



AGENDA

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

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Board of Zoning and Building Appeals – Regular Meeting – August 20, 2020
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

II. PUBLIC COMMENT

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

1. Application #2020-5344; 1952 Balt/Reyn Road; Applicant Shawquista Patrick; Conditional Use - Child Daycare Center
2. Application #2020-5372; 8617 Taylor Road SW; Applicant Chris Bruzzese (Berardi + Partners, Inc.); Conditional Use - Ravines at Taylor

V. OTHER BUSINESS

VI. ADJOURNMENT



MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, AUGUST 20, 2020 6:00 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – July 23, 2020

Approved

3. APPROVAL OF AGENDA

Approved - Motioned to remove item number 4.

Mr. Furst: I understand there needs to be a change of the agenda this evening, correct?

Mr. Bowsher: Yes. New business, number four, the application, 2020- 5332 will need to be withdrawn and crossed off for the agenda, please.

Mr. Furst: I would appreciate if someone would make a motion to.

Ms. Barnhart: Motion to approve the taking off of number for their motion.

Ms. Bulls: Second

Mr. Furst: That item has been removed.

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

1. Application #2020-5270; 9141 Firstgate Drive; Applicant Benjamin Pacheco Robles; Residential Variance

Ms. Wheeler We actually may need our city attorney for this one. This was the variance request from the previous meeting. In your packets you do have the findings of fact and conclusions from that variance request. I don't know.

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Procedurally, I believe we would need to take a vote at this point.

Mr. Bowsher I think it also needs to be read into the record. The findings that was mentioned, that was what was holding us up from last time for making that recommendation for denial. That looked like it was the consensus. So if we could get the acting chairman to read those in and to make that motion, I think that's what is required at this stage.

Mr. Furst Mr. Shook, is that your understanding of how you'd like the procedure done to move forward for the unfinished business this evening?

Mr. Shook Well, let me get caught up here real quick. So we're on unfinished business item, agenda one. I went ahead and prepared a findings of fact and conclusions for the board based upon the discussions at the last BZBA meeting. We do not need to read that into the record as it is part of the record as a part of the agenda packet. The board at this time would need to entertain a motion as to whether to accept those findings of fact and conclusions and then hold a vote.

Mr. Furst OK. I'll certainly entertain a motion.

Pastor Linder Inaudible - (Pastor Linder moved the motion to approve those finding of facts.)

Mr. Furst Thank you, Pastor. Do I have a second?

Ms. Bulls I Second.

Mr. Furst Thank you, Ms. Bulls. Would you call the roll?

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

RESULT:	FAILED [3 TO 0]
AYES:	Linder, Furst, Bulls
ABSTAIN:	Barnhart
ABSENT:	Rettke

D. NEW BUSINESS

1. Application #2020-5325; 1371 Brice Road; Applicant Rosana Martinez; Non-Residential Variance

Mr. Furst Item number one, application 2020-5325 for 1371 Brice Road. Is the applicant here? Would you like to come up and give a statement?

Ms. Martinez Good evening. My name is Rosanna Martinez. I am the owner of Romaine Bilingual Preschool that is at 1371 Brice Road. Requesting a variance due to different circumstances. We let the license expire because we couldn't use it as a day care due to a problem we had at 1357, which is the other day care. Now due to

the situation that we have with all the school age, we need that back to be the day care again so we can have them there and be able to attend all their needs that they have this year.

Mr. Furst Thank you, any questions for the applicant?

Ms. Wheeler If I may. So it's on the record. Just so we can have the application number this is for property address is 1371 Brice Rd. This is a non-residential zoning variance request number 2020-5325. Just to give you the appropriate background, a child daycare center is not listed as a permitted or conditional use in the Brice and Main district and hence the request for a variance is required. And she stayed in the property, was previously used as a daycare center.

Ms. Martinez It has been daycare since 2012. We had to do some arrangements and stuff. My specialists from Job and Family Services said to get that done before I get it open again.

Mr. Shook Mr. Chairman, if I may ask a few questions of the applicant. Ms. Martinez, I just have a few questions. You opened up a daycare at this same location back in 2012, is that correct?

Ms. Martinez Correct.

Mr. Shook OK. And that was open up until 2019, at which time you had to vacate the premises because at which time you had to vacate the premises because of a flood in an adjacent building. Is that correct?

Ms. Martinez At 1357 we have a problem in 2018 and it took a long time for us to get back to where we needed to be. We used 1371 as storage and everything.

Mr. Shook OK, so the only reason that you haven't been operating it as a daycare is because of the flood and the reclamation that needed to be done to the property, is that correct?

Ms. Martinez Correct.

Mr. Shook And you're only seeking to continue to use that same property that you had used before for about six or seven years.

Ms. Martinez Correct

Mr. Shook I think that's sufficient for the board to make a finding that the applicant has established a genuine hardship for a use variance at this premises.

Mr. Furst That being said, certainly entertain a motion if anyone would like to make one.

Ms. Barnhart I move to approve.

Mr. Furst Thank you, Ms. Barnhart, is there a second?

Pastor Linder I'll second.

Mr. Furst Thank you, Pastor. Would you call the roll, please, Ms. Wheeler?

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

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

2. Application #2020-5331; 6995 East Main Street; Applicant Chris Crabtree; Non-Residential Variance

Mr. Furst Next item is number two, application 2020-5331 6995 East Main Street. It's a nonresidential variance.

Ms. Wheeler Yes, just to add on to that. This is a request for a non-residential variance to operate a tattoo establishment. This is not listed as a permitted or conditional use in the East Main Street district. Therefore, the variance request. Previously, the tenant space was used as an insurance office. With that, I believe the applicant has some additional comments.

Mr. Crabtree Good evening, everybody. My name is Chris Crabtree. As you said, I've had an Allstate agency and the location since November of 2017 when Covid 19 hit, it had a major impact on my income. In March, I was advised not to have any interactions with the public, which severely reduced the amount of business that I was able to generate. Then in June, Allstate forced me to close my doors permanently. Due to a non-compete. I can't operate another insurance agency inside of the location. That being said, I'm two and a half years into a five year lease. I have explained the situation to my landlord, even spoke to him about this meeting. The only way that he'll let me out of the lease is if I pay 12 months in full, which equals fifteen thousand ninety six dollars. With my income and savings taken a major hit, ever since the start of this pandemic, if I'm forced to pay the fifteen thousand to get out of the lease, it's going to force me to make incredibly hard decisions in the future that will affect any future businesses and my family. That being said, I know that tattooing is not an approved thing for the zone. But that being said, there are at least two salons that do micro blading, which is a form of tattooing. One of them is on Bryce Road within two miles inside a Reynoldsburg that Swade Beauty. Then also directly next to the location is Pearl Nails, they also do micro blading, which, like I said, is a form of tattooing. One of my foundational artists actually lives in Reynoldsburg. A lot of his clients are based in Reynoldsburg, but they're actually traveling and traveling to the shop that he works at in Hilliard just because of the

service that he provides. The other artist is actually a childhood friend that I've had, between all the artists that I have, they have 35 years of experience in the industry. In which we're actually planning to do a lot of fundraisers that will help the community as well.

Mr. Furst Are there any questions for the applicant?

Mr. Shook If I may, or if anybody in the board has questions first.

Pastor Linder Pastor Linder, I didn't hear how long had you been there operating the insurance agency?

Mr. Crabtree Since November of 2017.

Pastor Linder OK. And was that before the nail salon came in?

Mr. Crabtree The nail salon has been there for I think at least 10 years.

Pastor Linder And they're operating as well right now.

Mr. Crabtree Yes.

Pastor Linder Thank you.

Mr. Shook Mr. Crabtree, Chris Shook, city attorney for the City of Reynoldsburg. Have you, I understand that your landlord is indicating that you need to serve out the term of your lease and you can't continue to operate an insurance business at this location. Have you looked at any of the other permitted or conditional uses that are available for an appropriate business at this location?

Mr. Crabtree I have. The only thing is with my experience, I'm kind of limited on what I think would be a successful business.

Mr. Shook So you believe that with your experience in insurance that the only other thing that you'd be qualified to do is tattoo.

Mr. Crabtree Not necessarily just my experience in insurance as far as the other businesses that could go in there. I mean, I would love to put another business in there, but the only thing that I could think of was the tattoo shop based on the experience that I've had. And also with the artists that I have that will be committed to coming in there on a daily basis.

Mr. Shook OK. What other permitted or conditional uses did you consider or look at for this particular property?

Mr. Crabtree We've actually considered doing like a supply shop for the tattoo

industry as far as the materials. Quite honestly, it just doesn't seem like it's as advantageous as a tattoo shop would be.

Mr. Shook Okay. You understand that our standards for variance do not depend on the economic impact necessarily to the applicant.

Mr. Crabtree Correct

Mr. Shook Are you aware of the other areas of the city in which a tattoo parlor is permitted?

Mr. Crabtree From my understanding, it was not allowed anywhere inside of Reynoldsburg.

Mr. Shook It's actually, did you know, that it was permitted use in the innovation district?

Mr. Crabtree No, it was not made aware.

Mr. Shook Do you know what the innovation district is?

Mr. Crabtree No. But if I could when I first was considering this, I call I contacted the zoning department and the first person that I spoke with said that it was a permitted youth and that I just had to get everything on board with the health department. So I actually started that process. Once I got to a point where I was ready to actually move forward as far as getting like the handwashing stations in place. When I reached out to get the permit, I was told that the first person I looked at the zoning, looked at it incorrectly because they were looking at it under a personal and beauty and that tattooing was not permitted. Which is why I'm here today.

Mr. Shook Now, the owner of this property is Huntington Park, is that right?

Mr. Crabtree Yes.

Mr. Shook And I assume that you're here as an agent on behalf of the owner. Is that correct?

Mr. Crabtree No. I've spoken with the representative at Huntington that I've been working with. And they said that if I can get it approved with the city, they're OK with me, put in a tattoo shop in there and basically just changing the usage of my lease.

Mr. Shook OK. Did they authorize you as an agent to file this application on their behalf?

Mr. Crabtree I'm not sure.

Mr. Shook For a variance under our code, the application has to be filed either by the owner of a property or a designated agent of the owner of the property. And the owner of this property is Huntington Bank.

Mr. Crabtree No, I was not authorized as an agent. I was not made aware that I needed to be that or I would have had that communicated.

Mr. Shook It might be best at this point to ask if the applicant wants to withdraw his application. So go back to Huntington Bank and see if they will make him an authorized agent. And then he can resubmit his application, because if the board were to vote on it tonight with him not being an authorized agent and denied, he wouldn't be able to apply again for another 12 months. So that would be my recommendation at this point would just be to have the applicant withdraw the application and resubmit it as an authorization agent of Huntington Bank.

Mr. Furst Understood. Mr. Crabtree, is that something that you'd be acceptable?

Mr. Crabtree I mean, am I going to have to resubmit that payment and everything else to do this again? Or since I've already submitted it, would that be waived the second time?

Mr. Shook I think that's up to the development department, I think they could wave that.

Mr. Bowsher We absolutely wave if there hasn't been a recommendation that was made a denial or approval and it's sticking with the same jurisdiction within the same year, we allow that to be a pass through onto the next application.

