



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, SEPTEMBER 17, 2020 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 – Special Meeting – September 3, 2020
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application #2020-5390; 6899 East Main Street; Applicant Lynnsay Hickman DDS;
Non-Residential Zoning Variance

E. OTHER BUSINESS

F. ADJOURNMENT



MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, SEPTEMBER 3, 2020 6:00 PM

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

I. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – August 20, 2020

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Rettke

II. PUBLIC COMMENT

None

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

1. Application #2020-5344; 1952 Balt/Reyn Road; Applicant Shawquista Patrick; Conditional Use - Child Daycare Center

Mr. Rettke: We'll move on to item four, new business. Can we please have a presentation of application 2020-5344, please?

Ms. Wheeler Thank you, Mr. Chair. The first agenda item this evening is for the property at 1950 to 1952, Baltimore Reynoldsburg Road. As mentioned, the application numbers 2020-5344. The applicant is requesting board of zoning and building appeals approval of a conditional use to operate a child daycare center. The center will provide service for approximately 25 to 50 children. The property is within the community commercial zone in which child daycare center is listed as a conditional use. BZBA approval at the discretion of the zoning administrator is being requested this evening. With that, I believe the applicant is present and may have some additional information to provide. They have provided a statement as well of detailing the proposed business, as well as answering the conditional use factors in Section 1109.15.

Mr. Rettke: Would the applicant please come forward, or the parties representing the applicant? Was everything accurate that Ms. Wheeler had to present. Is there anything additional you'd like to add?

Ms. Patrick: I just would love to be a part of the Reynoldsburg community with my day care. I've been doing child care for twenty one years, since 1999. Due to Covid and the children not attending school. I need to expand for more room. This building that I and my staff found, it's ready to go. It just needs to be approved to start the business. Really don't know what say this is my first time, I was kind of nervous.

Mr. Rettke: You're doing good so far. Are there any witnesses or anybody presenting testimony in support or opposition of the application? I forgot one thing. Can you state your name and address?

Ms. Patrick: Shawquista Patrick, owner operator of Ms. P's Learning Playhouse.

Mr. Rettke: And did you ladies want to speak? If you could state your name and address for the record.

Ms. Cabral: Yes, it's Jeanna Cabral, 2939 Bexley Park Road, Columbus. I'm an architect and Shawquista has asked me to work with her on the day care. It's very well suited for a day care already. The space was office, but it's gotten large rooms. It's handicapped, accessible. And also the nice thing about the site is that you enter from the north east off of backroad, a service road, so kids aren't going to be coming in and out the front door going on to 256. Should its going to be a lot safer as far as that entrance would go. They can either go... There's some side access roads between the other buildings that go to a back access road that will enter from the east side of the property. So the kids will be right in the corner. From a safety point of view, it's very good. There's plenty of exits. It's in very good condition. So that's also a plus two. And there's a lot of businesses around there and a lot of times people. I do a lot of daycares as people like to have the kids near them when they're working. So hopefully she'll get people that are working in the area, or living in the area. They'll come and drop their kids off in the morning, go to work. That's about all I have to say.

Mr. Bowsher: Just for the record, where you point out exactly what section that you would be taking?

Ms. Cabral: Those two store fronts, the two storefronts to the left with the red awnings.

Mr. Bowsher: Thank you.

Mr. Rettke: And that's closest to Tire Discounters.

Ms. Cabral: Yes. There's grass and a median in between and sidewalk.

Mr. Rettke: What do; anybody remember what that used to be? What was that? Century 21. Thank you.

Ms. Woods: Yes, good evening my name is Ms. Kathy Woods and I'm an employee of Ms. Patrick. I'm also her mother. I'm very excited for this venture. As she has stated before, she has been doing this since 1999. I've been working alongside her and coming in when she needs someone to tend to the children while she takes care of business. So I'm excited about the extension. I hope that Reynoldsburg would be more than willing to give us this opportunity to help in this dire need with the Covid 19 going on. Thank you.

Mr. Rettke: You guys have anything like to ask?

Mr. Furst: Thank you. So I do appreciate that you're addressing a dire need here with additional child care during the Covid 19 crisis. There are just; as you've indicated some pros and some cons with this particular location. One of the things that immediately pops out to me is you typically see some sort of play space and add daycare facilities. Were you planning to have some sort of outdoor play space or anything like that here?

Ms. Patrick: Yes. If you don't know if it's on that piece of paper. But if you could see as you exit out of 1950, it's the exit door that's on that side of the parking lot. Right there by that car to the left, it's a big square space.

Mr. Bowsher: In between the two buildings. Is that what you mean?

Ms. Patrick: No. It is like on the sidewalk.

Mr. Furst: Is it that green space there that's below the building that kind of it is. When you're concrete, is the rectangle right there?

Ms. Patrick: Yes Sir.

Mr. Furst: OK.

Ms. Patrick: Is the concrete right when you walk out? The architect advised me that it would be a good area for a play area. I would just have to install a fence area. But speaking with my landlord, he was even offering to extend another side. For a play area, just for the inside, because if I have a play area on the inside of the facility, I don't have to have a play area on the outside. Also, where are located where the location is a park. When you're running a day care facility, you can take transport the children to a park for outside play.

Mr. Furst: So did you have an intent to do that if you didn't put an outdoor play

space in?

Ms. Patrick: Yes, I was thinking of putting an outside play space right there on the cement, right there. It's next to; its right outside the front door to the right of the building. There's bushes and grass. Yes, I plan on doing it if I don't. If I don't get a play area. But I also have the option of the playground close by for the children.

Mr. Furst: Would board members or would there be any objection with us? You know, if we did want to approve this tonight, adding a condition that specifies the location of the play space, and that applicant would have to take the children to an adjacent park. If that was not constructed.

