



AGENDA

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

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Board of Zoning and Building Appeals – Regular Meeting – April 18, 2019
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 1638 Shively Road; Application #2019-5140; Applicants Christopher and Nancy Huskey;
Residential Variance - Rear Yard Setback

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, APRIL 18, 2019 6:30 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

Minutes Approved

1. Board of Zoning and Building Appeals – Regular Meeting – March 21, 2019

3. APPROVAL OF AGENDA

4. SWEARING IN OF SPEAKERS

Mr. Donovan Now I've already had our non speakers. They don't plan on talking all and they signed in so we're good there. But seeing as you're not going to talk you don't have to be sworn in. There are there any public comments? Hearing none. Would you the read the first item on the agenda? Variance 2019 dash 5095.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

Mr. Donovan On this meeting to order at 630. Are there any additions or changes to the previous meeting minutes? Bearing none, minutes stand approved. Are there any additions or changes to our agenda?

Ms. Wheeler Yes. Yes we do have an addition. We need to do the reappointment for Pastor Linder this evening.

Mr. Donovan Will that take a vote from the board?

Ms. Wheeler Yes and if we can do that before the first order of business.

Mr. Donovan Then I'd make a motion that we extend Pastor Linder's appointment.

Ms. Darling I'll second that.

Mr. Bowsher All in favor. All opposed. Thank you. The ayes have it. We will also be passing this on a city council will be doing the official appointment again and it should

Minutes Acceptance: Minutes of Apr 18, 2019 6:30 PM (APPROVAL OF MINUTES)

just be pretty cut and dry. That will be on Monday. So the next time you'll have a fresh two years.

D. NEW BUSINESS

1. 738 Tricolor Drive; Application #2019-5095; Applicant Frank McDermott; Residential Zoning Variance - Fence

Mr. Donovan Now I've already had our non-speakers. They don't plan on talking all and they signed in so we're good there. But seeing as you're not going to talk you don't have to be sworn in. There are there any public comments? Hearing none. Would you the read the first item on the agenda? Variance 2019 dash 5095.

Ms. Wheeler Yes. Thank you Mr. Chairman. The first case is for 738 tri colored drive. The applicant is requesting Board of Zoning Appeals approval for a zoning variance to modify their existing six foot privacy fence to an 8 foot wood privacy fence. The zoning code does not allow anything over a six foot privacy fence in a residential district, so they are requesting a variance to be able to do that.

Mr. Donovan I make a motion that we approve variance 2019 dash 5095.

Ms. Darling I'm sorry did you guys have a staff recommendation on it?

Ms. Wheeler We don't, really just two way the standards for variance in the code. Which is really just the impact on neighboring properties. If there's any particular circumstance unique to the property in question. We find none. They have stated in their application the reasoning for wanting to modify the existing fence, but otherwise we leave it up to the board to decide.

Mr. Linder I guess I'll ask the question because I like keep it interesting. Had you considered an actual fence immediately around the pool? Some sort of... Would you gain any privacy that way?

Mr. McDermott No because it would have to be an eight foot fence around the pool directly and I would cut off all of our existing property around.

Mr. Linder So even a shorter fence around the pool.

Mr. McDermott Yeah well the purpose of the eight foot fence is to increase the privacy because the way that the pool is designed it's at the highest point of our yard. And when you're standing on it you're at least two feet above the top of the privacy fence where the existing fence right now. So it wouldn't be, it would cost too much to put a fence around the pool like that. We think it would be.

Mr. Linder You wouldn't get protection. Is the point here?

Mr. McDermott Yeah.

Mr. Linder And then, not knowing their house have any windows on that side of their house that face your pool where they would still have visual access?

Mr. McDermott I mean it's more about the deck when they're out back on their on their decks because the people on either side of us both have a deck and then the people behind us all three of the houses that overlook our yards. They all have a deck also. So it's more of them standing out there on their deck that we can see them staring into our yard. You know if they're in their house I we can't really.

Ms. Darling Is their deck higher than your six foot fence?