Mr. Crabtree OK. Then, yeah, if that's what you're advising, then yes, I would withdraw and then. Just reapply once they have permission.

Mr. Furst Thank you, Mr. Crabtree.

RESULT: HELD

Next: 12/17/2020 6:30 PM

3. Application #2020-5338; 2364 Taylor Park Drive; Allan Wiley (GBC Design, Inc.); Non-Residential Variance

Mr. Furst Moving on to item number three, this is application 2020-5338 for 2367 Taylor Park Drive. This is a non-residential variance for the Chick fil A.

Ms. Wheeler Thank you. Thank you, Mr. Chair. As you've mentioned, the property at two, three six four Trailer Park Drive is within the community commercial zone. This project, which is for a new approximately 5000 square foot Chick Fil A restaurant with a dual drive thru lane was approved. I received major site plan approval at the Planning Commission meeting held on August 6th, conditional on receiving

variances for some of their setbacks. So this would include their front and side yard setbacks, which are required to be 10 to 20 feet Max. They have, actually up on your screen, you see what their proposed setbacks are and the red lines there. But generally speaking, they're requesting about 80 feet from Route 256, about 45 feet from Taylor Road and approximately forty eight feet from Taylor Park Drive. There are as well some existing sanitary sewer utility and water main easements that do run along the perimeter of the property, which would make strict conformance with the zoning code somewhat challenging. That is shown in this slide here. I don't know if the applicant is here. Yes. And may be able to answer any questions you may have as well.

Mr. Rousse Name is Gary Rousse. I'm with JBC design. We're the site engineers for this project. Chick fil A purchased the site in April of 2018. And somewhere between then and now, the code was changed to have these 10 to 20 foot building setbacks. They don't have a building that would be we have frontage on three different sides. So we would have to have a building that's about, I don't know, two hundred and twenty foot long. They just don't have one that big. They do have a drive through business. They're really big on safety at Chick fil A and they like to have an isolated drive through, which means you wrap it around so people can park, walk into the building if you choose to dine in, keeps the drive through traffic all on the outside. And to not get the variances that 80, 45 and 48 or whatever they are would be extremely problematic.

Mr. Bowsher I'd also just like to add that this has been approved by planning commission earlier this month for the major site plan. In addition, BZBA, this board two years ago actually approved of this for the one lane drive. As the gentleman for the representative of Chick fil A had mentioned. They've had it for about two years where the Logan is currently. The idea is to demolish the Logan's and build the Chick fil A to the north of that location. They've added that second lane there for stacking reasons, especially during Covid 19 and the need for additional traffic. So this was to alleviate any sort of excess traffic on Taylor Park Drive. They also had a traffic study that was previously done that proved that it didn't need to do that. But they decided to step up and add the additional lane anyhow because they know their customers best. So just with that being said, the city's recommendation from staff's perspective is approval of this application. Thank you.

Mr. Shook As the board knows, I typically ask questions about hardship on variance requests, however, I would note that the application in this matter went into great detail as to each of the factors that are indicated in our code section 1109.33, including the statement of hardship. The statement that's indicated in that application is sufficient to address each of those factors and to establish a hardship in this case.

Mr. Furst Excellent. Thank you, Mr. Shook. Does anyone have a motion?

Ms. Barnhart I have a motion to approve the variance request.

Mr. Furst Thank you. Do I have a second?

Ms. Bulls Second.

Mr. Furst Thank you, Ms. Bulls. Ms. Wheeler please call the role.

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

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

4. Application #2020-5332; 8617 Taylor Road SW; Applicant Chris Bruzzese (Berardi + Partners, Inc.); Residential Zoning Variance

Withdrawn/ Removed

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

5. 2080 Birchview Drive South; Applicant Dimitri Hatzifotinos; Appeal

Mr. Furst Remaining item this evening is regarding 2080 Birchview Drive South. This is an appeal. Ms. Wheeler, did you want any context?

Ms. Wheeler I don't. I have included in your packets the request for the appeal, as well as the original code violation notice, as well as the original photographs that were included. And I'll put it on the screen as well.

Mr. Shook I can actually go into a little bit of background. Chairman, first.

Mr. Furst Yeah, please. Thank you.

Mr. Shook This is an appeal of a notice of violation of the new zoning code, 1105.07K2, which requires dumpster enclosures in the city of Reynoldsburg on three sides for any service structure that is accessed frequently, such as a dumpster. This is the same language under our new code that was under our old code. The notice of violation was sent out to a certified mail to the owner of the premises at the location of 2080 Birchview Drive South I was sent out on June 4th to the statutory agent of the owner and the appeal was filed timely by the applicant. I believe that the notice, the violation, the photos and the notice of appeal are all included in the agenda packet.

Mr. Hatzifotinos Thank you. Good evening. My name is Dimitri Hatzifotinos and I'm an attorney. I work at Willis Law Firm in Columbus and I also represent Eden of Caleb's Crossing Apartments and the owner of the property. This property is

managed by a company called Fifty Eight Twelve Investment Group, which also manages Eden of Reynoldsburg, which actually has a number of dumpsters that are screened. This particular property, Eden at Caleb's Crossing, has three hundred and sixty apartment homes. His property was purchased by the owner in 2013 and prior to 2013, this property was very, very dilapidated with extreme deferred maintenance and it was in receivership, which means that the bank took it back because the owner of the property at that time wasn't paying their mortgage. I believe that that was probably somewhat because of the bust in 2008. So from 2008 forward, this property suffered a lot. And then in 2013, when it was purchased by my client, we've invested hundreds of thousands of dollars in all sorts of capital improvements in this property. Ultimately, in this particular property, there are 27 dumpsters. Since this property was built in 1984. I can't figure out any time when the dumpsters have been screened, but I can specifically tell you that since 2011, when the bank took it, they absolutely have not been screened. There has been a change in the company that services the dumpsters. So the dumpsters are newer because the old company left and the new company came in and they bring their own dumpsters. But your order, the order that was issued was issued and gave my client 28 days to screen 27 dumpsters. Each dumpster costs seven thousand five hundred dollars to screen or thereabouts to build the structure to code to be able to do that. Seven of the dumpsters are visible to the outside world, and the rest of the 20 dumpsters on site are only visible to the community at Eden of Caleb's crossing. And so the general gist of why we've appealed is because we believe that is within your purview to determine if the intention of your code is met by a particular code order. And in fact, that's what your code says. The old code, 1155.06. I'm sure the new code says the same thing. The purpose of the procedure here is for you as a body, as quasi-judicial, to decide whether or not the intention of the code is met. When your code officer or your administration decides that they're going to issue an order requiring that 27 dumpsters. And by the way, the total cost for the screening of those 27 dumpsters is two hundred and two thousand five hundred dollars, to be done in 28 days. Ultimately, I've been in contact with your city attorney and I've made efforts to try to do what I'm asking you to do tonight, but I have not gotten that accomplished. What I'm asking you to do tonight is allow us approximately two months to screen the seven dumpsters that are visible to the outside world. That will cost us fifty thousand dollars, which we're happy to do. And then allow us to do 10 dumpsters a year thereafter in 2021 and 2022. When a property is purchased under a code that exists and as indicated by your city attorney. 1180 of your code has been in existence for a long time prior to the new code being established. And you don't enforce your code for years and years and years. Then a new administration shows up and makes some campaign promises and wants to change the picture. There's nothing wrong with that. Really, there isn't. However, there are people in this city that want to make a safe place to live for your residents. It costs money to do that. We have capital budgets. We spend thousands and thousands of dollars trying to make sure that it's a nice place to live. Even in light of the deferred maintenance. I don't appreciate the interruption, but I guess that's not up to me to say necessarily. In any event, because I was on a roll. In any event, you know, what I will tell you tonight is that for us to not have a certain set of circumstances for more than 10 years, for

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sure, and probably 30 years in a code that exists. And then for the city to come to us and say, you have 28 days to have to spend two hundred and two thousand dollars that you had no idea that you were going to have to spend. Or we're going to violate you, and by the way, your code says that we have to pay 250 dollars a day per violation, times twenty seven, if we don't comply, is just patently unfair. In addition, it does not meet, in my opinion, the intention of your code, because if you don't enforce something forever, whether that's a contract or a rule in the city and then you switch to enforcing it, that's fine. That makes your city better. There's nothing wrong with that. But if a problem has existed for 30 years, clearly it's not an imminent problem. And you're now telling me that I have to imminently fix it under penalty of spending a whole bunch of money. That money that we're spending, that two hundred and two thousand dollars, if not done over time, does a number of things for us, which is a hardship on our tenants. So, number one, we have a capital expenditure that we have every year based on our income. So whatever we're doing this year in that capital expenditure isn't going to get done to some extent if we have to do this, or we have to raise the rent in order to be able to spend two hundred and two thousand dollars in 28 days. If we raise the rent and since our property is extremely disproportionately occupied by minorities and individuals who are a protected class under the Ohio Fair Housing Act and the Federal Fair Housing Act, the city is then subject to suit for discrimination. Because the policy of the city, this nondiscriminatory policy, which is to try to get these dumpsters screened. Is arbitrary because they've given us 28 days to spend two hundred and two thousand dollars. And it has a disproportionate impact on minorities at this apartment complex whose rent would have to go up. And we can prove it. If we're going to spend two hundred and two thousand dollars in 28 days. So a better idea for everyone is not to have to go to court and litigate that issue, because that's the last thing this apartment owner wants to do. They would much rather be able to do something commercially reasonable and screen the seven dumpsters that are visible to the outside. So to the extent that your code requires you to determine what the impact is on the community, we can say in this venue tonight that we're addressing that. We've got a couple of months. We will get these seven dumpsters, we'll pay fifty thousand dollars and we'll get that done. Subsequently, the internal dumpsters can then float in to our regular course of operations. And since the wintertime is not a time to build fencing and dig holes in concrete, we would do that as the spring opens both next year and the following year. And that would allow us reasonable opportunity to budget appropriately to be able to do this in the ordinary course of our business. Now, in addition to all of that we've brought for you and by the way, I live in Grandview. My wife's on city council in Grandview. So I drove from the west side of Columbus. On my way in, I noticed that there were seven dumpsters on Main Street, without driving off the street. I literally just drove in and went like this. There were seven dumpsters that were not screened. Most of those dumpsters are from properties that are older in age. The newer stuff like the Wendy's that's been remodel and stuff like that. There's a screen that CVS is screened, but a lot of the older properties don't have screened dumpsters. So now one of the other arguments that we have is, hey, you know, you're calling us out to screen with 27 screen dumpsters at a cost of two hundred thousand dollars. And when I drive down the street, there were seven that I

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saw. But these are all pictures for the record of unscreened dumpsters. And I would like to submit these all as an exhibit after I show them to you. I think there's more than 20 here. So one of the other problems that your city attorney and your administration have is that they're arbitrarily enforcing this to our economic detriment. While all these other dumpsters exist that are unscreened.

Mr. Bowsher Let the record show. The attorney for the defendant has put in pictures for his defense.

Mr. Hatzifotinos So as we stand here today. I really am here to ask you to make a choice between; approving this violation and denying our appeal, which would then lead to litigation and to be honest with you, if we went to court on this, it was still a take probably two years to get a result. But it will cost everybody a bunch of money that we don't want to spend. Or alternatively, what I'm asking for is for you to approve our appeal and modify this order to allow us to screen seven dumpsters in the next two months that are visible. 10 dumpster's next year and 10 dumpster's the year after. And we will agree to that. And then under penalty of the penalties in your code, if that order as modified isn't performed? You know, I think you've been reasonable and I really appreciate the opportunity to appear before you. And I'm happy to answer any questions.

