C	D	E	AMPS CIRCUITS	SQ.FT.
CVS-12-CL							
CVS-16-CL							
CVS-18-CL							
CVS-20-CL							
CVS-24-CL	23 3/8"	18'-3 3/4"	2'-5 3/4"	5'-4 1/4"	9'-9 1/4"		36.62
CVS-30-CL							
CVS-32-CL							
CVS-36-CL							

SIGNS ALLOWED BY RIGHT



Staples:
2321 Taylor Park Dr, Reynoldsburg, OH 43068



Walmart Supercenter:
2793 Taylor Rd Ext, Reynoldsburg, OH 43068

Taylor Park Shopping Center - stores with multiple wall signs

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: 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	

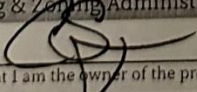
PROJECT INFORMATION

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

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

Reynoldsburg

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

Received

SEP 28 2022

Reynoldsburg Building Division

App./Case#: 2022-5395

Date Submitted: 9/28/22

Fee Amount: \$3,000.00

Paid: CK

BOARD OF ZONING & BUILDING APPEALS

Property Address: 1220 & 1222 Waggoner Road	Parcel ID#(s): PID 060-008195-00 (1220) and PID 060-009282-00 (1222)
--	---

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Waggoner Road Development LLC	
Contact Email: Jimmy Sperdute	Contact Phone Number: 412-812-0617

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: Waggoner Road Development, LLC	Applicant Address: 257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number: 412-812-0617	Applicant Email: jimmys@sandyhilldev.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): 15 Buildings @ \$200 each = \$3000.00

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: _____

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: _____		P&Z Admin.: _____ Date: _____

Attachment: 1220 Waggoner Road, 2022-5395 (App# 2022-5395, 1220 Waggoner Rd., Sperdute)

Wilson Ridge - Townhome Variance Requests

Shaded Boxes Represent Variances Needed

*Lot width measured along front building setback line

Building	Unit	Requested Variances				Comment
		Lot Width* (Min 50')	Lot Frontage (Min 50')	Lot Depth (Min 100')	Side Setback (Min 5')	
1	A	43.14'	140.13	96.38'	at Party Wall	Corner Lot
1	B	22.00'	22.00'	96.07'	at Party Wall	
1	C	22.00'	22.00'	95.76'	at Party Wall	
1	D	22.00'	22.00'	95.45'	at Party Wall	
1	E	27.96'	25.5'	95.45'	at Party Wall	
2	A	27.89'	18.26'	96.03'	at Party Wall	
2	B	22.10'	22.18'	120.56	at Party Wall	
2	C	29.49'	17.76'	114.79'	at Party Wall	
3	A	42.78'	34.96'	102.00'	at Party Wall	
3	B	22.00'	22.00'	102.00'	at Party Wall	
3	C	22.00'	22.00'	102.00'	at Party Wall	
3	D	22.00'	22.00'	102.00'	at Party Wall	
3	E	22.00'	22.00'	102.00'	at Party Wall	
3	F	30.00'	30.00'	102.00'	at Party Wall	
4	A	40.52'	42.52'	102.00'	at Party Wall	
4	B	22.00'	22.00'	102.00'	at Party Wall	
4	C	22.00'	22.00'	102.00'	at Party Wall	
4	D	22.00'	22.00'	102.00'	at Party Wall	
4	E	22.00'	22.00'	102.00'	at Party Wall	
4	F	41.56'	133.58'	102.00'	at Party Wall	Corner Lot
5	A	30.18'	28.56'	98.00'	at Party Wall	
5	B	22.00'	22.00'	98.00'	at Party Wall	
5	C	22.00'	22.00'	98.00'	at Party Wall	
5	D	22.00'	22.00'	98.00'	at Party Wall	
5	E	22.00'	22.00'	98.00'	at Party Wall	
5	F	30.16'	30.16'	98.00'	at Party Wall	
6	A	34.00'	34.00'	98.00'	at Party Wall	
6	B	22.00'	22.00'	98.00'	at Party Wall	
6	C	22.00'	22.00'	98.00'	at Party Wall	
6	D	22.00'	22.00'	98.00'	at Party Wall	
6	E	22.00'	22.00'	98.00'	at Party Wall	
6	F	34.00'	22.00'	98.00'	at Party Wall	