Mr. McDermott Their deck is whatever like 32 inches above sea off the ground. So it's not higher. It's not like a two story deck or anything it's just a single story deck.

Ms. Darling They just come out there and stare for no reason.

Mr. McDermott Yeah. I mean even when you're driving through the neighborhood they're just they just like to stand there and stare at you don't say anything just I don't know. Just watch what you're doing.

Mr. Bowsher Which house is it? Is the one directly north?

Mr. McDermott The houses right behind us. The three houses directly behind us. And then there is the house to the left and to the right of us.

Mr. Linder But the specific deck which one is the one that's giving you; that is the one right behind you then?

Mr. McDermott The one right behind us. They have a raised concrete slab and then the houses that flank either side of those they have two decks. They have a deck on their house.

Mr. Donovan State your name for the record so we know.

Mr. McDermott Frank McDermott.

Mr. Bowsher You think eight feet is going to be tall enough?

Mr. McDermott Yeah we think he would be taller enough.

Mr. Donovan Well we won't be able go any higher than that, that's for sure.

Mr. McDermott Yeah absolutely. Any higher would be like the border wall.

Ms. Darling Do you plan on adding to the existing fence that you have? Or take that out and putting a brand new fence up?

Mr. McDermott we'd like to take that out and put a new. We e found 8 foot fence boards that...

Ms. Darling Will it look somewhat like your fence now?

Mr. McDermott Yes but it won't have that scallop. It'll just be a straight line across.

Mr. Bowsher So not one of the dog ears?

Mr. McDermott I'll just I think it does have the dog ears. But the current fence from post to post it comes down like a smiley face. So in the middle of that I was supposed to be six foot but really it's four and a half feet maybe. Four or five feet.

Mr. Bowsher got you. Any issues from the neighbors putting this up or do you think you guys have shared fences.

Mr. McDermott No. Nobody had said anything to us about it. The sign has been in the yard for about a week now. And everybody that walks by. I mean they read it. But they don't have anything to say and I'm out in the garage pretty often.

Mr. Bowsher When we require special exemption or variance we put a sign out that says it is a public meeting being held about the property in question.

Ms. Darling Oh Ok.

Mr. McDermott Emily said that it was in a newspaper to.

Ms. Wheeler Correct it was public notice in the newspaper.

Mr. Donovan So you covered all bases that way.

Mr. Bowsher Yes, we make sure. Obviously nobody is here to contest.

Mr. McDermott Yeah.

Mr. Donovan So if we don't have anyone contesting. There has been a motion made, anybody?

Mr. Linder Well I'll second.

Mr. Bowsher First and Second.

Ms. Wheeler Mr. Armstead not here. Miss Darling. Yes. Pastor Linder. Yes. Donovan. Yes.

Mr. Bowsher Three votes. The variance is approved. Thank you. Thank you. Appreciate it. Good luck. Thank you. Thank you.

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Apr 18, 2019 6:30 PM (APPROVAL OF MINUTES)

Received

MAY 01 2019

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

Reynoldsburg Building Division

App./Cert.#: 2019-5141
 Date Submitted: 5/1/19
 Fee Amount: \$500

Section 1143.02

☒ Paid: OK38674

ZONING CERTIFICATE APPLICATION

I. PROPERTY INFORMATION	
Property Address: 1638 Shively Rd	Parcel ID#(s): 060-002951-00
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Christopher & Nancy Huskey	
Contact Email: nkhuskey@gmail.com	Contact Phone Number: 614-370-7087
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name:
Contact Phone Number:	Contact Email:
IV. APPLICANT INFORMATION	
Applicant Name: Nancy Huskey	Applicant Address: 1638 Shively Rd
Applicant Phone Number: 614-370-7087	Applicant Email: nkhuskey@gmail.com
☒ Property Owner	☐ Business Owner/Tenant
☐ Contractor	☐ Architect/Engineer

