



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, OCTOBER 20, 2016 6:30 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – September 15, 2016

3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **6748 E. Main St.; Application #174723; Applicant: Augustin Munyemana; Business: IR&BA Coffee, LLC; Special Exception Use Permit - Auto Sales**
2. **8046 Summit Rd.; Application #175218; Applicant: William B. Sparks Jr.; Variance - from the Provisions of Section 1171.06**
3. **6960 E. Main St.; Application #175245; Applicant: Todd Sloan; Variance - from Section 1195.05(B), 1195.07(A), 1195.10(B), and Table 1179 of the Zoning Code**

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, SEPTEMBER 15, 2016 6:30 PM

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

A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan
ABSENT: Enfinger

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – August 18, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Rettke: Do you swear or affirm that the information being presented to the Reynoldsburg BZBA is true to the best of your ability? If so, say, "I do."

Mr. Alghazawi: Yes.

Mr. Snowden: Let the record reflect that Mr. Alghazawi indicated he understands.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. **1806 Brice Rd.; Application #174233; Applicant: Khalid Al-Ghazawi; A&A Speedway Tires, LLC; Special Exception Use Permit - Auto Services**

Mr. Snowden: 1806 Brice Road -- A&A Speedway Tires - Special Exception Use Permit. Application: 174233 - Special Exception Use Permit. The property is located on the east side of Brice Road, just north of Livingston Ave. Existing Zoning: CC - Community Commerce District. The request is for a special exception use permit for an auto services use to operate a tire shop. Current Use: Vacant. Applicant: Khalid Al-Ghazawi. The request of the applicant is for a special exception use permit for auto service use, in order to convert an existing commercial building into a tire shop and operate it as such. The site is developed with an existing commercial building and related improvements, including parking. Neighboring uses include other commercial businesses in the CC District, such as a car wash, retail sales, business offices, and a pawn shop. This application was tabled at the last regular meeting of the Board. The applicant has provided additional information to clarify their

Minutes Acceptance: Minutes of Sep 15, 2016 6:30 PM (APPROVAL OF MINUTES)

intentions, which has been forwarded to Board members for review. The area is primarily auto-oriented in nature. The items we were looking for clarification on at the previous meeting of the Board are as follows: The applicant proposes to perform work on vehicles at the rear of the property, which is partially screened from the public street by the building. Work will be performed completely inside the building. The applicant indicated that there would be no outdoor storage of tires and other materials. And, the applicant indicated that they will have a dumpster on site to collect trash and waste tires, and indicated that the company that they are going to be using. Generally speaking, I feel that the comments from last time have been satisfied, and I would recommend the Board review the standards of 1145 and determine if this is a special exception use. Staff recommends approval and I also want to remind the applicant that the trash dumpster, as required by 1180, be screened. With that, I will turn things back over to our chairman. I apologize, one more item, I cannot show you the site tonight as we are having a little technical difficulty with the presentation computer.

Chairman Rettke: Thank you. I was glad to receive the email with the answers to our three questions. I was still concerned and have this question, If you take a tire off, and you are not going to resell, and you are going to dispose, where does it go?

Mr. Alghazawi: I have my livery company take the tires every week.

Chairman Rettke: Is there going to be a semi trailer parked there.

Mr. Alghazawi: Yes and they take it every week.

Chairman Rettke: I put the cart before the horse. Can you state your name and address for the record please.

Mr. Alghazawi: Khalid Alghazawi, 3348 Crossing Hill Way, Columbus, Ohio 43219.

Chairman Rettke: Any other questions? Hearing none, I will move for approval.

(Vote)

Mr. Snowden: Three votes in favor so the Special Exception Use is recommended to City Council for approval. Gentlemen, if you look on page 3 of the staff report, it will tell you the next steps that need to be completed in order for you to operate your business. I have to forward this to City Council. Once I receive confirmation from City Council, any exterior changes will need to be approved by our Design Review Board. Once things are done, I can issue the Zoning Certificate that you have already applied for, that I have on file. And, at that point, you could apply for Building Permits, and for occupancy of the building since this will be a change of use. In addition to that, I will provide you the same information in writing, to the address that you provided on the application. We will be in touch.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Anthony Rettke, Chairman
SECONDER:	Richard Donovan
AYES:	Rettke, Linder, Donovan
ABSENT:	Enfinger

D. NEW BUSINESS

1. **2051 Birchview Dr. South; Application #174668; Applicant: Crystal Turner; Business: Success 4 Kidz II, LLC; Child Care Center**

Mr. Snowden: 2051 Birchview Drive South - Success Kidz - Special Exception Use Permit. Application: #174668 - Special Exception Use Permit. The property is located on west side of Birchview Drive South, just south of Eastgreen Blvd. Existing Zoning: AR-2 Multi-family Residence District. The request is for approval of a special exception use permit for a new childcare center. Current Use: Vacant. Applicant: Crystal D. Turner. The applicant is requesting the Board review and approve a special exception use permit for a new childcare center. The site is developed with an existing single-tenant commercial building that was designed as a childcare center from the ground up. To the south and east, the property borders multi-family dwellings also in the AR-2 district. To the west, the property abuts commercial properties that front onto Brice Road, including a hardware store (retail sales) and a hotel. In 2011, the tenant, who was actually the daughter of this applicant, applied for a Special Exception Use Permit, and I was actually an intern at the time, and I did the case review in front of the Board. The childcare center operated continually from that time, until the center was forced to close for internal reasons, which I think the applicant outlined in their memo. Since the use was not in operation for 6 months, a new Special Exception Use Permit is required and Special Exception use Permits are not eligible for transfers. The applicant resubmitted the site plan from their 2011 application. The site has an existing parking lot with approximately 6-7 spaces, as well as a drive-aisle that allows off-street drop-off. The existing configuration allows vehicles to enter and exit without changing direction, and this gives them a dedicated path to move through. Staff is not aware of any issues generated during the previous 5 years of operation of the parking lot in this manner. The site has existing play area that is fenced with a 4FT chain-link fence. The applicant refurbished the play area in 2011. The interior classroom spaces have direct access to the play area through exterior doors. The occupants of the structure are not required to walk passed vehicles or across any active drive-aisles to access to the play area. No loading spaces where vehicles might idle are immediately adjacent to the play area. No transformers or other utility cabinets are located within the play area. The applicant has an existing dumpster that is screened per the requirements of the Landscape Chapter 1180. The dumpster is not in an area that is accessible to children within the structure or play area. The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff recommends approval of the special expectation use permit as submitted. With that, I would be happy to answer any questions, and I will turn things back over to our Chairman.

Chairman Rettke: Mr. Donovan, are you familiar with the site?

Mr. Donovan: I went by it today.

Chairman Rettke: Pastor Linder had it pulled up on his phone. I remember this. Like he

said, it was built initially as a child care. The only thin that sticks out, wasn't that a 24 hour childcare.

Mr. Snowden: I was. Didn't she indicate that in her memo? She was doing 24 hour care there, but meeting with th applicant at one point, there was not 24 hour care. I believe it was dependent on what their needs are.

Mr. Donovan: IN 2011, it was that way.

Chairman Rettke: That is what we want to clarify.

Mr. Snowden: I believe she told be 6 to 6, or 6 to 7.

Mr. Donovan: 5 to 7.

Chairman Rettke: When she initially did that, we stressed the lighting. We felt the lighting was sufficient, but I have been by there at times and it was pitch dark. But that explains it if she is not running 24/7.

