

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
JUNE 16, 2011
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Lucas Haire Mr. Patrick Feeney Mr. Norman Brusk Mr. Anthony Rettke
Members Absent:	Mr. David Stoffel
Others Present:	Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF MAY 19, 2011

3. APPROVAL OF AGENDA

Chairman Brusk: The next item on the agenda is the approval of this agenda. Are there any changes, additions, deletions, corrections?

Mr. Hansen: There are no changes.

Mr. Brusk: No changes. Then the agenda is approved as written.

4. SWEARING IN OF SPEAKERS

(Mr. Brusk administers the oath.)

5. PUBLIC COMMENT

Mr. Brusk: Is there any Public Comment from people not speaking before the Board today? (No response.) Seeing none, we will move on to Unfinished Business.

B. UNFINISHED BUSINESS

Mr. Brusk: There being no Unfinished Business, we'll move on to New Business.

Mr. Hansen: Excuse me. Can we approve any minutes from May 19th?

Mr. Brusk: I'm sorry, I don't see – Oh, you're right. I did skip that, the item that I did skip, Item 2, Approval of the Minutes of May 19, 2011. Are there any changes, additions, corrections on them? If not, they're approved as written. Thank you for pointing that out.

1. VARIANCE APPLICATION, 8173 SHAW DR., REYNOLDSBURG, OHIO;
REQUESTING A VARIANCE FROM REYNOLDSBURG ZONING CODE SECTION
1175.03 TO REDUCE THE REQUIRED MINIMUM SIDEYARD SETBACK. CONTACT:
SHERRY HUTCHINGS (88-ZV).

Mr. Brusk: Who is speaking before that today? Would you please step forward and give your name and address and then Matt will go over a review of what this particular request entails and then we'll ask you questions.

Mr. Troy Lee: Troy Lee. Address is 8173 Shaw Drive, Reynoldsburg.

Mr. Brusk: And your name?

Mr. Lee: Troy Lee.

Mr. Brusk: Thank you very much.

Mr. Hansen: This application is a request to reduce the side yard setback. The applicant is wanting to place an addition to the east end of the property, to build an additional garage space. They currently have a one-car enclosed garage space and they're looking to construct a two-car garage space. They are reducing the side yard setback from 14 feet down to 3 feet 6 inches. For the R-2 single-family residential district which they are located in, the minimum side yard setback is 8 feet and the sum of the two side yards has to be 20 feet. So reducing this would bring that minimum down to 3 feet 6 inches that I just mentioned and then the sum of the two side yards would be 17 feet 6 inches. The garage is matching with the existing structure and this just shows here on the screen that there's 33 feet in between the two structures now, so they're pretty sizeable side yard setbacks between these two structures. Here's showing the location of the garage to the east end of the building and the applicant is proposing to make the driveway wider.

Here's a picture of the house and then the area where the proposed garage is and you can see the adjacency of the house to the east. There's another bump-out where their garage would be. Other alternatives to the addition would be to construct a stand-alone accessory structure in the rear yard. But, as staff sees it, this would probably impact the adjacent neighbors to a greater extent than the addition. The accessory structure would be larger. It would decrease the impervious area of the lot and not keep the rear yard as open. And so we see that the addition is not a matter of convenience and support this variance because it is more in keeping with the code to keep yards open and more accessible.

Mr. Brusk: We have any questions? I have one and it's probably just a suggestion, I need to ask Matt – Mr. Haire a question. Are they allowed to have a double-wide driveway entry rather than the single one they have now?

Mr. Hansen: Yes.

Mr. Brusk: It's just a recommendation and my neighbor did this with his double – well, three-car garage, but he put his straight out instead of at an angle and it is much more useable than one of my other neighbor's that has it with the width there.

Mr. Lee: Okay.

Mr. Brusk: Just a thought.

Mr. Haire: Our code doesn't allow – at the sidewalk, basically it can be no wider than 30 feet.

Mr. Lee: Can be no what?

Mr. Haire: No wider than 30 feet is what, I think, our code says.

Mr. Lee: Oh, at the drive – at the—

Mr. Hansen: At the street.

Mr. Brusk: And that would be met with a double-car.

Mr. Haire: Yeah. The way you had it drawn on there, your intention is to angle it.

