



AGENDA

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

1. ROLL CALL
2. APPROVAL OF MINUTES

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

3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. 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**
3. **8095 E. Broad St.; Application #174155; Business: PetSmart; Special Exception Use Permit - Animal Hospital or Clinic**
4. **8095 E. Broad St.; Application #174156; Business: PetSmart; Special Exception Use Permit - Dog and Pet Kennel**
5. **Proposed Revisions to the Rules of the Board of Zoning and Building Appeals**

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, JUNE 16, 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 – May 19, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Enfinger: If you are going to be speaking, we will need you to sign in on the sign in sheet, and if you do address the microphone tonight, please state your name and address for the record. If you will be speaking, you need to be sworn in, so please stand and raise your right hand. Do you swear or affirm that the testimony that you will give in front of the Board will be truthful? If so, please answer, "I do". (Audible "I do's")

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

Mr. Snowden: Staff has been working with the property owners at the Shoppes at East Broad to address some of the landscape concerns, and I have a revised landscape plan on file in my office if anyone would like to check that out.

Mr. Donovan: What is the story about the car dealership?

Mr. Snowden: City Council granted them some additional time, because the applicant was making some progress. They were definitely engaged with what the Board was saying at our last meeting and more information was conveyed as we discussed.

D. NEW BUSINESS

1. **9233 Ruston Ln.; Application #173667; Applicant Carl Coates; Variance, Residential - to Vary from Section 1175.06 of the Zoning Code, to Allow a Front Setback of 12FT, to Allow Construction of an Ambulatory Ramp.**

Mr. Snowden: 9233 Ruston Lane - Single Family Dwelling - Variance. Application:

Minutes Acceptance: Minutes of Jun 16, 2016 6:30 PM (APPROVAL OF MINUTES)

#173667 - Variance. Property is located on the south side of Ruston Lane between Smithers Drive and Truhart Road. Existing Zoning: R-3 - Single Family Residence District. The request is for a variance from Section 1175.06 of the Zoning Code, to permit a front setback of 12FT and allow construction of an ambulatory ramp. Current Use: Single Family Dwelling. Applicant: Carl Coats - Agent for Dhana Bhattarai. The applicant is requesting the Board review and approve a variance from Section 1175.06 of the Zoning Code, to permit a front setback of 12FT and allow construction of an ambulatory ramp on an existing single family dwelling. The site is an existing single family dwelling on a platted lot in the R-3 Single Family Residence District. Neighboring uses are all single family dwellings in the same zoning district. The applicant has received funding for access ramp construction from a State agency. Variance Request - Given the limitations of the current Zoning Code, the requested variance is the only reasonable means of relief for the property owner to construct a ramp for ADA access. The requested variance will not allow any use or structure that is prohibited in residential districts. Staff has reviewed the requested variance for compliance with the standards of Section 1147.05 and finds that it meets those standards. Administrative Staff has reviewed the Reynoldsburg Zoning Code and the zoning codes of several peer cities. The current zoning code does not allow any type of front porch in front on a building setback. Many communities do allow some limited exemptions to a front setback for ADA ramps and other similar minor porch structures. Staff will research model regulations, and look to draft revisions of the Zoning Code that would allow ADA ramps to be added existing homes without a variance. This variance requirement has held up the applicant for thirty days and is preventing access to the structure for this family. This will reduce the burden to folks that have mobility requirements while still maintaining the aesthetics of our residential neighborhoods. The Board should apply the standards for review of variances contained in Section 1147.05 of the Zoning Code and determine if the requested variance complies with those standards. Staff finds the requested variance in compliance with those standards, and recommends approval on the following condition, that the reduced front setback shall only apply to an attached ramp or similar open structure for accessibility to the existing building and shall not allow expansion of the main structure beyond the required front setback. (Authority: Section 1147.06) With that, I will turn things back over to our Chairman.

Chairman Enfinger: I just have a few questions. Mr. Coats, if you could just step to the microphone and state your name and address.

Mr. Coats: Carl Coats, 3652 Mink St., Pataskala, OH 43062.

Chairman Enfinger: Thank you. So, the design that we currently see at the fall is one inch per foot, is that the requirement?

Mr. Coats: The Code is you can go up to an inch and a half, but I am trying to keep it at an inch.

Chairman Enfinger: So how many lineal feet when all said and done.

Mr. Coats: I think it will be twenty-four when all said and done.

Chairman Enfinger: So, at the end of the day, we are going to be twelve feet from the sidewalk.

Mr. Snowden: Not from the curb, from the sidewalk. Mr. Enfinger, and other Members of the

Board, we have seen these in the past where they are almost designed as a straight shot out, and those tend to go very close to the public right-of-way because they need that additional distance to get the correct rise. I think what Mr. Coats has designed is a little bit more sensitive to the fact that it is a residential neighborhood and that the front yard is suppose to be clear of accessory structures and decks.

Chairman Enfinger: Your drawing is to scale here?

Mr. Coats: Pretty much.

Chairman Enfinger: From the platform at the door, to your first landing, that first landing is going to be outside, past the side wall of the house?

Mr. Coats: It is basically what they call a switchback. It is going to come down as a 5 x 10 turnaround, and then back to the driveway. That is maintaining the distance from the sidewalk.

Chairman Enfinger: Since this is a project that is funded by the State, I am going to assume it is inspected by the State.

Mr. Snowden: Mr. Coats will be required to submit a plan review to building, which I think he has already done because he was in to see us some weeks ago to apply for the variance. Our Building Department will inspect it to make sure that it is safe and Mr. Coats, I assume someone from the State.

Mr. Coats: The State does all their own inspections, too.

Mr. Snowden: So this will be inspected doubly compared to most residential structures in the City.

Chairman Enfinger: On your material list, I don't see any 2 x 2's for your railing, for your ballasts.

Mr. Coats: It is going to have ballasts, but I don't put that down because sometimes the customer want wrought iron, and sometimes they want wood, so I do not want to design their ramp for them. I give them the opportunity to do that themselves.

Mr. Snowden: It would not have been something that we would have been concerned about from the siding and setback requirements, but it is something that building would take a look at to confirm the safety.

Mr. Coats: Everything I do has to be safe, it is ambulatory, and they make sure it is safe.

Mr. Donovan: It says here that the wood is treated?

Mr. Coats: At the bottom is going to be ground contact. It is something they just came out with. It is for termites and what not.

Mr. Donovan: I understand that, but is it going to be of any color.

Mr. Coats: You can not stain it for at least six months. It will be painted later. You have to wait for it to leach out. I can not do that until the recommended time.

Chairman Enfinger: Under the condition that the reduced front setbacks will only apply to an attached ramp or similar open structure for accessibility, to the existing building, and shall not allow expansion of the main structure beyond their required front setback.

Mr. Coates: I have one thing to add, I am sorry. It is not going to be attached to the house, we do not do that.

Mr. Snowden: Mr. Coates, from the standpoint of zoning, if it is up against that, with the house and all, we consider it attached. It is not going to be an issue in terms of your building permit, verses the zoning portion. The reason that I requested that the Board make it on that condition is that you could actually build a building up to this 12FT line, so every other house on the street would have a 30FT setback, and this front of the house, theoretically because the Board granted the variance, could have a 12FT setback.

Mr. Coats: I am going to make it look as sleek as I can.

Chairman Enfinger: Once we allow a variance to this point, this variance stays with this property forever.

Mr. Coats: I will not attach it, that way if somebody buys it, they can remove it and not have any damage to the exterior front of the house. That is why we do it that way.

Mr. Snowden: From the standpoint of zoning, if it is adjacent to it, it is considered part of the main structure.

(Vote)

Mr. Snowden: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. The applicant has already submitted an application for a zoning certificate. Staff will contact the applicant as soon as that certificate is ready for pickup. Once a zoning certificate is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for building plans for review, secure a building permit, and complete the required inspections.