Mr. Shook: I mean, would you mind if I interject, please? My name is Chris Shook, I'm the city attorney for Reynoldsburg, and one of the unique things about a conditional use application for a child care center is that there are some additional requirements. One of those that actually addresses play areas themselves. So one of those requirements is that no play area shall be located adjacent to a loading space, loading dock, or other area where vehicles are likely to idle. Do you believe that your proposed space for the play area will be in one of those locations that is prohibited? In addition, it also indicates that no play area shall be constructed in a manner that allows children access to any electrical or telecommunications box or vault. Are you aware of any concerns of that in the location where you intend to put your play area?

Ms. Patrick: There is no, it is just trees and bushes. There's no poles or electric.

Mr. Shook: I just want to make sure we address those issues.

Ms. Patrick: Thank you.

Mr. Rettke: The play area next that parking lot. That's where it becomes problematic. I think with what Mr. Shook led off with you.

Mr. Shook: I think that the only potential concern there is how we define loading space or an area where vehicles are likely to idle. So if we're looking at this particular location, you're probably going to see children being dropped off. In that scenario, a lot of parents are likely to leave their cars running, potentially leave their cars running during a time period in which they're dropping their kids off. So that might be a concern going forward. It's not an outright prohibition to granting the conditional use permit because she's not required to have the play area itself. But it could be a problem with a play area.

Mr. Rettke: Yeah, we've run into this a bunch of times with strip malls and trying to find a location for play area that's acceptable and have enough security with a car coming through that parking lot. You would have either a bollard type, guardrail basically is up to more than a chain link fence.

Ms. Cabral: So I had a comment about that. The two spaces that are on either side of that concrete area; I could do the parking calculations and see if it's a little over parked. If it is, we could possibly turn those into striped areas. No parking. That's one thing. The other is, is that we do plan on putting a fence around it. It could be opaque or not opaque. Also, we could pull that fence back from the edge of the concrete. So it's not right on the edge. I think if we could work those things out in the site approval process. I don't know if it's over parked or not, to be honest with you, but I can figure that out. Also to there's there are some grassy area to the left of the building. It's not very big. But again, if all you want to do is take three or four kids, five kids out at one time, it doesn't have to be a very large play area. So we could certainly adjust that. Also to, the parents are not allowed to. I suppose they could leave their car idling, but they have to walk their children in. So unless they want to possibly get their cars stolen, I don't think they're going to leave the keys in the car. She could also make that a condition of taking the children. If that ever happens, the kids go. That the parent does something like that as well. So there are some ways to do that.

Mr. Bowsher: I think from my perspective, just taking a look at this. Certainly the grass area, as it's pushed back over the parking lot a little bit more, is certainly going to be a little bit safer. It's going to get it out of that sort of that that smog zone. Or even better, as you mentioned previously, having more of that indoor location. And not that we would want the children to cross 256, but certainly you're in pretty close proximity of one of the largest metro parks. I would feel better knowing that the children would have a safer experience being able to be located and having an outdoor play area, utilizing the parks that are already there instead of sort of trying to squeeze in maybe an outdoor space where it doesn't necessarily fit. But I guess we make that call. It kind of depends on where you guys are leaning of where we should take our action, for the board.

Ms. Cabral: I mean, I personally think a very small outside player for just a few children at times. That's not a center that's going to have a lot of kids in it at one time, maybe a little on the grass, a little on the concrete, but pull it away from that parking place. Also, too, when the kids go to an outdoor like a park, they get driven there. They don't they don't walk. So they're not going to be walking across 256. But there's certainly a way that you could take maybe only half of that concrete area. Combine that with some of the grass and get a little bit of both and pull it away from the parking places. And again, I can all investigate how many; if we're one over, hopefully one or two over. That would be all to the benefit of the play area, too.

Mr. Furst: What is the maximum number of children that you expect to serve at this daycare center?

Ms. Cabral: It's one for 60 square feet in a play area, outdoor or indoor.

Ms. Barnhart: Can I ask a question? The grassy area, I'm trying to look at the one

outline of the lot. It is. I don't know that the grassy area is a part of that lot to go with that building. I think it might go to the Discount Tire.

Unknown There's a little bit.

Mr. Rettke: It's relative. I mean. I draw those lines, so.. (Inaudible, multiple people talking). So for a little clarification, we're here for the conditional use permit. We're not quite sure about the playground. How would that playground be permitted or approved? Would that go through the city then?

Mr. Shook: If the board was inclined to grant the conditional use permit, you could put on a condition that any outdoor play area comply with Section 1105.13 subsection G, which is other requirements we laid out for where a play can be located.

Mr. Rettke: And what was that section again?

Mr. Shook: That's Section 1105.13 subsection G. Mask's make this a little bit more difficult.

Mr. Rettke: Any other discussion from the board questions, concerns, comments?

Mr. Shook: Two other things I would know just for purposes of the record, that based upon the site location, this request is not located within 150 of a gasoline station, which is a prerequisite for a child care center. Additionally, the application indicates that the hours of operation are between 6:00 a.m. and 6:00 p.m., which are permitted hours under the child care center, conditional use application factors.

Pastor Linder: Mr. Chairman, I just have a couple of things. That's right. Yeah, it does say between 35 and 50 children, you know, right now what you're expecting to begin with. Will you start with the 35? And then if you could work, what do you think the age breakout will be as far as how many of those are in that infant category?

Ms. Patrick: Well, right now, at this present time, I have 13 children enrolled or on my roster usually in at the end of August. My school ages go back to school. So some of my parents are on unemployment. Some of my parents are scared to go back to work. Some of my parents still need childcare. So the 13 will transfer and come with me. And another reason why I'm expanding is because, two, my parents are pregnant. So I'm going to start off. It'll take a while for, the building inspection, a fire inspection and all the other inspections are planned out. I would like to open up in the beginning of November. It's one to five. The ratio for infants is one to five. But the bulk of the children will be preschool and school agers. So while their virtual learning, I plan to set up the areas for those children to have their Chromebook and be in attendance of school while their parents are at work. And I'll say 25, 30 to 50 or something like that. I really don't know. I really won't find out how many children I'm allowed to have until Ohio Department Job and Family Services comes out and does

their final walkthrough. After all the inspections aren't finished. Then they will let me know how many children I can have in each room.