Mr. Lee: Yeah, just angle it because, to be honest I thought it would be harder to get the curb cut and to make it like a regular – like the house was built with a two-car garage. Every house in the neighborhood has two-car, other than ours, and I think there's one other house that's got a one-car-garage for some reason. I don't know what the extra expense would be, would be my – I mean, yeah, I wasn't sure obviously that – I'll check into that cost. So if it's something that's not a huge expense to me, what would I have to do? Could I just—

Mr. Hansen: It's just a permit that you'll have to fill out.

Mr. Lee: Okay.

Mr. Brusk: So you wouldn't have to come down here?

Mr. Hansen: No.

Mr. Lee: Okay.

Mr. Haire: Could you just describe your neighbor's fence and how that lines up with where your garage is going to be located? It looks like your neighbor has a fence that comes off the rear corner of their house all the way to the property line.

Mr. Lee: The fence, yeah. Yeah, that fence is – I don't -- that fence is theirs, I guess. We bought the house, obviously, like it sits there. We did have a fence go from the corner of our house over to their fence. Our fence is a 4-foot fence. They've got a 6-foot fence. I took that down in getting ready to get the garage done, so I took that down. So the garage will – from the corner of our garage there, I believe it just goes over, I think it's about 12 feet. I can't remember – 11-6, is it?

Mr. Hansen: 11-6.

Mr. Haire: But does your neighbor's fence sit back further than your garage will sit?

Mr. Lee: Does their fence sit back farther?

Mr. Haire: Yes.

Mr. Lee: Yes. Their fence is back farther than the back of our house.

Mr. Haire: Okay. Would your intention be then to run your fence – continue that up to the corner of your garage again?

Mr. Lee: Yes, because we're going to put just a little gate there because we have a bunch of our grandkids and stuff play in the back yard.

Mr. Haire: Right. So you'll have a gate to cover that 3 feet 6 inches?

Mr. Lee: Yes, just using the existing – it actually had a gate there before. There's a wall and then there was a gate. So I still have it and we'll be putting it back up.

Mr. Brusk: Any other questions?

Mr. Feeney: No, I don't have any questions—

Mr. Brusk: If not, I'll entertain a motion.

Mr. Feeney: I make a motion that we accept Item C1, 88-ZV.

Mr. Rettke: Second.

Mr. Brusk: We have a second.

(Mr. Hansen called the roll. Mr. Brusk voted "yes." Mr. Rettke voted "yes." Mr. Haire voted "yes." Mr. Feeney voted "yes.")

2. VARIANCE APPLICATION, 1741 GRAHAM RD., REYNOLDSBURG, OHIO;
REQUESTING A VARIANCE FROM REYNOLDSBURG ZONING CODE SECTION
1171.06(A)(3)(E) TO PERMIT AN ACCESSORY STRUCTURE GREATER THAN 50%
OF THE RESIDENTIAL FLOOR AREA OF THE DWELLING. CONTACT: GARY
KNAPP (89-ZV).

Mr. Brusk: Thank you. Can you please step forward and you have signed in, have you?

Mr. Gary Knapp: Yes.

Mr. Brusk: Okay. Just give your name and address right now and—

Mr. Knapp: Well, I guess the first thing I'd say is I have to make an addition or correction to the minutes because my name is misspelled, my last name.

Mr. Brusk: Okay.

Mr. Knapp: It's K-n-a-p-p.

Mr. Brusk: Matthew.

Mr. Hansen: On the agenda. I apologize.

Mr. Knapp: Oh, that's all right. The Clerk of Courts told me that today. I didn't know. _____ Nancy Frazier _____.

Mr. Brusk: All right. Thank you. Please state your name and address please.

Mr. Knapp: Gary Knapp, 1741 Graham Road, Reynoldsburg, 43068-2665.

Mr. Hansen: The applicant is within an R-2 zoning district. Here you can see the aerial. They're proposing to put an addition on an existing accessory structure which is a garage in the rear lot. What they're also proposing is to remove a portion of the existing structure. It's a shed addition that was placed on the existing garage and they're going to build a 25 by 45 addition to the rear of this garage. It'll be perpendicular to the existing structure. So, the total area with the addition and after the removal of that shed addition will be 1,605 square feet. Now, the house totals an area of 2,430 square feet and that makes the accessory structure at 66% of the residential floor area. Our zoning code says that the maximum is 50%. The accessory structure would meet all other standards besides this one point so all setbacks will be met. Taking a look at

the considerations for approval, the lot is much larger than the house and the lot could sufficiently take an accessory structure of this size. The lot is graded in a way where the garage sits lower, so the general massing of the accessory structure will not seem as large compared to the house because it does sit down. Staff doesn't see that it'll affect the enjoyment of other neighbors' use of the property with the addition. We'd just like to have the applicant confirm the construction details of the garage for the Board just so that the Board knows what to expect. So, we recommend approval. We see that it meets the considerations for a variance approval as stated in Section 1147.05.