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

2. **2034 Ravine Way; Application #173850; Applicant: Julie Racine; Business: Creative Earthscapes; Business Contact: Kelli Morris; Variance from Table 1175.03 of the Zoning Code, to Allow Construction of a Deck Addition with a Rear Setback of 19 Ft.**

Mr. Snowden: 2034 Ravine Way - Single Family Dwelling - Variance. Application: #173850. For the property located on the northeast corner of Slate Ridge Blvd. and Ravine Way. Existing Zoning: R-3 - Single Family Residence District. The request for a variance from Section 1175.03 of the Zoning Code, to allow construction of a deck addition with a rear setback of 19FT. Current Use: Single Family Dwelling. Applicant: Julie Racine. The applicant is requesting the Board review and approve a variance from Section 1175.03 of the Zoning Code, in order to allow construction of a deck addition with a rear setback of 19FT instead of the required 30FT. Actually this is very similar to our last application, except this is a rear yard setback, instead of a front yard setback. The site is an existing single family dwelling on a platted lot in the R-3 Single Family Residence District. Neighboring uses are all single family dwellings in the same zoning district. To the east the abuts rural/residential land located in Etna Township. This is actually right on the edge of the City. You can see the front of the house in the image here. Here is a view looking north, to the rear of the house. If you look at the plot plan, you can see that the applicant is proposing to construct a deck onto the back of this property, and the deck is not significantly larger of any different than a residential deck that that is constructed on many other homes within the City, The normal front setback for a residential structure within the City is 30FT. For corner lots, the front setback approve to both frontages that abut public streets. In this case, the Thoroughfare Plan designates Slate Ridge Blvd as an arterial street, means the setback for both frontages at the time it was constructed was 40FT. This had the effect of pushing the build-able area and structure to the north and east. The main structure was able to meet the required rear setback, but there is no build-able area behind the main structure for a deck or building addition that might normally be associated with a residential dwelling. So the applicant has requested a variance form this rear yard setback in order to construct a deck. A deck is considered part of the main structure if it is attached or adjacent to a main structure. If it is not what we call attached from the standpoint of zoning, it must be at least 10FT away, that is accessory structures in general, sheds and so forth. So, it is part of the main structure, and what the Code says is that no part of the main structure, which now includes the deck, can go within that 30FT. The Board should apply the standards for review of variances contained in Section 1147.05 of the Zoning Code and determine if the requested variance complies with those standards. Staff finds the requested variance in compliance with those standards, and recommends approval on the following condition, that the reduced rear setback shall only apply to an attached open deck, and shall not allow expansion of the main structure beyond the required rear setback. (Authority: Section 1147.05) With that, I would be happy to answer any questions. The idea is not to allow the actually main structure, the home, to go in front of that, just the deck. But I find that it is generally meeting the requirements of 1147.05.

Chairman Enfinger: So it is from 30 to 19, so we are talking 11FT.

Mr. Snowden: Correct.

Chairman Enfinger: The house was pushed back an additional forty?

Mr. Snowden: It has been pushed back an additional ten.

Chairman Enfinger: When was the house built.

Mr. Snowden: It was built in the early 2000's. It is built to code Mr. Enfinger.

Chairman Enfinger: So, now everything is a 30FT setback.

Mr. Snowden: No, if it is a major arterial, it is on 40. But, what I am saying is when this was platted, I was probably not clear that Slate Ridge Boulevard as going to be designated as a major arterial, so the lots were not platted with that additional 10FT in mind.

Mr. Donovan: What is behind that. I see all those trees and everything.

Mr. Snowden: It is undeveloped land in Etna Township. There are some single family lots that front Palmer. It is a nice lot there because it backs up to a woods, even though it is not their woods. The setback for Slate Ridge today, for everybody, is 40FT. What I am saying to you is that that was probably not realized when that was platted, and no additional size was given to the lots, given that consideration, so know you have a case where this structure has been pushed to the north and to the east and there is no other way to accommodate a deck, which is something that is normally associated with a residential.

Mr. Donovan: It is not going to bother anybody in the back.

Chairman Enfinger: Not right now.

Mr. Snowden: It will be developed at some point. They did not do themselves any favors with how these lots are configured.

Chairman Enfinger: Any questions from any Board Members. I make a motion that we move to adopt Item D.2., Application #173850, with one condition, that the rear setback shall only apply to an attached open deck, and shall not allow expansion of the main structure beyond the required setback.

Mr. Snowden: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. The next steps are as follows:

The applicant has already submitted an application for a zoning certificate. Staff will contact the applicant as soon as that certificate is ready for pickup. Once a zoning certificate is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for building plans for review, secure a building permit, and complete the required inspections.

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

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning Administrator

Minutes Acceptance: Minutes of Jun 16, 2016 6:30 PM (APPROVAL OF MINUTES)



City of Reynoldsburg
Board of Zoning and Building Appeals
STAFF REPORT
July 21, 2016

New Business

1) 8035 E. Broad Street – Hobby Lobby – Comprehensive Sign Plan

Application: #174081 – Comprehensive Sign Plan

Location: Property is located on south side of E. Broad Street, just east of Waggoner Road.

Existing Zoning: CS – Community Service

Request: Request for approval of a comprehensive sign plan.

Current Use: Retail Sales

Applicant: Stanley W. Young, III

BACKGROUND INFORMATION

Proposal

The applicant is requesting 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.

Existing Site & Context

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.

CONSIDERATIONS

1103.12 STANDARDS FOR DESIGN REVIEW.

(a) The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District.

(b) In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following:

- (1) Building height.
- (2) Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective.
- (3) Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building façade.
- (4) Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.
- (5) Roof shape which shall include form and material.
- (6) Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective.
- (7) Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.
- (8) Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective.
- (9) Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement.
- (10) Signage and graphics to include building and site graphic displays.

STAFF REVIEW

Administrative

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.

Wall Sign

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.

Sign Style

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.

STAFF RECOMMENDATION

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 approve the application for comprehensive sign plan review as submitted.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. 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.
2. 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.
3. 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.

2) 8095 E. Broad Street — Petsmart - Special Exception Use Permit

Application: #174155 – Special Exception Use Permit

Location: Property is located on the north side of E. Main Street between Aide Drive and Briarcliff Road.

Existing Zoning: Property is located on south side of E. Broad Street, just east of Waggoner Road.

Request: Request 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.

BACKGROUND INFORMATION

Proposal

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.

Site Context

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.

CONSIDERATIONS

1145.09 STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS.

In review of a special exception application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- (a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*
- (b) The proposed use shall not adversely affect the use of adjacent property;*
- (c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*
- (d) 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 schools;*
- (e) 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 district;*

- (f) *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;*
- (g) *The proposed use complies with the applicable specific provisions and standards of this Code;*
- (h) *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.*

1145.06 CONDITIONS OF APPROVAL.

In approving a special exception, the Board may impose such conditions as it deems necessary to protect the public welfare, preserve the purpose and intent of this ordinance, to protect the character of the surrounding properties and neighborhood affected by the proposed use, and to mitigate the special impacts of the use. Such conditions may include, but shall not be limited to:

- (a) *Locations, setbacks, and configurations of structures and of uses of interior and exterior space*
- (b) *Screening comprised of landscaping, walls, fencing or other materials or construction;*
- (c) *Access points and traffic management provisions, including those impacting vehicular and pedestrian access, and the locations and design of parking facilities;*
- (d) *Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;*
- (e) *Other features of construction, including but not limited to paving and parking, signs, and landscaping;*
- (f) *Hours and method of operation;*
- (g) *Maintenance of the site, structures, and landscaping;*
- (h) *Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water;*
- (i) *A time limit for operation of the use, if temporary operation is determined to be a typical characteristic of the proposed use or otherwise appropriate given unique circumstances of the proposed use.*

Other Sections of Interest:

Chapter 1191 – Performance Standards

STAFF REVIEW

Adjacent Uses & Nuisances

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.

Parking

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.

STAFF RECOMMENDATION

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.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. This application will be forwarded to City Council. The Clerk of Council will contact the applicant when the Council elects to hold additional hearings.
2. 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.
3. Once a zoning certificate is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans, secure permits, and complete the required inspections.

Per section 1145 of the Zoning Code, Staff will review this permit approval in 6 months to confirm compliance and report those findings to the Board. If the applicant has not complied with all conditions of their approval and completed all the required steps to open the business/use, the special exception use permit can be revoked by the Board.

3) 8095 E. Broad Street — Petsmart - Special Exception Use Permit

Application: #174156 – Special Exception Use Permit

Location: Property is located on the north side of E. Main Street between Aide Drive and Briarcliff Road.

Existing Zoning: Property is located on south side of E. Broad Street, just east of Waggoner Road.

Request: Request 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.

BACKGROUND INFORMATION

Proposal

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.

Site Context

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.