Attachment: 1220 Waggoner Road, 2022-5395 (App# 2022-5395, 1220 Waggoner Rd., Sperdute)

7	A	34.00'	34.00'	98.00'	at Party Wall
7	B	22.00'	22.00'	98.00'	at Party Wall
7	C	22.00'	22.00'	98.00'	at Party Wall
7	D	22.00'	22.00'	98.00'	at Party Wall
7	E	22.00'	22.00'	98.00'	at Party Wall
7	F	44.47'	67.90'	98.00'	at Party Wall

8	A	34.00'	27.57'	95.00'	at Party Wall
8	B	22.00'	22.00'	95.00'	at Party Wall
8	C	22.00'	22.00'	95.00'	at Party Wall
8	D	22.00'	22.00'	95.00'	at Party Wall
8	E	22.00'	22.00'	95.00'	at Party Wall
8	F	34.00'	34.00'	95.00'	at Party Wall

9	A	34.00'	34.00'	95.00'	at Party Wall
9	B	22.00'	22.00'	95.00'	at Party Wall
9	C	22.00'	22.00'	95.00'	at Party Wall
9	D	22.00'	22.00'	95.00'	at Party Wall
9	E	22.00'	22.00'	95.00'	at Party Wall
9	F	34.00'	34.00'	95.00'	at Party Wall

10	A	28.15'	28.15'	95.00'	at Party Wall
10	B	22.00'	22.00'	95.00'	at Party Wall
10	C	22.00'	22.00'	95.00'	at Party Wall
10	D	22.00'	22.00'	95.00'	at Party Wall
10	E	22.00'	22.00'	95.00'	at Party Wall
10	F	39.85'	39.85'	95.00'	at Party Wall

11	A	34.00'	34.00'	95.00'	at Party Wall
11	B	22.00'	22.00'	95.00'	at Party Wall
11	C	22.00'	22.00'	95.00'	at Party Wall
11	D	22.00'	22.00'	95.00'	at Party Wall
11	E	22.00'	22.00'	95.00'	at Party Wall
11	F	52.00'	137.04'	95.00'	at Party Wall

Corner Lot

12	A	50.86'	52.45'	153.13'	at Party Wall
12	B	22.00'	22.00'	153.13'	at Party Wall
12	C	22.00'	22.00'	153.13'	at Party Wall
12	D	32.00'	32.00'	153.13'	at Party Wall

13	A	136.17'	43.03'	104.73'	at Party Wall
13	B	22.00'	22.00'	104.73'	at Party Wall
13	C	22.00'	22.00'	104.73'	at Party Wall
13	D	22.00'	22.00'	104.73'	at Party Wall
13	E	148.89'	44.15'	104.73'	at Party Wall

Corner Lot

Corner Lot

14	A	136.59'	44.09'	92.50'	at Party Wall
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Corner Lot

Attachment: 1220 Waggoner Road, 2022-5395 (App# 2022-5395, 1220 Waggoner Rd., Spurdute)

14	B	22.00'	22.00'	92.50'	at Party Wall	
14	C	22.00'	22.00'	92.50'	at Party Wall	
14	D	22.00'	22.00'	92.50'	at Party Wall	
14	E	124.83'	43.02'	92.50'	at Party Wall	Corner Lot
15	A	136.52'	43.02'	92.50'	at Party Wall	Corner Lot
15	B	22.00'	22.00'	92.50'	at Party Wall	
15	C	22.00'	22.00'	92.50'	at Party Wall	
15	D	22.00'	22.00'	92.50'	at Party Wall	
15	E	136.59'	44.09'	92.50'	at Party Wall	Corner Lot