Mr. Brusk: Is the garage going to be at the same – you know, it comes to a peak now.

Mr. Knapp: It'll be higher than the existing garage.

Mr. Brusk: It'll be higher so you're going to—

Mr. Knapp: Well, I have to make it higher because of the width, the trusses—

Mr. Brusk: Right.

Mr. Knapp: It'll be attached to the back side of that garage but the roof – I was kind of hoping it wouldn't _____.

Mr. Hansen: Well, I'm sorry but it also will enclose a lot of the items in—

Mr. Knapp: Yeah. If you look at that picture right there the garage that I plan on building, there's a tree over on the right-hand side. It's about 3 feet that comes within 3 foot of that tree. I don't want to take that tree out, it's a big maple. And then it comes across and where my Tahoe sits, that's the end of it. The left-hand side of my tire will be the end of it. Now, when I bought the place that was all under roof at one time. Believe it or not, it was a rabbit – the guy raised rabbits and that's why. You can see the concrete pad but where the two trailers are was another structure. I just tore them all off but I've got a 1950 Chevy sitting in the garage and that's what I want to make a home for. I've talked to both of my neighbors, the lady on the right-hand side, looking at this picture, Mrs. Barth. She doesn't have any objections and the people on the other side, they have no objections. The square footage over is 300 – it ends up being 390 square feet over and the other – what Matthew was talking about, my lot size is 28,205 square feet and taking that 1,605 off of that leaves me with 24,000 square feet still. That's not counting the house but I've got a lot of room back there. The neighbors, if you go back the other way coming toward us which would be westbound toward 256, I would say there's probably – well, my lot's 300 feet deep and their lots probably at least that, so I'm 5, 6, 700 feet from the back of their house and there's a big tree line in the back. And then, I didn't go to the neighbor further to the right. It's a group home, the one where you see the white fence, so—

Mr. Feeney: Is this going to be a two-story?

Mr. Knapp: No.

Mr. Feeney: You just said it's going to be a lot higher, didn't you?

Mr. Knapp: Well, I don't say a lot higher but the trusses – I wanted to keep the trusses in line with the trusses on the existing garage so in order to expand that 45 feet, I'm assuming they're going to have to be at a higher pitch to get that 45 feet span but I don't know how much higher they're going to be.

Mr. Feeney: You're not putting an attic in or—

Mr. Knapp: No. It's just my truck and my Chevy and my two trailers. That's all I plan on putting – that's all I've got to put in there.

Mr. Feeney: Is the front of the garage going to maintain the same character?

Mr. Knapp: If you can go back to that other picture, on the right is – they've built that as a second garage, I guess. It has a garage and I never open that garage door. I'm going to tear that off there. That's like a shed roof and I've got sliding doors on it but that'll come off. So you can see the sign there on the side of the garage by the door. That white strip to the right of that sign will be the end of it and then it'll be driveway back to two more garage doors that go down along side there in the back garage.

Mr. Feeney: The existing double-car garage door is going to stay—

Mr. Knapp: Stay. Yeah, that structure all stays, yeah.

Mr. Feeney: And then the other structures—

Mr. Knapp: Goes on the backup.

Mr. Brusk: Will it be finished the same siding, etc.?

Mr. Knapp: Well, that's – yeah, I'm going to take the siding off of that garage because actually it's just wood planks over one another. It was built in 1950 and whenever I finish the 24 by 45-foot garage, I'm going to redo that garage the same. Aesthetically, the only thing I worry about is what you brought up, is the trusses, but that'll all be sided the same. I'm pretty particular about how stuff looks and I don't think it – I'm not going to make it to where it looks bad, I guarantee that. But I'm not a --
_____. I couldn't tell you how high – much higher.

Mr. Haire: You're not going to take it the opposite direction, then?

Mr. Knapp: No, it's—

Mr. Haire: The trusses will be the same direction.

Mr. Knapp: Same direction, but it'll be – like I said, it'll be higher.

Mr. Haire: Right.

