



AGENDA

DESIGN REVIEW BOARD THURSDAY, MAY 4, 2017 7:00 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 - a) Design Review Board – Regular – April 6, 2017
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.; Business: Reynoldsburg (E. Main) DG (Dollar General), LLC; Major Site Plan, Historic District - New Commercial Building.
2. 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks; Historic District - Exterior Modifications.
3. 7535 E. Main St.; Application #176979; Applicant: Patricia Palermo; Business - Dental Office; Historic District - Exterior Modification and Signage.

D. NEW BUSINESS

1. 8137 E. Broad #177268 Applicant Sean Clark; Comprehensive Sign Plan
2. 2200 Baltimore Reynoldsburg Road #177335; Applicant Hallie Ervin; Minor/Exterior Modifications
3. 6754 E. Main #177389; Applicant Chad Koehneke; Comprehensive Sign Plan
4. 7175 E. Main #177397; Applicant Stanley W. Young; Signage

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

DESIGN REVIEW BOARD THURSDAY, APRIL 6, 2017 7:00 PM

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

A. CALL TO ORDER

PRESENT: Zollars, Hicks, Carr, King
ABSENT: Hudson, Bowman, Sampson

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – March 2, 2017

Minutes stand approved.

3. APPROVAL OF AGENDA

Mr. Snowden: Mr. Chairman, I recommend that Item D. 1. be removed and moved to Unfinished Business of the May 4th meeting of the Design Review Board. The Applicant, Mr. Hicks, is also on this Board and would need to recuse himself from the vote, and with only four members present, there would not be a sufficient number of members for quorum.

Chairman Zollars: We will remove that.

4. SWEARING IN OF SPEAKERS

Chairman Zollars: All those that are speaking, if you have not yet signed in, please do. And, if you are speaking, if you would stand and raise your right hand. Do you swear or affirm that the testimony you give to the Board will be truthful? If so, say I do. Thank you.

B. PUBLIC COMMENT

Mr. Brusk: My name is Norman Brusk and I live on Crosswick Ct. I will be speaking on the issue of the Dollar General store. I want to say as a resident of Reynoldsburg that I am flatly opposed to having this type of store within that area.

Mr. Snowden: Chairman Zollars and Members of the Board, I did not realize that Mr. Brusk was speaking on an agenda item. We should have him speak under that agenda item rather than under Public Comment. Is that acceptable? Mr. Chairman, the thing to do in this case is, after the applicant speaks, call Mr. Brusk and anyone else who wishes to speak on that agenda item. After the public has spoken, please allow the applicant to respond to any questions on it.

C. UNFINISHED BUSINESS

Minutes Acceptance: Minutes of Apr 6, 2017 7:00 PM (APPROVAL OF MINUTES)

1. **7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.; Business: Reynoldsburg (E. Main) DG (Dollar General), LLC; Major Site Plan, Historic District - New Commercial Building.**

Mr. Snowden: 7578 E. Main Street - Dollar General - Major Site Plan. Application: #176472 - Certificate of Appropriateness. Location: Property is located on the north side of East Main Street, just west of Waggoner Road. Existing Zoning: CC Community Commerce District / HCO Historic Commercial Overlay District. The request is for a certificate of appropriateness in order to construct a new commercial building and related improvements. Current Use: Vacant Land. Applicant: Evans Capital Investments, Ltd. The applicant is requesting the Board review and approve a certificate of appropriateness in order to construct a new, freestanding, commercial building. The proposed site consists of a 4.3 acre commercial shopping center with various commercial business uses. The applicant intends to split a portion of that parcel off, in order to construct this proposed free-standing commercial building. To the north, the property abuts an apartment complex (multi-family dwellings) in the AR-2 zoning district. All adjacent properties that front E. Main Street are within the Historic Overlay District. Administrative - The applicant has already been granted variances from several sections of Chapter 1193 by the BZBA. The variances allow the building to be setback from E. Main Street. The applicant claimed hardship due to the presence of underground sanitary sewer lines near the front of the parcel. Traffic & Parking - The applicant received approval for a variance from Section 1193.08(b) of the Zoning Code, in order to place parking spaces in front of the main structure. This was required due to the related variance of the build-to-line requirements. The applicant's traffic access study is currently under review by the City Engineer. Pedestrian Circulation - The applicant has provided a defined pedestrian path between the E. Main Street frontage of the property and the main entrance of the proposed structure. The sidewalk is separated from the traffic circulation and parking. The applicant's design places bike racks and a seating area along this path, in order to comply with the pedestrian amenity requirements of Section 1193.09. Landscaping & Buffering - Staff has reviewed the application for compliance with the requirements of Chapter 1180. Generally speaking, the applicant meets those minimum requirements. Since the last meeting of the Board the applicant has submitted a revised landscape plan, in order to address concerns raised by the Board. The revised landscape plan includes screening along the west side of the loading area, and screening the dumpster with a masonry enclosure that matches the materials used on the main structure. Staff would like additional clarification about what landscape materials will be used along the east side of the proposed building. Utilities - The applicant has submitted a basic utilities plan and facilities demand worksheet, which have been forwarded to the Department of Public Service and City Engineer for preliminary review. The applicant proposed to accommodate their storm water runoff in an underground detention basin. This basin will be reviewed for compliance with the City's storm water manual by the City Engineer. Lighting - The applicant has provided a lighting plan indicating the location of proposed fixtures, as well as a cut sheet of their

technical specifications. Lighting levels along northern edge of the property slightly exceed the 0.5 FC required by Section 1182.03. The applicant should address this. The proposed lighting fixtures are black aluminum finish and match the existing site lighting. This style and finish color are appropriate to the Historic District. Building Orientation & Architecture - The applicant provided architectural elevations showing the proposed building. The applicant applied for and received a variance to allow the proposed building to be setback from the street. The applicant has provided a revised plan that address staff's concerns that the building be placed on the same plan.. The applicant proposes to clad their building in brick veneer. The proposed veneer meets the requirements of Chapter 1193 for natural materials. The applicant has provided revised building elevations, and has selected brick veneer that more closely matches the materials of the existing shopping center. Outdoor Sales - The applicant has provided a small screened area on their front sidewalk. Staff understands that this is to be used to vending, but the applicant should clarify when activity that propose here. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of the Historic Overlay District. Provided the application is approved, the items the applicant would need to complete are listed under "Next Steps" in the Staff Report. I am happy to answer any additional questions and will turn this back over to our Chairman.

Mr. Frazier: My name is Alex Frazier. I am with Hurley and Stewart. *(Audio issues, unable to transcribe.)* What I gathered from the last meeting was that the matching of the brick was one of the biggest points. We tried to find a brick that was available today. That center was built in the 80's. So, trying to find a brick that matches that now is a little tricky.

Mr. Snowden: The standing seam roof that is there at the existing center is very typical of centers that were built during that time but not typical of architecture that is within the Historic District. So, your comment is absolutely correct. It does not match, but on the other hand, that is not historic either, so finding that balance is going to be the challenge.

(Audio issues, unable to transcribe.)

Chairman Zollars: Approximately how far are you from the existing building?

Mr. Frazier: Approximately 25FT.

(Audio issues, unable to transcribe.)

Mr. Frazier: As par as pulling the site forward, just to be able to make the site work for parking and line up the drive aisle here.

(Audio issues, unable to transcribe.)

Chairman Zollars: Can you go through some of the comments we had made at the last meeting as far as things you can't do and why it is not feasible.

Mr. Frazier: Sure. *(Audio issues, unable to transcribe.)* We have looked at that and it is going to increase the impervious area nest to that creek with more storm water runoff, more potential for spills and things of that nature.

(Audio issues, unable to transcribe.)

Chairman Zollars: One of the issues we have is that it is within the Historic District, and in

my opinion, even though you have worked to improve the exterior facade, it is still missing the original intension for the Historic District. One of the other detail things I have noticed is the window glass. You have black window glass and it is supposed to be that store front glass. I believe when we talked about it last meeting, the glass on either side of the front entry is going to be blacked out and the reason was because of coolers on the other side of that wall. You combine that with the building massing and the HVAC which is the reason it is taller than the other building. I guess I am just coming to the conclusion here that I just don't think the building fits in with the buildings around it or the community as a whole. The building in and of itself, if it was in a different location that could blend better, it may work better. But, in this location I think it is an awkward fit. I appreciate that you have worked to try to address some of the comments that you feel you can address, but I just think ultimately we are going to be committing to building something new in an area that is never really going to be a good fit and will not ever look right. If the rest of the center gets redeveloped, it is going to be real tough to ever have this thing cohesively fit in the Historic District.

(Audio issues, unable to transcribe.)

Chairman Zollars: And the other point is, there is vacant retail space within the center and there is a common sense element here. Why not use the empty retail space within the center whether than building a brand new building right next to vacant space.

(Audio issues, unable to transcribe.)

Mr. Frazier: I would encourage you guys to drive through the area and look at the buildings. Obviously there have been buildings built at different times. We are try to keep the vibe of the Historical District.

Chairman Zollars: An improved design reminiscent of the 80's or an approved design which say something about where the area is going. That is why I have an issue with the building and the way it works, back off the road and that sort of thing, especially when we know the trends of downtown areas like this moving a different direction. There is a specific way to address those. I know it is hindered a little bit by Reynoldsburg not having a plan in place.

Mr. Frazier: Is there a recommendation as to what we can do to the facade?

(Audio issues, unable to transcribe.)

Mr. Snowden: Mr. Chairman, please clarify what you mean. Are you asking that the applicant give you some additional architectural concepts and let the Board respond to that instead of this particular application? We absolutely can do that from a procedural standpoint. The issue is going to be giving the applicant guidance.

Chairman Zollars: I think we could do that. I want it to look like it should have been there form the 80's. Not look like 2017. I like the brick, it is a good step. But, it doesn't fit in the neighborhood, in my opinion. The last meeting I laid out three things; work with you seller to improve the existing center to make it match what you guys are proposing for the Dollar General, make the Dollar General look like your center, or move into a vacant space in the center.

(Audio issues, unable to transcribe.)

Chairman Zollars: We are going to leave Item C.1. temporarily and go to Item D.2.
(Please see Item D.7. for referral back to Item C.1.)

Mr. Frazier: We have deliberated and we really appreciate your comments and time tonight. We would like to request that you table the application so that we can have more discussions are the architectural elevations to get an idea of what you are looking for, for this space. With that, I just want to reiterate the seller's narrative. I am not sure if you all have read that. In talking with the sellers as well, they have really tried to market this property since 2001 when they purchased it. Some people go to the Dollar General and think they are going to go get ice cream or pizza. So they really think that would help the center become vibrant again and successful. I just wanted to reiterate that.

Chairman Zollars: Mr. Snowden, I just want to confirm, should Dollar General choose to send you a couple of options, you can disseminate that to the Board?

Mr. Snowden: I am trying to think of what is the most efficient way in which we can make a decision at the following meeting. I feel like the applicant has gotten a lot of feedback. Some of it varying from different member but that is part of the process.

Chairman Zollars: Board members we need to be aware that our charge is design and review solely.

Mr. Snowden: Correct. We are not here to design this for them.

Chairman Zollars: Or make the comments about the use, strictly design.

Mr. Snowden: Correct. And you heard from some members of the public and talked about it, but it is strictly to the design. First of all, let me go on the record as saying Mr. Frazier has been fantastic to work with and he has done a tremendous job leading this project. In this case, what I am going to recommend is we do the following: You have a lot of very diverse feedback from the Board and you created a document where you listed the responses you received last time. First of all, let's update that document. I will then circulate that document to the Board Members in case anyone feels their particular comment got missed. Once we all agree that is the document that we are sort of working from, that will give you a document you can work off of. At that point, let's try to get two maybe three options sent to Staff, which I can then send to the Board via email. The Board Members are welcome to respond to me. Please don't group respond to one another because then we are dealing with Sunshine Laws and making decisions outside the arena. No one would ever do that on purpose but sometimes people accidentally hit "Reply All". If you have specific comments and you want to respond, respond to me. If you want to respond via email, I can send that to the applicant that way they can at least try to address that by the next meeting or state why they are not going to address that. I know that is a lot of work for everybody but that is why we are here. Does anyone have any concerns with that?

Mr. King: I don't have any concerns but we had two more items in the Historical District. Can I see the outline of the Historical District?

Mr. Snowden: Mr. King, let's you and I get together after the meeting. I can give you the links to our site for the Historical Design Guidelines, all that information. Mr. King is the

newest member of our Design Review Board so I would be happy to do some additional training with you. That would be awesome.

Mr. Zollars: Gentlemen, you are good with this?

(Speaker off mic.)

Mr. Zollars: I will start the conversation. This box does not fit. No Box. If you are asking me, something other than a box.

Mr. Snowden: Is the height also a concern?

Mr. Havener: I want to thank you both for doing what you have done to the building. I think you have come a long way since we first started. I know you have come to realize that the all brick building is one of the things that we would like to see so that it blends in with the rest of the surrounding development. I think one of the other things that did not come across on your rendering is the fact that you were also introducing some metal elements to blend in with the rest of the development also. The elevations call out, but they don't show the standing seam metal awning. Some of those little opportunities go a long way, but as the Board has recommended there may be some opportunities to take it further. But, I do commend you for what you have done to date. I think it has come a long way.

Mr. Zollars: I would agree with Dan on that.

(Speaker off mic.)

Mr. Havener: Number 12 on your notes does call it out.

(Speaker off mic.)

Mr. Havener: I think it is just outlined.

(Speaker off mic.)

Mr. Frazier: I think putting a new building in the Historic spot is an opportunity for the City of Reynoldsburg to start a revitalization of the downtown. And to put something that looks that way is not my vision of how this area should look. That is my input.

Mr. King: My input would be signage, when I look at a brand new building, even though you guys have definitely made strides. They actually have a CVS in the middle of Granville but they used the original sign.

Mr. Snowden: Mr. King, let me interject here. This particular application does not include any consideration for signage, and the reason is, the applicant is still attempting to get a variance for the sign size from the Historic Guidelines. So, once that is done, they will have to come back with a signage plan to the Board. The sign that is there is indicating what they would like to propose, but the end result may be different. So, I am not saying that to discourage you from discussing signage because it all has to come together. One of the challenges that we have with signage in general is that signage contractors and design professionals that do the Major Site Plans tend to be separate. Signage contractors tend to be a separate sub contractor so they like to make separate approvals and I have encouraged that partly because it makes the process run a little bit smoother. You can definitely discuss the signage but don't get bogged down in the details of what they are showing there because that may change again and you are going to be weighing in on all of that.

Mr. Zollars: Anything else?

RESULT:	TABLED [UNANIMOUS]	Next: 5/4/2017 7:00 PM
MOVER:	Steven Hicks, Board Member	
SECONDER:	Ivan King	
AYES:	Zollars, Hicks, Carr, King	
ABSENT:	Hudson, Bowman, Sampson	

D. NEW BUSINESS

1. **1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks; Historic District - Exterior Modifications.**

RESULT:	TABLED [UNANIMOUS]	Next: 5/4/2017 7:00 PM
MOVER:	Steven Hicks, Board Member	
SECONDER:	Ivan King	
AYES:	Zollars, Hicks, Carr, King	
ABSENT:	Hudson, Bowman, Sampson	

2. **2160 Brice Rd.; Application #176484; Applicant: Milton Pate; Business: Waffle House, Inc.; Minor/Exterior Modifications.**

(Audio issues, unable to transcribe.)

Staff Report: 2160 Brice Road - Waffle House Restaurant - Exterior Modifications. Application: #176484 - Certificate of Appropriateness. Location: Property is located on the east side of Brice Road between Interstate 70 and Eastgreen Blvd. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay District. The request for certificate of appropriateness for exterior modifications. Current Use: Eating or Drinking Establishment. Applicant: Midwest Waffles Inc./Milton Pate. The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to an existing commercial building. The site is developed with an existing commercial building used as a casual style eating or drinking establishment. Neighboring uses include other commercial businesses in the CS and CC zoning districts, such as a hotel to the north and a hardware store (retail sales) to the south. The lot immediately to the south contains vacant commercial buildings in the City of Columbus. All lots that front E. Main Street are within the Community Commercial Overlay District. Exterior Modifications - Due to a recent accident where a motor vehicle impacted the building, the applicant was forced to partially remodel the existing building. The applicant has elected to install an expanding cooler/freezer assembly. This expands the building. The proposed addition has the same colors and massing as the existing structure. Staff has no concerns. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

(Vote.)

Staff Report: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant has already applied for a minor site plan review. The Planning & Zoning Administrator will contact the applicant as soon as that review is complete. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit an application for a building sign permit, submit plans for review, secure permits, and complete the required inspections for the proposed building addition.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Ivan King
AYES:	Zollars, Hicks, Carr, King
ABSENT:	Hudson, Bowman, Sampson

3. **7535 E. Main St.; Application #176979; Applicant: Patricia Palermo; Business - Dental Office; Historic District - Exterior Modification and Signage.**

(Audio issues, unable to transcribe.)

Staff Report: 7535 E. Main Street - Palermo Medical Office Building - Exterior Modifications - Historic District. Application: #176979 - Certificate of Appropriateness. The property is located along the south side of E. Main Street between Jackson Avenue and Waggoner Road. Existing Zoning: CC - Community Commerce District / HCO - Historic Commercial Overlay. The request is for certificate of appropriateness for exterior modifications to a building in the Historic District. Current Use: Medical Office. Applicant: Patricia Palermo. The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to an existing building in the Historic District. The site is developed with a commercial office building and related improvements. Neighboring properties are developed with other commercial businesses also in the CC District. To the south, the property is adjacent to single family dwellings in the R-3 District. This lot and all neighboring lots are within the HD - Historic Overlay District. The applicant is proposing a variety of exterior modifications to an existing commercial office building. The existing building was constructed in the early 1980's and predates the original adoption of the Historic Overlay District in 1996. Challenges are always presented when applying Chapter 1193 and the Historic Design Guidelines to suburban style structures or structures with modern architecture within Olde Reynoldsburg. General Modifications - The applicant is proposing the paint both the brick and stucco exterior cladding of the building. The applicants color choices are attractive, but do not have any historic significance. Unpainted brick is a preferred material within the district. Signage - The applicant is proposing to replace an existing internally illuminated ground sign, as well as a pin mounted wall address sign. The proposed ground sign will be refaced with wood boards and pin mounted aluminum metal. The proposed wall sign will also be constructed of aluminum and pin-mounted to the façade. Aluminum is not a traditional or natural material for signage per the Zoning Code. Entry Feature - The applicant is proposing a new awning/entry feature. The proposed entry feature appears to use the same wood and brushed aluminum proposed for the sign. Staff has concerns that this aluminum is not an appropriate material within the Historic

District. Landscaping - The applicant has submitted renderings indicating their proposed landscape plans. Staff has concerns that the proposed plant material does not appear to be native or common to this part of the country. The renderings indicate that the proposed ground cover will be gravel, which is not a historic landscape material. Some of the plants are placed in aluminum planters which is not typical to landscape areas within the Historic District. The applicant is going to need to indicate the proposed planting areas on their site plan. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Historic Overlay District. Staff's recommendation is it that the Board table this application to the next regular meeting of the Board.

(Vote.)

Staff Report: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant should contact the Planning & Zoning Administrator at 614-322-6829 to submit an application for a zoning certificate. Staff will require two sets of plans to confirm compliance with the approved certificate of appropriateness. 2. The applicant will need to contact the Building Division at 614-322-6802 to inquire if any permits will be required. If so, then the applicant will need to submit an application for a building permit, plans for review, secure permits, and complete the required inspections for proposed modifications. Provide the Board tables the application, the applicant should review the Historic Design Guidelines and the requirements of Chapter 1193, and submit revised plans to Staff for review by the Board.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Ivan King
AYES:	Zollars, Hicks, Carr, King
ABSENT:	Hudson, Bowman, Sampson

4. 7509 E. Main St.; Application #176982; Applicant: Kristi Eodice; Historic District - Facade Redesign.

(Audio issues, unable to transcribe.)

Staff Report: 7509 E. Main Street - Komraus Medical Office Building - Exterior Modifications - Historic District. Application: #176982 - Certificate of Appropriateness. The Property is located along the south side of E. Main Street between Jackson Avenue and Waggoner Road. Existing Zoning: CC - Community Commerce District / HCO - Historic Commercial Overlay. The request is for a certificate of appropriateness for exterior modifications to a building in the Historic District. Current Use: Office. Applicant: Kristi Eodice. The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to an existing building in the Historic District. The site is developed with a commercial office building building and related improvements. Neighboring properties are developed with other commercial businesses also in the CC District. To the south, the property is adjacent to single family dwellings in the R-

3 District. This lot and all neighboring lots are within the HD - Historic Overlay District. The applicant's building is clad in wood paneling with a gabled roof. Immediately to the north of the front face is a 3FT brick wall, which supports wood beams. The beams are attached to the top of the wall and connect to the façade of the building at the same angle as the gabled roof. The applicant states that the materials are not in good condition and proposes to remove them. Staff's concerns are minimal; the building's overall design is not historic and removal of these beams will not increase or decrease its historic character or the overall character of the Historic District. The applicant has stated that the beams are not structurally supporting the building's roof or façade, but this should be confirmed with the Chief Building Official. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Historic Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

(Vote.)

Staff Report: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant should contact the Planning & Zoning Administrator at 614-322-6829 to submit an application for a zoning certificate. Staff will require two sets of plans to confirm compliance with the approved certificate of appropriateness. 2. The applicant will need to contact the Building Division at 614-322-6802 to inquire if any permits will be required. If so, then the applicant will need to submit an application for a building permit, plans for review, secure permits, and complete the required inspections for proposed modifications.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Carr
SECONDER:	Steven Hicks, Board Member
AYES:	Zollars, Hicks, Carr, King
ABSENT:	Hudson, Bowman, Sampson

5. **6960 E. Main St.; Application #177052; Applicant: Kessler Sign Company; Ohio Health; Signage.**

(Audio issues, unable to transcribe.)

Staff Report: 6960 E. Main Street - OhioHealth FSED - Comprehensive Sign Plan. Application: #177052 - Certificate of Appropriateness. Location: Property is located on the northeast corner of E. Main Street and Briarcliff Road. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay District. The request is for a certificate of appropriateness for exterior modifications. Current Use: Medical Office (under construction). Applicant: Kessler Sign Company. The applicant is requesting the Board review and approve a certificate of appropriateness for a comprehensive sign plan that is proposed for a new medical office building. The .77 acre site consists of an existing fast-food restaurant prototype building with drive-thru and related improvements. The out-lot is part of a larger 14.84 acre commercial shopping center with various commercial business

uses. To the north the property abuts single family homes in the R-3 zoning district. To the east, west, and south, the property is adjacent to other commercial uses in the CC and CO zoning districts. All parcels that front E. Main Street are within the Community Commercial Overlay District. The comprehensive sign plan process will allow the Board to approve up to 240SF of wall signage at this location. The applicant is proposing 253SF of signage. The applicant needs to reduce the area of one or more wall signs to meet the requirement. The maximum height for ground signs within the Community Commercial Overlay District, is 6FT. The proposed ground sign exceeds that height by 5IN. The applicant needs to reduce the height of the sign to comply with the Code. The applicant is proposing 9 wall signs to be placed on all four facades of the structure. This is not unreasonable, but the building has four sided architecture, is located within the parking lot a large development, and at the corner of two public streets. The proposed signage consists of wall mounted channel letters, which is a permitted sign type within the CCO district. Each sign complies with the color requirements of Chapter 1181 and all signs are internally consistent with each other. The proposed red "Emergency" signs are a typical sign design for this type of use, so Staff supports the color. Additional Signage - In accordance with the provisions of the comprehensive sign plan process, the applicant has provided plans for their directional signage. All the signage is consistent with the designs and colors of the wall and ground signage. A zoning sign permit will not be required for these signs. The applicant's site plan indicating the addition of small mulch beds is not considered a significant alteration to their landscape plan as approved during review of the major site plan for the project. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness on the following conditions: That the applicant shall submit revised plans to Staff, in conjunction with review of a zoning sign permit application, proportionally reducing one more wall signs so that the total wall signage does not exceed 240SF. That the applicant shall submit revised plans to Staff, in conjunction with review of a zoning sign permit application, reducing the height of the ground sign to 6FT.

