

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
MAY 7, 2015
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present: Mr. Nathan Burd
Mr. Hudson
Mr. Pat Zollars
Mr. James Comeaux

Others Present: Mr. Eric Snowden, Planning Adm.

2. APPROVAL OF THE APRIL 2, 2015 MINUTES

Chairman Comeaux: Were there any corrections or comments to those minutes? (No response.) Hearing none, they'll be approved as distributed.

3. APPROVAL OF AGENDA

Mr. Comeaux: Are there any additions either from the Board or Mr. Snowden? (No response.) Seeing no changes, we will proceed with the agenda.

4. PUBLIC COMMENT

Mr. Comeaux: Now's the opportunity for public comment. If you're here to comment on a matter that's not on the agenda this evening, this is a good time for you to come forward. Seeing no effort to get to the podium, we will move on.

5. SWEARING IN OF SPEAKERS

(Mr. Comeaux administers oath.)

B. UNFINISHED BUSINESS – None

C. NEW BUSINESS

1. **7376 FARMSBURY DRIVE, REYNOLDSBURG, OHIO:** NEW SIGNAGE; APPLICANT/CONTACT: MARINER FINANCE/DANITE SIGN; (#169000)

Mr. Comeaux: Please state your name for the record and then Mr. Snowden's going to give us a brief presentation.

Mr. Robert Schorr: Robert Schorr.

Mr. Snowden: Thank you, Mr. Chairman. 7673 Farmsbury Drive, Mariner Finance for signage. It's application #169000, for Certificate of Appropriateness for the property located on the south side of Farmsbury Drive on the east side of Baltimore-Reynoldsburg Road. Existing zoning district is CS Community Services and the request is for this Board to issue a Certificate of Appropriateness for a new building-mounted sign and a sign reface to a multi-tenant sign cabinet. The current use is financial services and the applicant was Danite Signs.

I will go through quickly my report. Administrative, the tenant does have a zoning certificate, which is always a good thing. It means they are already a permitted use there. For the building mounted sign, they're proposing a two-color, channel letter sign that contains one logo. The sign area is irregular and, per code, the smallest possible shape can be drawn around the sign is to be used in sign calculations. Tenant has 20 linear feet of store front and, per the sign code, would be permitted up to 40 square feet of building-mounted signage. Staff reviewed the application and was generally comfortable that this calculated area did not exceed that prescribed size; however, staff is going to be requesting and will go through exactly how to make that calculation and we'll just confirm that with the applicant before the final zoning certificate is approved.

The monument sign reface: Applicant's proposing to reface an existing multi-tenant internally illuminated monument sign. Existing faces are 10.5 square feet, which means the total reface area, including both sides, would be 21 square feet. It has a matching light background to the other existing sign face panels and staff was comfortable that it matched the signage that was being placed on the building. One of the things the Board has requested over the years is as much consistency as possible between signage on buildings, signage on other parts of the site. So staff was comfortable with that.

Window graphics specifically are not required to be reviewed, but staff felt that the small window graphics numbers 4 and 5 probably could have been placed together with graphic number 3 and sort of organized into one particular panel, but technically the Board is not voting on that. Staff was just reviewing that as a courtesy to the applicant. I just felt it could have been organized a little bit more.

With that, staff would just state that the Board should apply the standards for design review and determine if the signage enhances the character of the design review districts. The next steps are listed there and, depending on the

position of the Board, staff will go over those steps with the applicant once the Board has made their decision.

Mr. Comeaux: Do you have anything to add or subtract from that?

Mr. Schorr: No, that was very well presented.

Mr. Comeaux: Do we have any questions or comments from the Board? (No response.) I have a couple of real kind of minor things. You're going to put it straight on the façade, correct?

Mr. Schorr: Correct.

Mr. Comeaux: So was there an existing tenant there before?

Mr. Schorr: I believe so, yes.

Mr. Comeaux: So if we could get you just to kind of smooth out the façade so that when you have Mariner, that we don't see the ghosting?

Mr. Schorr: Correct. That's always brought to the attention of any type of place where we do work, whether or not they want that, if the building property owner wishes to pay for versus, you know-- But we would very, not likely, even apply to put up a sign unless it had a proper background/façade anyway. But, of course, we'll take that and make sure that it's cleaned up and no existing penetrations are exposed or anything like that.

