



AGENDA

BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, AUGUST 18, 2016 6:30 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – July 21, 2016

3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. **Proposed Revisions to the Rules of the Board of Zoning and Building Appeals**

D. NEW BUSINESS

1. **1806 Brice Rd.; Application #174233; Applicant: Khalid Al-Ghazawi; A&A Speedway Tires, LLC; Special Exception Use Permit - Auto Services**
2. **2225 Taylor Park Dr.; Application #174471; Applicant Stanley W. Young, III; Business: Wesley Ridge Retirement Center; Comprehensive Sign Plan**

E. OTHER BUSINESS

F. ADJOURNMENT

CITY OF REYNOLDSBURG

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, JULY 21, 2016 6:30 PM

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

A. CALL TO ORDER

PRESENT: Linder, Donovan, Enfinger
ABSENT: Rettke

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – June 16, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Vice Chairman Enfinger asked that anyone that would be speaking before the Board sign in, and then he requested that they stand and raise their right hands and swear that anything that they stated before the Board would be accurate and truthful.

B. PUBLIC COMMENT

There were no public comments.

C. UNFINISHED BUSINESS

There was no unfinished business.

D. NEW BUSINESS

1. **20160721 BZBA Staff Report**

2. **8035 E. Broad St.; Application #174081; Applicant: Stanley W. Young, III; Business: Hobby Lobby; Comprehensive Sign Plan**

Mr Snowden gave the following presentation: 8035 E. Broad Street - Hobby Lobby - Comprehensive Sign Plan. Application: #174081 - Comprehensive Sign Plan. The property is located on south side of E. Broad Street, just east of Waggoner Road. Existing Zoning: CS - Community Service. The request is for approval of a comprehensive sign plan. Current Use: Retail Sales. Applicant: Stanley W. Young, III. The applicant is requesting that the Board review and approve a comprehensive sign plan for 5 new wall signs up to 402.8SF of sign area to be installed on a commercial building that is currently under construction. The

Minutes Acceptance: Minutes of Jul 21, 2016 6:30 PM (APPROVAL OF MINUTES)

site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CS Districts, including retail sales, an eating or drinking establishment and some auto service related uses.. To the rear, the property abuts agricultural property in Jefferson Township. Section 1181.03(d) of the Zoning Code requires the Board to review a comprehensive sign plan for signage over 200SF in area and in other specific circumstances. This is in addition to review by the Design Review Board, and was probably the only sign review prior to the formation of the DRB in 1994. Most previous Planning Administrators have found that the intent of this section is to allow the Board to approve more signage than would normally allowed by Code, and therefore, to function like a “variance package”. Staff will work to clarify this provision in a future Code revision. The applicant is proposing to install a total of 402.8SF of sign area. The proposed sign consists of internally illuminated channel logo style sign. The proposed color and design of the proposed signage is internally consistent. The proposed area of the proposed wall signs does not exceed the total allowable sign area per the Zoning Code, which is 567SF. The proposed walls consist of façade mounted channel letters. The signage as proposed is consistent with the style and designs of the signage proposed and approved by the Board for other tenant spaces in the same shopping center. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor and that the request is reasonable. Staff’s recommendation is it that the Board approves the application for comprehensive sign plan review as submitted.

The motion was made by the Board to approve the comprehensive sign plan. Application #174081 was approved by the Board as submitted.

Mr. Snowden stated the following as the next steps for the applicant: The remaining steps for the applicant to complete development review include: The applicant should contact Staff to submit an application for a certificate of appropriateness from the Design Review Board for the signage and any other additional exterior modifications. The applicant should then submit a zoning sign permit application for the proposed new signage and a zoning certificate application for any subsequently approved exterior modifications. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness. Once a zoning sign permit is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for the new sign, secure permits, and complete the required inspections for the signage, any subsequent exterior modifications and any other modifications to the building.

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

3. 8095 E. Broad St.; Application #174155; Business: PetSmart; Special Exception Use Permit - Animal Hospital or Clinic

Mr Snowden gave the following presentation: 8095 E. Broad Street - PetSmart - Special Exception Use Permit. Application: #174155 - Special Exception Use Permit. The property is located on south side of E. Broad Street, just east of Waggoner Road. The request is for a special exception use permit to operate an animal hospital or clinic inside of a retail sales establishment. Current Use: Retail Sales. Applicant: DN Reynoldsburg, LLC. The request of the applicant is for a special exception use permit to construct a 2000SF animal hospital or clinic inside of a proposed retail sales business. The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CS Districts, including retail sales, an eating or drinking establishment and some auto service related uses.. To the rear, the property abuts agricultural property in Jefferson Township. The proposed 2,000SF animal hospital or clinic will be completely contained within the larger 18,000SF retail store. The applicant is not proposing any outdoor facilities or any facilities that would accommodate large animals such as horses or other livestock. Staff does not have a reason to believe that the applicant will fail to meet the standards of Section 1191.05 for noise or offensive odors. There are no residential uses adjacent to this proposed use. The limited overlay text for the property called for a parking ration of 1 space for every 250SF for retail uses. The site planning process confirmed that the site has adequate parking given that requirement. Table 1179 of the Zoning Code does not require any specific parking ratio for an animal hospital use, so the requirement from the limited overlay text shall apply. The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff recommends approval of the special expectation use permit as submitted.