Shaded Boxes Represent Variances Needed

**Lot width measured along front building setback line*

Received

Variance Request Narrative

SEP 28 2022

Wilson Ridge Townhome Development

Reynoldsburg Building Division

1220 & 1222 Waggoner Road

City of Reynoldsburg, Ohio

Background:

The Wilson Ridge townhome development project was initially presented to the City of Reynoldsburg in March of 2021 for major site plan review. The application was tabled at the March 2021 meeting and granted major site plan approval at the April 2021 planning commission meeting with a number of various conditions, not of which are being objected.

The remainder of the 2021 year, engineering plans were created and comments were made by the city's consultants and addressed by the design engineer through a number of submittals and resubmittals.

The developer closed on the property taking title to the site on March 18, 2022.

About that same time, a discrepancy was discovered on the Rose Hill townhomes project, one of the developers' other projects within the city. That project received several variances to bring the project into compliance. Rather than requesting the same variances for the Wilson Ridge project, the developer redesigned the project to eliminate the need for any variances. The unit widths of the proposed buildings were reduced and right of way widths were modified to bring the project into compliance according to former city staff.

During the revised plan review, the city contracted with OHM Consultants to perform a site plan review related to zoning and a few things were discovered.

At this time, the developer is requesting variances to allow the plan to be constructed per the original approvals. The items listed below correspond directly to the OHM letter and the original comment can be found italicized. Our responses are in bold underlined text.

Project Summary

a. The 9.1+/- acre partially wooded property made up of two parcels is located at 1220-1222 South Waggoner Road and lies within the Suburban Residential (SR) Zone. The plan is for 81 attached single family lots. "Dwelling-Attached Single Family" is listed as a conditional use in the SR zone. Each single-family unit is located on a fee simple lot sharing common walls within a townhome building configuration (Section 1103.27, A, Attached Single-Family Building).

Informational in nature – no response required.

b. The applicant originally received conditional use approval of their "Dwelling-Attached Single Family" development from the BZBA in February 2021. A major site plan was approved by the Planning Commission in April of 2021. Since the previous conditional use permit expired in February 2022, the applicant filed and

Attachment: 1220 Waggoner Road, 2022-5395 (App# 2022-5395, 1220 Waggoner Rd., Sperdute)

received approval from the BZBA for an extension of 6 months in May of 2022. The permit expires in approximately 3 months.

Informational in nature – no response needed.

2. Building Height

a. The required maximum building height within the SR district (Section 1103.17, III, Development Standards) is 35 feet. The estimated building height when measured to the midpoint of the roof is 31+/- feet.

Informational in nature – no response needed.

3. Setbacks

a. The required minimum front and rear setbacks within the SR district (Section 1103.17, III, Development Standards) are 20 feet and 30 feet respectively. The front and rear setbacks as shown on the Plot Plan Lot Subdivision Detail measure at 20 feet for the front yard and 30 feet for the rear yard.

Informational in nature – no response needed.

b. The required minimum side yard within the SR district (Section 1103.17, III, Development Standards) is 5 feet. The minimum side yard as shown on the Plot Plan Lot Subdivision Detail is 0 feet for the common walls and 5 feet for the building side yard.

Informational in nature – no response needed.

4. Lot Coverage

a. The maximum amount of lot coverage in the SR district is 60%. The total lot coverage, including impervious surface for the development is 177, 290 square feet or 4.07 acres on 9.1 acres. The total impervious surface coverage for the development is 44.7 %.

Informational in nature – no response needed.