CONSIDERATIONS

1145.09 STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS.

In review of a special exception application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- (i) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*
- (j) The proposed use shall not adversely affect the use of adjacent property;*
- (k) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*
- (l) 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 schools;*
- (m) 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 district;*

- (n) *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;*
- (o) *The proposed use complies with the applicable specific provisions and standards of this Code;*
- (p) *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.*

1145.06 CONDITIONS OF APPROVAL.

In approving a special exception, the Board may impose such conditions as it deems necessary to protect the public welfare, preserve the purpose and intent of this ordinance, to protect the character of the surrounding properties and neighborhood affected by the proposed use, and to mitigate the special impacts of the use. Such conditions may include, but shall not be limited to:

- (j) *Locations, setbacks, and configurations of structures and of uses of interior and exterior space*
- (k) *Screening comprised of landscaping, walls, fencing or other materials or construction;*
- (l) *Access points and traffic management provisions, including those impacting vehicular and pedestrian access, and the locations and design of parking facilities;*
- (m) *Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;*
- (n) *Other features of construction, including but not limited to paving and parking, signs, and landscaping;*
- (o) *Hours and method of operation;*
- (p) *Maintenance of the site, structures, and landscaping;*
- (q) *Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water;*
- (r) *A time limit for operation of the use, if temporary operation is determined to be a typical characteristic of the proposed use or otherwise appropriate given unique circumstances of the proposed use.*

Other Sections of Interest:

Chapter 1191 – Performance Standards

STAFF REVIEW

Adjacent Uses & Nuisances

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.

Parking

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.

STAFF RECOMMENDATION

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.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. This application will be forwarded to City Council. The Clerk of Council will contact the applicant when the Council elects to hold additional hearings.
2. 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.
3. Once a zoning certificate is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans, secure permits, and complete the required inspections.

Per section 1145 of the Zoning Code, Staff will review this permit approval in 6 months to confirm compliance and report those findings to the Board. If the applicant has not complied with all conditions of their approval and completed all the required steps to open the business/use, the special exception use permit can be revoked by the Board.

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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 174081
Permit #:
Date Submitted: 6/16/16
Fee Amount: \$150.00
☒ Paid: 1555

I. PROPERTY INFORMATION
Property Address:
8035 E. BROAD STREET, REYNOLDSBURG, OHIO 43068

II. PROPERTY OWNER OF RECORD
Property Owner Name(s):
DN-REYNOLDSBURG, LLC.
Contact Email:
Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)
Business Name:
HOBBY LOBBY
Contact Phone Number:
1-800-888-0321
Contact Name:
DAVID GREEN, FOUNDER
Contact Email:
Description of Use:
RETAIL STORE

IV. APPLICANT INFORMATION
Applicant Name:
STANLEY W. YOUNG, III, SIGNSMITH, LLC
Applicant Address:
2379 HARDESTY DR. N, COLS, OH 43204
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): (S) FIVE
INSTALL A TOTAL OF (7) SEVEN
INTERIALLY ILLUMINATED WALL SIGNS ON THE NORTH BUILDING
ELEVATION TOTALING 402.8 S.F. INSTALL TENANT PANELS
IN (2) TWO EXISTING PYLON SIGNS & 7.5 S.F. HOBBY LOBBY LTNS
☐ Special Exception Use Permit (\$350): ON BRICK MONUMENT BY OTHERS.
☒ Other: Comp Sign Plan - FOR NUMBER OF SIGNS (\$150)
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 Date: 6-15-2016
*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: CS
☐ Historic District
☐ CC Overlay
Add'l Approvals Req'd
☐ Planning Commission
☐ DRB

BZBA Meeting
Date: 7/27/16
☐ 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 #174081 (1483 : 8035 E. Broad St.; Application #174081; Applicant: Stanley W. Young, III)

June 16, 2016

Mr. Eric Snowden, Zoning Administrator
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio 43068

Re: HOBBY LOBBY #261R, 8035 E. Broad Street Reynoldsburg, Ohio 43068 CSP.

Dear Mr. Snowden,

Pursuant to our conversation today please find enclosed an Application to the Board of Zoning & Building Appeals, a filing fee check for \$150.00 and (10) ten sets of drawings, and statement of Hardship for the Standards of Variance section 1147.05. Upon your review please place us on the July 21, 2016 agenda to the Board of Zoning & Building Appeals. We appreciate your professional review.

Very Truly Yours,



Stanley W. Young, III

Mr. Michael Smith, Signsmith , LLC.

ParcelID: 067-000069-00
DN - REYNOLDSBURG LLC

Map-Rt: 067-0040J -008-00
8097 E BROAD ST

Owner	
Owner	DN - REYNOLDSBURG LLC
Owner Address	6610 CHATSWORTH ST NW CANTON OH 44718
Legal Description	8097 E BROAD ST R16 T1 1/4T4 24.940 ACRES
Calculated Acres	24.90
Legal Acres	24.94
Tax Bill Mailing	DN-REUNOLDSBURG LLC
	6610 CHATSWORTH ST NW CANTON OH 44718-3849
	View Google Map

Most Recent Transfer

Transfer Date	APR-19-2016
Transfer Price	\$0

2015 Tax Status

Property Class	C - Commercial
Land Use	400 - VACANT COMMERCIAL LAND
Tax District	067 - CITY OF REYNOLDSBURG-JEFF TWP-LICKING
School District	4505 - LICKING HEIGHTS L\$D
City/Village	REYNOLDSBURG CITY
Township	JEFFERSON TWP
Appraisal Neighborhood	X6901
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2015: No 2016: No
Homestead Credit	2015: No 2016: No
Board of Revision	No
Zip Code	43068

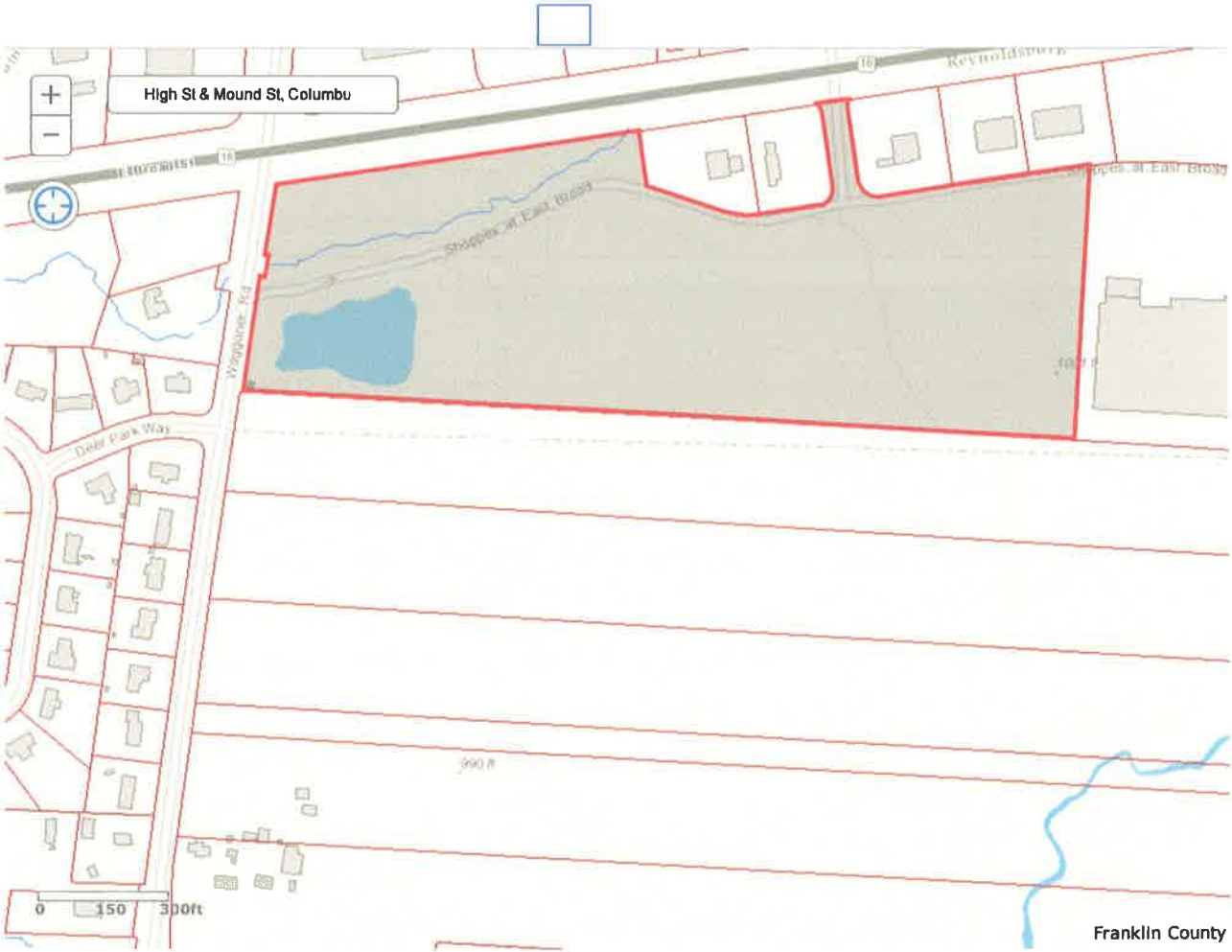
2015 Current Market Value

	Land	Improvements	Total
Base	2,800,000	0	2,800,000
TIF			

- Our Office
- Your Property
- Search
- On-Line Tools
- Reference
- Contact Us

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Value History
- Rental Contact
- Quick Links