Mr. Knapp: The only other thing is, that drops off. The back side of that garage, the way that lot drops off, the back side of that garage is 3-block high, so back 25 more feet I'll probably be up. So I'll have to backfill that on the backside to level that all out because I don't want just a wall up to the bottom of the garage and then – so I'll put dirt in there to make that so it levels out into the yard.

Mr. Feeney: You're going to have the two new single-car garage doors?

Mr. Knapp: Yeah. As you're looking here—

Mr. Feeney: Going to be the same—

Mr. Knapp: Well, the entrance will be at the back edge of that existing garage because then you'll come down the driveway and kind of go over and then go back to get into the – and then if you go back to the other picture where that Tahoe's sitting – where my Tahoe's sitting, that'll be sitting in an outside bay door or garage of that back garage and where the two trailers are will be the other part of that. And then I'm going to open the inside of the existing garage so I can get – be able to go back. I want to match the floors though, so if I come down the driveway and drive in there I can go all the way back to the new structure. But I don't know what else to say. That's pretty secluded back there, it's a pretty big lot.

Mr. Hansen: It's a big lot, half-acre.

Mr. Brusk: I don't see any problem personally. Are there any other questions? Any questions, _____?

Mr. _____: No.

Mr. Brusk: If not, I guess I'll entertain a motion on this item.

Mr. Rettke: I move that we approve Item C2, 89-ZV.

Mr. Haire: I second.

(Mr. Hansen called the roll. Mr. Feeney voted "yes." Mr. Brusk voted "yes." Mr. Rettke voted "yes. Mr. Haire voted "yes.")o

3. VARIANCE APPLICATION, 7610 E. MAIN ST., REYNOLDSBURG, OHIO;
REQUESTING A VARIANCE FROM REYNOLDSBURG ZONING CODE SECTION

1194.12 TO PERMIT A SIGN IN THE HISTORIC COMMERCIAL OVERLAY THAT IS INTERNALLY ILLUMINATED, GREATER THAN 18 S.F., AND NOT CONSTRUCTED OF NATURAL MATERIALS. CONTACT: BOB MCCOLLUM (90-SV).

Mr. Brusk: Could you please state your name and—

Mr. Bob McCollum: Yes. I'm Bob McCollum. I'm with Advance Sign Group, 834 W. 3rd Avenue in Columbus, 43212.

Mr. Brusk: Thank you.

Mr. Hansen: The existing sign that was located at the southwest corner of the First Federal Credit Union site was accidentally struck by a car and destroyed to a greater extent than 50% of the structure. The non-conforming sign code regulation states that if this happens, a new sign that is placed on the site must meet the most up-to-date regulations. And as all know, we've adopted new graphic standards with the Historic Commercial Overlay, which aims to create a certain sign characteristic for Olde Reynoldsburg since this is in the Historic District. The applicant is proposing a sign roughly in the same location but actually on the property of the First Federal Credit Union. The old sign is currently not located there now. They're proposing a sign which will have an opaque face that is aluminum which has been routed out and internally illuminated so that when it's lit only the characters will trespass the light. The other variance to the standard of the Historic Commercial Overlay is that this sign is 27 square feet in area and our code only permits 18 square feet. The third standard is that signs are to be made of a natural material and staff does not see that aluminum and the acrylic are seen as a natural materials. I'll show an example of what we consider a natural material. But, in order for a variance to be approved, there has to be a special circumstance related to the site or a hardship which is created to permit the variance. When staff looks at this, we don't see that there is a specific circumstance that relates to the site which would prevent a sign that conforms to our regulations to be built. Furthermore, the hardship, while it's unfortunate that the sign was struck by a vehicle, the proposal of this sign to our current zoning code cannot be the hardship. The hardship has to be incurred because you're making an attempt to meet the zoning code standards and this doesn't – this doesn't fall into that category. We also see that the variance would not be in keeping with our intent of the zoning code to create signage, which is matching in character of the Historic District. Approving this variance would go against that and other planning efforts such as the Main Street Revitalization Plan, which has recommended that we construct signs in the Historic District that are not illuminated and made of natural materials. So for the various reasons stated, staff does not believe that the requirements for a standard are being met and we cannot support this variance.

Here's a picture of the Credit Union. Here's the location of where the sign existed.

Mr. Haire: Can we talk about where the sign's going to – proposed to be located on here? Could you tell me where that's—

Mr. McCollum: Well, this is the first I've heard that we couldn't put it back. It would be generally in that vicinity wherever code setback would allow us. That was the first I've heard that it couldn't go back in the—

Mr. Hansen: Well, where you're proposing it is on your property but obviously, when you look at where it was situated previously, it wasn't on the property.