5. Lot Dimensions

a. Within the SR district, the required minimum lot width is 50 feet. The required minimum lot depth is 100 feet, and the required minimum lot frontage is 50 feet. The proposed lot width for each attached single-family unit lot is 22 feet and the proposed lot depth varies as dimensioned on the Plot Plan Lot Subdivision Detail but is not less than 92.5 feet. The proposed minimum frontage also varies as dimensioned on the Plot Plan Lot Subdivision Detail but is not less than 12.41 feet.

Acknowledged – Variance requested..

6. Recommendations

a. The applicant is seeking variances to allow for a reduction in the lot width, lot depth, lot frontage requirements and side yard setback. The variance request is consistent with Section 1109.13, Variances and, more specifically, with the variance standards of Section 1109.13, Variances, D.

b. The variances are supported if the following conditions and safeguards (Section 1109.13, Variances, E) are met:

- i. Allow the minimum lot width to vary from the required lot width of 50 feet (Section 1103.17,III) to a reduced lot width of 22 feet.

- ii. *Allow the minimum lot depth to vary from the required lot depth of 100 feet to not less than a reduced width of 92.5 feet only for the lots dimensioned as such on the Plot Plan Lot Subdivision Detail.*
- iii. *Allow the minimum lot frontage to vary from the required lot frontage of 50 feet to a reduced width of 12.41 feet only for the lot(s) dimensioned as such on the Plot Plan Lot Subdivision Detail.*
- iv. *Allow the side yard setback to vary from the required width of 5 feet to 0 feet for the building common wall lot lines shown on the Plot Plan Lot Subdivision Detail.*

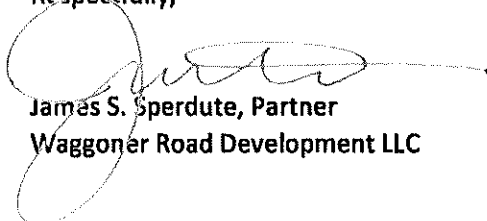
Requested Variances:

1. To allow for units that do not meet the minimum 50 foot wide lot with to have a lot width of no less than 22 feet.
2. To allow for units that do not meet the minimum 100 foot lot depth to have a lot width of no less than 92.50 feet. The lot depths proposed range from as little as 92.50 feet up to 153.13 feet with a range of lot depths in between.
3. To allow for units that do not meet the minimum 50 foot lot frontage to have frontages of no less than 17.76' (Lot 2-C). Interior units have no less than 22 feet of lot frontage with 2 units (2-A & 2-C) being on the outside of a curve having less with the balance of the units having more than 22 feet.
4. To allow for units that do not meet the minimum 5 foot setback to have a 0 foot setback at the building party walls. All end units exceed the required side setbacks. This variance of 0 feet only would occur at common party walls along interior unit lot lines.

In closing, Waggoner Road Development LLC, owner of this proposed project wishes to work with the City of Reynoldsburg to formalize the variances needed for this project to move forward. A significant investment has been made into the land, plan preparation and plan revisions to date and upon a favorable outcome to these issues, site work can resume.

If additional information is required, please contact me.

Respectfully,



James S. Spurdute, Partner
Waggoner Road Development LLC



ARCHITECTS. ENGINEERS. PLANNERS.

October 11, 2022

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

RE: 1220 & 1222 Waggoner Road: BZBA Variance Request

Mr. Meyer:

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

1. Project Summary

- a. The 9.1+/- acre partially wooded property made up of two parcels is located at 1220-1222 South Waggoner Road and lies within the Suburban Residential (SR) Zone. The plan is for 81 attached single family lots. “Dwelling–Attached Single Family” is listed as a conditional use in the SR zone. Each single-family unit is located on a fee simple lot sharing common walls within a townhome building configuration (Section 1103.27, A, Attached Single-Family Building).
- b. The applicant originally received conditional use approval of their “Dwelling–Attached Single Family” development from the BZBA in February 2021. A major site plan was approved by the Planning Commission in April of 2021. Since the previous conditional use permit expired in February 2022, the applicant filed and received approval from the BZBA for an extension of 6 months in May of 2022. The permit expires in approximately 3 months.

