



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, MAY 18, 2017 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 – April 20, 2017
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. 6541 E. Main St.; Application #176441; Applicant Votem Ventures, Inc.; Special Exception Use Permit - Eating And Drinking Establishment.

D. NEW BUSINESS

1. 1933 Baltimore-Reynoldsburg Road; Application #177596; Applicant Frank Mascari; Variance Request.
2. 6480-6492 E. Main Street; Application #176959; Applicant Robert Wolf MD; Variance Request.
3. 7458 E Main St; Application #177453; Applicant TWDW, LLC; Special Exception Use Permit- Commercial Recreation Facility.

E. OTHER BUSINESS

F. ADJOURNMENT

CITY OF REYNOLDSBURG

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, APRIL 20, 2017 6:30 PM

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

A. CALL TO ORDER

PRESENT: Linder, Donovan, Darling, Armstead, Havener
ABSENT: Rettke

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – March 16, 2017

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers sworn in.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

1. **6541 E. Main St.; Application # 176441; Applicant: Votem Ventures, Inc.; Special Exception Use Permit - Eating and Drinking Establishment.**

6541 E. Main Street - Banquet Hall - Special Exception Use Permit

Application: #176441 - Special Exception Use Permit

Location: Property is located on the south side of E. Main Street between Beeler Drive and Crest Street.

Existing Zoning: CC Community Commerce / CCO Community Commercial Overlay District

Request: Request for a special exception use permit for a new eating and drinking establishment.

Current Use: Vacant

Applicant: Votem Ventures, Inc.

Application Tabled at the last regular meeting. Staff contacted applicant to receive revised plans (in packets). Applicant has answered a majority of questions raised by staff including the number of parking spaces- required 45 out of their 60. In this case, they have their required parking for this use but should be advised that in the future there could be

Minutes Acceptance: Minutes of Apr 20, 2017 6:30 PM (APPROVAL OF MINUTES)

challenges for bringing other uses in there given the current amount of parking. Combined total of spaces would be 77 spaces which would exceed 60. Their revised site plan also included a designated smoking area which was a question that staff raised previously. It is partially screened but is adjacent to the single family residence behind so the Board will have to evaluate if that is appropriate

The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards.

No applicant representative from Votem was present.

Mr. Snowden advised the Board that they were advised to attend the meeting and it was up to the Board to recommend approval or denial.

The Board voted to table the application due to lack of applicant. Mr. Snowden advised the Board that at the next meeting the Board will have to vote to approve or deny as it will have been 60 days since application unless the applicant agrees upon further tabling.

RESULT:	TABLED [UNANIMOUS]	Next: 5/18/2017 6:30 PM
MOVER:	Richard Donovan, Vice Chairman	
SECONDER:	Robert Linder, Board Member	
AYES:	Linder, Donovan, Darling, Armstead	
ABSENT:	Rettke	

D. NEW BUSINESS

1. **550 Shoal Ct.; Application #177051; Applicant Mary Coy; Variance from Section 1171.06 of the Zoning Code of the City of Reynoldsburg, to Allow Accessory Structures Within the Front Setback on a Double Frontage Lot.**

550 Shoal Court - Single-family Dwelling - Variance

Application: #177051 - Variance
 Location: Property is located on Shoal Court, east of Daugherty Drive.
 Existing Zoning: R-3 Single-family Residence District
 Request: Request for a variance from Section 1171.06 of the Zoning Code, to allow accessory structures within the front setback on a double frontage lot.
 Current Use: Single Family Dwelling
 Applicant: Mary Coy

The applicant is requesting the Board review and approve a variance from Section 1171.06(a)(3) of the Zoning Code, to allow an accessory structure to be constructed directly on a lot line. This is a 3FT reduction from the 3FT for accessory buildings required by Section 1171.06(a)(3). This will allow the applicant to construct a replacement accessory building on an existing foundations.

Variances are requested from the section of the Zoning Code that regulations the location of accessory structures. Section 1171.06 prohibits accessory structures from being located in front of a main structure and within a front setback. The intent of the regulation is to site accessory structures in a consistent and attractive way citywide. The regulation assumes the each lot only has one frontage, but double frontage lots do sometimes occur. This can be due to a parcel being plated prior to the adopt of the Subdivision Regulations, or from deviations from those regulations.

The applicant claims hardship based on a double frontage lot. The applicant's lot fronts on both Shoal Court and Rodebaugh Road. Staff finds that enforcement of the 30FT front setback on both frontages effectively prohibits the applicant from constructing accessory structures at the rear of the existing main structure.

The Board should apply the standards for review of variances contained in Section 1147.05 of the Zoning Code and determine if the requested variance complies with those standards. Staff recommends approval of the application as submitted. Staff recommends approval of the variance on following conditions:

1. That the variance shall only apply to the front setback for Rodebaugh Road. This setback shall be interpreted as a rear setback for the purposes of accessory structures.
2. That the variance shall only apply to accessory structures and all other zoning regulations for accessory structures shall apply.
3. That no fence shall be erected closer than 5FT to the north ROW line of Rodebaugh Road.

Mr. Donovan asked where the pump and filter are going to be?

Ms. Coy stated she hasn't had anyone come out and look at the property to install the pool. There is a small brown section on the plot plan that is landscaped. That represents where the air conditioning and electrical box to the basement. This is the proposed location, behind the fence, on that side of the wall, not visible to the street or neighbors on Shoal Court.

Question asked: What accessory structure are you looking to...

Ms. Coy responded that currently right now she was looking at putting up a 6 foot privacy fence to allow room for her dog to run.

Unkown statement: And that is what is indicated with the brown lines.

Ms. Coy responded that the light brown line was an estimate of where she would like to put the fence on the back of the property.

Unknown asked the yellow and red lines are the utilities?

Ms. Coy: Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Donovan, Vice Chairman
SECONDER:	Robert Linder, Board Member
AYES:	Linder, Donovan, Darling, Armstead
ABSENT:	Rettke

2. 1922 Brice Rd.; Application #176945; Applicant Maira Eiena Saldana Lara; Special Exception Use Permit - Eating and Drinking Establishment.

1922 Brice Road - Restaurant - Special Exception Use Permit

Application: #176945 - Special Exception Use Permit
 Location: Property is located on the east side of Brice Road, just south of E. Livingston Avenue.
 Existing Zoning: CC Community Commerce District / CCO Community Commercial Overlay District
 Request: Request for a special exception use permit for a new eating and drinking establishment.
 Current Use: Vacant
 Applicant: Maria Elena Saldana Lana

The applicant is requesting that the Board review and recommend approval of a special exception use permit for a new restaurant (eating & drinking establishment) within and existing multi-tenant commercial building. The site is developed with an existing commercial building which is currently vacant. All neighboring properties are zoned CC and within the Community Commercial Overlay District. To the east, the property is adjacent to other commercial business across Brice Road in the City of Columbus.

Mr. Donovan asked Mr. Snowden if this applicant has come before the Board before.

Mr. Snowden responded that in 2014 the Board reviewed and approved a Special Exception Use Permit for the same use. The applicant never moved forward with the project. Mr. Snowden pointed out that a Special Exception Use Permit expires after 6 months.

Mr. Donovan swore in the applicant.

Mr. Snowden continued with the staff report.

The existing site is currently vacant, but has supported a variety of commercial uses over the years. The proposed use is consistent with the neighboring uses, which include other eating and drinking establishments. The applicant has not indicated that any activity will take place on the exterior of the building. The hours of the proposed used are consistent with similar uses.

Table 1179 of the Zoning Code requires one parking space for every 100SF of building area for this use. The applicant did not provide a specific space calculation for their tenant space, but previous applications indicate the space is approximately 3000SF. This would require the applicant to provide 30 parking spaces. The site is developed with over 300 parking spaces, and Staff has previously calculated the change from a retail sales use to a use with a higher parking requirement can easily be accommodated. Staff has no concerns.

The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff recommends approval of the special exception use permit.

Mr. Armisted asked if this establishment will be serving alcohol.

The applicant responded Yes.

Mr. Armisted asked the applicant if they had their liquor license.

The applicant responded that they had the liquor license for the store, and that they will expand the liquor license.

Mr. Snowden asked the applicant what the square footage of the space is.

The applicant responded 2,700.

Mr. Donovan asked the applicant if it was going to be a sit down restaurant.

The applicant responded it will be a sit down restaurant of mexican and other south american foods.

Ms. Darling asked the applicant the hours.

The applicant responded Sunday-Thursday 11 a.m.-10 p.m. and Friday - Saturday 11 a.m. - 11 p.m.

Ms. Darling asked if there will be an outside patio where patrons could take alcohol to drink.

The applicant responded no.

Mr. Donovan asked the applicant if they have gotten all of their permits for doing the interior permits.

The applicant responded that he did and that the reason it has sat so long was that he had an accident at work last year and was off most of the year. But they do have the permits.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Linder, Board Member
SECONDER:	D'Juan Armstead, Board Member
AYES:	Linder, Donovan, Darling, Armstead
ABSENT:	Rettke

3. **6415 E. Livingston Ave.; Application #177163; Applicant Jeanne Cabral, Architect; Special Exception Use Permit - Child Care Center.**

6415 E. Livingston Avenue - Restaurant - Special Exception Use Permit

Application: #177163 - Special Exception Use Permit
 Location: Property is located on the south side of E. Livingston Avenue, just east of Briceton Drive.
 Existing Zoning: CO Offices and Institutions District / CCO Community Commercial Overlay District
 Request: Request for a special exception use permit for a childcare center.
 Current Use: Vacant
 Applicant: Jeanne Cabral, agent for the property owner.

Ms. Cabral is requesting that the Board review and recommend approval of a special exception use permit for a new childcare center within an existing commercial office building.

The site is developed with an existing commercial building which is currently vacant. To the north, the property is adjacent to single family homes in the R-3 zoning district. To the south, the property is adjacent to single family homes in the AR-2 district. To the east, the property abuts other commercial office buildings also in the CO zoning district.

The existing site is currently vacant, but has supported a variety of commercial office uses over the years.

Mr. Snowden states that the current property owner has recently purchased the property and is trying to attract some tenants. Concerns typically with daycares are loading area, play area and immediately adjacent uses. The applicant in this case is proposing it in one half of this building space. The entire building is currently vacant. There was a previously denied Special Exception Use Permit for this use under a previous property owner and previous applicant and the concern was the play area was being placed in the yard that is immediately adjacent to Briceton Drive and Livingston. This is a better configuration. He continued, that the adjacent uses, office building, there is residential around, I don't see that impacting this use.

Mr. Donovan asked which part of the building they were planning on using.

Mr. Snowden responded it is the northern portion, the part parallel to Livingston.

Mr. Snowden said loading spaces there were concerns in the past, there shouldn't be problems here.

The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff recommends approval of the special exception use permit.

Mr. Donovan asked Ms. Cabral how the children will get to and from the play area if the play area on the edge of the building is not going to be used.

Ms. Cabral responded that the application was for the entire building to be daycare. The whole building will be day care.

Mr. Snowden said that he misunderstood the application.

Ms. Cabral said that it may be 2 operators however, one on one side, one on the other. She said he owns some day care centers himself.

Mr. Donovan asked if we're talking two separate businesses here.