(Vote.)

Staff Report: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant has already applied for a minor site plan review. The Planning & Zoning Administrator will contact the applicant as soon as that review is complete. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit an application for a building sign permit, submit plans for review, secure permits, and complete the required inspections for the proposed building addition.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Ivan King
AYES:	Zollars, Hicks, Carr, King
ABSENT:	Hudson, Bowman, Sampson

6. **2793 Taylor Rd.; Application #177053; Applicant: Seth Dorman, WD Partners; Business: Walmart Store #2726; Minor/Exterior Modifications.**

(Audio issues, unable to transcribe.)

Staff Report: 2793 Taylor Road - Walmart - Exterior Modifications. Application: #177053 - Certificate of Appropriateness. Location: Property is located on north side of Taylor Road, east of Baltimore-Reynoldsburg Road. Existing Zoning: CS Community Services District. The request is for a certificate of appropriateness for new signage and exterior modifications. Current Use: Retail Sales. Applicant: Seth Dorman/WD Partners. The applicant is requesting the Board review and approve a certificate of appropriateness for new signage and other minor exterior modifications. The applicant proposes to relocate 3 previously approved wall signs, and modify paint colors from a previously approved application. The site is developed with an existing multi-tenant commercial building and related improvements. The other tenant spaces include retail sales uses. To the north, the property abuts a condominium complex (multi-family dwellings) in the AR-2 district. Signage - Comprehensive sign plans are a special type of signage review. With the approval of the Board, the applicant may utilize the sign area permitted by the Code with multiple wall signs. This application type exists to accommodate large commercial retail users that often have multiple wall signs. The advantage is that the Board and Staff can review the plan to ensure that all the signage is consistent with itself, and makes sense given the site context. The applicant applied to the Board in December of 2016 and February of 2017 for a similar comprehensive sign plan review, but after approval, the applicant determined that additional changes were required. Per the Code, the applicant is entitled to 1228SF of sign area. The area of the 12 proposed wall signs is 655.06SF of total area. The Zoning Code does not allow any signs to extend beyond 12IN from the façade of the structure. The applicant's sign mount plans indicate that 9IN is the maximum projection, but given the number and types of signage, they should be aware of this regulation. The proposed signs are all white with the exception of the floral graphic and the proposed face for the existing ground sign, and the channel letters will be mounted directly to the building's façade. The signage is consistent with the scale of the building's façades. The channel letter designs are internally consistent, and consistent with the signage in the Taylor Square Shopping Center. Since the previous approval, the applicant has requested to change the location of their "Pickup", address, and another tenant sign (Subway Restaurants). Staff's concerns are minimal, as the changes are minor and do not affect the aggregate sign area. The applicant is also proposing several

Minutes Acceptance: Minutes of Apr 6, 2017 7:00 PM (APPROVAL OF MINUTES)

extremely minor modifications to the existing front bollards, as well as about 16LF of fence. Staff has no concerns about these modifications. The applicant proposed to forgo the previously approved orange paint on the front façade, and change to the proposed elevations shown on the plan. The applicant proposed to paint the EIFS blue behind their main wall sign, as well as above the entry doors. Staff supports the modifications; the applicant proposes to apply the paint in a symmetrical manner, and the paint as proposed will further accent the building entry. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this commercial district. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

(Audio issues resolved.)

Mr. Dorman: Seth Dorman, WD Partners, Dublin, Ohio. I am here representing WalMart. I appreciate you seeing us again as Walmart continues to refine the scope of work and the various branding initiatives that they would like to do at this store. I think that Mr. Snowden did a wonderful job summarizing and presenting what was proposed. I am happy to answer any questions that you have.

Chairman Zollars: Board, any questions?

(Vote.)

Mr. Snowden: Mr. Dorman, I will provide the "Next Steps" in writing. You have had that a couple of times and I am pretty sure they have not changed. We are glad to accommodate WalMart's needs in this case. Hopefully they have settled on a design they are happy with, if they haven't, give me a call and we will review it again.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ivan King
SECONDER:	Steven Hicks, Board Member
AYES:	Zollars, Hicks, Carr, King
ABSENT:	Hudson, Bowman, Sampson

7. 8702 Firstgate Dr.; Application #177136; Applicant Sign Vision Co., Inc.; Signage - Comprehensive Sign Plan.

Mr. Snowden: 8702 Firstgate Drive - Taylor Ridge East Neighborhood Entry Signage - Comprehensive Sign Plan. Application: #177136 - Certificate of Appropriateness. The property is located at the northeast corner of Taylor Road and Firstgate Drive. Existing Zoning: R-3 Single Family Residence District. The request is for a certificate of appropriateness for new signage. Current Use: Single Family Residential Neighborhood. Applicant: Sign Vision Company, agent for Taylor Ridge East HOA. The Applicant is requesting the Board review and approve a certificate of appropriateness for a comprehensive sign plan. The applicant proposes new monument style ground sign as a neighborhood entry feature. The site is developed with an existing single family dwelling. The neighborhood consists of single family homes on plated lots. Properties to the east are also single family

homes in the R-3 zoning district. The parcel immediately to the north of the site is a single family home in the City of Pataskala. Code Requirements - Comprehensive sign plans are a special type of signage review. Per Section 1181.03 of the Zoning Code, comprehensive sign plan review is required for neighborhood entry signs. This is a new type of signage, we have not seen one of these in many years. The Board has discretion to approve the appropriate number and size of neighborhood entry signs. Signs of this type must be externally illuminated. The applicant proposes to replace their existing wood panel ground sign with a monument style ground sign. The proposed sign has a stone support base and non-illuminated painted metal face. The sign's colors, materials and size meet the code requirements of Table 1181, and are consistent with the neighboring entry signs for other residential neighborhoods along Taylor Road. Administrative - Section 1181.03 of the Zoning Code requires neighborhood entry signs to have maintenance agreements. The applicant has provided a copy of their perpetual access/maintenance agreement for this location that was recorded at the time the neighborhood was developed/platted. Staff's recommendation is that the Board apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this residential district. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. I think this is a case Gentlemen where you have a ground sign, it has been there for a number of years. It is getting worn out and the homeowners have decided that they want something a little more attractive. With that, I will turn things back over to our chairman.

Chairman Zollars: I am assuming you are representing. Is there anything you would like to add? Ok, very good. Are there any comments or questions from the Board?

(Vote.)

Mr. Snowden: Ma'am, the items I will provide in writing to Sign Vision, who was the applicant. On page 24 of the Staff Report you will see that you will be going for a Zoning Sign Permit and getting permits for the sign and getting it inspected. With that, I am glad to see that the neighbors are investing, that is exciting.

Chairman Zollars: Thank you.

Mr. Snowden: Gentlemen, at this point you should indicate for the record that we are going to return to Application C.1.

Chairman Zollars: We are going to bring C.1. back to the discussion and meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Richard Carr
AYES:	Zollars, Hicks, Carr, King
ABSENT:	Hudson, Bowman, Sampson

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Apr 6, 2017 7:00 PM (APPROVAL OF MINUTES)

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 phone****Memo**

DATE: May 4, 2017**TO: Eric Snowden, Planning & Zoning Administrator Design
Review Board****CC:****RE: 7578 E. Main St.; Application #176472; Applicant: Evans Capital
Investments, Ltd.; Business: Reynoldsburg (E. Main) DG (Dollar General), LLC; Major
Site Plan, Historic District - New Commercial Building.**

7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.; Business:
Reynoldsburg (E. Main) DG (Dollar General), LLC; Major Site Plan, Historic District - New
Commercial Building.

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

Application #: 176472
Permit #:
Date Submitted: 2/4/17
Fee Amount: \$50
☐ Paid:

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: 7578 E. Main St. Reynoldsburg, OH	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Evans Capital Investments, Ltd.	
Contact Email: tschueler@evansadhesive.com	Contact Phone Number: 614-553-7013
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Reynoldsburg (E. Main) DG, LLC	Contact Name: Mark Bush
Contact Phone Number: 205-263-4584	Contact Email: mbush@cgpre.com
Description of Use: 7,500 sqft Dollar General Store	
IV. APPLICANT INFORMATION	
Applicant Name: Evans Capital Investments, Ltd.	Applicant Address: 925 Old Henderson Rd. Columbus, OH 43220
Applicant Phone Number: 614-553-7013 or 614-451-2665	Applicant Email: tschueler@evansadhesive.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☒ Major Site Plan (\$400):	
☐ Minor/Exterior Modifications (\$200):	
☐ Signage (\$75)/Comprehensive Sign Plan (\$150):	
☒ Historic District (\$50): <u>new commercial building</u>	

Applicant shall submit **eleven (11)** 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: Timberly A. M. President Date: 1-26-17
*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. *

OFFICE USE ONLY	
Additional Notes:	<u>Zoning Information</u>
	Zoning District: <u>CC</u>
	☒ Historic District
	☐ CC Overlay
<u>Add'l Approvals Req'd</u>	
☐ BZBA	
Meeting Date: <u>3/2/17</u>	
Meeting Results	
☐ Approved as Submitted ☐ Tabled	
☐ Approved w/ Conditions ☐ Denied	
P&Z Admin.: _____ Date: _____	













SOLID STATE AREA LIGHTING

SIGMA SERIES-LED

SPECIFICATIONS

HOUSING
Heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access.

LED OPTICAL MODULE
Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

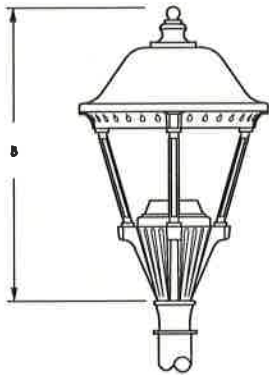
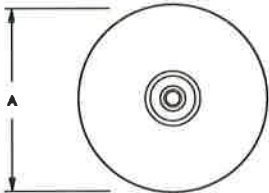
PROJECT NAME: _____

FIXTURE TYPE: _____



SIGMA

PATENT PENDING



Fitter supplied to fit over 2 7/8" X 3"
(73mm X 76mm) tennon.

FIXTURE	A	B
S101	24" 610mm	37" 940mm
S102	18.5" 470mm	28" 711mm

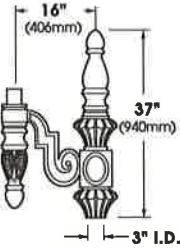


2016019

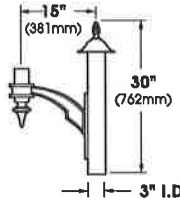
SPECIFICATIONS

MOUNTING STYLES

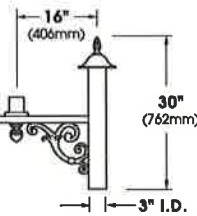
XAC



XAZ

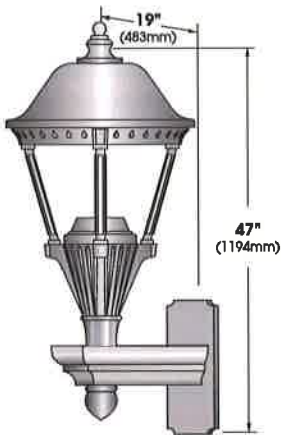


XAT



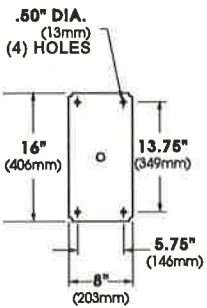
ARMS ARE HEAVY WALL EXTRUDED ALUMINUM CONSTRUCTION. FOR ADDITIONAL ARM OPTIONS SEE ARM SECTION.

WALL MOUNT



ARM BRACKET EXTRUDED AND CAST ALUMINUM CONSTRUCTION.

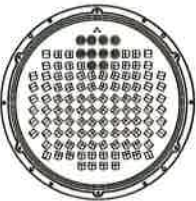
WALL PLATE



VLED® MODULES



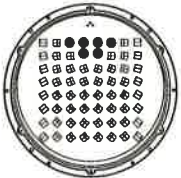
SIG1 E.P.A.= 1.65
Available in:
100, 80, & 64
LED Module



100 LED Module



SIG2 E.P.A.= 1.05
Available in:
64 & 48
LED Module



64 LED Module

ORDERING INFORMATION

LUMINAIRE	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
LUMINAIRE	OPTICS	LED			MOUNTING	FINISH	OPTIONS
☐ SIG1	☐ VLED - II (Type-II)	No. LEDs SIG1 ☐ 100LED (110 Watts) ☐ 80LED (89 Watts) ☐ 64LED (72 Watts)	☐ NW (4000K)* *STANDARD	☐ 120	☐ PT	☐ BLACK RAL-9005-T	☐ INTERNAL HOUSE SIDE SHIELDS... HS
☐ SIG2	☐ VLED - III (Type-III)		☐ CW (5000K)	☐ 208	☐ 1	☐ WHITE RAL-9003-T	☐ EXTERNAL HOUSE SIDE SHIELD... EHS
	☐ VLED - IV (Type-IV)		☐ WW (3000K)	☐ 240	☐ 2-180	☐ GREY RAL-7004-T	☐ DIMMABLE DRIVER(S) (0-10V)... DIM
	☐ VLED - VSQ (Type-VSQ)		OTHER LED COLORS AVAILABLE CONSULT FACTORY	☐ 277 ☐ 347 ☐ 480	☐ 2-90	☐ DARK BRONZE RAL-8019-T	☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR... HLSW
		SIG2 ☐ 64LED (72 Watts) ☐ 48LED (63 Watts)			☐ 3-120	☐ GREEN RAL-6005-T	☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V)... PC+V
		Wattages are Max Input Watts			☐ 4-90	FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500)	☐ 10KV SURGE PROTECTOR... 10SP
					☐ WALL MOUNT WM	SEE USALTG.COM FOR ADDITIONAL COLORS	☐ 20KV SURGE PROTECTOR (277V & 480V Only)... 20SP
					SEE SUN VALLEY CATALOG FOR ADDITIONAL ARMS		

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scarborough



Scarborough was designed for the urban landscape. It is street smart, yet sophisticated. Lighthearted, but a true heavyweight in its class.







The Scarborough bench scribes a controlled curve on seat and back, then tempers restraint with the exuberant gesture of its arm. The serif-like details on back frames and feet elegantly cap the linear forms and lend a whimsical touch.

Scarborough is welcoming and comfortable in two versions. The horizontal strap seat is clean and simple. The woven seat suggests the familiar strapping fabric of patio furniture. The patented design is assembled as a warp and weft construction of pre-formed parts. The backless Scarborough bench can be used from either side and is ideal for narrow spaces. Litter receptacles with strap or square bar vertical panels are nicely scaled to the bench and the human form. Scarborough transcends categories. It is remarkably durable not only in the way it wears but in the way it remains current over time.





Scarborough™ Specifications

Bench

Woven and horizontal strap seat styles may be specified for backed or backless benches. Backed benches are offered in 24", 48", 72", or 96" lengths. Backless benches are offered in 48", 72", or 96" lengths. Center arm may be specified on backed or backless benches in 48", 72", or 96" lengths. Bench in 96" length available with two intermediate arms.



Support end frames are 1" x 1" solid steel, joined by 1-1/2" dia., .120" wall thickness tubular steel. Seating panels are horizontal steel straps (1-1/2" x 3/16") or woven stainless steel straps (1-1/2" x 1/8"). Scarborough bench comes standard with surface/freestanding mount support.

backed horizontal strap

				
96" with two intermediate arms	72" with center arm	48"	24"	
28" x 34" x 96"	28" x 34" x 72"	28" x 34" x 48"	28" x 34" x 24"	d x h x l

backless horizontal strap

			
96"	72"	48"	
28" x 28" x 96"	28" x 28" x 72"	28" x 28" x 48"	d x h x l

Finishes

Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading. Call for standard color chart.

To Specify

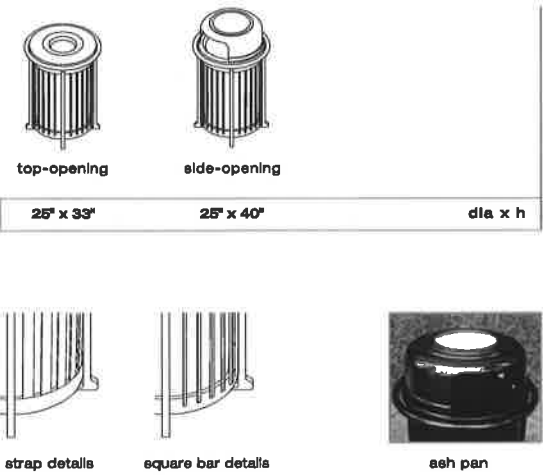
Bench: Specify backed or backless, bench length, horizontal strap or woven seat style, with or without center/intermediate arm, and powdercoat color.
Litter receptacle: Select top- or side-opening, vertical strap or square bar side panel, powdercoat color. If optional powdercoat color is specified, select standard powdercoat color for liner. Options: keyed lock; ash pan on side-opening units.

Our Purpose Is To Enrich Outdoor Spaces

We believe in the power of design and its ability to influence and elevate the quality of public space. High quality products and outstanding customer experience makes us one of the world's premier designers and manufacturers of outdoor commercial furnishings.

Litter Receptacles

Metal support legs are 1" x 1" square. Vertical metal straps are 1-1/2" x 3/16". Vertical metal bars are 3/8" x 3/8" square. Straps and bars are welded to metal bands. Tubular steel collar is 1-1/4" dia., .120" wall thickness. Tops are formed of spun metal. Pop-up rod is stainless steel. Receptacles have 30-gallon capacity. Polyethylene liner color coordinates with standard powdercoat offering. Receptacles are standard with freestanding/surface mount support. Ash pan on side-opening units and keyed lock options are available.



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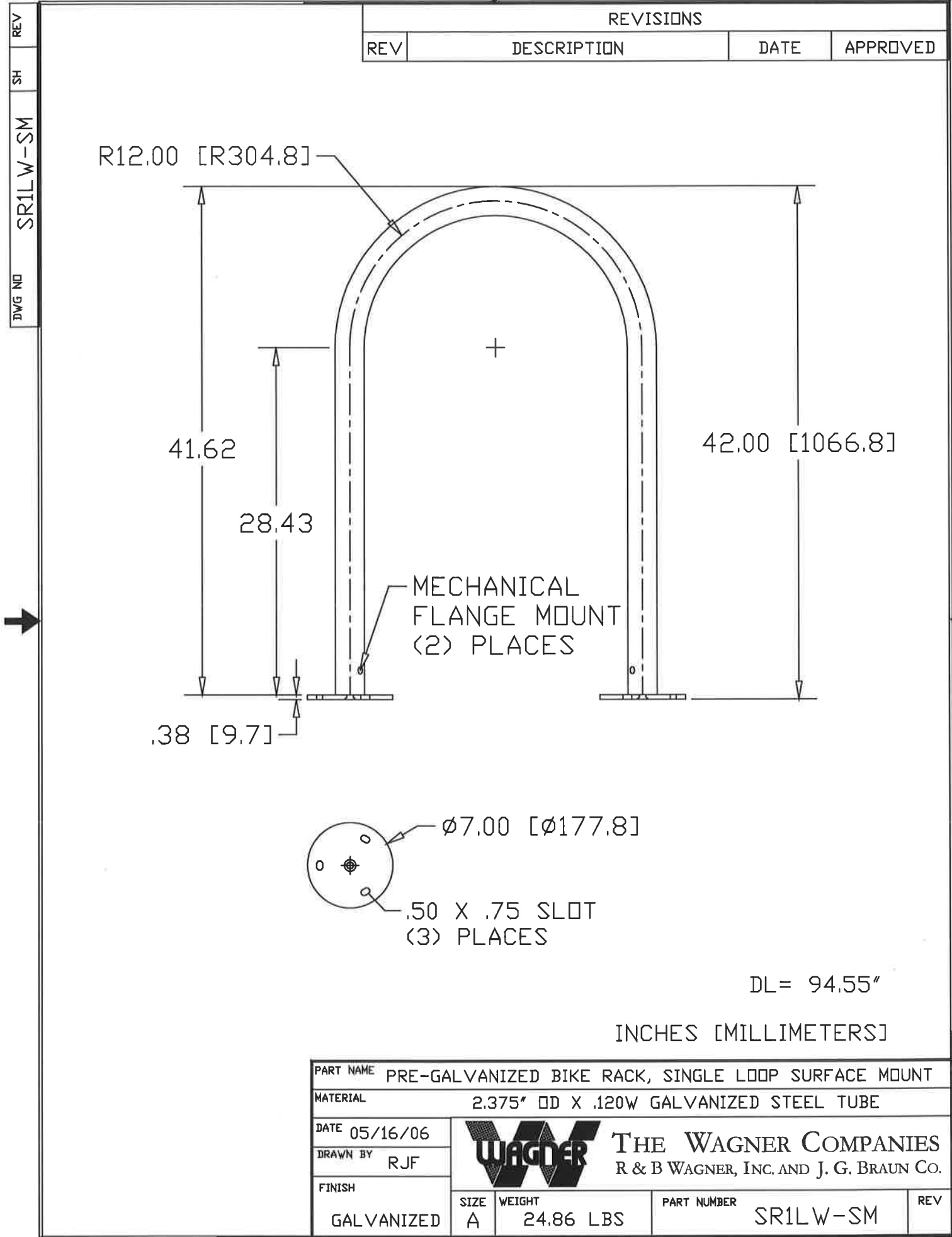
Visit our website for product details, color charts, technical sheets, sales office locations. Download JPG images, brochure PDF, CAD details, CSI specifications.

Scarborough woven seat design is protected by U.S. Patent Nos. D386,773. Scarborough is designed by Arno Yurk, AIA, IDSA. Specifications are subject to change without notice. Scarborough is manufactured in U.S.A. Location photography: Country Club Plaza, Kansas City, MO. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. © 2005 Landscape Forms, Inc. Printed in U.S.A.



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URBAN SQUARE

Square fiberglass planters feature a simple geometric silhouette and black recessed base. Drain holes. Urban square planters range from 25 lb (11 kg), 24 to 96 in (610 to 2438 mm) wide and up to 42 in (1067 mm) high. Call for shorter or intermediate heights.

STANDARD

Handmade using applied layers of glass-fiber reinforced thermosetting resin. Seamless construction. Drain holes standard with all fiberglass planters. Textured finishes are available in

RETURN TO STANDARD VIEW

FEATURES

- False Bottom
- Fire-Retardant Resin
- Bottom Recessed Pedestal

matte, grain, coarse, metallic and hammered.

OPTIONS

Fire-retardant resin. Colored base. False bottom. Drain hole removal (not recommended for cold climates). Center hole for surface mount (anchor bolt not included).