A motion was made by the Board to recommend approval of the special exception use permit. Application #174155 was recommended for approval to City Council by the Board as submitted.

Mr. Snowden stated the following as the next steps for the applicant: This application will be forwarded to City Council. The Clerk of Council will contact the applicant when the Council elects to hold additional hearings. The applicant should submit for a zoning certificate. Staff will require two copies of a site plan showing the location of the proposed use within the existing shopping center. Once a zoning certificate is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for building occupancy and to complete the required inspections.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 7:30 PM
MOVER:	Aaron Enfinger, Chairman	
SECONDER:	Richard Donovan	
AYES:	Linder, Donovan, Enfinger	
ABSENT:	Rettke	

4. 8095 E. Broad St.; Application #174156; Business: PetSmart; Special Exception Use Permit - Dog and Pet Kennel

Mr Snowden gave the following presentation: 8095 E. Broad Street - PetSmart - Special Exception Use Permit. Application: #174156 - Special Exception Use Permit. The property is located on the north side of E. Main Street between Aide Drive and Briarcliff Road. The property is located on south side of E. Broad Street, just east of Waggoner Road. The request is for a special exception use permit to operate a dog & pet kennel inside of a retail sales establishment. Current Use: Retail Sales. Applicant: DN Reynoldsburg, LLC. The request of the applicant is for a special exception use permit to construct a 3500SF dog & pet kennel inside of a proposed retail sales business. The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CS Districts, including retail sales, an eating or drinking establishment and some auto service related uses.. To the rear, the property abuts agricultural property in Jefferson Township. The proposed 3500SF dog & pet kennel will be completely contained within the larger 18,000SF retail store. The applicant is not proposing any outdoor facilities or any facilities that would accommodate large animals such as horses or other livestock. Staff does not have a reason to believe that the applicant will fail to meet the standards of Section 1191.05 for noise or offensive odors. There are no residential uses adjacent to this proposed use. The limited overlay text for the property called for a parking ration of 1 space for every 250SF for retail uses. The site planning process confirmed that the site has adequate parking given that requirement. Table 1179 of the Zoning Code does not require any specific parking ratio for a dog & pet kennel use, so the requirement from the limited overlay text shall apply. The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff recommends approval of the special expectation use permit as submitted.

A motion was made by the Board to recommend approval of the special exception use permit. Application #174156 was recommended for approval to City Council by the Board as submitted.

Mr. Snowden stated the following as the next steps for the applicant: This application will be forwarded to City Council. The Clerk of Council will contact the applicant when the Council elects to hold additional hearings. The applicant should submit for a zoning certificate. Staff will require two copies of a site plan showing the location of the proposed use within the existing shopping center. Once a zoning certificate is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for building occupancy and to complete the required inspections.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 7:30 PM
MOVER:	Aaron Enfinger, Chairman	
SECONDER:	Richard Donovan	
AYES:	Linder, Donovan, Enfinger	
ABSENT:	Rettke	

5. Proposed Revisions to the Rules of the Board of Zoning and Building Appeals

The Proposed Revisions to the Rules of the Board of Zoning and Building Appeals were discussed, and by unanimous consent it was decided that the revisions will be voted on at the next meeting.

RESULT:	TABLED [UNANIMOUS]	Next: 8/18/2016 6:30 PM
AYES:	Linder, Donovan, Enfinger	
ABSENT:	Rettke	

E. OTHER BUSINESS

There was no other business to discuss.

F. ADJOURNMENT

Chairman

Planning Administrator

Minutes Acceptance: Minutes of Jul 21, 2016 6:30 PM (APPROVAL OF MINUTES)

Rules of the Reynoldsburg Board of Zoning and Building Appeals

The Reynoldsburg Board of Zoning and Building Appeals, in order to carry out the general powers conferred upon it by the Ohio Revised Code and the City of Reynoldsburg's Charter and Codified Ordinances, does hereby adopt the following rules to govern its proceedings:

ARTICLE I AUTHORIZATION

Section 1.1 - The authorization for the establishment of Reynoldsburg Board of Zoning and Building Appeals is set forth in Article VII, Section 7.02 of the City Charter.

ARTICLE II MEMBERSHIP

Section 2.1 - The entire membership shall be the same as that provided for in Article VII, Section 7.02 of the City Charter.

