



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, MAY 21, 2020 6:30 PM

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Board of Zoning and Building Appeals – Regular Meeting – September 19, 2019
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. NEW BUSINESS

1. Election of Officers
2. Application #2020-5109; 6300 East Main Street; Applicant FIDC 113 LLC (Walgreens); Non-Residential Variance

D. OTHER BUSINESS

E. ADJOURNMENT



MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, SEPTEMBER 19, 2019 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – August 15, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Donovan

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 8305 Taylor Road; Application # 2019-5364; Applicant Laurence Bergman; Special Exception Use - Adult Day Care Facility

Mr. Donovan Administrator would you please read the first agenda item application 2019-5364 please?

Ms. Wheeler Yes. Thank you Mr. Chairman. First case this evening is for the property located at 8305 Taylor road. The property is zoned neighborhood commerce district. The applicant is requesting business the approval of a special exception use permit for the conversion of an existing tenant space to an adult day care facility. Our current zoning code does not adequately address adult daycare facilities of this nature. Hence we felt a similar used interpretation would be appropriate for this case. The zoning code requires similar uses are reviewed as a special exception in all zoning districts. Hence the case before you this evening and I do believe the applicant is here. If you have any further questions beyond what was provided in the narrative statement.

Minutes Acceptance: Minutes of Sep 19, 2019 6:30 PM (APPROVAL OF MINUTES)

Mr. Donovan How many how many people do you plan on having? Is the persons that are applying for this would you please stand up? I'm going to ask a crap questions here and when you speak would you identify yourself into the microphone? How many folks are you planning on having at this daycare during the day?

Mr. Post The clients have maximum occupancy of about 70.

Mr. Donovan 70?

Mr. Post Yeah.

Mr. Donovan How many employees will you have?

Mr. Post 15 to 20.

Mr. Donovan What are your hours of operation hours of operation are morning to afternoon so to be approximately 7 a.m. to 5 p.m. Monday through Friday or Monday through Sunday.

Mr. Post Monday through Sunday.

Mr. Donovan So seven days a week it's available?

Mr. Furst So letter here we received says Monday to Friday 8:00 a.m. to 4:00 p.m. Closed Saturday and Sunday.

Mr. Post I'm the agent.

Mr. Linder Is there a reason why the people that are managing, are they still in Colorado? They are not available to be here tonight?

Mr. Post Correct.

Mr. Linder OK.

Ms. Wheeler I have questioned the narrative said the company offers transportation services. Does that mean they're being dropped off at the facility or...?

Mr. Post At their Colorado site they do drop off.

Mr. Donovan What kind of activities will you have during the day for your clients.

Mr. Post I would defer that to them. They're going to do onsite entertainment. So they'll have DVD movies any type of activities to keep the clients engaged.

Mr. Furst I don't have any additional questions but if no one else has any questions I'd like to propose a motion.

Mr. Linder I am guessing your motion is going to be very pleasing, somebody let that happen.

Mr. Furst I propose that we accept this application as written.

Mr. Donovan With the administration please take the roll call?

Mr. Rettke I'll Second.

Ms. Wheeler Ms. Darling. Yes Mr. Furst yes. Pastor Linder. Yes Mr. Rettke. Yes. And Mr. Donovan. Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Furst, Commissioner
SECONDER:	Anthony Rettke, Commissioner
AYES:	Rettke, Linder, Donovan, Darling, Furst

2. 2686 Taylor Road; Application #2019-5360; Applicant Oak View Capital Partners, LLC; Special Exception Use Permit - Indoor Storage

Mr. Donovan Administrator please read application 2019- 5360.

Ms. Wheeler Our second application this evening is for the property its 2686 Taylor road. This property is zoned CS Community Services District. The property is a former Babies R Us currently vacant and actually it's currently a Halloween store for the next couple of months. The applicant is requesting BZBA approval of a special exception use for the conversion of the retail building to an indoor climate controlled storage facility. Specifically they will convert the existing retail space approximately 75 thousand square feet as well as add a 20000 square foot addition onto the property. The project will also include ultimately a freestanding 11000 square foot retail building. But for this evening the approval is specifically for the indoor storage facility.

Mr. Furst So I'm familiar with what the proposal and the kind of aesthetic sensibility, but one of the questions I had that wasn't clear to me is. Our code permits a certain number of exterior roll up garage type doors. Will be adding any of those to this or just going to use kind of the existing doorways?

Mr. Tidwell No. So this particular facility we will only have a loading and unloading area on the. That's where the current loading unloading area. This building is it's on the. No my directions on this building so that north and northeast portion the northeast portion the building will be a loading and unloading area. There won't be any additional functioning roll up doors added to the building.

Mr. Donovan How many units you plan on having in this?

Mr. Tidwell So what we'll do this plan with this building is to expand the existing footprint of the building and then we will add a mezzanine within the building which will basically make it a two story structure within the current building and probably have roughly about seven hundred and fifty self-storage units in there that will range from sizes of five by five to 10 by 30.

Mr. Donovan Now are you are you advertising these are the control environment storage?

Mr. Tidwell Yes sir. One 100 percent climate control. Now do you have backup power and all the rest of that stuff?