SIZING CHART

WIDTH, LENGTH	HEIGHT
24 in (610 mm)	21, 24, 27 in (533, 610, 686 mm)
30 in (762 mm)	21, 24, 27 in (533, 610, 686 mm)
36 in (914 mm)	21, 24, 27, 33, 36, 39 in (533, 610, 686, 838, 914, 991 mm)
42 in (1067 mm)	21, 24, 27, 33, 36, 39, 42 in (533, 610, 686, 838, 914, 991, 1067 mm)
48 in (1219 mm)	24, 27, 33, 36, 39, 42 in (610, 686, 838, 914, 991, 1067 mm)
60 in (1524 mm)	24, 27, 33, 36, 39, 42 in (610, 686, 838, 914, 991, 1067 mm)
72 in (1829 mm)	21, 24, 27, 33, 36, 39, 42 in (533, 610, 686, 838, 914, 991, 1067 mm)
96 in (2438 mm)	24, 27, 33, 36, 39, 42 in (610, 686, 838, 914, 991, 1067 mm)

COLORS

Matte



Grain



Coarse



Metallic



Hammered



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Anthro Sites™	Benches	General Information	Request Form	Product Library
City Sites™	Tree Guards	Environmental Commitment	Find Your Representative	Installations
Classic	Ash Urns	Manufacturing Capability	Support	My Account
Concourse	Bike Racks & Bollards		Directions	
Corridor	Litter Receptacles		E-News Sign-Up	
Cycle Sentry™	Planters		Follow Us,	
Dynasty	Recycling Stations		Facebook Twitter LinkedIn	
Economy	Seats			
Fiberglass	Tables			
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Prairie Sites				
Production				
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Reverie				
Steelsites™				
Steelsites™ RB				
Street Sentry™				
Streetsites™				



Design Review Board

March 2, 2017 Meeting

Due to the size
of the plans,
plans pertaining
to this packet
may be viewed
at the
City of Reynoldsburg
Department of Development.

Dollar General - Reynoldsburg Site Traffic Study

Prepared For:

Capital Growth - Buchalter

Prepared By:



1900 Crown Park Court, Suite E
Columbus, OH 43235
(614) 914-5543

March 2017

SSI Project #: 695801

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Dollar General - Reynoldsburg Site Traffic Study

Prepared For:

Capital Growth - Buchalter
361 Summit Blvd., Suite 110
Birmingham, AL 35243

Telephone:

Prepared By:

Smart Services, Inc.
1900 Crown Park Court, Suite E
Columbus, OH 43235

Telephone: (614) 914-5543
e-mail: tstanhope@smartservices-inc.com

Under the direction of:



Registered Engineer No. E-64507, Ohio

3-28-2017

Date



March 2017

TABLE OF CONTENTS

Background	1
Existing Conditions	1
Projected Site Traffic	1
Existing Plus Site Traffic	5
Traffic Analyses	8
Conclusions	8

APPENDIX

Traffic Counts
Unsignalized Capacity Reports

BACKGROUND

Dollar General is proposing to build a 7,500 SF store on a site in the city of Reynoldsburg. The site is located on the north side of Main Street, west of Waggoner Road. Figure 1 shows the location of the site. The main accesses to the site are proposed to utilize two existing full access points. One existing access point is on Main Street and the other is on Waggoner Road. There is an additional existing access point on Main Street between the existing access in front of the site and Waggoner Road that also provides a connection to the proposed site. Figure 2 shows the site layout. The permitting agency for the access is the City of Reynoldsburg.

The proposed site will generate just above 50 trips in the peak hour which is the threshold for an access study in the City of Reynoldsburg's Facilities Demand Worksheet. The scope of the study is to provide unsignalized capacity analyses at the two site accesses for the existing plus site traffic condition. Smart Services, Inc. (SSI) has been retained by the developer to perform the study.

EXISTING CONDITIONS

E. Main Street is currently a four lane roadway with a left turn lane in the eastbound direction and has a speed limit of 35 mph. Waggoner Road is currently a two lane roadway with a left turn lane in the southbound direction and has a speed limit of 35 mph.

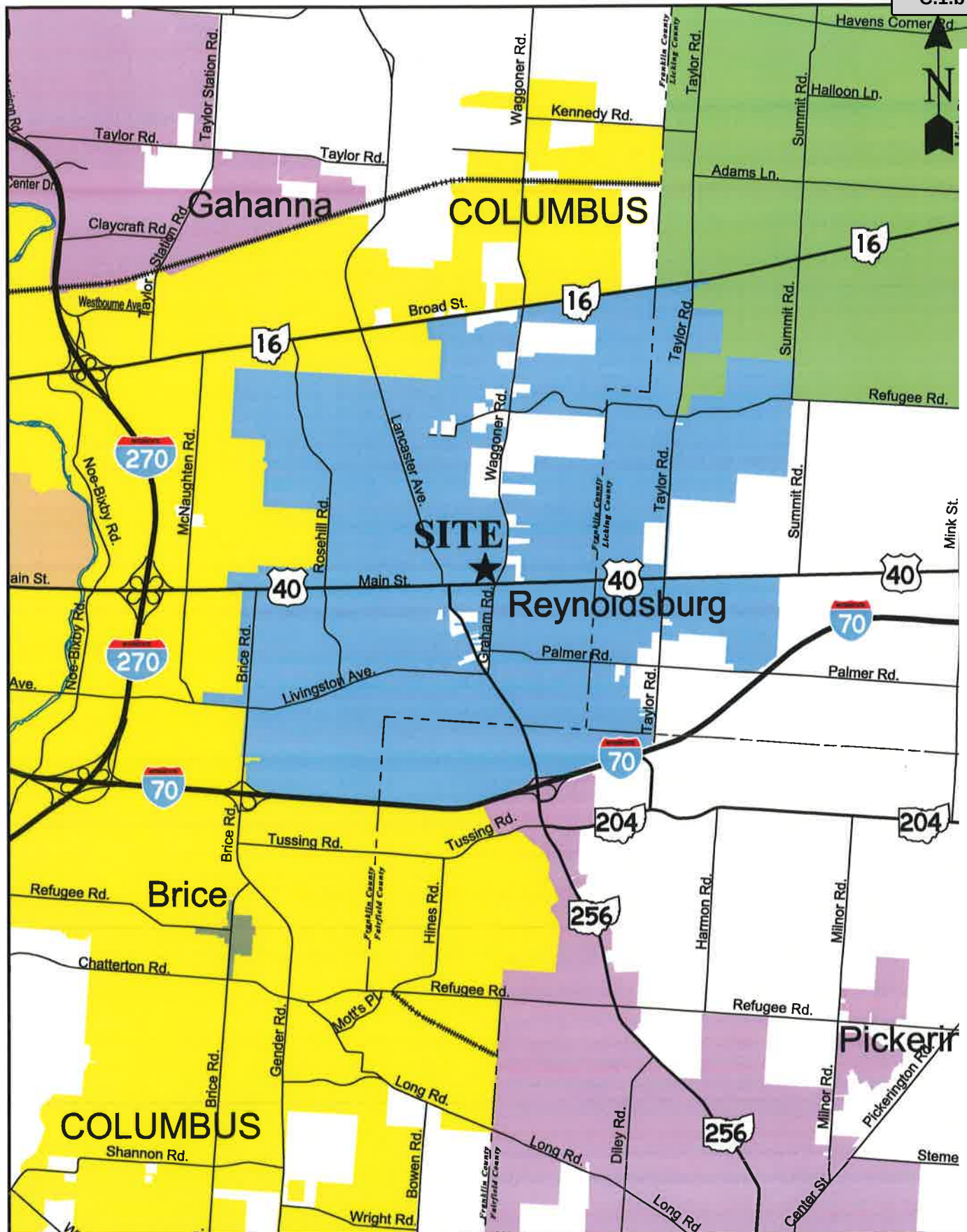
As part of the project, peak hour (7-9 AM and 4-6 PM) turning movement counts were taken at the two driveways (Main Street & Existing Access (W) and Waggoner Road & Existing Access) that traffic oriented to the proposed store will be using. In addition, a turning movement count was taken at the intersection of Main Street & Existing Access (E) to determine the existing distribution. The count reports are in the Appendix. The morning peak hours of the counts were 7:00 to 8:00 AM for the two accesses on E. Main Street and 7:15 AM to 8:15 AM for the access on Waggoner Road. The afternoon peak hours of the count were 5:00 PM to 6:00 PM for the West Access on E. Main Street and the access on Waggoner Road and 4:45 PM to 5:45 PM for the East Access on E. Main Street. These were the basis of volumes in the study.

PROJECTED SITE TRAFFIC

Trip Generation

The accepted method for computing trip generation in the traffic engineering profession is utilizing the *Trip Generation Manual, 9th Edition* published by the Institute of Transportation Engineers (ITE). This manual provides trip rates for different land uses based on data from sample sites in each category. The land use "Variety Store" (ITE Code #814) was used to represent the Dollar General Store.

Table 1 shows a summary of the trip generation. Note that the *Trip Generation Manual, 9th Edition* does not have any data for the directional distribution (entering and exiting) for "Variety Store." Therefore, the directional distribution (entering and exiting) given for a "Shopping Center" (ITE Code #820) was applied. Since existing traffic was the basis of the distribution, pass-by trips was not considered in the analyses.



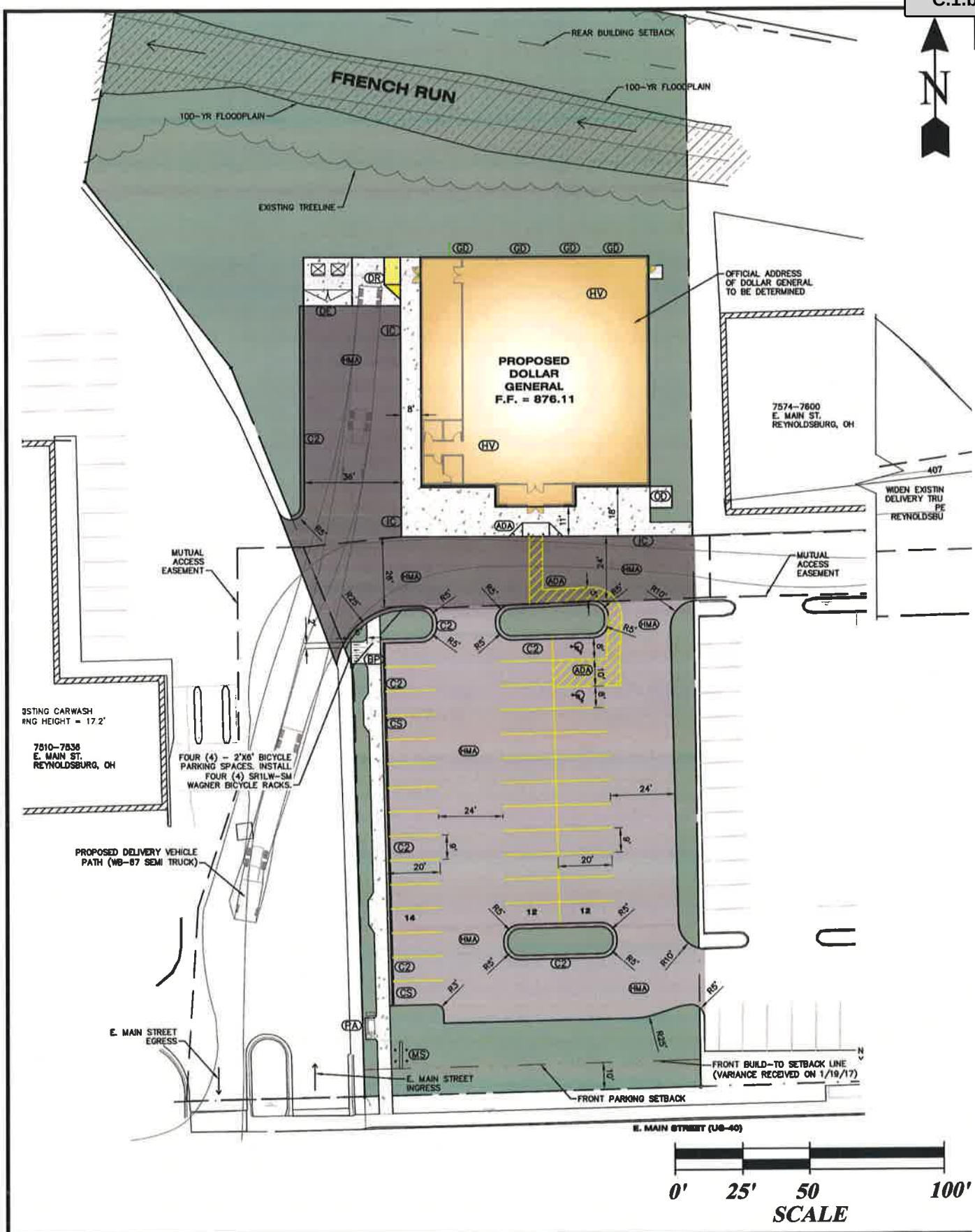
DOLLAR GENERAL-REYNOLDSBURG SITE TRAFFIC STUDY

PREPARED BY: **SMART**
SERVICES, INC.

3/2017

FIGURE 1

SITE LOCATION



**DOLLAR GENERAL-REYNOLDSBURG SITE
TRAFFIC STUDY**

PREPARED BY: **SMART SERVICES, INC.** 3/2017

FIGURE 2
SITE LAYOUT

Traffic Study Subarea	Land Use	Time of Day	Data Set from: <i>Trip Generation Manual, 9th Edition</i> (Unless noted Otherwise)	Override with Average	Regression Equation from: <i>Trip Generation Manual 9th Edition</i>	Entering		Exiting	
						%	Total Trips	%	Total Trips
1	Variety Store (ITE Code #814) Ind. Variable (X) = 7.50 1000 SF Gross Leasable Area	Daily	Weekday	☐	Average Rate= 64.03	50%	240	50%	240
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	Average Rate= 3.81	62%	18	38%	11
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	Average Rate= 6.82	48%	24	52%	27
				☐					
TOTALS			Daily	☐			490		240
			AM Peak				29		11
			PM Peak				51		27

Dollar General - Reynoldsburg Site Traffic Study - 3/2017

TABLE 1 - SITE TRIP GENERATION SUMMARY

Trip Distribution

The distribution was based on the existing traffic in each peak hour. Below is the distribution of traffic utilized in the study:

AM Peak Entering

- E. Main Street Access - 41%
 - From the west on E. Main Street – 20%
 - From the east on E. Main Street – 21%
- Waggoner Road Access - 59%
 - From the north on Waggoner Road – 55%
 - From the south on Waggoner Road – 4%

AM Peak Exiting

- E. Main Street Access - 90%
 - To the west on E. Main Street – 90%
 - To the east on E. Main Street – 0%
- Waggoner Road Access - 10%
 - To the north on Waggoner Road – 0%
 - To the south on Waggoner Road – 10%

PM Peak Entering

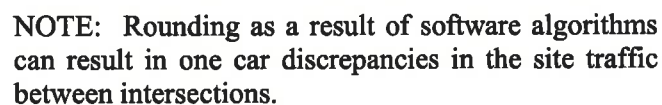
- E. Main Street Access – 64%
 - From the west on E. Main Street – 32%
 - From the east on E. Main Street – 32%
- Waggoner Road Access - 36%
 - From the north on Waggoner Road – 33%
 - From the south on Waggoner Road – 3%

PM Peak Exiting

- E. Main Street Access - 69%
 - To the west on E. Main Street – 58%
 - To the east on E. Main Street – 11%
- Waggoner Road Access - 31%
 - To the north on Waggoner Road – 11%
 - To the south on Waggoner Road – 20%

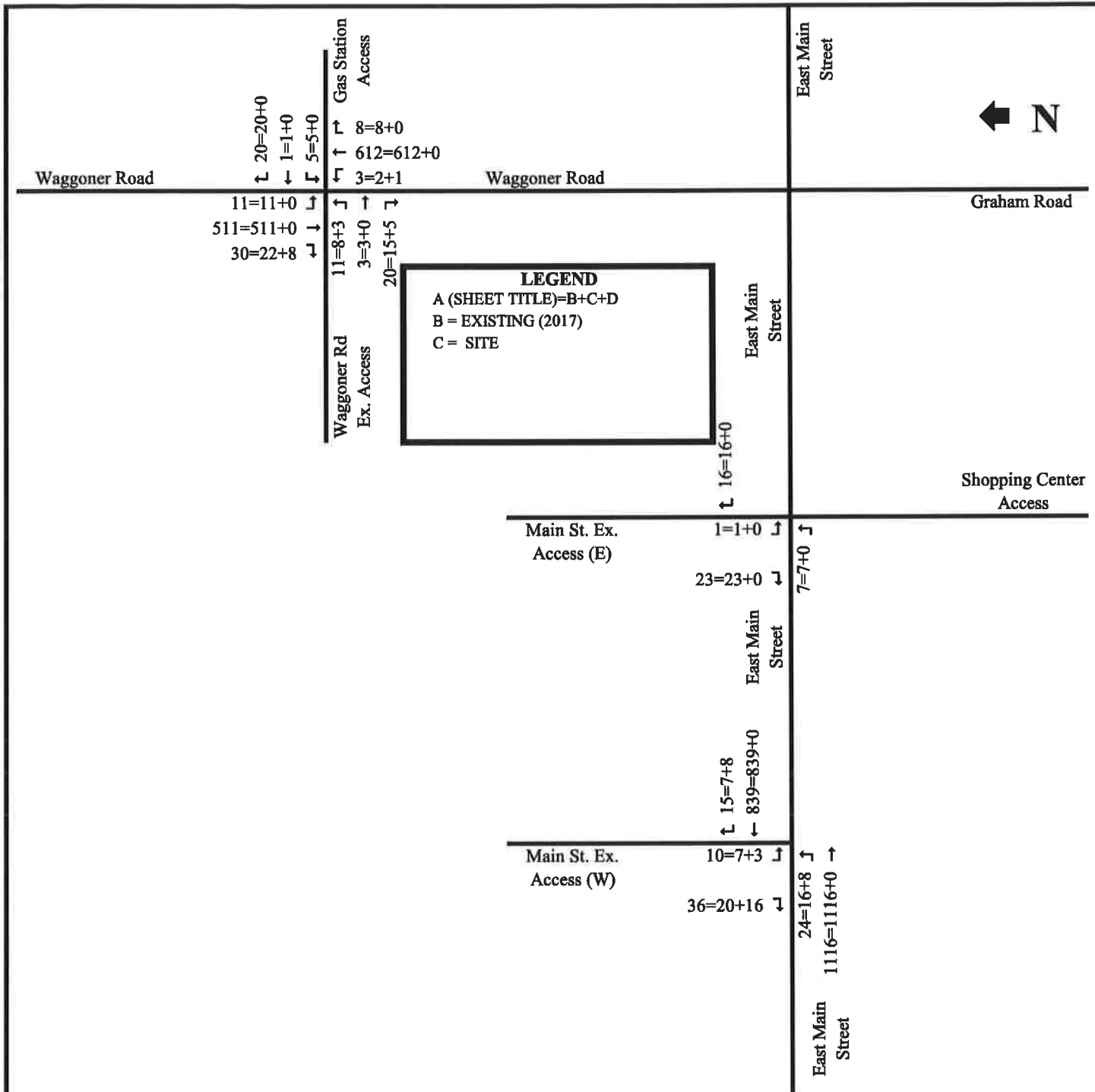
EXISTING PLUS SITE TRAFFIC

Figures 3 and 4 show the components of the Existing plus Site traffic.



PREPARED BY:  **SMART**
SERVICES, INC. 3/2017

EXISTING + SITE TRAFFIC (2017) - AM PEAK



NOTE: Rounding as a result of software algorithms can result in one car discrepancies in the site traffic between intersections.

**DOLLAR GENERAL - REYNOLDSBURG SITE
 TRAFFIC STUDY**

PREPARED BY: **SMART** SERVICES, INC. 3/2017

FIGURE 4

EXISTING + SITE TRAFFIC (2017) - PM PEAK

TRAFFIC ANALYSIS

Unsignalized Capacity Analyses

Per the MOU, unsignalized capacity analyses were performed at the existing accesses being utilized by the proposed store. In the analyses, delays are computed which correspond to a Level of Service (LOS) "A" through "F". Typically, Level of Service (LOS) "D" or above is considered an acceptable LOS. For a Two-Way Stop condition, the unsignalized capacity analysis gives LOS results for vehicles that must wait for gaps to make their maneuver. In this case, it would be the left turns from the major street and the minor street movements. All other movements are free flowing so they don't encounter delay. Since driver expectations are different for various types of traffic control, there are different LOS criteria for unsignalized intersections versus signalized intersections. The LOS criteria for two-way stop control is shown in Table 2.

Level of Service	Delay Range (seconds/vehicle)
A	< 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Source: *Highway Capacity Manual 2010*

TABLE 2 - Level of Service Criteria for Unsignalized Intersections

The following comprises the background of the analysis:

- *HCS 2010 V6.9* was used to perform the analysis.
- A Peak Hour Factor (PHF) of 0.92 was applied to all movements.
- The existing lane arrangement was used in the analysis. If driveway pavement was not striped, a single lane was assumed for the most conservative case.
- A 3% heavy vehicle percentage was assumed for all movements.

The results are shown in Table 3 and 4. The results show the addition of the site traffic does not change the Level of Service and only nominally increases the delay of the impeded movements. The *HCS 2010* reports are in the Appendix.

CONCLUSIONS

Existing plus site volumes were developed for use in capacity analyses. The results show the addition of the site traffic does not change the Level of Service and only nominally increases the delay of the impeded movements.

Dollar General - Reynoldsburg Site Traffic Study

Prepared For:

Capital Growth - Buchalter

Prepared By:



1900 Crown Park Court, Suite E
Columbus, OH 43235
(614) 914-5543

March 2017

SSI Project #: 695801

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March 24, 2017

To: City of Reynoldsburg Planning Commission and
Design Review Board

RE: 7578 East Main Street, Reynoldsburg, OH

Dear Sir or Madam:

I am writing in reference to Applications #176471 and # 176472.

Evans Capital Investments, Ltd. purchased Olde Towne Center in May 2001. Since that time, we have seen a significant change in the East Main Street retail market. As you know, Olde Towne is an established, but older retail center. Over the past 5 years, in addition to expenditures made to ensure Olde Towne is maintained properly, Evans has invested significant capital to enhance the appearance of Olde Towne. Such efforts, in addition to capital invested for the purpose of tenant renovations & incentives, have not led to increased rents or occupancy.

Given the location, we continue to believe Olde Towne has the potential to be a vibrant retail center. That said, one significant factor missing is a national tenant or anchor tenant, which is needed to attract the destination driven customer as well as the impulse customer. Dollar General is an entity that has a proven history of attracting both types of customers. Accordingly, the Dollar General site will bring much needed traffic into the center and will make use of a vacant infill lot that is virtually unusable due to the fact that it is impractical to develop the portion of the property fronting East Main Street (relocating sizable utilities is cost prohibitive).

In addition to local residents benefiting from a Dollar General site at Olde Towne, we believe the existing tenants at Olde Towne will also see a much desired increase in their business volume. We also believe that Dollar General's presence will make Olde Towne a more attractive location for local business owners and, thus, lead to increased occupancy at Olde Towne.

The fact that the center is located in the Historic Overlay District, even though the center was built before the overlay was created, has posed some challenges (i.e. in 2014, an effort to lease a large suite to a daycare was rejected due the Historic Overlay District). The original buildings are set back from the road and this, along with the fact that the location of utilities makes it virtually impossible to develop the front portion of the parcel, is why the rear infill lot is the desired location for the Dollar General site. Evans believes that adding the Dollar General site and allowing the signage necessary to market the location is a unique opportunity and one that will enhance the center, the existing businesses, and the overall feel of this retail area along East Main Street.

Evans Capital Investments, Ltd. sincerely appreciates the opportunity to bring a large, quality retailer to Olde Towne Center. Evans' goal is to bring the center back to full occupancy and we are asking that the Planning Commission and Design Review Board consider the overall positive impact a Dollar General site will bring to Olde Towne Center and the East Main Street corridor.

Sincerely,

EVANS CAPITAL INVESTMENTS, LTD.

A handwritten signature in blue ink, appearing to read "Tambera M. Schueler", is written over the printed name.

Tambera M. Schueler
President

Attachment: Dollar General Revisions (1679 : 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.)



March 27, 2017

Members of Reynoldsburg, OH Planning Commission & Design Review Board
 Reynoldsburg City Administration
 7232 E. Main Street
 Reynoldsburg, OH 43068

RE: Landscape Design for Reynoldsburg (E. Main), OH Dollar General

Dear Members of the Reynoldsburg Planning Commission & Design Review Board:

I was directed to review the Landscape Plans for the Olde Town Center Development to see if the plans for the proposed Dollar General could match the landscape for a continuous landscape treatment between the two facilities.