ARTICLE III OFFICERS AND THEIR DUTIES

Section 3.1 Officers – The officers of the Board of Zoning and Building Appeals shall consist of a Chairman, a Vice-Chairman, and a Secretary.

Section 3.2 Chairman – The Chairman, shall preside at all meetings of the Board. He shall call special meetings of the Board when required. The Chairman may appoint committees or sub-committees comprised of Board members and others whenever he feels that such committees can further the work of the Board. The Chairman shall act as spokesman for the Board, and shall have such other duties as are normally conferred on such officers by parliamentary procedure. Unless otherwise restricted by the Planning & Zoning Code or Charter, the chairman shall have a vote on all matters before the Board. The Chairman shall sign all documents of the Board and see that all actions are properly carried out.

Section 3.3 Vice-Chairman – The Vice Chairman shall serve as Chairman during the temporary absence or disability of the Chairman, and shall upon those occasions be vested with the full authority attendant to the position of the Chairman.

Section 3.3 Secretary – The Secretary shall be elected by the Board from within or without the membership. A Secretary elected from without the membership of the Board shall not have a vote. The Secretary shall keep the minutes of all meetings of the Board in an appropriate location. The Secretary shall also give or serve all notices required by law or by the rules of the Board and prepare the agenda for all meetings of the Board. He shall be custodian of Board records and shall inform the Board of correspondence relating to business of the Board. The Secretary shall attend to such correspondence as required by the Chairman and handle funds allocated to the Board in accordance with its directives, the law, and City regulations.

ARTICLE IV ELECTION OF OFFICERS

Section 4.1 - At an annual organization meeting, which shall be the first regular meeting in January, the Board shall elect a Chairman and Vice-Chairman. Nominations shall be made from the floor, and the candidate receiving a majority vote of the voting membership shall be declared elected and shall take office at the close of the meeting. The officers shall be elected for a period of one (1) year, shall be eligible for re-election, and shall serve until their successors take office. Vacancies in office shall be filled immediately by regular election procedure.

ARTICLE V MEETINGS

Section 5.1 - Regular meetings shall be held at 6:30 P.M., on the third (3rd) Thursday of each month. ~~Day and time may be changed by majority vote of Board members.~~

Section 5.2 - Special meetings may be called by the Chairman or Vice-Chairman at the request of three (3) voting members to ~~discuss~~ those matters necessary and germane to the duties of the Board, in accordance with the Ohio Revised Code.

Section 5.3 Quorum – A quorum shall be necessary at any regular or special meeting in order for the Board to take official action or carry on its business. A quorum shall consist of a majority of Board members. Each member of the Board of Zoning and Building Appeals who has knowledge of the fact that he will not be able to attend a scheduled meeting shall notify the Planning Administrator or Secretary at the Municipal Building at the earliest possible opportunity and, in any event, prior to 5:00 p.m. on the date of the meeting. The Planning Administrator or Secretary shall notify the Chairman in the event that the projected absences will produce a lack of quorum.

Section 5.4 - Action of the Board on any application properly brought before it shall be effective only when the matter being considered by the Board receives at least three (3) votes on the prevailing side. Questions on procedure shall be decided by a voice vote in the usual manner.

Section 5.5 Parliamentary Process – Unless otherwise specified herein, Robert’s “Rules of Order”, as filed in the Clerk of Council’s Office, shall govern the proceedings at the meetings of the Board.

Section 5.6 Designation of Voting Order – Votes of the Board will be by verbal vote and the order of voting will rotate in sequential alphabetical order. The Chairman shall always vote last.

Section 5.7 Reconsideration – Reconsideration of any decision of the Board may be had when the interested party for such reconsideration makes a satisfactory showing to the chairman that without fault on the part of such party, essential facts were not brought to the attention of the Board.

Section 5.8 Conflicts of Interest – Any member of the Board who feels that he has a conflict of interest on any matter that is on the Board’s agenda shall voluntarily excuse himself and refrain from discussing and voting on said items as a Board member.

ARTICLE VI AGENDAS & ADMINISTRATIVE PROCEDURES

Section 6.1 Open Meetings and Records – All proceedings and records of the Board shall be open to the public in accordance with the City Charter, Codified Ordinances and the Ohio Revised Code. All maps, plats, and other matters required by law to be filed with the Board shall be filed in the office of the Planning Administrator or Clerk of Council as required by the Planning & Zoning Code.

Section 6.2 – Deadline for Application – The deadline for filing applications for placement on the agenda shall be thirty (30) days prior to any given meeting of the Board unless otherwise stated by the Planning & Zoning Code. Requests for continuance of matters scheduled for a particular agenda shall be filed with the Planning Administrator or Secretary by noon on the Thursday prior to the Thursday of the meeting so the printed agenda will reflect the required continuance.