Mr. Donovan: Saturday and Sunday is 5 am to midnight.

Chairman Rettke: She is one of the only childcare providers that goes that late. I think there is one other that got into the weekend market a couple of years ago. She had the niche on that.

Mr. Snowden: I tried to think of everything we have discussed with these over the years, and tried to find something that was not addressed, but I think it goes to show when you have a site that is laid out from the ground up, for this type of use, this process is much easier.

Chairman Rettke: That is pretty much what we found. It was designed that way, it accommodates the area. I think the fencing was a little bit of an issue, but she was going to redo that, and she has done that. Lighting was the other issue with 24 hour care, but it went fairly smoothly and I don't see a problem with it again. Any more discussion.

Pastor Linder: I was thankful that your experience with them previously was positive. That means a lot.

Mr. Snowden: Pastor, in this case, had it not been for the family situation that you probably saw indicated in the memo, they probably would have continued operating. What happened to the young lady, who was the original proprietor, was on the news. I think had it not been for that situation, they probably would have continued operating in their normal manner, and just by sheer happenstance, do they have to come back. I do not have a record of any complaints to the Planning and Zoning, or any Code Compliance violations. They did have some local young people break into the building and they are going to be replacing the windows, and updating their security system. It seems to me that they are re-investing, and I don't have a reason to believe that there will be any problems.

Chairman Rettke: I am going to move for approval.

(Vote)

Mr. Snowden: Very well, three votes in favor. I will contact the applicant with my normal information, but they will need a Zoning Certificate and probably a Building Permit for some of the repairs. If there are any other questions from the Board, I can have the applicant try to answer those. I will forward this to City Council in accordance with the normal procedure.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Anthony Rettke, Chairman
SECONDER:	Robert Linder
AYES:	Rettke, Linder, Donovan
ABSENT:	Enfinger

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning Administrator

Minutes Acceptance: Minutes of Sep 15, 2016 6:30 PM (APPROVAL OF MINUTES)

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

Application #: 174723
Permit #:
Date Submitted: 8/19/16
Fee Amount: \$350.00
☒ Paid: M/C

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION

Property Address: 6748 E. MAIN ST. REYNOLDSBURG, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): GBS Reynoldsburg LLC
Contact Email:
Contact Phone Number: 614-419 0425

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: IRIBN Coffee LLC Contact Name: AUGUSTIN MUNYEMANA
Contact Phone Number: 614-861-9262 Contact Email: MARATHON2008CO@YAHOO.COM
Description of Use: GAS AND CONVENIENCE STORE

IV. APPLICANT INFORMATION

Applicant Name: AUGUSTIN MUNYEMANA Applicant Address: 6748 E. MAIN ST REY, OH 43068
Applicant Phone Number: 614-861-9262 Applicant Email: marathon2008co@yahoo.com
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)):

☒ Special Exception Use Permit (\$350): auto sales
☐ Other:

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

Applicant Signature: [Signature] Date: 8-19-16

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

Additional Notes:	**OFFICE USE ONLY**	
	Zoning Information	BZBA Meeting
	Zoning District: <u>CC</u>	Date: <u>10/20/16</u>
	☐ Historic District ☐ CC Overlay	☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	Add'l Approvals Req'd	City Council Meeting
	☐ Planning Commission ☐ DRB	Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
		Planning Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____

Hello. We would like a special exception for our location at 6748 E. Main Street, Reynoldsburg, OH 43068. This building is a small strip that has ample parking and a drive that goes completely around the building. The parking in the back has a fence and trees that would shield any trucks parked around the back. The trucks parked out back would leave plenty of room for fire and emergency vehicles to move around. We would like to be able to park five to six rental trucks out back. They would not be seen by any one driving by.

Thank You,

Augustin Munyemana
8-19-16



Generated on 07/27/2016 at 11:28:58 AM

MAP(GIS)

Parcel ID	Map Routing No	Owner	Location
06000515700	0600106D 04800	G B S REYNOLDSBURG LLC	6748 MAIN ST E



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Attachment: Application #174723 (1567 : 6748 E. Main St.; Application #174723; Applicant: Augustin Munyemana)

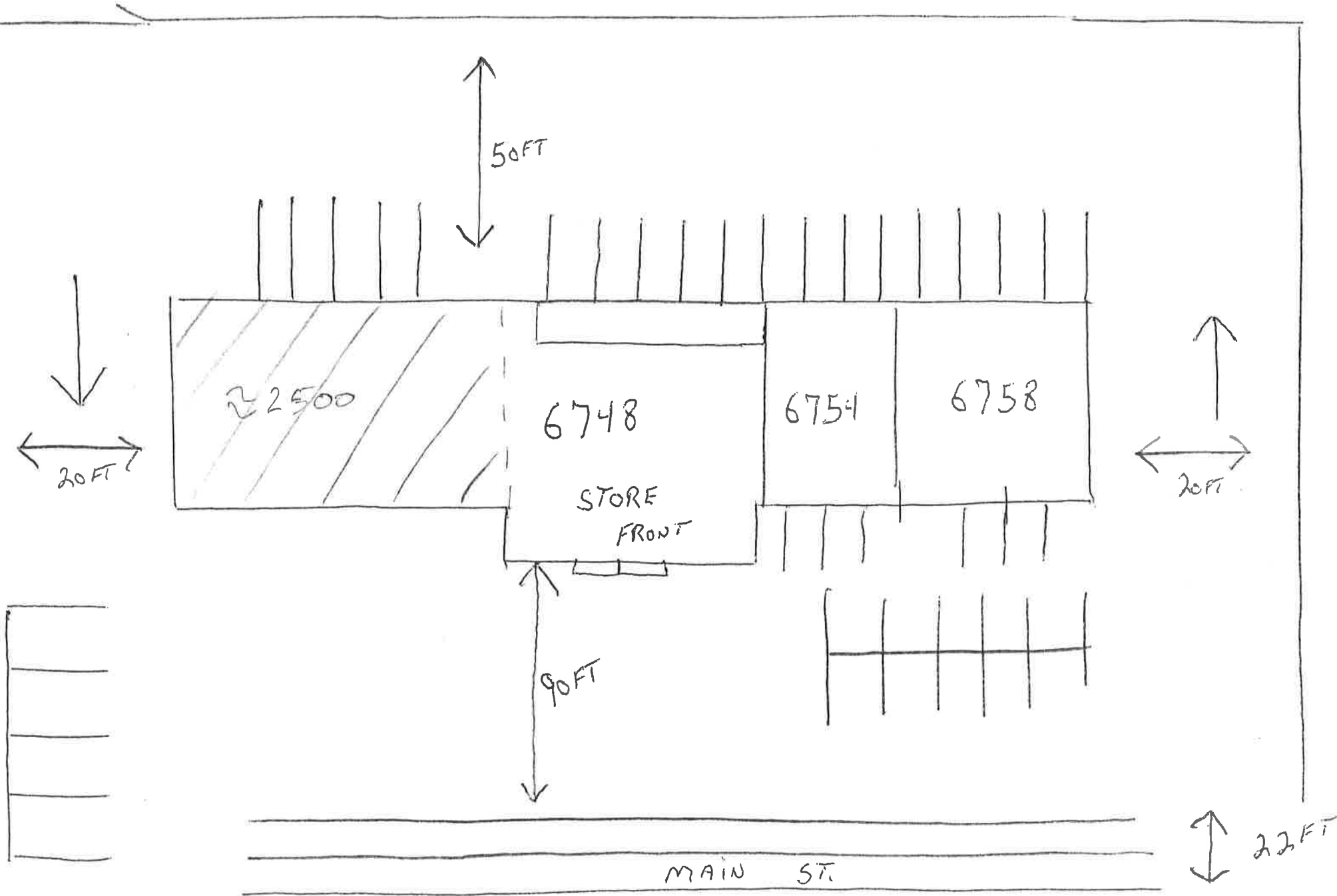
6748 E. MAIN ST

Keg = 51 spaces

BUILDING SQUARE FT 10145

PARKING SPOTS 37

D.1.a



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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 175218
Permit #:
Date Submitted: 9/23/16
Fee Amount: \$100.00
☒ Paid Visa