The current proposed Landscape Plan is a step up from what was required at the time this project was initially proposed to the Planning Commission, but in an effort to make the site more attractive in its completion, the developers have had it developed to meet the stricter guidelines that will be enforced for similar developments in the future based on ordinance revisions. As the site's Landscape Architect, I feel that those ordinance requirements can best be met with the plantings of shrubs. The Landscape plan for the adjacent property is almost entirely made up of a variety of perennial plants which will not provide the screening intended by the ordinance if implemented in this location. In addition to the goal of meeting the ordinance design intent, Dollar General strives during design to implement a simple landscape plan that is easy to maintain so the property landscape looks good into the future. Our experience is shrub beds and easy to mow turf are what looks neatest and are the best presentation to the community in years to come.

It was also requested that additional screening be provided on the west side of the truck loading area. The most current design plans show that additional screening in the form of a tall evergreen hedge.

Sincerely,

Laurie Davis LLA, ASLA
 Senior Landscape Architect

HURLEY & STEWART, LLC

2800 south 11th street • kalamazoo, michigan 49009 • 269.552.4960 • fax 269.552.4961

Attachment: Dollar General Revisions (1679 : 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.)



March 27, 2017

Members of Reynoldsburg, OH Planning Commission & Design Review Board
 Reynoldsburg City Administration
 7232 E. Main Street
 Reynoldsburg, OH 43068

RE: Applications for Major Site Plan Review (#176471) & Certificate of Appropriateness (#176472) – Reynoldsburg (E. Main), OH Dollar General

Dear Members of the Reynoldsburg Planning Commission & Design Review Board:

Thank you for considering the proposed Dollar General project on the north side of East Main Street, just west of Waggoner Road in Reynoldsburg for Major Site Plan Review and Certificate of Appropriateness. The following items are in response to comments that were received at Board meetings held on Thursday, March 2nd.

Major Site Plan Review – Planning Commission

1. Truck Deliveries to Site:
 - a. Both approaches to the site will be improved to allow for easier truck access into and out of the site. Proposed improvements at both the East Main Street and Waggoner entrances will consist of radii improvements to assist the proposed delivery truck's turning movements. These improvements can be seen on the revised site plan drawings (enclosed) and were implemented at the direction of the City of Reynoldsburg's traffic engineering consultant. A Traffic Access Study was conducted and is provided as an attachment to this letter.
2. Extension of Access Drive North of Proposed Dollar General
 - a. Extending the access drive to the north of the proposed Dollar General would not be beneficial to the developer for the following reasons:
 - i. Increase the amount of impervious area on site → additional storm water runoff.
 - ii. Eliminate area currently proposed for landscaped screening from the residential development directly north of the site.
 - iii. Require additional fill adjacent to the French Run creek.
 - iv. Additional agreement needed with adjacent property owner for cross-access.

2800 south 11th street • kalamazoo, michigan 49009 • 269.552.4960 • fax 269.552.4961

Attachment: Dollar General Revisions (1679 : 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.)

Certificate of Appropriateness – Design Review Board

1. Oversaturation of Similar Stores
 - a. Dollar General is a permitted use in the Historic Commercial Overlay/Community Commerce district. Dollar General has conducted market studies in this area and determined that there is a need for another retail store in this area. It is anticipated that this store will exceed its projected sales goals.
2. Proposed Brick Color Doesn't Match Existing Shopping Center
 - a. The brick color of the building has been updated on the attached architectural elevation drawing to closely match the adjacent shopping center buildings.
3. How Dollar General Intends to Fit Into Historic District
 - a. The following architectural elements were incorporated to meet City Zoning requirements and we believe provide the historical look that the City is aiming towards:
 - i. All natural, brick building materials. Two-tone color, character.
 - ii. Decorative building lighting
 - iii. Appearance of storefront windows (variance received for opacity)
 - iv. Decorative canopy over entrance area
 - b. Included in this submittal is a narrative from the seller of the property and owner of the existing shopping center, Evans Capital Investments.
4. Building Height Relative to Existing Shopping Center
 - a. The proposed building height of 23'-4" includes a parapet wall intended to screen the roof-mounted HVAC units, per the City of Reynoldsburg's Zoning Code.
 - b. The proposed building is pre-engineered to include the HVAC units on the rooftop. Dollar General is unable to deviate from the HVAC location on this building.
5. Proposed Landscaping
 - a. Per comments received at the last Board meeting, the Landscape Plan has been revised to include the following:
 - i. Add screening west of the proposed truck delivery area.
 - b. Please note that Section 1180 of the Zoning Ordinance was not enacted until after the existing shopping center was developed. Our proposed Landscape Plan follows the requirements set forth in Chapter 1180.
 - c. Enclosed is a narrative from the project's Landscape Architect.
6. Dumpster Enclosure
 - a. The dumpster enclosure has been revised to include masonry that matches the proposed building.
7. Pervious Pavement
 - a. Implementation of pervious pavement was investigated and deemed to be very cost prohibitive for this development. The existing soils on site are very poorly-drained, making it very difficult and costly to install this storm water management system.
 - b. Extensive maintenance required, potential for clogging → flooding.
8. Stand-Alone Building/Provide Connection to Existing Shopping Center
 - a. The request to connect the existing shopping center to the proposed Dollar General store has been reviewed and deemed unfeasible for the following reasons:

Page 2

Members of the Planning Commission & Design Review Board

March 27, 2017

- i. Cost-prohibitive to the development.
 - ii. Requires cross-access agreement with seller (unable to determine if an agreement would be feasible).
- b. Please refer to the narrative provided by the seller, Evans Capital Investments, included in this submittal.
- 9. Rotate Building to be Parallel with Existing Shopping Center.
 - a. The proposed building and sidewalk has been rotated per the City's suggestion.

Our developer is very excited about the prospect of opening a new retail store in the City of Reynoldsburg at this location. Please let us know if you have any questions regarding this matter or if you require additional information.

Sincerely,

HURLEY & STEWART, LLC



Alexander J. Frazier, P.E.
Project Manager

Attachment: Dollar General Revisions (1679 : 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.)



Planning Commission

April 6, 2017 Meeting

Due to the size
of the revised plans,
revisions pertaining
to this packet
may be viewed
at the
City of Reynoldsburg
Department of Development.

Attachment: Dollar General Revisions (1679 : 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.)

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 phone****Memo**

DATE: May 4, 2017**TO: Eric Snowden, Planning & Zoning Administrator Design
Review Board****CC:****RE: 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks;
Historic District - Exterior Modifications.**

1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks; Historic District - Exterior Modifications.



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

Application #: 176418
Permit #:
Date Submitted: 1/31/17
Fee Amount: \$50.00
☒ Paid: 167

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:

1481 Lancaster Ave

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Steven + Grace Hicks

Contact Email:

shicks@treppluscommunities.com

Contact Phone Number:

740-817-0072

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Contact Name:

Contact Phone Number:

Contact Email:

Description of Use:

IV. APPLICANT INFORMATION

Applicant Name:

Steven Hicks

Applicant Address:

1481 Lancaster Ave

Applicant Phone Number:

740-817-0072

Applicant Email:

shicks@treppluscommunities.com



Property Owner



Business Owner/Tenant



Contractor



Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400): _____

☐ Minor/Exterior Modifications (\$200): _____

☐ Signage (\$75)/Comprehensive Sign Plan (\$150): _____

☒ Historic District (\$50): exterior modifications

Applicant shall submit **eleven (11) 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: 1/23/17

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.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: R-3

☒ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date: 4/6/17

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

Planning Admin.: _____

Date: _____

Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)

Description of the Nature of Variance Request:

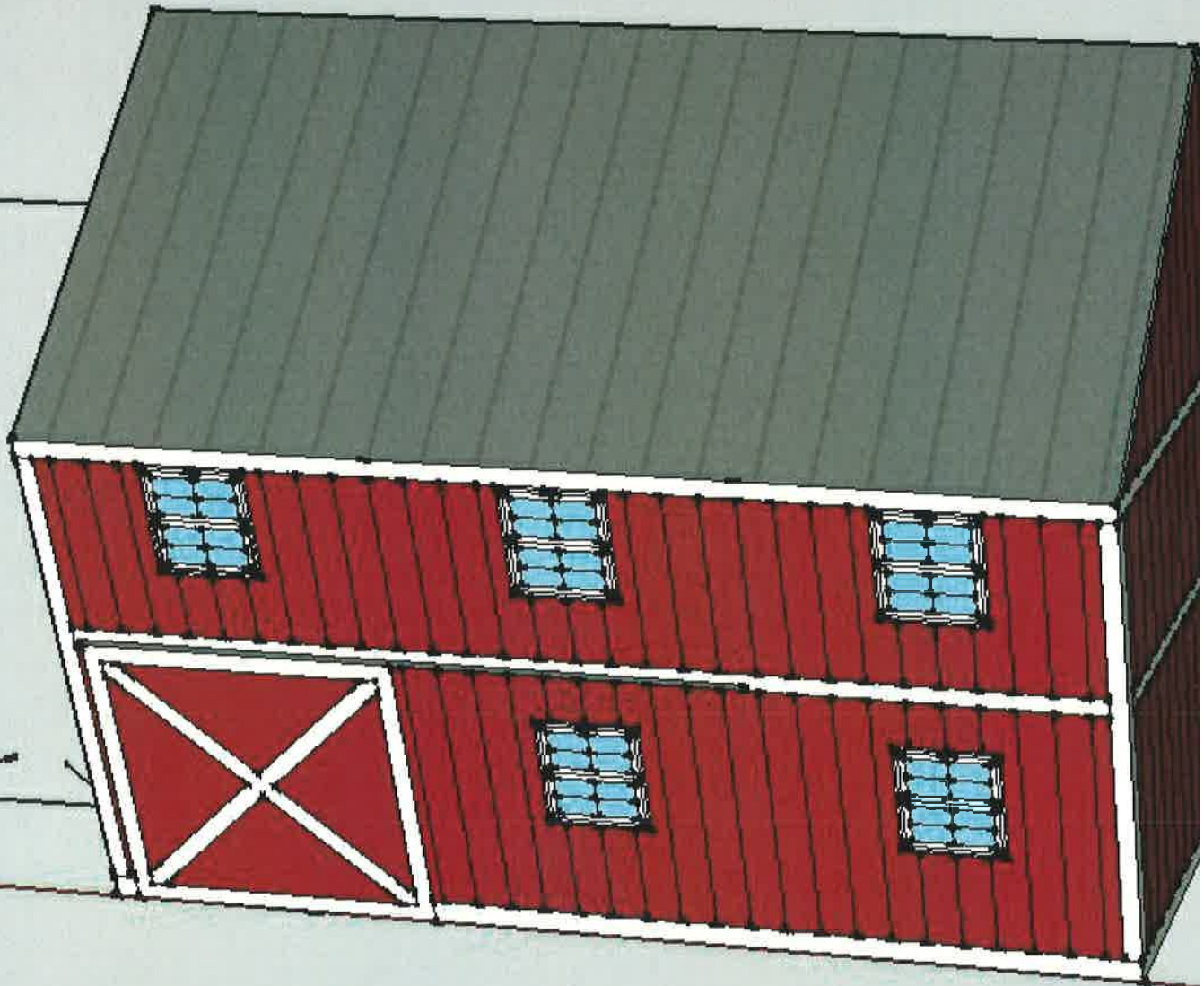
Steven Hicks as the applicant, hereby requests a Certificate of Appropriateness for the following improvements upon the property located at 1481 Lancaster Ave.

BARN – The Applicant proposes to remodel the existing barn located on the property. The existing barn is in poor condition. The applicant proposes new siding, windows, and alternative door locations. The barn will be clad in a board and batten style siding and painted barn red with antique white trim. The roof will be refurbished and painted with fiber aluminized silver steel roof paint.

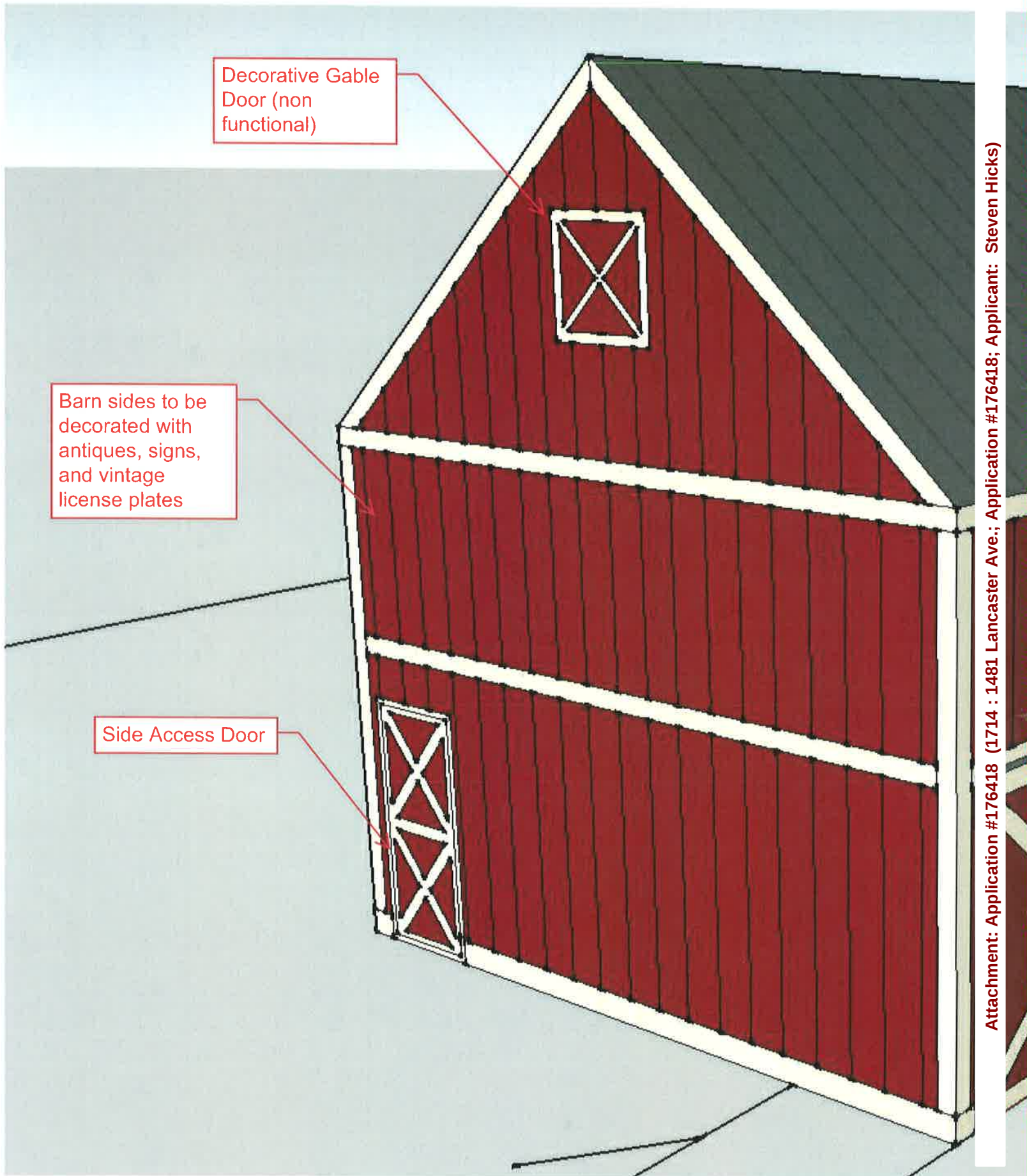
SHED – The Applicant proposes constructing a new storage shed in the south-western corner of the property. The location of the shed will be on top of an existing concrete slab. There was an existing shed on the slab that was removed due to safety concerns. The applicant proposes that the shed be clad in panelized siding to mimic the board and batten look of the barn. The shed will be painted grey with antique white trim and a red metal roof to match the existing house roof.

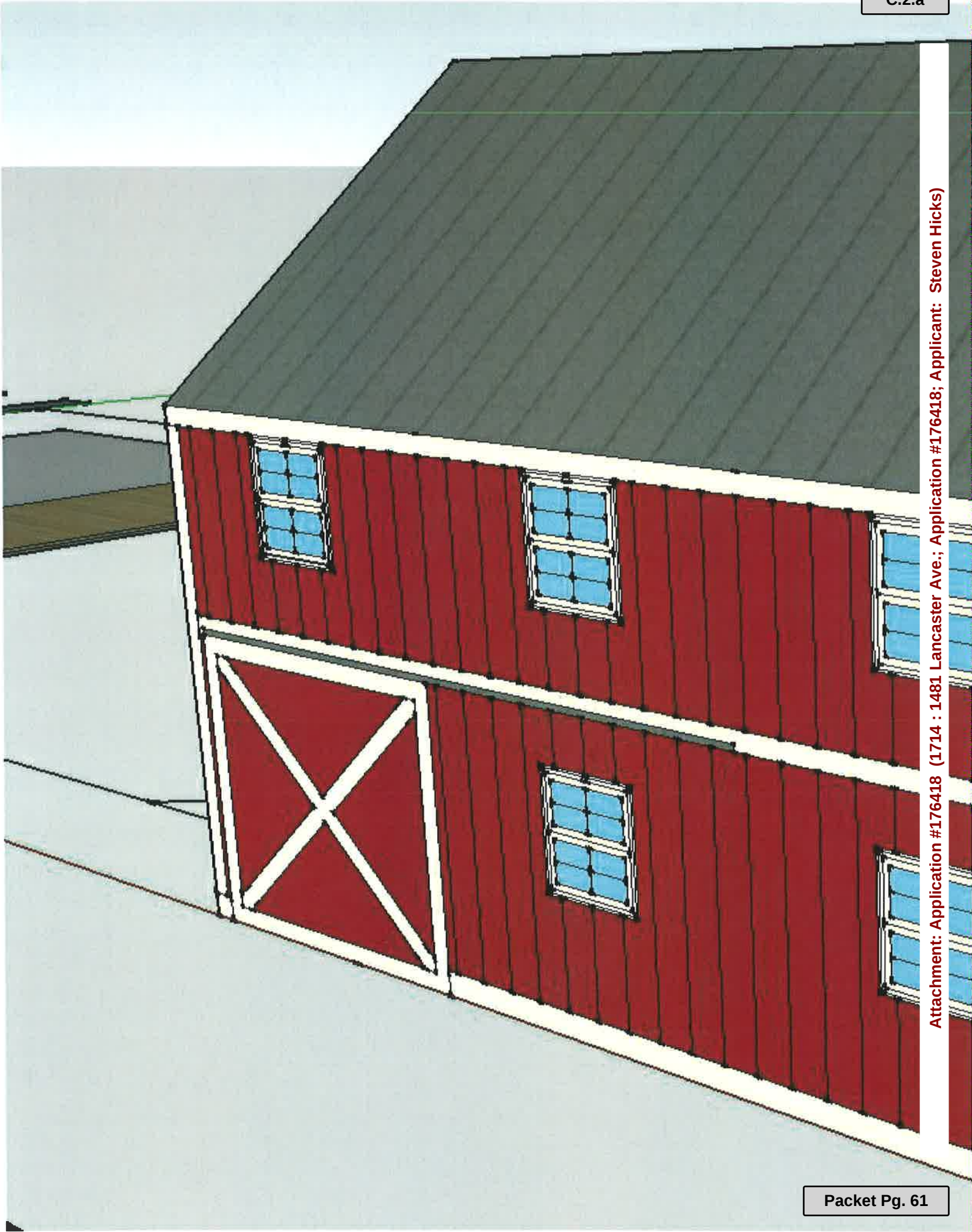
FENCE – The Applicant proposed extending the existing fence to enclose the western boundary of the property with a 6ft privacy fence and gate.

Proposed Barn to
be remodeled

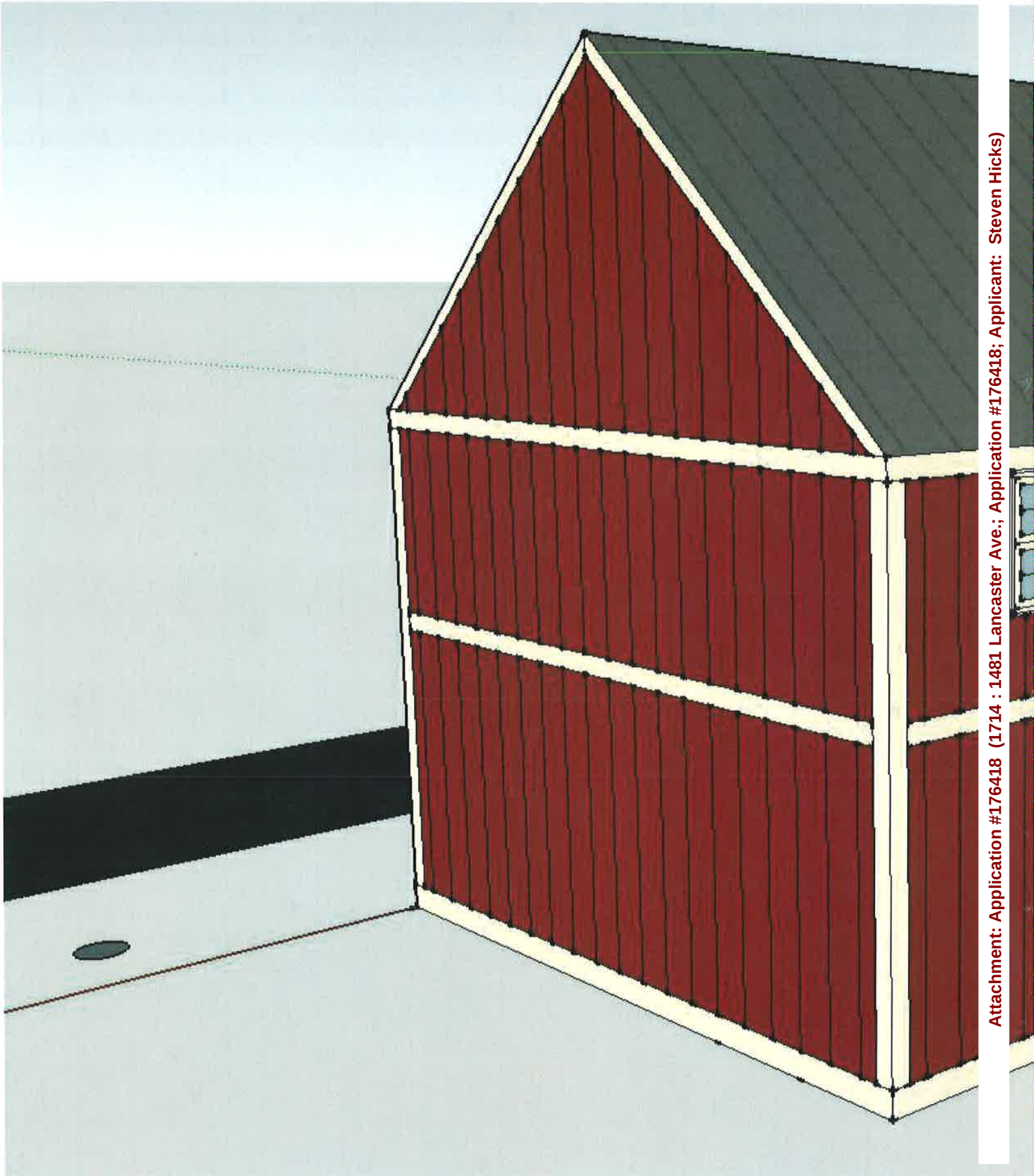


Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)

