



AGENDA

**BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, AUGUST 20, 2015 6:30 PM**

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **6366 E. Main St.; Application #170493; Auto Direct Reynoldsburg, LLC; Auto Direct Columbus Ohio Inc.**
2. **7524 E. Main St.; Application #170630; Unnamed Eatery Serving Ice Cream, Sandwiches, and Festival Foods; John and Heather Fry**
3. **1914 Brice Rd.; Application #170778; Childcare Center; LaTarsha Pritchard**

E. OTHER BUSINESS

F. ADJOURNMENT



Planning and Zoning Office
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 170493
Permit #:
Date Submitted: 7/8/15
Fee Amount: \$350.00
☒ Paid: 393/

I. PROPERTY INFORMATION

Property Address:

6366 E. Main St

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Auto Direct Reynoldsburg LLC

Contact Email:

Auto Direct 73@yahoo.com

Contact Phone Number:

614 565 7763

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Auto Direct Columbus OH Inc

Contact Phone Number:

614 565 7763

Description of Use:

Auto Sales

Contact Name:

Jason Goss

Contact Email:

Auto Direct 73@yahoo.com

IV. APPLICANT INFORMATION

Applicant Name:

JASON P. GOSS

Applicant Phone Number:

614 565 7763

Applicant Address

6675 CLARK STATE RD
BLACKICK OH 43004

Applicant Email:

Auto Direct 73@yahoo.com

☒ Property Owner

☒ Business Owner

☐ Contractor

☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

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

☐ Major/Minor Site Plan Review (\$500/\$250):

☒ Special Exception Use (\$350): Auto Sales

☐ Other:

Applicant shall submit **nine (9) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature:

Date:

7-1-15

Additional Notes:

OFFICE USE ONLY

Zoning Information

Zoning District: CC

☐ Historic District

☐ CC Overlay

Other Board Approval

☐ DRB

City Council Meeting

Date:

☐ No Action Taken

☐ Approved (w/ Conditions)

☐ Introduced As Ordinance

☐ Denied

BZBA Meeting

Date:

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

Clerk of Council

Initials:

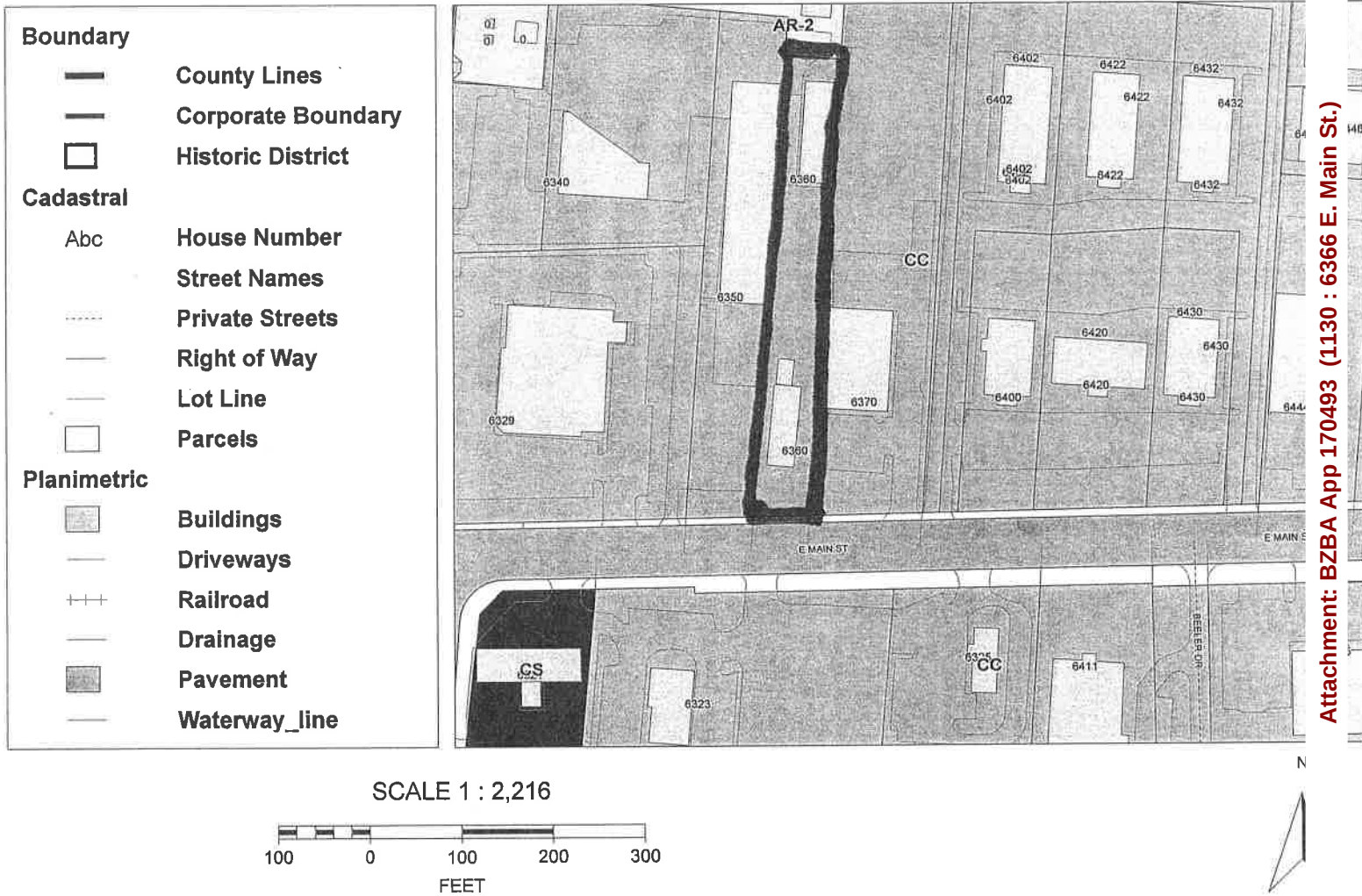
Date:

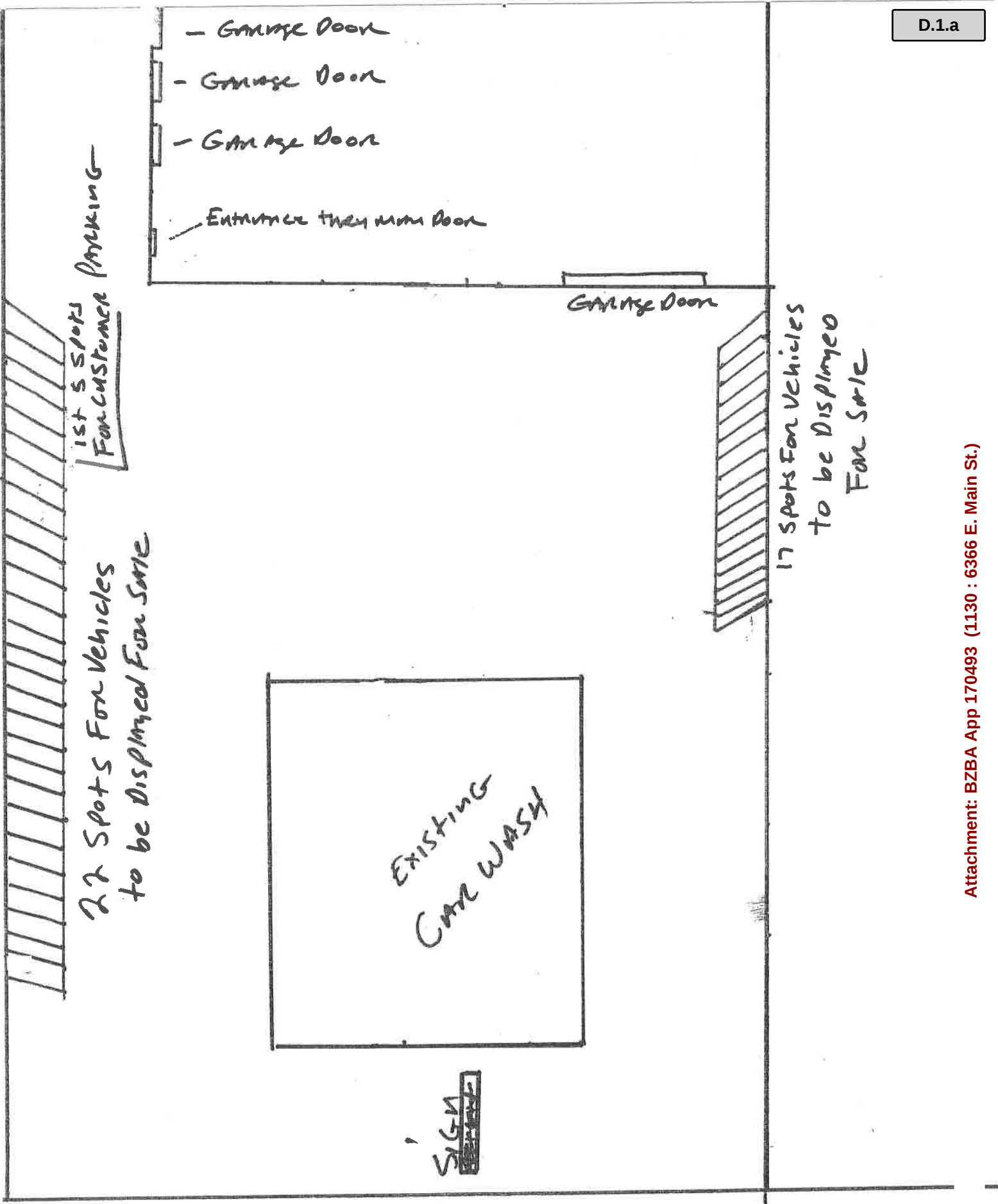
Planner Initials:

Date:

Attachment: BZBA App 170493 (1130 : 6366 E. Main St.)