Ms. Cabral responded that there could be and it depends on the tenant. She said that she advised that they had the square footage, it is sometimes easier to have 2 tenants, if one doesn't do too well, they can move out and they can bring in a new tenant with the same type of use. She said the hardest part as an architect is to tell clients that she's never met to not buy or rent a building because it's not suitable for a day care but at least this guy she's worked with on a number of project on 8 years now and she felt it was a good choice as long as it

went through the zoning process, and he went ahead and bought it anyway because he felt it was a good investment regardless.

Ms. Darling stated, but if there are 2 different owners, businesses and daycares, again, how will the front daycare get to the playground area?

Ms. Cabral responded that there is an angled sidewalk along the front, and a sidewalk can be created to go along the side of the building and into the playground.

Ms. Darling asked where the drop off and pickup is.

Ms. Cabral responded right in the front.

Ms. Darling asked in the front and not in the rear by the playground?

Ms. Cabral responded no, because they would come in the front doors which are in the center of the wings and there is a shared lobby. There was a large possibility that there was going to be one operator, but there is a lobby that separates the 2 sides and both sides have plenty of bathrooms and plenty of water and heating and cooling.

Ms. Darling asked if there were kitchen areas to fix food for the children.

Ms. Cabral responded that there are kitchenettes in there, that this was medical offices before so there were ways to easily convert areas.

Ms. Darling said but you would need to put those in there right?

Ms. Cabral said yes but most of the daycares do one of two things, have food catered in or do heat and eat with convection ovens.

Ms. Darling responded right but you would still need handwashing and dish sinks and kitchens for infants for formulas for safe storage...

Ms. Cabral replied absolutely it is required by the Health Department. She continued that they would get the required permits and there are walls that need taken out and the building will be rehabbed.

Mr. Donovan asked that the new owner knows this is going in?

Ms. Cabral responded yes.

Mr. Armstead asked if the playground will be new asphalt, mulch...

Ms. Cabral responded that what she has done in the past when there has been asphalt, rather than dig it up, there is a playground grade shredded rubber and it is brought in for a pretty good depth and they can play on that. She added that there is a dumpster back there currently that will be moved to a new location.

Ms. Darling asked about a fence.

Ms. Cabral stated that there is a fence along the perimeter of the property and the fence in those small 2 spots will be a small opaque wooden fence so people couldn't see inside. She added that people would be able to go outside from the building and there would also be a gate on the outside.

Ms. Darling asked if that would be something that the children can get through.

Ms. Cabral said it would be a minimum of 6 feet tall.

Ms. Darling asked what the hours would be.

Ms. Cabral said 6a.m. to 6 p.m. Monday through Friday.

Ms. Darling added because you have residential properties that probably don't want to be bothered all evening as well.

Ms. Cabral added it wouldn't be on weekends or holidays. She said it's a nice building that needs spruced up, the roof needs replaced but they plan to get a full building permit for change of use if it is approved because there is a square footage per child per classroom requirement and they want to make the classrooms work so they don't need to hire an excess of teachers. She said there is more than enough parking and that parking spaces right in front would be dedicated for loading and unloading only. It's away from Livingston Avenue. There are storefront glass windows on the inside which go down to the concrete slab, those will be changed out to make exit doors for some of the classrooms because that is required for certain age of children. But the headers are there and they won't have to fuss with the structure.

Mr. Donovan said but the fire department will make sure you do all of that.

Ms. Cabral responded that all of the exit signs will be upgraded and there will be a fully monitored smoke and fire detection system that goes back to the fire department, that would go in completely, grab bars, things for handicapped.

Mr. Armstead made a motion to recommend approval of the application on condition that a 6 foot privacy fence be maintained on the area as indicated on the plan.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	D'Juan Armstead, Board Member
SECONDER:	Richard Donovan, Vice Chairman
AYES:	Linder, Donovan, Darling, Armstead
ABSENT:	Rettke

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Apr 20, 2017 6:30 PM (APPROVAL OF MINUTES)

Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 phone****Memo**

DATE: May 18, 2017**TO: Eric Snowden, Planning & Zoning Administrator Board of
Zoning and Building Appeals****CC:****RE: 6541 E. Main St.; Application # 176441; Applicant: Votem Ventures,
Inc.; Special Exception Use Permit - Eating and Drinking Establishment.**

6541 E. Main St.; Application # 176441; Applicant: Votem Ventures, Inc.; Special Exception
Use Permit - Eating and Drinking Establishment.



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

Application #: 176441
Permit #:
Date Submitted: 2/2/17
Fee Amount: \$350.00
☒ Paid: check

Section 1139

BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION	
Property Address: <u>6541 East Main St, Reynoldsburg, OH 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>VOTEM VENTURES Inc</u>	
Contact Email: <u>main@machisa.com</u>	Contact Phone Number: <u>614.500.7345/740.417.5117</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: <u>VOTEM VENTURES Inc</u>	Applicant Address: <u>6541 E. Main St, Rey OH 43068</u>
Applicant Phone Number: <u>614.500.7345/740.417.5117</u>	Applicant Email: <u>main@machisa.com</u>
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)):	
☒ Special Exception Use Permit (\$350): <u>BANQUET HALL Eating and Drinking Establishmen</u>	
☐ Other:	

Applicant shall submit **ten (10) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature]Date: 1/20/2017

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

Additional Notes:	**OFFICE USE ONLY**	
	Zoning Information	
	Zoning District: <u>CC</u>	
	☐ Historic District ☒ CC Overlay Add'l Approvals Req'd ☐ Planning Commission ☐ DRB	
	BZBA Meeting Date: <u>3/16/17</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
	Planning Admin.: _____ Date: _____	Clerk of Council: _____ Date: _____

VOTEM Ventures, Inc. † 6543 East Main Street † Reynoldsburg, Ohio 43068

The Reynoldsburg City
Board of Zoning and Building Appeal
7232 East Main Street
Reynoldsburg, Ohio 43068

Monday, January 30, 2017

Re: 6541 & 6543 East Main Street, Reynoldsburg, Ohio 43068 - 060-000311-00

The Reynoldsburg Board of Zoning and Building Appeal:

I write to request that you consider our application for Special Exception Uses as per Table 1175.01 of The City of Reynoldsburg Code of Planning and Zoning. This request will permit the property a special use classification under Semi-public uses. It is to be noted that this same application was approved by this Board and recorded on March 19, 2015, see attached.

The property in question is the former Cattle Club Restaurant facility located at 6541 & 6543 East Main Street, Reynoldsburg, Ohio 43068. Built in 1972, the building sat vacant and in a bad condition for a long time until 2004 when it was purchased.

At the time of the purchase the property it had about the largest banquet facility in the area and a big restaurant in this 12,516 square feet building on approximately 2 acres of land located about **400 feet away from the main street thoroughfare**. It is boarded to the North, West and South by properties zoned CC and to the immediate East is a zoned MHP-Mobile homes. This request will not be injurious to the area or otherwise detrimental to the public welfare.

The building has two addresses, 6541 and 6543 East Main Street. 6543 portion has business offices; we will continue to use this side (6543) for professional business activities that caters to the general public. 6541 portion of the building will be constituted closer to its original use (Assembly). It is proposed to be used for assembly. This portion of the building served as the banquet center when the building was originally envisioned and constructed, there has not been any other activity housed in this portion of the building since inception.

Now therefore; current use of lot and adjacencies described above and historic narrative that followed, it is not anticipated that there will be compatibility issues with existing adjacent lots, nor issues with such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water.

votem@machisa.com

VOTEM Ventures, Inc. † 6543 East Main Street † Reynoldsburg, Ohio 43068

We recognize as per 1161.04 Commercial Districts; a definition for Offices and Institutions District “CO” is a better and appropriate zoning for referenced property in keeping with its original vision and location away from the main thoroughfare.

There exists special circumstance applicable to the property for which the Special Exceptions Use is sought. Recent history of the property, its original history, isolated location away from the main thoroughfare and the continuity created by properties adjacent to the main street will support our request. Special Exception use for Semi-public use is necessary for the reasonable and beneficial use of the property.

There is practical difficulty evident in the strict application of the existing zoning, although CC-Community Commerce District is a recent wide area change made by the City, the property’s isolated location sets it apart. There is obvious deprivation of beneficial use of the land by the current zoning.

The special exceptions being requested will not impair adequate supply of light and air to adjacent property; neither would it increase congestion in the public streets, nor increase the danger of fire, endanger the public safety, nor diminish or impair property values of the adjacent area neither would it confer on the property owner any special privilege unduly denied to other properties in the same district.

Our application is independent of all other conditions with regard to nonconforming use of neighboring property or in other districts.

The proposed use for the property shall be for a semi-public use of normal offices and assembly hall. This and other code compliance issues will be addressed when the property comes in for building approval for renovation to meet the very specific needs of the program that will house our assembly activities, as in prayer sessions, seminars, parties, and educational activities. It is anticipated that our hours of operations will be Monday – Sunday 6am – 2am.

Sincerely,
VOTEM Venture, Inc.

Benedicta O. Udeagbala, DO
President

APPLICATION FOR SPECIAL EXCEPTION USE:

- (a) Correct legal description of the lot INCLUDED AS Exhibit "A";
- (b) The names and addresses of the owners of lot(s) contiguous or directly across the street from the subject lot(s) obtained from Franklin County Recorder Office and attached;
- (c) Existing topography with contour intervals of the subject lot(s) and extending at least three hundred feet (300') outside of the proposed lot, including lot lines, easements, street rights-of-way, existing structures, trees and landscaping features thereon obtained from Franklin County Recorder Office and attached;
- (d) Vehicular and pedestrian traffic patterns remain unchanged;
- (e) Location of all existing structures remain unchanged, new structures are not proposed;
- (f) Proposed assignment of use shall be mixed use under "CO" Offices and Institutions - Professional offices and Institutions within Special Exceptions of "CO";
- (g) Preliminary plans of all structure types are not provided at this time;
- (h) Deed restrictions and protective covenants included and attached;
- (i) A schedule for construction is not required at this time;
- (j) Traffic impact study: This particular zoning change will not affect the transportation network in the community;
- (k) Utilities impact study: This particular zoning change will not affect the utility network of the community;
- (l) Drainage impact study: This particular zoning change will not affect the drainage pattern of the community;
- (m) Such other relevant information as City Council may require in determining the propriety of initiating the ordinance for zoning district change, narrative provided and attached.
- (n) Fees as established by this Code, required fees provided.
- (o) March 19, 2015 Reynoldsburg Board Resolution approving our application for same.