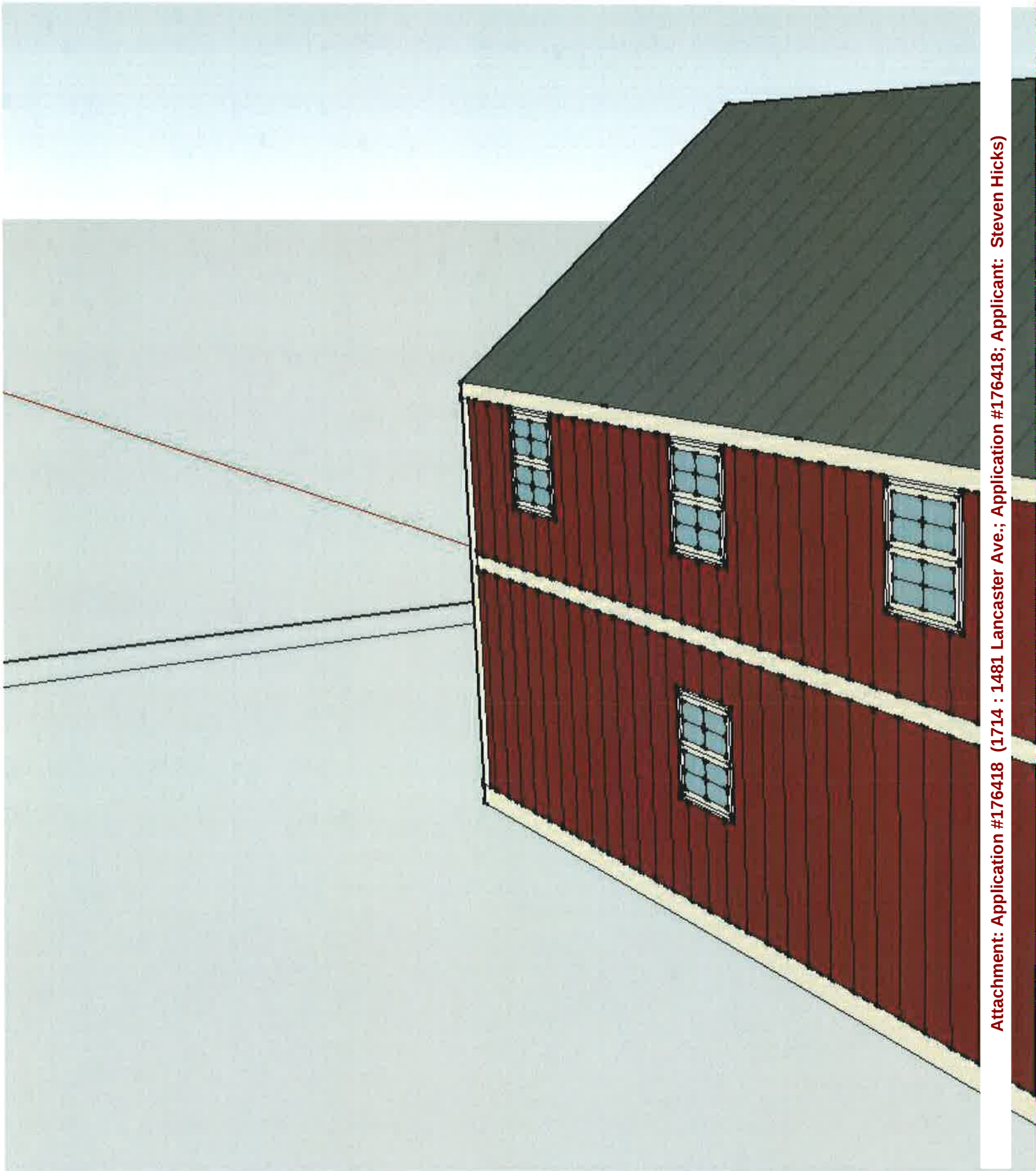




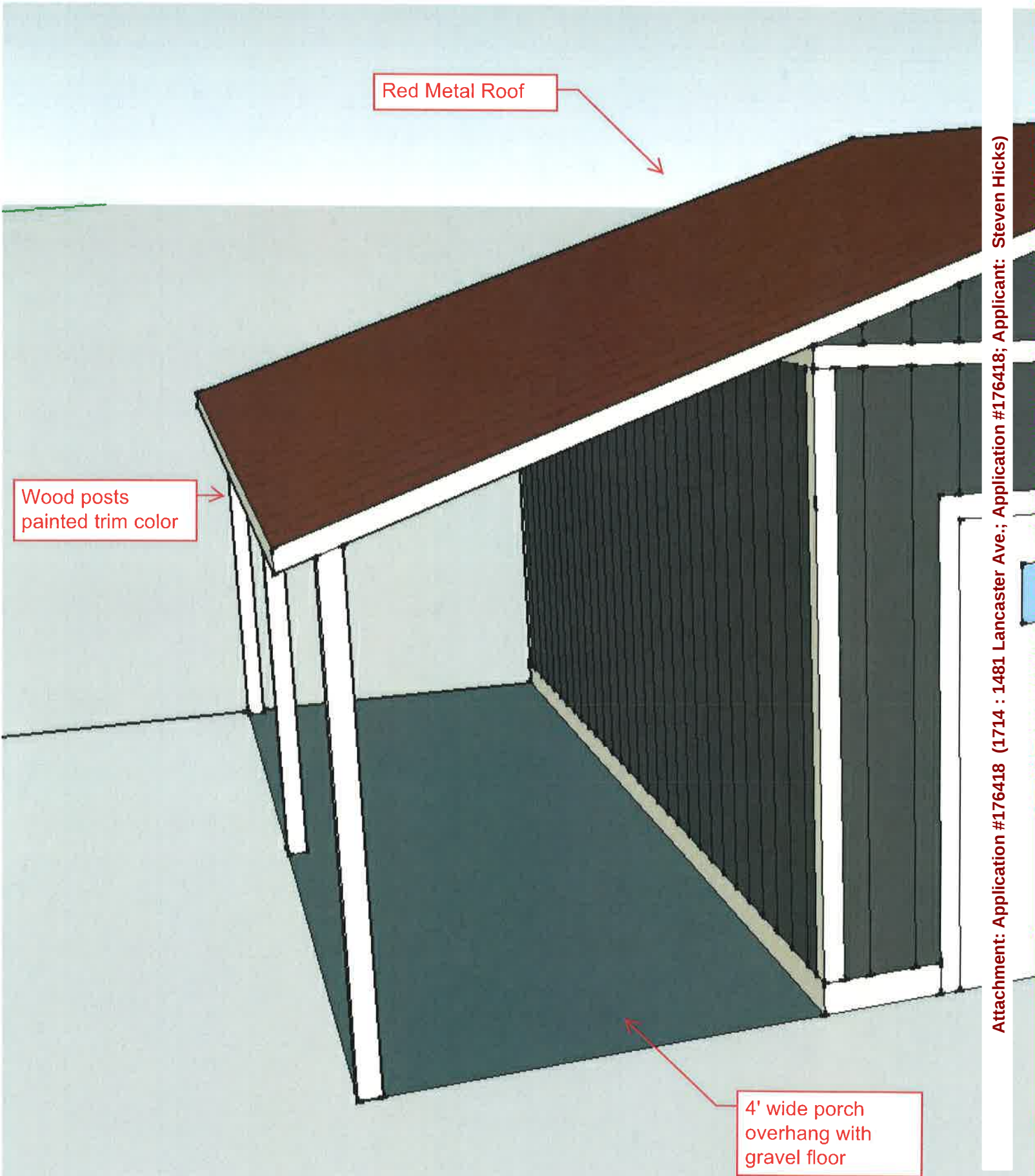
Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)



Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)



Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)

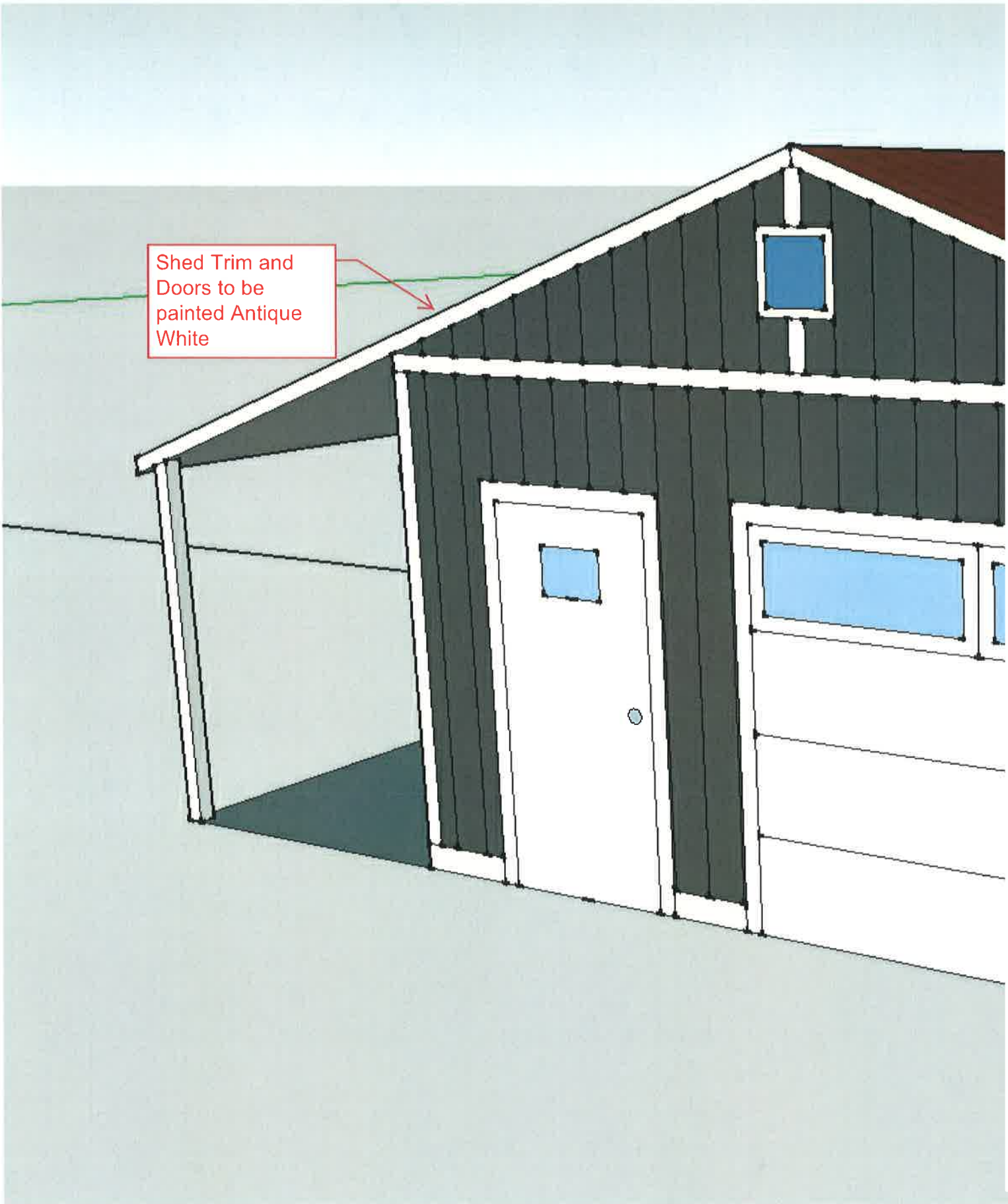


Red Metal Roof

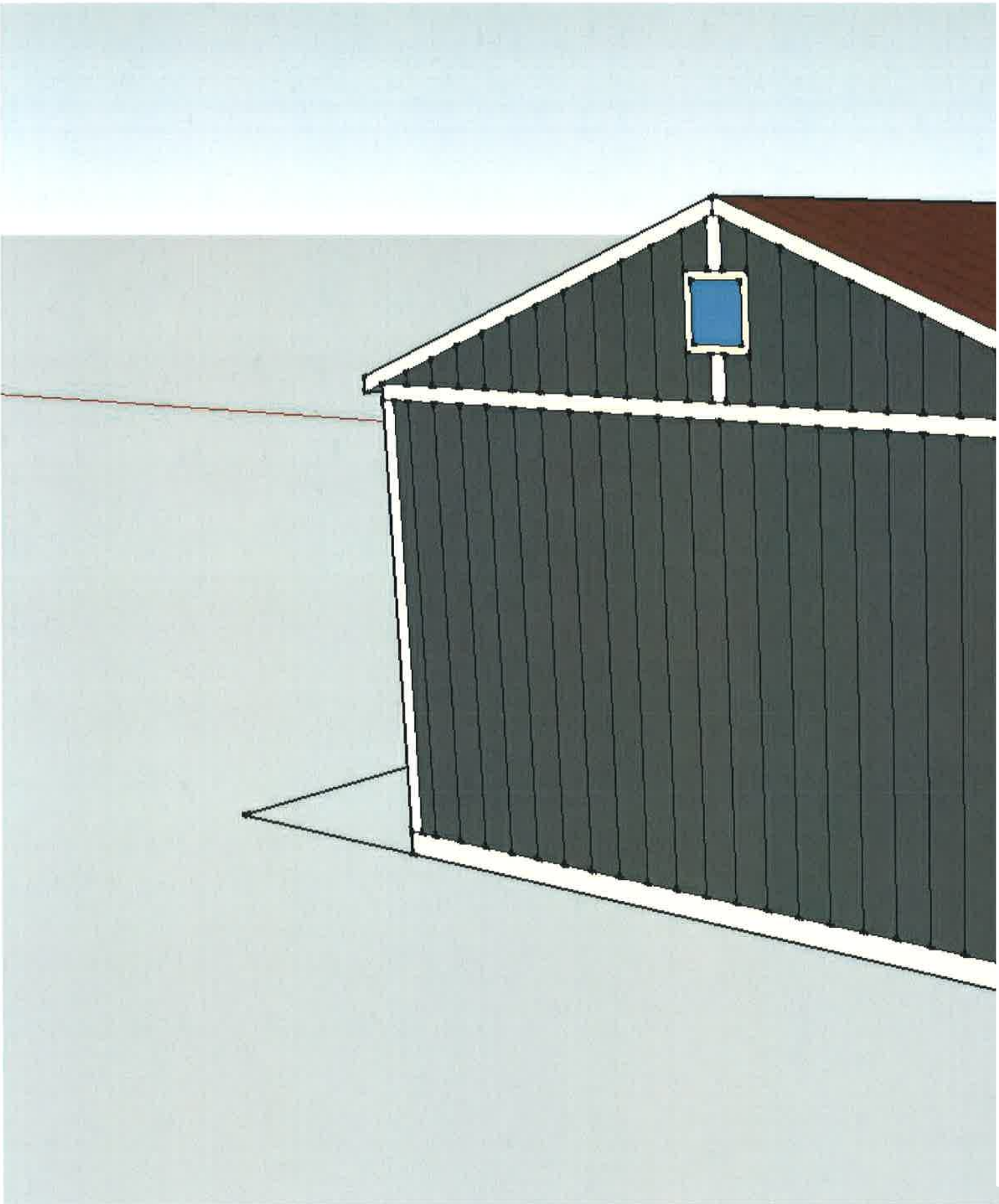
Wood posts
painted trim color

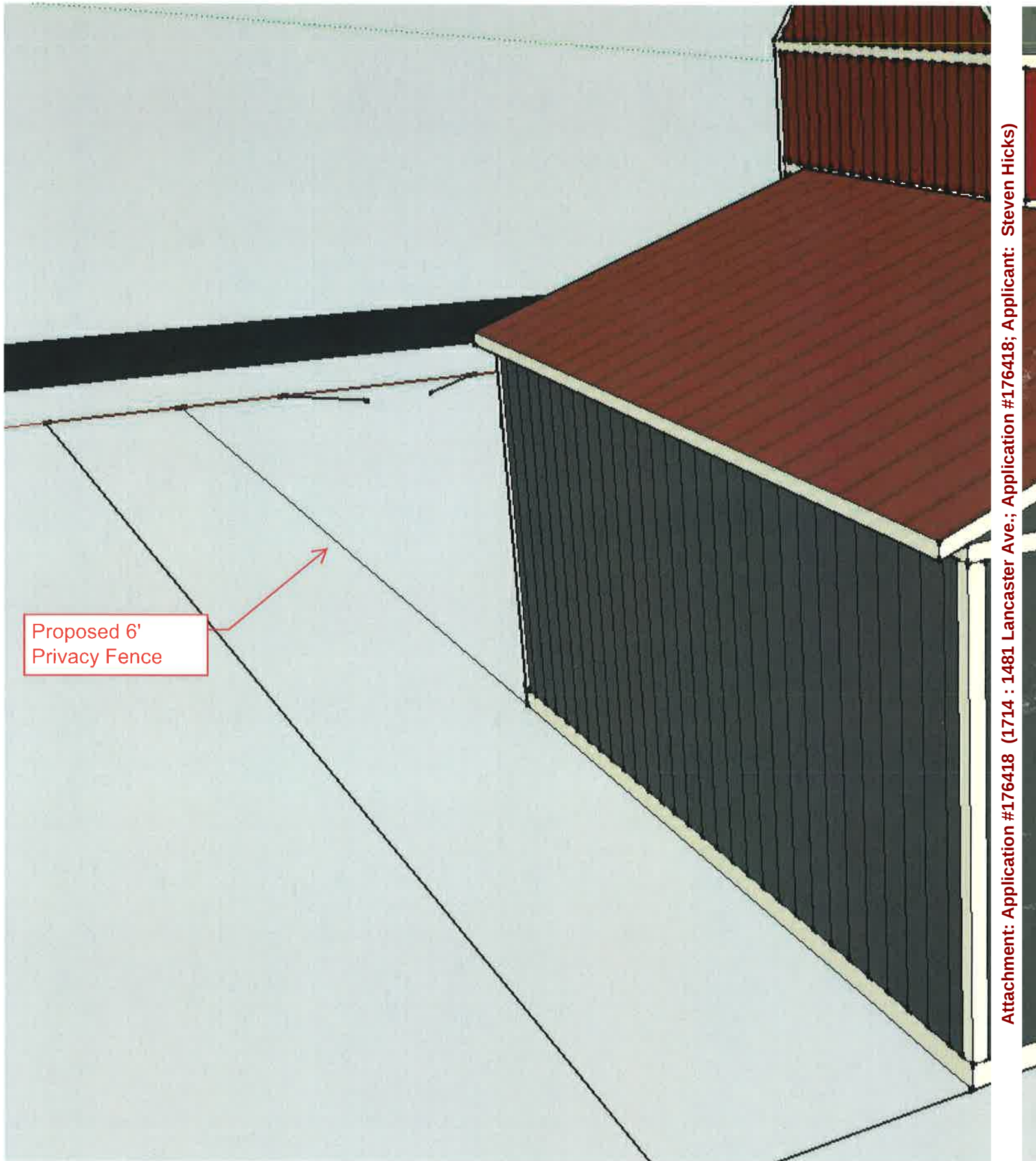
4' wide porch
overhang with
gravel floor

Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)



Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)

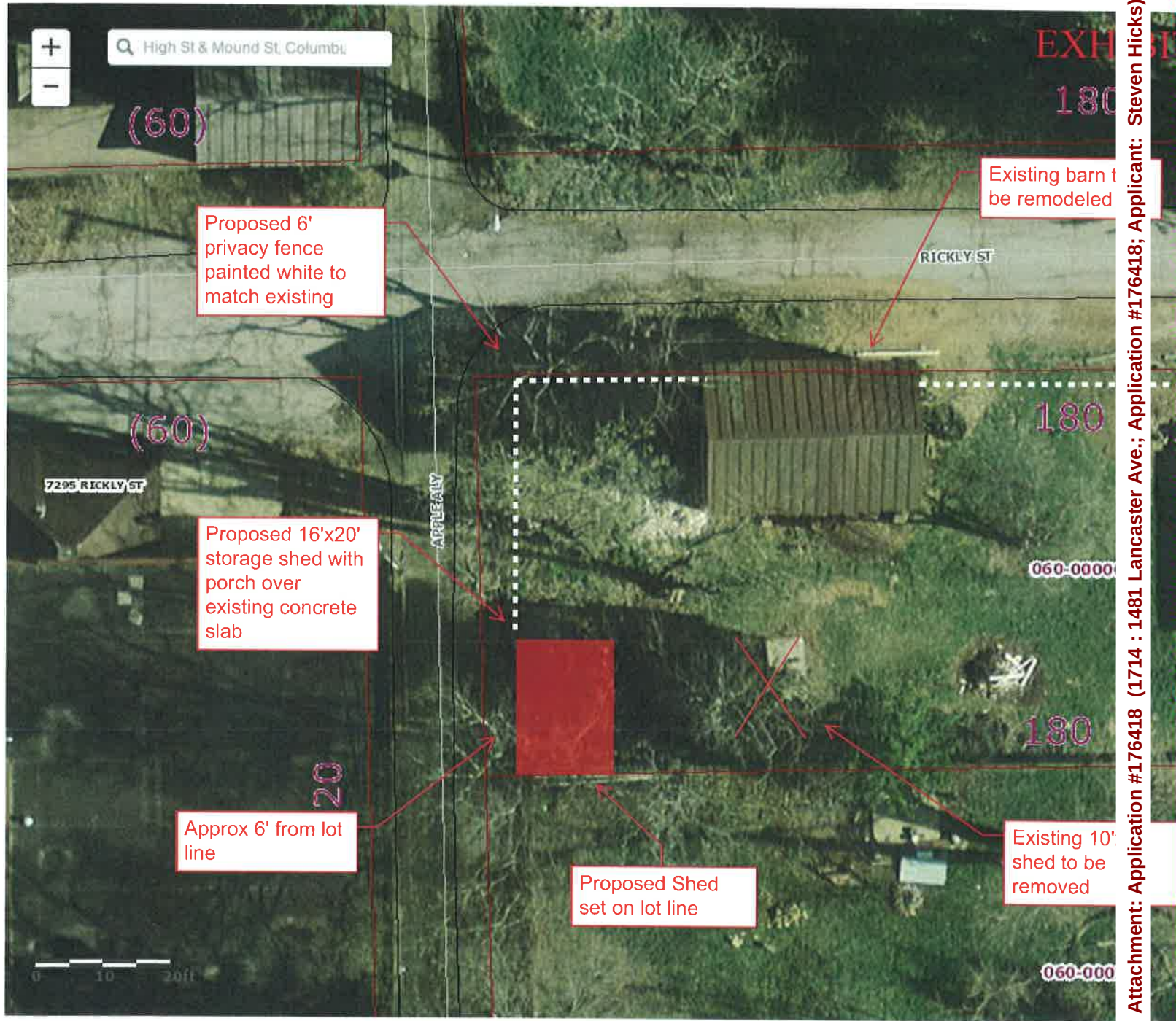




Proposed 6'
Privacy Fence

Proposed Fence
Stained Antique
White

Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)



Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 phone****Memo**

DATE: May 4, 2017**TO: Eric Snowden, Planning & Zoning Administrator Design
Review Board****CC:****RE: 7535 E. Main St.; Application #176979; Applicant: Patricia Palermo;
Business - Dental Office; Historic District - Exterior Modification and Signage.**

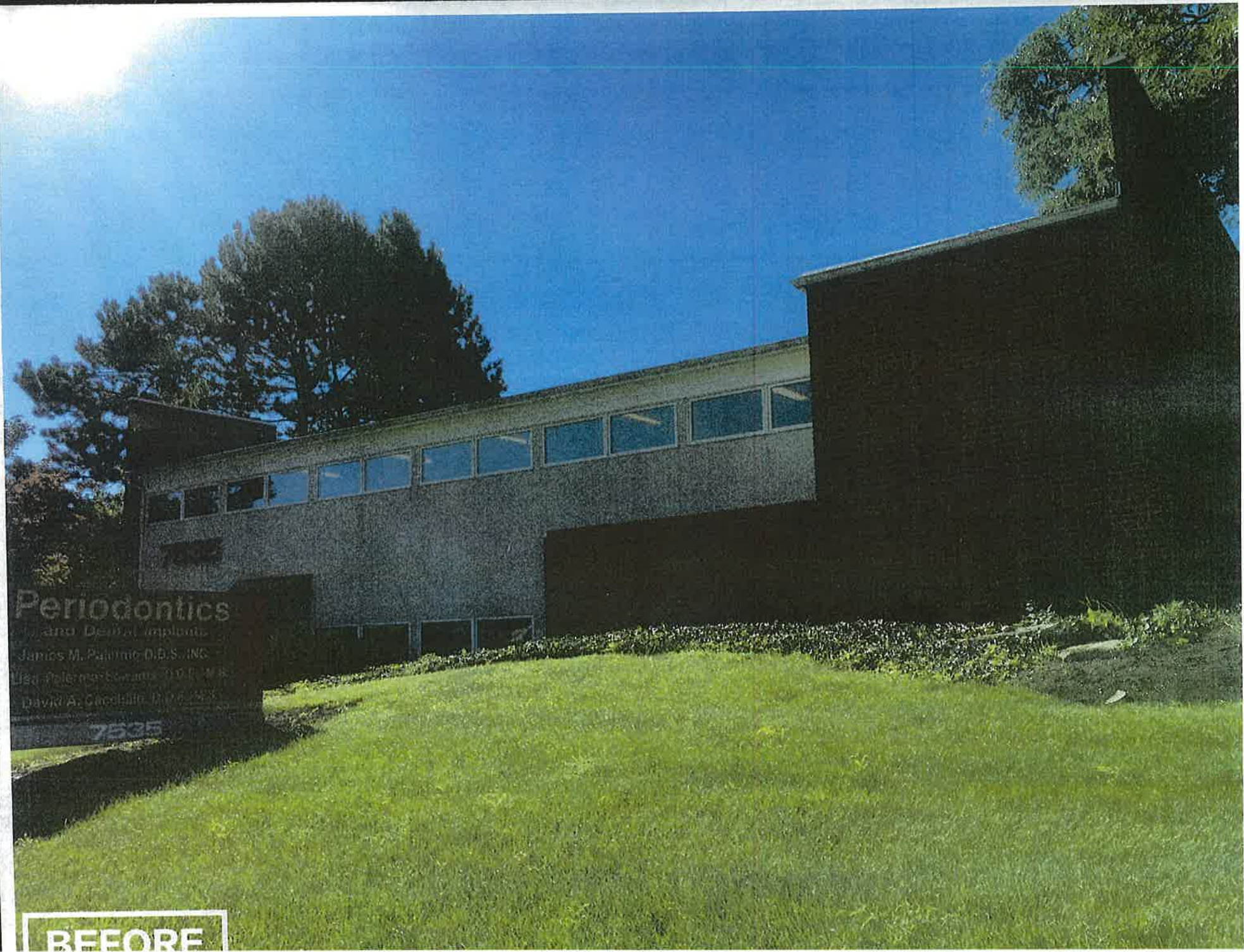
7535 E. Main St.; Application #176979; Applicant: Patricia Palermo; Business - Dental Office;
Historic District - Exterior Modification and Signage.