Mr. Comeaux: And then the channel letters, and if I missed this I apologize, is that LED?

Mr. Schorr: Correct, LED. Thankfully those days of neon are mostly gone.

Mr. Snowden: Mr. Chairman, I'll make a note here about having staff address ghosting in the future in any future reports; if the presented graphics were sort of distracting as well when the facades haven't been cleaned property.

Mr. Comeaux: Okay. If there are no more comments or questions from the Board, I'll solicit a motion.

Mr. Burd: Mr. Chairman, I'll make a motion that we approve this item as submitted.

Mr. Hudson: I'll second.

(Mr. Snowden called the roll. Mr. Burd voted "yes." Mr. Hudson voted "yes." Mr. Zollars voted "yes." Chairman Comeaux voted "yes.")

Mr. Snowden: The applicant's going to need to submit for a zoning sign permit following this. Staff will provide a letter stating all these things, but I'd just like to go over it so the applicants are clear. In addition, the applicant should contact the Building Division at the number provided to coordinate the plans for the new building-mounted sign because there will be reviews and inspections.

2. 1421 LANCASTER AVE., REYNOLDSBURG, OHIO; EXTERIOR MODIFICATIONS (HISTORIC DISTRICT); APLICANT/CONTACT: STAN ANGLE (#168943)

Mr. Stan Angle: Stan Angle.

Mr. Snowden: Thank you, Mr. Chairman. 1421 Lancaster Avenue, historic residential dwelling for exterior modifications. This is application number 168943 for Certificate of Appropriateness. It's located on the southwest corner of Lancaster Avenue and Broad Alley. The zoning district is R-3, Residential District and it's also within the HD, Historic Overlay District. That's different from our Historic Commercial, gentlemen. That's the HD District. We don't do a lot there, so I just wanted to point that out.

The request is for the Board to issue a Certificate of Appropriateness for the exterior modifications. Current use is a residential dwelling. Applicant, Mr. Stan Angle.

Adjacent uses to this property, there's a semi-public use Mason sort of catty-cornered across the street. Mostly it's residential. It's approximately one block – or a half a block south of Main Street, so mostly residential or other historic homes around Mr. Angle's property.

Exterior modifications: The applicant is proposing a variety of exterior modifications to an existing historic home and I think the pictures do it justice. The home really wasn't in good condition, so it's great that Mr. Angle is willing to do this work. The applicant is also proposing to remove a door along the north side of the property. Right now the door's not really connected to anything. It's sort of in the air. He's also going to be relocating a window on the south side as indicated on the plans. Staff reviewed these with regard to the historic window and building massing and didn't find them to be significantly altering the historic character of that structure. The structure's had several additions to the rear. The applicant's proposing to repair those structure elements and install a new gabled roof that would remove the multiple angle pitches of the rear of the roof. That's heading toward the alley from the rear. Generally speaking, the gable or hip roof – the main structure has a hip roof, the rear has a gabled roof. Those are historic roof patterns, so staff was comfortable that this wasn't, again, a detriment to the

historic character. The applicant's proposing to remove the remaining asbestos shingles which are not historic and reside the entire structure in brown 4" vinyl siding. Staff reviewed the existing clapboard which was under the asbestos shingles and staff is in agreement with Mr. Angle that the condition of it is simply degraded too far for him to be able to reuse that as a siding material. Staff was comfortable that the 4" vinyl, along with the header boards at the corners, is going to give the look of a historic material and not significantly alter that view of the structure, so staff was comfortable.

Mr. Angle's also proposing a 600 square foot garage. Staff reviewed Mr. Angle's proposal and found him to be meeting all setbacks that are generally associated with accessory structures. Mr. Angle stated that he would be connecting to the existing driveway from – which is a connection from Lancaster Avenue, back to the garage at the rear of the property.

The colors: Mr. Angle proposed that the yellow cream color of the asbestos shingles would be replaced with a light brown color with white trim. And that reminds me, Board members, I apologize. I have left Mr. Angle's sample materials in my office. He did provide a sample. I can provide a sample for anyone who request it. The historic guidelines state that the bright fluorescent colors are the types that should be avoided in the historic district, so staff didn't feel that this was a particular departure from that and was comfortable. The recommendation would be that the board review and apply the standards and determine if the proposed design enhances the character of the historic district. With that being said, depending on the position of the Board, staff will go over the next steps as needed. Mr. Chairman.

