



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, JUNE 20, 2019 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 – May 16, 2019
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 414 Jonell Lane; Application #2019-5204; Applicants Justin and Keshia Oliver; Special Exception Use Permit - Type a Home Child Care (Overnight)

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, MAY 16, 2019 6:30 PM

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

A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan, Furst
ABSENT: Darling

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – April 18, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Donovan

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

- 1638 Shively Road; Application #2019-5140; Applicants Christopher and Nancy Huskey; Residential Variance - Rear Yard Setback

Ms. Wheeler Thank you Mr. Chairman. Our first agenda item is for the property located at 1638 Shively road. The applicant is requesting Board of Zoning and building appeals approval for a residential zoning variance to build what will be an 11 by 14 addition onto the back of the house. I believe this is an enclosed sunroom kind of a thing. So our code requires that residential dwellings and in R-3 districts have a rear yard setback of 30 feet. This addition onto the property would result in approximately 21 foot rear yard setback. And with that I'll open to discussion.

Mr. Donovan What kind of room is this going to be?

Ms. Huskey It's a three seasons sunroom.

Mr. Donovan Three seasons room?

Minutes Acceptance: Minutes of May 16, 2019 6:30 PM (APPROVAL OF MINUTES)

Ms. Huskey Yes.

Mr. Donovan I notice a lot of your neighbors have sheds along with it and also you do.

Ms. Huskey And that's correct. We do. Our next door neighbor has a sunroom and there's probably at least two more on that street. And as you walk through you know go through the neighborhood there's a lot of people that have sun rooms.

Mr. Donovan You have a well established neighborhood.

Ms. Huskey Yes. Absolutely. This is the second Huber we've had we've owned.

Mr. Donovan Yes, that's an L shape, that's nice.

Ms. Huskey Yeah. I love it. It is the house. It's I think it's one of the bigger I think it's the biggest and.

Mr. Donovan Yeah I've been I've been in my friends and I used to live in one.

Ms. Huskey Miss America, is that what they call it? That's what our realtor said. Our first one was a three bedroom on Creyon that we owned but yeah it's bought it with the intention of adding a sunroom when we got a chance and last year I didn't. I wasn't able to apply for a variance. My husband was very sick and it wasn't; This was more than I could go through, at that time so. So now we're trying to work on it. This is my builder builder, and friend.

Mr. Donovan These are the guys that put all the funny signs on the wall on the billboard up on Main Street right?

Mr. Young Yes sir.

Ms. Huskey I would be him.

Mr. Young That's me, if you like them.

Multiple people talking Inaudible

Mr. Young We've gotten a few phone calls.

Mr. Furst The external materials are to match existing construction?

Ms. Huskey Yes. Well we were sort of looking mostly windows. Yeah.

Mr. Furst Yeah I saw that.

Mr. Young A lot of windows two into entry and exit doors. So we're not we're not actually going to cover it with brick. Most of the Huber Homes and covered in brick. We're going to use a siding product that matches well with the existing.

Mr. Donovan Concrete slab? Is there going to be any kind of a heating thing out there?

Mr. Young She's going to go with an electric baseboard heater but that's it. It's it's actually it's on a slab but it's a moodel with..... Inaudible

Ms. Wheeler No comment really. We recommend approvals.

Mr. Donovan Make a motion that we approve application 2019-5140.

Mr. Furst Mr. First I second.

Mr. Donovan Take the roll call please.

Ms. Wheeler Mr. Furst yes. Pastor Linder. Yes. Mr. Donovan. Yes.

Ms. Huskey Wonderful. Thank you so much. I'm so excited. Are we done?