I. PROPERTY INFORMATION	
Property Address: <u>8046 Summit Rd. Pataskala 43062</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>William B. Sparks Jr.</u>	
Contact Email:	Contact Phone Number: <u>740-808-4636</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: <u>William B. Sparks Jr.</u>	Applicant Address: <u>8046 Summit Rd. Pataskala</u>
Applicant Phone Number: <u>740-808-4636</u>	Applicant Email:
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY: Variance (☐ Non-Residential (\$450) / ☒ Residential (\$100)): <u>Requesting a variance from the provisions of Section 1171.06(c), to allow a 4 FT front fence with a distance greater than 50 LF, and setback a distance of 0 FT from the</u>	
☐ Special Exception Use Permit (\$350): <u>ROW line of a public street.</u>	
☐ Other:	

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

Applicant Signature: W B Sparks Jr Date: 9/23/16
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

Additional Notes:	**OFFICE USE ONLY**	
	Zoning Information	
	Zoning District: <u>R-1</u>	
	☐ Historic District ☐ CC Overlay	
	Add'l Approvals Req'd	
	☐ Planning Commission ☐ DRB	
	BZBA Meeting	City Council Meeting
	Date: <u>9/29/16</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
	Planning Admin.: _____ Date: _____	
	Clerk of Council: _____ Date: _____	

Attachment: Application #175218 (1568 : 8046 Summit Rd.; Application #175218; Applicant: William B. Sparks Jr.)

September 16, 2013

DESCRIPTION OF A 0.840 ACRE TRACT

Situated in the City of Reynoldsburg, County of Licking, State of Ohio, located in Lot 32, Quarter Township 3, Township 1 North, Range 15 West, United States Military Lands. Being all of that 0.875 acre tract conveyed to William B. and Patricia R. Sparks in O.R. 466, Page 934 and being all of that 0.027 acre tract conveyed to William B. and Patricia R. Sparks in O.R. 928, Page 582, said two tracts together being more particularly described as;

Commencing, for reference, at a Monument found at the intersection of the centerlines of Summit Road (T.R. 26) and Refugee Road (T.R. 30);

Thence, North 05°39'38" East, with the centerline of said Summit Road, a distance of 77.76 feet to a mag nail set at a southerly corner of said 0.875 acres, said nail being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, North 84°20'23" West, with the a southerly line of said 0.875 a distance of 30.00 feet to a ¾ - inch iron pipe found, said pipe also being the northerly corner of said 0.027 acres;

Thence, South 05°39'37" West, with the easterly line of said 0.027 acres, a distance of 48.26 feet to a mag nail set at a southerly corner of said 0.027 acres;

Thence, North 84°29'24" West, with the southerly line of said 0.027 acres and with the southerly line of said 0.875 acres, a distance of 170.21 feet to a rebar set at the southwesterly corner of said 0.875 acres, the same being the southeasterly corner of Lot 85 in Summit Ridge, Section 2, Subdivision, of record in Plat Book 16, Page 19;

Thence, North 01°09'56" East, with the westerly line of said 0.875 acres, with the easterly line of said Lot 85 and with a portion of the easterly line of Lot 146 in Summit Ridge, Section 4, Subdivision, of record in Plat Book 16, Page 142, a distance of 188.30 feet to a rebar set;

Thence, South 84°29'24" East, with the northerly line of said 0.875 acres and with the southerly line of that 0.338 acre tract conveyed to William B. and Patricia R. Sparks in O.R. 928, Page 582, passing a ¾ -inch iron pipe found at a distance of 64.97 feet, a total distance of 167.19 feet to a ¾ -inch iron pipe found, said pipe also being the northwesterly corner of that 0.023 acre tract conveyed to The Ohio Fuel Gas Company in Deed Volume 574, Page 612;

JS WS

Thence, South 05°39'38" West, a distance of 20.00 feet to a ¾ -inch iron pipe found at the southwesterly corner of said 0.023 acres;

Thence, South 84°29'24" East, with a northerly line of said 0.875 acres and with the southerly line of said 0.023 acres, a distance of 47.78 feet to a mag nail set at a northerly corner of said 0.875 acres, the same being in the centerline of said Summit Road;

Thence, South 05°39'38" West, with an easterly line of said 0.875 acres and with the centerline of said Summit Road, a distance of 119.58 feet to the TRUE PLACE OF BEGINNING.

Containing 0.840 acres, by survey. Subject to all easements, restrictions, and rights-of-way of record.

All rebar's set are 5/8 inch, 30 inches long (w/ "S-7980" cap).

Bearings are based on North 05°39'38" East, as given for the centerline of Summit Road (T.R. 26) on a Survey of record (England, 11/18/97), in the Licking County Engineer's Office, Licking County, Ohio.

Being all of Auditors Parcel #: 090-148146-00.000 and all of that 0.027 acre tract described in O.R. 928, Page 582.

All references are to records of the Recorder's Office, Licking County, Ohio.



William D. Beer 9/18/13
 William D. Beer Date
 Registered Professional Surveyor No. 7980

JS WS

Bill and Stephanie Sparks
8046 Summit Rd. S.W.
Pataskala, OH. 43062

Tax district: Licking County
Parcel #090-148146-00.001

September 14, 2016

Requesting a variance for a fence at above stated address.

One of the reasons that we put the fence up is we have chickens, specifically hens. We had an incidence with a neighbor behind us that reported us for having chickens. Since then, an ordinance has been added that we are allowed to have the hens but not the rooster and we did get rid of him. We do let them free range during the day and the fence keeps them in our yard. This is just one of several reasons we are requesting that we be able to keep the fence as is.

One of the many other reasons is due to the increased traffic on our corner. When this house was built, it was nothing but farmland but with the growth of the city, what was once rural has now become suburban. I understand the city is growing but the neighborhood moved to the farm, the farm didn't move to the neighborhood and quite frankly, we didn't ask for all of this growth on the outside of Reynoldsburg.

When the neighborhood went in behind us, it created more traffic and we actually lost acreage. When the schools were built several years ago, we lost acreage again and the vehicle and foot traffic have increased drastically and not for the better. At times, we have come home to kids playing on our swings in the yard and adults sitting on the swing. We have had people ride their bikes through the yard, kids cutting through the yard to get to Firstgate and believe it or not, we even had a car cut through our yard. When Peletonia comes through in August, people think it's an open invitation to camp out on our front lawn. They bring their lawn chairs, kids, families, dogs and coolers to hang out for the afternoon, not bothering to ask permission to do so. We also have 2 large dogs that want to protect our property and when we have unwanted individuals in our own yard with their animals, it creates undue stress on our Collie and Sheltie. We have an electric fence and they are fitted with collars but there have been several times they have crossed over the fence to chase other dogs.