Map1





Description of proposed activity's at 6366 E Main St Reynoldsburg Oh 43068

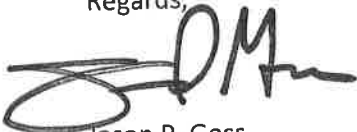
- 1) Used Auto Sales
- 2) Auto Detailing
- 3) Minor auto repair on Auto Directs vehicles only.
- 4) Approximate employees will be 5
- 5) Approximate sales 40 autos per month
- 6) Hours of operation 10-7 MON-FRI 10-4 SAT CLOSED SUN

Proposed Site improvements

- 1) Seal and repair black top
- 2) There is no grass or landscaping to maintain on property
- 3) Long term goal is to demolish front building 6360 E Main St. It will not be operating as a business.
- 4) A 4 yard dumpster will be in fenced area once front building is demolished. It will be at the rear of the front building until demo.
- 5) Used car sales will not have any negative effects on adjoining lots than the existing business that's here. It will have a positive effect on adjoin lots by eliminating the traffic jams that occur daily when the car wash is busy due to the car wash being closed.

If there are any question's that you have please feel free to call me anytime at 614-565-7763

Regards,



Jason P. Goss

Attachment: BZBA App 170493 (1130 : 6366 E. Main St.)

R CITY OF REYNOLDSBURG
Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 170630
Permit #:
Date Submitted: 7/17/15
Fee Amount: \$80.00
☒ Paid: 1179

Section 1143.02

ZONING CERTIFICATE APPLICATION

I. PROPERTY INFORMATION

Property Address:

7524 E. main st

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Kohr Royer Griffith Contact Eric Morton

Contact Email:

emorton@kroger.com

Contact Phone Number:

614-255-4380

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Contact Name:

John Fry

Contact Phone Number:

614-582-4458

Contact Email:

JFry1024@gmail.com

Description of Use:

Sit down eatery w/ drive thru serving Ice Cream, sandwiches, etc for

IV. APPLICANT INFORMATION

Applicant Name:

John & Heather Fry

Applicant Phone Number:

614-582-4458

Applicant Email:

JFry1024@gmail.com

☐

Property Owner

☒

Business Owner

☐

Contractor

☐

Architect

RESIDENTIAL (\$50)

CHECK IF APPLICABLE:

- ☐ New Building ☐ Swimming Pool
☐ Building Modification ☐ Patio
☐ Home Occupation (\$75) ☐ Deck
☐ Accessory Structure ☐ Driveway Modification
☐ Shed ☒ **FENCE (\$35) (All Dists.)**

NON-RESIDENTIAL (\$80)

CHECK IF APPLICABLE:

- ☒ New Business
☐ Accessory Structure

MINOR SITE PLAN (\$250)

- ☐ New Building
☐ Building/Site Modification

**Project Information
(If Applicable)**

Total Square Footage: _____
Est. Cost of Construction: _____
Est. Additional Employees: _____

Applicant Signature: [Signature]

Date: 6-22-15

****OFFICE USE ONLY****

Additional Notes:

outdoor seating.

Zoning Information

Zoning District: CC

- ☒ Historic District
☐ CC Overlay

Board Approval

- ☐ DRB
☒ BZBA

Additional Requirements

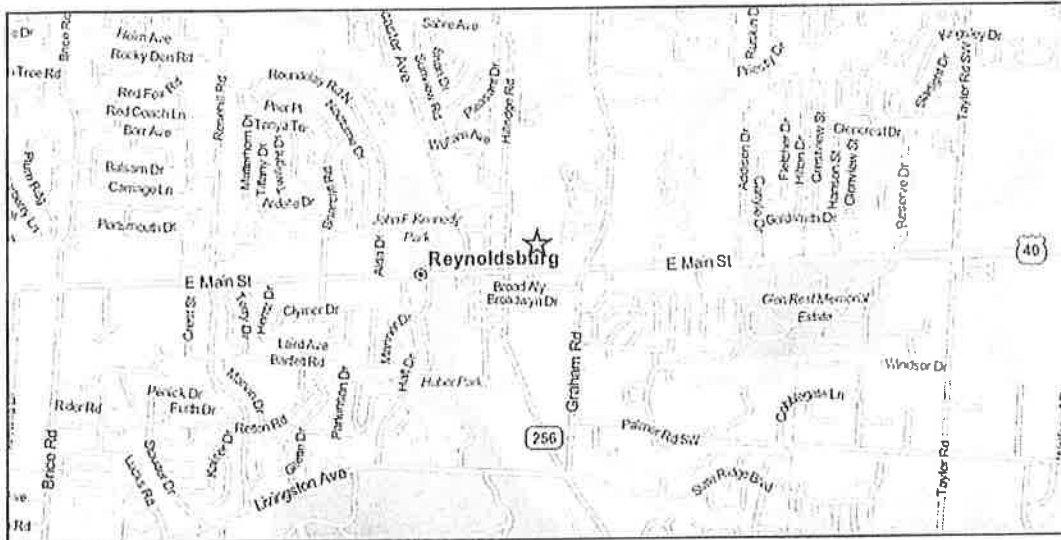
- ☐ COA ☐ Variance
☒ Special Exception Use Permit
☐ PGU
☒ Building Permit