ParcelID: 067-000069-00
DN - REYNOLDSBURG LLC



Comprehensive Sign Plan for HOBBY LOBBY #261R

This subject site known as 8035 E. Broad Street, Reynoldsburg, Ohio 43068, Parcel ID# 067-000069, 24.940 acres is located in the City of Reynoldsburg, Jefferson Township, and Licking County School District. It is zoned 'PD' Planned Development, and is currently under construction for a retail use. This subject tenant will be a HOBBY LOBBY retail store. The proposed sign package has changed as the storefront has been expanded, however the number of wall signs have been reduced from (8) eight to (6) six. The storefront has been expanded from 244'-4" to 283'-6". The proposed wall signs are a 5' set of HOBBY LOBBY internally illuminated letters above the entrance, and (4) four sets of non-illuminated letters to read: HOME DECOR-CRAFTS-FLORAL-SEASONAL. Per code they are permitted 2 square feet of sign area for each 1' of frontage. This would yield a total amount of sign area of 567.0 square feet, or 164.20 below the permissible area that is being proposed. Also, being proposed are tenant panels in the existing (2) two free-standing main ID pylon Signs being 11.6 square feet each, and a set of HOBBY LOBBY letters on a brick monument sign being 7.7 square feet in size. We believe this sign package is reasonable in scope and size and meets code in terms of square feet of sign area, however exceeds the maximum of (1) one sign per tenant. The tenant panels should not be figured or considered in this calculation, as they are identifiers at the street level. Therefore, we respectfully request a Sign Variance to permit the additional number of wall signs on this building.

Respectfully Submitted,



Stanley W. Young, III

July 5, 2016

Hardship Statements for Section 1147.05 Standards for Variance

I have read Section 1147.05 Standards for Variance and believe my application for relief from the requirements of the City of Reynoldsburg Graphics Code Section Table 1181, Commercial & Industrial Districts satisfies the (9) nine criteria for approval in the following ways:

- (a) This variance request is in accord with the general purpose and intent and spirit of the regulations imposed by the City of Reynoldsburg Sign Code in the district in which it is located, and shall NOT be injurious to the area or otherwise detrimental to the public welfare.***
- (b) The proposed variance will not establish any use not consistent with the current zoning which is 'PD'.***
- (c) This subject site is located more than 500' to the south of E. Broad Street, and the need for functional wall signage is critical to it's over-all success. It is not like it is set back at the minimum set-back from E. Broad Street.***
- (d) This subject storefront is more than 500' to the south of E. Broad Street. The need for parking and access made it necessary to place the building at it's current location.***
- (e) The proposed variance is necessary for the reasonable use of the building and signage that is functional, that represents it's primary products and services.***
- (f) The proposed variance will have NO effect on or impair the supply of light or air to adjacent properties, will have NO effect on traffic, will NOT increase the danger of fire, or endanger public safety, or effect property values in any way.***
- (g) This variance WILL NOT confer on the property owner any special privilege that is unduly denied by this code to other lands, structures, or buildings in the same district.***
- (h) This district is being considered on it's own merit, location, size, set-back and request, which is not considered unreasonable in any way.***
- (I) There are no other remedies in the sign code that would permit additional wall signs for a single tenant. This request is unique in that this is HOBBY LOBBY'S brand look with all of it's stores. Brand value customers will look for the proposed tag lines. We meet all other sign code provisions with the exception of quantity, or number of signs, therefore we respectfully seek your professional review and consideration in our request.***

Respectfully Submitted,



Stanley W. Young, III

June 16, 2016

#261R, Reynoldsburg, OH.



Store Front Location

CLIENT HOBBY LOBBY #261R
LOCATION Reynoldsburg, OH.
SALESMAN DAVE BISH
DESIGNER AJ
DATE 01/04/2016

APPROVAL
DATE



#261R, Reynoldsburg, OH.

Upon arrival at this job site, if you find any differences between the drawings and the actual physical characteristics of the building which may require repositioning of the signs, or if someone on the job site tells you to install the signs in a different position than is called for on the drawings, stop immediately and call one of the following for authorization:
Metro Sign Corporation - David Bleh / 405-949-1555;
Hobby Lobby Store Planning -
• Larry Hostetter / 405-745-1178 or
• Michael Warden / 405-745-6220 or
• Ben Carver / 405-745-8201
Failure to do so may result in the installer having to bear the expense of reinstalling the sign in the correct position.

HOBBY LOBBY

Landlord Sign Package Approval	
Landlord Signature	Date

*NOTE - THE FOLLOWING DRAWINGS EXHIBIT REPRESENTS SIGNAGE ONLY : NOT ACTUAL ELEVATIONS OR CONDITIONS...

<u>CLIENT</u>	HOBBY LOBBY #261R
<u>LOCATION</u>	Reynoldsburg, OH.
<u>SALESMAN</u>	DAVE BISH
<u>DESIGNER</u>	AJ
<u>DATE</u>	01/04/2016

<u>APPROVAL</u>
<u>DATE</u>



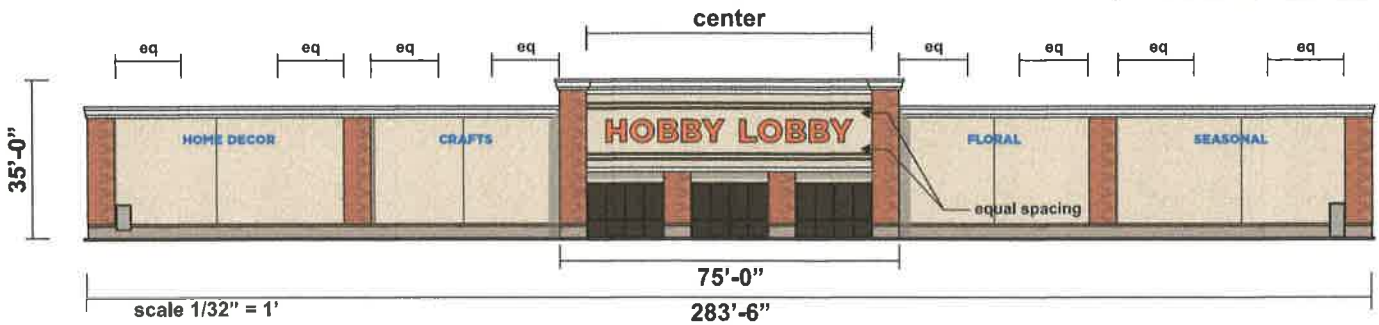
#261R, Reynoldsburg, OH.

Upon arrival at this job site, if you find any differences between the drawings and the actual physical characteristics of the building which may require repositioning of the signs, or if someone on the job site tells you to install the signs in a different position than is called for on the drawings, stop immediately and call one of the following for authorization:
Metro Sign Corporation - David Bieh / 406-949-1555;
Hobby Lobby Store Planning -
• Larry Hoettner / 406-745-1178 or
• Michael Warden / 406-745-6220 or
• Ben Carver / 405-745-6201
Failure to do so may result in the installer having to bear the expense of reinstalling the sign in the correct position.

