

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
OCTOBER 20, 2011
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Anthony Rettke Mr. Norman Brusk Mr. David Stoffel
Members Absent:	Mr. Patrick Feeney
Others Present:	Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF AUGUST 18, 2011

Chairman Brusk: Are there any changes in that? No one has any changes? Then they will be approved as submitted.

3. APPROVAL OF AGENDA

Mr. Brusk: Are there any changes in the agenda?

Mr. Hansen: No changes.

Mr. Brusk: No changes. Then we will approve the agenda as submitted.

4. SWEARING IN OF SPEAKERS

(Mr. Brusk administers the oath.)

5. PUBLIC COMMENT

Mr. Brusk: Is there any public comment? Having seen no public comment, we'll move on to Unfinished Business.

B. UNFINISHED BUSINESS

Mr. Brusk: No Unfinished Business is listed so we will go on to New Business.

C. NEW BUSINESS

1. VARIANCE APPLICATION, 7411 SMITHFIELD AVE., REYNOLDSBURG, OHIO; REQUESTING A VARIANCE FROM ZONING CODE SECTION 1171.06 TO PERMIT AN ACCESSORY STRUCTURE GREATER THAN 50% OF THE RESIDENTIAL FLOOR AREA OF THE DWELLING. CONTACT: RICHARD RUNYON (91-ZV).

Mr. Brusk: Those of you who wish to speak on this, would you please come forward and state your name and address.

Mr. Chad Lewis: Chad Lewis.

Mr. Brusk: I'm sorry?

Mr. Lewis: Chad Lewis.

Mr. Richard Runyon: Richard Runyon.

Mr. Brusk: Thank you very much. Matt, would you please give us an overview of this?

Mr. Hansen: Sure. Proposed is a new, detached garage in the rear yard of this lot. As I remarked before, garages cannot be any greater than 50% of the residential floor area of the dwelling. The house is approximately 1,027 square feet and this permits 514 square feet for an accessory structure. The proposed garage is 624 square feet. The applicant is requesting an enlarged garage so that they can accommodate two cars and also remove an existing accessory structure -- it's a shed -- and combine both of those accessory structure spaces into the one accessory structure. Staff doesn't see any issues with the proposed garage. It meets all other zoning requirements besides the maximum square footage.

Here's a site plan showing the garage and then the driveway will be extended to reach the garage. Here's a picture of the house. There is no enclosed parking currently at this site, so adding the garage will bring the site into conformance with our zoning code standards. Here's a picture of the driveway. Here's a picture looking into the rear yard and the garage will be approximately here. These are shots of other accessory structures in the neighborhood that would be of comparable size. Just their existence doesn't mean this application has to be approved, but keeping in mind that the character of these particular garages are pretty much the same as what the applicant is proposing. The applicant has confirmed with staff that they will match in siding and roofing with the new garage so that they'll both coordinate and integrate onto the site. Here's just some more two car garages you can see in relation the scale of those with the house. So staff recommends approval as presented.

Mr. Brusk: Are there any questions that staff has? I would say that we've had this type of request fairly frequently. It's an older neighborhood that was designed at a different time than current. I have no objections whatsoever and I don't think -- I'm not

sure that everybody – everybody seems to be in agreement. And we think that we would like to do a vote on that. I will, therefore, take a – ask somebody if they want to move on this.

Mr. Stoffel: I'll make a motion that we approve Item C1, variance application 91-ZV.

Mr. Rettke: I second.

(Mr. Hansen called the roll. Mr. Rettke voted "yes." Mr. Stoffel voted "yes." Mr. Brusk voted "yes.")

Mr. Brusk: Thank you very much. Good luck on that.

Mr. Runyon: Thank you.

Mr. Brusk: You will get with the Building Department to make sure that everything is copasetic and meeting all those codes. Great.

2. SPECIAL EXCEPTION USE PERMIT APPLICATION, 1357 BRICE ROAD, REYNOLDSBURG, OHIO; PRESENT ZONING, CC; PRESENT OWNER, GRADCO LIMITED PARTNERSHIP; REQUESTING A SPECIAL EXCEPTION FOR A DAYCARE CENTER. CONTACT: ROSANA MARTINEZ (55-SE).