Mr. Haire: That's what I'm trying to understand, where it's going to be located in relation to those trees and what kind of visibility you would have.

Mr. McCollum: That's the whole purpose of trying to – I understood the overlay and so forth but this is a commercial business, this is the main thoroughfare. To put something up there that's not illuminated, they don't feel is going to lose almost an 80-foot sign to go to 18 square foot and not illuminated for a commercial building. That was the question that they were asking. Now, again, I guess I'd have to refer to Matt as to where we would be allowed to put this because this is the first I've heard that it was—

Mr. Haire: Can we go back to the aerial?

Mr. Hansen: Here you can see the existing sign.

Mr. Haire: Somewhere in the middle of those trees is where—

Mr. Hansen: Right. Is where the application showed—

Mr. Haire: _____ it would be. You were unaware that you were drawing the sign on a location that was different from the existing—

Mr. McCollum: Yeah. I was under the assumption that the existing sign was on their property and so—

Mr. Haire: Doesn't appear that the other one is either.

Mr. Hansen: No. So I – we already have an existing ground sign on that side on that property.

Mr. McCollum: It's up by the other entrance at the very top.

Mr. Haire: Right. I see the other location on there and it's offsite as well.

Mr. McCollum: It's Waggoner. It faces Waggoner Road.

Mr. Haire: So you haven't communicated then with the property owner about relocating the sign on their property?

Mr. McCollum: They would be happy to put it anywhere you guys would allow them as long as they can get something that's visible from Main Street. If we have to go up in the middle of the property and whatever the setback is there, we could do that.

Mr. Haire: You'd lose parking then.

Mr. McCollum: How much _____ so we have there?

Mr. Hansen: Well, are you talking about—

Mr. Haire: 10 feet setback so it'd be in the parking lot.

Mr. McCollum: Right in the parking lot, yeah.

Mr. Haire: But you haven't communicated with the shopping center owner adjacent about relocating the sign on their property?

Mr. McCollum: Have not.

Mr. Hansen: And I don't even know if that would be permitted by code.

Mr. Haire: Offsite signage or something. We'd have a variance for that as well.

Mr. McCollum: So, where the sign was located before is not part of—

Mr. Haire: Their parcel.

Mr. McCollum: Their parcel.

Mr. Haire: It's offsite.

Mr. Hansen: This is _____ your submission.

Mr. Haire: Right. So the sign – it's probably out located closer to where that 10 is, the numeral 10 is on there.

Mr. McCollum: Okay.

Mr. Hansen: Yeah.

Mr. Haire: That's the curb cut, the brown line there.

Mr. McCollum: I mean, if we had to set it back – if we go back to where the photo where it was, would we be able to go to the left of that?

Mr. Hansen: If it was on your property.

Mr. McCollum: Where's the property line, I guess.

Mr. Haire: Probably where that curb – can you see the curb?

Mr. McCollum: Yeah. Right there at the curb. That's—

Mr. Haire: Basically right in the mulch in those trees.

Mr. McCollum: Yeah. And we wouldn't have enough setback in the median – or from where the curb is for the parking to the street because it's 10 foot from the right-of-way, correct?

Mr. Hansen: Where you would have enough setback is here. You can situate a sign here and meet the—

Mr. Haire: There's no visibility. I initially spoke to the president of the Credit Union about this and there are utility boxes and things like that, the traffic signal box is there that just make it where's it's not feasible, it's not visible to put a sign at that location because that's what I recommended, is replacing the two signs with one right at the intersection but it just was feasible to do that.

Mr. Feeney: They're at their limit of parking spots. Looks like they're using offsite parking.

Mr. Brusk: Are those parking spaces behind the bank considered to be part of the bank's parking places? Certainly, it may not be offsite _____.

Mr. Haire: I'm sure they have some sort of shared access or shared agreement to park there.

Mr. Brusk: I've never been in there where there's been a problem with parking.

Mr. Haire: No.

Mr. Brusk: Could they put a little island in between the front row of parking there, put an island on the side there so it doesn't—

Mr. Feeney: Possibly have to give them a variance for the parking.

Mr. Brusk: But they would have to lose a parking space. We'd have to give them a variance if they don't have enough spaces.

Mr. Haire: I'm sure they have enough.