***NOTE - THE FOLLOWING DRAWINGS EXHIBIT REPRESENTS SIGNAGE ONLY : NOT ACTUAL ELEVATIONS OR CONDITIONS...**

Size and Square Footage of Channel Letters		
Frames	2'-0"h X 12'-1.5"w	24.3 sf.
Home Decor	2'-0"h X 20'-3"w	40.4 sf.
Crafts	2'-0"h X 11'-9"w	23.5 sf.
Floral	2'-0"h X 11'-8"w	23.3 sf.
Art Supplies	2'-0"h X 21'-2"w	42.3 sf.
Seasonal	2'-0"h X 16'-4"w	32.6 sf.
Hobby Lobby	5'-0"h X 54'-5"w	283.0 sf.
		Total 469.4 sf.

402.8 s.f.
Revised 7-5-16



CLIENT HOBBY LOBBY #261R
LOCATION Reynoldsburg, OH.
SALESMAN DAVE BISH
DESIGNER AJ
DATE 01/04/2016

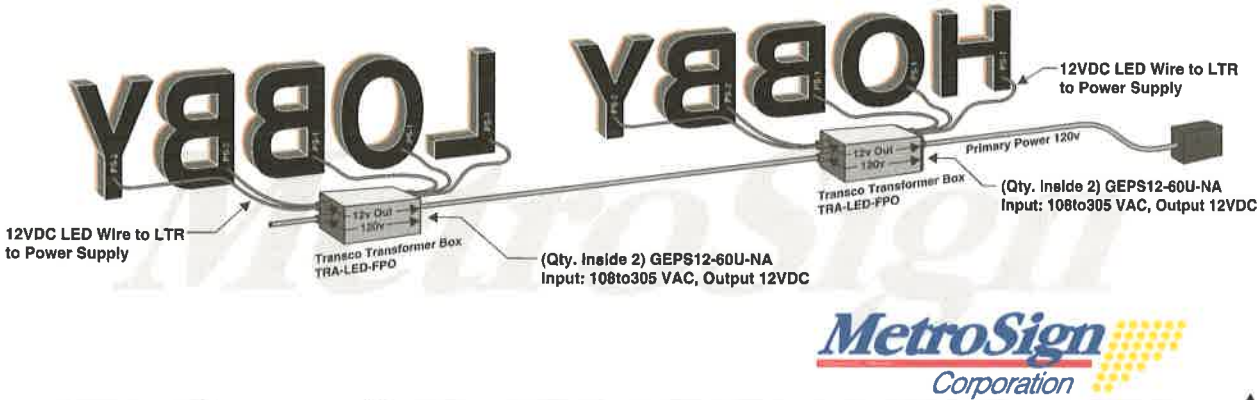
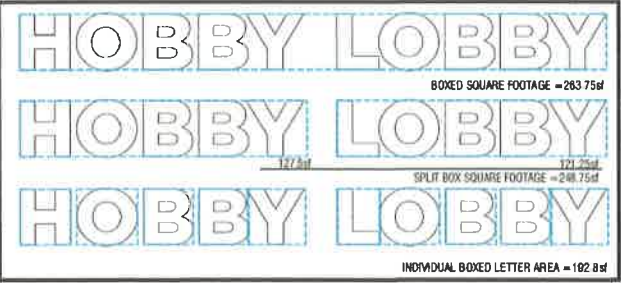
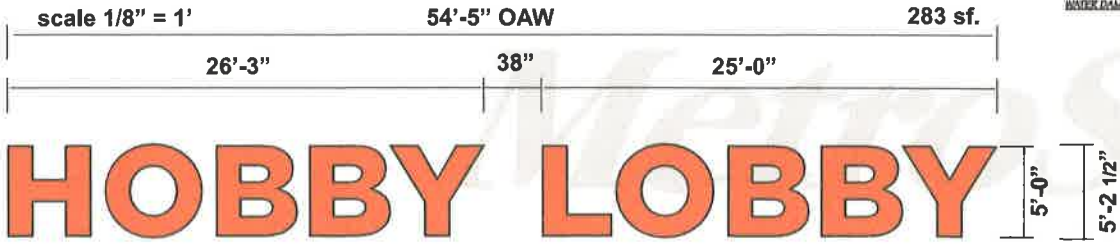
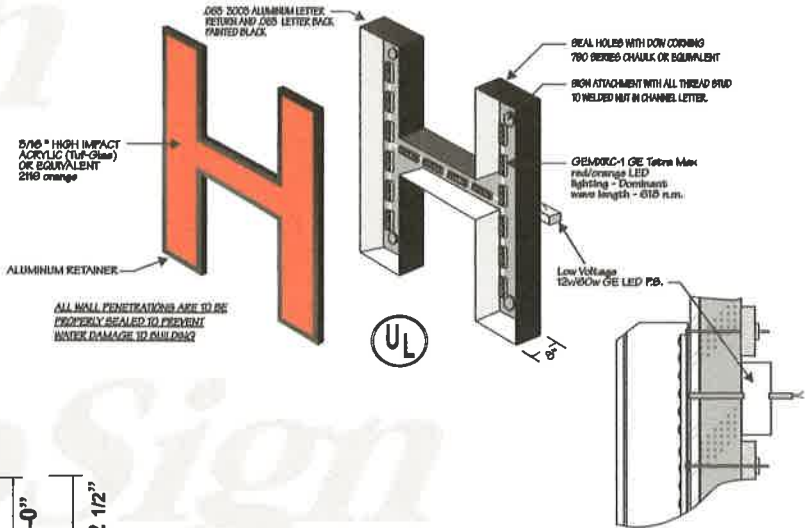
APPROVAL
DATE



5'-0" HOBBY LOBBY channel letters

Qty.	Part Number
320 ft.	1.) LED's GEMXRC-1, Tetra MAX Red-Orange
4	2.) Power Supply GEPS12-60U-NA: 108-305VAC: 12VDC
2	3.) Transco TRA-LED-FPO transformer box

SHOP DRAWING FOR (LED LIGHTED) CHANNEL LETTERS



#261R, Reynoldsburg, OH.

scale 3/16" = 1'

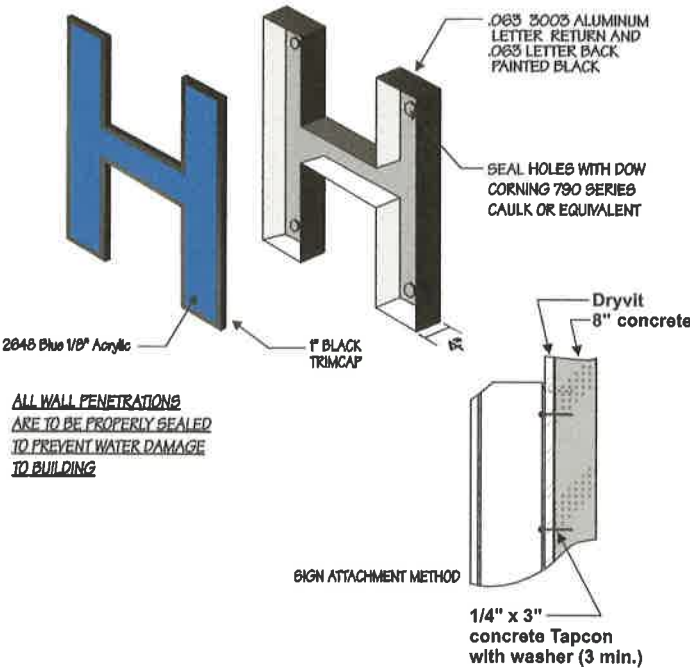
40.4 sf 20'-3"
24" HOME DECOR

23.5 sf 11'-9 5/8"
24" CRAFTS

23.3 sf 11'-8"
24" FLORAL

32.6 sf 16'-4"
24" SEASONAL

SHOP DRAWINGS FOR DEPT SIGNS (NOT LIGHTED)



CLIENT HOBBY LOBBY #261R

LOCATION Reynoldsburg, OH.