Mr. Shook I had an opportunity to discuss with the mayor your proposal, which we are hearing for the first time this evening. And I just want to make sure that I understand it correctly. So your suggestion, your proposal is to build these screens for these seven visible dumpsters in the next two months? Is that correct?

Mr. Hatzifotinos Yeah. I mean, in the fall before the weather breaks, as the contractors can do it. But I think it's going to be two months.

Mr. Shook Ok, and 10 dumpsters in fiscal year 2021. Is that correct? And 10 dumpster's in fiscal year 2022.

Mr. Hatzifotinos Also correct.

Mr. Shook The city accepts your proposal.

Mr. Hatzifotinos OK. I'm in an administrative hearing right now, so I'd like a decision from this board that would reaffirm that.

Mr. Shook I would ask the board if the board is willing to do so to make a motion to sustain the appeal, in part with a modification as specified by the appellant.

Mr. Furst Would anyone like to make a motion?

Pastor Linder I do appreciate the city's immediate reaction when you made the statement. I thought maybe you had already made a proposal in writing or in some

other way for them to consider, and that it became clear to me my first question was going to be, when did you make that proposal that you made tonight to the city? I'm finding out that that happened just now. Which is fine. Would you also consider or the owner any updated maintenance practices? Because some of the pictures really look like without screening, there's issues with debris. I'm not I'm not in a position to demand that. I'm just asking, is the owner inclined to be a little more aggressive about how they maintain in lieu of these enclosures in the in the time? Not even asking for that to be official. I'm just curious about your sense of that perspective.

Mr. Hatzifotinos Yeah. First of all, to answer your first question, we had asked for three years. That's what we had been discussing. And we were told no longer than six months. And that wasn't going to work for us because it wasn't going to get to our capital budget. So city attorney and I had a conversation outside and I had indicated that we can stagger it. So to the extent that my proposal was to stagger it, that was the first time that I said that. But I'd always been talking about three years. So just to clarify that, as far as the debris, you know, there is a great deal of illegal dumping that goes on. I mean, there's really it just does. We absolutely can try to change our policies to enforce our no dumping policies. We do employee special duty police officers that can be out there that can regulate that. I don't know off the top of my head what the routine pickups are. I don't know if those could increase or not. That's not my job. But I'm happy to inquire and follow up with you about that.

Pastor Linder Thank you for answering the question.

Mr. Bowsher I do have some additional questions. You had mentioned early on that you had spent or the owner had spent hundreds of thousands of dollars on investments. Can you enlighten in the board on exactly where that money got spent?

Mr. Hatzifotinos I'm going to defer to president of construction of this company and ask him to come up for a second and talk about some of the improvements that have been made.

Mr. Porter My name's Jeff Porter. So when we first took over the property. It was dilapidated exterior trim, siding, stucco, fences. Each unit has patio fences, they were dilapidated, missing. So we went through replaced window trim, patched stucco, painted the exterior, fixed any of the vinyl siding. Unit turns upgrades as people move in and out. We use better quality products as far as carpets, painting and updating and taking care of basic maintenance. I don't remember the gentlemen's name, who is in charge of the building department at the time we purchase the property. But there were, I believe, 58 code violations. We walked the property with him and his team, as well as the fire department, unit by unit, and cleared everything out to make sure everybody was working together in the community to bring everything back up to speed. I believe when we acquired the property, it was 58 percent occupied and it's now 97 percent occupied. We've seal coated the parking lot, re-stripped then, brought in new dumpsters. So it's been pretty extensive.

Mr. Bowsher Can I ask, you had mentioned a capital improvement budget and most businesses such as yours have those. May this board, my department and the city attorney have a copy of that capital and Perun budget for the for the fiscal futures to understand what's getting spent on this property, in addition to have those added for those additional dumpster's to just make sure that we're tracking that this does indeed get done throughout its completion.

Mr. Hatzifotinos Short answer of that is my answer, which is no. You may not. We're not going to share our internal budgets with you. We're not interested in being regulated in that way. We will absolutely agree to do the dumpster's the way that the dumpster's need to be done. If there's any other issues that you'd like to address with us. And as I told your city attorney, if you'd like to come out to the property and walk it or address issues that you perceive, we're happy to, collaborate. But we're not going to have somebody look over our shoulder and question what line items we put on our own internal budgets. There is a right to property by the Constitution of The United States.

Mr. Shook Director Bowsher, he's correct. We can we can't make that ask.

Mr. Furst Are there any additional questions for the defendant? Given the defendant's requests that we make a motion in our official capacity, would anyone like to make one this evening?

Mr. Shook Just to clarify the phrasing of the motion. It would be a motion to sustain the appeal, in part to overrule it, in part with the condition that the applicants complete the screening on the seven dumpster enclosures that are visible from the contiguous properties, and that the applicant screened the additional 10 dumpsters in the year 2021 and an additional 10 dumpster's in the year 2022. And you can incorporate my statement in your motion.

Pastor Linder Pardon me, Pastor Linder makes a motion as described by attorney Shook.

Mr. Furst Thank you, Pastor, is there a second?

Ms. Bulls Second.

Ms. Bulls Thank you, Ms. Bulls. Ms. Wheeler would you call the role?

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

Mr. Hatzifotinos Thank you very much, everyone. It's been a pleasure. Take care.

Mr. Furst Is there any other business before the board this evening? If not, adjourn at 6:51 p.m. Thank you.

RESULT: READ INTO THE MINUTES

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Aug 20, 2020 6:00 PM (APPROVAL OF MINUTES)



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

Received

AUG 12 2020

Reynoldsburg Building Division
Section 1139

BOARD OF ZONING & BUILDING APPEALS
APPLICATION

App./Case#: 2020-5344
Date Submitted: 8/12/2020
Fee Amount: \$35000

☒ Paid: mc

I. PROPERTY INFORMATION

Property Address: 1952 Baltimore Reynoldsburg Rd. Parcel ID#(s): #060-009214

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Duloc Reynoldsburg
Contact Email: Almorino@Eagle.com Contact Phone Number: 859-630-8704

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: MS. P's Learn 3-Playhouse Contact Name: Shawquista Patrick K
Contact Phone Number: 614-446-3635 Contact Email: mspplayhouse@yahoo.com
Description of Use: Daycare Center

IV. APPLICANT INFORMATION

Applicant Name: Shawquista Patrick Applicant Address: 5025 Keelson Dr.
Applicant Phone Number: 614-446-3635 Applicant Email: shawquista@yahoo.com
☐ Property Owner ☐ Business Owner ☒ Tenant ☐ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

☒ 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:

Date: 8/11/2020

*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. *

Additional Notes:

'Child Daycare Center'
Conditional Use

OFFICE USE ONLY

Zoning Information

Zoning District: CC

☐ Historic District☒ CC Overlay

Add'l Approvals Req'd

☐ Planning Commission☐ Other: _____

BZBA Meeting

Date: 9/3/2020

☐ Approved as Submitted☐ Approved w/ Conditions☐ Tabled☐ Denied

City Council Meeting

Date: _____

☐ No Action Taken☐ Approved as Submitted☐ Approved w/ Conditions☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Ms. P's Learn ~&~ Playhouse LLC

"Where children will be tomorrow what we make of them today"

Cell: (614) 446-3635

Office: (614) 986-8571

Email: msspplayhouse@yahoo.com

Received

AUG 12 2020

Reynoldsburg Building Divistr



August 12, 2020

To the City of Reynoldsburg,

My Name is Shawquista M. Patrick I am the proud owner of Ms. P's Learn & Playhouse LLC , which is an in-home childcare service. I have been in business since 1999. Due to Covid-19 there is a high demand for childcare centers in our community. Social distancing is very important during this time. I am looking for a larger space to conduct my childcare business and to service more families. My plan is to hire 4 to 5 employees and service up to 25 to 50 children at 1952 and 1950 Baltimore - Reynoldsburg Rd. (route 256) Reynoldsburg Oh 43068-3131

Thank You...

Ms. Patrick

Attachment: App #2020-5344 (App #2020-5344, 1952 Balt/Reyn Road, Shawquista Patrick)



060-009214 12/18/2013



Help



Share

Shoppes at Slate Ridge | 1940-1952 Baltimore Reynoldsburg Rd

3,000 SF of Office Space Available in Reynoldsburg, OH

Received

AUG 12 2020

Reynoldsburg Building Division

[Office Space](#) / [Ohio](#) / [Reynoldsburg](#) / 1940-1952 Baltimore Reynoldsburg Rd, Reynoldsburg, OH 43068



Attachment: App #2020-5344 (App #2020-5344, 1952 Balt/Reyn Road, Shawquista Patrick)



Robert LeVeck

614-582-4765



Contact

Received

AUG 12 2020

Reynoldsburg Building Division

OUR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT US

Summary

Parcel ID: 060-009214-00

Map Routing: 060-O106H -070-01

Land Profile

DULOC LLC

1952 BALT-REYN RD

1 of 1

[Return to Search Results](#)

Residential

COMMERCIAL BUILDING

Actions

Commercial

Card Number

1

[Neighborhood Sales](#)

Improvements

Building Address

1952 BALT-REYN RD

[Proximity Search](#)

Permits

Number Identical Buildings

1

[Printable Version](#)

Mapping

Structure Type

NBHD SHOPPING CENTER

[Custom Report Builder](#)

Sketch

Stories

01

Reports

Photo

Gross Sq. Ft.

9,834

[Proximity Report](#)

StreetSmart

Number of Units

[Map Report](#)

Aerial Photos

Year Built

2007

[Parcel Summary](#)

Transfers

Effective Year

2007

[Parcel Detail](#)

BOR Status

Year Remodeled

2007

Go

CAUV Status

INTERIOR / EXTERIOR DETAIL

Tax & Payments

Sketch ID

A0-1

Tax Distribution

Floor From - To

01 - 01

Tax Calculators

Use Code

RETAIL STORE

Value History

Wall Height

16

Rental Contact

Exterior Wall Type

06 - MASONRY & FRAME

Incentive Details

Construction Type

2 - FIRE RESISTENT

Quick Links

Construction Note

A)1SSTCO&STN/S

Area (Sq Ft / Floor)

9,834

Condition

AVERAGE

Interior Finish

100

HVAC

NORMAL, CENTRAL AC

Lighting

NORMAL

Plumbing

NORMAL

Sprinkler

NONE

OTHER FEATURES

Sketch ID

Structure Type Code

DDW - DEMISING WALL DW

Measurement 1

12

Measurement 2

330

Area

3,960

Identical Units

1

Disclaimer:

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the 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.