Pastor Linder: Thank you. And just a comment. Mr. Chairman, I do agree that this situation with the playground should be addressed in the way of an amendment or personally, if we move forward, that would be something important to me. Thank you.

Mr. Rettke: Any other questions, concerns, comments?

Mr. Bowsher: Do you have one. I know you mentioned 60 children per square footage. What is the total square footage that you'll be leasing inside the building? I didn't read it in the packet, so that's why I'm asking. Yes. Thank you for the record. Twenty four to twenty five hundred is what was in.

Ms. Cabral: When I first took on a project, I kind of figured by a rule of thumb divide by 50 and that gives you the maximum number of kids probably be able to have. But it's usually less than that. Once you take away, you factor out the bathrooms in the hallways and offices and things like that. So realistically, she'd probably in the maxed out at 40 to 42 children. Certainly no more than that, because we have to factor in the number of teachers and also to smoke alarms and all kinds of things kick in when you get to 50. So we want to stay 49 or less for everybody, including adults. I think I'll take a little while. Most of my clients take a year or two to kind of buildup and then things always start shifting. Kids go to school. New kids, parents come. There's always kind of a shift of ages over a period of time.

Mr. Rettke: Now, you had mentioned the indoor playground. Would that be an additional unit?

Ms. Patrick: Yes.

Mr. Rettke: OK. So you'd have to come get conditional approval on that, correct?

Ms. Patrick: Yes.

Mr. Bowsher: No, this would just be an extension of the already existing conditional use. You're not granting the conditional use based on the square footage. I just ask that. So if they were expanding their business, they would still be allowed conditional use. So it would just be them leasing more space per contract with whoever the landlord is.

Mr. Shook: I would agree with Mr. Bowsher's assessment.

Mr. Furst: Mr. Shook, if we were to add a condition to this, that the playground, if it was going to be outdoors, be constructed in such a manner that complied with all necessary regulations. Is that something that your office or the city administration

would be comfortable with them approving if we made it conditional in that sense?

Mr. Shook: I would be comfortable with that. In addition, I would note that on conditional use applications that are granted, there are periodic checks that the planning and zoning administrator has to engage in to ensure that the applicant is operating within the conditional use that was granted.

Mr. Furst: OK.

Mr. Rettke: And the other concerns, comments? Anything the applicant or architect would like to summarize?

Ms. Patrick: No thank you, sir. Thank you for the opportunity.

Mr. Rettke: I do agree with Pastor Linder that we should condition that on the playground. Anybody have an objection to that? Hearing none will the applicant be fine with that condition being placed upon the approval?

Mr. Shook: Yeah, I would just make that condition clear with whichever member is going to make the motion. Just a reference section 1105.13 G.

Mr. Furst: Mr. Chairman, if you would, I'd like to make a motion. I move that we accept this conditional use application with the following conditions; that any outdoor play facility that is in use at the site conform to any necessary regulations as required by law, specifically Section 1105.13G, and if such a outdoor facility is not provided that an indoor facility is provided or the children are shuttled to an adjacent park.

Pastor Linder: I'd like to second that.

Mr. Rettke: Thank you, Pastor Linder. Moved and seconded, any further discussion or deliberation? Can we please have vote, please?

Ms. Wheeler: Miss Barnhart. Yes. Ms. Bulls. Yes. Mr. Furst. Yes. Pastor Linder. Yes. Mr. Rettke. Yes.

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

2. Application #2020-5372; 8617 Taylor Road SW; Applicant Chris Bruzzese (Berardi + Partners, Inc.); Conditional Use - Ravines at Taylor

Mr. Rettke: New business, item two, application 2020-5372. Can we please have the presentation?

Ms. Wheeler: Thank you, Mr. Chair. The second agenda item this evening is for the property located at 8617 Taylor Road Southwest. This is approximately a15.2 Acre

site within the suburban residential zone. The applicant is requesting BZBA approval of a conditional use for the construction of a new residential development consisting of 128 townhome units with a central clubhouse. The proposal does include a mix of 98 two bedroom and 33 three bedroom units, and the development did receive major site plan approval at the August 27th Special Planning Commission meeting. No variances were required or requested for the project. As mentioned, the proposed use, which is dwelling attached single family, is listed as a conditional use within the SR zone and BZBA approval is being requested for this proposed development. With that, I know the applicant is present as well, and we do have the site plan up on the screen that was approved by the Planning Commission.

Mr. Bowsher: Mr. Furst, while we wait, would you mind going over any conditional uses that may have been placed upon Planning Commission as you do serve on that board as well? Just so it is on the record for the BZBA members?

Mr. Furst: Yes. Thank you, Mr. Bowsher. If I do recall correctly, we did request that the property boundary, the planting's there, whatever sort of bounding was going to exist be kind of buttressed and to increase the little bit of separation between the existing homes that are adjacent to the property. We did ask for a trash compactor to be moved. If the applicant could maybe speak to how they've addresses requests, I'd appreciate it.

Mr. Bruzzese: Yeah, I'm Chris Bruzzese with Berardi Partners Architects were at 1398 Goodale Boulevard, Columbus, Ohio.

Mr. Vatri: Larry Vatri, 5285 Gender Road Canal Winchester, Ohio.

Mr. Rettke: Was the information regarding the application of notice accurate or any changes you'd like to express?

Mr. Bruzzese: The three conditions that were at the Planning Commission, I don't recall one being trash.

Mr. Furst: My mistake.

Mr. Bruzzese: I think it was additional plantings at the boundary. It was providing driveway access for the adjacent neighbor. The second was providing maintaining driveway access for the adjacent single family residence, which is now currently going through the property. The first one was increasing the buffer planting standards along the adjacent property lines. And trying to remember the third one, but it's escaping me. Andrew, do you recall?