RESULT:	APPROVED [3 TO 0]
AYES:	Linder, Donovan, Furst
ABSENT:	Darling
AWAY:	Rettke

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of May 16, 2019 6:30 PM (APPROVAL OF MINUTES)

Received

JUN 05 2019

Reynoldsburg Building Division
Section 1159

**BOARD OF ZONING & BUILDING APPEALS
APPLICATION**

Reynoldsburg Building Division
App./Case#: 2019-5204
Date Submitted: 6/5/19
Fee Amount: \$350.00

D.1.a

☒ Paid: Mastala

I. PROPERTY INFORMATION

Property Address:

414 Jonell Lane

Parcel ID#(s):

060-00682100

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Justin & Keshia Oliver

Contact Email:

jegnace@gmail.com Keshiaellis97@yahoo

Contact Phone Number:

614.496-4164 or 614.207.2809

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:

Jegna Childcare Center

Contact Name:

Justin & Keshia Olive

Contact Phone Number:

614.496.4164 or 614.207.2809

Contact Email:

jegnace@gmail.com

Description of Use:

Weekend day childcare

IV. APPLICANT INFORMATION

Applicant Name:

Applicant Address

414 Jonell Lane Reynoldsburg

Applicant Phone Number:

614.496.4164 or 614.207.2809

Applicant Email:

Keshiaellis97@yahoo.com

☒ Property Owner

☒ Business Owner/Tenant

☐ Contractor

☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

☒ Special Exception Use Permit (\$350):

weekend childcare-overnight care

☐ Other:

Type A Home Child Care (overnight)

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: [Signature]

Date: 6.3.19

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:

Emily will process additional
Paperwork once received - AB.
BZBA meeting on 6/20/19

Zoning Information

Zoning District: R-3

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ Planning Commission

☐ Other:

BZBA Meeting

Date: 6/20/19

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date: 7/2/19

☐ No Action Taken

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Denied

P&Z Admin:

Date:

Clerk of Council:

Date:

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

Received
JUN 05 2019

App./Cert.#: 2019-
Date Submitted: 6/5/19
Fee Amount: \$75.00

D.1.a

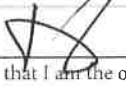
Reynoldsburg Building Division
Section 1143.02

☒ Paid: Master

ZONING CERTIFICATE APPLICATION

I. PROPERTY INFORMATION	
Property Address: 414 Jonell Lane	Parcel ID#(s): 060-006821-00
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Justin & Keshia Oliver	
Contact Email: Keshiaellis97@yahoo.com	Contact Phone Number: 614.496.4164 or 614.207.2809
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name: Jegna Childcare Center, LLC	Contact Name: Justin or Keshia Oliver
Contact Phone Number: 614.496.4164 / 614.207.2809	Contact Email: Jegnacc@gmail.com
IV. APPLICANT INFORMATION	
Applicant Name: Keshia Oliver	Applicant Address: 414 Jonell LANE, Reynoldsburg, OH 43068
Applicant Phone Number: 614.496.4164	Applicant Email: Keshiaellis97@yahoo.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

RESIDENTIAL (\$50) CHECK IF APPLICABLE: ☐ New Building (+\$50) ☐ Swimming Pool ☐ Building Modification ☐ Patio ☒ Home Occupation (\$75) ☐ Deck ☐ Accessory Structure ☐ Driveway Modification ☐ Shed ☐ FENCE (\$35) (All Dists.)	NON-RESIDENTIAL (\$80) CHECK IF APPLICABLE: ☐ New Business/Use ☐ Accessory Structure ☐ New Building ☐ Building/Site Modification ☐ MIN. SITE PLAN (+\$250)	Project Information (If Applicable) Total Square Footage: _____ Est. Cost of Construction: _____ Est. Additional Employees: _____
Description of Use/Project: Weekend Childcare - overnight care Type A Home Child Care (overnight)		

Applicant Signature:  Date: 6.3.19

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: R-3	Additional Requirements ☐ CoA ☐ Variance ☐ Special Exception Use Permit ☐ PGU ☐ Building Permit
	Add'l Approvals Req'd ☐ PC ☐ BZBA	P&Z Admin.: _____ Date: _____ Floodplain Admin.: _____ Date: _____

Received

JUN 05 2019

Reynoldsburg Building Div

Justin and Keshia Oliver
414 Jonell Lane
Reynoldsburg, Ohio 43068
Phone (614) 207.2809 or (614) 496.4164
Email: jegnacc@gmail.com
Business Name: Jegna Childcare Center

06/04/2019

City of Reynoldsburg
Department of Development
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio 43068

Re: Special Exception Use Permit

To Whom it May Concern,

I spoke with Emily Wheeler of the Planning and Zoning Division and she stated that we need a Special Exception Use Permit to operate a *Family Child Care Type A Home*.