Planner Initials: _____ Date: _____
Floodplain Admin Initials: _____ Date: _____

Attachment: BZBA App 170630 (1129 : 7524 E. Main St.)

7510-7600 E Main St

LOCATION / BUILDING AERIAL



Kohr Royer Griffith
Commercial Real Estate Services



Attachment: BZBA App 170630 (1129 : 7524 E. Main St.)

To: City of Reynoldsburg
 From: John and Heather Fry
 RE: New Business start up description

John and Heather Fry will be applying with the City of Reynoldsburg to open a new business in the Historic district of Reynoldsburg (Waggoner and East Main Street).

The business that we will be opening will be a business serving hand dipped and soft ice cream, subs, fair food (Elephant Ears, Cotton Candy, Nachos, Funnel Cakes), Taco Salads, Traditional Salads, Milkshakes, Floats, Banana Splits, Sundaes and hand made original treats.

The theme will be a carnival theme. The interior will be decorated to remind people of going to a carnival. Our goal is to create a family environment. We will host birthday parties and children's events.

Being involved in the community is of great importance to us, we are looking to sponsor youth sports teams and getting involved with the schools in any way that we can.

The hours of operation will be:

Monday thru Thursday: 10 AM - 9 PM
 Friday and Saturday: 10 AM - 10 PM
 Sunday: Noon - 6 PM

Our Initial staffing will be the 2 owners and an additional staff of 10 people.

A little background on John and Heather;

John has been involved in the past as a volunteer baseball coach for the youth league (3 years), volunteered as a Watchdog for Summit Elementary, participated in a community finance committee and community school redistricting committee. He has 20 years in Sales and Operations Management and 6 years in the military.

Heather has been working as a Para Pro in the School District for the last 3 years. Managed the Reynoldsburg Swim Club for the past 5 years.

We have 4 children, 3 have graduated from Reynoldsburg Schools and 1 currently attending.

We want to thank you for your consideration

Sincerely

John Fry



HEATHER FRY

Attachment: BZBA App 170630 (1129 : 7524 E. Main St.)



Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION			
Property Address: 1914 Brice Road, Reynoldsburg, OH 43068			
II. PROPERTY OWNER OF RECORD			
Property Owner Name(s): Dimo Kuzmanovski			
Contact Email: N/A	Contact Phone Number: (614) 296-4027		
III. BUSINESS INFORMATION (IF APPLICABLE)			
Business Name:	Contact Name:		
Contact Phone Number:	Contact Email:		
Description of Use:			
IV. APPLICANT INFORMATION			
Applicant Name: LaTarsha Pritchard	Applicant Address: 8038 Harvestmoon Drive, Reynoldsburg, OH 43068		
Applicant Phone Number: (614) 556-5497	Applicant Email: Fine.Dine@Yahoo.com		
☐ Property Owner	☒ Business Owner	☐ Contractor	☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

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

☒ Special Exception Use (\$350): Childcare Center

☐ Major Site Plan Review (\$500): _____

☐ Other: _____

Applicant shall submit **nine (9) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: David Hulse - attorney Date: 7/28/15

Additional Notes:

****OFFICE USE ONLY****

Zoning Information

Zoning District: CC

☐ Historic District

☒ CC Overlay

Other Board Approval

☐ DRB

BZBA Meeting

Date: 8/29/15

☐ Approved as Submitted

☐ Approved w / Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date: _____

☐ No Action Taken

☐ Approved w / Conditions

☐ Introduced As Ordinance

☐ Denied

Clerk of Council

Initials: _____ Date: _____

Planner Initials: _____ Date: _____

SPECIAL EXCEPTION USE
CITY OF REYNOLDSBURG
1914 BRICE ROAD

EXISTING USE:

The subject property is located south of Livingston Avenue, and is bounded along the south and east by Merchants Drive (also recognized as Service Road B). Brice Road is located to the west. This shopping center is located east of four outparcels that front onto Brice Road.