The fence we built does not impede traffic and it causes no issues whatsoever. We put the fence up to protect what we have worked so hard for over the past several years and to also protect other people from our dogs. While not vicious, they like to chase and play.

We have not had 1 complaint regarding the fence, only compliments for how nice it looks and the appearance it gives the neighborhood behind us for people traveling through. We take pride in our home and work very hard to keep it maintained. This house has been in my husband's family for 30+ years and we want to continue to live here for our kids and grandkids sake. Any consideration that you can give us on allowing us to keep the fence as is will be appreciated.

Bill and Stephanie Sparks

Map1

D.2.a



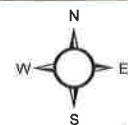
<http://reygis.emht.com/media/Reynoldsburg.mwf>

Friday, August 26, 2016 1:18 PM

Attachment: Application #175218 (1568 : 8046 Summit Rd.; Application #175218; Applicant: William B. Sparks Jr.)



August 22, 2016



0 50 Feet
0.01 Miles

LICKING COUNTY TAX MAP

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

Application #: 175245
Permit #:
Date Submitted: 9/23/16
Fee Amount: \$450.00
☒ Paid: 25-216-440

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION

Property Address:
6960 E. Main Street, Reynoldsburg, Ohio 43068 Parcel ID: 060-001128

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
Reynoldsburg Center Limited Partnership
Contact Email: _____ Contact Phone Number: _____

III. BUSINESS INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: Todd Sloan Applicant Address: 1533 Lake Shore Drive, Columbus, Ohio
Applicant Phone Number: 614-488-4424 Applicant Email: TSloan@Daimlergroup.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer/
Owners rep.

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:
Variance (☒ Non-Residential (\$450) / ☐ Residential (\$100)): Requesting a variance from
Section 1195.05(b), 1195.07(a), 1195.10(b), & Table 1179
of the Zoning Code, to permit a new medical
office building with reduced development standards.
☐ Special Exception Use Permit (\$350): _____
☐ Other: _____

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

Applicant Signature: [Signature], Auth. Rep. Date: 9/21/16
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

Additional Notes:	**OFFICE USE ONLY**	
	Zoning Information	
	Zoning District: <u>CC</u> ☐ Historic District ☒ CC Overlay	
	Add'l Approvals Req'd ☐ Planning Commission ☐ DRB	
	BZBA Meeting Date: <u>10/20/16</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
	Planning Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____	

Attachment: Application #175245 (1569 : 6960 E. Main St.; Application #175245; Applicant: Todd Sloan)

**REZONING DESCRIPTION
NORTH SIDE EAST MAIN STREET
EAST SIDE BRIARCLIFF ROAD
0.8 ACRE**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Sections 12 and 13, Township 12, Range 21, Refugee Tract, being part of Parcel One (12.239 acres) as shown in the deed to Reynoldsburg Center Limited Partnership of record in Official Record 14548G10 and described as follows:

Beginning at the centerline intersection of East Main Street and Briarcliff Road as shown on Briarcliff No. 2 and recorded in Plat Book 29, Page 26;

thence North 04° 34' 46" East, along said centerline of Briarcliff Road, 65.30 feet;

thence South 85° 25' 14" East, leaving said centerline, 30.00 feet to the east right-of-way line for said Briarcliff Road, the *True Point of Beginning*;

thence North 04° 34' 46" East, along said east right-of-way line for Briarcliff Road, 118.19 feet;

thence across said Parcel One, the following courses;

North 88° 53' 03" East, 222.57 feet;

With a curve to the right (delta = 55° 23' 42", radius = 11.83 feet, arc length = 11.43 feet) a chord bearing and chord distance of South 64° 20' 40" East, 10.99 feet;

South 39° 00' 41" East, 6.23 feet;

South 00° 54' 52" East, 129.65 feet to the north right-of-way line for said East Main Street as shown on Briarcliff No. 1 and recorded in Plat Book 28, Page 19;

thence South 88° 52' 04" West, along said north right-of-way line for said East Main Street, 227.58 feet to a point of curvature;

thence along said east right-of-way line for Briarcliff Road, with a curve to the right (delta = 95° 42' 42", radius = 20.00 feet, arc length = 33.41 feet) a chord bearing and chord distance of North 43° 16' 35" West, 29.66 feet to the *True Point of Beginning*, containing 0.8 acre, more or less, of APN 060-001128.

All references are to the records of the Recorder’s Office, Franklin County, Ohio

This description is for rezoning purposes only and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

JCD:mm
20161017-Zoning-0.8ac.doc

Attachment: Application #175245 (1569 : 6960 E. Main St.; Application #175245; Applicant: Todd Sloan)

Project description

The proposed site (the “site”) is located on the northeast corner of E. Main Street and Briarcliff Road. The site contains approximately 33,350 square feet of space (0.77 acres) and is part of a larger Kroger anchored retail center that is situated on a 12.95-acre site. Currently there is a vacant 3,340 square foot, single-story structure located on the Site, which was previously operated as a Burger King fast food restaurant. As part of this proposal, the existing vacant building would be demolished. In its place, a one-story, 8,440 square foot, state-of-the-art medical facility would be constructed. The new facility will house an emergency room facility. The facility would provide the residents of Reynoldsburg a close to home and easily accessible facility to address their immediate medical needs that cannot be served by a primary care or urgent care office, with shorter wait times and 24-hour accessibility.

The Site is constricted on its western and southern boundaries by Briarcliff Road and Main Street respectively. The northern boundary is limited by an access drive that originates on Briarcliff road and serves the larger retail center. The eastern boundary is adjacent to an existing surface parking lot, which serves tenants in the larger retail center. Additionally, there is approximately 2-4’ (depending on locations) of change in grade between the proposed site and adjacent lot to the east.

The zoning for the Site is Community Commerce and it is also subject to both the Reynoldsburg Major Commercial Corridor Streetscape and Development Design Guidelines/Standards, as well as the Community Commercial Overlay. The existing building on the site was developed prior to the existing zoning parameters and does not comply with the current code. As part of the redevelopment of the existing site, there are several variances that are requested, each of which is described below.

Variances

Section 1195.05 (b)

The Community Commercial Overlay requires the build-to-line for a building or structure to be between 10’ and 20’. The proposed building meets the build-to-line requirements for the primary frontage along Main Street (20’), however in order to accommodate this specific proposed use, it does not comply with the build-to-line requirements for the secondary street frontage. As current designed, the building would be setback from Briarcliff by approximately 70’ to allow for the site to function as described below.

The proposed facility will be operated as an emergency room. There will be patients arriving at the facility often times in a compromised state and therefore it is of the utmost importance to have easily accessible points of entry. As part of its operation, there must be a point of access for an ambulance to transport patients into or out of the facility (in severe cases some patients must be transferred to a main hospital). The north side of the eastern portion of the site is designed to allow the ambulance to pull through the drive aisle traveling eastbound (north of the building), then back into the designated ambulance drop off. The designated turn around

for patients to be dropped off is located at the main patient entrance on the western portion of the site. This layout provides for parking to be located on three sides of the building, with 20 of the 28 spaces located in close proximity to the main entrance. The 8 spaces on the eastern portion of the site would be utilized by the 6 FTE's working at any given time, with 2 additional spaces for patients in the rare case the parking lot is at or near capacity.