2. Building Height

- a. The required maximum building height within the SR district (Section 1103.17, III, Development Standards) is 35 feet. The estimated building height when measured to the midpoint of the roof is 31+/- feet.

3. Setbacks

- a. The required minimum front and rear setbacks within the SR district (Section 1103.17, III, Development Standards) are 20 feet and 30 feet respectively. The front and rear setbacks as shown on the Plot Plan Lot Subdivision Detail measure at 20 feet for the front yard and 30 feet for the rear yard.
- b. The required minimum side yard within the SR district (Section 1103.17, III, Development Standards) is 5 feet. The minimum side yard as shown on the Plot Plan Lot Subdivision Detail is 0 feet for the common walls and 5 feet for the building side yard.

4. Lot Coverage

- a. The maximum amount of lot coverage in the SR district is 60%. The total lot coverage, including impervious surface for the development is 177, 290 square feet or 4.07 acres on 9.1 acres. The total impervious surface coverage for the development is 44.7 %.

Attachment: OHM_Staff report_ Waggoner Road_Variance (App# 2022-5395, 1220 Waggoner Rd., Sperdute)



5. *Lot Dimensions*

- a. Within the SR district, the required minimum lot width is 50 feet. The required minimum lot depth is 100 feet, and the required minimum lot frontage is 50 feet. The proposed lot width for each attached single-family unit lot is 22 feet and the proposed lot depth varies as dimensioned on the Plot Plan Lot Subdivision Detail but is not less than 92.5 feet. The proposed minimum frontage also varies as dimensioned on the Plot Plan Lot Subdivision Detail but is not less than 17.8 feet.

6. *Recommendations*

- a. Approve the following variance request, without conditions, to:
 - i. Allow the minimum lot width to vary from the required lot width of 50 feet (Section 1103.17, III) to a reduced lot width of 22 feet as detailed in the applicant's request.
 - ii. Allow the minimum lot depth to vary from the required lot depth of 100 feet to not less than a reduced width of approximately 92.5 feet as detailed in the applicant's request.
 - iii. Allow the minimum lot frontage to vary from the required lot frontage of 50 feet to a reduced width of approximately 17.8 feet as detailed in the applicant's request.
 - iv. Allow the side yard setback to vary from the required width of 5 feet to 0 feet for the building common wall lot lines as detailed in the applicant's request.

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

Kim Littleton

Kim C. Littleton, AICP
Senior Planner/Project Manager



Engineers, Surveyors, Planners, Scientists

MEMO

Date: October 13, 2022

To: Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Wilson Ridge Development (Waggoner Road)

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

On behalf of the City of Reynoldsburg, EMH&T conducted an engineering review of the Major Site Plan for the Wilson Ridge development on Waggoner Road. We understand the site was previously approved for both zoning/planning commission and engineering/construction, but that items were noted being out of compliance and therefore the project is going back through BZBA to document variances, etc., required for the development. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The project will have private roads with a 30' access easement over each road. There will be two access points onto Waggoner Road. The southern access point will be a full access and the northern access point will be a right-in/right-out. The private roads will be 21-foot wide (face of curb to face of curb) which is adequate.
2. A plat will be submitted, approved and recorded to document the access easements and proposed lot lines for the townhouse/condo units. The plat will also document necessary utility easements and right-of-way dedication on Waggoner Road.
3. As the City is planning to improve Waggoner Road across the project frontage in the near future, certain project improvements have been requested to not be constructed as to minimize conflicts and/or rework on the Waggoner Road project.
 - a. The required shared use path shown on the plans will not be performed and will be installed by the City with the Waggoner Road project.
 - b. The entrances driveways into the project will be allowed to be simply asphalt with no curbing and no median for the right-in/right-out. The City's project will construct the entrance aprons per the City's standard drawings and install crosswalks at the driveways.
4. There will be 5-foot wide sidewalks on each side of the private roads. The walks will connect to the future shared use path on Waggoner Road.
5. An 8-foot wide asphalt path is planned along the southern property line of the property to connect the sidewalks at the cul-de-sac at the eastern end of the property to one of the roadways near the west side (front) of the development.
6. Since the units will have garages and driveways, no off-street parking spaces are being provided.
7. A concrete pad with mailboxes will be located in the rear of the property at the cul-de-sac.
8. A traffic study was not required for this project due to the pending improvements to Waggoner Road. A left turn lanes (or shared center turn lane) was planned for in the City's project and can be utilized by the development.