Section 6.3 – Agenda - The Secretary, under the guidance of the Board’s Chairman, and with the assistance of the Vice Chairman, shall prepare the agenda for the regular and special meetings. Agendas for regular meetings shall be prepared at least seven (7) days in advance of each regular meeting. Board members shall be provided an agenda, a copy of each application and all related exhibits and materials, and a report from Staff at least seven (7) days in advance of each regular meeting.

ARTICLE VII ORDER OF BUSINESS

Section 7.1 Agenda Order – The order of business at the regular meetings of the Board shall be as follows:

- A. Call to Order
 - 1. Roll Call
 - 2. Approval of Minutes
 - 3. Approval of Agenda
 - 4. Public Comment
- B. Unfinished Business
- C. New Business
- D. Other Business
- E. Adjournment

Section 7.2 Presentation Order – The following procedure will normally be observed; however, it may be rearranged by the Chairman for individual items if necessary for the expeditious conduct of business:

- A. Staff presents report and makes recommendation.
- B. Applicants make presentation.
- C. Any opponents make presentations.
- D. Applicant makes rebuttal presentation of any points not previously covered.
- E. Board members ask any remaining questions they may have for the proponents, opponents, or staff, and then take a vote.

ARTICLE VIII AMENDING THE RULES OF THE BOARD

Section 8.1 These rules may be amended from time to time at regular meetings only, and after at least seven (7) days written notice to all voting members. These rules, when adopted, shall supersede any and all other rules of procedure and by laws heretofore adopted by this Board, and shall take effect immediately upon adoption. Changes to these rules may be proposed and discussed at any regular meeting. At the next regular meeting, the proposed amendments will be eligible for adoption. The adopted rules will supersede any and all other rules and take effect immediately.

CHAIRMAN

VICE-CHAIRMAN

ADOPTED (Date)



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

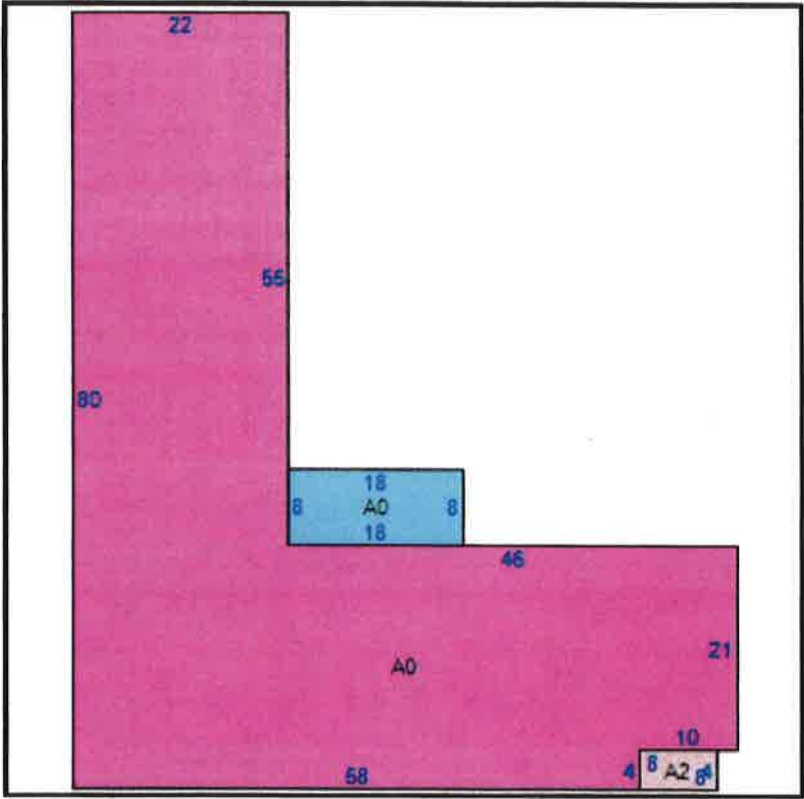
Application #: 174233
Permit #:
Date Submitted: 6/27/16
Fee Amount: \$350.00
☒ Paid: 141

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION	
Property Address: 1806 Brice Rd Reynoldsburg, OH 43068	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): ALtrration German Village, LLC	
Contact Email: ALEXfishen@Gmail.Com	Contact Phone Number: 614-209-7833
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: A & A Speed Way	Contact Name: Tires LLC (614) 446-2625
Contact Phone Number:	Contact Email: ALghazawi66@Gmail.Com
Description of Use: -Tire Shop-	
IV. APPLICANT INFORMATION	
Applicant Name: Khalid AL-ghazawi	Applicant Address: 3348 Crossing Hillway Columbus OH 43219
Applicant Phone Number:	Applicant Email: ALghazawi@Gmail.Com
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____	