Mr. Comeaux: Mr. Angle, do you have anything to add or subtract from that statement?

Mr. Angle: Nothing more than I hope you guys let me do it, cause it's the ugliest house on the block.

Mr. Snowden: Gentlemen, if you'll indulge us for a minute, I think Dan just went to my office to grab the materials, so we can take a look at them. I apologize for that, Mr. Angle.

Mr. Angle: It's a sandstone color. It's just something that I thought fit the color scheme, but it wasn't the same color as everybody's house on the block.

Mr. Comeaux: Can we get a picture of the property in question?

Mr. Snowden: Unfortunately the computer system is giving me a little bit of trouble.

Mr. Zollars: Let me ask Mr. Angle a question then. Give me a point of reference.

Mr. Angle: If you turn on Lancaster from Connell's hardware and pizza place, there's a church and my house is the first one on the right.

Mr. Snowden: I apologize for that, Mr. Zollars. Mark from Code Compliance took some photographs, but they're saved on the Building share drive which I don't have access to. I apologize for that.

Mr. Comeaux: So, Mr. Snowden, I know when we have signs for businesses in the Historic District, there are requirements that the signs are of natural materials and things like that. Are there any similar requirements for the housing structures? Let me say, just by way of background, this is one of the things-- It comes under a purview. It's a weird thing. This is about the only housing type issue the Design Review Board deals with, is things that are in the Historic area. I'm sorry I have to ask you these questions.

Mr. Snowden: Mr. Chairman, it's my pleasure to explain. Let me pass these down. Mr. Burd, if you would assist me. There's multiple copies of that. Thank you, sir. Mr. Chairman, to answer your question, with regard to the materials, this would fall under the HD Historic District and the guidelines for that were adopted by the City in 1996. The guidelines are sort of ambiguous. The guidelines state that natural materials are required, however it also states that nothing in the guidelines should be read as preventing the use of vinyl siding. So staff's interpretation is that vinyl siding that can meet the color and size requirements which, in this case what's existing is the 4" clapboard. That's what's underneath the asbestos shingles that Mr. Angle has revealed. Staff's position is that it's meeting the intent of what was stated. The reason why we deal with the natural materials in the Historic District signs is because specifically in the Commercial Overlay, it delineates natural materials only for those.

Mr. Comeaux: That's fine. I like to be clear about that. So you're doing a couple of different things. You're taking the siding off.

Mr. Angle: Actually the wood siding would stay on, just putting it over the top of it.

Mr. Comeaux: And then on the roof you're going to-- What kind of shingles are you doing?

Mr. Angle: Well, it has three different types of roof on it. It's got two different styles of metal and it's got asbestos shingles -- excuse me, fiberglass shingles.

Mr. Comeaux: And you're going to replace those shingles with—

Mr. Angle: I was going to put it all metal roof. It's already got a metal roof on top and partially on the back.

Mr. Snowden: Mr. Angle, can you tell the Board what color you wanted to use? I know that the top is sort of a painted gray color.

Mr. Angle: I think we were talking brown.

Mr. Comeaux: The Historical Society is about a block over from you, right?

Mr. Snowden: Mr. Chairman, if you're thinking of the building I'm thinking of, they have a full metal exterior and roof as well.

Mr. Comeaux: Any other questions from Board members?

Mr. Hudson: Just a simple question. Why are you moving that one window?

Mr. Angle: Because the kitchen, the way it stands right now, there's not really enough room to put enough cabinets in there, so I kind of needed to move the window out of the way just to have some cabinet space, but I wanted to keep the window.

Mr. Comeaux: And the accessory structure meets whatever setbacks, etc?

Mr. Snowden: The accessory structure's meeting the setback requirements normally associated with accessory structures, which is 15' from the main structure, 3' from the side yard, 6' from the rear yard. He's well outside of that. The structure – the maximum size was 600 square feet based on the residential floor area provided by the County Auditor. Accessory structures in Reynoldsburg may only be as large as 50 percent of the residential floor area, so that's what has led Mr. Angle to do the 600 square foot. There's a slight issue and the only issue is that – and this is staff's interpretation and this has been staff's interpretation for many years, is that alleys are treated as side yards for the purposes of accessory structures in the Historic District, because the normal setback from a public street for an accessory structure would be 30' which is almost wider than his lot. It's staff's feeling that the platted alleys are not public streets in the sense of a normal public street in front of your home which allows vehicular access into other parties of the city. The alleys are really public strips that allow access to the rear accessory structures of those properties. So it's a strange – it's a situation where we have a code that's really written for the suburbs and it's being applied to an area that has a very different character.