Description on the Business: We will operate a weekend/overnight daycare in our home. No signage will be outside of our home

Ages: 6 months to 11 years old (age range may change)

Days of the Week: Friday-Sunday

Hours of Operation: 07:00 PM- 06:00 AM

Employees: We will start out with two employees- My husband (Justin Oliver) and I (Keshia Oliver)

Parking (Picking Up/Drop Off): Clients can park in the driveway or on the street in front of our home

Thank you,

Justin Oliver

Keshia Oliver

Attachment: App #2019-5204 (App# 2019-5204, 414 Jonell Lane, Oliver)

Department of Job and Family Services

State Agencies | Online Services

[JFS HOME](#)[LEGAL/POLICY CENTRAL CALENDAR](#)[SEARCH CENTER](#)[FORMS CENTRAL](#)[Child Support
Program](#)[Cash / Food
Assistance](#)[Legal Services](#)[Child Care](#)[Families and
Children](#)[Workforce
Development](#)[Local
Administration](#)[Unemployment
Insurance
Operations](#)[eManuals Home](#)[Family Assistance - Child Care](#)[Child Care Center Manual](#)[Child Care Center Rules](#)[prev page](#)[next page](#)[view clean \(no strike-throughs or underlines\)](#)[print](#)[view entire manual](#)[get notified of updates to this manual](#)

Child Care Center Rules

5101:2-12-21 Evening and Overnight Care for a Licensed Child Care Center

CCCM TL 16

Effective Date: December 31, 2016**Most Current Prior Effective Date: December 1, 2011**(A) When is a licensed child care center considered to be providing evening and overnight care?Evening or overnight care is provided when children are in attendance anytime between the hours of seven p.m. and six a.m.(B) What is required when evening and overnight care is provided?If a licensed child care center has evening or overnight care, the following are required:

- (1) Child care staff members shall remain awake at all times, and shall supervise sleeping children pursuant to rule 5101:2-12-19 of the Administrative Code.
- (2) The center shall provide adequate lighting indoors in all areas, including bathrooms, hallways, and sleeping rooms to ensure that child care staff members are able to see all children at all times.
- (3) The center shall ensure that parking areas, outdoor walkways, and all building entrances be adequately lighted for safety and security.
- (4) The center shall ensure that anyone on the premises during evening and overnight care hours shall be limited to persons authorized by the administrator or owner and parents and guardians of children in care.
- (5) Each child in care during evening and overnight hours shall be provided with an individual crib, cot, or mat in accordance with rule 5101:2-12-20 of the Administrative Code.
- (6) The center shall develop bedtime routines in consultation with the parents of the children.
- (7) The center shall provide a written security plan that ensures that access to the center is limited to parents and guardians of children in care and authorized persons. The center shall ensure that children are supervised at all times during the limited access hours. The plan shall ensure the supervision of the children.
- (8) The center shall provide sleeping arrangements so that sleeping children are cared for separately from children who are awake, and so that sleeping children are not disturbed by arrivals and departures.
- (9) The center shall ensure areas where children sleep during evening and overnight care are on the building's ground floor unless another floor has been approved for the care of sleeping children by the local fire official having jurisdiction.
- (10) The provider shall have activities before bedtime which allows for children's individual choices and needs. Activities may include meals, play, homework, relaxation, personal grooming, and outdoor play during daylight hours.

(C) What sanitary environment and additional hygiene stipulations shall be followed by the center?The center shall:

- (1) Ensure that each child who sleeps at the center for four or more hours has clean comfortable sleeping clothes.
- (2) Ensure that child care staff members assist children during washing and changing clothes according to children's developmental needs.
- (3) Separate school-age boys from school-age girls during washing and while changing clothes to ensure privacy.