Mr. Tidwell We know usually not a backup power, but what we find is that no one's storing any perishable items in here. It's basically a hallway system. So when you're walking down the hallway it looks and appears to be a normal metal self-storage unit, but the top of each unit is a wire mesh a heavy mesh and that way it allows the existing air conditioning and lighting and everything to be used to cover all the units. So it's exposed in the top of the unit. So it's not totally enclosed. Therefore we usually keep them about 80 degrees in the summer. And you know low to mid 60s in the winter so it's kind of just comfortable. You don't want anyone living in there so we don't be that comfortable we want to be comfortable layer in there.

Mr. Rettke Is the retail portion going to be included in this first off?

Mr. Tidwell No sir. We're mainly self-storage developers and so when we do have excess land like we have in this case then we will usually Market the property and then if a build a suit opportunity comes along we obviously we'll do that kind of deal. Other than that it'll be maybe other people that are looking to do retail development on the site or off, office or whatever the best use that comes along. But you know we will probably not jump out there and do any spec retail unless we have a couple of tenants. If we had a 5000 square foot user then we'd probably go ahead and build a 10000 square foot building. But we'll just wait and see what the best use that comes along is.

Mr. Linder So a separate company Public Storage or Q smart will operate it?

Mr. Tidwell Yes. So we used Public and Cube or two of the last, public is the largest in the nation Cube Smart is probably the second or third largest in the nation and so we use those guys to third party manage and brand and market the property.

Mr. Linder You already have agreement for this one?

Mr. Tidwell It's too soon they've already done all the projections for us on this one

but that's never an issue. They fight over being able to manage these for us.

Mr. Linder And then maybe this is not a question that you would answer they would answer. But with two to three employees. Is it staffed at all times when it is open or is there's times when it's just access by the people?

Mr. Tidwell Yes. So from usually from 9:00 to 6:00 every day and I think maybe like 1 to 5 on Sundays the office is open it's managed and any other times after that it's access control. So if you're a tenant there and you need to get in your unit at 7 o'clock at night to get a box out, every tenant has a separate code and so that way we know who entered the building and they have access control. And usually access is used at 6:00 a.m. to 10:00 p.m. at night because you don't really want people. There's nothing really good going on in there after 10:00 at night. So we limit access.

Mr. Linder Thank you.

Mr. Rettke Then you're going to utilize as much as the Babies R Us and you can add to it?

Mr. Tidwell Yes sir. So normally your usage percentage on self-storage is about, depending on if it's urban or suburban location, is about 70 to 75 percent utilization because of the hallways and common areas. So the Babies R Us is about thirty seven thousand square feet. So if we expand the footprint to make it a box of about fifty thousand square feet and then put the mezzanine in you're looking at about one hundred thousand square feet gross which will give you the net rentable square feet of about seventy two thousand net rentable is what we try to focus on in a suburban market. Your average size unit is one hundred square feet a 10 by 10 is the most common unit.

Mr. Rettke So where that retail is going to go is just going to be grass for now are you going to pave it.

Mr. Tidwell It's a currently it's currently a paved parking lot for the Babies R Us.

Mr. Bowsher That's it right there on the screen. So basically right now the west entrance is the main entrance and they'll be moving that to the northwest corner of the building and they'll be expanding from that front going west that additional square footage. The dock door already exists where it will stand. They're going west or right on your screen. The entrance will stay the same where you see the existing parking lot in front of you that will remain existing parking lot in the front, the back parking lot remain the same for now. Then the retail will be sort of right after that first roll of cars lined up. So that's the existing site. So the new pave parking lot. That's the Best Buy parking lot the unpaved portion is the Babies R Us. That is the site they have purchased. Its two parcels that are there.

Mr. Tidwell Think roughly it takes the building to probably about where those

parking islands are now.

Ms. Darling The ones in the middle?

Mr. Tidwell No. Roughly. Yeah those first ones you see there to the right of the building.

Mr. Bowsher This is a parking is not a premium for self-storage.

Mr. Donovan No big demand I'm sure.

Mr. Tidwell Yeah if we ever had more than five cars there's something crazy that's going on.

Mr. Rettke What is the expected completion?

Mr. Tidwell Well so we're based in Dallas and then we have projects in Kansas City. So I haven't encountered an Ohio Winter yet. I assume it's a little worse than the Kansas City winters. So fortunately most of this work for the existing building is inside but. If we closed sometime in November, then we'd come back and submit our plans and everything and probably get started in first quarter. So this will probably take about six months so hopefully start in the first quarter we can work throughout the spring and summer and probably open up maybe towards the end of next summer.

Mr. Bowsher And to piggyback on that earlier this month Planning Commission approved the design and minor site plan. This would be the second approval. It would then go on the city council for final approval. Once that is complete they'll submit for civil engineering for the exterior modification. That will go through a process or city engineer will eventually get to that approval stage and because of the winter they'll probably break ground or they'll have the access to break ground and March which is what the time frame he would be looking for.

Mr. Donovan I make a motion that we approve application 2019- 5360.

Mr. Furst I second.

Ms. Wheeler Ms. Darling. Yes. Mr. Furst. Yes. Pastor Linder. Yes Mr. Rettke. Yes. Mr. Donovan. Yes.