Exhibit "A"
Legal Description
For File: 52107085

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, being in Half Section 20, Section 13, Township 12, Range 21, Refugee Lands, containing 1.856 acres of land, more or less, said 1.856 acres being part of Tract 1 and all of Tract 2 as both are designated and described in a deed to James J. Joseph of record in Deed Book 3650, page 48, Recorder's Office, Franklin County, Ohio, said 1.856 acres being more particularly described as follows:

Beginning at a P.K. Nail set in the centerline of East Main Street (National Road) as said centerline is shown and delineated upon The State of Ohio Department of Highways Plans for highway improvement FRA-40-22.42, at the northwesterly corner of said Tract 1, the same being the northeasterly corner of that tract of land, designated as PARCEL I and described in a Certificate of Transfer to Mabel C. Howard of record in Deed Book 2923, page 676, Recorder's Office, Franklin County, Ohio;

Thence N 84° 48' 40" E, with the centerline of said East Main Street and with the northerly line of said Tract 1, a distance of 30.03 feet to a P.K. Nail set;

Thence S 0° 02' 26" W, parallel with and 29.50 feet easterly from, as measured at right angles, the westerly line of said Tract 1, passing a railroad spike set at 50.21 feet, a total distance of 197.97 feet to a P.K. Nail found;

Thence N 85° 22' 15" E, with the westerly extension of a northerly line of said Tract 1 and with a northerly line of said Tract 1, passing a P.K. Nail found at a distance of 100.00 feet, a total distance of 200.00 feet to a 3/4-inch (I.D.) iron pipe found at a northeasterly corner of said Tract 1, said iron pipe being in an easterly line of that tract of land as described in a deed to Owen E. Adams and Lillian E. Adams of record in Deed Book 2805 page 647, Recorder's Office, Franklin County, Ohio;

Thence S 0° 06' 40" W, with an easterly line of said Tract 1 and with the easterly line of said Tract 2, a distance of 326.12 feet to a 3/4-inch (I.D.) iron pipe found at the southeasterly corner of said Tract 2;

Thence S 84° 49' 49" W, with the southerly line of said Tract 2, a distance of 229.79 feet to a 3/4-inch (I.D.) iron pipe found at the southwesterly corner of said Tract 2 and in the easterly line of said PARCEL I;

Thence N 0° 02' 26" E, with the westerly lines of said Tract 2 and said Tract 1 and with the easterly line of said PARCEL I, passing a 3/4-inch (I.D.) iron pipe set at a distance of 475.72 feet, a total distance of 525.53 feet to the point of beginning and containing 1.856 acres of land, more or less.

Subject to all rights-of-ways, easements and restrictions, if any, of previous record. Also subject to all legal highways.

Parcel No.: 060-000311
Known As: 6541E. Main Street, Reynoldsburg, OH 43068

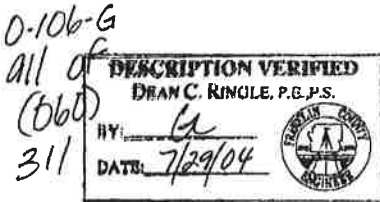


EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, being in Half Section 20, Section 13, Township 12, Range 21, Refugee Lands, containing 1.856 acres of land, more or less, said 1.856 acres being part of Tract 1 and all of Tract 2 as both are designated and described in a deed to James J. Joseph of record in Deed Book 3650, page 48, Recorder's Office, Franklin County, Ohio, said 1.856 acres being more particularly described as follows:

Beginning at a P.K. Nail set in the centerline of East Main Street (National Road) as said centerline is shown and delineated upon The State of Ohio Department of Highways Plans for highway improvement FRA-40-22.42, at the northwesterly corner of said Tract 1, the same being the northeasterly corner of that tract of land, designated as PARCEL I and described in a Certificate of Transfer to Mabel C. Howard of record in Deed Book 2923, page 676, Recorder's Office, Franklin County, Ohio;

Thence N 84° 48' 40" E, with the centerline of said East Main Street and with the northerly line of said Tract 1, a distance of 30.03 feet to a P.K. Nail set;

Thence S 0° 02' 26" W, parallel with and 29.50 feet easterly from, as measured at right angles, the westerly line of said Tract 1, passing a railroad spike set at 50.21 feet, a total distance of 197.97 feet to a P.K. Nail found;

Thence N 85° 22' 15" E, with the westerly extension of a northerly line of said Tract 1 and with a northerly line of said Tract 1, passing a P.K. Nail found at a distance of 100.00 feet, a total distance of 200.00 feet to a 3/4-inch (I.D.) iron pipe found at a northeasterly corner of said Tract 1, said iron pipe being in an easterly line of that tract of land as described in a deed to Owen E. Adams and Lillian E. Adams of record in Deed Book 2805, page 647, Recorder's Office, Franklin County, Ohio;

Thence S 0° 06' 40" W, with an easterly line of said Tract 1 and with the easterly line of said Tract 2, a distance of 326.12 feet to a 3/4-inch (I.D.) iron pipe found at the southeasterly corner of said Tract 2;

Thence S 84° 49' 49" W, with the southerly line of said Tract 2, a distance of 229.79 feet to a 3/4-inch (I.D.) iron pipe found at the southwesterly corner of said Tract 2 and in the easterly line of said PARCEL I;

Thence N 0° 02' 26" E, with the westerly lines of said Tract 2 and said Tract 1 and with the easterly line of said PARCEL 1, passing a 3/4-inch (I.D.) iron pipe set at a distance of 475.72 feet, a total distance of 525.53 feet to the point of beginning and containing 1.856 acres of land, more or less.

TOGETHER WITH those certain easement rights for ingress/egress and utility purposes as contained in General Warranty Deed of record in Official Record 33227, Page E11, Recorder's Office, Franklin County, Ohio.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: D DATE: 2/1/17



Disclaimer

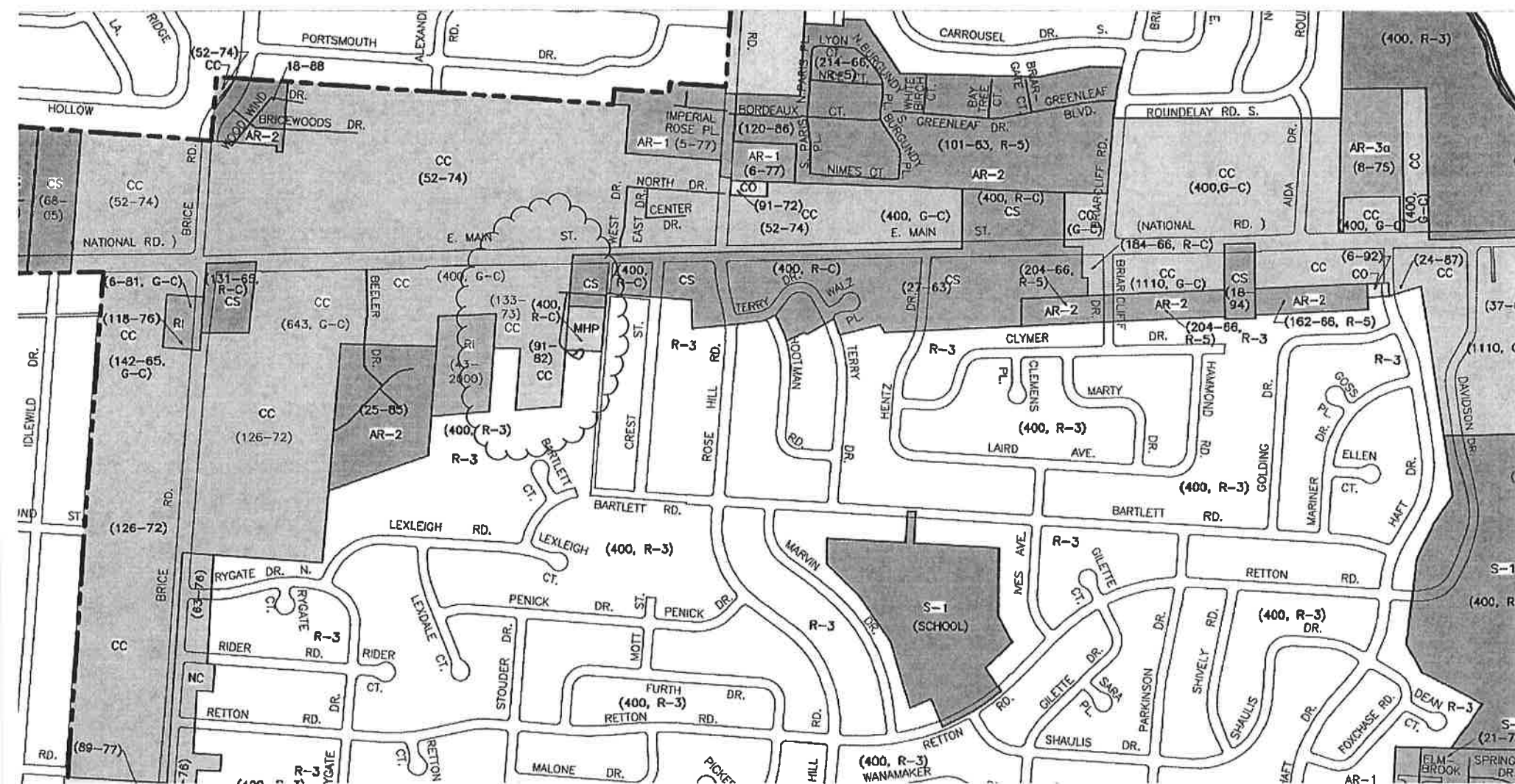
Scale = 205'