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Attachment: App #2020-5344 (App #2020-5344, 1952 Balt/Reyn Road, Shawquista Patrick)

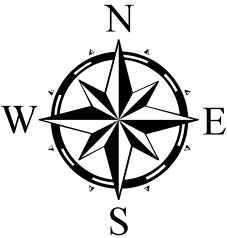


Printed Date: 8/26/2020

The City of Reynoldsburg Utility GIS

Map Title

1 inch = 94 feet



Google Maps 1952 OH-256

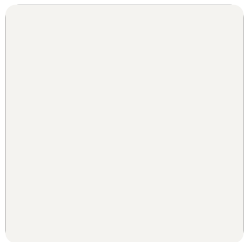


Image capture: Aug 2019 © 2020 Google

Reynoldsburg, Ohio



Street View



Ms. P's Learn ~&~ Playhouse LLC
 "Where children will be tomorrow what we make of them today"
 Cell: (614) 446-3635
 Office: (614) 986-8571
 Email: msspplayhouse@yahoo.com



August 25, 2020

To the City of Reynoldsburg,

Section 1109.15 (D) Standards

D.

- i. The proposed use of the structure as a daycare facility is in harmony with the existing or intended character of the zone and nearby affected zones and districts and shall not change the essential character of the zones or districts.
- ii. The proposed use shall not adversely affect the use of the adjacent properties, which includes Grange Insurance Company, Eagle Financial Service, Inc., Culvers Ice Cream, Ohio Health Urgent Care, WesBanco Bank, and Tire Discounters. Eagle Financial Services, Inc.'s owner, Ed Reynolds, is the landlord of the structure that we be leased by Ms. P's Learn & Playhouse.
- iii. The proposed use will not adversely affect the health, safety, morals, or welfare of the persons residing or working in the neighborhood. In fact, Ms. P's Learn & Playhouse will provide additional daycare services for the surrounding community and occupy a space that has been vacant. Additionally tax revenue will be generated by the City of Reynoldsburg from the employees working at Ms. P's Learn & Playhouse.

iv. The proposed use will be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools. The occupancy of the structure will not need any changes to the current water and sewer services.

v. The proposed use will not impose a traffic impact upon the public right-of-way significantly different from the anticipated permitted uses of the zone. The hours of operation will be from 6 am until 6 pm and the majority of traffic will be during the hours of 6 - 9 am and 4 - 6 pm. This will consist of temporary parking occupancy to drop off or pick up children from Ms. P's Learn & Playhouse. No children will be walking to the daycare center utilizing sidewalks.

vi. The proposed use is in accord with the general and specific objectives, and the purpose and intent of the Zoning Code and the Land Use Plan and any other plans and ordinances of the City.

vii. The proposed use complies with the applicable specific provisions and standards of the Code.

viii. The proposed use meets the definition and intent of a use specifically listed as a conditional use in the zone in which the subject property is situated.

Additional Information:

Shawquista Patrick is the proud owner of Ms. P's Learn & Playhouse LLC, which is currently an in-home childcare service provider. Ms. P's Learn & Playhouse has been in business since 1999. Due to Covid-19 there is a high demand for childcare centers in our community. Social distancing is very important during this time. Ms. P's Learn & Playhouse will be relocating to a larger space to conduct childcare business. The increased space will allow us to service more families. Ms. P's Learn & Playhouse plans to hire 4 to 5 employees and service 35 to 50 children at 1952 and 1950 Baltimore - Reynoldsburg Road, Reynoldsburg OH 43068-3131. The hours of operation will be Monday through Friday 6:00am until 6:00pm. The staff will care for children ages 6 weeks to 12 years old. At this time our main concern for the children is to make sure they are in a safe and caring environment while their parents are at work and not home alone during this pandemic. We will also offer nutritional meals and snacks for the children during the day and we also have help for our school agers with the new virtual learning format. The building itself is ready for business. There is no work that needs to be done to the existing structure. A change of occupancy, a fire inspection and health

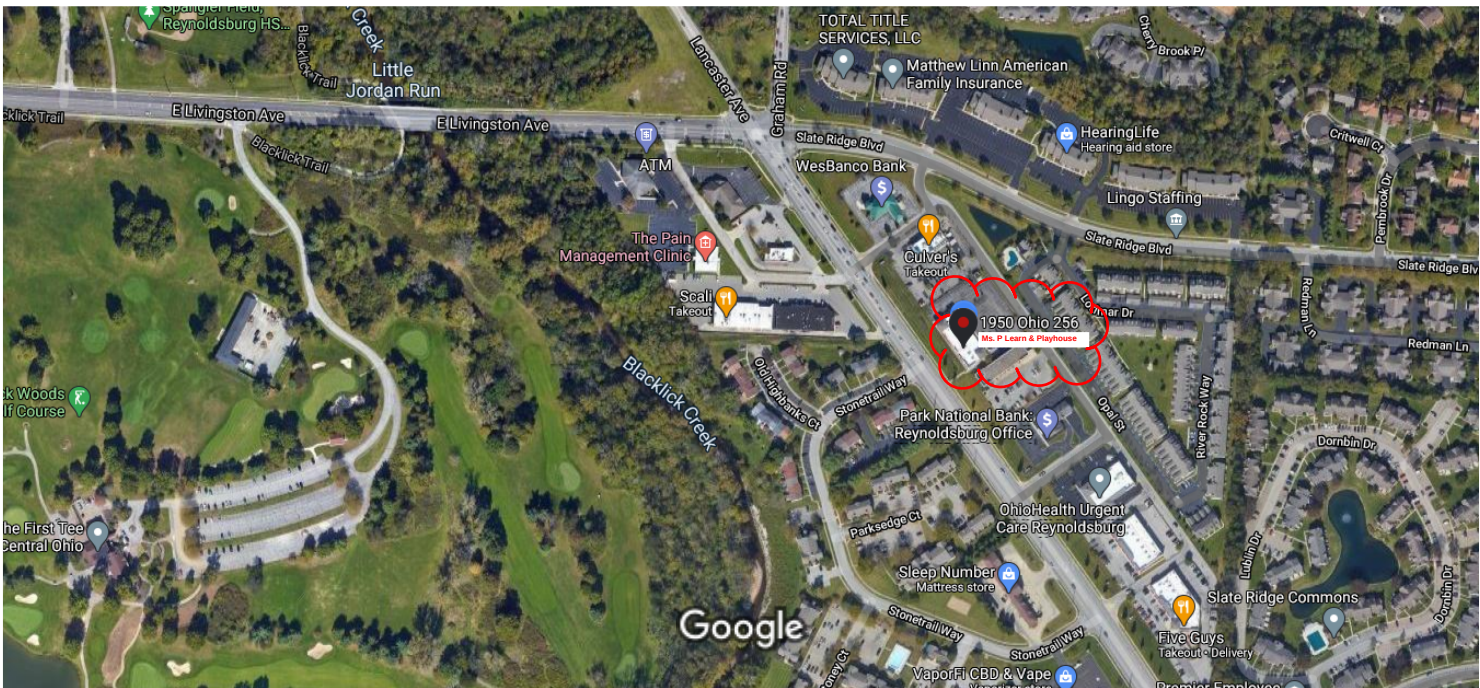
and safety inspection needs to be completed. The structure has a firewall already installed which is a must for a childcare facility. Thank you for the opportunity for Ms. P's Learn & Playhouse to become a part of the Reynoldsburg community. We look forward to providing childcare to the families of Reynoldsburg.

Thank You...

Ms. Patrick

Attachment: Ms. P's Learn Playhouse (App #2020-5344, 1952 Balt/Reyn Road, Shawquista Patrick)

Ms. P Learn & Playhouse
 Reynoldsburg, Ohio
 1950 & 1951 Ohio 256



Attachment: MS. P's Learn Playhouse (App #2020-03444, 1952 Balt/Reyn Road, Shawquista Patrick)

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

App./Case#: 2020-5372
 Date Submitted: 8/18/2020
 Fee Amount: \$350.00

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☐ Paid: _____

I. PROPERTY INFORMATION	
Property Address: 8617 Taylor Rd. SW	Parcel ID#(s): 013-027564-00.000
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Amanda D. Clancy	
Contact Email:	Contact Phone Number:
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name: Larry Vatri
Contact Phone Number: 614-271-2079	Contact Email: lvtr@aol.com
Description of Use: Development of 128 townhome living units comprised of 30 - 3 bedroom units and 98 - 2 bedroom units on 15.2 acres together with a clubhouse.	
IV. APPLICANT INFORMATION	
Applicant Name: Chris Bruzzese	Applicant Address: Berardi + Partners, Inc., 1398 Goodale Blvd., Grandview Heights 43212
Applicant Phone Number: 614-221-1110	Applicant Email: cbruzzese@berardipartners.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLICABLE:	
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): Property zoning is Suburban Residential. We are applying for a conditional use permit to construct "Dwellings - Attached Single Family buildings". See attached exhibit.	
☒ 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: _____ **Date:** 8/18/2020
 *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. *

Additional Notes: <i>Planning Commission 8/27/2020</i>	**OFFICE USE ONLY**					
	Zoning Information Zoning District: <u>SP</u> ☐ Historic District ☐ CC Overlay Add'l Approvals Req'd ☒ Planning Commission ☐ Other: _____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"> BZBA Meeting Date: <u>9/3/2020</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied </td> <td style="width:50%;"> City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied </td> </tr> <tr> <td colspan="2"> P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____ </td> </tr> </table>	BZBA Meeting Date: <u>9/3/2020</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied	P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____	
	BZBA Meeting Date: <u>9/3/2020</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied				
P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____						

BERARDI+

Ravines at Taylor Road
8617 Taylor Rd. SW
Reynoldsburg, Ohio 43068

Conditional Use Permit Exhibit

The subject project is located within the Suburban Residential and is applying for a conditional use permit to construct "Dwellings - Attached Single Family structures. We are providing this document as our narrative demonstrating the proposed use is consistent with the standards noted in Section 1109.15 of the Reynoldsburg Zonig Code as follows:

- i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts.
 - a. The property location is surrounded by other SR developments. There are several nearby sites zoned Medium Residential, consequently a townhome development will be in keeping with the character of both the immediate single-family developments and nearby multi-family properties.
- ii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.
 - a. The proposed townhomes will have no negative impact on the health, safety, morals or welfare of any persons in the neighboring properties.
 - b. It could in fact be argued that by providing the drive connection to the east firelane increases emergency vehicle access and consequently safety.
- iii. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school.
 - a. Public roads, utilities and services are readily available to the proposed project.
- iv. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district.
 - a. The project is proposing to build 128 living units. Since the project will have two entrances (one from the east and one to the west), the increased traffic will be mitigated to a large extent and be consistent with the uses of this zone.
- v. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City.
 - a. The proposed development is supportive of the 5 goals of the Reynoldsburg Comprehensive Plan which are:
 1. Promote a diverse mix of housing options.
 2. Diversify and balance a mix of land use types that creates economic resiliency while promoting distinct character.
 3. A safe, efficient and accessible transportation network that includes a range of mobility options.
 4. Coordinate future infrastructure investments with anticipated growth and development.
 5. Define, grow, and promote the city's image and brand.

BERARDI+

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 F 614.221.0831

berardipartners.com

Attachment: Conditional Use Statement (App #2020-5372, 8617 Taylor Road SW, Chris Bruzese (Berardi + Partners, Inc.))

BERARDI+

- vi. The proposed use complies with the applicable specific provisions and standards of this Code.
 - a. Page 55, IV. Building Typologies – Buildings in the Suburban Residential Zone (SR) shall be developed in accordance with the following typologies: Attached Single – Family Building.
- vii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 - a. The proposed design meets the description within the zoning code for an Attached Single Family Building, which is a “structure with common walls on each side and no units below or above”. While the garage access is “typically from a rear alley or shared parking area”, there is no specific preclusion of a front attached garage.