Mr. Donovan Having no other business. I call this meeting into adjournment at 6:47.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Donovan, Chairman
SECONDER:	Alex Furst, Commissioner
AYES:	Rettke, Linder, Donovan, Darling, Furst

E. OTHER BUSINESS

None

F. ADJOURNMENT

 Chairman

 Planning and Zoning Administrator

Minutes Acceptance: Minutes of Sep 19, 2019 6:30 PM (APPROVAL OF MINUTES)



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

App./Case#: 2020-5109

Date Submitted: 5/5/2020

Fee Amount: \$450.00

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☒ Paid: \$450.00

I. PROPERTY INFORMATION	
Property Address: 6300 East Main Street	Parcel ID#(s): 060-005187-00 & 060-005181-00
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): James & Molly Bozman - Owner's Representative: Robbie Colombo, Indus Companies	
Contact Email: rcolombo@induscompanies.com	Contact Phone Number: 614.562.6244
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name: Walgreens	Contact Name: Anthony L. Cocca
Contact Phone Number: 330-729-1010	Contact Email: acocca@coccaddevelopment.com
Description of Use: Pharmacy with Drive-thru	
IV. APPLICANT INFORMATION	
Applicant Name: FIDC 113 LLC (Pending Property Owner)	Applicant Address: 100 DeBartolo Place, Suite 400
Applicant Phone Number: 330-729-1010	Applicant Email: acocca@coccaddevelopment.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLICABLE:	
Variance (☒ Non-Residential (\$450) / ☐ Residential (\$100)): Variances are requested from the following requirements of Section 1103.15:	
Maximum Front Yard Setback - Permitted: 20-ft; Provided: ±59-ft.; Maximum Side Yard Setback - Permitted: 20-ft; Provided: ±48-ft & ±28-ft.	
Maximum Rear Yard Setback - Permitted: 20-ft; Provided: ±489-ft.; Minimum Building Height - Required: 35-ft; Provided: ±22-ft.(Top of Tower);	
Minimum Lot Coverage - required: 50%; Provided: ±45%; The variances will provide maneuvering space required to permit traffic circulation through the proposed drive-through.	
☐ Special Exception Use Permit (\$350):	
☐ Other:	
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:	Date: 5/1/20
*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: _____ ☐ Historic District ☐ CC Overlay Add'l Approvals Req'd ☒ Planning Commission ☐ Other: _____
	BZBA Meeting Date: 5/21/2020 ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
	P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____

Attachment: App #2020-5109 (App #2020-5109, 6300 East Main Street, FIDC 113 LLC (Walgreens))

ADMINISTRATION AND PROCEDURES

- iv. the heights of existing and proposed structures;
 - v. a statement detailing the proposed use, which shall be signed by the applicant; and
 - vi. such other documentation as may be necessary to determine conformance with the provisions of this Code.
- E. When the Planning and Zoning Administrator determines that an application for a zoning certificate does not comply with the provisions or intent of this Code, or that an application does not provide sufficient information to determine compliance with this Code, then the Planning and Zoning Administrator shall deny the application and shall not issue a zoning certificate.
- F. The Planning and Zoning Administrator may refer zoning certificates to the BZBA for review.
- G. Within fourteen (14) days of the Planning and Zoning Administrator's denial of a zoning certificate, the applicant may file a written appeal with the BZBA. Any applicant who does not file an appeal within fourteen (14) days of the date of denial by the Planning and Zoning,

SECTION 1109.13 VARIANCES

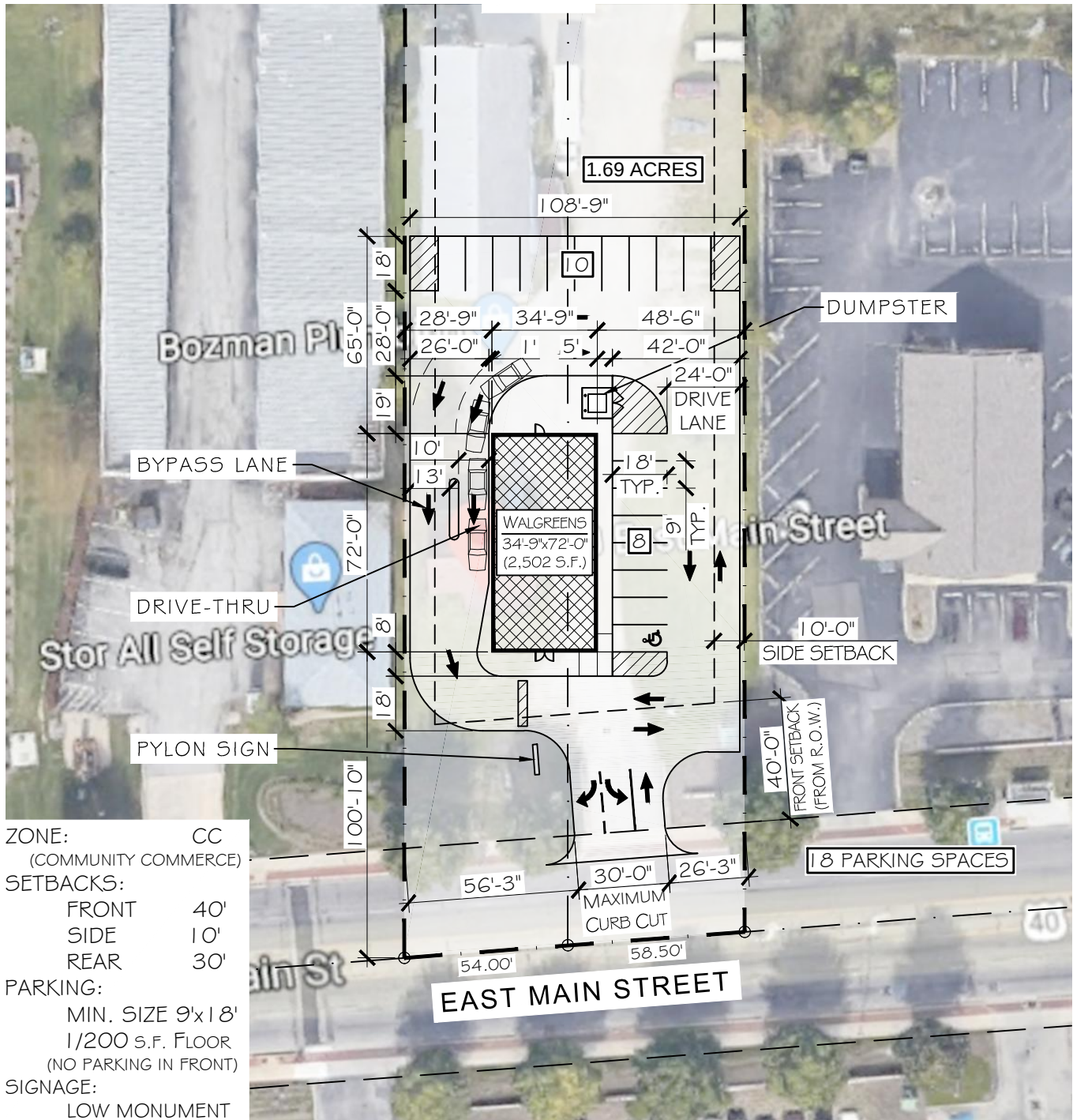
- A. The provisions set forth hereunder shall apply to the review and grant of variances under this Code.
- B. An applicant seeking a variance shall submit a written request for variance on forms provided by the Planning Zoning Administrator together with the applicable fee. In addition to information relating to the subject property and the applicant, the request for a variance shall include the following information:
- i. A description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code;
 - ii. a statement of hardship; and
 - iii. such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.
- C. Before approving or denying a request, the BZBA shall hold at least one public hearing on the matter. The BZBA shall cause notice of the hearing to be made to the public by seven (7) days advance publication, in a newspaper of general circulation in the City, of the place, time, date and the nature of the variance applied for. The BZBA shall also cause the subject property to be posted with a notice of hearing at least seven (7) days prior to the day of the hearing. The notice of hearing shall state thereon the nature of the request and the time and place of the public hearing.
- D. No variance from the strict application of the provisions of this Code shall be granted unless the BZBA makes specific findings of fact, based on the evidence presented to it, which support conclusions that the variance conforms to the following standards:
- i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