SALESMAN DAVE BISH

DESIGNER AJ

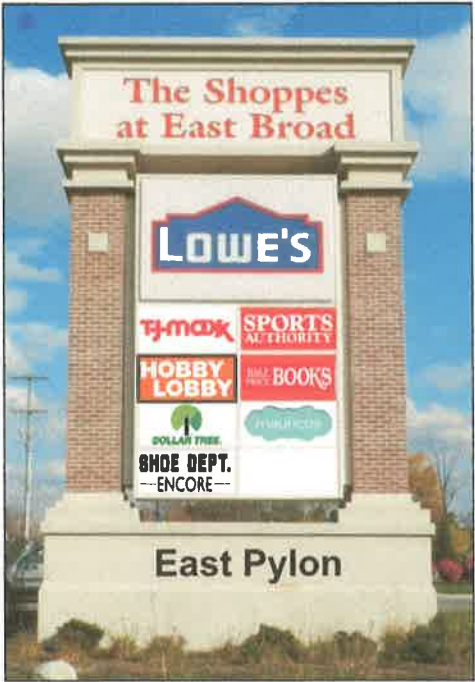
DATE 01/04/2016

APPROVAL

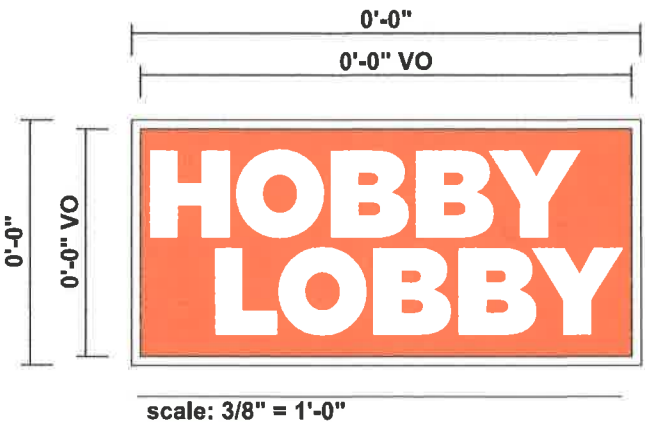
DATE

MetroSign
Corporation

#261R, Reynoldsburg, OH.



***NOTE - Survey Required...**



fabricate and have installed two new tenant faces - vinyl overlay - internally illuminated...

CLIENT HOBBY LOBBY #261R
LOCATION Reynoldsburg, OH.
SALESMAN DAVE BISH
DESIGNER AJ
DATE 01/04/2016

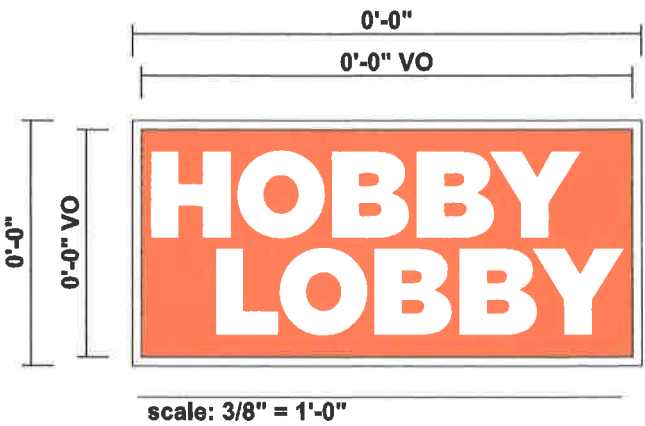
APPROVAL
DATE



#261R, Reynoldsburg, OH.



***NOTE - Survey Required...**



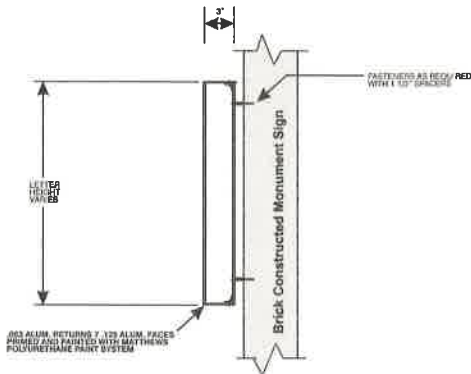
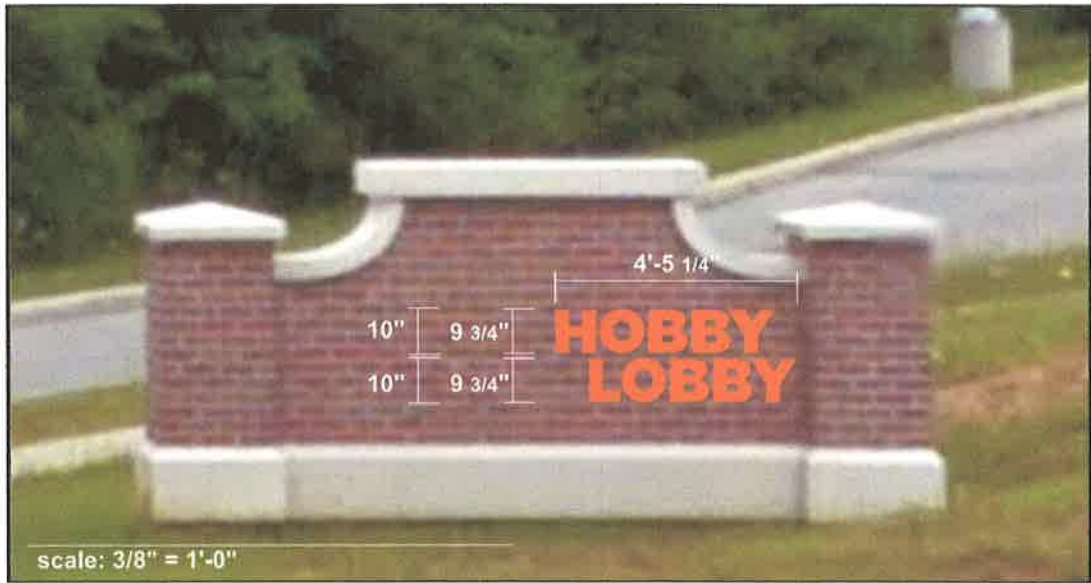
fabricate and have installed two new tenant faces - vinyl overlay - internally illuminated...

CLIENT HOBBY LOBBY #261R
LOCATION Reynoldsburg, OH.
SALESMAN DAVE BISH
DESIGNER AJ
DATE 01/04/2016

APPROVAL
DATE



#261R, Reynoldsburg, OH. *NOTE - Survey Required...



TYPICAL REVERSE CHANNEL LETTER INSTALLATION - INDIVIDUAL LETTER MOUNT

fabricate and have installed a set of reverse channel letters
- non-illuminated - painted finish - mounted extruded from
face of brick based sign...

CLIENT

HOBBY LOBBY #261R

LOCATION

Reynoldsburg, OH.

SALESMAN

DAVE BISH

DESIGNER

AJ

DATE

01/04/2016

APPROVAL

DATE



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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 174155
Permit #:
Date Submitted: 6/20/16
Fee Amount: \$350.00
☒ Paid: 1846

I. PROPERTY INFORMATION

Property Address:
8095 East Broad St., Reynoldsburg, Ohio 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
D N Reynoldsburg LLC
Contact Email: dgiltz@giltzassociates.com
Contact Phone Number: 330.494.6688

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: PetSmart
Contact Name:
Contact Phone Number:
Contact Email:
Description of Use:
pet supply retail, with training, grooming, adoption, veterinary service, petshel and daycamp, all self contained

IV. APPLICANT INFORMATION

Applicant Name: DN Reynoldsburg, LLC
Applicant Address: 4835 Munson St. NW, Canton, Ohio 44718
Applicant Phone Number: 330.494.6688
Applicant Email: dgiltz@giltzassociates.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): Animal hospital or clinic
☐ Other: _____

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: [Signature] Date: 6/17/16
*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. *

OFFICE USE ONLY

Additional Notes:

Zoning Information
Zoning District: C6

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ Planning Commission
☐ DRB

BZBA Meeting
Date: 7/21/16
☐ 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 #174155 (1484 : 8095 E. Broad St.; Application #174155; Business: PetSmart)

EXHIBIT “A”

OVERVIEW

PetSmart currently operates approximately 1,300 stores in North America with annual sales exceeding five billion dollars and employs over 40,000 associates. Founded in 1987, PetSmart is the leading worldwide operator of retail stores specializing in the sale of small pets, pet food, supplies, accessories, veterinary care, pet grooming, training, and boarding services.

The vision of PetSmart is to be the preferred provider for the lifetime needs of pets. In this respect, PetSmart provides the total lifetime needs of pets such as adoption, nutrition, health care, shelter, and proper pet and owner education.

The PetSmart store is to be comprised of retail sales area with accessory uses to include a veterinary health facility, a grooming facility, pet adoption area, and a training area. The remaining area of the store is for offices, storage, and facility support.

Relying on a single company and facility to serve all the needs of a family member requires trust. PetSmart is building that trust – from the moment a pet joins a family, providing the products, services and solutions to nourish and build the bond between pets and people. The ability of PetSmart to participate in the bond between pets and people is rewarding and distinguishes PetSmart by the services offered for every stage of a pet’s life.