Mr. Hansen: And I'll also read in C3 if you don't mind, Chairman.

Mr. Brusk: That would be fine.

Mr. Hansen: I'm going to present them both at the same time.

3. SPECIAL EXCEPTION USE PERMIT APPLICATION, 1371 BRICE ROAD, REYNOLDSBURG, OHIO; PRESENT ZONING, CC; PRESENT OWNER, FRED KNOPP; REQUESTING A SPECIAL EXCEPTION FOR A DAYCARE CENTER. CONTACT: ROSANA MARTINEZ (56-SE).

Mr. Brusk: Hi. Would you please give your name and address.

Ms. Rosana Martinez: Good evening. My name is Rosana Martinez, 6552 Balsam Drive here in Reynoldsburg.

Mr. Brusk: Thank you. Matt, would you—

Mr. Hansen: The applicant currently operates an existing daycare at 1288 Brice Road. This is across the street from the proposed site in the Brice & Main Center. Right now they have about 9,000 square feet and they're looking to relocate from that space into two separate addresses. They are relocating into two addresses because

they were not able to find one space that was large enough to accommodate all of their clients. The daycare has been in the City since 2003 and was last granted approval for their current location in 2007. So this business has been around for a number of years and has been providing English and Spanish daycare and pre-schooling for the community. The first location, which is 1357 Brice Road, is located in the Pagoda Center. This is about 1,600 square feet where they'll have nine employees to house and take care of infants and toddlers. The hours of operation are from 6:30 A.M. to 6:30 P.M. The Pagoda Center has a variety of commercial uses including eating and drinking establishments, professional and personal service uses - very much similar to what's across the street in their current location.

For this particular location at 1357, we think that the daycare use would integrate quite well. There is ample parking available and drop-offs can be made easily at the front of the storefront. They're going to utilize the play area that will be constructed to the rear of the structure at 1371 Brice and walk the kids over.

1371 is a former office. It housed Reichert Chiropractic and they moved up onto Main Street, so this space is currently vacant. It has 12 parking spaces in the rear and a large, grassy area; a portion of this, which they'll fence and use for the outdoor play area for both age groups. This location will have kids ranging from three to 12 years old. There will be eight employees and operate as a daycare between 6:30 A.M. and 6:30 P.M. Also proposed at this location will be English language classes that will be held from 6:30 P.M. to 8:00 P.M. Monday thru Thursday and some classes will also be held on Saturday from 9:00 A.M. to 1:00 P.M. These classes will be offered to the parents of the children that attend the daycare.

This area is still mix of commercial uses, personal services and the daycare should integrate quite well into this building without any changing character for the Commercial District. Here's a picture of their existing location. This is the storefront which they'll be locating into. It was the former Check Cashing which closed well over a year ago. Drop-offs can be easily handled right in front. Here's an image of the Pagoda Center. Here's an image of 1371 Brice Road and you can see the relationship. It's quite close to the Pagoda Center. Here's the rear of the building. Drop-offs are going to occur in this rear parking area for the children and then here's an image of the planned fenced-in area for the outdoor play.

Staff believes that we should promote the retention of businesses in Reynoldsburg and accommodate them in order to retain employees. We don't feel that this will impact the character of the area and should integrate quite nicely with the surrounding uses. So we're recommending approval for both cases, 55-SE and 56-SE.

Mr. Brusk: Thank you very much. I do want to let you know that you have to have 100% vote of all three of us since there's one – two people missing from our panel today. I just wanted you to be aware of that. You have the option, if you so desire, to put this off until we have a full contingent.

Ms. Martinez: Well, how much longer would I have to wait to find out?

Mr. Hansen: It'd be another month, but let's have the discussion and then you can make that determination.

Mr. Brusk: Yeah. You can make it before.

Ms. Martinez: I just wanted to also, if I may.

Mr. Brusk: Sure.