REYNOLDSBURG ZONING CODE

- ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 - iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 - v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 - vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 - vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 - viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
- E. In granting any variance, the BZBA shall establish such conditions as are necessary to secure substantially the objectives of this Code. Any violation of such conditions and safeguards, when they have been made a part of the terms under which the variance has been granted, shall be deemed a violation of this Code.
- F. No action of the BZBA granting a variance shall be valid for a period longer than twelve (12) months from the date of such action unless the zoning certificate is obtained within such period, and the erection or alteration of a structure is started or the use is commenced within such period, provided however, notwithstanding anything to the contrary herein, such twelve (12) month period may be extended by the Planning and Zoning Administrator upon the demonstration by the applicant that any delay in the commencement of the erection or alteration of a structure is the result of factors beyond the control of the applicant, in which case, the Planning and Zoning Administrator may elect to grant an extension of up to six (6) months.
- G. The BZBA shall not accept a new application for a variance that has been previously denied within twelve (12) months of denial.

I:\Land Projects\2006 Drawing After G-12\Reynoldsburg, OH (Walgreens 2020)\Drawings\05 Preliminary\20-0225 - Reynoldsburg OH (Walgreens 2020).dwg, Site-Plan, 2/25/20

SITE



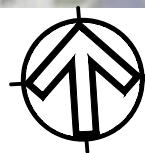
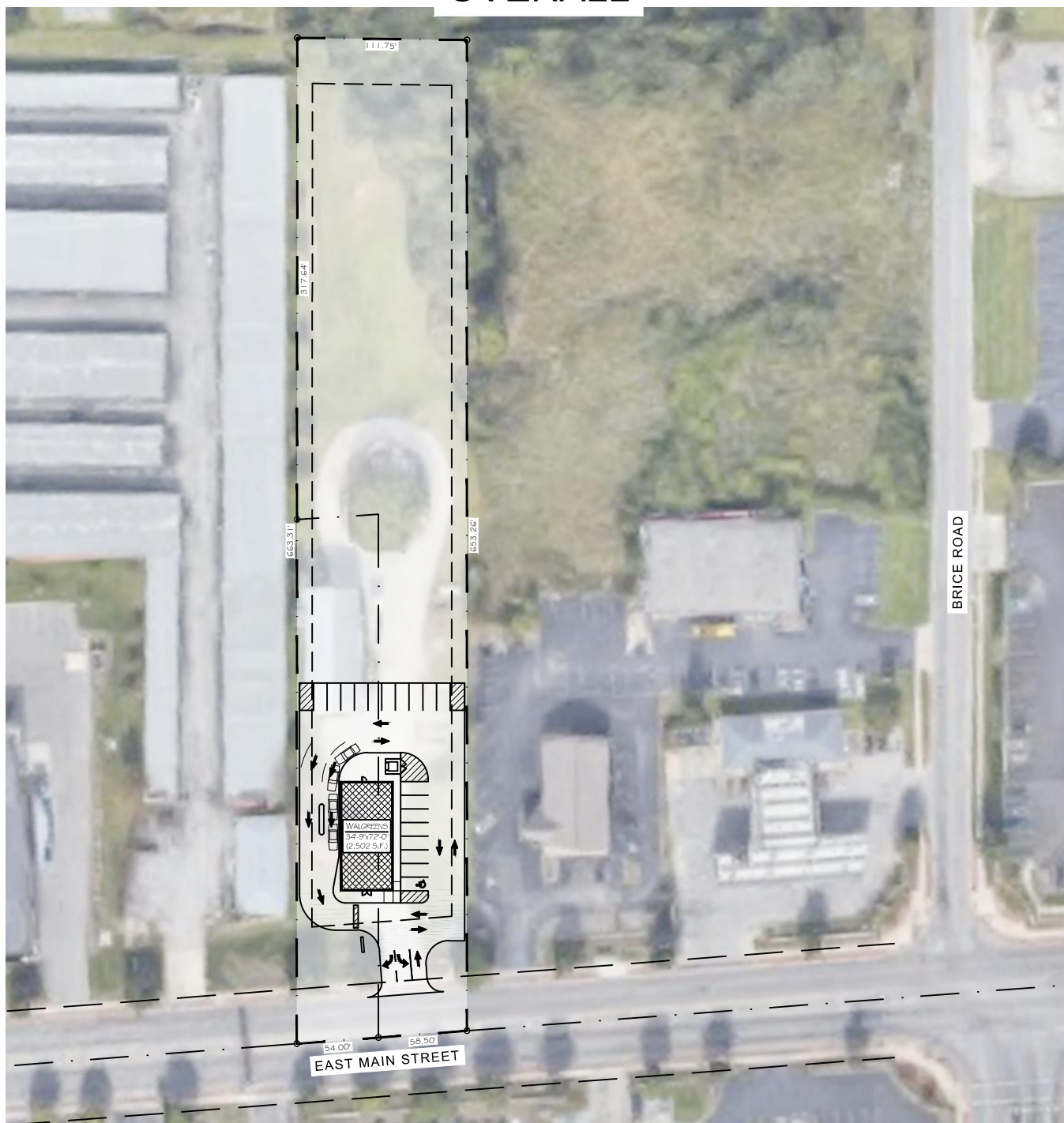