Mr. Bowsher: I think it was us working together to fix any unresolved water quality storm water issues, obviously, with the ponds. It was just working with us through the PGU process site. Still process after these approvals. And I think Mr. Furst was mentioning I think you guys came and said you were changing the location of the

trash compactor from what was originally on the drawings. If I'm if I'm not mistaken.

Mr. Bruzzese: I remember one of the residents voicing concerns about the compactor. Beyond that, I don't recall any specific discussion about relocating it.

Mr. Rettke: Emily, can you go back to site plan, please?

Mr. Bruzzese: They are currently the trash compactor is located adjacent to building four, I believe that number is to the east.

Mr. Bowsher: It's in between building four and the parking lot for a parking space.

Mr. Rettke: And what was the access issue with the adjoining owner?

Mr. Bruzzese: Emily, could you zoom out? Is there an existing overlaid plan? The notch, in the center of the project to the north. You see the dashed structure? That's an existing single family, residents, currently their driveway goes to the south. Through that easement and yes.

Mr. Bowsher: You can see that fatally outlined there, they have a bridge that crosses over a small little creek bed. It goes through and then out.

Mr. Bruzzese: And then to Taylor Road along our south property line. So Larry is currently in the process of negotiating an agreement with that owner to install a new driveway which would go to the north.

Mr. Rettke: And run down that northerly property line?

Mr. Bruzzese: Yes. And a lot to the north there were.

Mr. Bowsher: As you can see there, the house is still there. They'll be building the driveway to the north. That property owner also owns a parcel there that's adjacent to Canada court. Obviously, that's a civil matter. But there was a condition made on there to ensure that they have normal access and a permanent access at the end of the project to be in place. So that does not need to be added as a condition. It was already done so by planning commission. Emily, would you mind running through some of the other slides? The architect had sent us over this afternoon some additional pictures and slides that wasn't in the original packet, kind of just wanted to share some of those that highlights sort of the community and not necessarily just the units themselves.

Mr. Bruzzese: So this is a view from Taylor Road, I'm looking to the east and basically, I think we provided essentially three views from Taylor Road, as you can see from the scale and size of the proposed structures and the way they're articulated. They do have a very much residential scale. We think they fit in well with the adjacent neighborhoods, both in size, scale and materiality. We also have trees

lining Taylor Road, which will act, which will soften things up as well. This one's from the north on Taylor Road looking southeast. This view is from one of the neighbor's backyards to the south. Now, we did not model the new vegetation that would go in place. If we did, I don't think you would see much of our structures with six foot evergreens. But the intent here was to show, again, the residential character that we're proposing with these attached single family structures. Just another angle from south. The other feature we are incorporating. We have a mix of exterior designs incorporating both gable elements and shed roof elements together with four different color schemes. The exteriors will be a mix of vinyl siding and brick. As you can see here. So I think that plays well also with the adjoining neighbors. These last two slides are front views of the buildings themselves up close. I think that just is depicting two of the four color schemes that we're proposing. Again that's the Gable scheme there.

Mr. Rettke: Can you can staff elaborate on what the two different types of zonings are? I know it's currently suburban residential and what the essential differences is for the record.

Mr. Bowsher: Yes. So the suburban residential zoning allows for two sets of developments. One permitted the other one conditional. When we're talking about single family homes. What would be approved without a condition would be, single family detached. This is a single family attached product. These are mainly all rental market rate. So what you're seeing here is just attached single families. So tonight we're not reviewing specifically the design or the site plan that was already done by Planning Commission. What you will be reviewing is the conditional approval to allow this use on this site, and if it conforms to the area. In addition, just making sure that you're looking at the surrounding areas, the traffic impact, as well as the roadway. If it fits in with the context of the suburban residential of this zone as well as the neighborhood.

Ms. Wheeler: I would also just add to that the differentiating factor between unattached single family and something like a multiple unit development, the zoning code lists the definition for attach single family, which requires that each unit have independent exterior access, no less than two exterior walls. So the proposal here does meet that definition for attached single family.

Mr. Furst: Mr. Chairman, if you don't mind, I do have a few questions for the applicant. So as you're no doubt aware, young traffic is always a concern when we see new development applications. I know that you've attempted to address some of that by having two entrances. Perhaps you could elaborate a little bit on if there was anything specific to this site that made it more preferential, from a traffic standpoint versus, maybe somewhere else in the city.

Mr. Vatri: I know we've gone through our studies that show that this would fit inside the scope. That is allowed in Reynoldsburg. As far as another location. I haven't looked at one, I can't say I have. As far as blending in, I know that the Taylor Road is

already three lanes and there is a center lane. So it does give the opportunity for the extra lane to come in and go out of the project, which pretty much, from my understanding, covered what we needed to cover for the amount of cars in this project. Really, there was no other issue brought up.

Mr. Furst: Yeah, no, I agree with that. Thank you. So one other question. I know there was some public comment about it; and we're not revealing this section of the proposal tonight. But I was just kind of curious to hear about, why you chose to use a front facing garage version, something like a rear facing garage product.

Mr. Vatri: Well, it's my experience in this type of product is what I normally build and use. It brings more of a family atmosphere to the area. Whether it's just the attached garage, but just gives it more that home feeling instead of just a boxed unit with no garages. For us we just get a little more income, nicer space, and we're able to bring in families to the community. Little easier to manage that way, too. That's why we do it.

Mr. Rettke: I know one at one of the concerns I've heard is the density. Can we speak to the permitted use? What would the approximate density be if it was single family homes? Suburban residential. What would the impact be vs. the proposed impact? I know I'm putting you on the spot.

Mr. Bowsher: Maybe you could clarify? Maybe you're ask. Are you are you asking what it would be if it was just single family detached versus this.

Mr. Rettke: Yeah.

Mr. Bowsher: That's a very loaded question because that's an entirely different site plan with an entirely different layout. And that would be on a different level.