Mr. Hansen: Yeah. Between—

Mr. Haire: Even just on the side of the bank there's a _____ parking _____.

Mr. McCollum: I'd like to add, too, Mr. Harper wanted to be here tonight and asked me to send his apologies. They had a Board meeting so he couldn't make it so he wanted to be here. And the sign that we're talking about actually we fabricated that for them. It sits in Gahanna right now and they closed that branch so we were just going to take that and move it. They wanted to reuse that sign.

Mr. Haire: And then they have two signs there or just one?

Mr. McCollum: Just have the one in Gahanna.

Mr. Haire: And then you'd make another one to put on this site to match?

Mr. McCollum: No, they closed the branch in Gahanna. We were just literally going to take that sign and move it to Reynoldsburg.

Mr. McCollum: So, we weren't talking about having the signs here at this site, the two match. We were just talking about two different—

Mr. McCollum: Well, we couldn't match the one that was there because – at first they wanted to replace that sign in kind and then we found it was 80, whatever square foot it is and then Matt informed me that we were in the overlay, that was completely out of the question. So, okay, what can we do? Well, we have this nice little sign here in Gahanna. Why don't we see if we can get that one as a compromise to not putting it – I don't think they were ever fans of that sign anyway, it was just there. And a couple of years ago we actually replaced the faces to the new corporate logo so that was kind of their compromise. Hey, let's see if we can get this rather than put this big, ugly sign that was there before because, let's face it, it was not the most attractive thing. I think it was a Fifth Third bank sign before.

Mr. Haire: So the one on Waggoner would not be altered then? That sign would stay the same.

Mr. McCollum: That would stay the same unless – I hate to speak for them but I don't know that that sign really does them any good, to be honest with you. I guess they do get some traffic down there off of Waggoner.

Mr. Haire: It's the Board's thoughts on materials and illumination and all those rather than location.

Mr. Brusk: Are they right on the edge of the Historic District?

Mr. Haire: It goes—

Mr. Hansen: No, it goes an additional—

Mr. Haire: It goes out to where the mall and brewing was.

Mr. Brusk: Right across the street is the gas station with all the _____, not—

Mr. Haire: Right. This code was adopted by City Council in 2009—

Mr. Brusk: Right.

Mr. Feeney: Yeah. I—

Mr. Haire: So it's a newer—

Mr. Feeney: Yeah. I'm in favor of keeping the codes and staying with the new signage. The way the codes _____.

Mr. Brusk: Yeah. You can _____.

Mr. Hansen: So this would be an example of what we would consider natural materials with exterior illumination. That meets our code.

Mr. Haire: I think we're trying to change things for the better and as you saw on Main Street, all the changes that took place there in bringing out the low signs and now we get questions all the time about why can't we do that with Brice Road—

Mr. Brusk: Right. Exactly.

Mr. Haire: So over time, they make changes. As I understand, right now probably this is a — it is the first sign in this area that would fall under these codes that's completely being replaced and they've done face replacements but it's the first one that's completely replaced, but you've got to start somewhere with the changes.

Mr. Brusk: That's the second one that we had questions on. The first one being the pizza place, with the change of the code.

Mr. Feeney: Massey's.

Mr. Brusk: Massey's, yeah. The old Massey's. Remember that?

(inaudible)

Mr. Haire: Yeah, that's true.

Mr. Brusk: And we're trying to live up to what—

Mr. McCollum: Oh, I can appreciate the historic significance. I just have a problem with a strip shopping center and out-parcel. How's that historic? But I can appreciate if it was – it's a commercial location and they got the sign, it was there, and we're trying to make it look nice.

Mr. Brusk: It'll look better but it doesn't meet what we're looking for.

Mr. McCollum: Yeah—

Mr. Brusk: And that's why we're here to _____ what we want.

Mr. Feeney: _____ the whole street _____.

Mr. McCollum: I understand.

Mr. Feeney: In lieu of also not knowing the sign was off the property and now it's going to be on property so you're going – you have some options to take a look at, I think.

Mr. McCollum: Well, 18 square feet we can pretty much put it anywhere. That's not very big, so—

Mr. Haire: Do you want to take some time and look at options for location and maybe coming back with another proposal? I know I'm not hearing a lot of support for this proposal.

Mr. McCollum: Yeah. I think I—

(inaudible)

Mr. McCollum: We table this or just have a new variance or—

Mr. Haire: We can table it for next month and we can come back—

Mr. McCollum: Let's do that. I would be better prepared to show and I can take Jack out there and say hey and maybe meet with Matt or yourself.