☒ Special Exception Use Permit (\$350): Auto Services	
☐ Major Site Plan (\$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: Date: 4-30-16	
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *	
Additional Notes:	**OFFICE USE ONLY**
	Zoning Information Zoning District: CC ☐ Historic District ☐ CC Overlay
	Other Board Approval ☐ DRB
BZBA Meeting Date: 8/18/16 ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	
City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied	
Planner Initials: _____ Date: _____ Clerk of Council Initials: _____ Date: _____	

Attachment: Application #174233 (1498 : 1806 Brice Rd.; Application #174233; Applicant: Khalid Al-Ghazawi)



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Google Maps 1806 Brice Rd



Imagery ©2016 Google, Map data ©2016 Google 20 ft



1806 Brice Rd
Reynoldsburg, OH 43068



SPECIAL EXCEPTION USE
CITY OF REYNOLDSBURG
1806 BRICE ROAD

EXISTING USE:

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. Currently however, 1806 Brice Road is vacant. The applicant seeks a Special Exception Use to allow a tire shop to operate in the 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 tire shop facility, which will provide tire services and sell new/used tires. The proposed hours of operation are 9:30 am to 7:30 pm, Monday through Friday. The anticipated number of employees will be 2 and shall provide the above services to approximately 5 to 10 customers per day.

PROPOSED SITE PLAN AND IMPROVEMENTS:

The interior space will primarily be an open floor plan concept, necessary interior improvements are modest, though spaces will be softened and improved as is appropriate.

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 parking area, which will be low. Tire shops usually use 4 types of equipment's; 1) Tire changer. 2) Balance machine. 3) Floorjack and 4) Air gun. The first 3 items produce very low noise level to almost no noise at all while the air gun produces moderate to low noise levels that can be heard from a distance of 30 to 50 feet max which is with the property boundaries. 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.

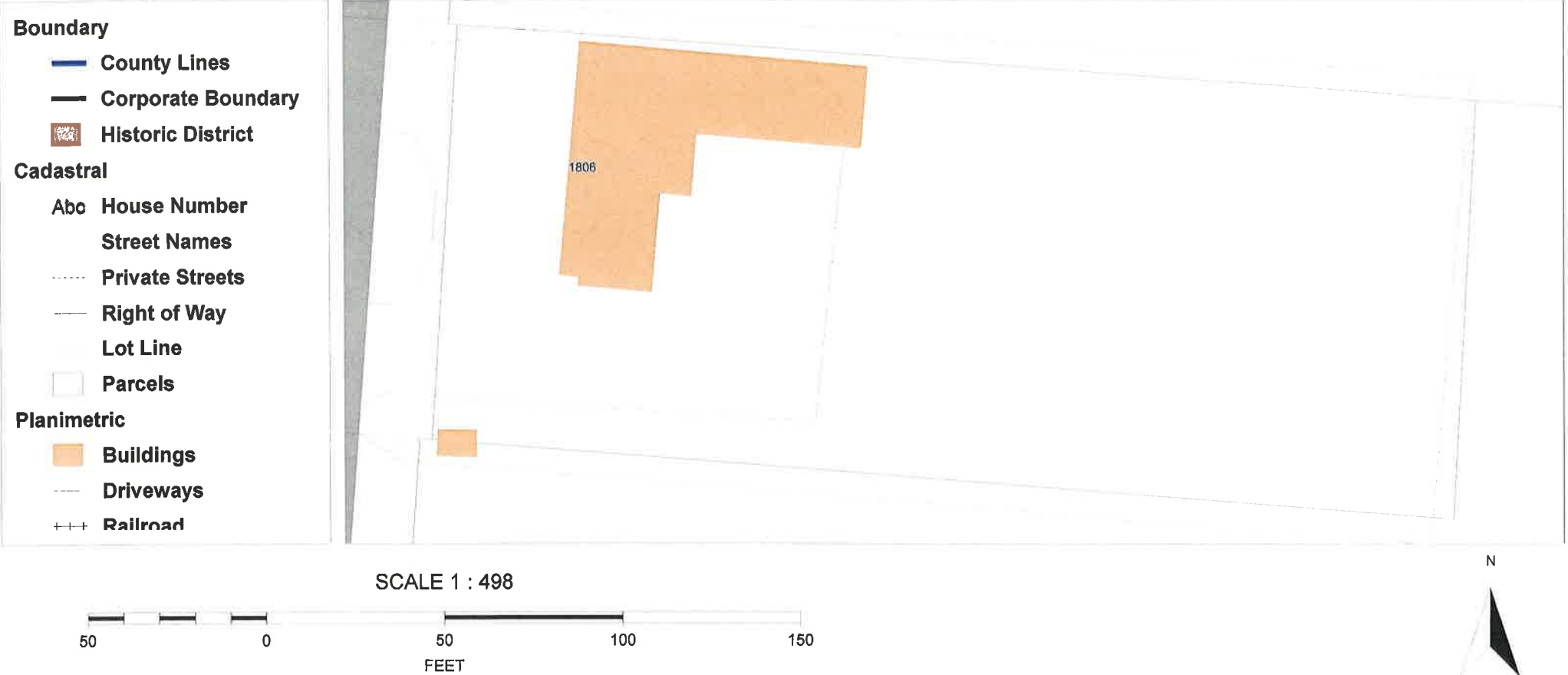
1145.09 CRTTERTA;

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 facade, 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 tire shop is to provide services for the residents of the area. 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.