Mr. Shook: I can speak to the issue. In these suburban residential district. There is no maximum number of units per acre. Conversely, in the residential medium district, which is typically where attached single family and multiply unit facilities are permitted uses, the maximum density is 24 units an acre.

Mr. Rettke: Yeah, but in a single family residential setting, you can only get so many lots in so many acres, correct?

Mr. Shook: The zoning code doesn't indicate that.

Mr. Rettke: You don't have a minimum lot size?

Mr. Shook: We have minimum lot sizes. That's correct. We do not have and we have specific requirements regarding setbacks and building height that mitigate any potential risk of significant density in a suburban residential district. But we do not have a maximum unit requirement.

Mr. Bowsher: That was kind of to my point of if we were going to sketch something out and draw it. Yeah, I mean, we can absolutely do that. But to give you a number, it would be off base and it would be totally different.

Mr. Rettke: Yeah. Know, what I was looking for was, if you could say, hey, that was a subdivision I'd 65 homes double on it or 75 or 85.

Mr. Bowsher: You know, what's the acreage is 10. What is the total acreage?

Mr. Bruzzese: It's 15.2

Mr. Rettke: Minus your right a ways. Your right of ways would be larger, your setbacks would be larger. I forget what the county would use.

Mr. Bruzzese: I don't build homes, I really don't have an answer for you. Single family.

Mr. Shook: The site plan is 8.42 units per acre.

Mr. Rettke: No was just a comparison that, you know, it's not overly burden on what was permitted is what I was trying to get at. Or is it overly burden?

Mr. Bowsher: I think it is well within line of what the use is. And it's very comparable to this use in other areas of our city and Central Ohio. Typical single family development, depending on the type of lot size you can see, anywhere between two to six and a half units an acre. Single family, detached. Attached obviously, you're going to have a little bit more.

Mr. Furst: I do agree that as far as the character of the development and its use in the surrounding area, that it is a good fit, specifically the mix of materials and construction types is appreciated. I think the main concern that most people have when they hear of any multifamily type unit or attached is and it's just going to be a sea of the same thing. You've certainly mitigated that with this proposal. So thank you.

Mr. Bowsher: It was something that I was looking at when you had sent that to us, time and time again we see product where maybe it's got something that looks really nice on the front and then they use subpar materials in the rear. So I really appreciated that the architect drew up some of the back end type stuff. And if Emily, if you could go to that screen again, you can see that the quality materials actually go towards the back, which is great for the homeowners to the rear. This is not going to decrease their property values. I think that it adds a really nice element that they're going to they're use the materials across the board. Too many times we see just regular vinyl horizontal that gets put onto the back and it looks cheap. That's not what we're seeing here. So we appreciate that.

Mr. Rettke: There are any other questions, concerns or comments? Do we have any witnesses in opposition or support of the project wish to should speak?

Mr. Shook: Chairman, I just want ask a few more questions. To get into some more detail regarding the conditional use factor so I can ask the applicant a few questions. Here on, specifically we're talking about Taylor Road and in discussion of the factor about whether this proposed use is in harmony and consistent with other existing uses in the area. Can you describe what those other existing uses are in that particular area?

Mr. Bruzzese: Well, I know there's a lot of single homes directly across from this product. And I believe further to the north, there is another apartment complex that is. That's similar. I haven't been in it, but I'm not sure the thing they have attached garages. There is a mixed use of apartment townhomes, single family homes and I believe something is being built new, just to the south of us, a ranch style, I believe. I'm not sure. So I believe it's a good mix and fits with what you're doing in the area that's new. And this is two and three bedroom units.

Mr. Shook: And just north of this proposed development, as you indicated, there are some apartment complexes, is that correct?

Mr. Bruzzese: Yeah, there's one that I know. I'm not sure the name, but it's not too far down the road there. It's been there a while.

Mr. Shook: And that's also on the east side of Taylor Road, correct?

Mr. Bruzzese: Yes.

Mr. Shook: Specifically regarding Taylor Road itself, it looks like with your application, there was some indication of a traffic estimate, is an estimate or is that a traffic study?

Mr. Bruzzese: I believe it's an estimate.

Mr. Shook: Is that just based on the number of units that you're proposing for this development?

Mr. Bruzzese: Yes.

Mr. Shook: With respect to Taylor Road, you had already discussed this earlier. But I want to clarify the exit from this particular development onto Taylor Road is on the far north portion of the parcel.

Mr. Bruzzese: Yeah. Further north than it is south.

Mr. Shook: So farther away from Kingsley Drive?

Mr. Bruzzese: Yes. I think there's a turn signal there.

Mr. Shook: All right. And the next major intersection that would be located near this development would be Taylor and Main. Is that right?

Mr. Bruzzese: I believe so, yes. I believe Main is closer than Broad.

Mr. Shook: Okay. Can you estimate for me just the distance between this development in that major intersection, Taylor and Main.

Mr. Bruzzese: I'd say at least three quarters a mile. Just an estimate.

Mr. Bowsher: It's almost approximately forty two hundred feet, which is a little over three quarters of a mile.

Mr. Shook: Thank you. One other issue, just to make sure we address it. The forward facing garage at some point, did you and your project consider rear parking for these units?

Mr. Bruzzese: We looked at the option of flipping the building, but you'd have add extra streets and cost and it just made everything just a little bit tighter. It didn't give the present presentation we wanted out front either, because you'd be looking at the back of the actual building.

Mr. Shook: Also going back to the site plan just on the same issue. Emily, can we go back to there? Thank you. If for these particular townhomes you had put parking in the rear. Those cars would be located in close proximity to the detached single family homes that are located, for example, on Kingsley. Is that correct?

Mr. Bruzzese: Correct.

Mr. Shook: And that was not something that you wanted to do because of the impact it could have on those surrounding homes?