End of Exhibit

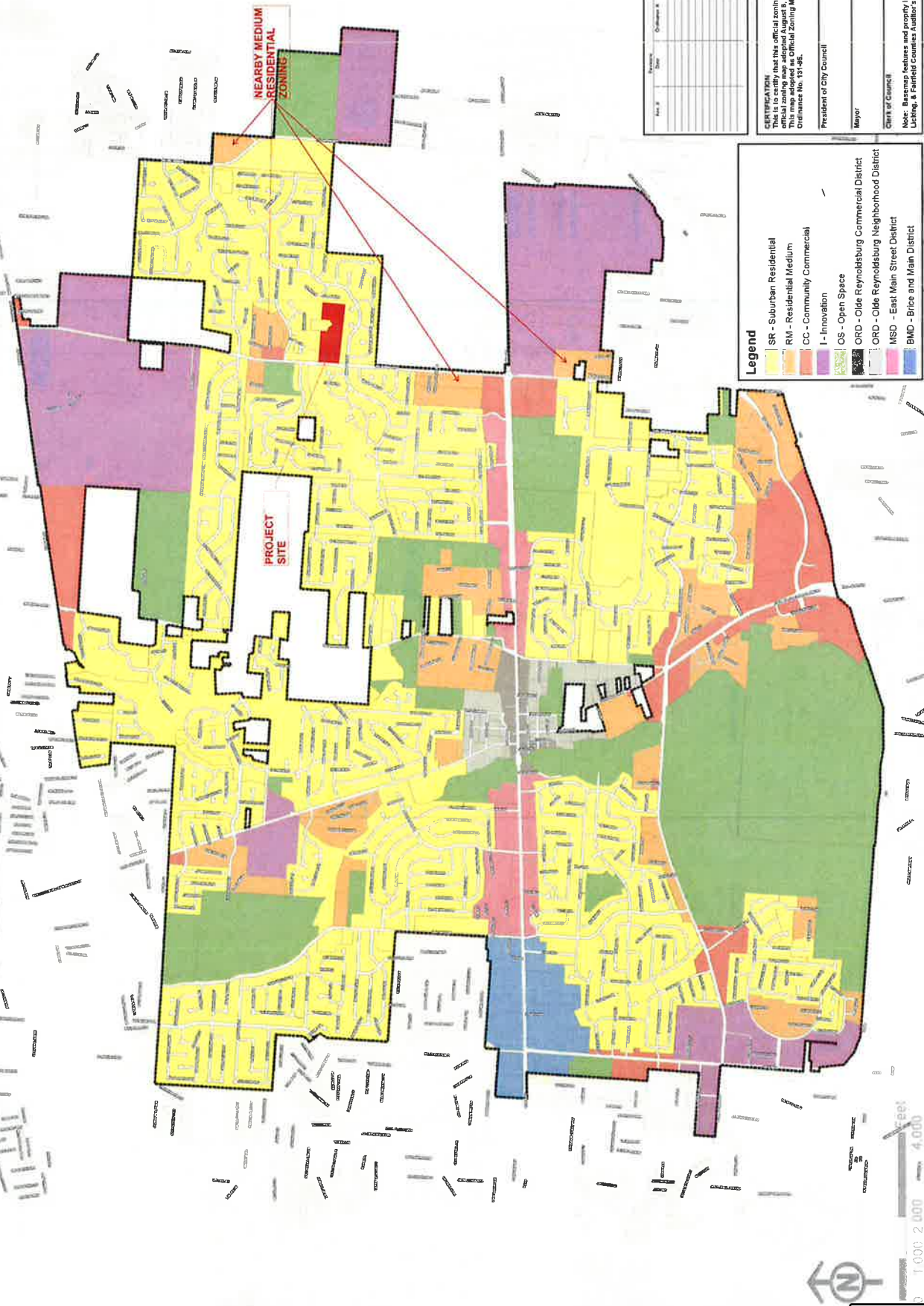
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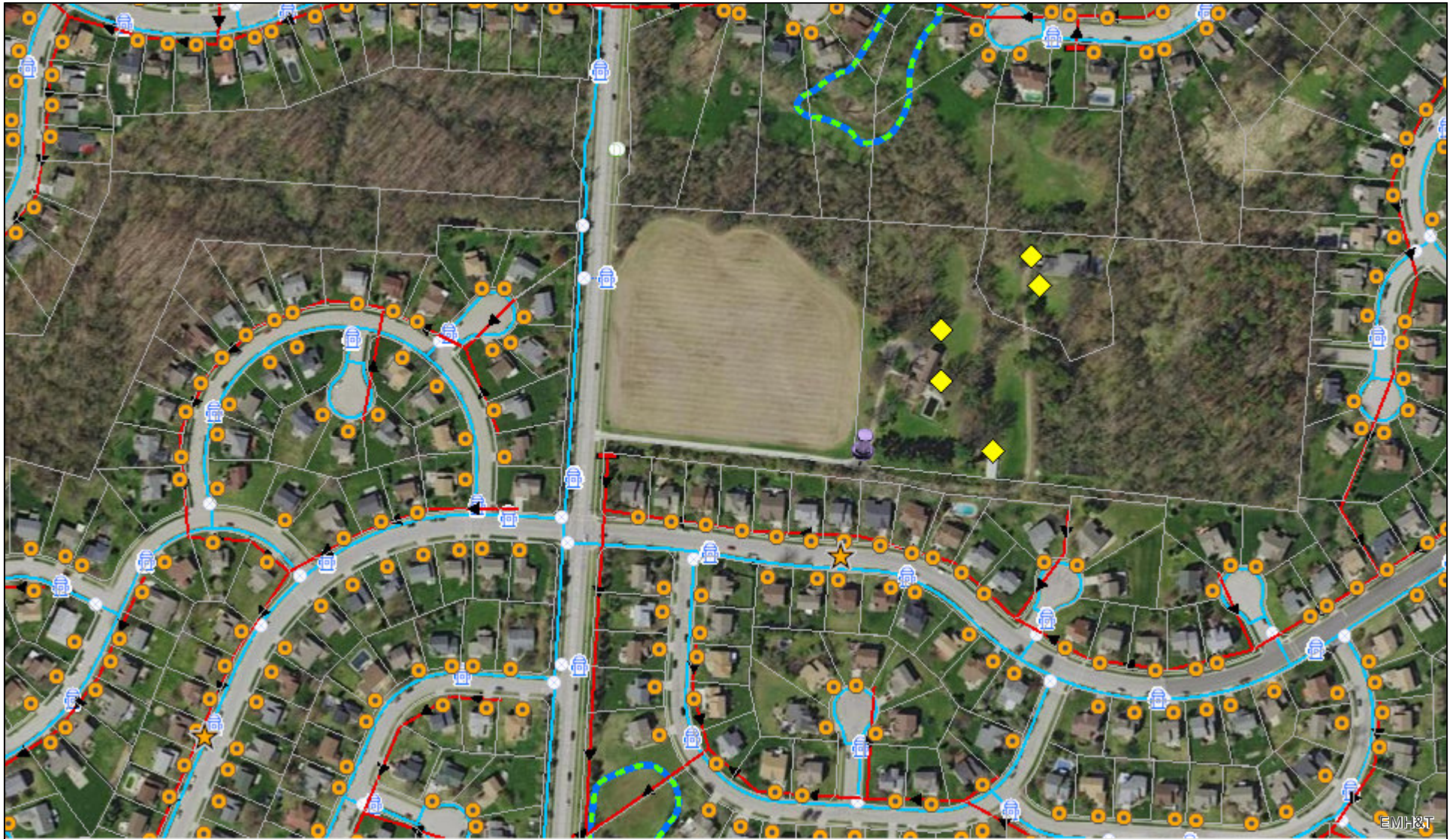
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 F 614.221.0831

berardipartners.com

OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG



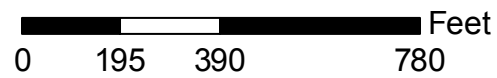


Printed Date: 8/19/2020

The City of Reynoldsburg Utility GIS

Map Title

1 inch = 376 feet



3. Facilities Demand Worksheet

(To be completed for Major Site Plan, Zoning District Change, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 34,320 gpd
- b. How much pressure is required? 35 psi

Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 45,500 gpd

Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).

3. Traffic:

a. Definitions:

- i. **Traffic Access Study:** This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. **Traffic Impact Study:** An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. **Regional Traffic Analysis:** This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

937 ADT

Generator Peak

Adjacent Street Peak

Peak Hour

72 AM

59 AM

 AM

86 PM

72 PM

977 (2019) PM

- c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

 Yes, Traffic Impact Study or Regional Traffic analysis is required.

 No, Traffic Access Study Required.