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

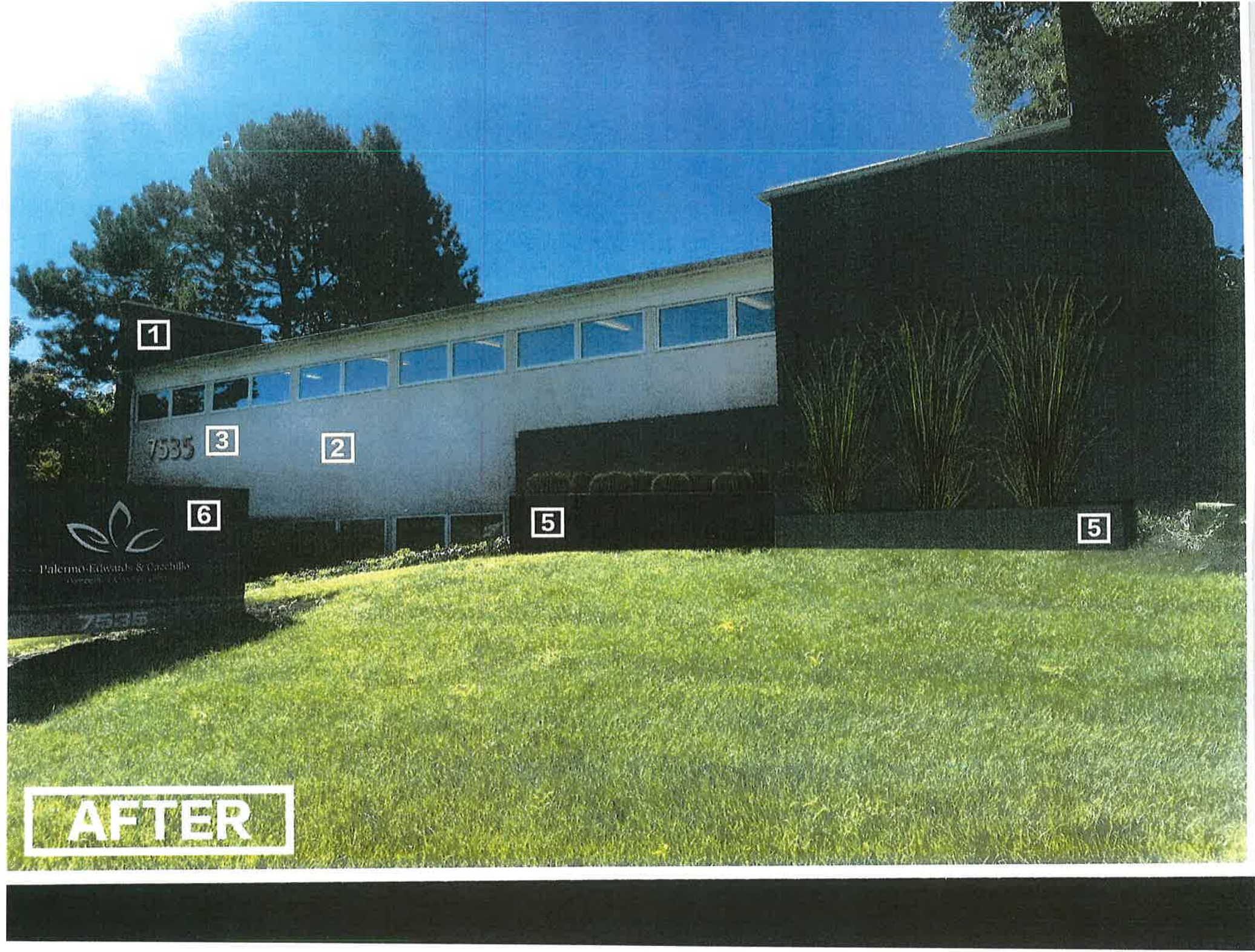
Application #: 176979
 Permit #:
 Date Submitted: 3/6/17
 Fee Amount: \$50.00
☒ Paid: Cash

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
 Design Review Board

I. PROPERTY INFORMATION							
Property Address: <u>7535 E. MAIN ST</u>							
II. PROPERTY OWNER OF RECORD							
Property Owner Name(s): <u>PATRICIA PALERMO</u>							
Contact Email: <u>ppalerm7@aol.com</u>	Contact Phone Number: <u>614 736-2624</u>						
III. BUSINESS INFORMATION (IF APPLICABLE)							
Business Name: <u>Sam</u>	Contact Name:						
Contact Phone Number:	Contact Email:						
Description of Use: <u>DENTAL OFFICE</u>							
IV. APPLICANT INFORMATION							
Applicant Name: <u>PATRICIA PALERMO</u>	Applicant Address: <u>64 Lakeland Ct., Reynoldsburg</u>						
Applicant Phone Number: <u>614-736-2624</u>	Applicant Email:						
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer							
PROJECT INFORMATION							
CHECK AND DESCRIBE IF APPLY:							
☐ Major Site Plan (\$400):							
☐ Minor/Exterior Modifications (\$200):							
☐ Signage (\$75)/Comprehensive Sign Plan (\$150):							
☒ Historic District (\$50): <u>extension modification + signage</u>							
Applicant shall submit eleven (11) 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: <u>Patricia Palermo</u>	Date: <u>3/6/17</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 Zoning District: <u>CC</u> ☒ Historic District ☐ CC Overlay Add'l Approvals Req'd ☐ BZBA						
Meeting Date: <u>4/6/17</u> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="background-color: #333; color: white; text-align: left; padding: 2px;">Meeting Results</th> </tr> <tr> <td style="width: 50%; padding: 2px;">☐ Approved as Submitted</td> <td style="width: 50%; padding: 2px;">☐ Tabled</td> </tr> <tr> <td style="padding: 2px;">☐ Approved w/ Conditions</td> <td style="padding: 2px;">☐ Denied</td> </tr> </table>		Meeting Results		☐ Approved as Submitted	☐ Tabled	☐ Approved w/ Conditions	☐ Denied
Meeting Results							
☐ Approved as Submitted	☐ Tabled						
☐ Approved w/ Conditions	☐ Denied						
Planning Admin.: _____ Date: _____							





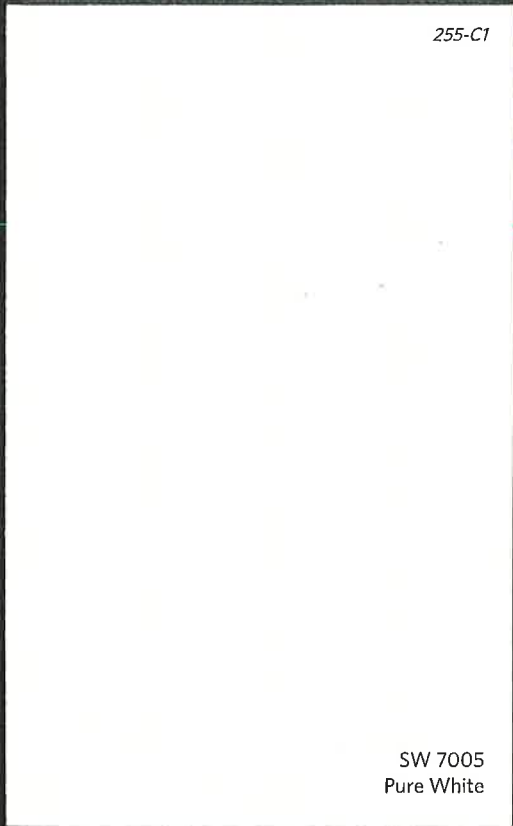




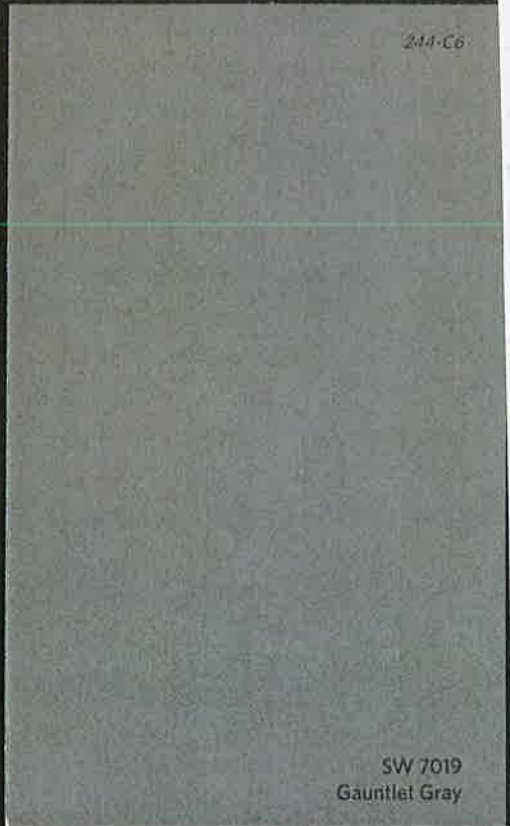


3. Change Building Numbers To Aluminum Metal





SW 7005
Pure White



SW 7019
Gauntlet Gray

1. All Brick Painted To SW 7019 - Gauntlet Gray
2. All Stucco Painted To SW 7005 - Pure White





5. Adding Exterior Landscaping



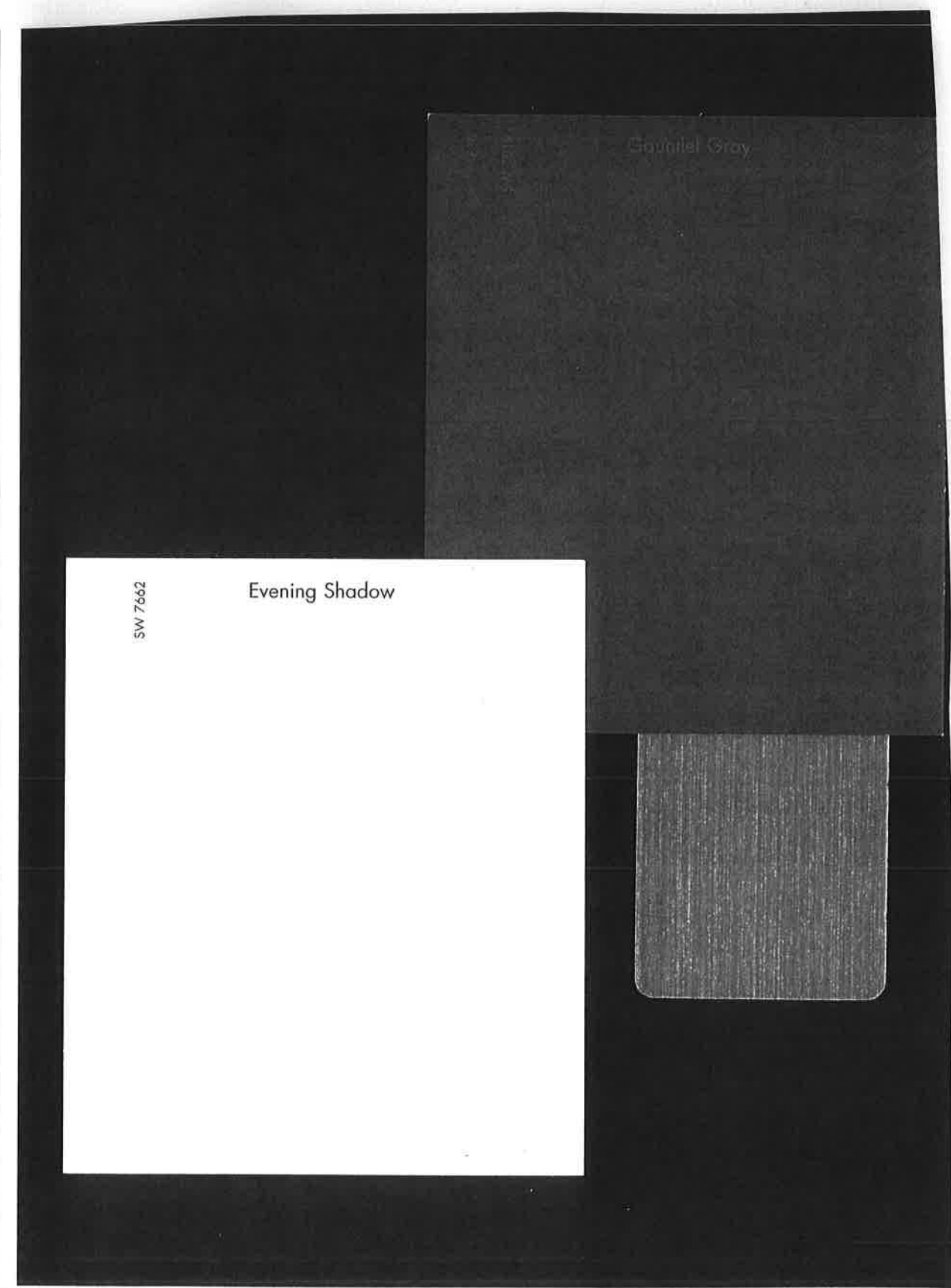
5. Adding Exterior Landscaping

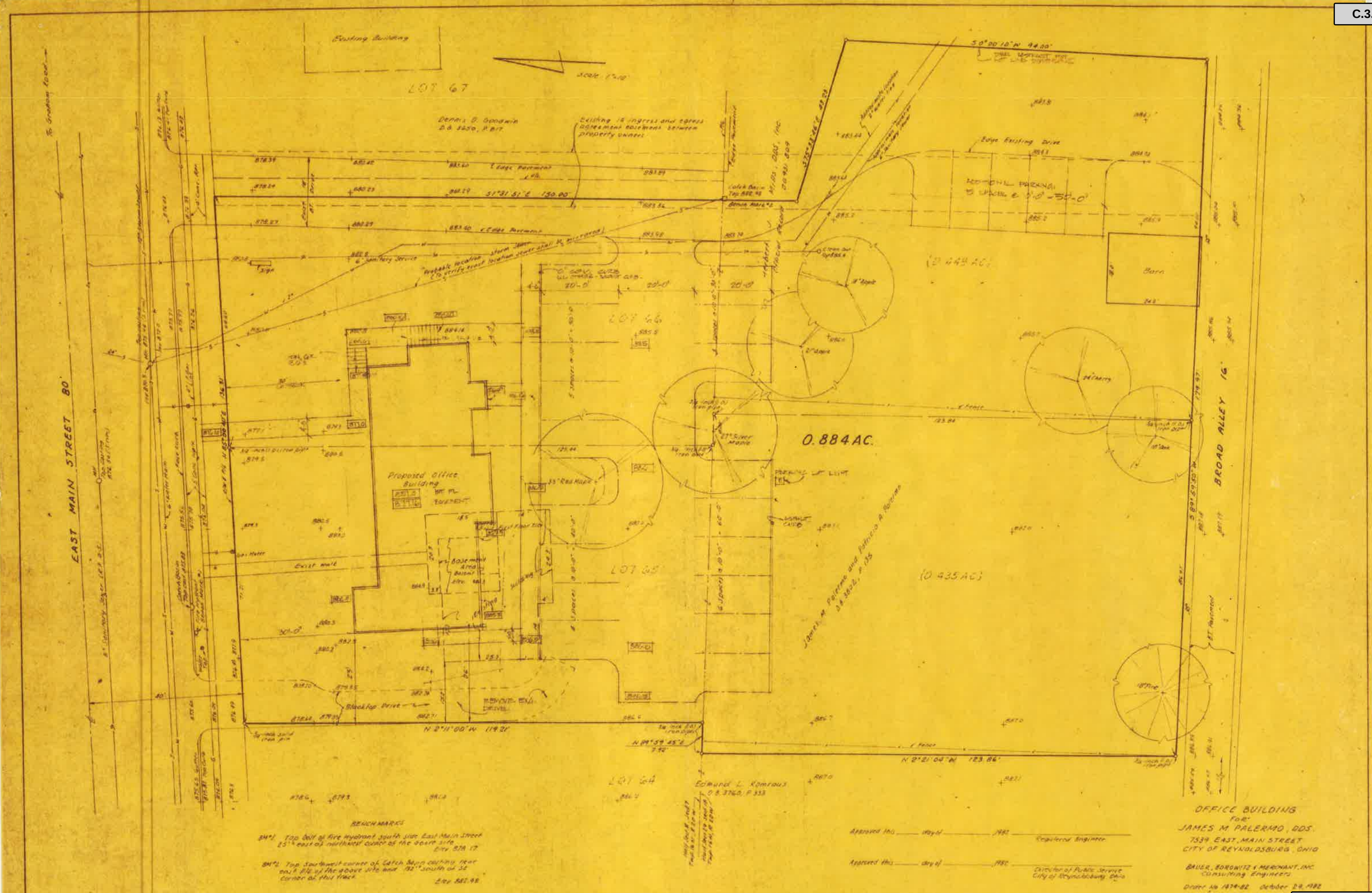


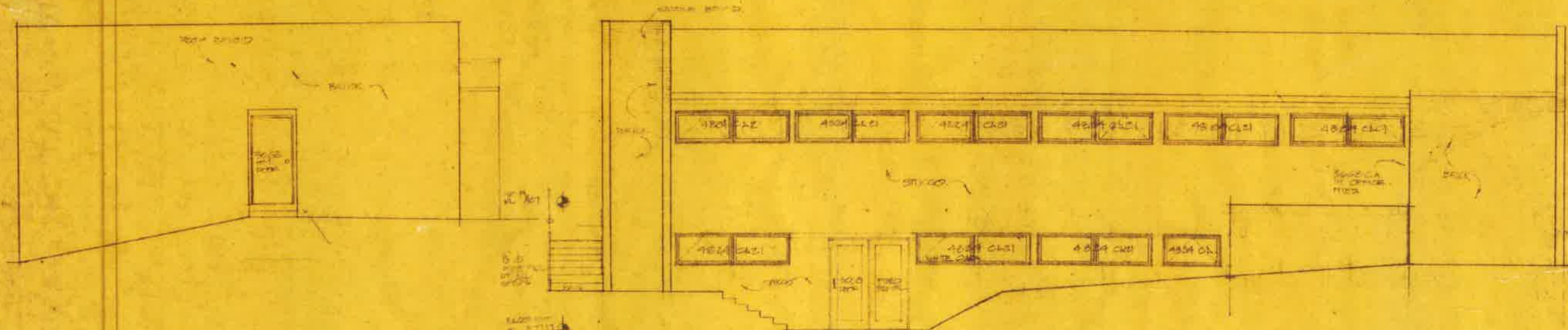
5. Adding Exterior Landscaping



6. Painting Top Of Sign To SW 7019 - Gauntlet Gray
And Bottom Of Sign To SW 7662 - Evening Shadow
Changing Logo to Aluminum Metal

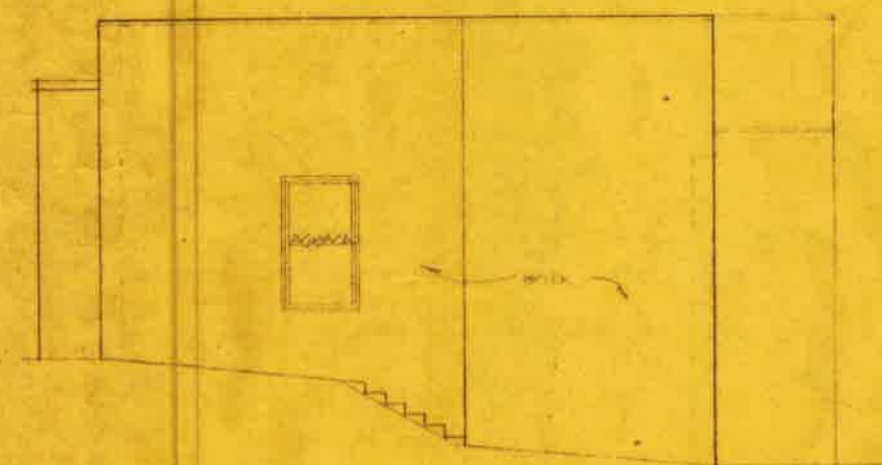




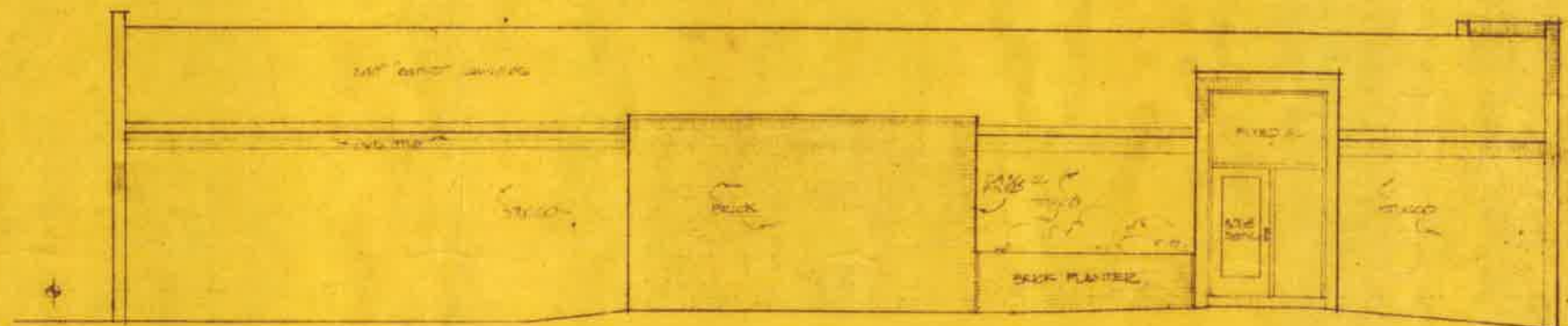


NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

OFFICE BUILDING
JAMES M. PALERMO DDS.MICHAEL LISCANO
ARCHITECT

3

From: J.J. Luebbe <jjl@luebbecompanies.com>

To: ppaler7 <ppaler7@aol.com>

Subject: Office specs attached

Date: Wed, Apr 19, 2017 1:00 pm

Attachments: Palermo Office Specifications 4-19-17.docx (26K)

Received

APR 24 2017

Reynoldsburg Building Division

Pat,

Please see attached Word document for your use.