Mr. Comeaux: And the accessory structure is going to be used for what?

Mr. Angle: A garage.

Mr. Comeaux: Have you provided designs to Mr. Snowden about what that's going to look like?

Mr. Snowden: He has not provided an exact design. Mr. Angle had a photograph of a similar and it was – staff instructed him not to submit that to the Board because staff felt it was too dissimilar, that it would cause confusion for the Board about what was being built. But staff's understanding, Mr. Angle can jump in here and correct me, is that it was a two-car garage and that the exterior would be metal to match the exterior – no you stated siding, excuse me. So he was wrapping it with siding and it also had a metal roof. Again, Board members, my goal is not to deny you information; my goal is to not give you a picture of something that doesn't look like what Mr. Angle is proposing.

Mr. Comeaux: I just wanted to get a flavor for – so it's going to be wrapped in the siding?

Mr. Angle: Yeah, it'll look exactly like the house.

Mr. Comeaux: And the metal roof similar to the house?

Mr. Angle: Yes.

Mr. Comeaux: The garage doors will be—

Mr. Angle: Facing my yard. The back will be facing the alley.

Mr. Snowden: Mr. Comeaux, the last page or the second to last page of your packet should show the layout and the doors will be facing directly south in that picture with north being the top of the plan.

Mr. Comeaux: It's kind of weird to think of the style of the garage door to fit in the Historic District, but—

Mr. Angle: You really won't see it, because it'll actually be right behind the house. I mean I suppose you could if you were driving down the alley.

Mr. Snowden: Staff's concern there would be color more than the specific style. I mean if you look at several of our accessory structures in the Historic District, they're essentially barns and they have doors that we normally associate with agricultural work, because that was what was accepted at the time. So it's hard, sometimes, to integrate a modern garage into that. Staff's main concern was the color and the massing of the building. Staff didn't want the

accessory structure to feel like it was overwhelming the main structure and, just based on the size and the colors proposed, staff was comfortable.

Mr. Comeaux: I don't know what the motion will be, but we might have something where you have to be in contact with Mr. Snowden before you buy the garage door, run the type—

Mr. Angle: I'd love to build like a carriage house or something, but he made it sound like that would end up adding more square footage.

Mr. Comeaux: You've got a lot of things to balance, but we don't want to make you run back to us. So one way we might be able to handle it is approving a certain things, but giving a certain degree of discussion to Mr. Snowden to kind or make sure it's consistent. Any other questions for the Board members? (No response.) Would someone like to articulate a motion for this item?

Mr. Zollars: I'll make a motion we approve this as presented and prior to selecting the garage door, you confirm with Mr. Snowden that it's appropriate.

Mr. Hudson: I'll second.

(Mr. Snowden called the roll. Mr. Burd voted "yes." Mr. Hudson voted "yes." Mr. Zollars voted "yes." Chairman Comeaux voted "yes.")

Mr. Snowden: Mr. Angle staff will provide you mail to the address you provided, a Record of Action Notice explaining exactly what we determined here tonight and describing the next step. The main next step for you will be for you to contact Building Division and submit the construction plans for review by Mr. Solota. It's residential, so Mr. Solota will review them in-house, then pull permits and carry on. As far as the stipulation that you show me the garage door, once you either take a picture of it or show me the industry drawing via email, you have my email, just shoot me that and from that I'll generate a memo saying I approved and we'll include that in Mr. Solota's review so we don't have any further issues.

3. 7139 E. MAIN ST., REYNOLDSBURG, OHIO: EXTERIOR MODIFICATIONS; APPLICANT/CONTACT: HOWARD SCHOTTENSTEIN; (#169041)

Mr. Comeaux: Please state your name for the record and Mr. Snowden will give us a presentation.

Mr. Howard Schottenstein: Howard Schottenstein.

Mr. Snowden: Thank you, Mr. Chairman. 7139 E. Main Street, Howard Schottenstein Properties. Mr. Schottenstein, is there a specific LLC? There wasn't one noted.