SITE PLAN

SCALE: 1" = 50'-0"

PRELIMINARY LAYOUT PLAN			CITY, STATE - STREET: 6300 EAST MAIN STREET* REYNOLDSBURG, OH 43068 FRANKLIN COUNTY (*EXISTING)	DATE: 2/18/20
TENANT:	WALGREENS	DEVELOPER	DESIGNER	2/25/20
PROJECT SIZE:	2,502 S.F.	COMPANY: COCCA DEVELOPMENT	COMPANY: COCCA DEVELOPMENT	
BLDG. SIZE:	2,502 S.F.	NAME: ANTHONY COCCA	NAME: BILL SCHROEDER	
LOT SIZE:	1.69 ACRES	PHONE #: 330-729-1010	PHONE #: 330-729-1010	
PARKING:	18 SPACES			

I:\Land Projects\2006 Drawing After G-1 2\Reynoldsburg, OH (Walgreens 2020)\Drawings\05 Preliminary\20-0225 - Reynoldsburg OH (Walgreens 2020).dwg, Overall, 2/25/20

OVERALL



SITE PLAN

SCALE: 1" = 100'-0"

PRELIMINARY LAYOUT PLAN			CITY, STATE - STREET: 6300 EAST MAIN STREET* REYNOLDSBURG, OH 43068 FRANKLIN COUNTY (*EXISTING)	DATE: 2/18/20
TENANT:	WALGREENS	DEVELOPER	DESIGNER	2/25/20
PROJECT SIZE:	2,502 S.F.	COMPANY: COCCA DEVELOPMENT	COMPANY: COCCA DEVELOPMENT	
BLDG. SIZE:	2,502 S.F.	NAME: ANTHONY COCCA	NAME: BILL SCHROEDER	
LOT SIZE:	1.69 ACRES	PHONE #: 330-729-1010	PHONE #: 330-729-1010	
PARKING:	18 SPACES			

May 7, 2020

TO: *ThisWeek Reynoldsburg*

FROM: Emily Wheeler, Zoning Administrator
City of Reynoldsburg

SUBJECT: Article below, for **one-time** publication

PUBLIC NOTICE

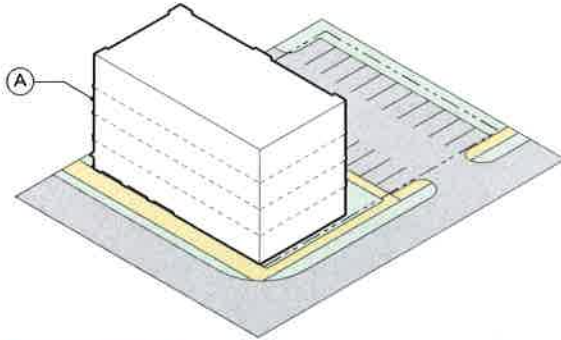
PUBLIC HEARING TO BE HELD BEFORE THE REYNOLDSBURG BOARD OF ZONING AND BUILDING APPEALS, ON THURSDAY, MAY 21, 2020 AT 6:30 P.M., IN CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING, 7232 E. MAIN ST., REYNOLDSBURG, OHIO; MEETING TO BE LIVE STREAMED DUE TO COVID-19; VARIANCE; 6300 EAST MAIN STREET, REYNOLDSBURG, OHIO: TO VARY FROM SECTION 1103.15 OF THE REYNOLDSBURG CITY CODE, TO ALLOW REDUCED SETBACKS AND HEIGHT IN BRICE AND MAIN DISTRICT. APPLICANT: FIDC 113 LLC (APPLICATION #2020-5109).