RESIDENTIAL (\$50)	NON-RESIDENTIAL (\$80)	Project Information (If Applicable)
CHECK IF APPLICABLE:	CHECK IF APPLICABLE:	Total Square Footage: _____
☐ New Building (+\$50)	☐ New Business/Use	Est. Cost of Construction: _____
☒ Building Modification	☐ Accessory Structure	Est. Additional Employees: _____
☐ Home Occupation (\$75)	☐ New Building	
☐ Accessory Structure	☐ Building/Site Modification	
☐ Shed	☐ MIN. SITE PLAN (+\$250)	
☐ FENCE (\$35) (All Dists.)		
Description of Use/Project: <u>Sunroom added to back of property house. Same type as seen throughout neighborhood</u>		
Applicant Signature: <u>Nancy K Huskey</u>		Date: <u>4-10-19</u>
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	Additional Requirements
	Zoning District: <u>R-3</u>	☐ CoA ☒ Variance
	☐ Historic District	☐ Special Exception Use Permit
	☐ CC Overlay	☐ PGU ☐ Building Permit
	Add'l Approvals Req'd	
	☐ PC	P&Z Admin.: _____ Date: _____
	☒ BZBA	Floodplain Admin.: _____ Date: _____

Attachment: App #2019-5140 (App# 2019-5140, 1638 Shively Road, Huskey)

Received

D.1.a

MAY 01 2019



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

Reynoldsburg Building Division

Application/Case#: 2019-5140
Date Submitted: 5/1/19
Fee Amount: \$ 100.00

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☒ Paid: CLK 38674

I. PROPERTY INFORMATION

Property Address: 1638 Shively Rd, Reynoldsburg OH 43068
Parcel ID#(s): 060-002951-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Christopher & Nancy Huskey
Contact Email: nkhuskey@gmail.com
Contact Phone Number: 614-370-7087

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: _____ Contact Name: _____
Contact Phone Number: _____ Contact Email: _____
Description of Use: _____

IV. APPLICANT INFORMATION

Applicant Name: Nancy Huskey
Applicant Address: 1638 Shively Rd, Reynoldsburg OH 43068
Applicant Phone Number: 614-370-7087
Applicant Email: nkhuskey@gmail.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance ☐ Non-Residential (\$450) ☒ Residential (\$100): Sunroom added to back of house.
Many of the same type/size exist in neighborhood

☐ 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: Nancy K Huskey

Date: 4-10-19

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

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: R-3

- ☐ I Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ Planning Commission
☐ Other: _____

BZBA Meeting

Date: 5/16/2019

- ☐ 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 #2019-5140 (App# 2019-5140, 1638 Shively Road, Huskey)

Received

MAY 01 2019



Reynoldsburg Building Division

MAP(GIS)

Generated on 04/29/2019 at 07:35:23 PM

Parcel ID	Map Routing No	Owner	Location
06000295100	060N156C 15200	HUSKEY CHRISTOPHER A	1638 SHIVELY RD



Disclaimer

This drawing 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 drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public 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.

Attachment: App #2019-5140 (App# 2019-5140, 1638 Shively Road, Huskey)

T. J. YOUNG GENERAL CONTRACTORS

8450 E. Main St.
REYNOLDSBURG, OHIO 43068
(614) 755-4000
Fax (614) 755-4001
www.tjyoungcontractors.com

JOB N. HUSKEY ~ 1638 SHIVELY RD.