If the building was moved to the west to the extent it was situated within the 10' to 20' build-to-line, the ambulance entrance would have to be relocated to the eastern side of the building. The patient drop off would be moved to the north side and the northern drive aisle would be enlarged to accommodate the patient drop off area. In this scenario, the parking would have to be shifted to the eastern half of the site. The number of parking spaces would be reduced from 28 (3.32 sp/1,000 sf) to 22 spaces (2.61 sp/1,000 sf). More importantly, in that scenario 15 of the 22 spaces would be at a significant distance from the main entrance, for patients that in certain circumstances are coming to the facility to receive emergency care. Lastly, the higher parking ratio makes it much more likely the facility could be repurposed for an alternative use in the future if needed.

Section 1195.07 (d)

The Community Commercial Overlay requires a minimum of 40% of the area between 2' and 10' for a primary building frontage to be clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4'. The proposed façade for the new facility will provide for 30% of the building frontage to be glass. The use of the glass in the design is intended to provide a retail type appearance to the building. However, there are limitations on building materials due to concerns related to the privacy of patients and HIPPA regulations. Therefore, the opacity and quantity of the glass being used was limited to a level below what is required by code.

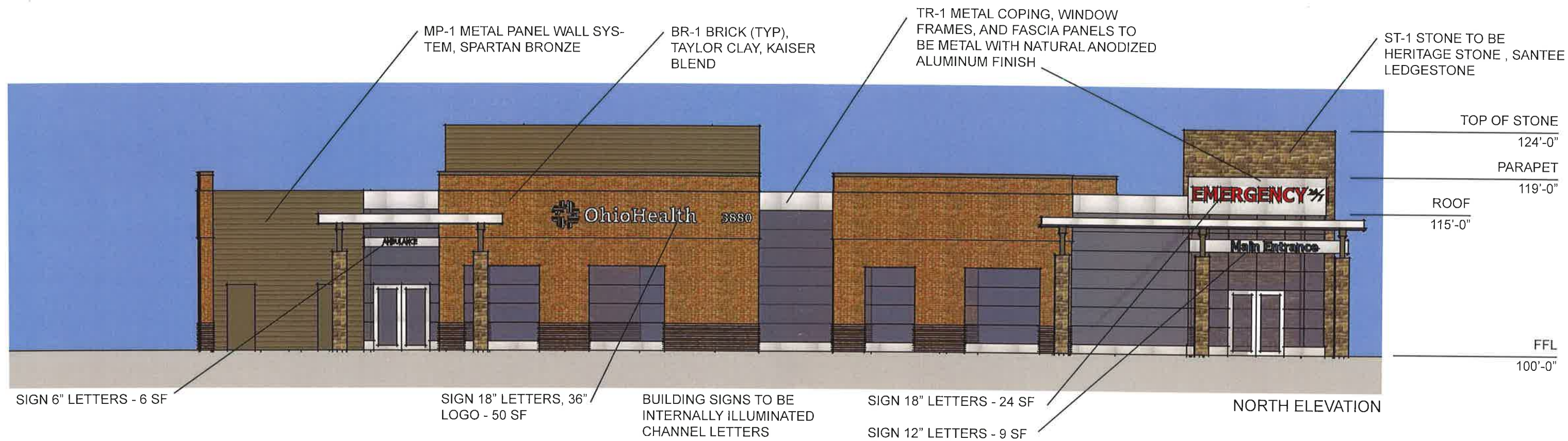
Section 1195.10 (b)

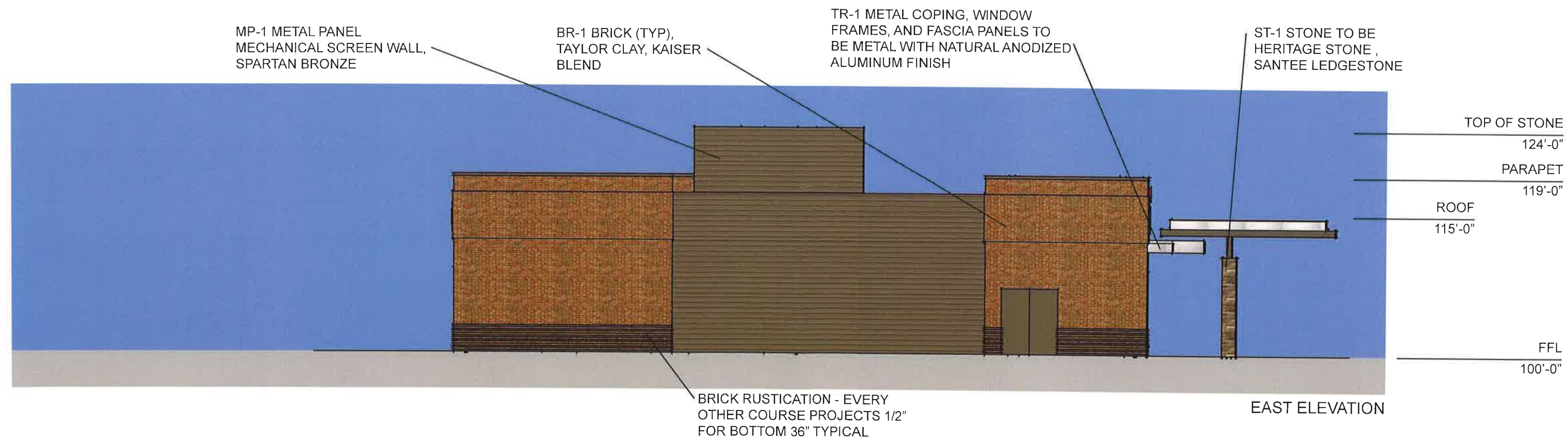
The Community Commercial Overlay also requires that parking should be located at the rear of the building, however, up to half of the number of parking spaces may be located to the side of the building. The proposed site has a depth of approximately 120' from the build-to-line along Main Street to the northern property line. The northern property line cannot be extended north due to a shared drive that serves the larger retail center to the north and east. The building width is 74', which is the narrowest width that can accommodate the proposed use. The remaining 46' of depth which the building does not absorb, allows for a sidewalk, one row of parking and a drive aisle. There are seven parking spaces which can be located to the rear of the building. Without a variance, only seven spaces would be allowed on the side of the building, totaling 14 spaces on the total site. The proposed variance would allow for 21 spaces on the side of the building and seven spaces to the rear of the building for a total of 28 spaces.

Section 1179

The zoning code requires one parking space for each 250 square feet of floor area (34 spaces for the proposed building). The proposed building is 8,440 square feet and the current site layout provides for 28 parking spaces or one parking space for each 301 square feet of floor area. The

facility will operate on a 24-hour basis and have at the most six full-time employees working at a given time. Based on the projected patient volume and based on other similar facilities in operation by the same user we believe that the 28 spaces will be more than sufficient to meet the needs of the user.