- d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

 There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

 X There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

 There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

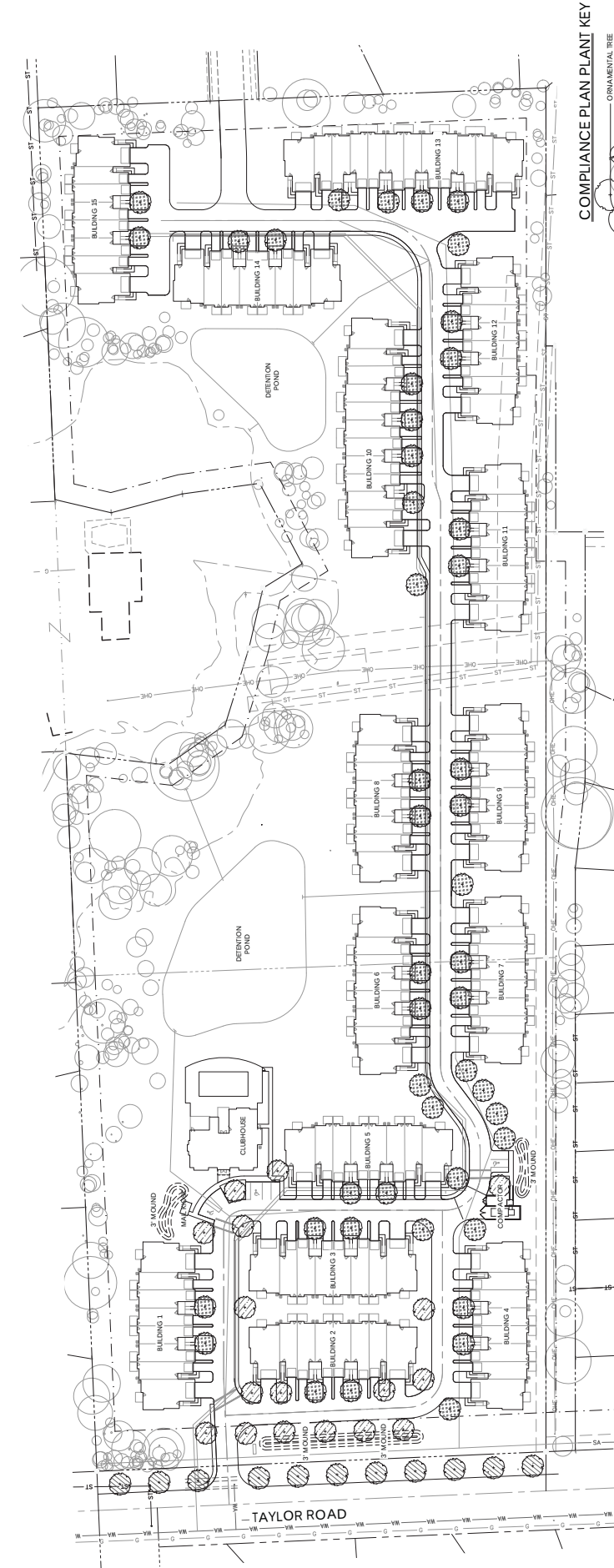


Applicant's Signature

8/6/2020

Date





REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS

CODE	PROPOSED
PARKING LOT SCREENING (1105.07 - G, - iii.) ANY PARKING LOT CONTAINING (30) OR MORE SPACES AND CLOSER THAN (50') TO ANY LOT LINE USED FOR A DWELLING SHALL BE SCREENED BY A FENCE, WALL, OR HEDGE OF ACCEPTABLE HEIGHT AND MATERIAL. THE SCREENING SHALL BE LOCATED WITHIN (5') OF THE LOT LINE. THE SCREENING SHALL BE MAINTAINED AT ALL TIMES. THE SCREENING SHALL BE REPLACED WITHIN (1) YEAR OF INSTALLATION. THE SCREENING SHALL BE REPLACED WITHIN (1) YEAR OF INSTALLATION. THE SCREENING SHALL BE REPLACED WITHIN (1) YEAR OF INSTALLATION.	NOT APPLICABLE - GRATER THAN 50' AWAY.
TREE REPLACEMENT (1105.07 - E) TWO TREES SHALL BE REMOVED FOR EVERY ONE TREE PLANTED. THE TREES SHALL BE REPLACED WITHIN (1) YEAR OF REMOVAL. THE TREES SHALL BE REPLACED WITHIN (1) YEAR OF REMOVAL. THE TREES SHALL BE REPLACED WITHIN (1) YEAR OF REMOVAL.	17 TREES PROPOSED TO BE REMOVED. 17 TREES PROPOSED TO BE REPLACED.
STREET TREES (1105.07 - G) TREES TO BE PLANTED BY THE CITY OF REYNOLDSBURG, SHALL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY WITH THE FOLLOWING SPACING: 35'-45' ON CENTER FOR LARGE TREES (MATURE HEIGHT OF 50' OR MORE); 25'-35' ON CENTER FOR MEDIUM TREES (MATURE HEIGHT BETWEEN 30' AND 50'); 15'-25' ON CENTER FOR SMALL TREES (MATURE HEIGHT BETWEEN 10' AND 30'). TREES SHALL BE PLANTED AT (1) ABOVE THE CURB LINE AND (2) BELOW THE CURB LINE. TREES SHALL BE PLANTED AT (1) ABOVE THE CURB LINE AND (2) BELOW THE CURB LINE. TREES SHALL BE PLANTED AT (1) ABOVE THE CURB LINE AND (2) BELOW THE CURB LINE.	9 TREES, AT APPROXIMATELY 40' ON CENTER, EXCEPT IN AREAS WITH PRESERVED TREES.
INTERIOR LOT LANDSCAPING (1105.07 - H, - i.) FOR RESIDENTIAL LAND USE 111 CALIPER INCHES MUST BE PLANTED FOR EACH 3,000 SQUARE FEET. LOT SIZE (682,112 SQ. FT. = 111 CALIPER INCHES REQUIRED FOR INTERIOR LOT LANDSCAPING.)	111 CALIPER INCHES REQUIRED (SEE BELOW)
CREDIT OF EXISTING TREES ON SITE (1105.07 - H, - ii.) EXISTING TREES PROTECTED DURING CONSTRUCTION MAY BE CREDITED TOWARDS THE INTERIOR PLANTING REQUIREMENTS (CALIPER MEASURED AT 4.5' ABOVE THE GROUND). 20" CALIPER OR GREATER = 4 TREES CREDITED. 20 TREES OF THIS SIZE ARE PROTECTED ON SITE. 13"-19" CALIPER = 3 TREES CREDITED. 44 TREES OF THIS SIZE ARE PROTECTED ON SITE. 10"-12" CALIPER = 2 TREES CREDITED. 88 TREES OF THIS SIZE ARE PROTECTED ON SITE. 2"-7" CALIPER = 1 TREE CREDITED. 88 TREES OF THIS SIZE ARE PROTECTED ON SITE.	TOTAL CREDITABLE TREES: 20 + 44 + 88 = 152 TREES. 152 TREES OF THIS SIZE ARE PROTECTED ON SITE.
PARKING AREA LANDSCAPING (1105.07 - J, - i.) FOR EVERY (30) PARKING SPACES OR LARGER TREES, (20) TREES FEET OF INTERIOR LANDSCAPED PARKING LOT AREAS ARE REQUIRED. CONTAINING AT LEAST (1) TREE WITH A MINIMUM CALIPER OF 2", AND (4) SHRUBS. MINIMUM AREA PERMITTED SHALL BE (200) SQUARE FEET. MINIMUM WIDTH OF (10'). 165 PARKING SPACES PROVIDED.	17 TREES AND 66 SHRUBS PROVIDED.

REYNOLDSBURG ZONING CODE (CONTINUED)

CODE	PROPOSED
PARKING AREA BERM (1105.07 - J, - v.) PARKING LOT PERIMETER LANDSCAPING SHALL BE PROVIDED, TO BE A MINIMUM OF 10' WIDE, EXCLUDING ANY VEHICULAR OVERHANG. LANDSCAPING SHALL CONSIST OF A CONTINUOUS PERIMETER OF TREES, SHRUBS, OR GRASS. THE PERIMETER LANDSCAPING SHALL BE MAINTAINED AT ALL TIMES. THE PERIMETER LANDSCAPING SHALL BE MAINTAINED AT ALL TIMES. THE PERIMETER LANDSCAPING SHALL BE MAINTAINED AT ALL TIMES.	3' MOUND PROVIDED.
MECHANICAL EQUIPMENT SCREENING (1105.07 - K, - iii.) MECHANICAL EQUIPMENT ASSOCIATED WITH A BUILDING SHALL BE INCORPORATED WITH LANDSCAPING SO THAT THESE FUNCTIONS ARE OUT OF VIEW OF THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES, WHILE ALLOWING CONVENIENT ACCESS.	LANDSCAPE PLANTINGS AND FENCE TO BE INSTALLED IN FRONT OF MECHANICAL EQUIPMENT. SEE DETAIL 1, THIS SHEET.

GENERAL LAYOUT NOTES

- BOUNDARY TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY ADVANCED CIVIL DESIGN, 781 SCIENCE BOULEVARD, SUITE 100, GAHANNA, OH, 43230. PHONE: (614) 467-1964.
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS CONSULTANTS. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE.

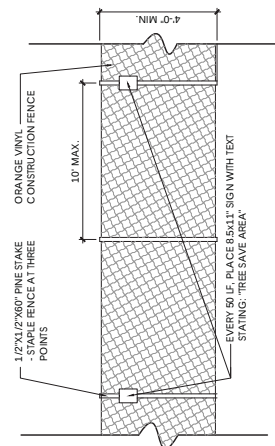
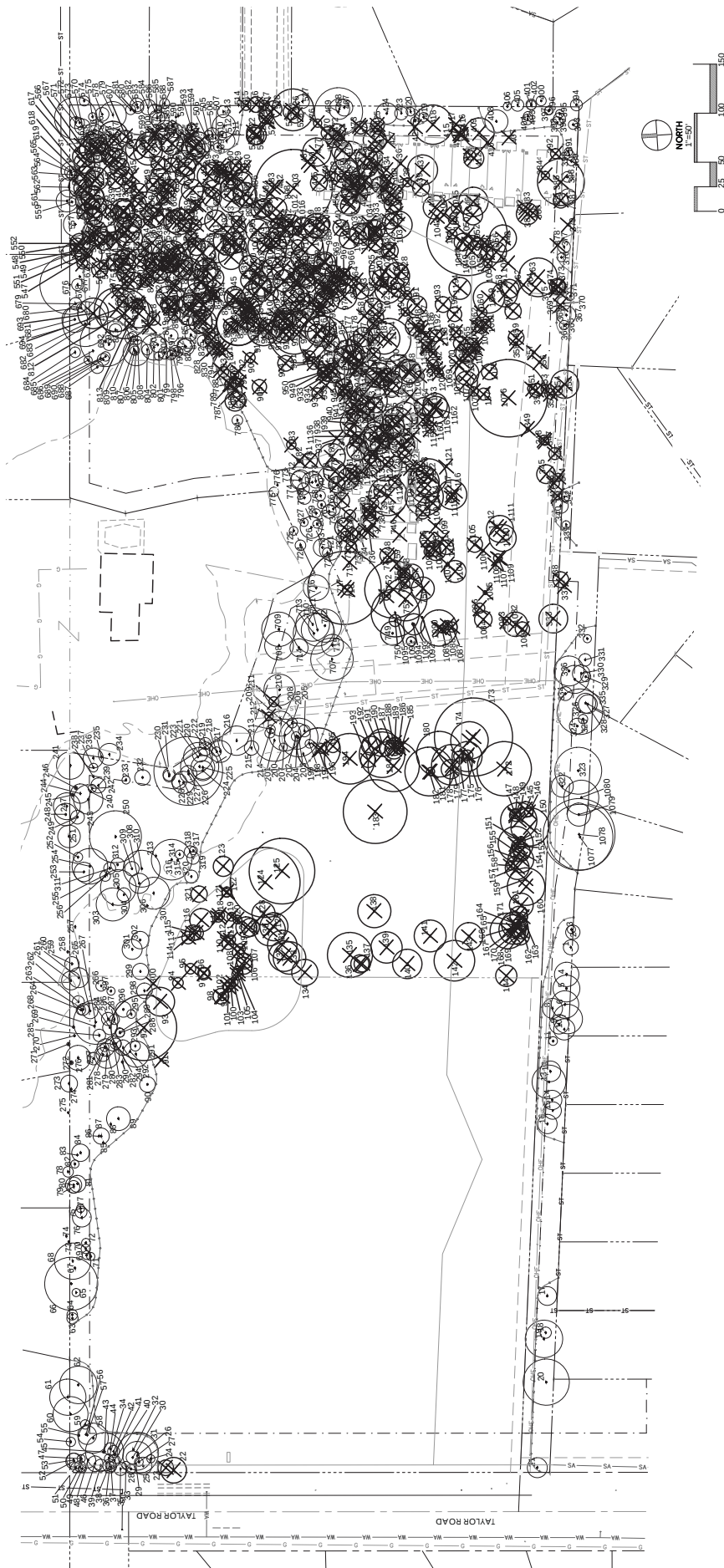
COMPLIANCE PLAN PLANT KEY

ORNAMENTAL TREE
LARGE DECIDUOUS SHRUB
EXISTING TREE
REPLACEMENT TREE
SHRUB TREE
SHEET TREE (TYPICAL)
REPLACEMENT TREE (TYPICAL)
PARKING AREA TREE (TYPICAL)

1 A/C CONDENSOR SCREENING FENCE

N.T.S.