It is as follows:

Hammer & Brush

Luebbe Companies, LLC
PO box 16 Pataskala, Ohio 43062
Office 740-927-6505 / Mobile 614-582-3632
April 19, 2017

Specifications

Palermo Dental Office

Address: 7535 East Main Street Reynoldsburg, Ohio 43068
/ 614-736-2624

Exterior maintenance items specifications as follows:

- Power wash exterior of building stucco, trim, and brick.
- Remove flat board signage on east wall above exterior stairway.
- Fill cracks in stucco and brick with flexible sealant prior to paint.
- Caulk exterior trim as necessary prior to paint.
- Paint brick and stucco using Sherwin Williams Loxon Masonry Coating or equivalent.
- All Brick Painted - SW 7019 Gauntlet Gray
- All Stucco Painted - SW 7005 Pure White
- Paint trim and metal doors with Sherwin Williams Super-Paint or equivalent.
- Paint existing street-side building numbers to give a metallic appearance.
- Prep and paint main sign in front of building.
- Add composite "wood" wrap to entry sign utilizing existing sign frame.
- Add raised Logo/Lettering to front freestanding entry sign.
- Replace existing canvas awning with entry pergola awning.
- Freshen exterior landscaping.
- Raise beds on front right of building.

JJ Luebbe
Luebbe Companies, LLC
Luebbe Fine Homes

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 phone****Memo**

DATE: May 4, 2017**TO: Design Review Board****CC:****RE: 8137 E. Broad Street #177268 Applicant Sean Clark**



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

Application #: 177268
Permit #:
Date Submitted: 3/24/17
Fee Amount: \$150.00
☒ Paid: 15536

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:

8137 East Broad Reynoldsburg, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Giltz and Associates

Contact Email:

ggiltz@3Gmgmt.com

Contact Phone Number:

(330) 494-6688

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Fine Home Furnishings / Rooms for Less

Contact Name:

Amjad (AJ) Hussein

Contact Phone Number:

614-256-6609

Contact Email:

amjadbakirr@roomsforlessoh.com

Description of Use:

Retail

IV. APPLICANT INFORMATION

Applicant Name:

Sean Clark

Applicant Address:

1640 Harmon Ave Columbus, Oh 43223

Applicant Phone Number:

614-444-3333 x 226

Applicant Email:

sclark@danitesign.com

☐

Property Owner

☐

Business Owner/Tenant

☒

Contractor

☐

Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400): _____

☐ Minor/Exterior Modifications (\$200): _____

☒ Signage (\$75)/Comprehensive Sign Plan (\$150): **Multiple signs on store front facade (Comprehensive)**

☐ Historic District (\$50): _____

Applicant shall submit **eleven (11) 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:

Date: **3-22-17**

*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. *

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: **CS**

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date: **5/4/17**

Meeting Results

☐ Approved as Submitted

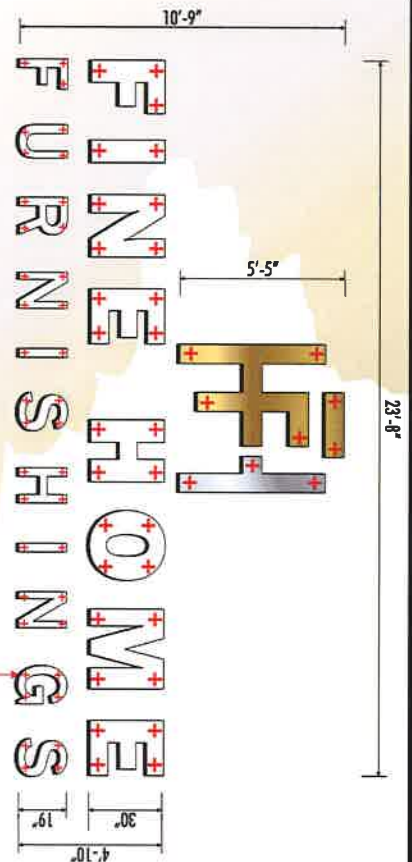
☐ Tabled

☐ Approved w/ Conditions

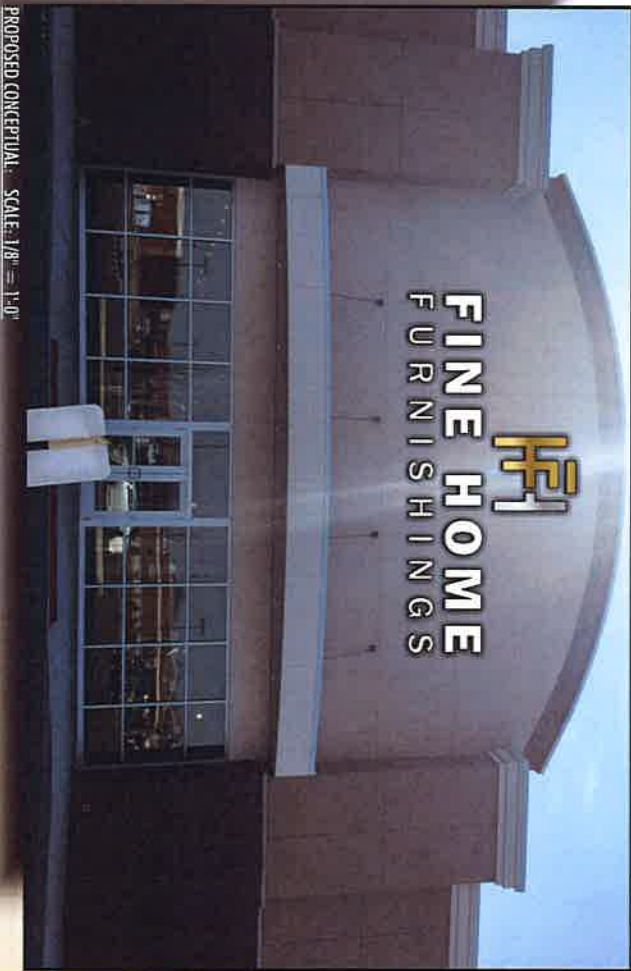
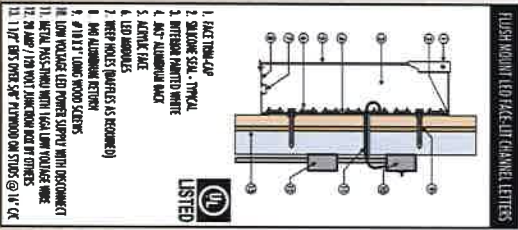
☐ Denied

P&Z Admin.: _____ Date: _____

TruSign Sign Co.



- #S1A-392155: FLUSH MOUNT (LED) ILLUMINATED CHANNEL LETTERS
- LOGO: BLACK ALUMINUM CHANNELS
 - LOGO FACE: WHITE ACRYLIC WITH BLACK TRIM-CAP AND 3600-131 GOLD METALLIC AND 3600-121 SILVER VINYL
 - ILLUMINATION: WHITE LED
 - LETTERS: BLACK ALUMINUM CHANNELS
 - LETTER FACES: WHITE ACRYLIC WITH BLACK TRIM-CAP
 - ILLUMINATION: WHITE LED



PROPOSED CONCEPTUAL SCALE: 1/8" = 1'-0"

TruSign Sign Co.

Danite Sign Co.

Proudly Serving Central Ohio Since 1954
1640 Hornum Ave Columbus, Ohio 43223
(614) 444-3333 (FAX) 414-1026
www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO: E60042 DANITE SIGN CO.

For detailed illuminated signs, for non-illuminated signs, UL does not apply.



EXISTING STOREFRONT

COORS

- ☐ WHITE
- ☐ BLACK
- ☒ 3600-131 GOLD METALLIC VINYL
- ☒ 3600-121 SILVER VINYL

APPROVED-CUSTOMER DATE

COXA I M MSA

JOB NAME: FINE HOME FURNISHING #51-32155
STREET: 8137 E BROAD ST
CITY STATE: REYNOLDSBURG, OH
SIGN TYPE: CHANNEL LETTERS
DATE: 3/10/17 REV. DATE:
TITLE NAME: FINE HOME FURNISHING, CDR
DIRECTORY: AAVA > 2017 > F

SCALE: AS NOTED SALS SC DESIGN: AG
This is a preliminary drawing. It is not to be used for construction or for any other purpose without the written consent of the designer. The designer assumes no responsibility for the construction or for the results of the construction. The designer assumes no responsibility for the construction or for the results of the construction. The designer assumes no responsibility for the construction or for the results of the construction.

[Outline](#) [Sign On](#)





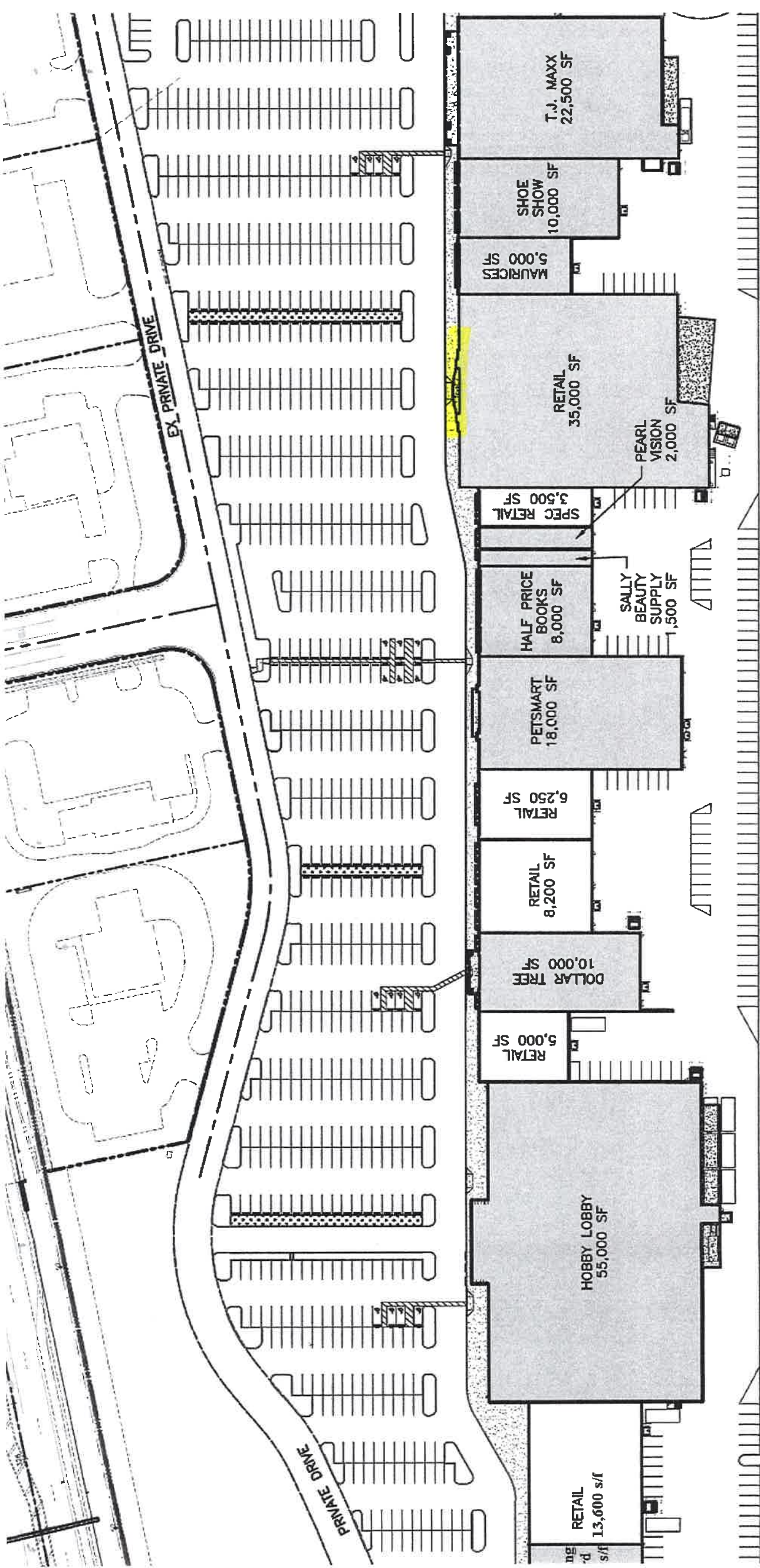
Fine Home Furnishings

Store Fronts to the right



Storefronts to the left

Fine Home Furnishings



igned Lease	114,000 s/f	
proved LOI	58,000 s/f	
allable	36,550 s/f	

TOTAL 208,550 S/F

Attachment: App. #177268 (1751 : 8137 E. Broad #177268 Applicant Sean Clark)

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 phone****Memo**

DATE: May 4, 2017**TO: Design Review Board****CC:****RE: 2200 Baltimore Reynoldsburg Road #177335; Applicant Hallie Ervin;
Minor/Exterior Modifications**



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

Application #: 177335
Permit #:
Date Submitted: 3/30/17
Fee Amount: \$200.00
☒ Paid: 10948

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:

2200 BALTIMORE-REYNOLDSBURG ROAD

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

WORLEY GWEN K & KRASNER GINA M TRUSTEES

Contact Email:

Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

SMOKEY BONES BAR + FIRE GRILL

Contact Name:

ROBERT STAMM

Contact Phone Number:

561-213-1456

Contact Email:

RSTAMM@SMOKEYBONES.COM

Description of Use:

RESTAURANT

IV. APPLICANT INFORMATION

Applicant Name:

HALLIE ERVIN

Applicant Address:

600 W. CERMAK RD. SUITE #3C

Applicant Phone Number:

847.763.1692

Applicant Email:

hervinebarkernestor.com☐ Property Owner☐ Business Owner/Tenant☐ Contractor☒ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400): _____☒ Minor/Exterior Modifications (\$200): EXTERIOR PAINT☐ Signage (\$75)/Comprehensive Sign Plan (\$150): _____☐ Historic District (\$50): _____

Applicant shall submit **eleven (11) 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:

Date: 3-30-17

*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. *

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District☐ CC Overlay

Add'l Approvals Req'd

☐ BZBAMeeting Date: 5/4/17

Meeting Results

☐ Approved as Submitted☐ Tabled☐ Approved w/ Conditions☐ Denied

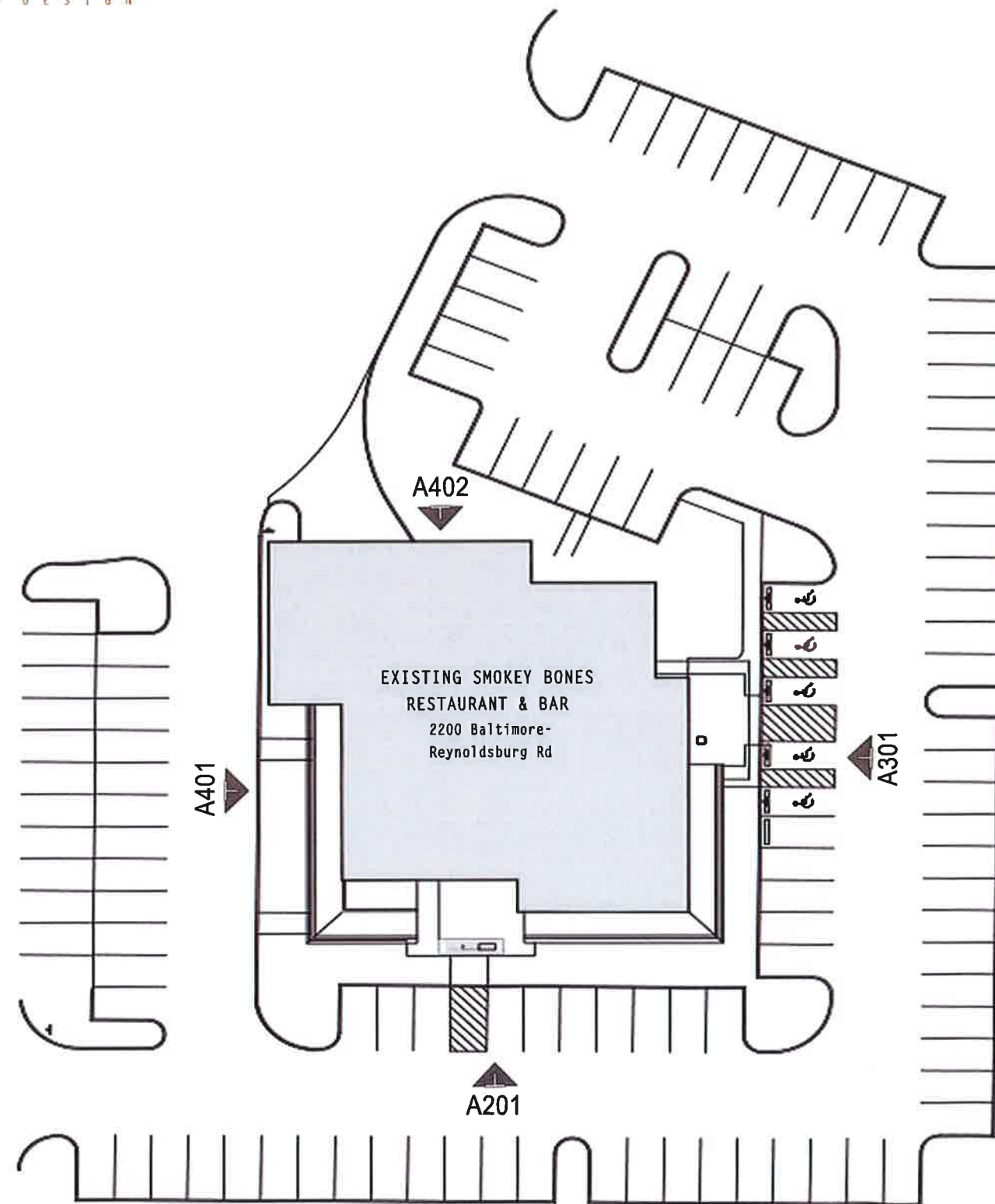
P&Z Admin.: _____ Date: _____



Reynoldsburg, OH
ARCHITECTURAL REVIEW BOARD

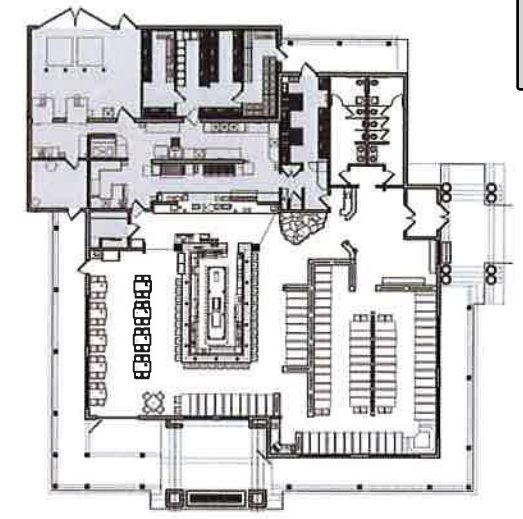
TABLE OF CONTENTS	
1	Site Plan
2	Exterior Elevations - West
3	Exterior Elevations - South
4	Exterior Elevations - North & East
5	Color Palette & Samples





A101 EXISTING SITE PLAN
SCALE: 1:50





A201 MAIN ROAD

NOTE: EXISTING ASPHALT SHINGLE TO REMAIN (NO PAINT PROPOSED)

- KEY NOTES**
- 28. Existing Firepit.
 - 39. Existing Signage.

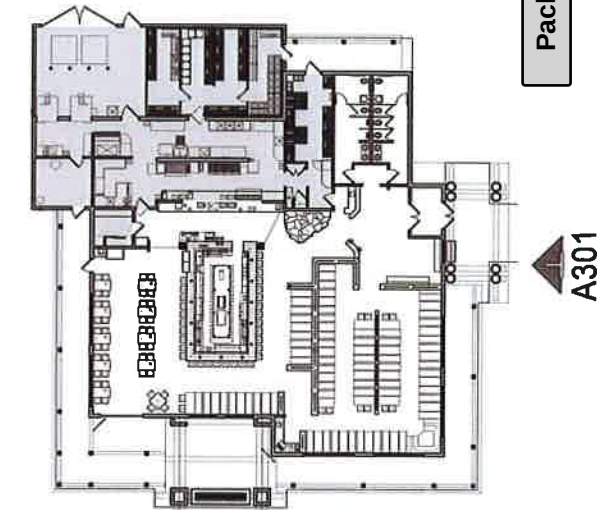


EXISTING PHOTO

PAINT KEY			
①	Alexandria Beige HC-77	③	Kendall Charcoal HC-166
②	Country Redwood PM-16	④	Tricom black SW-6258



EXISTING PHOTO



MAIN ROAD

NOTE: EXISTING ASPHALT
SHINGLE TO REMAIN (NO
PAINT PROPOSED)

KEY NOTES

- 28. Existing Firepit.
- 39. Existing Signage.