Map1



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

Monday, June 27, 2016 1:37 PM

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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

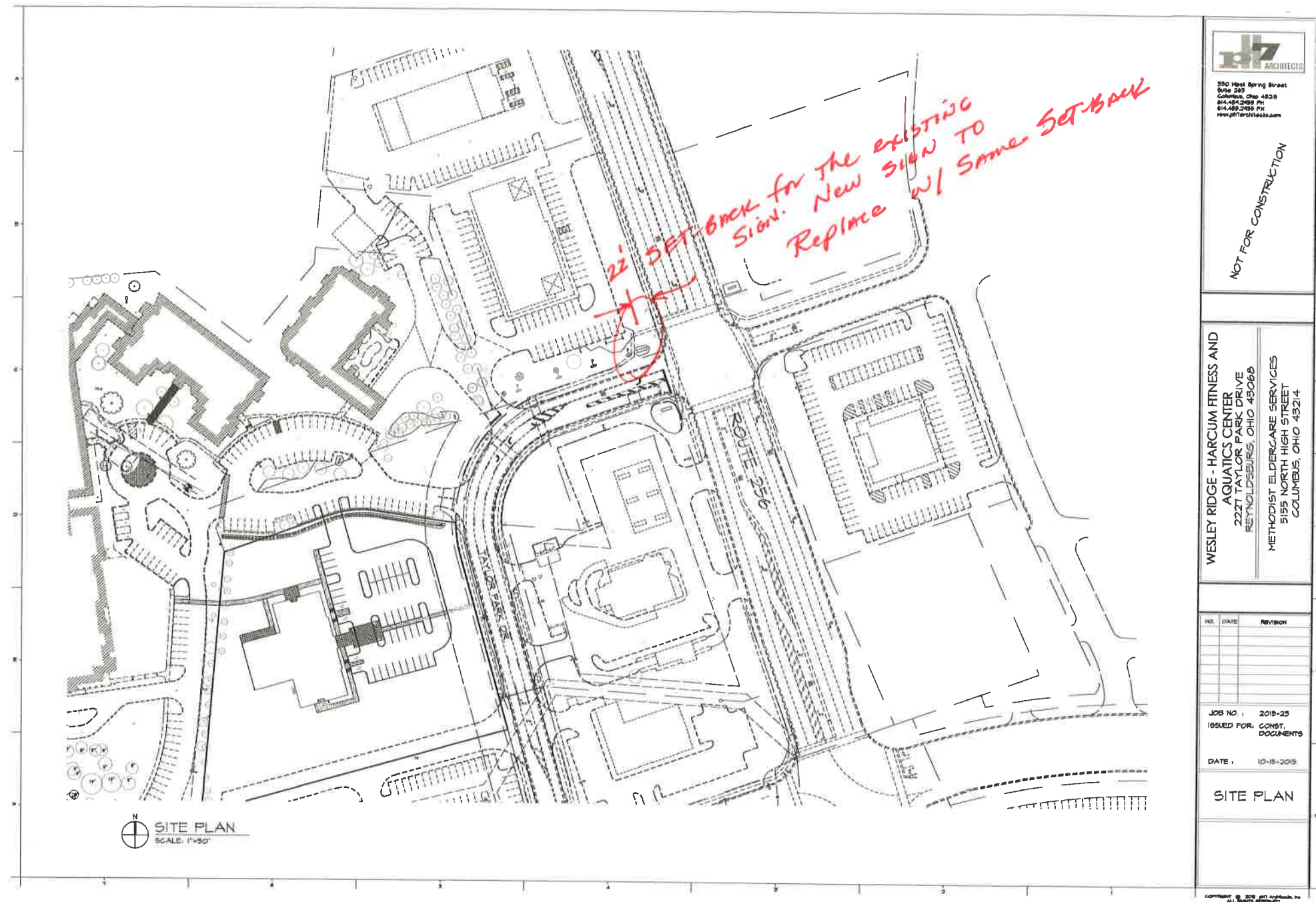
Application #: 174471
Permit #:
Date Submitted: 7/21/16
Fee Amount: \$150.00
☒ Paid: 17078