This shopping center has struggled. An anchor tenant, Big Lots / Odd Lots, left the center and relocated across the street. The center is also challenged by its setback and the blockages from Brice Road. There has unfortunately been, across several years, a general lack of interest in the center by viable tenants.

The property owners have worked in good faith with Reynoldsburg Economic Development representatives and are appreciative of all efforts and assistance in locating tenants for the center. Plans are underway to improve the Livingston Avenue façade, possibly creating some storefronts along the north of the building, and possibly creating some new outparcel opportunities along the northwest corner of the property, all of which may increase the economic vitality of the shopping center.

Currently however, 1914 Brice Road is vacant. The previous tenant – dating back several years - was a bingo charity. The only adjacent space in this shopping center that is not currently vacant includes Super Mercado Los Portales, which is a Mexican grocery store that will operate in conjunction with an adjacent Mexican restaurant.

The applicant seeks a Special Exception Use to allow a daycare to operate in some of the centrally located tenant spaces, spaces which lend themselves to the proposed use due to existing conditions both within and outside of the space.

PROPOSED SITE ACTIVITIES:

The proposed use is a childcare facility, which will provide childcare services. The proposed hours of operation are 5:30 am to 7:30 pm, Monday through Friday. The anticipated number of employees will be 20, which includes both full and part-time teachers. Children will be dropped off and picked up at different times throughout the day, as needed to accommodate different work and appointment schedules of parents. Employees will park in the large parking field west of the front of the space, leaving the parking spaces along the sidewalk directly in front of the space reserved for pick-up / drop-off. In addition, at a minimum, a crosswalk will be painted on the pavement for use during these times, and to instruct other shopping center users.

The property owner is open to reasonable suggestions as to how accessibility by its users may be further improved, though believes the proposed accommodations are more than adequate.

A play area will be incorporated at the rear of the space within the area already enclosed by a board-on-board fence. The existing fence will be replaced with new, an external mechanical in this area will be enclosed by the same fence, and mulch, landscaping, and playground equipment will be installed for use by the children.

PROPOSED SITE PLAN AND IMPROVEMENTS

An as-built aerial photograph and GIS Maps are attached for reference detailing the entirety of the shopping center, and the space to be used as a daycare. The interior space will primarily be an open floor plan concept, with students grouped based upon age. Because the space is currently open, necessary interior improvements are modest, though spaces will be softened and improved as is appropriate.

The play area is located outside an existing door located near the northeast corner of space. This area will be improved as provided above.

The safety of the children's pick-up and drop-off is imperative. The property owner and the daycare owner/operator both have an interest in the safety of this location for this use. Appropriate traffic calming is proposed, and designated spaces are proposed, in an effort to ensure a safe situation.

COMPATIBILITY:

The proposed use will be compatible with the existing uses of adjacent lots. It will not have a significant detrimental effect on adjoining lots by any elements such as noise, glare, odor, fumes, vibration, or storm water. First, noise will not be an issue, as it will be nothing out of the ordinary and the only obvious audible noise will be coming from outside in the play area, which will be low. Second, glare will not be produced, as there will be nothing out of the ordinary for lighting and nothing to produce extremely bright light. Third, the proposed use will not produce odor and fumes. An onsite dumpster will be used and dumped twice per week, or otherwise as needed. Finally, no proposed activities will produce vibration.

The only obvious effect that the proposed use will have on the existing uses is traffic circulation; however, this will not be significant, and adequate measures are proposed. Furthermore, traffic safety will be prioritized through a variety of avenues. First, parents will be requested to utilize the sixteen spots in front of the building. Based upon the applicant's experience at her current childcare center, which is similar to the proposed center, the greatest number of parents arriving at the same time has been five to six – never sixteen. This has been due to the different locations that parents come from and that multiple children are transported by one vehicle. Second, if the sixteen spots in front of the building are filled, parents can park on the other side of the drive aisle. In order to ensure safety while crossing this drive aisle, a striped crosswalk, stop lines bordering the crosswalk, and crosswalk signage may be installed.

1145.03 CRITERIA:

A completed application form is attached to this narrative.

The lot owner's information is as follows:

- Name: Dimo Kuzmanski
- Address: 543 South High Street, Columbus, OH 43215
- Phone Number: (614) 296-4027
- Designated Agent: David Hodge / Smith & Hale LLC – attorney.

The legal description of the lot is attached.

The zoning district of the lot is CC – Community Commercial/CC Overlay.

A description of the existing use of the lot and of adjacent lots is addressed above, under “Existing Use”.

The special exception use shall be for a childcare center. Its description of activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, and nature and volume of delivery activity is provided above, under “Proposed Site Activities”.

Plans of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features are attached.

A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots, including traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects is addressed above, under “Compatibility”.