RENDERING FROM NORTHWEST CORNER

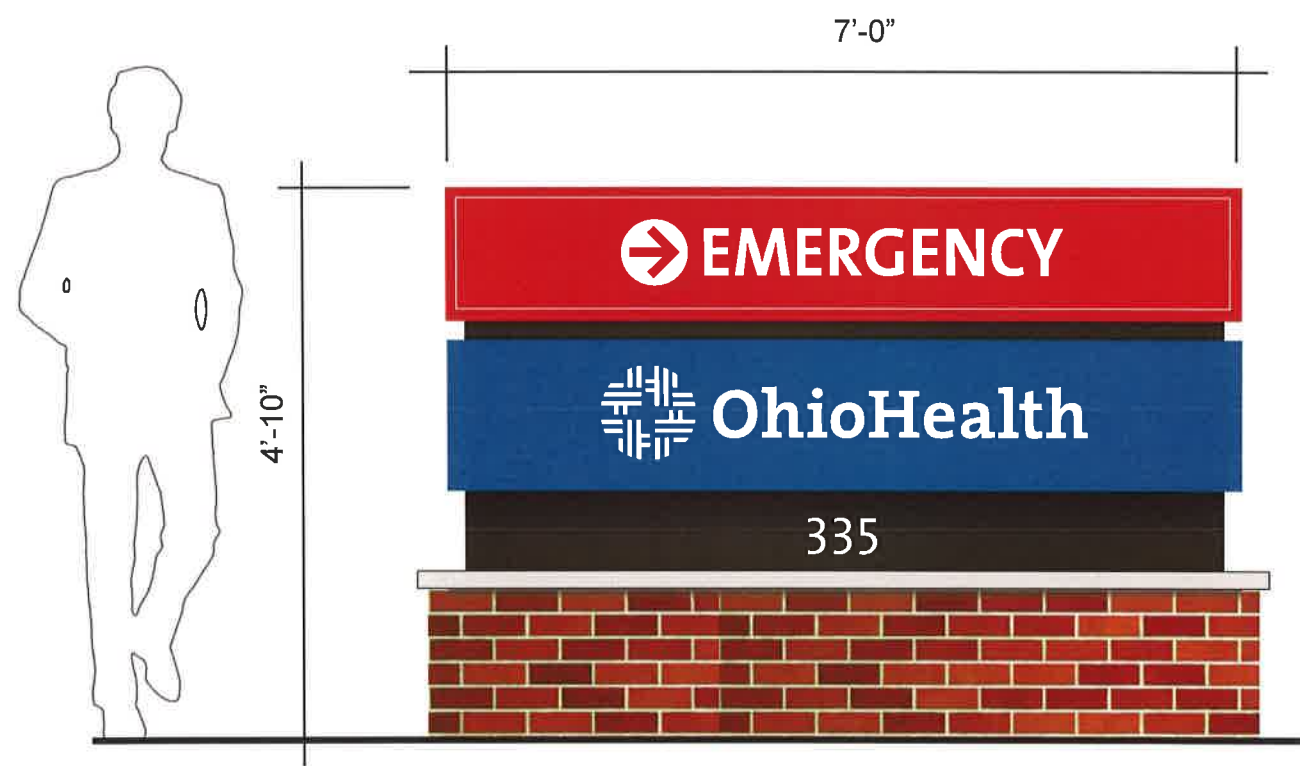
Attachment: Application #175245 (1569 : 6960 E. Main St.; Application #175245; Applicant: Todd Sloan)





RENDERING FROM SOUTHEAST CORNER

Attachment: Application #175245 (1569 : 6960 E. Main St.; Application #175245; Applicant: Todd Sloan)



CORNER MONUMENT SIGN



DRIVEWAY DIRECTIONAL SIGN

Cabinet

1/8" aluminum painted Akzo Nobel Silver Satin page 359 A4.

Sign Faces

1/8" aluminum panels and returns painted Akzo Nobel Silver Satin page 359 A4.

First surface applied vinyl messages and graphics 3M Reflective Film Red 680-72 and White 680-10. For red backgrounds 3M Reflective Film Red 680-72 with White 680-10 disc and message.

Tamper-proof rust-resistant hardware for service access.

Top Cap

OhioHealth logo 3M Scotchlite Reflective Light Blue 680-76.

Base Cap

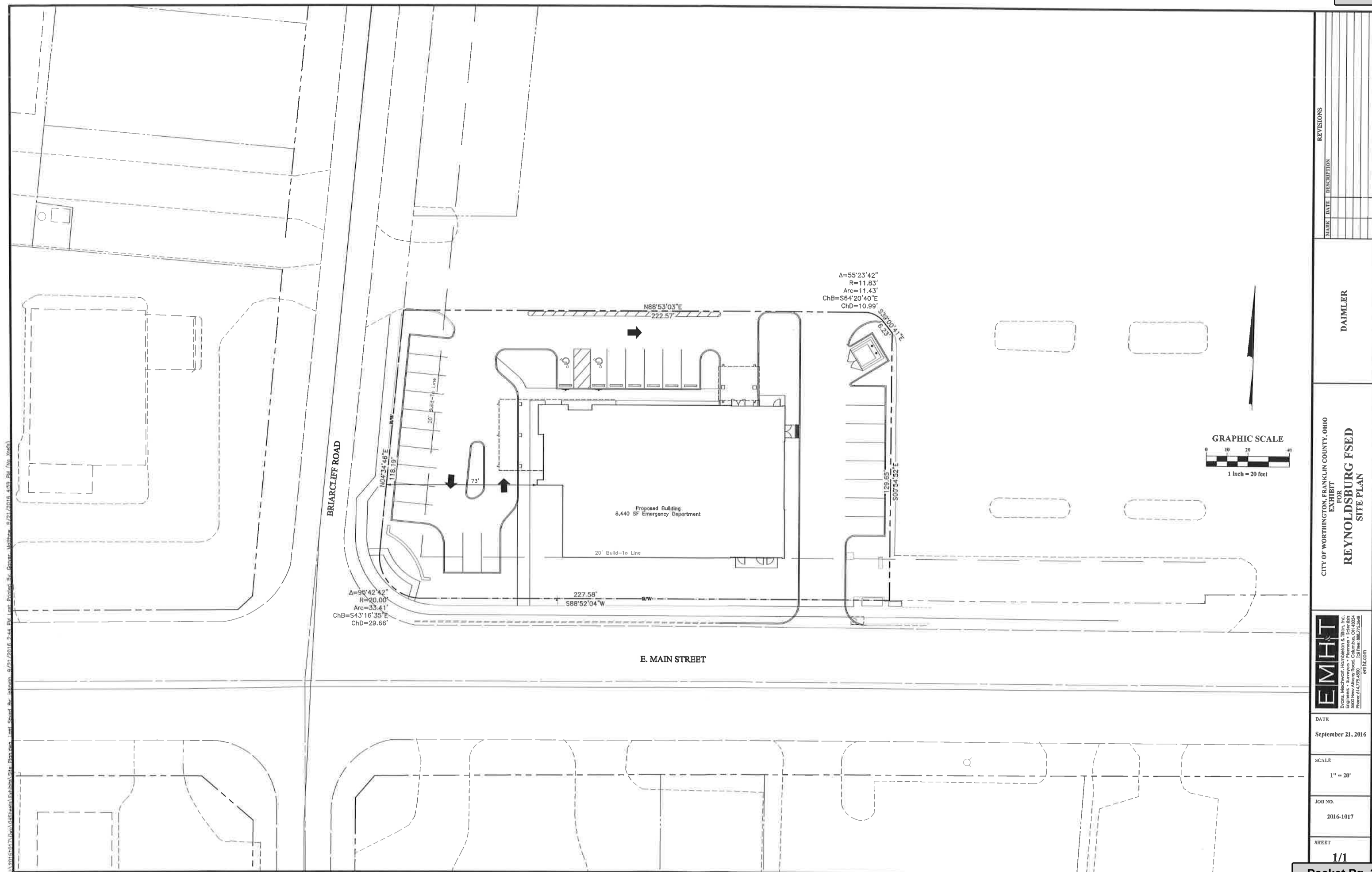
1/8" aluminum painted Akzo Nobel Silver Satin page 359 A4.