UTILITIES

9. The project will provide sanitary sewer by installing an 8-inch mainline sewer throughout the development. The sewer will be extended from an existing 18-inch sewer located near the southeast property corner adjacent to the stream (tributary to French Run). Individual service laterals will be provided to each unit. As some of the sewer will be within the floodplain, the manhole lids will need to be bolt-down style lids.
10. Water will be provided to the site via an 8-inch watermain extension through the development. The proposed line will connect to an existing 10-inch watermain on the west side of Waggoner Road. The crossing of Waggoner Road will be done using a jack and bore. Individual water services will be provided to each unit.
11. Site lighting will be provided using light poles to be located at each intersection and at the mailbox area. Each unit will have a driveway lamp post to provide additional lighting in the absence of street lighting being provided at regular intervals.

STORMWATER

12. The development will have one stormwater retention basin to be located in the rear of buildings 3-6. The internal shared use path is located on the southeast side of the basin. Fencing will be provided where the residential units back up to the basin. A spillway is also located along the southeastern side of the basin.
13. The basin is located adjacent to the floodplain/floodway of the stream (tributary to French Run). Due to the flat elevations in the floodplain, the basin's outlet pipe and headwall needed to be located within the floodway. The developer provided sufficient calculations, support information and the City's required Special Flood Hazard Development permit application for review and all was ultimately approved.
14. Storm sewers, curb inlets and catch basins have been located throughout the development to route runoff to the stormwater basin. The plans also show that the roofdrains from the buildings will be directed into the storm sewer system and will reach the basin.

DETAILS / SPECIFICATIONS

15. Where applicable, refer to Reynoldsburg Standard Construction Drawings, particularly for items such as curb and sidewalk or any other work within public right-of-way.

Attachment: Staff Report EMH&T-Wilson Ridge (App# 2022-5395, 1220 Waggoner Rd., Sperdute)

App./Case#: 2022-5305

Date Submitted: 8/1/22

Fee Amount: 80.00

Paid: MC

Reynoldsburg

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

AUG - 1 2022

ZONING CERTIFICATE APPLICATION

I. PROPERTY INFORMATION

Property Address: 7322 Marlan Ave	Parcel ID#(s):
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Michelle Buck	
Contact Email: bsoldladymcell@gmail.com	Contact Phone Number: 614-940-1061

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Buck German Shepherds	Contact Name: Michelle Buck
Contact Email: bsoldladymcell@gmail.com	Contact Phone Number: 614-940-1061

IV. APPLICANT INFORMATION

Applicant Name: Michelle Buck	Applicant Address: 7322 Marlan Ave Reynoldsburg
Applicant Phone Number: 614-940-1061	Applicant Email: bsoldladymcell@gmail.com
<input checked="" type="checkbox"/> Property Owner <input 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 (\$80) <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: Br Selling puppies

Applicant Signature: Michelle Buck Date: 8/1/22

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: _____ <input type="checkbox"/> Historic District Add'l Approvals Req'd <input type="checkbox"/> PC <input type="checkbox"/> BZBA	Additional Requirements <input type="checkbox"/> CoA <input type="checkbox"/> Variance <input type="checkbox"/> Special Exception Use Permit <input type="checkbox"/> PGU <input type="checkbox"/> Building Permit P&Z Admin.: _____ Date: _____ Floodplain Admin.: _____ Date: _____
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Attachment: 7322 Marlan Avenue, 2022-5305 Application (App# 2022-5305 7322 Marlan Ave., Buck)