Packet Pg.



1	TREE PROTECTION FENCE	05-2809
	N.T.S.	

NOTE: SEE SHEET L-3, L-4 FOR INDEX OF EXISTING TREES

PRESERVATION PLANT KEY



Packet Pg.

TREE #	SIZE	SPECIES	CONDITION	STATUS	TREE #	SIZE	SPECIES	CONDITION	STATUS	TREE #	SIZE	SPECIES	CONDITION	STATUS	TREE #	SIZE	SPECIES	CONDITION	STATUS	TREE #	SIZE	SPECIES	CONDITION	STATUS	TREE #	SIZE	SPECIES	CONDITION	STATUS
1	8	APPLE	GOOD	PRESERVE	116	12	WALNUT	GOOD	REMOVE	231	6	MALBERRY	FAIR	PRESERVE	346	4	BOXELDER	GOOD	REMOVE	461	9	MARLE	FAIR	POOR	574	10	PINE	POOR	PRESERVE
2	7	APPLE	FAIR	PRESERVE	117	4	ELM	FAIR	REMOVE	232	6	WALNUT	POOR	PRESERVE	347	4	BOXELDER	FAIR	REMOVE	462	4	ELM	FAIR	POOR	575	15	PINE	FAIR	PRESERVE
3	12	MARLE	GOOD	PRESERVE	118	5	ELM	GOOD	REMOVE	233	4	HACKBERRY	GOOD	PRESERVE	348	5	BOXELDER	FAIR	REMOVE	463	4	ELM	FAIR	POOR	576	7	HICKORY	FAIR	PRESERVE
4	14	MARLE	GOOD	PRESERVE	119	4	HICKORY	FAIR	REMOVE	234	11	WALNUT	DEAD	PRESERVE	349	17	ELM	FAIR	REMOVE	464	9	PINE	POOR	577	10	PINE	FAIR	PRESERVE	
5	14	MARLE	GOOD	PRESERVE	120	4	HICKORY	FAIR	REMOVE	235	9	WALNUT	DEAD	PRESERVE	350	7	ELM	FAIR	REMOVE	465	9	PINE	POOR	578	11	TREE	DEAD	PRESERVE	
6	10	MARLE	GOOD	PRESERVE	121	4	BIRCH	FAIR	REMOVE	236	10	WALNUT	GOOD	PRESERVE	351	5	ELM	GOOD	REMOVE	466	15	HICKORY	GOOD	POOR	579	5	HACKBERRY	GOOD	PRESERVE
7	10	APPLE	POOR	PRESERVE	122	10	WALNUT	FAIR	REMOVE	237	6	WALNUT	DEAD	PRESERVE	352	4	WALNUT	FAIR	REMOVE	467	10	WALNUT	GOOD	POOR	580	11	TREE	DEAD	PRESERVE
8	10	MARLE	GOOD	PRESERVE	123	10	WALNUT	FAIR	REMOVE	238	6	WALNUT	DEAD	PRESERVE	353	4	WALNUT	FAIR	REMOVE	468	11	OAK	GOOD	POOR	581	5	HACKBERRY	GOOD	PRESERVE
9	10	MARLE	GOOD	PRESERVE	124	36	OAK	GOOD	REMOVE	239	6	HACKBERRY	GOOD	PRESERVE	354	4	LOCUST	FAIR	REMOVE	469	25	OAK	GOOD	POOR	582	7	HACKBERRY	GOOD	PRESERVE
10	10	PEAR	FAIR	PRESERVE	125	10	WALNUT	FAIR	REMOVE	240	6	WALNUT	DEAD	PRESERVE	355	4	WALNUT	FAIR	REMOVE	470	10	WALNUT	GOOD	POOR	583	7	HACKBERRY	GOOD	PRESERVE
11	4	PEAR	FAIR	PRESERVE	126	11	HICKORY	FAIR	REMOVE	241	14	STICKAMORE	GOOD	PRESERVE	356	14	MARLE	DEAD	REMOVE	471	7	TREE	DEAD	POOR	584	8	BEECH	GOOD	PRESERVE
12	17	WILLOW	FAIR	PRESERVE	127	9	HICKORY	GOOD	REMOVE	242	4	WALNUT	GOOD	PRESERVE	357	11	TREE	DEAD	REMOVE	472	11	TREE	DEAD	POOR	585	5	OAK	GOOD	PRESERVE
13	11	HICKORY	GOOD	PRESERVE	128	12	PINE	GOOD	REMOVE	243	15	WALNUT	FAIR	PRESERVE	358	22	MARLE	DEAD	REMOVE	473	11	TREE	DEAD	POOR	586	7	HICKORY	GOOD	PRESERVE
14	10	APPLE	POOR	PRESERVE	129	15	PINE	GOOD	REMOVE	244	10	WALNUT	FAIR	PRESERVE	359	10	WALNUT	DEAD	REMOVE	474	11	TREE	DEAD	POOR	587	5	OAK	GOOD	PRESERVE
15	9	APPLE	FAIR	PRESERVE	130	15	PINE	GOOD	REMOVE	245	18	TREE	DEAD	PRESERVE	360	8	LOCUST	POOR	REMOVE	475	4	ELM	FAIR	DEAD	588	9	TREE	DEAD	PRESERVE
16	10	APPLE	POOR	PRESERVE	131	15	PINE	GOOD	REMOVE	246	20	TREE	DEAD	PRESERVE	361	10	LOCUST	POOR	REMOVE	476	4	ELM	FAIR	DEAD	589	7	TREE	DEAD	PRESERVE
17	11	PEAR	POOR	PRESERVE	132	17	PINE	GOOD	REMOVE	247	17	WALNUT	FAIR	PRESERVE	362	10	LOCUST	POOR	REMOVE	477	11	HICKORY	FAIR	POOR	590	7	TREE	DEAD	PRESERVE
18	4	PEAR	POOR	PRESERVE	133	17	PINE	GOOD	REMOVE	248	11	ASH	FAIR	PRESERVE	363	20	LOCUST	POOR	REMOVE	478	11	HICKORY	FAIR	POOR	591	8	TREE	DEAD	PRESERVE
19	19	WILLOW	GOOD	PRESERVE	134	13	BIRCH	FAIR	REMOVE	249	7	HICKORY	FAIR	PRESERVE	364	5	WALNUT	DEAD	REMOVE	479	16	PINE	FAIR	GOOD	592	4	ELM	GOOD	PRESERVE
20	10	PEAR	GOOD	PRESERVE	135	13	WALNUT	GOOD	REMOVE	250	16	WALNUT	FAIR	PRESERVE	365	5	WALNUT	GOOD	PRESERVE	480	10	TREE	DEAD	POOR	593	7	HICKORY	FAIR	PRESERVE
21	13	LOCUST	GOOD	REMOVE	136	8	REDBUD	GOOD	REMOVE	251	11	WALNUT	POOR	PRESERVE	366	5	WALNUT	GOOD	PRESERVE	481	9	TREE	DEAD	POOR	594	10	PINE	POOR	PRESERVE
22	10	PEAR	GOOD	REMOVE	137	8	WALNUT	GOOD	REMOVE	252	11	MALBERRY	FAIR	PRESERVE	367	10	LOCUST	FAIR	PRESERVE	482	9	TREE	DEAD	POOR	595	7	HICKORY	FAIR	PRESERVE
23	8	PEAR	GOOD	REMOVE	138	17	MARLE	GOOD	REMOVE	253	10	MALBERRY	FAIR	PRESERVE	368	8	TREE	DEAD	REMOVE	483	8	TREE	DEAD	POOR	596	4	BEECH	FAIR	PRESERVE
24	9	PEAR	POOR	PRESERVE	139	15	HICKORY	GOOD	REMOVE	254	11	WALNUT	FAIR	PRESERVE	369	12	WALNUT	FAIR	PRESERVE	484	12	PINE	FAIR	DEAD	597	4	HICKORY	FAIR	PRESERVE
25	8	PEAR	POOR	PRESERVE	140	15	HICKORY	GOOD	REMOVE	255	10	TREE	DEAD	PRESERVE	370	7	WALNUT	FAIR	PRESERVE	485	12	PINE	FAIR	DEAD	598	4	HICKORY	FAIR	PRESERVE
26	15	PEAR	FAIR	PRESERVE	141	16	WALNUT	GOOD	REMOVE	256	5	ELM	POOR	PRESERVE	371	4	WALNUT	GOOD	REMOVE	486	6	ASH	FAIR	FAIR	599	4	HICKORY	FAIR	PRESERVE
27	5	ASH	GOOD	PRESERVE	142	16	WALNUT	GOOD	REMOVE	257	5	ELM	POOR	PRESERVE	372	4	WALNUT	GOOD	REMOVE	487	6	ASH	FAIR	FAIR	600	4	HICKORY	FAIR	PRESERVE
28	5	ASH	GOOD	PRESERVE	143	14	PINE	GOOD	REMOVE	258	12	TREE	DEAD	PRESERVE	373	4	WALNUT	POOR	REMOVE	488	12	PINE	POOR	DEAD	601	4	HICKORY	FAIR	PRESERVE
29	5	TREE	DEAD	PRESERVE	144	11	SPRICE	FAIR	REMOVE	259	7	OAK	GOOD	PRESERVE	374	8	ELM	FAIR	REMOVE	489	5	MALBERRY	GOOD	POOR	602	11	PINE	GOOD	PRESERVE
30	5	TREE	DEAD	PRESERVE	145	16	WALNUT	GOOD	REMOVE	260	5	WALNUT	GOOD	PRESERVE	375	4	WALNUT	GOOD	REMOVE	490	5	MALBERRY	GOOD	POOR	603	10	PINE	FAIR	PRESERVE
31	21	PEAR	FAIR	PRESERVE	146	4	HACKBERRY	FAIR	REMOVE	261	10	OAK	GOOD	PRESERVE	376	4	WALNUT	GOOD	REMOVE	491	5	HICKORY	POOR	FAIR	604	11	PINE	GOOD	PRESERVE
32	7	TREE	DEAD	PRESERVE	147	5	ASH	FAIR	REMOVE	262	6	ELM	FAIR	PRESERVE	377	6	WALNUT	FAIR	REMOVE	492	4	CHERRY	GOOD	POOR	605	10	PINE	FAIR	PRESERVE
33	4	HICKORY	FAIR	PRESERVE	148	6	ASH	FAIR	REMOVE	263	6	ELM	FAIR	PRESERVE	378	9	TREE	DEAD	REMOVE	493	4	CHERRY	GOOD	POOR	606	4	HICKORY	FAIR	PRESERVE
34	7	PEAR	FAIR	PRESERVE	149	19	PINE	GOOD	REMOVE	264	5	WALNUT	POOR	PRESERVE	379	4	WALNUT	FAIR	REMOVE	494	5	HICKORY	POOR	FAIR	607	6	HICKORY	FAIR	PRESERVE
35	7	PEAR	FAIR	PRESERVE	150	19	PINE	GOOD	REMOVE	265	8	ASH	POOR	PRESERVE	380	4	ASH	FAIR	REMOVE	495	12	ASH	FAIR	FAIR	608	4	HICKORY	FAIR	PRESERVE
36	7	PEAR	FAIR	PRESERVE	151	4	WALNUT	FAIR	REMOVE	266	5	WALNUT	GOOD	PRESERVE	381	11	LOCUST	POOR	REMOVE	496	6	ASH	FAIR	FAIR	609	10	PINE	GOOD	PRESERVE
37	4	PEAR	FAIR	PRESERVE	152	13	PINE	GOOD	REMOVE	267	10	TREE	DEAD	PRESERVE	382	4	TREE	DEAD	REMOVE	497	13	MARLE	GOOD	REMOVE	610	11	HICKORY	GOOD	PRESERVE
38	4	PEAR	FAIR	PRESERVE	153	6	PINE	GOOD	REMOVE	268	14	TREE	DEAD	PRESERVE	383	4	TREE	DEAD	REMOVE	498	6	HICKORY	GOOD	REMOVE	611	10	PINE	FAIR	PRESERVE
39	6	LOCUST	FAIR	PRESERVE	154	10	PINE	GOOD	REMOVE	269	14	TREE	DEAD	PRESERVE	384	4	ASH	FAIR	REMOVE	499	13	MARLE	GOOD	REMOVE	612	8	HICKORY	POOR	PRESERVE
40	18	TREE	DEAD	PRESERVE	155	13	PINE	GOOD	REMOVE	270	12	TREE	DEAD	PRESERVE	385	14	OAK	GOOD	REMOVE	500	10	PINE	POOR	FAIR	613	8	HICKORY	POOR	PRESERVE
41	18	TREE	DEAD	PRESERVE	156	13	PINE	GOOD	REMOVE	271	24	TREE	DEAD	PRESERVE	386	8	WALNUT	GOOD	REMOVE	501	8	HICKORY	FAIR	POOR	614	7	PINE	POOR	PRESERVE
42	6	COTTONWOOD	POOR	PRESERVE	157	12	WALNUT	FAIR	REMOVE	272	24	TREE	DEAD	PRESERVE	387	8	WALNUT	GOOD	REMOVE	502	8	HICKORY	FAIR	POOR	615	8	HICKORY	POOR	PRESERVE
43	19	COTTONWOOD	POOR	PRESERVE	158	4	WALNUT	GOOD	REMOVE	273	9	MARLE	GOOD	PRESERVE	388	5	WALNUT	GOOD	REMOVE	503	13	PINE	GOOD	POOR	616	11	PINE	POOR	PRESERVE
44	10	TREE	POOR	PRESERVE	159	19	PINE	GOOD	REMOVE	274	11	TREE	DEAD	PRESERVE	389	5	HICKORY	GOOD	REMOVE	504	5	HICKORY	POOR	FAIR	617	11	PINE	POOR	PRESERVE
45	10	TREE	POOR	PRESERVE	160	19	PINE	GOOD	REMOVE	275	11	TREE	DEAD	PRESERVE	390	5	HICKORY	GOOD	REMOVE	505	5	HICKORY	POOR	FAIR	618	11	PINE	POOR	PRESERVE
46	8	HACKBERRY	GOOD	PRESERVE	161	12	PINE	FAIR	REMOVE	276	13	LOCUST	GOOD	PRESERVE	391	4	HICKORY	GOOD	REMOVE	506	6	TREE	DEAD	POOR	619	8	ASH	FAIR	PRESERVE
47	8	HACKBERRY	GOOD	PRESERVE	162	12	PINE	FAIR	REMOVE	277	13	LOCUST	GOOD	PRESERVE	392	5	BOXELDER	FAIR	REMOVE	507	7	HICKORY	FAIR	POOR	620	12	HICKORY	POOR	PRESERVE
48	8	HACKBERRY	GOOD	PRESERVE	163	5	WALNUT	GOOD	REMOVE	278	5	ELM	GOOD	PRESERVE	393	5	BOXELDER	FAIR	REMOVE	508	4	HICKORY	FAIR	POOR	621	8	ASH	FAIR	PRESERVE
49	4	ELM	FAIR	PRESERVE	164	5	MARLE	GOOD	REMOVE	279	13	WALNUT	GOOD	PRESERVE	394	4	HICKORY	GOOD	REMOVE	509	4	HICKORY	FAIR	POOR	622	10	PINE	POOR	PRESERVE
50	5	HICKORY	FAIR	PRESERVE	165	13	TREE	DEAD	REMOVE	280	9	WALNUT	FAIR	PRESERVE	395	4	WALNUT	FAIR	REMOVE	510	4	ELM	FAIR	FAIR	623	12	PINE	FAIR	PRESERVE
51	5	HICKORY	FAIR	PRESERVE	166	13	TREE	DEAD	REMOVE	281	9	WALNUT	FAIR	PRESERVE	396	4	WALNUT	FAIR	REMOVE	511	4	ELM	FAIR	FAIR	624	10	PINE	POOR	PRESERVE
52	8	HACKBERRY	GOOD	PRESERVE	167	15	PINE	FAIR	REMOVE	282	4	OAK	GOOD	PRESERVE	397	4	HICKORY	FAIR	REMOVE	512	12	HICKORY	GOOD	POOR	625	10	PINE	POOR	PRESERVE
53	2	HACKBERRY	GOOD	PRESERVE	168	7	MALBERRY	FAIR	REMOVE	283	8	ELM	FAIR	PRESERVE	398	6	HICKORY	FAIR	REMOVE	513	6	HICKORY	FAIR	POOR	626	9	PINE	FAIR	PRESERVE
54	5	HACKBERRY	GOOD	PRESERVE	169	11	WALNUT	FAIR	REMOVE	284	4	WALNUT	FAIR	PRESERVE	399	4	WALNUT	FAIR	REMOVE	514	6	HICKORY	FAIR	POOR	627	11	PINE	FAIR	PRESERVE
55	11	TREE	DEAD	PRESERVE	170	6	PINE	GOOD	REMOVE	285	4	ELM	POOR	PRESERVE	400	6	WALNUT	GOOD	REMOVE	515	5	HICKORY	FAIR	FAIR	628	9	PINE	FAIR	PRESERVE
56	10	TREE	DEAD	PRESERVE	171	18	PINE	GOOD	REMOVE	286	7	ELM	FAIR	PRESERVE	401	5	HICKORY	FAIR	REMOVE	516	8	HICKORY	FAIR	FAIR	629	9	PINE	FAIR	PRESERVE
57	5	HACKBERRY	GOOD	PRESERVE	172	10	OAK	GOOD	REMOVE	287	4	ELM	POOR	PRESERVE	402	5	WALNUT	GOOD	REMOVE	517	8	BEECH	GOOD	POOR	630	10	HICKORY	POOR	PRESERVE
58	15	WALNUT	POOR	PRESERVE	173	10																							