1145.09 CRITERIA:

The proposed use will be in harmony with the existing character of the district and nearby districts and will not change the essential character of the neighborhood. In particular, the appearance of the proposed use will be in harmony with the current character. The storefront will resemble the other storefronts in the strip center.

In addition, the appearance of the proposed use will be in harmony with the intended character of the district and nearby affected districts. Specifically, the proposed use will aim to satisfy several objectives within the Brice and Livingston Strategic Plan. This will be done through various avenues by having an active site, and an active user within this space, including contributing to better litter control strategies, having a high quality façade, having signage that is attractive and conforms to requirements, and having strong property maintenance. Litter control strategies will be satisfied through having the dumpster dumped twice per week, if necessary, having a trash run in the center, and having adequate disposal containers. Moreover, signage will be appealing and conform to the requirements set out in the Reynoldsburg Development Handbook. Finally, strong property maintenance will be satisfied by working closely with the City of Reynoldsburg to improve the property generally, including maintaining and bettering the area through landscaping, cleaning, and routine maintenance, and possibly larger scale improvements to the Livingston Avenue frontage as above-discussed.

Next, the proposed use will not adversely affect the use of adjacent property, a healthy shopping center, without vacancies, lends itself to an improved neighborhood condition generally.

Additionally, the proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The purpose of a childcare center is to care for those same elements – the health, safety, morals, and welfare – but for the children attending the center. Thus, since the primary purpose of the center is to focus on those factors, the proposed use will not negatively affect this. Rather, the proposed use would only positively affect these factors by enforcing a safe, clean, and cognizant environment. The proposed use does not have a negative perception typically associated with it, as do many other permitted uses within this district. Likewise, creating this type of environment is furthered by aforementioned avenues affiliated with the Brice and Livingston Strategic Plan.

The proposed use will be served adequately by public facilities and services, including roads, police and fire protection, storm water facilities, water, and sanitary sewer.

The proposed use will not negatively impact the public right-of-way significantly different from that anticipated from permitted uses of the district. Similar to a permitted commercial use, this proposed childcare center use will have the same ingress and egress, parking, and pedestrian foot traffic from the parking lot to the desired destination – both of which are here improved to accommodate the proposed use. Furthermore, there will not be a significant traffic impact, as children will be dropped off and picked up at different times throughout the day, so as to minimize traffic. The installation of a striped crosswalk, stop lines bordering the crosswalk, and crosswalk signage will not impose a traffic impact, as parents will be requested to utilize the sixteen spots in front of the building so as to minimize the use of the crosswalk, thereby not conflicting with a drive aisle. However, if the crosswalk is utilized, it is no different than looking out for pedestrians going into a commercial entity.

Finally, the proposed use will comply with the applicable specific provisions and standards of the Code.

The Property Owner and Applicant respectively request that the Special Exception Use Permit be granted.

Signature of Owner: Dan Hidy - attorney
 Date: 7/28/15

kuzmanowski.ste (nct)
 7/28/15 S:Docs

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, IN HALF SECTION 41, SECTION 24, TOWNSHIP 12 NORTH, RANGE 21 WEST, REFUGEE LANDS, AND BEING 6.306 ACRES OUT OF A 6.305 ACRE TRACT OF LAND (6.306 ACRES BY RECENT SURVEY) CONVEYED AS PARCEL 1 TO EASTGREEN CENTER BY DEED OF RECORD IN OFFICIAL RECORDS VOLUME 30613, PAGE 619, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE SET AT THE INTERSECTION OF THE SOUTH LINE OF EAST LIVINGSTON AVENUE WITH A WEST LINE OF MERCHANTS DRIVE (VARIABLE WIDTH), AS SHOWN UPON THE PLAT OF "DEDICATION OF SERVICE ROADS IN 'EASTGREEN ON THE COMMON', OF RECORD IN PLAT BOOK 41, PAGE 105, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO (SERVICE ROAD "B" HAVING BEEN NAMED MERCHANTS DRIVE BY ORDINANCE NO. 24-19, PASSED FEBRUARY 12, 1979), IN THE SOUTH LINE OF A 1.086 ACRE TRACT OF LAND CONVEYED TO THE CITY OF REYNOLDSBURG, OHIO, FOR EAST LIVINGSTON AVENUE RIGHT-OF-WAY PURPOSES BY DEED OF RECORD IN DEED BOOK 3035, PAGE 690, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND IN A NORTH LINE OF SAID 6.308 ACRE TRACT, SAID RAILROAD SPIKE BEING 40.00 FEET SOUTHERLY BY PERPENDICULAR MEASUREMENT FROM THE CENTERLINE OF EAST LIVINGSTON AVENUE:

THENCE S 21 DEG. 32' 26" E ALONG A WEST LINE OF MERCHANTS DRIVE AND CROSSING SAID 6.308 ACRE TRACT A DISTANCE OF 22.23 FEET TO A RAILROAD SPIKE SET AT AN ANGLE POINT IN THE WEST LINE OF MERCHANTS DRIVE AND IN THE EAST LINE OF SAID 6.308 ACRE TRACT:

THENCE S 8 DEG. 27' 34" W ALONG A WEST LINE OF MERCHANTS DRIVE (32 FEET WIDE), AND ALONG A PORTION OF THE EAST LINE OF SAID 6.308 ACRE TRACT A DISTANCE OF 523.69 FEET TO A P.K. NAIL FOUND AT A POINT OF CURVATURE:

THENCE SOUTHWESTERLY ALONG A CURVED LINE OF MERCHANTS DRIVE (32 FEET WIDE), ALONG THE CURVED SOUTHEAST LINE OF SAID 6.308 ACRE TRACT AND WITH A CURVE TO THE RIGHT, DATA OF WHICH IS, RADIUS EQUALS 34.00 FEET AND DELTA EQUALS 86 DEG. 08' 06", A CHORD DISTANCE OF 46.43 FEET BEARING S 51 DEG. 31' 37" W TO A P.K. NAIL FOUND AT THE POINT OF TANGENCY:

THENCE N 85 DEG. 24' 20" W ALONG THE NORTH LINE OF MERCHANTS DRIVE (32 FEET WIDE) AND ALONG THE SOUTH LINE OF SAID 6.308 ACRE TRACT A DISTANCE OF 422.94 FEET TO A 3/4 INCH I.D. IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 6.308 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A 0.577 ACRE TRACT OF LAND CONVEYED TO JAMES H. AND PATRICIA A. SAPP BY DEED OF RECORD IN OFFICIAL RECORDS VOLUME 13563, PAGE 616, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO:

THENCE N 4 DEG. 21' 30" E ALONG A WEST LINE OF SAID 6.308 ACRE TRACT, ALONG THE EAST LINE OF SAID 0.577 ACRE TRACT, ALONG THE EAST LINE OF A 0.386 ACRE TRACT OF LAND CONVEYED TO YOUNG LEE BY DEEDS OF RECORD IN OFFICIAL RECORDS VOLUME 27121, PAGE 703 AND IN INSTRUMENT NO. 199706230028559, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND ALONG THE EAST LINE OF A 0.791 ACRE TRACT OF LAND CONVEYED AS PARCEL 2 TO EASTGREEN CENTER BY DEED OF RECORD IN OFFICIAL RECORDS VOLUME 30613, PAGE 619, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, A DISTANCE OF 364.17 FEET TO A 3/4 INCH I.D. IRON PIPE FOUND AT A CORNER OF SAID 6.308 ACRE TRACT AT THE NORTHEAST CORNER OF SAID 0.791 ACRE TRACT (PASSING A 3/4 INCH I.D. IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 0.386 ACRE TRACT AND AT THE SOUTHEAST CORNER OF SAID 0.791 ACRE TRACT AT 200.17 FEET):

THENCE N 85 DEG. 24' 20" W ALONG A LINE OF SAID 6.308 ACRE TRACT AND ALONG A PORTION OF THE NORTH LINE OF SAID 0.791 ACRE TRACT A DISTANCE OF 10.00 FEET TO A 3/4 INCH I.D. IRON PIPE FOUND AT A CORNER OF SAID 6.308 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A 0.964 ACRE TRACT OF LAND CONVEYED TO HAWKSTONE ASSOCIATES, INC. BY DEED OF RECORD IN OFFICIAL RECORDS VOLUME 19120, PAGE 610, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO:

THENCE N 4 DEG. 21' 30" E ALONG A WEST LINE OF SAID 6.308 ACRE TRACT AND ALONG THE EAST LINE OF SAID 0.964 ACRE TRACT A DISTANCE OF 210.00 FEET TO A 3/4 INCH I.D. IRON PIPE FOUND IN THE SOUTH LINE OF EAST LIVINGSTON AVENUE, AT THE SOUTHWEST CORNER OF SAID 1.086 ACRE TRACT, AT A SOUTHEAST CORNER OF A 0.423 ACRE TRACT OF LAND CONVEYED TO CITY OF REYNOLDSBURG FOR BRICE ROAD AND EAST LIVINGSTON AVENUE RIGHTS-OF-WAY PURPOSES, AT THE NORTHWEST CORNER OF SAID 6.308 ACRE TRACT AND AT THE NORTHEAST CORNER OF SAID 0.964 ACRE TRACT:

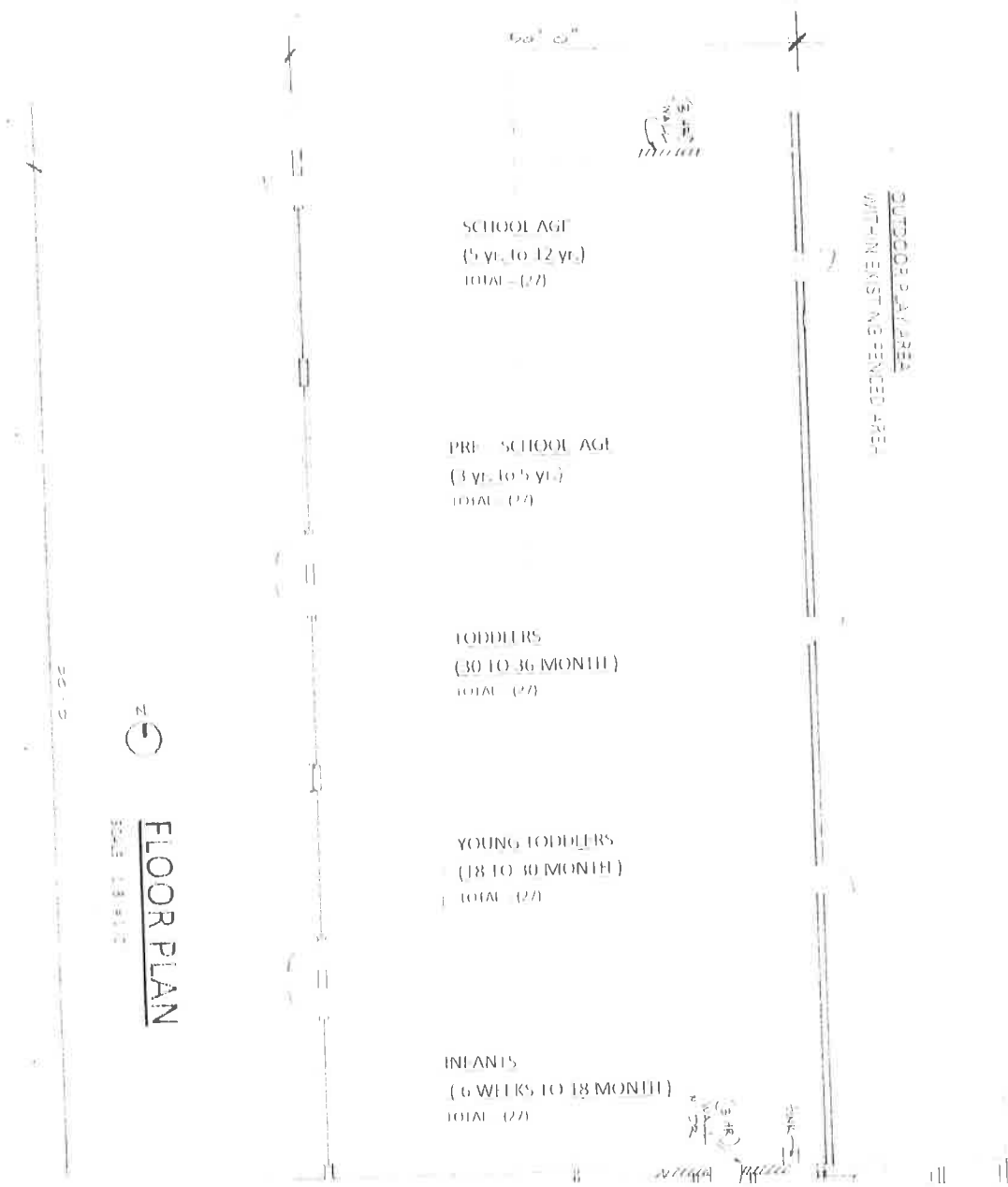
THENCE S 85 DEG. 24' 20" E ALONG THE SOUTH LINE OF EAST LIVINGSTON AVENUE, ALONG A PORTION OF THE SOUTH LINE OF SAID 1.086 ACRE TRACT, ALONG A PORTION OF THE NORTH LINE OF SAID 6.308 ACRE TRACT AND PARALLEL WITH AND 40.00 FEET SOUTHERLY BY PERPENDICULAR MEASUREMENT FROM THE CENTERLINE OF EAST LIVINGSTON AVENUE A DISTANCE OF 494.74 FEET TO THE PLACE OF BEGINNING:

CONTAINING 6.306 ACRES OF LAND MORE OR LESS.

0-105-A
AU of
(060)
2811



Attachment: BZBA App 170778 (1131 : 1914 Brice Rd.)





Board of Zoning and Building Appeals

August 20, 2015 Meeting

Due to the size
of the plans,
plans pertaining to
Application #170778
may be viewed
at the
City of Reynoldsburg
Building Department

Attachment: BZBA App 170778 (1131 : 1914 Brice Rd.)