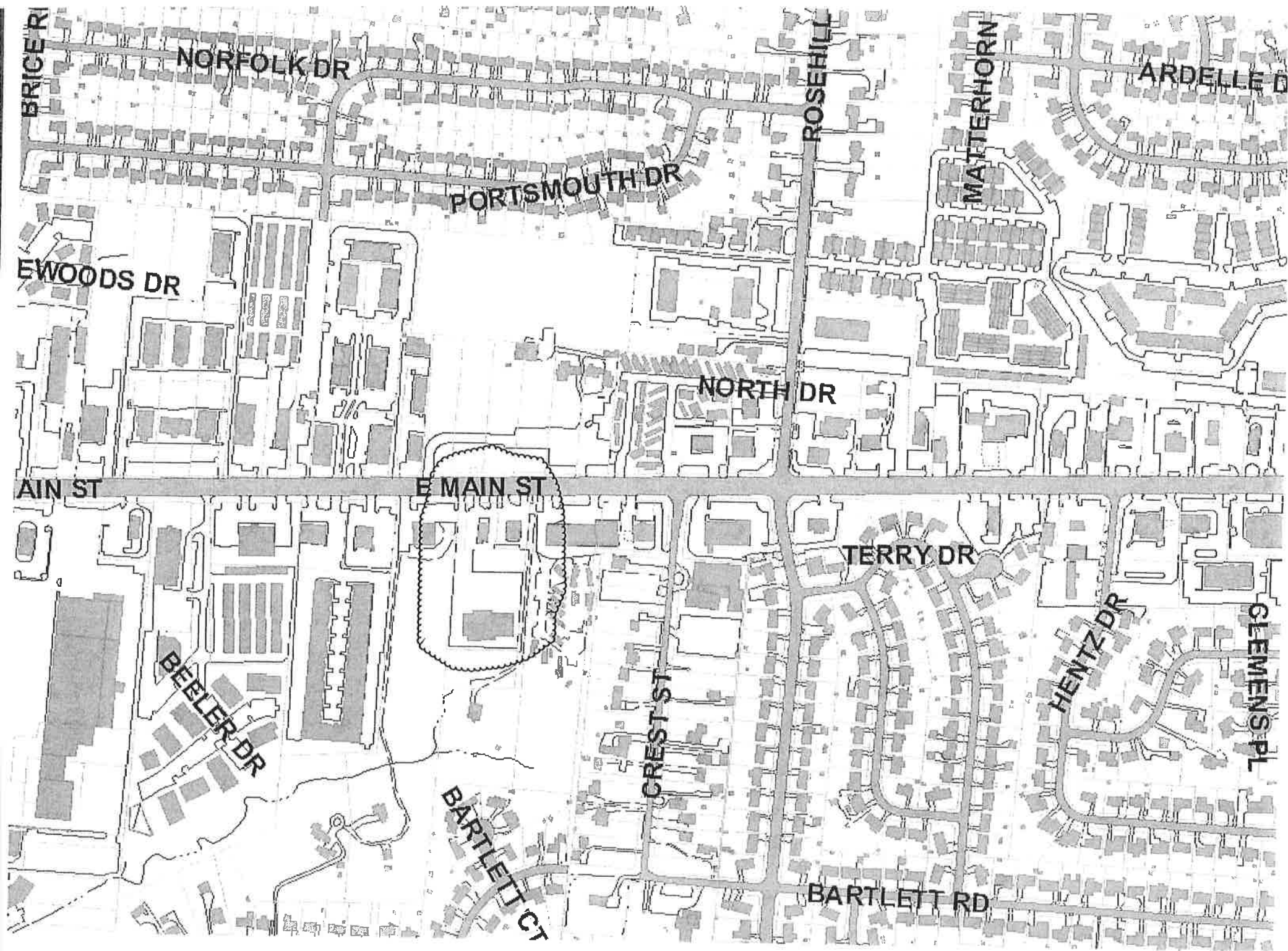


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

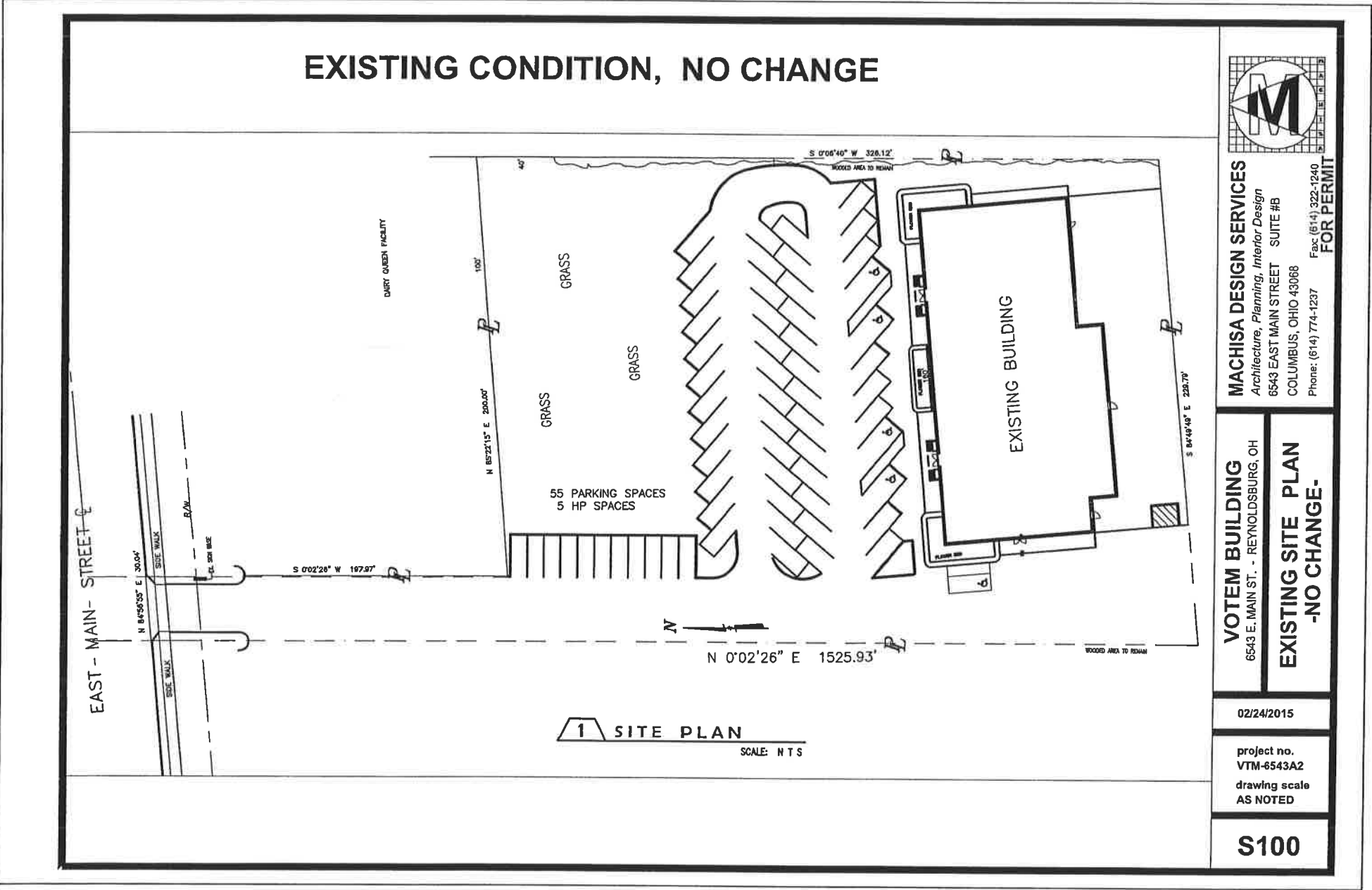
Real Estate / GIS Department

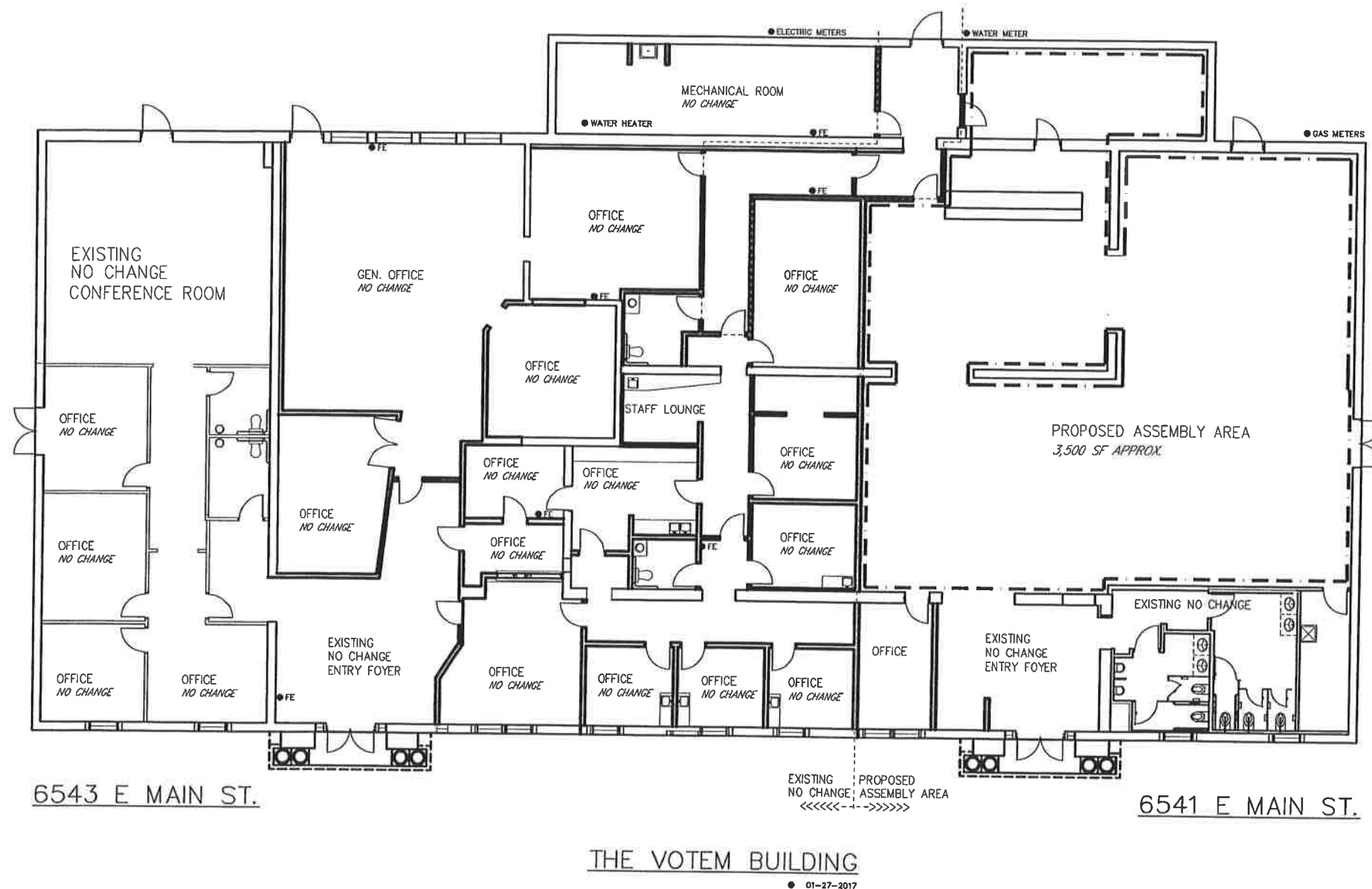
Attachment: Application #176441 (1696 : 6541 E. Main St.; Applicant: Votem Ventures, Inc.)













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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Revised Application
Materials

Application #: 176441
Permit #:
Date Submitted: 2/2/17
Fee Amount: \$350.00
☒ Paid: Check

I. PROPERTY INFORMATION

Property Address: 6541 East Main St, Reynoldsburg, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

VOTEM VENTURES INC

Contact Email:

main@machisa.com

Contact Phone Number:

614.500.7345/740.417.5117

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Contact Name:

Contact Phone Number:

Contact Email:

Description of Use:

IV. APPLICANT INFORMATION

Applicant Name:

VOTEM VENTURES INC

Applicant Address:

6541 E. Main St, Reynoldsburg, OH 43068

Applicant Phone Number:

614.500.7345/740.417.5117

Applicant Email:

main@machisa.com

☒ Property Owner

☐ Business Owner/Tenant

☐ Contractor

☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

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

☒ Special Exception Use Permit (\$350):

BANQUET HALL Eating and Drinking
Establishment

☐ Other:

Applicant shall submit ten (10) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature:

Date: 1/20/2017

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: CC

☐ Historic District

☒ CC Overlay

Add'l Approvals Req'd

☐ Planning Commission

☐ DRB

BZBA Meeting

Date: 3/16/17

☐ Approved as Submitted

☐ Approved w/ Conditions

☒ Tabled

☐ Denied

City Council Meeting

Date:

☐ No Action Taken

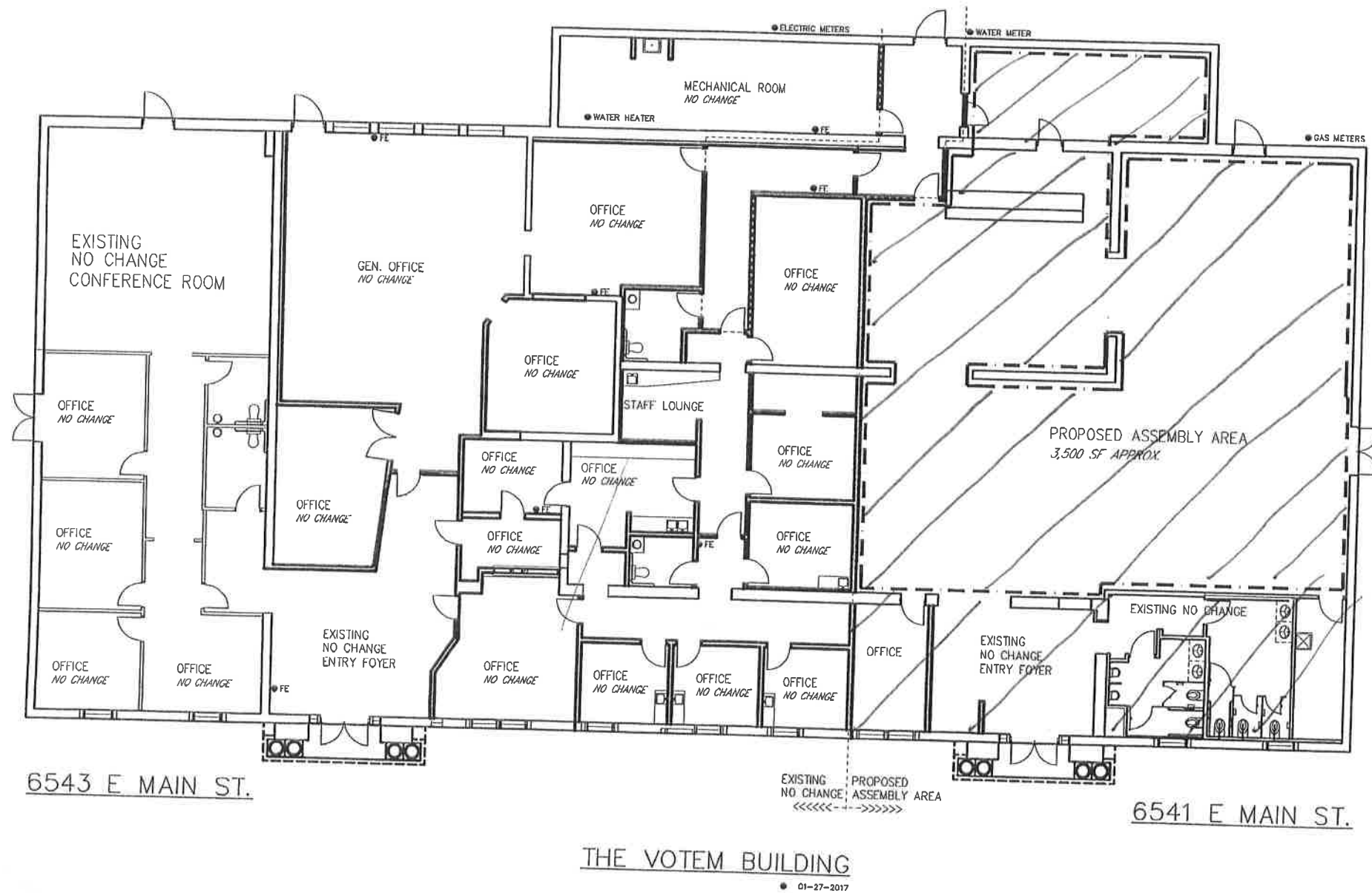
☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Denied

Planning Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____





Response to Reynoldsburg Request

Arch. Tony Udeagala [audeagbala@yahoo.com]

Sent: 4/12/2017 12:50 PM

To: budeagbala@gmail.com, budeagbala@machisa.com

Cc: "Arc. Tony Udeagala" <audeagbala@gmail.com>, "Anthony Udeagala" <audeagbala@machisa.com>

Received

APR 12 2017

Reynoldsburg Building Division

C.1.b

1: The exact area in question is 6541 East Main Street, It is approximately 4500 Square Feet. We have over 60 parking spaces with available space for additional parking should that become necessary.

2: Attached is amended site plan indicating outdoor smoking area at the rear of the building.

3: The building is isolated from all other facilities sufficient to contain anticipated small noise. Noise pollution is not expected from proposed use.

Thank you.

Babe, feel free to copy my mail and attached the drawing or I can do same. In fact, if my response is fine with you I will go ahead and send it to them while you print, sign and submit as well.

Tony

Attachments: [04122017 VOTEM SITE.pdf](#)

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Attachment: Revised Application #176441 (1696 : 6541 E. Main St.; Application # 176441; Applicant: Votem Ventures, Inc.)

Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 phone****Memo**

DATE: May 18, 2017**TO: Board of Zoning and Building Appeals****CC:****RE:** 1933 Baltimore-Reynoldsburg Road; Application #177596; Applicant Frank Mascari; Variance from Chapter 1175.08 (a) requesting a side/rear yard variance from 25 feet to 12 feet at the Southwestern property line.



CITY OF REYNOLDSBURG

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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 111276

Permit #:

Date Submitted: 4/18/17

Fee Amount: \$450.00

☒ Paid: 191246

I. PROPERTY INFORMATION

Property Address:

1933 Baltimore-Reynoldsburg Road, Columbus, OH 43085 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Whirlwind Car Wash, Inc.

Contact Email:

frankmas@sbcglobal.net

Contact Phone Number:

614-207-5091

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Thomas English Real Estate

Contact Phone Number:

317-574-7448 ext 109

Contact Name:

Brad Williams

Contact Email:

bwilliams@thomasenglish.com

Description of Use:

Commercial

IV. APPLICANT INFORMATION

Applicant Name:

Frank Mascari

Applicant Phone Number:

614-207-5091

Applicant Address

1370 Le Anne Marie Circle, Columbus, OH 43235

Applicant Email:

frankmas@sbcglobal.net



Property Owner



Business Owner/Tenant



Contractor



Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

 Variance (☒ Non-Residential (\$450) / ☐ Residential (\$1000)): See attached for description

☐ Special Exception Use Permit (\$350):

☐ Other:

Applicant shall submit **ten (10) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature:

Frank A. Mascari

Date:

4-14-17

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

Additional Notes:

OFFICE USE ONLY

Zoning Information

Zoning District: CS

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ Planning Commission
☐ DRB

BZBA Meeting

Date: 5/18/17

- ☐ 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: _____

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Half Section 29, Section 18, Township 16, Range 20, and being part of an original 1.558 acre tract in Instrument Number 200210230268141, Franklin County Recorder's Records:

Beginning for reference at the Southeast corner of Section 18 and being the Southeast corner of a 3.822 acre tract conveyed to Stoney Creek Holdings LLC;

Thence N. 04° 46' 25" E. following the Easterly section line of Section 18, a distance of 194.48 feet to a point;

Thence following the centerline of State Route 256 with a nonradial curve to the left having a radius of 1909.86 feet, a delta of 04° 40' 13", and a chord bearing of N. 30° 13' 29" W. for a chord distance of 155.63 feet to a point;

Thence N. 32° 33' 35" W. following the centerline of State Route 256, a distance of 334.31 feet to a point;

Thence following the centerline of State Route 256 with a curve to the left having a radius of 5729.58 feet, a delta of 01° 27' 17", and a chord bearing of N. 33° 17' 14" W. for a chord distance of 145.47 feet to a point;

Thence S. 55° 59' 08" W. leaving the centerline of State Route 256, a distance of 40.00 feet to a set iron pin, said iron pin being the True Point of Beginning;

Thence following the Northerly right-of-way line of Stonetrail Way with a curve to the right having a radius of 20.00 feet, a delta of 90° 27' 17", and a chord bearing S. 11° 12' 46" W. for a chord distance of 28.40 feet to a set iron pin;

Thence S. 56° 26' 25" W. following the Northerly right-of-way line of Stonetrail Way, a distance of 65.85 feet to a set iron pin;

Thence following the Northerly right-of-way line of Stonetrail Way with a curve to the right having a radius of 175.00 feet, a delta of 40° 47' 05", and a chord bearing of S. 76° 49' 58" W. for a chord distance of 121.96 feet to a found iron pin;

Thence N. 34° 33' 35" W. following an Easterly line of a 3.084 acre tract conveyed to TM Stoney Creek II Ltd, a distance of 248.07 feet to a found iron pin;

Thence N. 55° 26' 25" W. following a Southerly line of a 3.084 acre tract conveyed to TM Stoney Creek II Ltd, a distance of 200.00 feet to a set iron pin;

Thence S. 34° 33' 35" E. following the Westerly right-of-way line of State Route 256, a distance of 219.75 feet to a set iron pin;

Thence following the Westerly right-of-way line of State Route 256 with a curve to the right having a radius of 5689.58 feet, a delta of 00° 32' 43", and a chord bearing of S. 34° 17' 14" E. for a chord distance of 54.15 feet to the point of beginning, **containing 1.307 acres**, more or less, subject to all easements, right-of-way, and restrictions.

This description was based on an actual field survey by the Jerry A. Malott Surveying Company in December, 2003.

Bearings were based on the centerline of State Route 256 as being S. 34° 33' 35" E. as shown in Instrument

Number 200210230268141, Franklin County Recorder's Records.

All set iron pins are 3/4" in diameter and 30" in length with plastic I.D. caps.

Jerry A. Malott
Registered Surveyor #5963

Variance Request

Description, Statement of Hardship and Extenuating Circumstances

1933 Baltimore-Reynoldsburg Road

Parcel ID 060-005564-00

Variance Request

With respect to the zoning referenced in the District Regulations, Chapter 1175, Section 08a, the Applicant, Thomas English Real Estate, is requesting a side/rear yard variance from 25 feet to 12 feet at the Southwestern property line.

Existing Zoning Conditions

Today's use, a carwash, appears to currently be in violation of the above referenced district regulation and likely has been for the last 30+ years. The southwestern property line is just under 13 feet from the existing edge of pavement. The proposed development's impervious surface would not encroach any closer than under today's conditions. See attached variance exhibit and site pictures.

1175.08a indicates off-street parking and driveways, when adjacent to residential zoned parcels, should be no closer than 50 feet to the subject property line. When considering 1175.08b there is a 50% reduction with applicable landscape and screening. It is our understanding the current tree coverage at the subject property line meets the landscape/screening requirements allowing for the 50% reduction. Therefore, the current setback requirement is 25 feet.

