

AGENDA

REYNOLDSBURG BOARD OF ZONING AND BUILDING APPEALS MAY 15, 2014 6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES OF APRIL 17, 2014
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS
5. PUBLIC COMMENT

A. UNFINISHED BUSINESS

B. NEW BUSINESS

1. **SPECIAL EXCEPTION USE PERMIT, 6153 RADEKIN RD., REYNOLDSBURG, OHIO;** PRESENT ZONING, CC; PRESENT OWNER'S NAME, CHESTER AND BEULAH SIZEMORE; REQUESTING A SPECIAL EXCEPTION FOR AN AFTER SCHOOL EDUCATION CENTER. CONTACT: JEANNE CABRAL (#164498).
2. **SPECIAL EXCEPTION USE PERMIT, 1756 & 1762 BRICE RD., REYNOLDSBURG, OHIO;** PRESENT ZONING, CC; PRESENT OWNER'S NAME, IMPALA CAPITAL; REQUESTING A SPECIAL EXCEPTION FOR A CHURCH ORGANIZATION. CONTACT: RAPHAEL AND LA'KEISHA BAFFOE (#164626).
3. **VARIANCE APPLICATION, 856 BRIAN DRIVE., REYNOLDSBURG, OHIO;** PRESENT ZONING, R-3; OWNER'S NAME, CECIL RODGERS; REQUESTING A VARIANCE FROM SECTION 1175.03, TABLE 1175.03 OF THE ZONING CODE TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM THIRTY (30) FEET TO A REQUESTED TWENTY-THREE (23) FEET. CONTACT: RANDAL RODGERS. (#164483).
4. **VARIANCE APPLICATION, 682 HUNNICUT DR., REYNOLDSBURG, OHIO;** PRESENT ZONING, R-3; OWNER'S NAME, HAROLD W. DAVIS; REQUESTING A VARIANCE FROM SECTION 1175.03, TABLE 1175.03 OF THE ZONING CODE TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM THIRTY (30) FEET TO A REQUESTED TWENTY-EIGHT (28) FEET. CONTACT: HAROLD W. DAVIS. (#164329).

5. **VARIANCE APPLICATION, 8287 CAIRN CT., REYNOLDSBURG, OHIO;** PRESENT ZONING, R-3; OWNER'S NAME, SHARON GRAHAM; REQUESTING A VARIANCE FROM SECTION 1175.03, TABLE 1175.03 OF THE ZONING CODE TO REDUCE THE REQUIRED REAR YARD SETBACK FROM THIRTY FEET (30'-0") TO A REQUESTED TWENTY-FOUR FEET (24'-0"). CONTACT: C.R.BARCLAY (#164565).
6. **VARIANCE APPLICATION, 7522 BROADWYN DR., REYNOLDSBURG, OHIO;** PRESENT ZONING, R-3; OWNER'S NAME, FRANK AND PAMELA WELSHON; REQUESTING A VARIANCE FROM SECTION 1175.03, TABLE 1175.03 OF THE ZONING CODE TO REDUCE THE REQUIRED SIDE YARD SETBACK FROM EIGHT FEET (8'-0") TO A REQUESTED FOUR FEET (4'-0"). CONTACT: FRANK E. WELSHON. (#164545).
7. **VARIANCE APPLICATION, 8915 BROAD ST., REYNOLDSBURG, OHIO;** PRESENT ZONING, CS; OWNER'S NAME, CHUCK WARNER – VOELKER-BETZ CO.; REQUESTING A VARIANCE FROM SECTION 1175.08, SECTION 1175.05, TABLE 1175.05 AND SECTION 1180.10 TO REDUCE THE REQUIRED MINIMUM RESIDENTIAL BUFFER SETBACK FROM SIXTY FEET (60'-0") TO A REQUESTED FIVE FEET (5'-0"), AND THE REQUIRED MINIMUM RESIDENTIAL BUFFER SETBACK FROM FIFTEEN FEET (15'-0") TO A REQUESTED FIVE FEET (5'-0"). CONTACT: MARK BUSH/REYNOLDSBURG DG, LLC. (#164596).
8. **VARIANCE APPLICATION, 8915 BROAD ST., REYNOLDSBURG, OHIO;** PRESENT ZONING, CS; OWNER'S NAME, CHUCK WARNER – VOELKER-BETZ CO.; REQUESTING A VARIANCE FROM SECTION 1175.07, TO EXPAND THE MAXIMUM DRIVEWAY ENTRANCE FROM THIRTY FEET (30'-0") TO A REQUESTED THIRTY-SIX FEET (36'-0"). CONTACT: MARK BUSH/REYNOLDSBURG DG, LLC. (#164629).
9. **VARIANCE APPLICATION, 8915 BROAD ST., REYNOLDSBURG, OHIO;** PRESENT ZONING, CS; OWNER'S NAME, CHUCK WARNER – VOELKER-BETZ CO.; REQUESTING A VARIANCE FROM SECTION 1175.06 (a), TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM FORTY FEET (40'-0") TO A REQUESTED FIVE FEET (5'-0"). CONTACT: MARK BUSH/REYNOLDSBURG DG, LLC. (#164630).
10. **VARIANCE APPLICATION, 8915 BROAD ST., REYNOLDSBURG, OHIO;** PRESENT ZONING, CS; OWNER'S NAME, CHUCK WARNER – VOELKER-BETZ CO.; REQUESTING A VARIANCE FROM SECTION 1179.03, TABLE 1179 TO REDUCE THE REQUIRED MINIMUM OFF-STREET PARKING SPACES FROM FORTY-SIX (46) SPACES TO THIRTY (30) SPACES. CONTACT: MARK BUSH/REYNOLDSBURG DG, LLC. (#164631).

11. **MAJOR SITE PLAN APPLICATION, 8915 BROAD ST., REYNOLDSBURG, OHIO;** PRESENT ZONING, CS; PRESENT USE, VACANT; PROPOSED USE, DOLLAR GENERAL RETAIL STORE; PRESENT OWNER, CHUCK WARNER – CHUCK WARNER & ASSOCIATES. CONTACT: MARK BUSH – REYNOLDSBURG DG, LLC (#164595).
12. **VARIANCE APPLICATION, 8005 BROAD ST., REYNOLDSBURG, OHIO;** PRESENT ZONING, CS; OWNER’S NAME, DN REYNOLDSBURG, LLC; REQUESTING A VARIANCE FROM SECTION 1175.05, TABLE 1175.05 TO INCREASE THE REQUIRED MAXIMUM BUILDING HEIGHT FROM FORTY-FIVE FEET (45’-0”) TO A REQUESTED SIXTY-FIVE FEET (65’-0”). CONTACT: MICHAEL T. SHANNON (#164581).
13. **MAJOR SITE PLAN APPLICATION, 8005 BROAD ST., REYNOLDSBURG, OHIO;** PRESENT ZONING, CS; PRESENT USE, VACANT; PROPOSED USE, HOTEL/RESTAURANT; PRESENT OWNER, DN REYNOLDSBURG, LLC. CONTACT: MICHAEL T. SHANNON (#164584).

C. OTHER BUSINESS

D. ADJOURNMENT