Section 1109.11

ZONING CERTIFICATE

No use of land, building or structure and no construction or alteration of an existing use, building, or structure shall commence until a zoning certificate is issued by the Planning & Zoning Administrator certifying that the intended use of the premises has been documented, reviewed, and approved in conformance with the provisions of this Zoning Code. A zoning certificate shall only be issued by the Planning & Zoning Administrator subsequent to completion of all procedures and approvals required by this Code. No zoning certificate shall be issued to permit any use or construction contrary to the provisions of this Zoning Code, unless in compliance with a duly approved variance. Unless exempted by this Code, a zoning certificate shall be required before:

1. Locating, erecting, construction, reconstructing, altering, or moving any building/ structure, including an accessory structure such as a sign or fence;
2. Occupying or using land or a building, or changing the use of land or of a building, in whole or in part, for a different use;
3. Changing a nonconforming use to a different use or extending or expanding a nonconforming use or structure.

ADDITIONAL MATERIALS CHECKLIST	
This application shall be accompanied by two (2) copies of plans to scale showing:	
1. The dimensions and shape of the lot to be built upon;	<input type="checkbox"/>
2. The sizes and locations of existing structures and uses on the lot;	<input type="checkbox"/>
3. The size, dimensions and locations of proposed structures, including distances to all lot lines; and	<input type="checkbox"/>
4. The heights of existing and proposed structures.	<input type="checkbox"/>
5. For new businesses/uses and home occupations: A letter detailing the proposed use, hours of operation, and number of projected staff members.	<input checked="" type="checkbox"/>
6. A digital submission of all applications and plans are required. Please email application and plans to permit@ci.reynoldsburg.oh.us or provide a USB at time of paper submittal.	<input type="checkbox"/>

Attachment: 7322 Marlan Avenue, 2022-5305 Application (App# 2022-5305 7322 Marlan Ave., Buck)

AUG - 1 2022

Michelle Buck
7322 Marlan Ave
Reynoldsburg OH 43068
614-940-1061

To Whom it may Concern:

Home Occupation Application

- 1. Myself and occasionally my husband helps with puppies.
- 2. I don't have puppies year round. Sometimes months inbetween. My house is 1599 square ft. Puppies are kept in spare bedroom that measures approximately 10 by 8 then when they are 5 or 6 weeks old they start going outside for periods of time during the day.
- 3. I have no signs for puppies. All advertising is done online.
- 4. The only time I have traffic to my house is when people pickup puppies and I schedule them in hour increments so no 2 people are here at one time.
- 5. Although puppies do poop and pee it is cleaned up multiple times a day and I use rescue disinfectant kennel cleaner and simple green odor eliminator to combat smell.
- 6. I did apply for permit last year and never received a response. I have since receiving my violation moved my business to my friends house. I will not sell puppies in Reynoldsburg unless I get a permit. I am attempting to do the best I can. I am sorry to have caused any hardships on Reynoldsburg or its community.