EMILY WHEELER
PLANNING ADMINISTRATOR
CITY OF REYNOLDSBURG

Attachment: Variance Public Notice (App #2020-5109, 6300 East Main Street, FIDC 113 LLC (Walgreens))

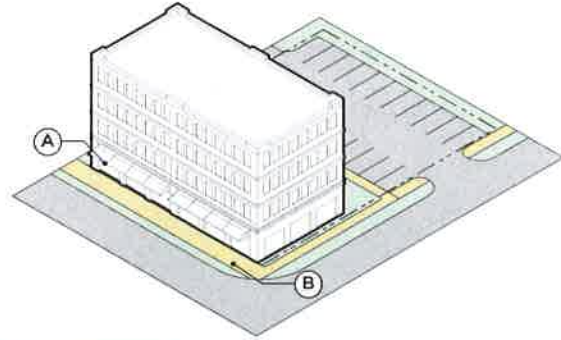
DISTRICTS AND ZONES

C. Height and Parking



HEIGHT	A	BUILDING HEIGHT (MIN. FT.)	35
		BUILDING HEIGHT (MAX. FT.)	100
ACCESSORY STRUCTURE DIMENSIONS		ACCESSORY BUILDING LOCATION	NP
		ADU HEIGHT (MAX. FT.)	NP
		ACCESSORY BUILDING HEIGHT (MAX. FT.)	NP
PARKING LOCATION		LOCATION	Interior of the development or structured parking
SIGN REGULATIONS		PERMITTED SIGN TYPES	Commercial uses only - Any two of the following: Awning, Monument, Projecting, Wall
DESIGN		DESIGN STANDARDS	Facade of natural materials similar in design, materials and color to majority of buildings in development; at least 60% ground floor transparency
		SITE PLAN STANDARDS	See Chapter 1109.19 and Supplemental Regulations below.

D. Frontage



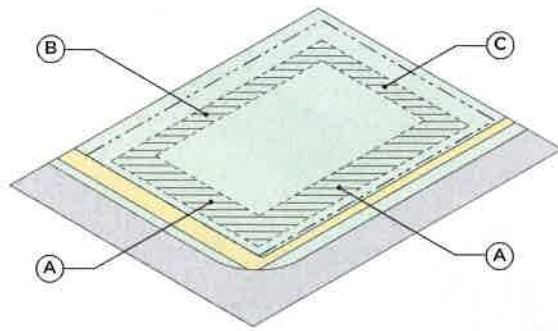
ELEMENT	SHOPFRONT	A
	PATIO	B

REYNOLDSBURG ZONING CODE

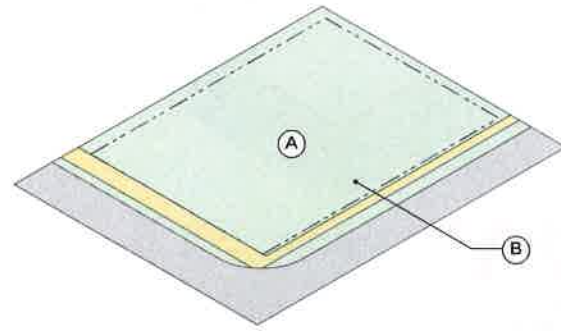
III. Insight District Development Standards

The Brice and Main District includes the more urban attached typologies with off-street parking in a garage, driveway, or parking lot, in addition to instances of on-street, parallel parking.

A. Lot Dimensions and Setbacks



B. Lot Coverage



LOT DIMENSIONS	LOT SIZE (MIN./MAX SQ. FT.)	NA
	LOT WIDTH (MIN./MAX.)	NA
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	NA
SETBACKS	A FRONT YARD SETBACK (MIN. FT.)	5 from ROW
	A FRONT YARD SETBACK (MAX. FT.)	20 ft from ROW
	B SIDE YARD SETBACK (MIN. FT.)	10 from lot line; 30 feet between buildings
	B SIDE YARD SETBACK (MAX. FT.)	20 feet from lot line; 40 feet between buildings
	B SIDE YARD SETBACK (MIN./MAX. AGGREGATE. FT.)	NA
	C REAR YARD SETBACK (MIN. FT.)	10 feet from lot line; 30 feet between buildings
	C REAR YARD SETBACK (MAX. FT.)	20 feet from lot line; 40 feet between buildings

LOT COVERAGE/ OPEN SPACE	A LOT COVERAGE (MIN.)	50%
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC	80%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	100%
	OPEN SPACE (MIN.)	30%
	OPEN SPACE (MAX.)	50%
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	12
	DENSITY (MAX. UNITS PER ACRE)	NA

Reynoldsburg

OHIO • 1839

May 7, 2020

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

RE: 6300 E Main Street – Non-Residential Zoning Variance #2020-5109
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 6300 E Main Street and is within the Brice and Main District.
- b. The applicant is requesting Board of Zoning and Building Appeals approval for a non-residential zoning variance to construct a new 2,502 sf building with a drive thru (Walgreens). The development received Major Site Plan approval at the April 23rd Planning Commission meeting.