Mr. Bruzzese: Right. Sorry. I think, you know, you put the buildings as a buffer to that, as far as traffic. And there is a nice I mean, there's a nice tree line that goes across that area now where the neighbors were concerned. So, I mean, we're going to dress it up and make sure that they've got the look they want.

Mr. Shook: One other thing I just thought about, and I just want to make sure we put this on the record. There is, of course, a there's a home right there kind of in the center right north portion of this parcel, correct?

Mr. Bruzzese: Yes.

Mr. Shook: And that is that's owned by a resident?

Mr. Bruzzese: Correct.

Mr. Shook: All right. And currently, as we know, there's an easement that that resident has that allows them to drive out from that property on a Taylor Road.

Mr. Bruzzese: Correct.

Mr. Shook: Right. And you consider the impact of this development on that particular property, is that right?

Mr. Bruzzese: Yes. And we're working on his access to the north.

Mr. Shook: OK? And you talk to that resident?

Mr. Bruzzese: You spoke with him today. So we're getting closer to getting an agreement and that can put a permanent driveway for him to leave his home and not go through this project. We hope to have it in place before we start.

Mr. Shook: OK? And if you are able to reach that agreeing with that particular resident, is that resident indicate any objection to this project?

Mr. Bruzzese: Not that I've. No.

Mr. Shook: OK. Thank you. I think it's all the questions I had.

Mr. Rettke: Did anyone from the city check on that easterly exit?

Mr. Bowsher: Yes, we did. We were actually working with their engineer and then planning commission, we made note of this, that exit is not a through exit. That will be a permeable surface that butts to that dead in, that jet out. It will have breakaway bollards for the fire department to use for emergency access only. It will not be able to be access from the residents of this community or of the community that is to the east. And there it outlines the difference in material and the bollards being there. We were working with their engineer on standard drawing and we'll continue to do so as we get into the site, several phase to make sure that it works in compliance with all necessary fire departments. Specifically, Southwest Licking, who would oversee this.

Mr. Rettke: Any other comments, concerns, questions?

Unknown: So based off of that, there would only be one entrance and one exit if you cannot exit out the east. Is that correct?

Mr. Bruzzese: Correct.

Unknown: OK. Thank you.

Mr. Rettke: And there was no restrictions on the sub subdivision plots to that east side limiting access unless it's extended by platter need?

Mr. Bowsher: Correct. And this was something that the neighbors were pressing on that they certainly did not want that through access. And these neighbors, this new community wouldn't want through access as well.

Mr. Rettke: Yeah. Usually on those they say no access unless extended by plotter need, most of the time.

Mr. Bowsher: This is not uncommon. The last two developments of a similar size, the Redwood product on Lancaster, as well as the product that the applicant had mentioned previously on Taylor Drive, had something very similar to this. Both had emergency access points only, as a second full access is not required.

Mr. Rettke: Any other questions, concerns? Any additional exhibits, we've kind of already went over that. Anything you'd like to conclude?

Mr. Bruzzese: No, I just appreciate your time and we're going to try to build the nicest product we can inside Reynoldsburg that keeps everybody happy. We had a product in Canal Winchester, which we manage. We will manage this properly ourselves as family owned. So we kind of keep tight wraps on everything and just make sure it's, you know, what the community expects of a new development of this type.

Mr. Rettke: Any further consideration by the board or discussion?

Mr. Furst: Come on, guys, don't make me make all the motions.

Mr. Rettke: Well, hearing none. I'll move for approval. I'll move for approval of application 2020-5372.

Mr. Furst: I second.

Mr. Rettke: Moved and seconded. Can we have the vote, please? Or is there any other discussion? Moved and seconded. Can we please have the votes?

Ms. Barnhart. No. Ms. Bulls. Yes. Mr. Furst. Yes. Mr. Linder. Yes, Mr. Rettke. Yes.

RESULT:	APPROVED [4 TO 1]
AYES:	Rettke, Linder, Furst, Bulls
NAYS:	Barnhart

V. OTHER BUSINESS

None

VI. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Sep 3, 2020 6:00 PM (APPROVAL OF MINUTES)



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

App./Case#: 2020-5390
Date Submitted: 9/3/2020
Fee Amount: \$450.00

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☐ Paid: _____

I. PROPERTY INFORMATION	
Property Address: 6899 E. Main St.	Parcel ID#(s): 060-006804-00
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): MSI Realty Services	
Contact Email: kylehickmandds@gmail.com	Contact Phone Number: (614) 499-3341
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name: Hickman Orthodontics	Contact Name: Lynnsay Hickman DDS
Contact Phone Number: (614) 638-0909	Contact Email: lynnsayhickman@hotmail.com
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: Lynnsay Hickman DDS	Applicant Address: 1418 Brice Rd.
Applicant Phone Number: (614) 638-0909	Applicant Email: lynnsayhickman@hotmail.com
☒ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLICABLE:	
Variance (☒ Non-Residential (\$450) / ☐ Residential (\$100)): <u>Project consists of new construction of an orthodontic practice using the existing structural foundation and building slab for the proposed structure. Requesting a variance of the minimum height requirement as well as the setback dimension of the current zoning code per standard (d) under section 1147.05</u>	
☐ Special Exception Use Permit (\$350): _____	
☐ Other: _____	

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: Lynnsay Hickman, DDS, MS Date: Sep 3, 2020
*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: 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #f2f2f2;">Zoning Information</th> <th style="background-color: #f2f2f2;">BZBA Meeting</th> <th style="background-color: #f2f2f2;">City Council Meeting</th> </tr> <tr> <td> Zoning District: <u>EU2</u> ☐ Historic District ☐ CC Overlay Add'l Approvals Req'd ☐ Planning Commission ☐ Other: _____ </td> <td> Date: <u>9/17/2020</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied </td> <td> Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied </td> </tr> <tr> <td colspan="3"> P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____ </td> </tr> </table>	Zoning Information	BZBA Meeting	City Council Meeting	Zoning District: <u>EU2</u> ☐ Historic District ☐ CC Overlay Add'l Approvals Req'd ☐ Planning Commission ☐ Other: _____	Date: <u>9/17/2020</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied	P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____		
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P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____										

Attachment: App #2020-5390 (App #2020-5390, 6899 East Main Street, Lynnsay Hickman DDS)

SITE PLAN | 6899 E. MAIN ST.