TRAINING

PetSmart offers affordable education for puppies or adult dogs. In addition to ensuring that pets are happy, well-behaved members of the family, the classes help solve obedience problems – the number one reason pets are turned over to shelters. Typical classes have an average of 5-7 pets and pet parents and are held in a 400 square foot (approximate size) class room within the store.

GROOMING

PetSmart is the nation’s largest provider of professional pet grooming. The grooming facility offers consistent quality and service to pets during regular store hours and is located in a 950 square foot (approximate size) area of the store.

ADOPTION

In an ongoing effort to end euthanasia of stray animals, in lieu of selling dogs or cats PetSmart makes space available within each of our stores for our local adoption partners (i.e. human society, municipal shelters, and rescue agencies). This area of the store is to be used by the local adoption partners for housing and displaying dogs and cats available for adoption to qualified prospective pet parents. The cats and dogs maintained at the store by the local adoption partners are kept within their respective areas of the retail store not unlike the keeping and care of cats and dogs for sale at a typical pet store. PetSmart or its designee will see an event permit for the occasional large scale adoption event.

VETERINARY FACILITY

The PetSmart veterinary facility is a high quality, full service veterinary care facility located within the PetSmart store in a 2,000 square foot (approximate size) area and operated by our Banfield licensed affiliate. The veterinary services are provided by properly licensed professionals and generally consist of outpatient care, routine examinations and vaccinations, pharmacy, dental care, and most surgical procedures. All medical waste is properly contained and handled by experienced qualified operators in accordance with established policies and local regulations. Boarding or keeping of pets is not offered by the vet as a separate service; however, an overnight stay may be required for the safety and/or well being of a pet.

PETSHOTEL (OVERNIGHT BOARDING)

The PetsHotel offers overnight boarding services incidental to the retail store operation. The PetsHotel is unlike most boarding facilities or kennels in operation today. The PetsHotel is an entirely indoor facility that is fully enclosed in a 3,500 square foot (approximate size) area within the PetSmart store. There are no outdoor

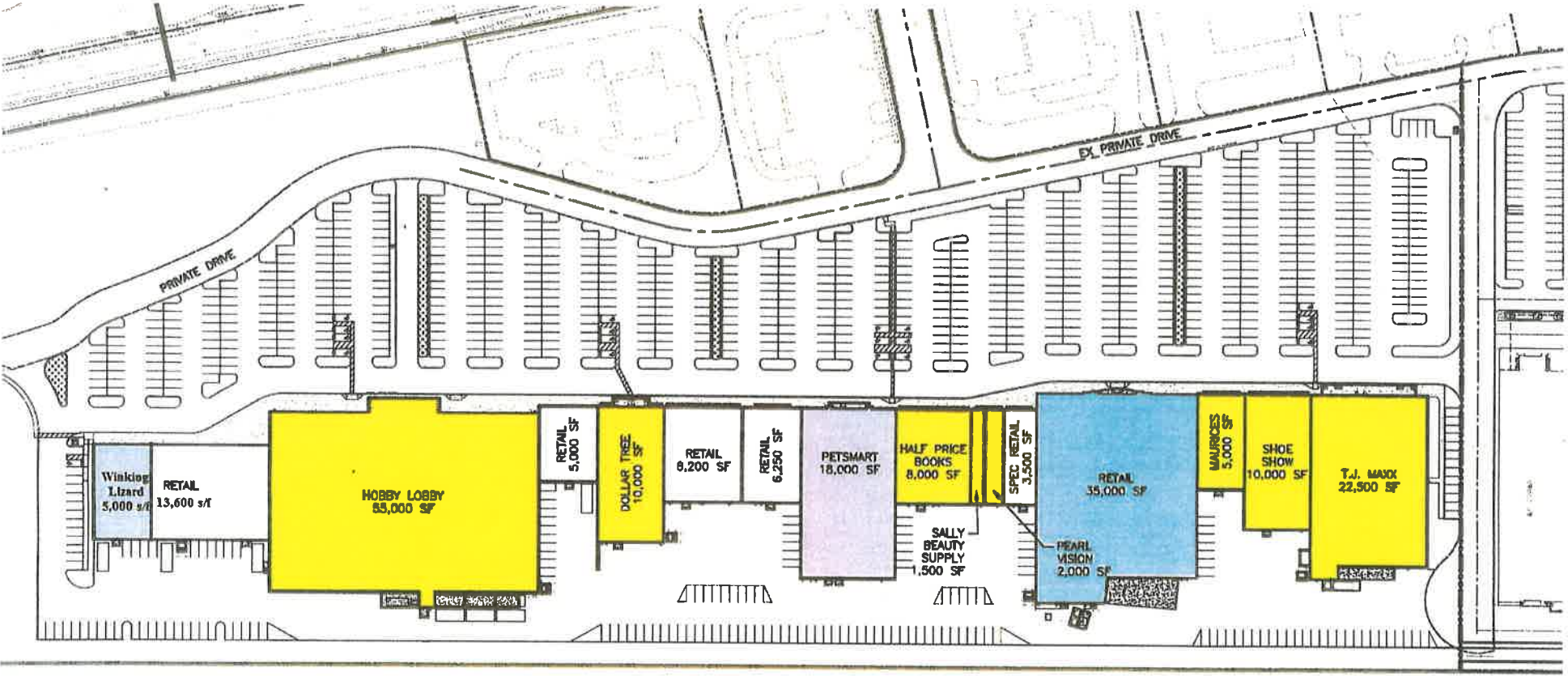
activities or pet runs associated with the PetsHotel operations. From the time a pet checks in until it departs, the pet never leaves the PetsHotel facility.

The building design and operations incorporate measures to eliminate any nuisance caused by sound, odor and/or pet waste. The PetsHotel is fully air-conditioned and the air is filtered constantly. Separate ventilation systems are used in the cat and dog areas so that they can’t sense each other’s presence. This helps to minimize pet stress.

Special pet themed programming is broadcast into the rooms and suites, there are social hours for the pets and there is even a “Bone Booth” to allow pet parents to call and speak with their pet. The PetsHotel design even incorporates a “Pet Relief” room, i.e., a room with unique floor textures and odors designed to encourage pet waste to occur in this room. Nevertheless, regardless of where in the facility pet waste occurs, all pet waste is either flushed or washed directly into the sanitary sewer system. The PetsHotel will be open to the public during regular store hours but, for the security of the pets, will be staffed by trained associates twenty-four hours a day, seven days a week.

DAY CAMP (DAYTIME BOARDING)

Doggie Day Camp represents yet another revolutionary new service being offered by PetSmart as part of the PetsHotel facility. Doggie Day Camp offers daytime play, exercise and socialization for dogs in one of our climate-controlled playrooms along with other dogs and PetSmart safety-certified associates. Camp is available during truncated store hours, currently Monday-Friday from 7am-7pm and Sunday from 9am-5pm. Pet parents can purchase a full-day or half-day of play for their dog. The Doggie Day Camp is an entirely indoor activity. Dogs will occasionally be kenneled in the event a pet needs to take a “timeout” or other break from the playrooms.



Yellow	Signed Lease	114,000 s/f	
Purple	Approved LOI	23,000 s/f	
Blue	Negotiating LOI	35,000 s/f	
White	Available	36,550 s/f	TOTAL 208,550 S/F



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

Application #: 174156

Permit #: _____

Date Submitted: 6/20/16

Fee Amount: \$350.00

☒ Paid: 1847

Section 1139

BOARD OF ZONING & BUILDING APPEALS

APPLICATION

I. PROPERTY INFORMATION

Property Address:

8015 East Broad St., Reynoldsburg, Ohio 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

D N Reynoldsburg LLC

Contact Email:

dgiltz@giltzassociates.com

Contact Phone Number:

330.494.6688

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

PetSmart

Contact Name:

Contact Phone Number:

Contact Email:

Description of Use:

pet supply retail, with training, grooming, adoption, veterinary service, petshotel and daycamp, all self contained

IV. APPLICANT INFORMATION

Applicant Name:

DN Reynoldsburg, LLC

Applicant Address

4835 Munson St. NW, Canton, Ohio 44718

Applicant Phone Number:

330.494.6688

Applicant Email:

dgiltz@giltzassociates.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): Dog + Pet Kennel

☐ Other: _____

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: _____

Date: 6/17/16

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.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: CS

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ Planning Commission

☐ DRB

BZBA Meeting

Date: 7/21/16

☐ 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: _____

EXHIBIT “A”

OVERVIEW

PetSmart currently operates approximately 1,300 stores in North America with annual sales exceeding five billion dollars and employs over 40,000 associates. Founded in 1987, PetSmart is the leading worldwide operator of retail stores specializing in the sale of small pets, pet food, supplies, accessories, veterinary care, pet grooming, training, and boarding services.