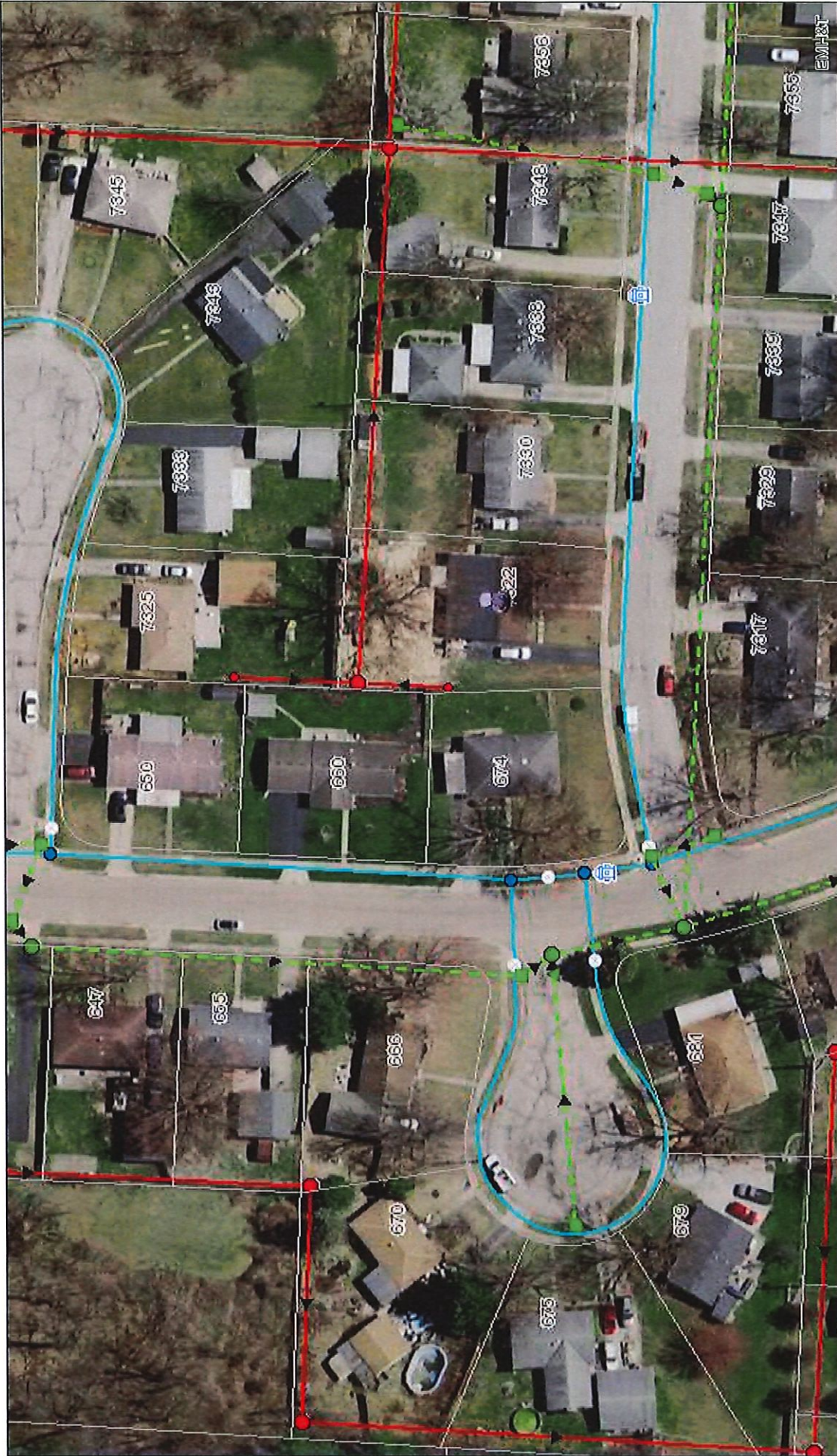
As a side note Even if I was no longer to have puppies which will probably happen in the future I will not get rid of any of my dogs they are my pets first. All of my dogs are kept inside and only go outside to play and use restroom. I am almost always outside with them to prevent unnecessary barking and to clean up dog poop.

Thankyou for your time

Michelle Buck

Hours of Operation N/A
of projected staff self + husband

Attachment: 7322 Marlan Avenue, 2022-5305 Application (App# 2022-5305 7322 Marlan Ave., Buck)



Printed Date: 8/1/2022

The City of Reynoldsburg Utility GIS

Map Title

1 inch = 94 feet



AUG - 1 2022