Mr. Haire: --different locations.

Mr. McCollum: Let's pick a good site. Because I know they want it to look nice, too.

Mr. Haire: Sure:

Mr. McCollum: They're a member of the community and they just – I think more than anything else they just wanted to use that sign because it's a nice looking sign.

Mr. Haire: Sure.

Mr. Brusk: If this was in the newer area of Reynoldsburg, it would be – we would have—

Mr. Haire: It'd make a great looking sign, yeah. It'd meet our standards for most of Main Street, just not in this short span.

Mr. Brusk: All right. I entertain a motion then to table this at the request of the person who _____.

Mr. Haire: So moved.

Mr. Brusk: Do I have a second?

Mr. Rettke: Second.

(Mr. Hansen called the roll. Mr. Haire voted "yes." Mr. Feeney voted "yes." Mr. Brusk voted "yes." Mr. Rettke voted "yes.")

Mr. McCollum: Thank you for your time and see you next month.

Mr. Brusk: Thank you very much. _____ edit it and all the information you can supply us.

Mr. McCollum: We'll come back with more details.

NEW BUSINESS

4. SPECIAL EXCEPTION USE PERMIT APPLICATION, 1774 BRICE RD., REYNOLDSBURG, OHIO; PRESENT ZONING, CC; PRESENT OWNER'S NAME, CASTO. REQUESTING A SPECIAL EXCEPTION FOR A SEMIPUBLIC USE.
CONTACT: EVANS KENI (53-SE).

Mr. Brusk: Could you please state your name?

Mr. Evans Keni: Yeah, my name is Evans Keni. The location is 1774 Brice Rd., Reynoldsburg, Ohio 43068.

Mr. Hansen: The applicant is proposing a semipublic use for a place of worship located at the Century City Shopping Plaza. It's located in a CC district and semipublic uses are considered Special Exceptions needing Board approval. Adjacent zonings are also CC to the west, south and east and then to the north, it's the AR-3 zoning district for the Century City Apartments. Here's the site plan and roughly the location of the storefront within the shopping center.

Mr. Brusk: Is that that red circle?

Mr. Hansen: Yeah, the red dot. So they're occupying a storefront of approximately 1,200 square feet. There are two other – no, one other tenant in the shopping center which is the barber shop located directly adjacent to this use, but all other storefronts, including the outbuilding here, is vacant at this time. The semipublic use will have two services that they're offering on Wednesday and Sunday. Services on Wednesday are from 7:00 P.M. to 9:00 P.M. and the services on Sunday are 10:00 A.M. to 12:30 P.M. They also have a monthly prayer vigil that is from 10:00 P.M. to 2:00 A.M. I'm not sure exactly as to what day the prayer vigil will be held and the applicant should confirm with the Board if there are any other gatherings or events that'll be held in this space. As indicated in the application, they have 20 or so members at this location and so if we calculate parking -- minimum parking standards for this, they'll need -- it's one for every four seats and I wasn't sure exactly how many seats you have in your main area.

Mr. Keni: And I'll have about 36 seats.

Mr. Hansen: 36? Okay. Well, obviously there are 95 parking spaces on this site. There's plenty of parking. The semipublic use in a commercial district may have potential impacts upon how adjacent businesses operate. But looking at this, it's such a small use at 1,200 square feet, the impacts will be pretty insignificant and they're operating on times which are not peak business times. Plus there are no other adjacent users on the site, currently at the time. So if the congregation grows, their hours change, or they hold more services, then they'll need to come back in for another Special Exception Use approval since the original approval would have changed. So if it comes to that point, we'll monitor their use of the site and the applicant can come in to us if anything's going to change and we can discuss it then. But, as seeing it, we don't see that the semipublic use will change the character of the CC district or infringe upon other users in the area, so we're recommending approval.

Mr. Brusk: Okay. The only question that I have -- the prayer vigil that you're going to have on a once-a-month basis. When people leave at 2:00 A.M. is there going to be much noise impact on the apartment complex which is there?

Mr. Keni: No. I don't think we have enough noise coming out when we close our services.

Mr. Brusk: (inaudible)

Mr. Hansen: How many people do you have?

Mr. Keni: Exactly now, if we have a full house, it's number of 20 so you're looking at some noise.

Mr. Hansen: Is it the same amount during the—

Mr. Keni: Exactly same amount.