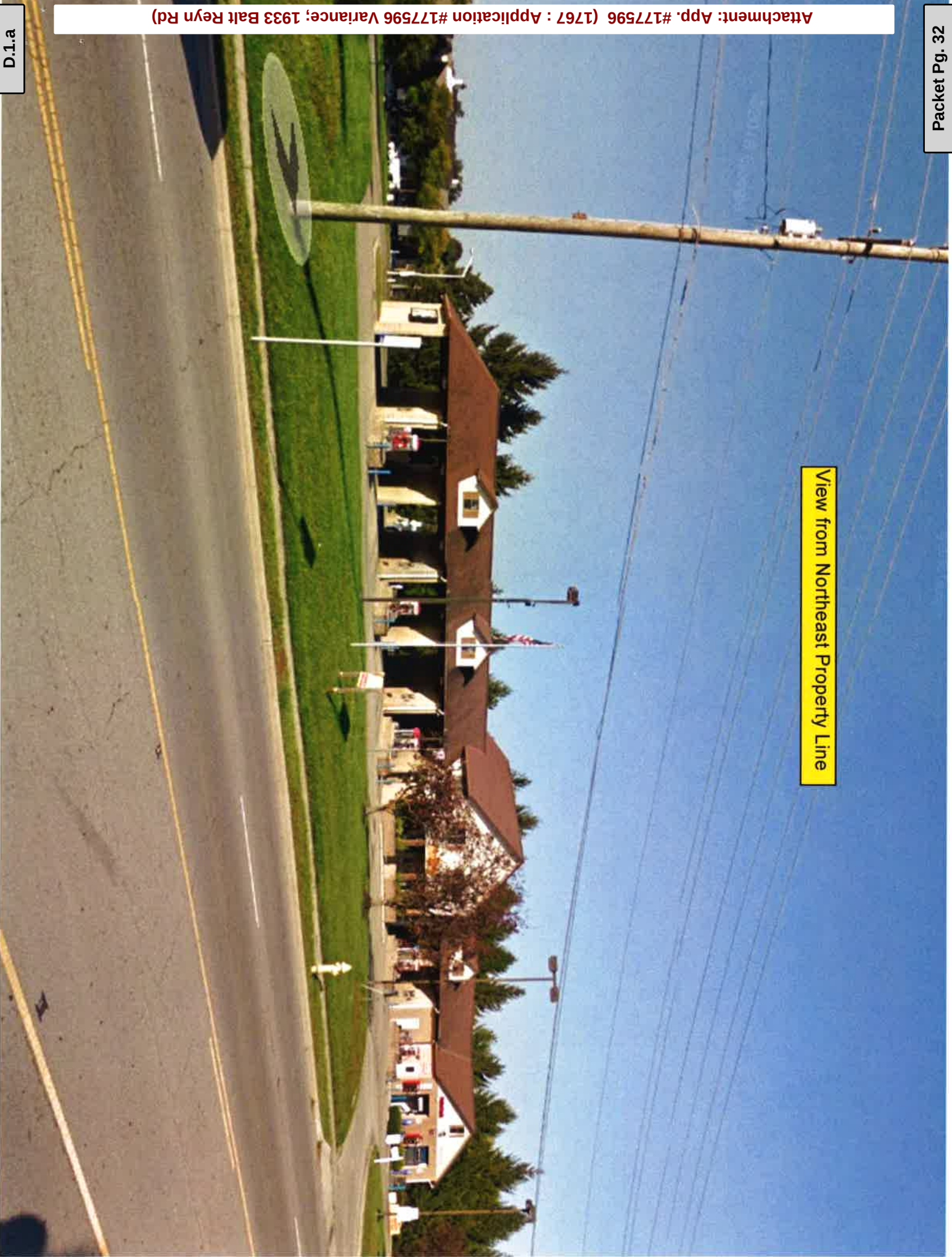
Extenuating Circumstance

Additionally, this particular zoning requirement has the intent to protect residential dwellings from commercial uses via distance or screening. In this particular case, the adjacent property west of the subject property line does not appear buildable due to its size and shape.

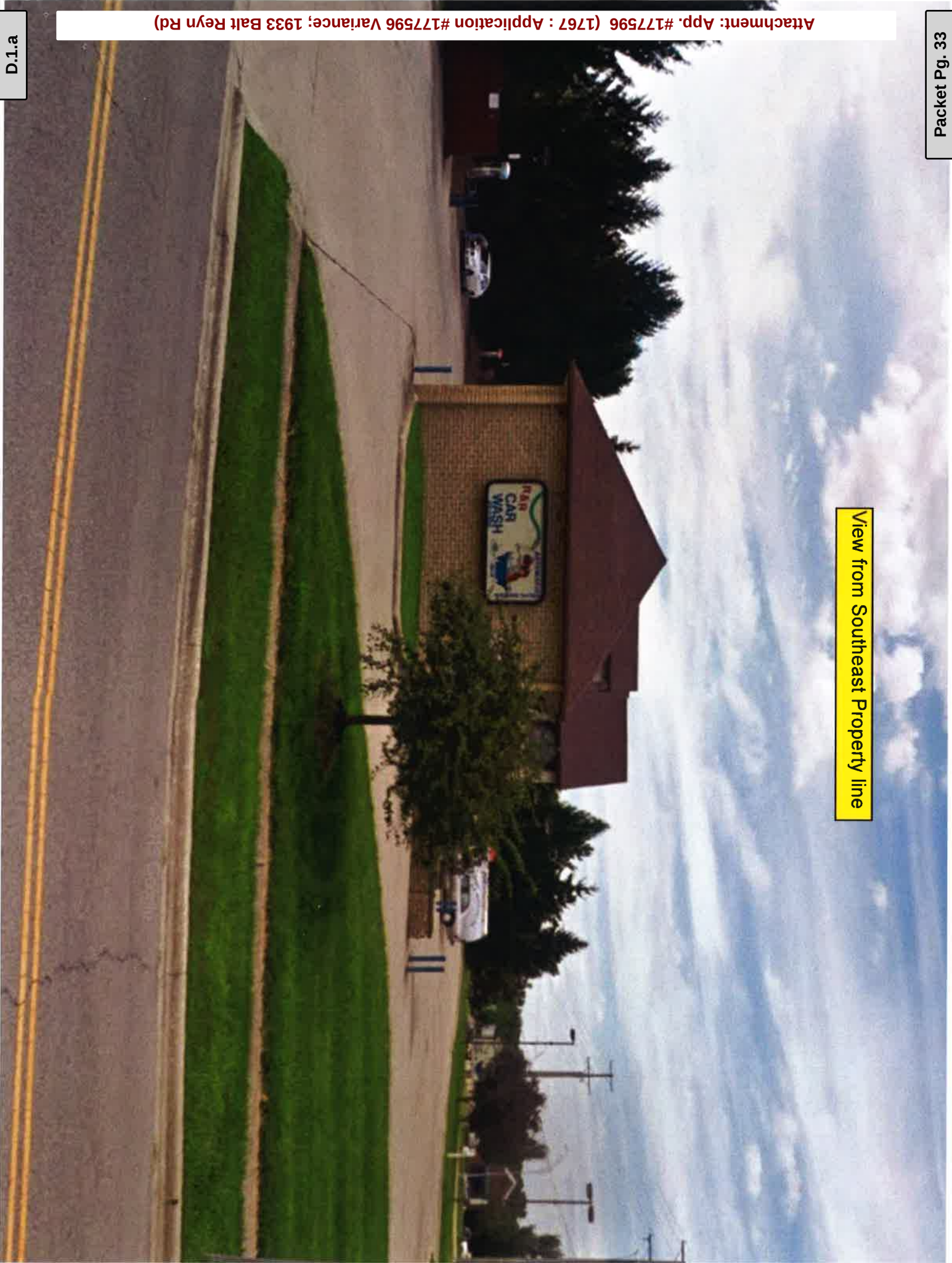
Statement of Hardship

Assuming the current required driveway and parking setback of 25 feet from the subject line, along with the 40 foot requirements at the southeast and northeast sides the property the property would be very limited and would not allow this development or many other types of developments when considering minimum building size needs along with applicable parking, drive isles and pedestrian ingress-egress.

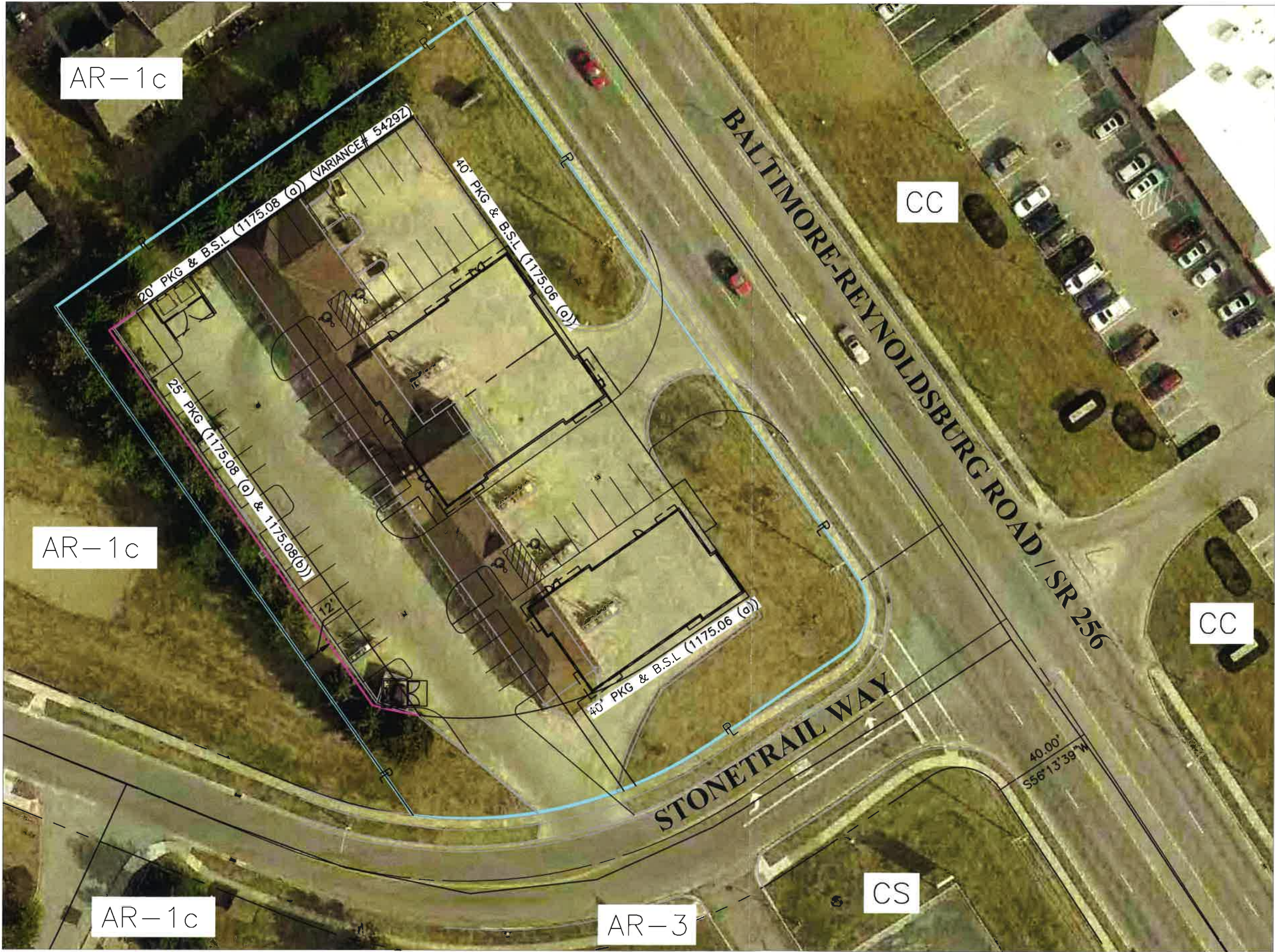
View from Northeast Property Line



View from Southeast Property line



Attachment: App. #177596 (1767 : Application #177596 Variance; 1933 Balt Reyn Rd)



CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OH

VARIANCE EXHIBIT

FOR

PROPOSED RETAIL BUILDING

1933 BALTIMORE-REYNOLDSBURG ROAD/SR 256



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.4930 Toll Free: 888.775.3648

emht.com

Date: April 13, 2017

Scale: 1" = 40'

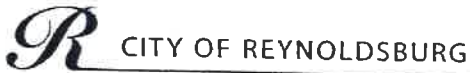
Job No: 2017-0276

Sheet No.

1 of 1

Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 phone****Memo**

DATE: May 18, 2017**TO:** Board of Zoning and Building Appeals**CC:****RE:** 6480-6492 E. Main Street; Application #176959; Applicant Robert Wolf
MD; Variance request.



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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 176959
Permit #:
Date Submitted: 3/3/17
Fee Amount: \$450.00
☒ Paid: 1049

I. PROPERTY INFORMATION

Property Address: 6480 - 6492 E. MAIN ST.