I. PROPERTY INFORMATION	
Property Address: 2225 Taylor Park Drive, Reynoldsburg, Ohio 43068	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Wesley Ridge	
Contact Email:	Contact Phone Number: (614) 467-8560
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Wesley Ridge Retirement Center	Contact Name:
Contact Phone Number: (614) 467-8560	Contact Email:
Description of Use: A Retirement Center	
IV. APPLICANT INFORMATION	
Applicant Name: Stanley W. Young, III, Columbus Sign Co.	Applicant Address: 1515 E. Fifth Avenue, Columbus, Ohio 43219
Applicant Phone Number: (614) 564-9432	Applicant Email: trinitysigngroup@gmail.com
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY: Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____ _____ _____ ☐ Special Exception Use Permit (\$350): <u>Comp. Sign Plan</u> ☒ Other: <u>Remove existing monument sign, fabricate & install new sign between Brick Columns.</u>	
Applicant shall submit ten (10) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.	

Applicant Signature: Stanley W. Young, III, Columbus Sign Co. Date: 7/20/2016
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

Additional Notes:	**OFFICE USE ONLY**	
	Zoning Information	
	Zoning District: <u>AR-3</u>	
	☐ Historic District ☐ CC Overlay	
	Add'l Approvals Req'd	
	☐ Planning Commission ☐ DRB	
	BZBA Meeting Date: <u>8/18/</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
	Planning Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____	

Attachment: Application #174471 (1499 : 2225 Taylor Park Dr.; Application #174471; Applicant Stanley W. Young, III)

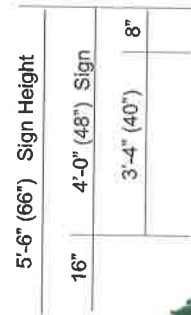
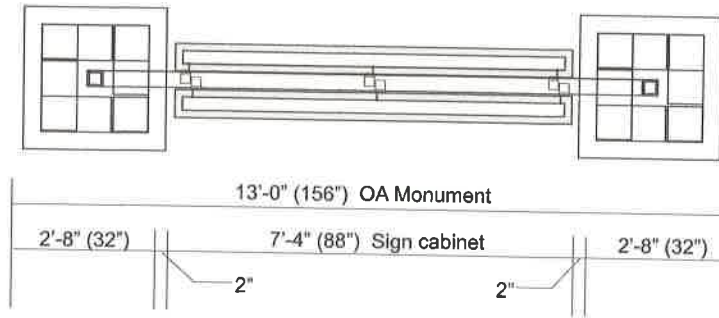




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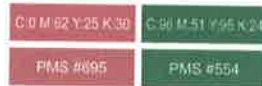


EXISTING S/F SIGN
This Sign will Be Removed and
Replace with New Aluminum Sign
and Brick Columns



DOUBLE FACE SIGN - Scale: 3/8"

Indirect Illumination from LED Flood Fixtures



DOUBLE FACE FABRICATED ALUM SIGN

- * Qty=(1)
- * Replacement Aluminum Sign cabinet with opaque aluminum faces, dimensional graphics and brick columns (two single face 8" dp signs back to back)
- * Non-Illuminated
- * Existing Wood Fabricated Sign and Support Posts will be removed
- * Custom Fabricated Aluminum Sign Frame
 - Fabricated double aluminum tube
- * Computer cut PVC letters
 - re: Wesley Ridge
 - PVC letters, 1/2" thick, Font Style: Times
 - Letter Color: Dark Green
 - re: Retirement Community
 - PVC Letters, 1/2" thick, Font Style: Times
 - Letter Color: Dark Green
- * Background Color: Smooth Painted White
- * Tag Line: re: Affiliated with Methodist...
 - Computer Cut Vinyl copy
 - Font Style: Times Text Color: White
 - Background Field Color: Dark Green
- * Logo Image:
 - Computer Cut 1/2" thick PVC
 - Standard Logo Colors
 - Dk Green pms 695, pms 554
- * Inset Line Color: White
- * Border & Return Edge Color: Dark Green
- * Brick Columns Base:
 - Brick Columns Conceal Steel Support
 - Furnished & Installed by Columbus Sign
 - Brick pattern to match building fascia
 - Masonry furnished & installed by Cols Sign
- * Steel Support:
 - Steel 3" x 3" x 1/4" Sq Tube
 - Steel Stringers 3" x 3" x 3/16"
- * Concrete Foundation: 24" Dia x 48" Dp (ea)
- * Nursery planting by Client
- * Illumination:
 - Existing Ground Mounted LED Flood lghts
- * Electric Service:
 - Existing 110/120 Volt 1-20A Circ