The vision of PetSmart is to be the preferred provider for the lifetime needs of pets. In this respect, PetSmart provides the total lifetime needs of pets such as adoption, nutrition, health care, shelter, and proper pet and owner education.

The PetSmart store is to be comprised of retail sales area with accessory uses to include a veterinary health facility, a grooming facility, pet adoption area, and a training area. The remaining area of the store is for offices, storage, and facility support.

Relying on a single company and facility to serve all the needs of a family member requires trust. PetSmart is building that trust – from the moment a pet joins a family, providing the products, services and solutions to nourish and build the bond between pets and people. The ability of PetSmart to participate in the bond between pets and people is rewarding and distinguishes PetSmart by the services offered for every stage of a pet’s life.

TRAINING

PetSmart offers affordable education for puppies or adult dogs. In addition to ensuring that pets are happy, well-behaved members of the family, the classes help solve obedience problems – the number one reason pets are turned over to shelters. Typical classes have an average of 5-7 pets and pet parents and are held in a 400 square foot (approximate size) class room within the store.

GROOMING

PetSmart is the nation’s largest provider of professional pet grooming. The grooming facility offers consistent quality and service to pets during regular store hours and is located in a 950 square foot (approximate size) area of the store.

ADOPTION

In an ongoing effort to end euthanasia of stray animals, in lieu of selling dogs or cats PetSmart makes space available within each of our stores for our local adoption partners (i.e. human society, municipal shelters, and rescue agencies). This area of the store is to be used by the local adoption partners for housing and displaying dogs and cats available for adoption to qualified prospective pet parents. The cats and dogs maintained at the store by the local adoption partners are kept within their respective areas of the retail store not unlike the keeping and care of cats and dogs for sale at a typical pet store. PetSmart or its designee will see an event permit for the occasional large scale adoption event.

VETERINARY FACILITY

The PetSmart veterinary facility is a high quality, full service veterinary care facility located within the PetSmart store in a 2,000 square foot (approximate size) area and operated by our Banfield licensed affiliate. The veterinary services are provided by properly licensed professionals and generally consist of outpatient care, routine examinations and vaccinations, pharmacy, dental care, and most surgical procedures. All medical waste is properly contained and handled by experienced qualified operators in accordance with established policies and local regulations. Boarding or keeping of pets is not offered by the vet as a separate service; however, an overnight stay may be required for the safety and/or well being of a pet.

PETSHOTEL (OVERNIGHT BOARDING)

The PetsHotel offers overnight boarding services incidental to the retail store operation. The PetsHotel is unlike most boarding facilities or kennels in operation today. The PetsHotel is an entirely indoor facility that is fully enclosed in a 3,500 square foot (approximate size) area within the PetSmart store. There are no outdoor

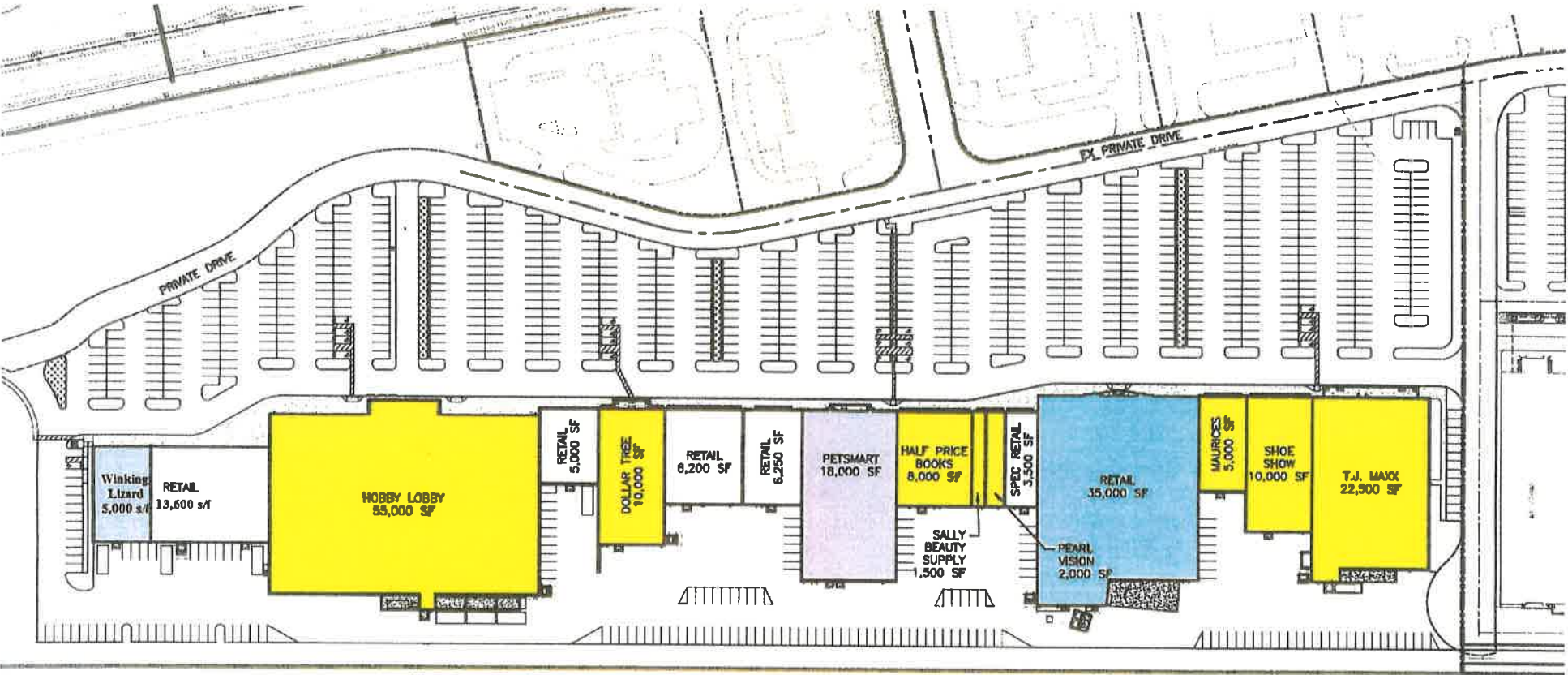
activities or pet runs associated with the PetsHotel operations. From the time a pet checks in until it departs, the pet never leaves the PetsHotel facility.

The building design and operations incorporate measures to eliminate any nuisance caused by sound, odor and/or pet waste. The PetsHotel is fully air-conditioned and the air is filtered constantly. Separate ventilation systems are used in the cat and dog areas so that they can’t sense each other’s presence. This helps to minimize pet stress.

Special pet themed programming is broadcast into the rooms and suites, there are social hours for the pets and there is even a “Bone Booth” to allow pet parents to call and speak with their pet. The PetsHotel design even incorporates a “Pet Relief” room, i.e., a room with unique floor textures and odors designed to encourage pet waste to occur in this room. Nevertheless, regardless of where in the facility pet waste occurs, all pet waste is either flushed or washed directly into the sanitary sewer system. The PetsHotel will be open to the public during regular store hours but, for the security of the pets, will be staffed by trained associates twenty-four hours a day, seven days a week.

DAY CAMP (DAYTIME BOARDING)

Doggie Day Camp represents yet another revolutionary new service being offered by PetSmart as part of the PetsHotel facility. Doggie Day Camp offers daytime play, exercise and socialization for dogs in one of our climate-controlled playrooms along with other dogs and PetSmart safety-certified associates. Camp is available during truncated store hours, currently Monday-Friday from 7am-7pm and Sunday from 9am-5pm. Pet parents can purchase a full-day or half-day of play for their dog. The Doggie Day Camp is an entirely indoor activity. Dogs will occasionally be kenneled in the event a pet needs to take a “timeout” or other break from the playrooms.



Yellow	Signed Lease	114,000 s/f
Purple	Approved LOI	23,000 s/f
Blue	Negotiating LOI	35,000 s/f
White	Available	36,550 s/f
TOTAL		208,550 S/F

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)