Mr. Hansen: --prayer vigil?

Mr. Keni: We have _____.

Mr. Brusk: You don't have a huge group coming out?

Mr. Keni: No.

Mr. Haire: Have you started to look at – to have an architect look at this. I know you don't have occupancy yet in terms of the building or an assembly use. How many people could that accommodate?

Mr. Keni: Not yet. I guess with time the number increases, we're going to _____.

Mr. Haire: You haven't had an architect look at this space yet and to try to get building permits?

Mr. Keni: No.

Mr. Haire: Okay, because you're changing the use from a commercial use to an assembly use, which would require an architect to draw up plans for that.

Mr. Keni: Okay. I'm not sure what kind of plan he should draw.

Mr. Haire: Basically, you have to comply with Ohio Building Code so you'll need to have a submittal showing how many occupants can fit into the space, ensuring that you have enough restrooms.

Mr. Brusk: Exits and entrances.

Mr. Haire: Exits and entrances – making sure if there was an emergency, people could get in and out. So anytime you're doing a place of worship you have to do an assembly use. You have to change the use group and submit plans to—

Mr. Keni: I was wondering if that's what we do when we increase in number or we need to do that right now?

Mr. Hansen: No. You have to do that right now.

Mr. Keni: --like 10 people.

Mr. Brusk: Matt will let you know what you're maximum is at any rate.

Mr. Keni: So that way, if we increase, then we have to come back to the City or—

Mr. Haire: No, you wouldn't need to come back. You just have a certain number of people that you're allowed to have occupy the space, so maybe it's 60 people or I don't know how many. It just would depend on how many square feet you have and what types of uses are in there. I don't know your setup here. I kind of see that you have it laid out for chairs and – I mean, do you have – is the intention that you're going to have more permanent there or is it just going to be – try to be flexible and open space?

Mr. Keni: Yeah. We just want to be flexible, because we're not sure of how long we're going to be there. If we increase in number we might have to move out of the space, so we want to make it flexible. We still have like an open _____ because we're not sure how long it will be and we just have like a one-year lease right now. It should be expiring by December so with all that, we really want to keep it simple until we are for sure how long we'll stay there.

Mr. Hansen: When I previously mentioned increasing in number, I was inferring that to maybe you would go into an adjacent space and you would increase the amount that you're leasing. That, you would need to come in again for another Special Exception.

Mr. Keni: I understand that.

Mr. Brusk: You have musical instruments during the prayer vigil. Do you use those instruments?

Mr. Keni: No. As of now, we don't have music _____. We have them – what we have is just pretty much our microphones to speak, so we don't--

Mr. Brusk: When you're using the microphones, it doesn't go outside the building?

Mr. Keni: No, it doesn't.

Mr. Brusk: As far as the noise permeating?

Mr. Keni: I mean, based on the number of people we have, we could do without a microphone. There's 10 people.

Mr. Feeney: I think Norm's concern was the 2 o'clock and the apartments right next door, if someone's trying to sleep. So we're granting a Special Exception, but you still don't have occupancy?

Mr. Haire: And still has to get his building, like typically.

Mr. Brusk: Which we're not voting on one way or the other way.

Mr. Haire: Right.

Mr. Brusk: It's not our purview. With that being said, is there any other question?

Mr. Haire: It seems to meet all the standard requirements. I don't think, with the small congregation, even if – 1,200 square feet – even if they grow, with that and the whole thing I don't think they're going to affect the parking or any of the public services there or their neighbors.

Mr. Brusk: Right. I tend to agree.

Mr. Haire: Smaller space.

Mr. Brusk: With that being said, I would like to move that we accept Special Exception Use Permit 53-SE.

Mr. Rettke: Second.

(Mr. Hansen called the roll. Mr. Rettke voted "yes." Mr. Brusk voted "yes." Mr. Feeney voted "yes." Mr. Haire voted "yes.")

Mr. Brusk: Thank you very much.

Mr. Keni: Thank you, sir.

Mr. Brusk: Again, be sure to get all the appropriate approvals.

D. OTHER BUSINESS

Mr. Brusk: Do we have any Other Business today?

Mr. Hansen: None.

Mr. Brusk: None. If that's the case, I declare that we have adjourned at 7:16:21.

E. ADJOURNMENT

The meeting was adjourned at 7:16 o'clock p.m.

Norman Brusk, Chair

Matthew Hansen, Planning Administrator

This document was transcribed by:
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