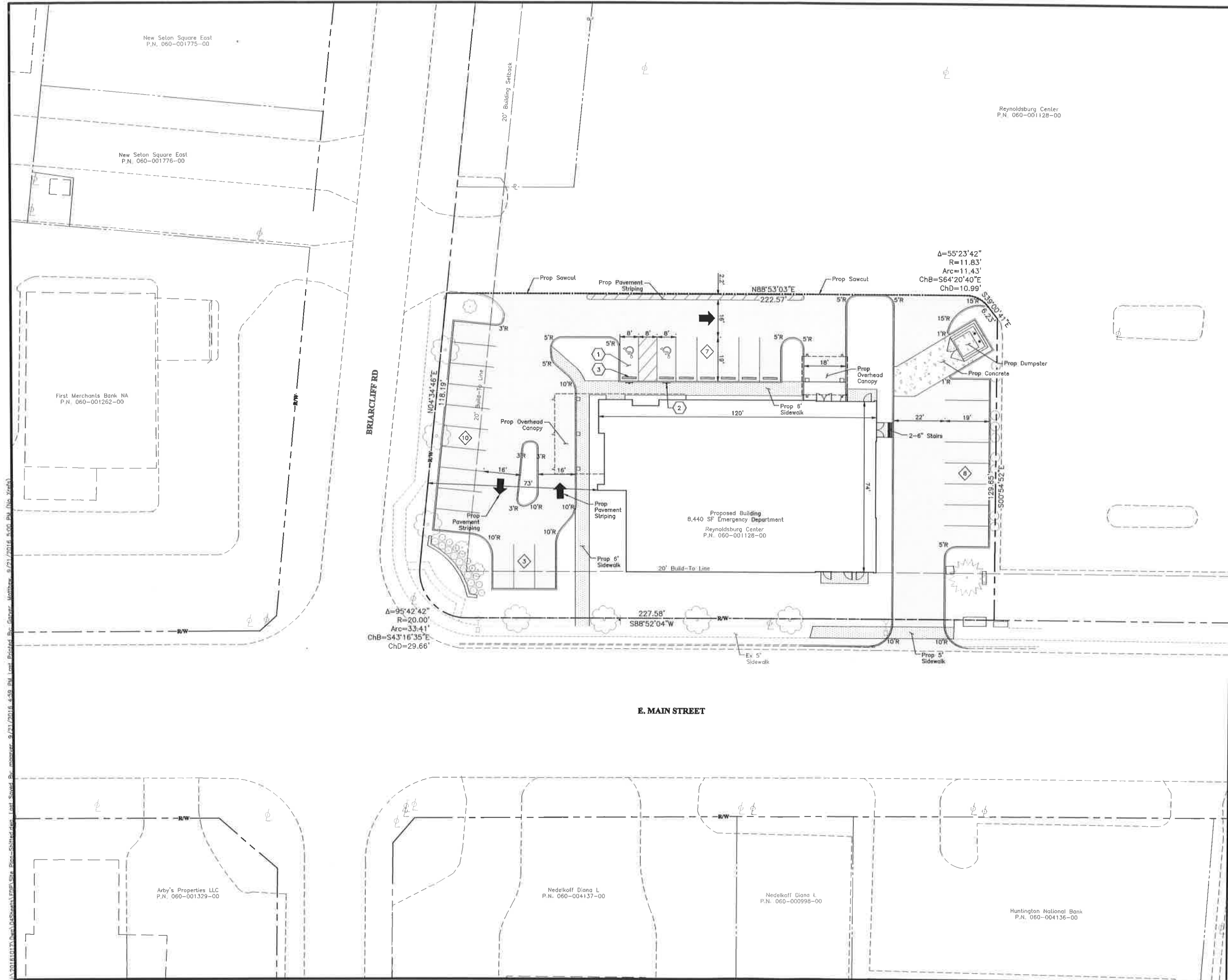
Base Cladding

Base brick veneer and grout to match building spec.

Foundation and Supports

This sign requires engineer's sealed drawings. Follow local and Ohio codes for footings and wind loads. Recommend steel vertical posts embedded in foundation.





SITE DATA TABLE	
Parcel	13.67 Ac
Building Size	8,440 sf
Total Parking:	
Parking Required	XX Spaces
Total Parking Provided	28 Spaces
Handicap Parking Provided	2 Spaces
Parcel Number:	
060-001128-00	
Lot Coverage	
Proposed Site	0.77 Ac
Pavement/Walk	17,500 sf
Building	8,440 sf
Total Coverage	25,940 sf
Lease Area (0.77 Ac.)	33,758 sf
Percent Coverage	77%

PAVEMENT LEGEND

- Prop Concrete Sidewalk
- Prop Concrete
- Prop Asphalt Pavement
- Prop Parking Count

NOTES:

Where curb is being utilized, dimensions are measured to the face of curb.
All radius dimensions are measured along the face of curb.

CODED NOTES

- Proposed Handicap Space (Typ).
- Proposed Handicap Sign (Typ).
- Proposed Parking Block (Typ).

GRAPHIC SCALE



REVISIONS

NO.	DATE	DESCRIPTION

DAIMLER

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
CITY OF REYNOLDSBURG FSED
SITE PLAN

EMHT
Engineering, Mechanical, and
Thermal Inc.
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

DATE
September 21, 2016

SCALE
1" = 20'

JOB NO.
20161017

SHEET
1/1

Packet Pg. 29

CODED NOTES

1. EXISTING KROGER PARKING LOT POLE TO REMAIN. SHOWN FOR REFERENCE ONLY.

FIXTURE SCHEDULE

NOTE: FIXTURE NUMBER, LETTER PREFIX INDICATES TYPE OF MOUNTING AS FOLLOWS:
CL-CEILING MOUNTED; S-STEM SUSPENDED; W-WALL MOUNTED; R-CEILING RECESSED;
WR-WALL RECESSED; CV-COVE MOUNTED; UC-UNDER CABINET; RF-ROOF MOUNTED;
P-POST; GR-GROUND; H-MOUNTED IN HOOD; CH-CHAIN MOUNTED.