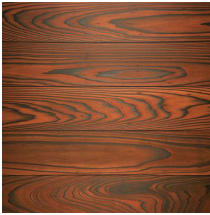


Attachment: HICKMAN_DESIGN_2020.09.02 (App #2020-5390, 6899 East Main Street, Lynnsay Hickman DDS)

OPTION "A"



DARK STONE



WOOD FINISH



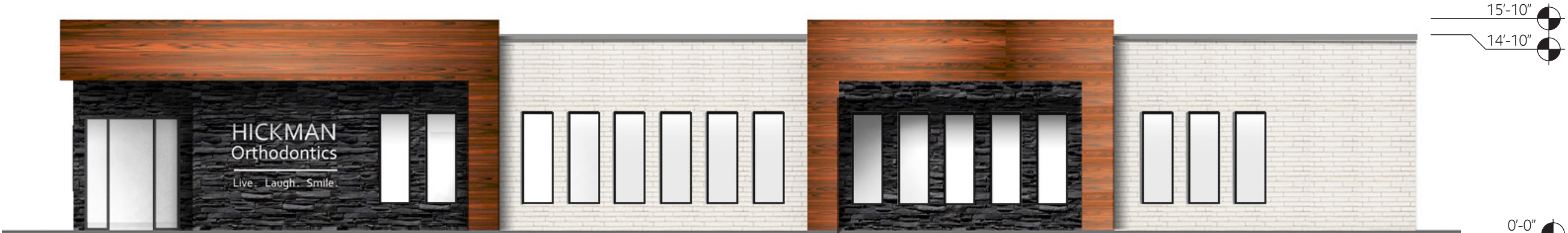
WHITE BRICK



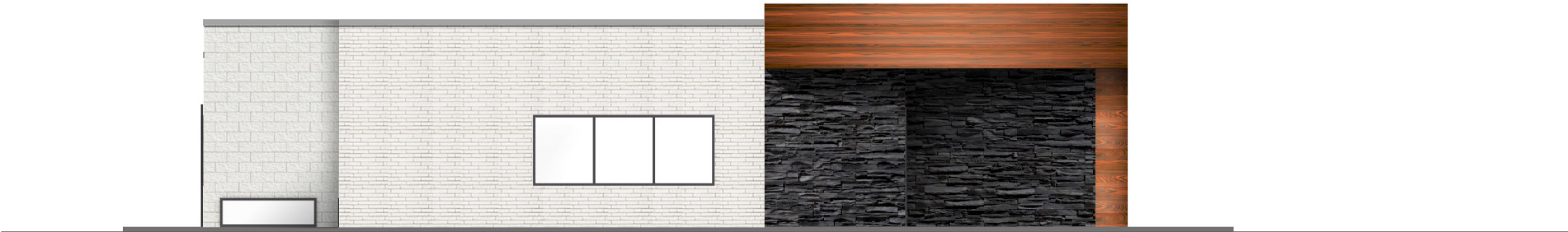
WHITE SPLIT-FACE



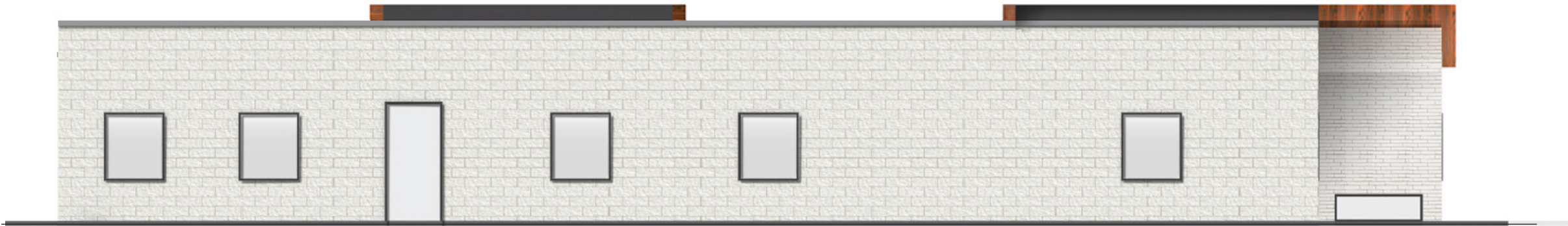
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Attachment: HICKMAN DESIGN_2020.09.02 (App #2020-5390, 6899 East Main Street, Lynnsay Hickman DDS)

OPTION "A"



Attachment: HICKMAN DESIGN_2020.09.02 (App #2020-5390, 6899 East Main Street, Lynnsay Hickman DDS)

September 3, 2020

City of Reynoldsburg
Department of Development
7232 E. Main St.
Reynoldsburg, OH 43068

Re: Variance Application for Hickman Orthodontics

My name is Dr. Lynnsay Hickman, and I am the owner of Hickman Orthodontics. My current office is located at 1418 Brice Rd, and although I have owned the practice since 2010, it was established in 2002. I am writing today to ask for your consideration on the Zoning & Building Appeals application that I recently submitted. I am requesting a variance on the property located at 6899 E. Main Street. Specifically, I would like to keep the current setback of the existing foundation and request that the height requirement for the new structure be permitted to be 16 feet tall. I ask for this variance because of the hardship that would entail if it is not granted.