Mr. Schottenstein: It's actually LRES LLC.

Mr. Snowden: I just wanted to make a note of that officially for the record as it wasn't on the application. It's for exterior modifications, Application #168607 for Certificate of Appropriateness for the property located on the south side of East Main Street between Haft Drive and Davidson Drive. Existing zoning is CC, Community Commerce and it's within the Community Commercial Overlay and the request is for the Design Review Board to issue a Certificate of Appropriateness for exterior modifications to an existing multi-tenant commercial building. Current use is vacant space and the applicant was Mr. Howard Schottenstein.

Just to give you an idea, this is almost directly across the street from the Municipal Building on the south side of Main Street. The applicant is requesting a Certificate of Appropriateness to make modifications to one of the four tenant spaces within the building. So if the Board members want to visualize here, you've got Little Caesar's, a carryout, Subway and then this empty tenant space. And that is all one building that's owned by Mr. Schottenstein. Mr. Schottenstein is going to be making some modifications to this tenant space to sort of dress it up and bring it into the 21st century. Adjacent businesses were retail sales as I just stated.

The applicant is proposing to replace the existing building entrance and install a new storefront window system-- I want to be clear that's the building entrance only to this tenant space -- with an aluminum finish window system to match the three other tenant spaces in the building. The applicant plans to retain all the existing brick and stone details with the exception of what is being removed to provide for the window, as you can see on your plans.

The applicant is also proposing to install a 6 x 3 awning, extends 3' from the building façade, and it extends from the top of that face at an angle of more than 45 degrees to a point near the top of the cornice. You can see that in the detailing provided for you in your plans. The applicant proposes to match the awning colors to the existing awning on the tenant space immediately to the east. Per the code this awning may not be backlit as the other three are and that is not what the applicant is proposing, but I wanted to be clear this is not a backlit awning.

Signage, the applicant is not proposing any new signage at this time. The Board would need to approve any sign face changes, as you know that's informational, and the recommendation is for the Board to apply the standards and determine if the proposed awning and modifications enhance the character of the Design Review Districts.

Mr. Comeaux: Mr. Schottenstein, do you have anything to add?

Mr. Schottenstein: Yeah. One really positive thing is we already have that space leased, which is why we want to make these changes. It's leased to a business that I think is good for Reynoldsburg. It's an eyeglass warehouse. They have three other stores. One, I think, on Bethel, so it's a really good business.

Mr. Snowden: Mr. Schottenstein, I apologize for interrupting you, but I have to interject because I just have to be clear. We're waiting for that tenant to apply for their zoning certificate. They have the materials to apply for. They are going to be getting building occupancy through the process that Mr. Schottenstein's going through right now to do some interior modifications to the building, updating the restroom. So, again, that's just me stating that for the record. I apologize.

(RECORDING ENDED HERE)



James Comeaux, Chair



Eric Snowden, Planning Adm.

This document was transcribed by:
Area East Secretarial Service
8363 Schott Road

MINUTES - ADDENDUM
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
MAY 7, 2015
6:30 P.M.

3. 7139 E MAIN ST, REYNOLDSBURG, OHIO; EXTERIOR MODIFICATIONS;
APPLICANT/CONTACT: HOWARD SCHOTTENSTEIN; (#169041)

Action: Motion by Mr. Zollars, second by Mr. Burd to approve the application.
Application # 169041 is approved as submitted.

4. 7147 E MAIN ST, REYNOLDSBURG, OHIO; SIGNAGE; APPLICANT/CONTACT:
MAIN MART/TYRONE BRYANT; (#169044)

Action: Motion by Mr. Zollars, second by Mr. Hudson to approve the application.
Application # 169044 is approved on condition that the yellow shade be reduce to
"sunflower yellow."

5. 5978 E LIVINGSTON AVE, REYNOLDSBURG, OHIO; SIGNAGE;
APPLICANT/CONTACT: R & N CARRY OUT/TYRONE BRYANT; (#169003)

Action: Motion by Mr. Burd, second by Mr. Zollars to approve the application.
Application # 169003 is approved on condition that the number of colors be reduce by
one and the entire sign structure remain black.

D. OTHER BUSINESS

E. ADJOURNMENT


James Comeaux, Chairman


Eric Snowden, Planning Administrator