FIXTURE NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
P1	13"W x 1.5"H x 24"L CUT OFF LUMINAIRE WITH SINGLE HEAD CONFIGURATION, TYPE 3 DISTRIBUTION, INTERNAL HOUSE SIDE SHIELD, AND IN-LINE FUSING. INSTALL ON A 4" x 25'-0"H ROUND STRAIGHT STEEL POLE. INCLUDE FULL BASE COVERS. ALL PARTS ARE DARK BRONZE IN COLOR. OVERALL MOUNTING HEIGHT IS 27'-6".	GARCO	ECF-1-3-100LA-321A-NW-UNV-BRP-1S-LF SERIES (FIXTURE) SS54-25-4-11-D1-BRP SERIES (POLE)	4000K LED's 11,000 LUMENS 107 WATTS	DUAL VOLTAGE RATED INSTALL ON CONCRETE FOUNDATION. SEE DETAIL ON THIS SHEET
P2	13"W x 1.5"H x 24"L CUT OFF LUMINAIRE WITH SINGLE HEAD CONFIGURATION, TYPE 4 DISTRIBUTION, INTERNAL HOUSE SIDE SHIELD, AND IN-LINE FUSING. INSTALL ON A 4" x 25'-0"H ROUND STRAIGHT STEEL POLE. INCLUDE FULL BASE COVERS. ALL PARTS ARE DARK BRONZE IN COLOR. OVERALL MOUNTING HEIGHT IS 27'-6".	GARCO	ECF-1-4-100LA-321A-NW-UNV-BRP-1S-LF SERIES (FIXTURE) SS54-25-4-11-D1-BRP SERIES (POLE)	4000K LED's 11,000 LUMENS 107 WATTS	DUAL VOLTAGE RATED INSTALL ON CONCRETE FOUNDATION. SEE DETAIL ON THIS SHEET
P3	13"W x 1.5"H x 24"L CUT OFF LUMINAIRE WITH SINGLE HEAD CONFIGURATION, TYPE 4 DISTRIBUTION, AND IN-LINE FUSING. INSTALL ON A 4" x 25'-0"H ROUND STRAIGHT STEEL POLE. INCLUDE FULL BASE COVERS. ALL PARTS ARE DARK BRONZE IN COLOR. OVERALL MOUNTING HEIGHT IS 27'-6".	GARCO	ECF-1-4-100LA-321A-NW-UNV-BRP-1S-LF SERIES (FIXTURE) SS54-25-4-11-D1-BRP SERIES (POLE)	4000K LED's 11,000 LUMENS 107 WATTS	DUAL VOLTAGE RATED INSTALL ON CONCRETE FOUNDATION. SEE DETAIL ON THIS SHEET

PRATER ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS
6130 Wilcox Road
DUBLIN, OHIO 43016
PHONE (614) 766-4898
FAX (614) 766-2354

project title
OHIO HEALTH EMERGENCY DEPARTMENT REYNOLDSBURG, OHIO

SITE LIGHTING PHOTOMETRY PLAN

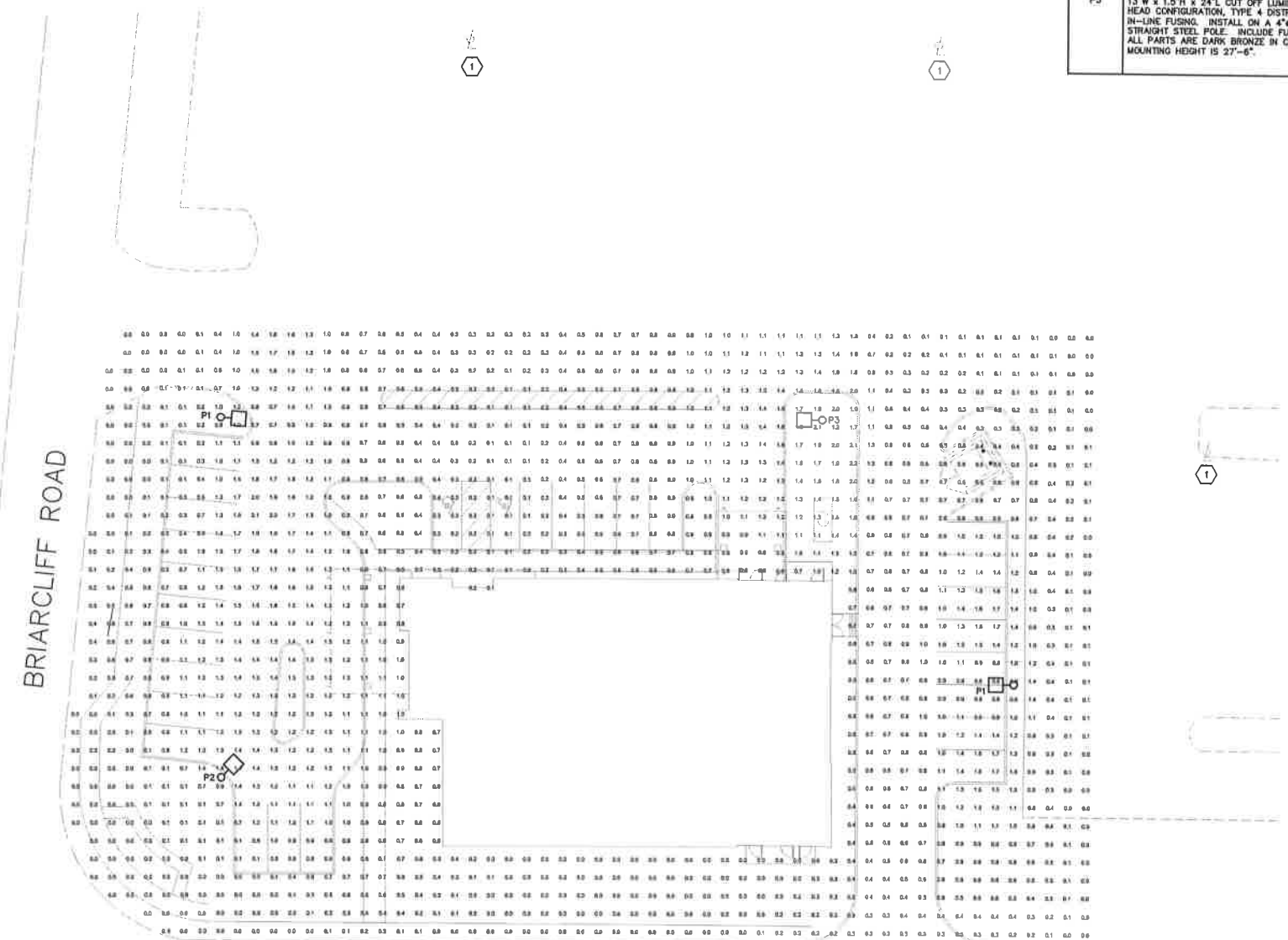
project number
16222



drawn **GM**
design **GM**
checked **DLP**

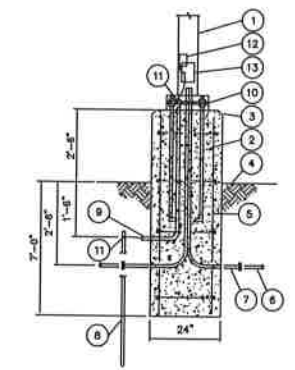
issued for **date**
City Review **9/20/16**

sheet



E. MAIN STREET

A
E002 SITE LIGHTING PHOTOMETRY PLAN
SCALE: 1"=20'-0"



- 1. SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE AND POLE ASSEMBLY.
- 2. ANCHOR BOLTS BY POLE SUPPLIER. WELD TO REBAR.
- 3. CHAMFERED EDGE.
- 4. FINISH GRADE, COMPACT TO 95%.
- 5. #4 REINFORCING BARS VERTICALLY ON #3 STIRRUPS AT 3" ON CENTER.
- 6. PVC CONDUIT, SCHEDULE 40.
- 7. RIGID GALVANIZED STEEL CONDUIT.
- 8. GROUND ROD.
- 9. 1/2" PVC GROUND CONDUCTOR SLEEVE WITH #6 GROUND CONDUCTOR.
- 10. BASE PLATE, LEVELING NUTS, GROUT BASE.
- 11. EXOTHERMICALLY WELDED GROUND CONNECTION.
- 12. LIGHTNING ARRESTOR.
- 13. HANDHOLE.

B
E0 POLE BASE DETAIL
SCALE: NONE



C
E0 CUT OFF LIGHT FIXTURE PROFILE
SCALE: 1"=NO SCALE