2. Zoning Review (Section 1103.15)

- a. The zoning code requires that structures within the Brice and Main District have a side yard setback of 10-20 feet. The proposed structure will have side yard setbacks of approximately 29 feet (West) and 49 feet (East).
- b. The zoning code requires that structures within the Brice and Main District have a rear yard setback of 10-20 feet. The proposed structure will have a rear yard setback of approximately 65 feet (with front portion of lot parceled off).
- c. The zoning code requires that structures within the Brice and Main District have a minimum lot coverage of 50%; the proposed development falls short at 45%.
- d. The zoning code requires that structures within the Brice and Main District have a building height of 35-100 feet. The proposed structure will have a height of approximately 22 feet.

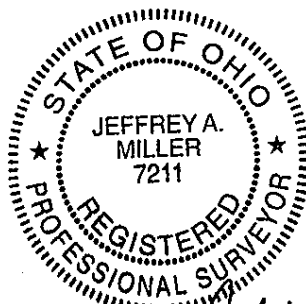
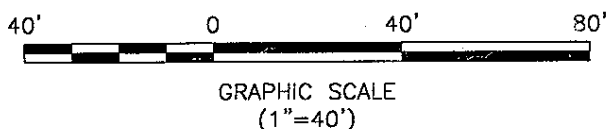
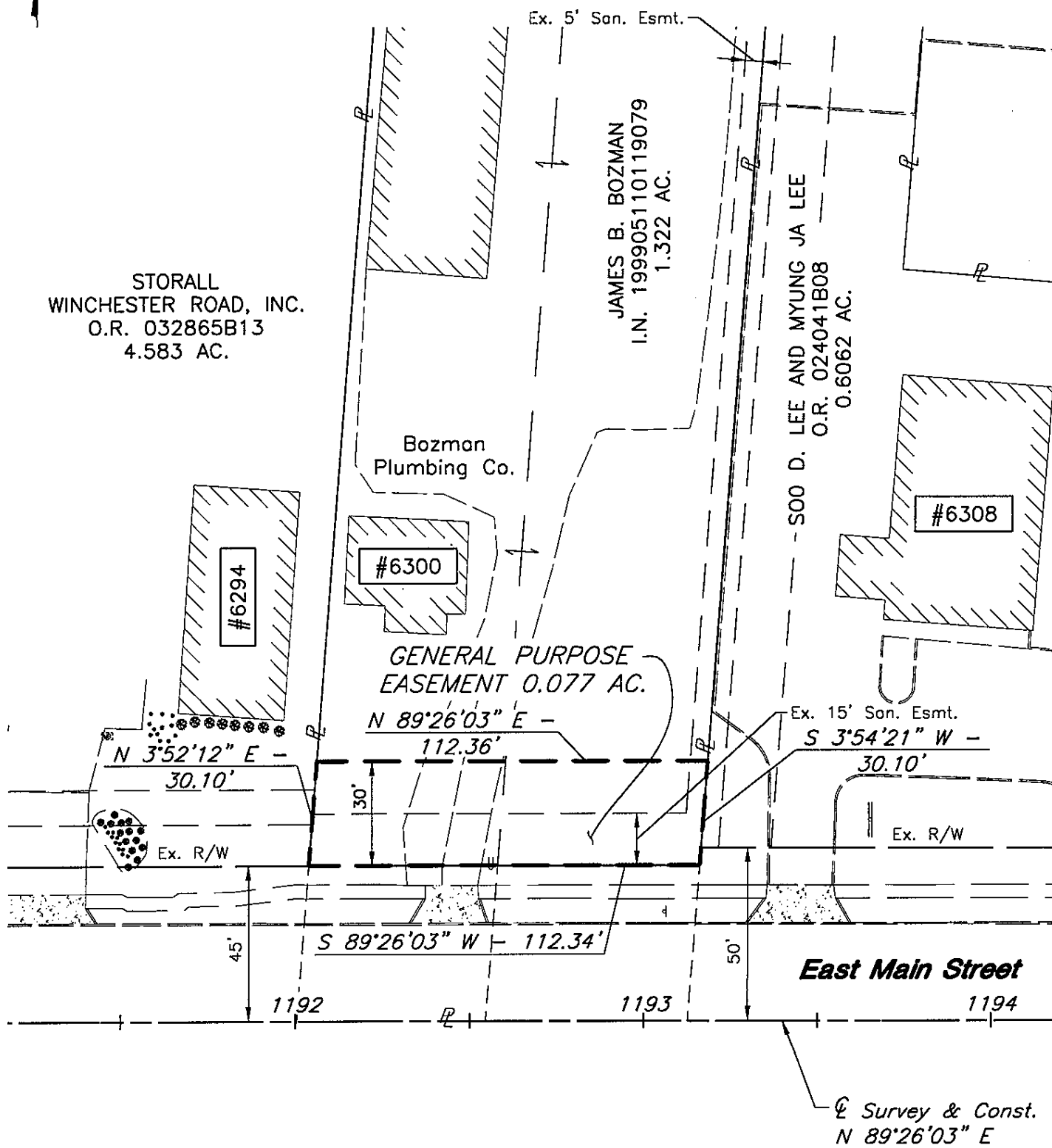
3. Staff Recommendation

- a. The Board shall consider whether the proposed variance is consistent with the standards contained in Section 1109.13(D) of the zoning code.
- b. Staff recommends APPROVAL of the requested variances. The development achieves the goals of the Insight District, namely compact development and reduced regulatory barriers for unique development models. The variance is in accord with the intent of the zoning code. Further, there are unique qualities to the lot, including its narrow width, that warrant granting of a variance.