- (4) Change bed linens weekly, when soiled, and when assigned to a different child.
- (5) Ensure each child has a clean, individual washcloth, towel and toothbrush, as appropriate for the age of the child, labeled with the child's name and stored in a sanitary manner.
- (6) Provide children access to running water, liquid soap and toothpaste.
- (7) Ensure bathtubs and showers are equipped to prevent slipping, if the center provides bathing. The center shall also have written permission from the parent prior to allowing the child to bathe.
- (8) Ensure bathtubs and showers are cleaned and sanitized after each use. The tub or showers do not have to be sanitized between uses if the children are siblings and the parent has provided written consent. All children shall bathe separately unless the children are siblings and the parent has provided written consent that the children can be bathed together.

Replaces: 5101:2-12-23

Effective: 12/31/2016

Five Year Review (FYR) Dates: 12/31/2021

Certification: CERTIFIED ELECTRONICALLY

Date: 12/06/2016

Promulgated Under: 119.03

Statutory Authority: 5104.015

Rule Amplifies: 5104.015

Prior Effective Dates: 4/1/03, 1/1/07, 12/1/11

Attachment: App #2019-5204 (App# 2019-5204, 414 Jonell Lane, Oliver)

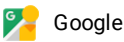


411 Jonell Ln
414 Jonell Lane

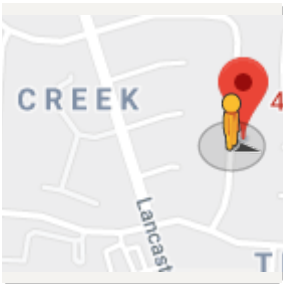


Image capture: Nov 2015 © 2019 Google

Reynoldsburg, Ohio



Street View - Nov 2015



Attachment: 414 Jonell Ln - Google Maps (App# 2019-5204, 414 Jonell Lane, Oliver)

CITY OF REYNOLDSBURG *Mayor Brad McCloud*

June 13, 2019

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 414 Jonell Lane – Special Exception Use Permit #2019-5204
Staff Report

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. Project Summary

- a. The property is located at 414 Jonell Lane and is zoned R-3 Single Family Residence District.
- b. The applicants are requesting Board of Zoning and Building Appeals approval for a Special Exception Use Permit to operate a Type A overnight home child care business.

2. Zoning Review (Chapter 1175 – District Regulations)

- a. The zoning code requires that Type A home child care businesses be reviewed as a Special Exception in all zoning districts. Type A homes are defined as having 7 to 12 children (or 4 to 12 children if 4 children are under two years of age) cared for in the provider's personal residence.
- b. Type A homes must be licensed by the state and must pass an inspection. A home occupation permit is also required, per the City's zoning ordinance. Section 1187.02 does not permit changes to the outside appearance of the property in which a home occupation is operating.

3. Staff Recommendation

- a. The Board shall consider whether the proposed variance is consistent with the standards contained in Section 1145.09 of the zoning code.
- b. Staff recommends APPROVAL of the proposed SEUP, pending clarity of number of children expected, traffic volume, and staff.

If you have any questions or comments, please feel free to contact Emily Wheeler, Planning and Zoning Administrator, at 614-322-6829.

Attachment: 414 Jonell Lane - Staff Report (App# 2019-5204, 414 Jonell Lane, Oliver)

[Print](#)

Reynoldsburg Code of Ordinances

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.

(Ord. 114-99. Passed 9-13-99.)

Attachment: CHAPTER 1145 Special Exceptions xx (App# 2019-5204, 414 Jonell Lane, Oliver)

[Print](#)

Reynoldsburg Code of Ordinances

1187.02 HOME OCCUPATIONS.

(a) A home occupation may be conducted in a dwelling as an accessory use provided that:

- (1) No person who is not a permanent resident of the dwelling shall be employed in the home occupation;
 - (2) The home occupation shall be clearly incidental and subordinate to the dwelling use. No more than fifteen percent (15%) of the floor area of all buildings on the lot shall be used in the conduct of the home occupation;
 - (3) There shall be no change in the outside appearance of the dwelling or lot, or other visible evidence of the conduct of the home occupation. No sign is permitted.
 - (4) The home occupation shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood.
 - (5) No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the line voltage off the premises.
- (b) Prior to establishing a home occupation, the owner or occupant of the dwelling shall apply and receive approval for a zoning certificate.

(Ord. 114-99. Passed 9-13-99.)