DATE	8/6/2020
PROJECT	
SHEET	

Faris Planning & Design

LANDSCAPE ARCHITECTURE

2403 N. 58th Street
P.O. Box 487194
Columbus, OH 43215
www.farisplanninganddesign.com

Scale: 401'

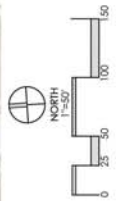
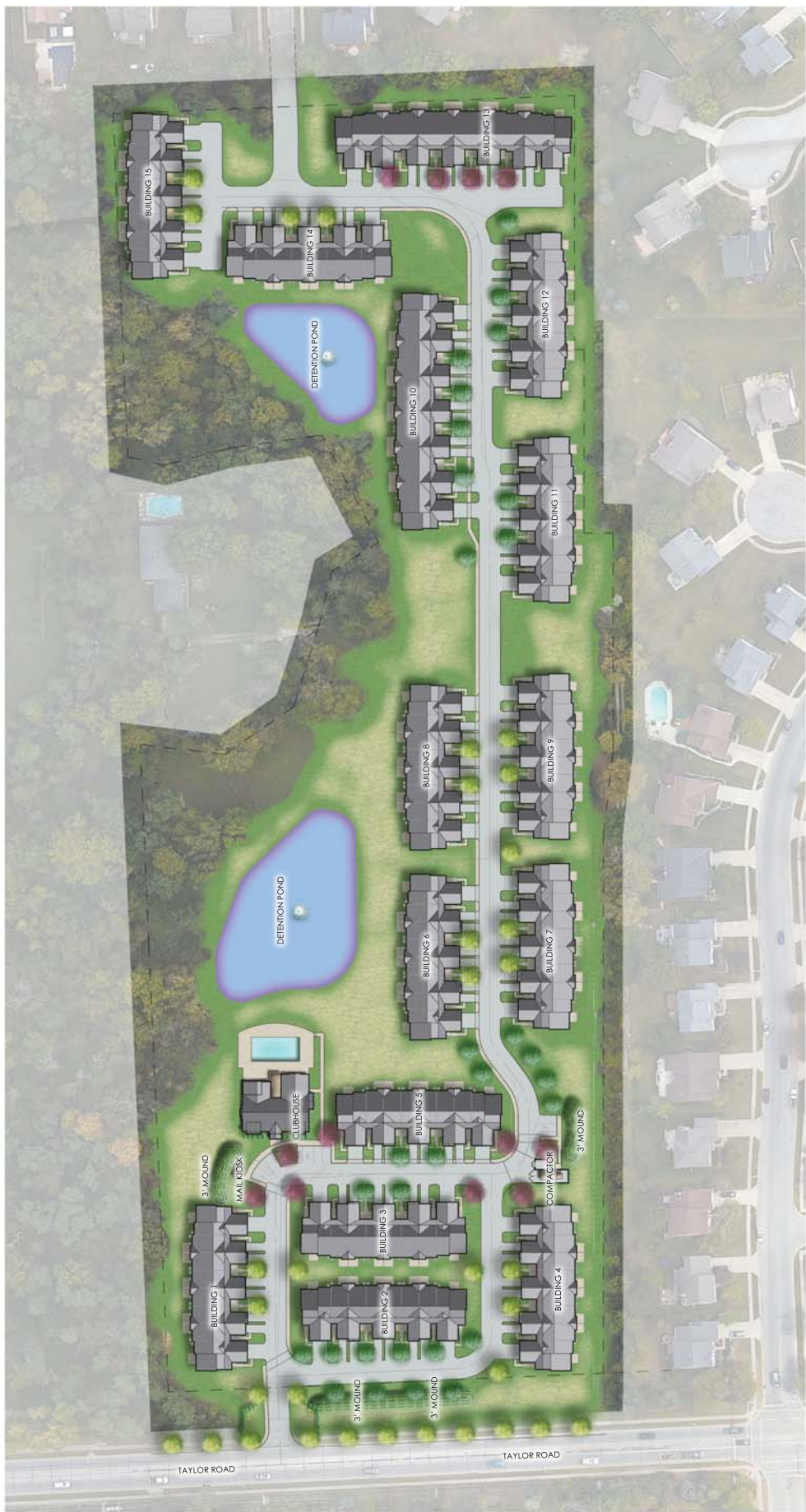
781 SCIENCE BOULEVARD, SUITE 100
GAYMANNA, OH 43230

RAVINES AT TAYLOR

ADVANCED CIVIL DESIGN

ILLUSTRATIVE PLAN

REVISIONS





BUILDING B - OPTION 2

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1112 berardiplus.com

4.2.d



BUILDING B - OPTION 1

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1112 berardiplus.com

4.2.d



BUILDING A

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
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4.2.d