The property that I am currently practicing at has been sold to the Columbus Metropolitan Library, and is slated to be demolished as part of a larger development project. When we were informed of the possible sale of the property, we immediately set a course to purchase a new property in Reynoldsburg to relocate to. Fortunately, we were able to negotiate the sale of the 6899 E. Main St. property. Our goal from the onset was to revitalize an aging building on Main St. and transform it into a modern, state-of-the-art orthodontic practice. Through an unfortunate series of events, the building roof structure failed, and the portion of the building above the foundation and slab had to be demolished. Though it was a setback, we are continuing down the path of building on the same foundation and slab.

The economic feasibility of the project is based on using the existing site plan as well as using the existing concrete slab and foundation. Our design team has done the preliminary due diligence and confirmed that the existing foundations can support our new building. The additional costs involved with moving the footprint of the building 40 feet toward Main Street would be devastating to the project and would require an additional capital investment that we are not prepared to make, as this relocation project was already an unplanned and unforeseen expense for us. In addition, we are currently negotiating a lease with the library to allow us to continue to rent our current facility until our new building is finished. However, their plans for my current property are on an aggressive timeline. The additional time involved with reformatting the property to adhere with current zoning would dramatically affect our goal of occupying the new site by the second quarter of 2021.

While I absolutely appreciate and understand the importance of zoning regulations to keep Reynoldsburg in the forefront of development, any delays to the new site could result in a forced temporary closure of my practice. I am currently the primary provider of orthodontic care in Reynoldsburg, and a closure of my practice would affect hundreds of families in this community. The

Attachment: Letter of Hardship (App #2020-5390, 6899 East Main Street, Lynnsay Hickman DDS)

standard of care in my profession is routine monitoring of treatment for optimal results and oral health, and a temporary closure would certainly fall short of that standard.

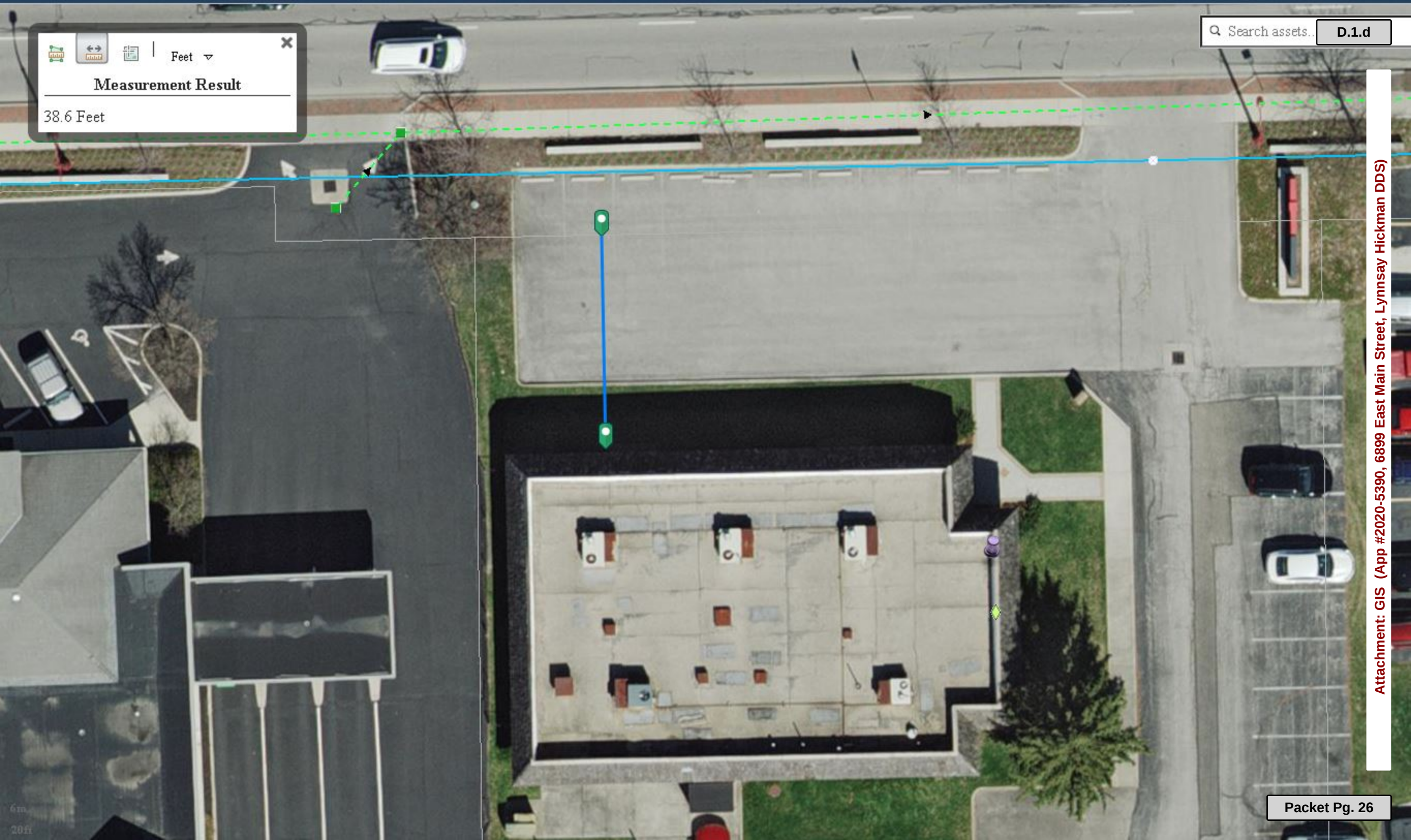
I've already seen firsthand the effects of an office closure this year, as orthodontic offices were required to close for 2 full months in the Spring due to COVID 19. The financial impact of this closure on my business was substantial, and I've worked hard to keep my staff employed and to get my business back on track. A second forced closure would be financially devastating and very difficult to rebound from.

Given these facts, I ask that you please consider my request for a zoning variance. We continue to be excited about the possibilities of growing our practice in this great community that we serve. Thanks so much for your attention to this matter.

Sincerely,



Lynnsay Hickman, DDS, MS





Feet ▾

Measurement Result

38.6 Feet