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): STEVE HOLZER
Contact Email: sholzer@ac1realty.com
Contact Phone Number: 614-374-8231

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: MIKE TISSOK / JANDARR INVESTMENTS
Contact Phone Number: 937-402-1622
Contact Name: mtissot@r2o.com
Contact Email: mtissot@r2o.com
Description of Use:

IV. APPLICANT INFORMATION

Applicant Name: ROBERT WOLF MD
Applicant Address: 6488 E. MAIN ST, SUITE C
Applicant Phone Number: 614-204-1866
Applicant Email: rwolf@copecp.com
☒ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

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

☐ Special Exception Use Permit (\$350):

☐ Other:

Applicant shall submit ten (10) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: *Robert Wolf*

Date: 3/3/17

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

Additional Notes:

OFFICE USE ONLY

Zoning Information

Zoning District: CC

☐ Historic District

☒ CC Overlay

Add'l Approvals Req'd

☐ Planning Commission

☐ DRB

BZBA Meeting

Date:

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date:

☐ No Action Taken

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Denied

Planning Admin.: Date:

Clerk of Council: Date:

Eric Snowden

From: Mike Tissot <mtissot@r2o.com>
Sent: Friday, March 03, 2017 5:11 PM
To: Eric Snowden
Subject: Owner of 6492 E. Main St.

I am the owner of the above site and authorize Dr. Robert Wolf to apply for a sign variance which would allow a third sign on the property.

--
Michael D. Tissot
President
Countryside Rentals (dba Rent-2-Own)

Attachment: App. #176959 (1766 : Application #176959 Variance 6480-6492 E. Main St)

Eric Snowden

From: Steve Holzer <sholzer@c1realty.com>
Sent: Wednesday, April 26, 2017 3:59 PM
To: Eric Snowden
Subject: 6480 E. Main Street, Reynoldsburg, Ohio

Mr. Snowden:

As the General Partner of Holzer-Wollam Northeast Partnership, owner of the subject property located at 6480 E. Main Street, Reynoldsburg, Ohio, I have reviewed application #176959 and give my consent that the application may be submitted for review by the Board of Zoning and Building Appeals.

Thank you,

Steve Holzer

**Steve Holzer, General Partner
 Holzer-Wollam Northeast Partnership
 and Partner and Broker**

COMMERCIAL ONE REALTORS

1515 Bethel Road – Columbus, Ohio 43220

Direct: (614) 324-6718 | Mobile: (614) 374-8231

Main: (614) 451-5100 | Fax: (614) 451-9943

SHolzer@C1Realty.com | www.CommercialOneRealtors.com



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Attachment: App. #176959 (1766 : Application #176959 Variance 6480-6492 E. Main St)



C. F. BIRD & R. J. BULL, LTD.

CONSULTING ENGINEERS — SURVEYORS

2875 WEST DUBLIN-GRANVILLE ROAD

WORTHINGTON, OHIO 43085

PHONE 614-761-1661

EDWARD J. BULL, PE, PS
Chairman
JERRY L. TURNER, PE
Vice-Chairman
CHARLES J. COOMAN, PE
Secy. Treas.
CHARLES F. BIRD, Chairman Emeritus

ASSOCIATES
DAVID M. BRADY, PE
TED L. BRUNN, PE
J. FRED WALKER, PE

September 12, 1986

DESCRIPTION OF 0.980 ACRE TRACT (PARCEL 1) AT 6498 EAST MAIN STREET, REYNOLDSBURG, OHIO

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, in Half Section 20, Section 13, Township 12 North, Range 21 West, Refugee Lands, and being portions of the following two (2) tracts of land:

1. a 1.667 acre tract of land conveyed to *DIREKT T. VOELKER, TRUSTEE* by deed of record in Official Record *8904*, Page *AC1*, Recorder's Office, Franklin County, Ohio, and

2. a 3.552 acre tract of land conveyed to *DIREKT T. VOELKER, TRUSTEE* by deed of record in Official Record *8903*, Page *J17*, Recorder's Office, Franklin County, Ohio,

and bounded and described as follows:

Beginning at a point in the centerline of East Main Street-U.S. Route 40 (80 feet wide), at the southwest corner of said 1.667 acre tract and at the southeast corner of a 1.20 acre tract of land conveyed to Shirley J. Sigall by deed of record in Deed Book 3355, Page 657, Recorder's Office, Franklin County, Ohio, said point being S 99° 47' 00" W a distance of 257.13 feet from a point in the centerline of East Main Street at the southwest corner of Weiberg's Rose Hill Addition, as shown of record in Plat Book 17, Page 126, Recorder's Office, Franklin County, Ohio;

thence N 4° 34' 49" E along a portion of the west line of said 1.667 acre tract and along a portion of the east line of said 1.20 acre tract a distance of 325.88 feet to a point (passing a 3/4-inch I.D. iron pipe found in the north right-of-way line of East Main Street at 40.14 feet);

thence S 85° 25' 11" E a distance of 258.42 feet to a point in an east line of said 3.552 acre tract and in the west line of Lot Number One (1) in said Weiberg's Rose Hill Addition;

thence S 4° 59' 20" W along a portion of an east line of said 3.552 acre tract and along a portion of the west line of said Lot No. 1 a distance of 67.41 feet to a point;

thence N 85° 25' 11" W a distance of 143.93 feet to a point;

thence southerly with a curve to the left, data of which is as follows: radius 150.00 feet and delta = 26° 42' 18", a chord distance of 69.28 feet bearing S 17° 55' 58" W to the point of tangency;

Page 1 of 2



SERVICE TITLE BOX

Attachment: App. #176959 (1766 : Application #176959 Variance 6480-6492 E. Main St)

Feb 27/17 - sent from Steve H

08905406

September 12, 1986

thence S 4° 34' 49" W a distance of 182.84 feet to a point in the centerline of East Main Street and in the south line of said 3.552 acre tract (passing a point in the north right-of-way line of East Main Street at 142.70 feet);

thence S 89° 47' 00" W along the centerline of East Main Street, along a portion of the south line of said 3.552 acre tract and along the south line of said 1.667 acre tract a distance of 98.34 feet to the place of beginning;

containing 0.980 acre of land more or less and being subject to all legal highways, easements and restrictions of record.

ALSO, AND SUBJECT TO: a non-exclusive easement fifty (50) feet in width for ingress, egress and utilities purposes, the centerline of said easement being described as follows:

Beginning, for reference, at a point in the centerline of East Main Street and at a southeast corner of the above described 0.980 acre tract;

thence N 4° 34' 49" E along a portion of an east line of the above described 0.980 acre tract a distance of 40.14 feet to a point in the north right-of-way line of East Main Street and at the true place of beginning of the easement centerline herein intended to be described;

thence continuing N 4° 34' 49" E along a portion of an east line of the above described 0.980 acre tract a distance of 142.70 feet to a point of curvature;

thence northerly along a curved east line of the above described 0.980 acre tract and with a curve to the right, data of which is: radius = 150.00 feet and delta = 26° 42' 18", a chord distance of 69.29 feet bearing N 17° 55' 58" E to a point of reverse curvature and at a corner of the above described 0.980 acre tract;

thence northerly with a curve to the left, data of which is: radius = 150.00 feet and delta = 26° 42' 17", a chord distance of 69.28 feet bearing N 17° 55' 58" E to the point of tangency in the north line of the above described 0.980 acre tract and at the terminus of said easement centerline.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Ltd., Consulting Engineers & Surveyors, Worthington, Ohio from an actual field survey performed in June, 1985. Basis of bearings is the centerline of East Main Street being S 89° 47' 00" W as per Official Record 3262, Page D 16

Ted L. Robinson
Ted L. Robinson
Ohio Surveyor No. 5361

DESCRIPTION ACCEPTABLE
DATE 1-16-87
SPUT
CLASSE

Page 2 of 2

O-10C-D
Comma 5169,
5159 & 5158

SPUT 0.980 AC.
OUT OF COMINATION

REYNOLDSBURG



SERVICE TITLE BOX

Attachment: App. #176959 (1766 : Application #176959 Variance 6480-6492 E. Main St)



Stonegate Family Health
Timothy R. McMullen, M.D.
Robert F. Wolf, M.D.
6488 E Main Street, Suite C
Reynoldsburg, OH 43068
614-552-2300 p
614-552-2305 f

2/28/2017

To Eric Snowden
 Planning Administrator
 City of Reynoldsburg

Dear Eric:

This letter is in regards to our application for a variance for the signage at the property of 6480 – 6492 E Main Street, Reynoldsburg, Ohio. The provisions now result in unnecessary hardship for the property owners since our site configuration does not permit the parcels of land to have adequate signage on East Main Street.

At present, the existing ground sign is placed directly on the property line which causes confusion of sign ownership. Therefore all of the owners of the properties cannot be adequately represented on the sign for these two parcels. We are requesting the planning administrator and Board of Zoning, approves 3 signs to be erected on these two parcels; at present, there are 2 signs so we are requesting one additional sign. By approval of the third sign, this will alleviate some hardship without affecting the surrounding property.

We have included the legal description of both parcels and we do have written permission of each property owner that they approve of the variance application.

We are hoping that you and the Board, look favorably on our request for the additional sign for these two parcels of land.

Thank You,

Robert Wolf, MD

A handwritten signature in blue ink, appearing to read 'Robert Wolf', with a small checkmark below it.

Attachment: App. #176959 (1766 : Application #176959 Variance 6480-6492 E. Main St)

MORTGAGE INSPECTION

D.2.a

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

LAND DESCRIPTION

0.980 ACRE TRACT
1/2 SEC. 20, SEC. 13,
TWP. 12 N, RANGE 21 W
REFUGEE LANDS
O.R. 8905 A-05
CITY OF REYNOLDSBURG
COUNTY OF FRANKLIN
STATE OF OHIO