D.1.a

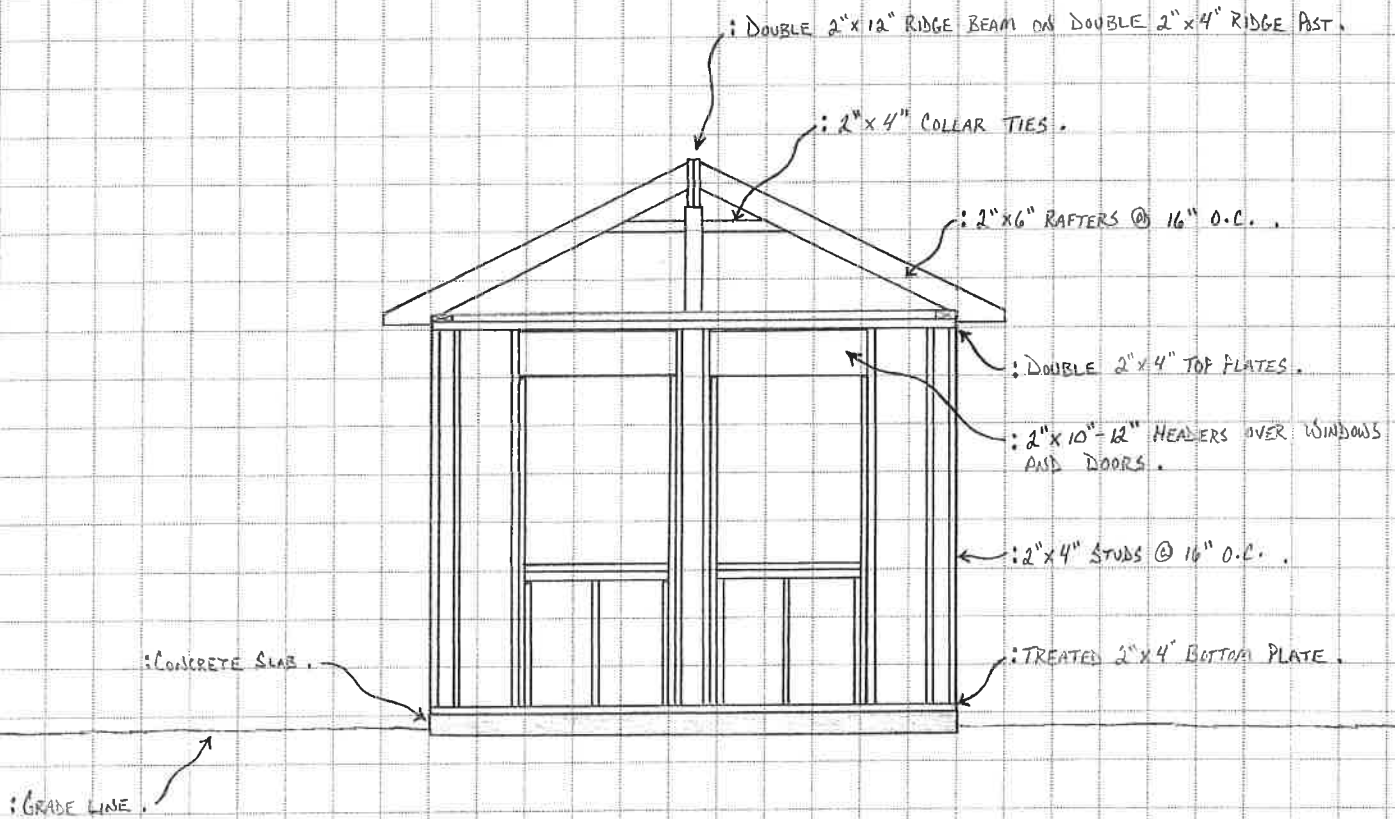
SHEET NO. _____ OF _____

CALCULATED BY ZACH YOUNG DATE 4-9-19

CHECKED BY _____ DATE _____

SCALE 1/4" = 1'