**Wesley Ridge Monument Sign
Replacement Alum Sign for Existing Wood**

06/14/16 rev07/15/16 7:00

Project Layout
Approved

Approved as Noted

Approval Signature

U/L: Yes No

Install per NEC 800
- Grounding
- Bonding

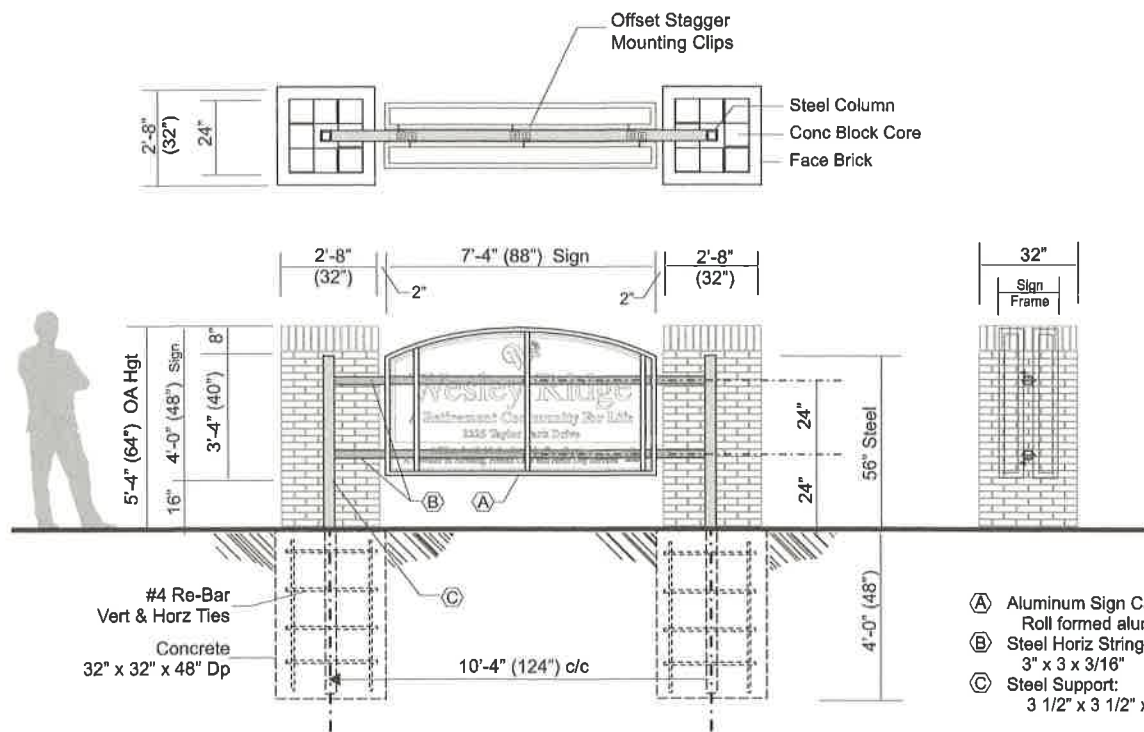
Sales: LR

Design: LK

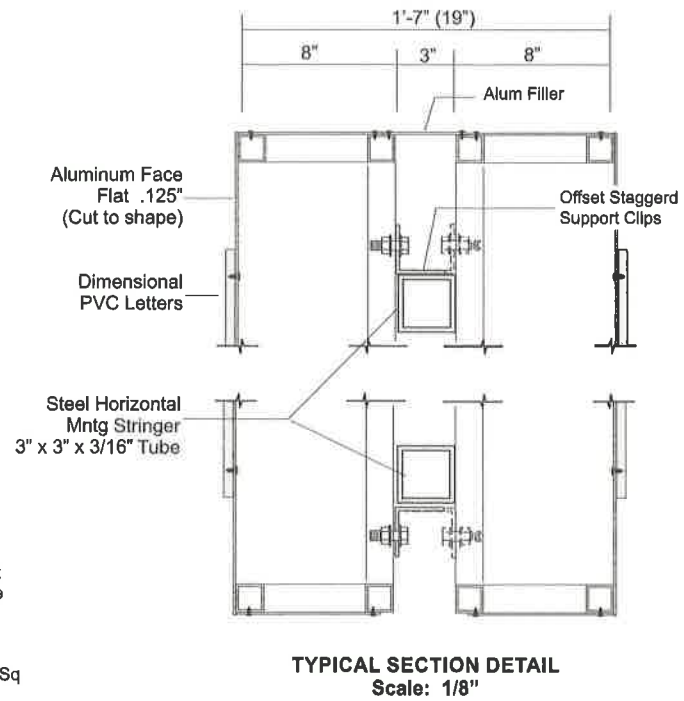
Dwg: 216-0416

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DOUBLE FACE NON-ILLUMINATED SIGN
Scale: 1/4"



Wesley Ridge Monument Sign
Replacement Alum Sign for Existing Wood
06/14/16 rev07/15/16 7:00

Project Layout
Approved
Approved as Noted
Approval Signature

U/L: Yes No
Install per NEC 600
- Grounding
- Bonding

Sales: LR
Design: LK
Dwg: 216-0416

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