A301 PROPOSED EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"

PAINT KEY

- | | | | |
|---|------------------------|---|-------------------------|
| ① | Alexandria Beige HC-77 | ③ | Kendall Charcoal HC-166 |
| ② | Country Redwood PM-16 | ④ | Tricom black SW-6258 |



22 MARCH 17
© 2017, BARKER NESTOR, INC.
ALL RIGHTS RESERVED

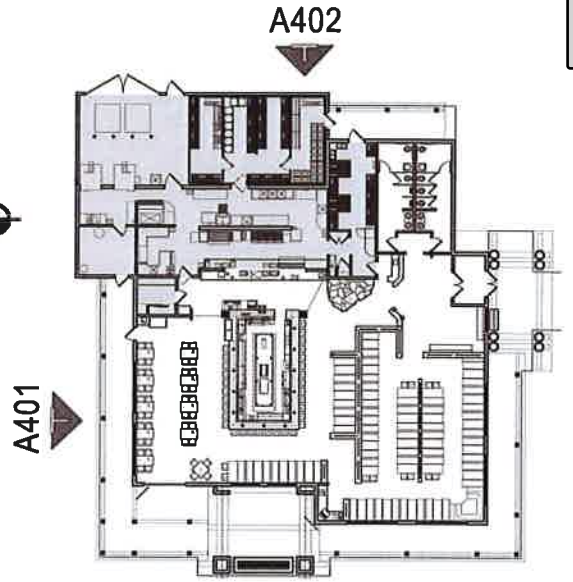
SMOKEY BONES
Bar & Fire Grill
REYNOLDSBURG, OH

PAGE

3

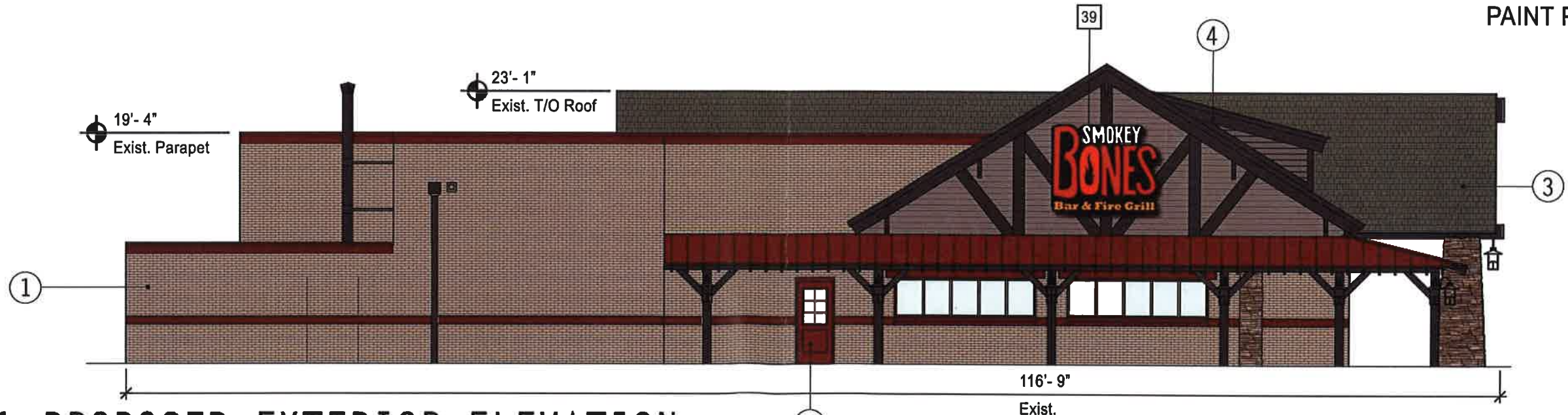


A402 PROPOSED EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"
0 2 4 6



MAIN ROAD

NOTE: EXISTING ASPHALT SHINGLE TO REMAIN (NO PAINT PROPOSED)



A401 PROPOSED EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"
0 2 4 6

KEY NOTES

39. Existing Signage

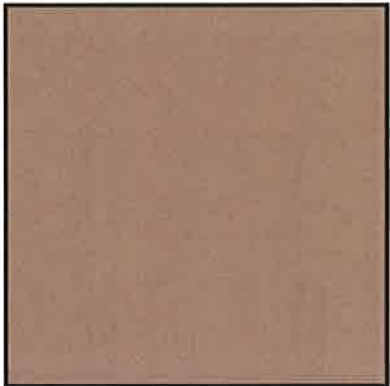
PAINT KEY

- | | |
|--------------------------|---------------------------|
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| ② Country Redwood PM-16 | ④ Tricom black SW-6258 |



EXISTING PHOTO

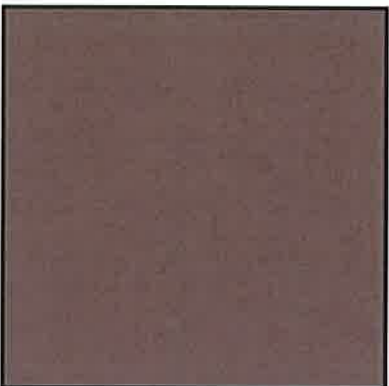
SMOKEY BONES
Bar & Fire Grill
REYNOLDSBURG, OH



Benjamin Moore
ALEXANDRIA BEIGE
HC-77
Finish: Satin



Benjamin Moore
COUNTRY REDWOOD
PM-66
Finish: Satin



Benjamin Moore
KENDALL CHARCOAL
HC-166
Finish: Satin



Benjamin Moore
TRICORN BLACK
SW-6258
Finish: Satin

PAINT SAMPLES

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 phone****Memo**

DATE: May 4, 2017**TO: Design Review Board****CC:****RE: 6754 E. Main #177389; Applicant Chad Koehneke**



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

Application #: 177335
Permit #:
Date Submitted: 3/30/17
Fee Amount: \$200.00
☒ Paid: 10948

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>2200 BALTIMORE-REYNOLDSBURG ROAD</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>WORLEY GWEN K & KRASNER GINA M TRUSTEES</u>	
Contact Email:	Contact Phone Number:
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>SMOKEY BONES BAR + FIRE GRILL</u>	Contact Name: <u>ROBERT STAMM</u>
Contact Phone Number: <u>561-213-1456</u>	Contact Email: <u>RSTAMM@SMOKEYBONES.COM</u>
Description of Use: <u>RESTAURANT</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>HALLIE ERVIN</u>	Applicant Address: <u>600 W. CERMAK RD. SUITE #3C</u>
Applicant Phone Number: <u>847.763.1692</u>	Applicant Email: <u>hervinebarkernestor.com</u>
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

- ☐ Major Site Plan (\$400): _____
- ☒ Minor/Exterior Modifications (\$200): EXTERIOR PAINT
- ☐ Signage (\$75)/Comprehensive Sign Plan (\$150): _____
- ☐ Historic District (\$50): _____

Applicant shall submit **eleven (11) 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: _____

Date: 3-30-17

*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. *

****OFFICE USE ONLY****

Additional Notes:

Zoning Information
Zoning District: _____
☐ Historic District
☐ CC Overlay
Add'l Approvals Req'd
☐ BZBA

Meeting Date: 5/4/17

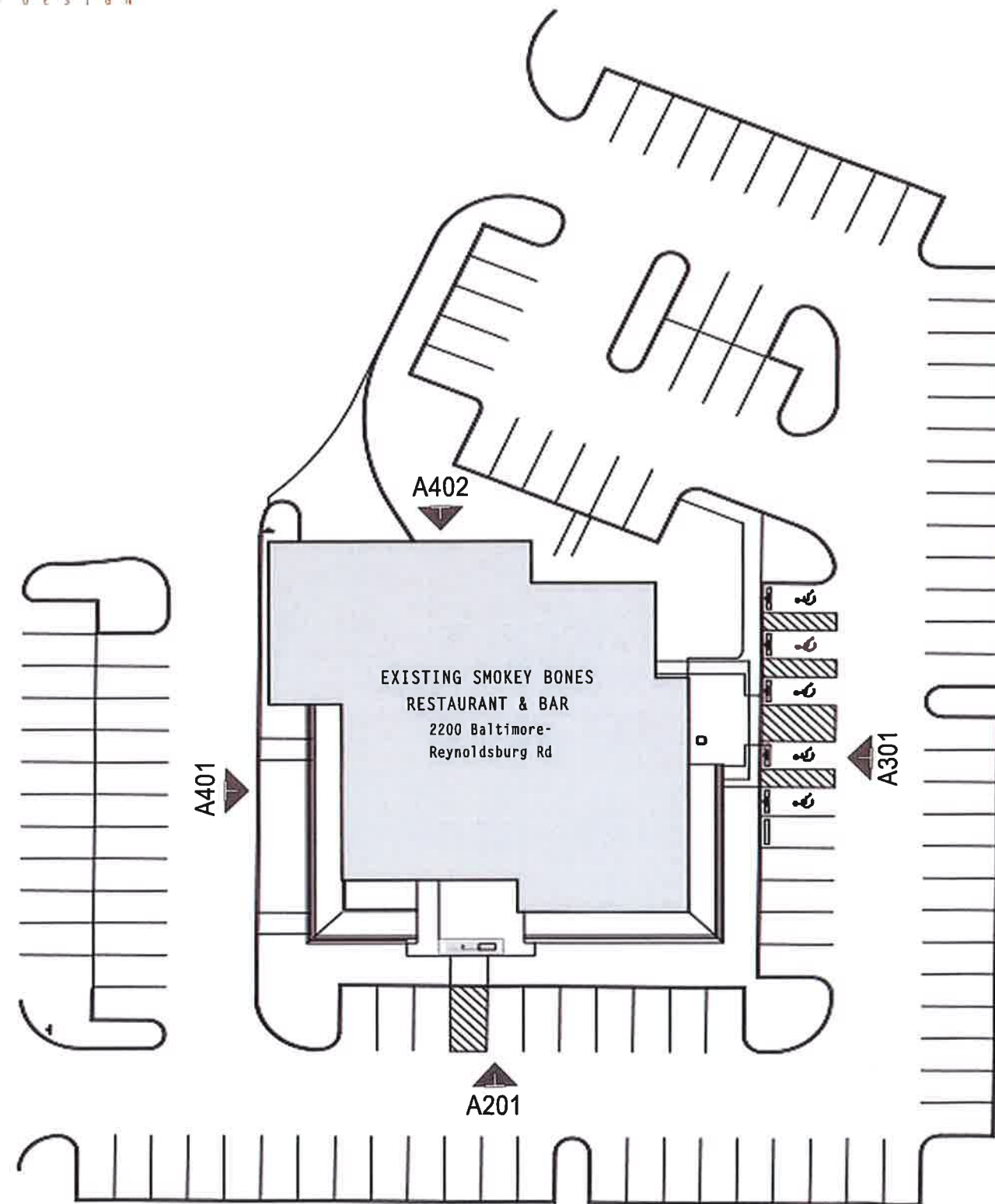
Meeting Results	
☐ Approved as Submitted	☐ Tabled
☐ Approved w/ Conditions	☐ Denied

P&Z Admin.: _____ Date: _____



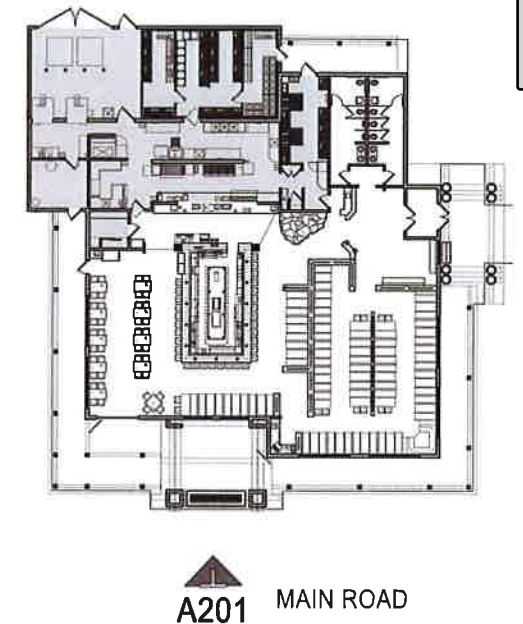
Reynoldsburg, OH
ARCHITECTURAL REVIEW BOARD

TABLE OF CONTENTS	
1	Site Plan
2	Exterior Elevations - West
3	Exterior Elevations - South
4	Exterior Elevations - North & East
5	Color Palette & Samples



A101 EXISTING SITE PLAN
SCALE: 1:50





NOTE: EXISTING ASPHALT SHINGLE TO REMAIN (NO PAINT PROPOSED)

- KEY NOTES**
- 28. Existing Firepit.
 - 39. Existing Signage.

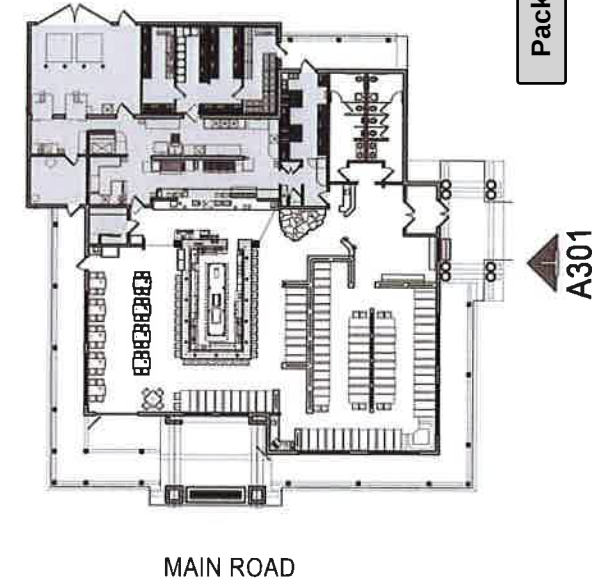


EXISTING PHOTO

PAINT KEY			
①	Alexandria Beige HC-77	③	Kendall Charcoal HC-166
②	Country Redwood PM-16	④	Tricom black SW-6258



EXISTING PHOTO



NOTE: EXISTING ASPHALT SHINGLE TO REMAIN (NO PAINT PROPOSED)

KEY NOTES

- 28. Existing Firepit.
- 39. Existing Signage.



PAINT KEY

- | | | | |
|---|------------------------|---|-------------------------|
| ① | Alexandria Beige HC-77 | ③ | Kendall Charcoal HC-166 |
| ② | Country Redwood PM-16 | ④ | Tricom black SW-6258 |

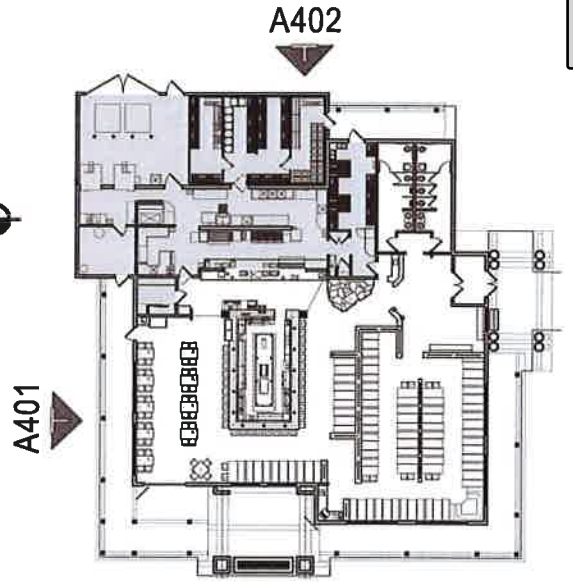


22 MARCH 17
© 2017, BARKER NESTOR, INC.
ALL RIGHTS RESERVED

SMOKEY BONES
Bar & Fire Grill
REYNOLDSBURG, OH



A402 PROPOSED EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"
0 2 4 6

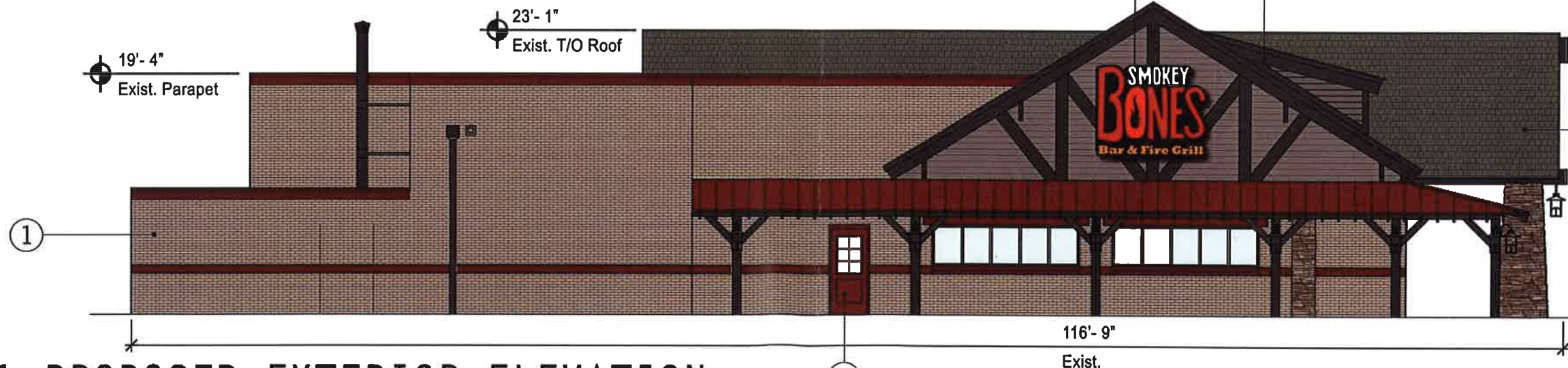


MAIN ROAD

NOTE: EXISTING ASPHALT SHINGLE TO REMAIN (NO PAINT PROPOSED)

KEY NOTES

39. Existing Signage



A401 PROPOSED EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"
0 2 4 6

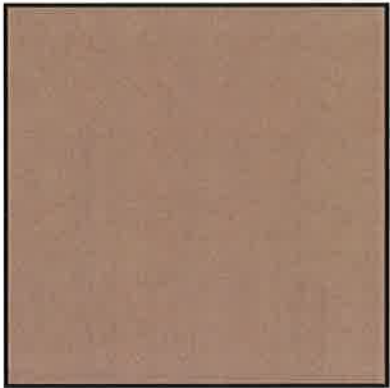
PAINT KEY

- | | |
|--------------------------|---------------------------|
| ① Alexandria Beige HC-77 | ③ Kendall Charcoal HC-166 |
| ② Country Redwood PM-16 | ④ Tricom black SW-6258 |



EXISTING PHOTO

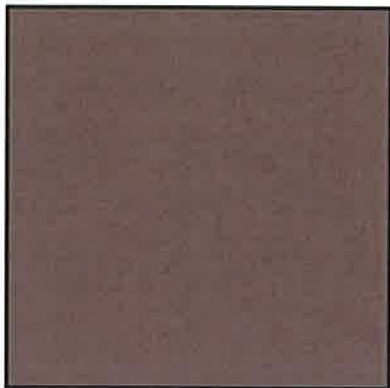
SMOKEY BONES
Bar & Fire Grill
REYNOLDSBURG, OH



Benjamin Moore
ALEXANDRIA BEIGE
HC-77
Finish: Satin



Benjamin Moore
COUNTRY REDWOOD
PM-66
Finish: Satin



Benjamin Moore
KENDALL CHARCOAL
HC-166
Finish: Satin



Benjamin Moore
TRICORN BLACK
SW-6258
Finish: Satin



Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 phone****Memo**

DATE: May 4, 2017**TO:****CC:****RE:** 7175 E. Main #177397; Applicant Stanley W. Young



CITY OF REYNOLDSBURG

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

Application #: 177397

Permit #:

Date Submitted: 4/4/17

Fee Amount: \$75.00

☒ Paid: 18745

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: 7175 E. Main Street, Reynoldsburg, Ohio 43068	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Dezalovsky & Estrugo, LLC.	
Contact Email:	Contact Phone Number:
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Kamana Grocery LLC	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use: Grocery Store	
IV. APPLICANT INFORMATION	
Applicant Name: Stanley W. Young III, Branham Sign Co.	Applicant Address: 127 Cypress Street, Reynoldsburg, 43068
Applicant Phone Number: 740-497-4713	Applicant Email: trinitysigngroup@gmail.com
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer	

PROJECT INFORMATION**CHECK AND DESCRIBE IF APPLY:**

- ☐ Major Site Plan (\$400): _____
- ☐ Minor/Exterior Modifications (\$200): _____
- ☒ Signage (\$75)/Comprehensive Sign Plan (\$150): **One non-illuminated wall sign on front of building**
- ☐ Historic District (\$50): _____

Applicant shall submit **eleven (11)** 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: Stanley W. Young IIIDate: **March 27, 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: **CS**

- ☒ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ BZBA

Meeting Date: **5/4/17****Meeting Results**

- ☐ Approved as Submitted ☐ Tabled
☐ Approved w/ Conditions ☐ Denied

P&Z Admin.: _____ Date: _____

Parcel ID: 060-001039-00
DEZALOVSKY & ESTRUGO LLC

Map-KC: 060-N156A-367-00
7175 E MAIN ST

Owner **DEZALOVSKY & ESTRUGO LLC**

Owner Address 3252 MANN RD
 BLACKLICK OH 43004

Legal Description E MAIN ST
 ACRES .351

Calculated Acres .29
 Legal Acres 0

Tax Bill Mailing DEZALOVSKY & ESTRUGO LLC
 3252 MANN RD
 BLACKLICK OH 43004-8720

[View Google Map](#)

Most Recent Transfer

Transfer Date MAY-02-2014
 Transfer Price \$365,000
 Instrument Type LW

2016 Tax Status

Property Class C - Commercial
 Land Use 420 - SMALL RETAIL STRUCT<10000 SF
 Tax District 060 - CITY OF REYNOLDSBURG
 School District 2509 - REYNOLDSBURG CSD
 City/Village REYNOLDSBURG CITY
 Township TRURO TWP
 Appraisal Neighborhood X6203
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2016: No 2017: No
 Homestead Credit 2016: No 2017: No
 Rental Registration No
 Board of Revision No
 Zip Code 43068

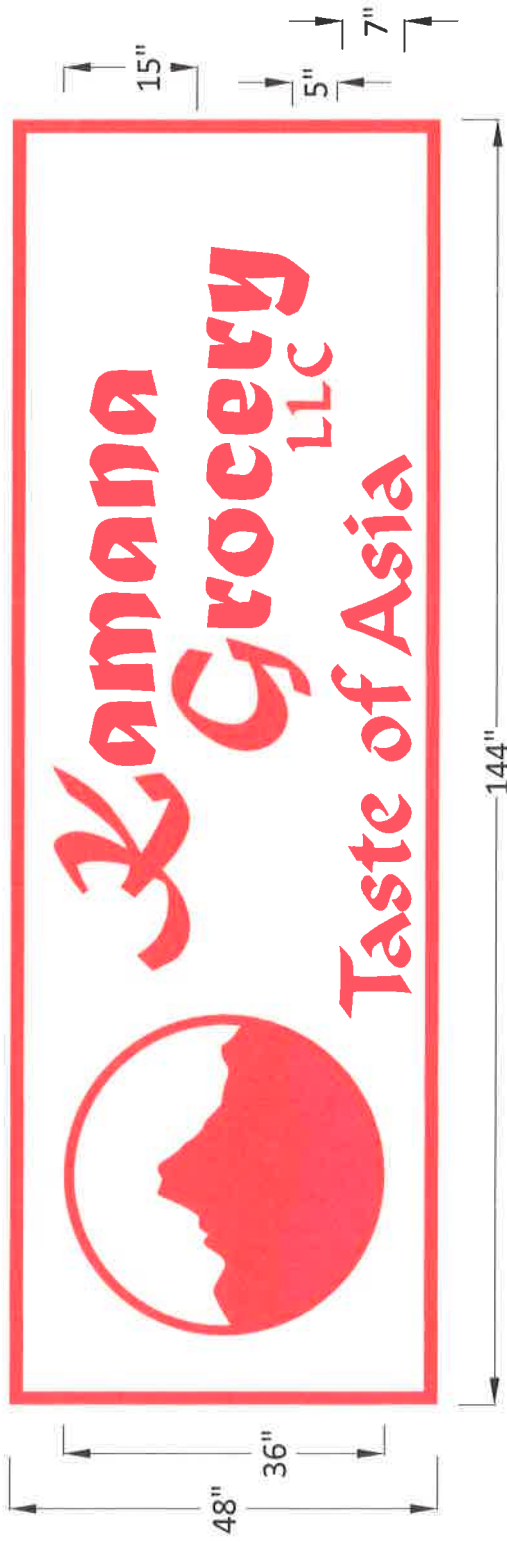
2016 Current Market Value

	Land	Improvements	Total
Base	87,200	277,800	365,000



SINGLE-FACE WALL SIGN
NON-ILLUMINATED ECB ALUMINUM PANEL
RED OUTLINE TO MATCH 3630-73 DARK RED
RED COPY AND MOUNTAIN TO MATCH 363-73 DARK RED
RED SECONDARY COLOR ON MOUNTAIN LOGO TO MATCH 3630-43 TOMATO RED
WHITE BACKGROUND

485F



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888.976.74

127 Cypress Street
Reynoldsburg, Ohio 43068

Client



Address

7175 E. Main St.
Reynoldsburg, OH 43068

Location

7175 E. Main St.
Reynoldsburg, OH 43068

Sales

bricculon@branhamsign.com

Designer

jgreenlee@branhamsign.com

Notes

Approved & Dated



Page

1 of 1



Local: 740.964.9
Fax: 740.964.9

Date 03-17-17

Job Path G\Jobs