*** WALL AND ROOF FRAMING DETAIL ***



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D.1.a

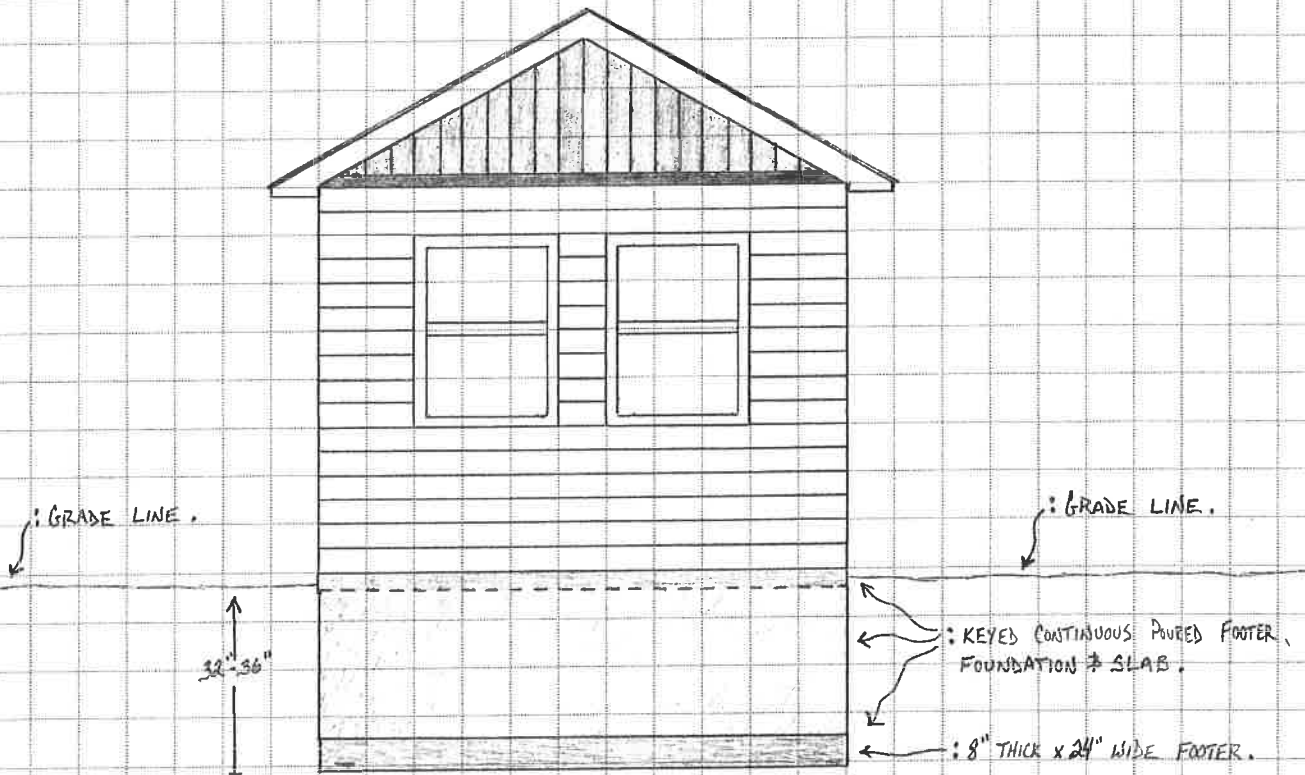
SHEET NO. _____ OF _____

CALCULATED BY ZACH YOUNG DATE 4-9-19

CHECKED BY _____ DATE _____

SCALE 1/4" = 1'

* EXTERIOR FINISH AND FOOTER DETAIL *



Attachment: App #2019-5140 (App# 2019-5140, 1638 Shively Road, Huskey)