If you have any questions or comments, please feel free to contact us.

Emily Wheeler
Planning and Zoning Administrator
City of Reynoldsburg
7232 E. Main St.
Reynoldsburg, OH 43068
Ph: 614.322.6829 | Fax: 614.322.6833
EWheeler@ci.reynoldsburg.oh.us | www.ci.reynoldsburg.oh.us

November, 2002



BY: *[Signature]*
JEFFREY A. MILLER Registered Surveyor No. 7211

Attachment: Bozman (App #2020-5109, 6300 East Main Street, FIDC 113 LLC (Walgreens))

Franklin County Auditor - Michael Stinziano 060-005187-00

Owner Name BOZMAN JAMES B

Site Address 6302 E MAIN ST

Legal Descriptions 6300 E MAIN ST
54X345 FT .41 AC
R21 T12 S14 1/4S 21Owner Address 12131 SNYDER CHURCH RD
BALTIMORE OH 43105

Transfer Date 05/11/1999

Transfer Price 225,000.00

Instrument Type GW

Prop. Class I - Industrial
Land Use 372 - SMALL SHOPS: OVER 20% OFC
Tax District 060 - CITY OF REYNOLDSBURG
Sch. District 2509 - REYNOLDSBURG CSD
App Nbrhd X6200
Tax Lein No
CAUV Property No
Owner Occ. Credit 2019: No 2020: No
Homestead Credit 2019: No 2020: No
Rental Registration No
Board of Revision No
Zip Code 43068
Annual Taxes 7,082.32
Taxes Paid 3,541.16
Calculated Acreage .43
Legal Acreage .00

Current Market Value

	Land	Improv	Total
Base	\$109,800	\$110,600	\$220,400
TIF	\$0	\$0	\$0
Exempt	\$0	\$0	\$0
Total	\$109,800	\$110,600	\$220,400
CAUV	\$0		

Taxable Value

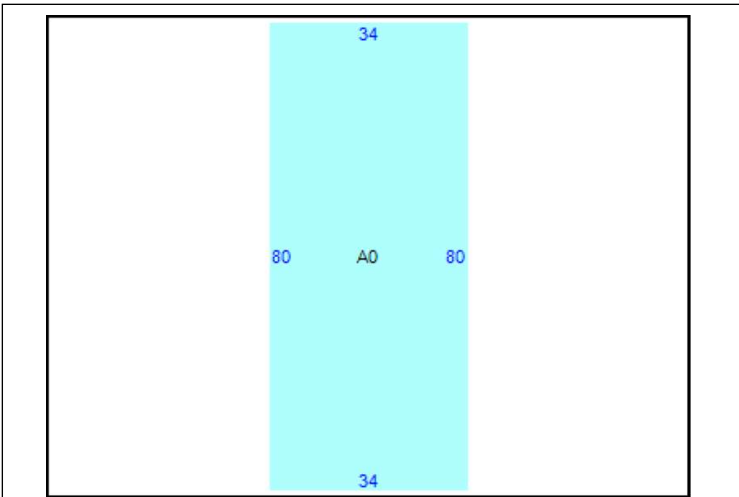
	Land	Improv	Total
Base	\$38,430	\$38,710	\$77,140
TIF	\$0	\$0	\$0
Exempt	\$0	\$0	\$0
Total	\$38,430	\$38,710	\$77,140
CAUV			

Building Data

Land Use 372-SMALL SHOPS:OVER 20% OFC
Year Built 1967
Total Sq Ft 5440
Stories 02
Grade AVERAGE -

Sketch Legend

- 1 A0 - 084: MULTI USE STORAGE 2720 Sq. Ft.
 2 - 047: AUTO PARTS/SERVICE 2720 Sq. Ft.



060-005187 01/22/2017



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Franklin County Auditor - Michael Stinziano 060-005181-00

Owner Name BOZMAN JAMES B

Site Address 0 E MAIN ST

Legal Descriptions NATIONAL PIKE
1.34 AC R21 T12
S14 1/4S21Owner Address 12131 SNYDER CHURCH RD
BALTIMORE OH 43105

Transfer Date 05/11/1999

Transfer Price 225,000.00

Instrument Type GW

Prop. Class I - Industrial
Land Use 372 - SMALL SHOPS: OVER 20% OFC
Tax District 060 - CITY OF REYNOLDSBURG
Sch. District 2509 - REYNOLDSBURG CSD
App Nbrhd X6200
Tax Lein No
CAUV Property No
Owner Occ. Credit 2019: No 2020: No
Homestead Credit 2019: No 2020: No
Rental Registration No
Board of Revision No
Zip Code 43068
Annual Taxes 4,431.72
Taxes Paid 2,215.86
Calculated Acreage 1.26
Legal Acreage .00

Current Market Value

	Land	Improv	Total
Base	\$137,900	\$0	\$137,900
TIF	\$0	\$0	\$0
Exempt	\$0	\$0	\$0
Total	\$137,900	\$0	\$137,900
CAUV	\$0		

Taxable Value

	Land	Improv	Total
Base	\$48,270	\$0	\$48,270
TIF	\$0	\$0	\$0
Exempt	\$0	\$0	\$0
Total	\$48,270	\$0	\$48,270
CAUV			

Building Data

N/A

Sketch Legend



Sorry, no sketch available
for this record



060-005181 01/22/2017



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