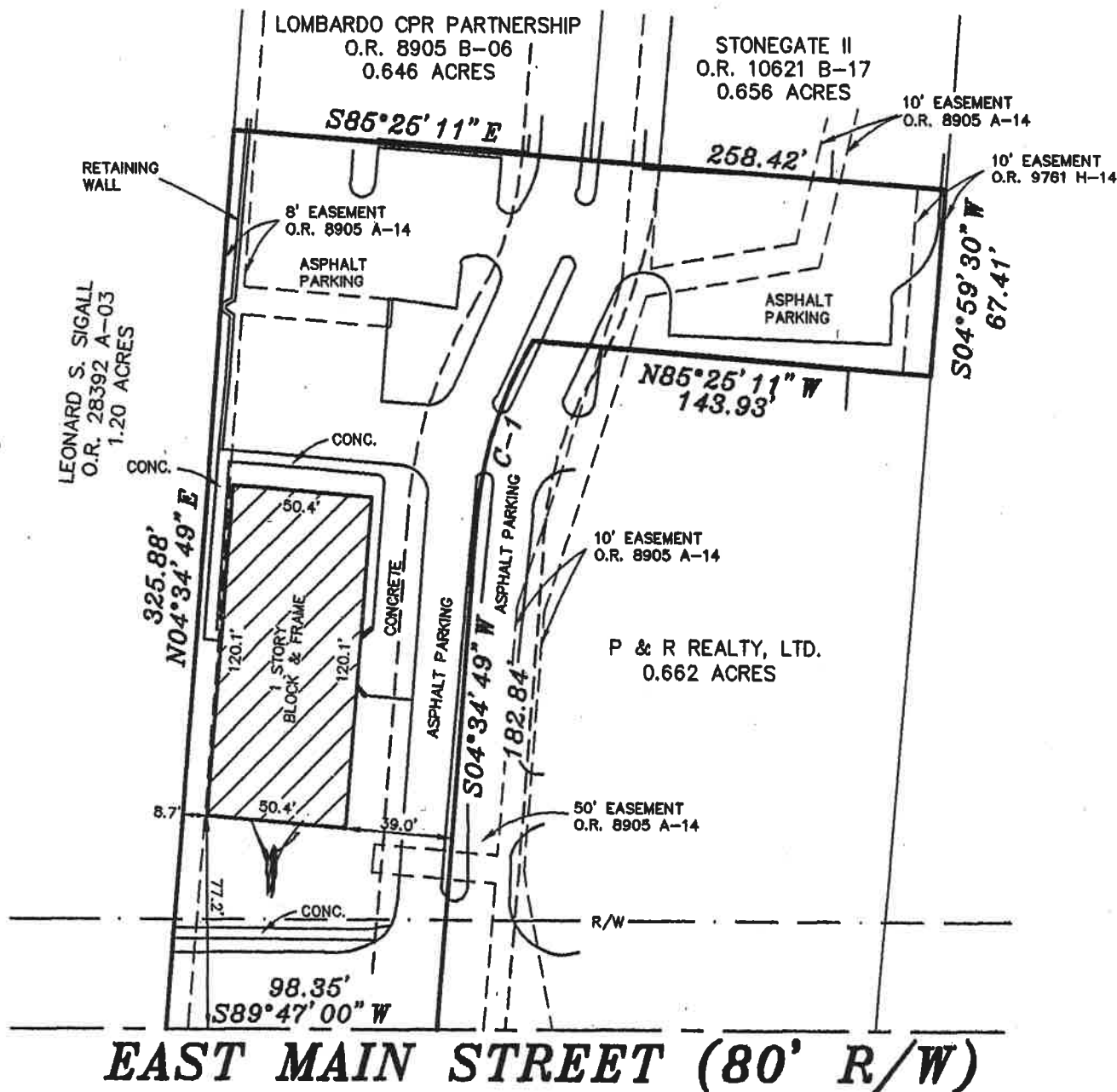
PROPERTY ADDRESS:

6480 EAST MAIN STREET
REYNOLDSBURG, OHIO

THIS PLAT WAS PREPARED BY HLG ENGINEERING AND SURVEYING, IN AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN APRIL 1998

EASEMENTS - SCEDULE B. SECTION II

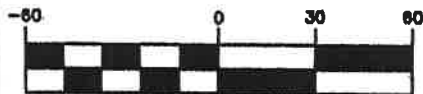
- PER A.L.T.A. COMMITMENT POLICY NO. BR98-04-5081 DATED APRIL 15, 1998, AS PROVIDED.
- ITEM NUMBER 9 DOES NOT APPLY TO THE SUBJECT PROPERTY.



CURVE TABLE

CURVE	RADIUS	CHORD	BEARING	DELTA
C-1	150.00'	69.28'	S17°55'56" W	26°42'18"

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

TITLE CO.: FIRST AMERICAN TITLE
INSURANCE COMPANY

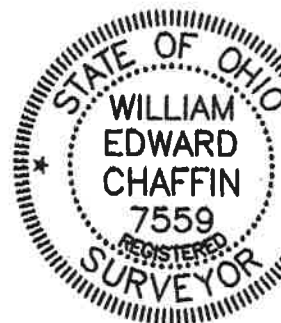
BORROWER: STONECREEK II

LENDER: HOLZER-WOLLAM
SOUTHEAST PARTNERSHIP

William Edward Chaffin
WILLIAM EDWARD CHAFFIN
REGISTERED SURVEYOR NO. 7559

CERTIFICATION:

HOLZER-WOLLAM SOUTHEAST PARTNERSHIP
COUNTY SAVINGS BANK
FIRST AMERICAN TITLE INSURANCE COMPANY



- PLAN PREPARED BY -

HLG ENGINEERING & SURVEYING, INC.

DRAWN BY: R. CHAFFIN

DATE: 05/06/98

CHECKED BY: W. CHAFFIN

DRAWING NO.: 30244H.DWG

30244H

SHEET 1 OF 1



705-F LAKEVIEW PLAZA BLVD.
WORTHINGTON, OHIO 43084
(614) 841-0053

Packet Pg. 42

Attachment: App. #176959 (1766 : Application #176959 Variance 6480-6492 E. Main St)

EXHIBIT "A"



Signage for 6492 E. Main Street
(a) One Wall Sign
(b) One Ground Monument Sign

Sign Straddling
Property Line
("Property")

Monument Sign
Exclusively Dedicated to
6480 E. Main Street

Attachment: App. #176959 (1766 : Application #176959 Variance 6480-6492 E. Main St)

VARIANCE APPROVAL BY THE REYNOLDSBURG BOARD OF ZONING AND BUILDING APPEALS

WHEREAS, Section 1139.03 of the Codified Ordinances of the City of Reynoldsburg grants the Board of Zoning and Building Appeals the power to grant variances from the Zoning Code.

WHEREAS, Section 1139.03 of the Codified Ordinances of the City of Reynoldsburg grants the Board of Zoning and Building Appeals the power to make interpretations of the Zoning Code at the request of the Planning & Zoning Administrator.

WHEREAS, Section 1139.03 of the Codified Ordinances of the City of Reynoldsburg grants the Board of Zoning and Building Appeals the power to take other official actions that is consistent with the authority of the Board provided for in the Zoning Code.

WHEREAS, an application for a variance was properly filed with the Planning & Zoning Administrator in accordance with the provisions of Chapter 1147 of the Zoning Code, on behalf of two property owners with in the corporate limits of the City.

WHEREAS, the Board has held a public hearing in accordance with the provision of the City Charter, Zoning Code, and with the general public meeting requirements of the State of Ohio.

WHEREAS, the Board has determined that a ground sign has been placed directly upon the property line of these properties.

WHEREAS, the applicant is requesting that the Board allow one ground sign straddling the property line in addition to one separate ground sign for each of the two parcels as shown on Exhibit "A".

WHEREAS, the Board finds that unique conditions exist at the parcels that warrant the allowance of additional signage.

WHEREAS, the Board finds that the application meets the standards of Section 1147.05 of the Zoning Code.

WHEREAS, the Board finds that granting a variance to allow additional signage at the location will not negatively affect the public health, morals, peace, or general welfare, and is consistent with the Zoning Code.

WHEREAS, Section 1147.06 of the Zoning Code grants the Board the power to enact such conditions on any approved variance as are necessary to meet the objectives of the Zoning Code.

THEREFORE, the Board is resolved that the variance shall be approved on the following conditions:

1. That this variance shall grant each property owner one (1) ground sign to be placed on their parcel in accordance with the provisions of Chapter 1181, in addition to the existing ground sign that is located on the property line.
2. That all ground signage placed on either parcel shall be subject to the design review procedures of Chapter 1103 of the Codified Ordinances of the City of Reynoldsburg and shall be architecturally consistent.
3. That this variance shall not be void in the event that the property line is relocated, and that any future parcel derived from these two parcels which subsequently contains two ground signs shall be considered legal-nonconforming under the provisions of Chapter 1159 of the Zoning Code.
4. That approval of this variance shall not negate or reduce any other regulation of the Zoning Code or Codified Ordinances of the City.

Approved: _____ (Date)

Signed: _____ (Chairman)

Attest: _____ (Planning & Zoning Administrator)

Attachment: App. #176959 (1766 : Application #176959 Variance 6480-6492 E. Main St)

Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 phone****Memo**

DATE: May 18, 2017**TO: Board of Zoning and Building Appeals****CC:****RE: 7458 E Main St; Application #177453; Applicant TWDW, LLC;
Special Exception Use Permit- Commercial Recreation Facility.**



CITY OF REYNOLDSBURG

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

Application #: 177453

Permit #:

Date Submitted: 4/10/17Fee Amount: \$35.00☒ Paid: 544

Section 1139

BOARD OF ZONING & BUILDING APPEALS APPLICATION

I. PROPERTY INFORMATIONProperty Address: 7458 E Main St, Reynoldsburg, OH 43068**II. PROPERTY OWNER OF RECORD**

Property Owner Name(s):

TWDW, LLC

Contact Email:

autamb1@outlook.com

Contact Phone Number:

614-218-1433**III. BUSINESS INFORMATION (IF APPLICABLE)**

Business Name:

The Gala Venue Escape, LLC

Contact Name:

Autam Chandler

Contact Phone Number:

614-218-1433

Contact Email:

autamb1@outlook.com

Description of Use:

Commercial Recreation Facility**IV. APPLICANT INFORMATION**

Applicant Name:

TWDW, LLC

Applicant Address

7458 E Main St, Reynoldsburg, OH 43068

Applicant Phone Number:

614-218-1433

Applicant Email:

autamb1@outlook.com

Property Owner



Business Owner/Tenant



Contractor



Architect/Engineer

PROJECT INFORMATION**CHECK AND DESCRIBE IF APPLY:**Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)):☒ Special Exception Use Permit (\$350): Change of use to Commercial Recreation Activity for Parcel ID: 060-000125-00☐ Other:

Applicant shall submit **ten (10) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Autam ChandlerDate: 10 April 2017

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 InformationZoning District: CC☒ Historic District☐ CC Overlay**Add'l Approvals Req'd**☐ Planning Commission☐ DRB**BZBA Meeting**Date: 5/18/17☐ 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: _____

7458 E Main St, Reynoldsburg, OH 43068

	Prior Use	Proposed Use
Type of Business	Daycare Center	Commercial Recreation Activities
Adjacent Lot Use	East and West - Residential; North - Industrial Warehouse	Residential to the East and West; Industrial to the North (Warehouses)
Description of Business	Child day care center	Mystery clue games (Who Done It?) – Open to the public for commercial recreational use.
Description of Activities	Specifics unknown	<u>Goods and Services</u> – Rooms set up to allow groups of people to solve riddles, puzzles, etc. to determine the solution to the game. <u>Hours of Operation</u> – 10 am to 8 pm Wednesday, Thursday, Sunday. Friday and Saturday 10 am to 2 am. Days and hours of the week may fluctuate based on reservations. <u>Anticipated # of employees</u> – 1-2 <u>Delivery Activity</u> – Deliveries should be minimal as the focus of the business is to provide recreational activities – not goods.
Site and Improvements		There was a playground installed on top of part of the paved parking area in the rear of the building. We intend to remove the playground equipment to reinstate the parking surface which is still intact. Parking lot will also have maintenance performed on blacktop. We intend to reface the sign in the front of the building that runs perpendicular to E Main St, however the location of the sign will remain in the same place. We intend to add the business name to the front of the building on the existing awning, if permitted. We intend to paint the concrete block area on the roof black. We would like to add lettering if permitted. See attached for picture. We intend to repair the parts of the front decking that need repair. The structure, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features other than those listed above will remain unchanged.
Compatibility with adjacent lots		Traffic circulation will remain unchanged from prior use. There is a defined entrance and a defined exit from E Main St leading to the parking located at the rear. Noise, glare, odor, fumes, vibration, storm water, etc should remain unchanged from prior use.
Criteria per Zoning Code 45.09		I believe 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/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 Code

Photo - 1 - Front

Change color and add signage if permitted.



Photo - 2 - Aerial

Remove playground equipment