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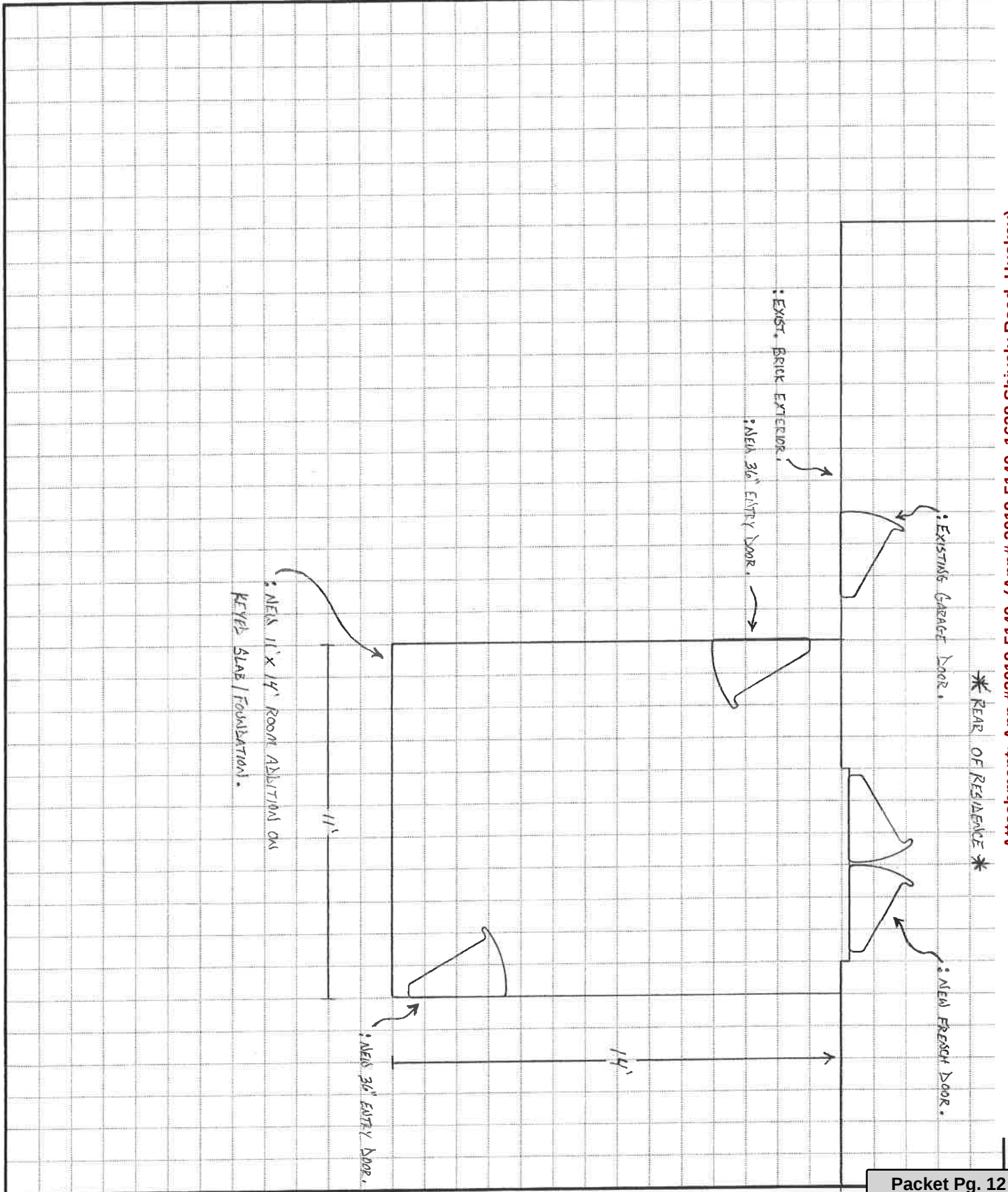
D.1.a

SHEET NO. _____ OF _____

CALCULATED BY ZACH YOUNG DATE 4-9-19

CHECKED BY _____ DATE _____

SCALE 1/4" = 1'



Attachment: App #2019-5140 (App# 2019-5140, 1638 Shively Road, Huskey)



Attachment: Shively GIS (App# 2019-5140, 1638 Shively Road, Huskey)

May 3, 2019

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 16, 2019 AT 6:30 P.M., IN CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING, 7232 E. MAIN ST., REYNOLDSBURG, OHIO; VARIANCE; 1638 SHIVELY ROAD, REYNOLDSBURG, OHIO: TO VARY FROM SECTION 1175.03 OF THE REYNOLDSBURG CITY CODE, TO ALLOW A 23 FT REAR YARD SETBACK IN A R-3 DISTRICT. APPLICANT: NANCY HUSKEY (APPLICATION #2019-5140).

EMILY WHEELER
PLANNING ADMINISTRATOR
CITY OF REYNOLDSBURG

Attachment: 1638 Shively Rd Public Notice (App# 2019-5140, 1638 Shively Road, Huskey)