Ms. Martinez: At 1371, outside is just English classes. I want to start kind of a community center for this area for not only the Spanish speakers but anyone that is non-English speakers that would like to – that they are legal residents in this country and they would like to become citizens and we can provide citizenship classes along with – I want to start an initiative to get together with Herbert Mills and Rose Hill to see if we can assist with the children between kindergarten and 3rd grade in tutoring service for them. That way they can get better in school.

Mr. Brusk: That should not affect– Matt, that's shouldn't affect anything, should it?

Mr. Hansen: No. It's still under the auspices of a daycare center.

Ms. Martinez: It's still—

Mr. Brusk: And that's—

Mr. Hansen: That other use is so ancillary to the primary use that we don't have much concern.

Ms. Martinez: We can _____ start the hours of the daycare.

Mr. Brusk: Yeah. I don't think they did. I have one minor – well, I don't know if it's minor. I do have one concern and that is, is there a problem with a bar being in close proximity to daycare centers? Is there anything that would, let's say, prohibit a bar from moving in if the daycare was there and the bar wasn't?

Mr. Hansen: No. Not a bar.

Mr. Brusk: Okay.

Mr. Hansen: Like a pawn shop or a tattoo shop or—

Mr. Brusk: But the bar does not fall in that—

Mr. Hansen: --does not fall under that category.

Mr. Brusk: With that being said, that kind of helps a little bit on that.

Mr. Hansen: Locating a daycare there would not preclude another eating and drinking establishment from wanting to locate there also.

Mr. Brusk: Right. And vice versa, you don't have to worry. Would the State have any concerns about that do you feel, that there's a bar within close proximity to both locations?

Ms. Martinez: No. The State goes with whatever the City and the fire department has to say. Their only concern is that the facility is safe for the children and that I have everything that they need when they come and visit me.

Mr. Brusk: Do we have any other questions? If we don't have any other questions, would you like us to go forward with the vote now?

Ms. Martinez: Yes.

Mr. Brusk: All right. I will now entertain a motion on Item C3 and C2. We'll have to do it in two separate—

Mr. Hansen: Two separately, so we'll do—

Mr. Brusk: Let's do Item C2. I'll tell you what. I've got to have a chance at this. I'll make a motion that we approve Special Exception use permit application at 1357 Brice Road, Item 55-SE. Do I have a second?

Mr. Rettke: Second.

Mr. Brusk: Can we have a vote, please?

(Mr. Hansen called the roll. Mr. Stoffel voted "yes." Mr. Brusk voted "yes." Mr. Rettke voted "yes.")

Mr. Brusk: Now I'll entertain another motion.

Mr. Rettke: I'd like to get my say. I move that we approve Item C3, Special Exception use permit for 1371 Brice Road, 56-SE.

Mr. Brusk: Seconding that. Can we have a vote, please?

(Mr. Hansen called the roll. Mr. Brusk voted "yes." Mr. Rettke voted "yes." Mr. Stoffel voted "yes.")

Mr. Brusk: Very good luck on this.

Ms. Martinez: Thank you very much, sir.

Mr. Brusk: Thank you very much.

Ms. Martinez: Thank you to all of you. Good evening.

D. OTHER BUSINESS

Mr. Brusk: Is there any Other Business to come before us today?

Mr. Hansen: No. I just wanted to follow-up. I guess I want to do a better job of reporting the actions of this Board back to you so we can see the results of the variances that we grant and other things that we approve. One of the things that I ran across while out were the signs that we approved for the Post Wood Apartments. So I was just wanting to give you an image of those and I think they integrate quite well and I think the scale is appropriate and I thank the Board for making those recommendations. Here's the other one that's up by the park.

Mr. Brusk: It does look good.

Mr. Stoffel: They put those up fairly quick after—

Mr. Hansen: Yeah, they did.

Mr. Brusk: All right. If there's no other New Business, and I don't see anybody out in the audience that would be interested, I will adjourn this meeting at 7:48:13.

Mr. Hansen: 6:48.

Mr. Brusk: Oh, 6:48. Yeah, 6:48.

E. ADJOURNMENT

Norman Brusk, Chair

Matthew Hansen, Planning Administrator

This document was transcribed by:
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