

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
APRIL 21, 2011
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Lucas Haire Mr. Patrick Feeney Mr. David Stoffel Mr. Norman Brusk Mr. Anthony Rettke
Others Present:	Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF MARCH 17, 2011

Chairman Brusk: The next order of business is the approval of the minutes for March 17, 2011. Were there any changes, corrections, problems with it?

Mr. Rettke: There were just some things accredited me under the Reynoldsburg Schools and I abstain I didn't make any comments to that so I'd like the record to be known that I didn't make comments on the school issue.

Mr. Haire: Which page was that?

Mr. Rettke: Bottom of 12 there's at least one comment, top of 12 there's a comment. That was not me.

Mr. Haire: Anyone recall making those comments?

Mr. Rettke: No, I do not recall making any of the comments.

Mr. Haire: No. Does anyone recall making those comments so we can try to figure out who it should be attributed to.

Mr. Rettke: I think it was Mr. Hansen.

Mr. Haire: I think you're right.

Mr. Brusk: Mr. Hansen, can you make those changes?

Mr. Hansen: Yeah.

Mr. Brusk: Thank you. There being no other comments, the minutes will be approved as corrected.

3. APPROVAL OF AGENDA

Mr. Brusk: Are there any changes that need to be done here?

Mr. Hansen: No.

Mr. Brusk: Okay. That being said, we'll approve the agenda as written.

4. SWEARING IN OF SPEAKERS

(Mr. Brusk administers the oath.)

5. PUBLIC COMMENT

Mr. Brusk: Is there any public comment out there? I don't see any public to comment, so I assume there isn't.

B. UNFINISHED BUSINESS

Now we go to Unfinished Business and I see none listed. None being said, we'll go to New Business

C. NEW BUSINESS

1. VARIANCE APPLICATION, 6300 RIDER ROAD, REYNOLDSBURG, OHIO;
REQUESTING A VARIANCE FROM REYNOLDSBURG ZONING CODE SECTION
1171.06(3) e TO PERMIT AN ACCESSORY STRUCTURE FLOOR AREA GREATER
THAN FIFTY PERCENT (50%) OF THE RESIDENTIAL FLOOR AREA OF THE
DWELLING. CONTACT: THOMAS E. PRITCHARD (84-ZV).

Mr. Brusk: Who is going to be speaking on that? Would you state your name and address?

Mr. Tom Pritchard: Tom Pritchard, 6300 Rider Road, Reynoldsburg.

Mr. Brusk: Thank you. Do you have a presentation?

Mr. Hansen: Yeah, I have brief presentation. The applicant is proposing to tear down an existing accessory structure. It's a garage in the rear yard of his house and replace it with a larger structure. As you can see, the total area of the structure is 1,022 square feet but that's over 1.5 stories so there's kind of a second mezzanine.

Mr. Brusk: You count that square footage?

Mr. Hansen: It does count according to code, so that's why the variance is coming into play. But the footprint is only 672 square feet of enclosed area and then with the additional side porch on it, it brings it up to 840. I apologize for the reference of not having the plot plan, but I did see it earlier and it does meet the zoning code setbacks. Here's the shed. It's 22 feet in height, which is probably the same height of the house. Here's the—

Mr. Brusk: A little bit taller.

Mr. Hansen: Yeah.

Mr. Brusk: Is the shed going to be removed?

Mr. Pritchard: That is being torn down, yes, and effectively the front footprint is where the same front—

Mr. Brusk: Right. But behind it I saw there was a shed.

Mr. Pritchard: That's off to the right.

Mr. Brusk: Is that going to stay or is that going to be—

Mr. Pritchard: That's going to stay. That shed there stays.

Mr. Brusk: Oh, it's not where it showed it on there?

Mr. Pritchard: Right.

Mr. Brusk: Okay. Well, that's a cute little shed.

Mr. Hansen: Yeah, it's just a—

Mr. Haire: Mr. Pritchard, how large is that shed?

Mr. Pritchard: 10 by 10, 12 x 12 (inaudible).

Mr. Brusk: Mr. Hansen, does that cause any trouble having that extra—

Mr. Hansen: There's such a large rear yard that it wouldn't meet the 20% maximum.

Mr. Pritchard: Because you see the rise in the picture of the back, my yard actually goes up that rise a little bit and there's a fence on top of that _____, that would be behind the house.

Mr. Brusk: You haven't heard any complaints about a larger, higher than normal garage?

Mr. Haire: I just had a quick question for Mr. Pritchard. What's the purpose of the garage?

Mr. Pritchard: I have three cars

Mr. Haire: I read the letter here but—

Mr. Pritchard: Right. Basically, I need to put some storage in there and a little workshop for myself. I do drag racing and then I've got a lot of extra little parts and just a garage.

Mr. Haire: We've granted similar variances as this in Huber and Brookside because we get these homes that are 800 or 900 square feet, smaller homes, and just to be able to put in a garage.

Mr. Pritchard: Correct. This was built in the early 50's.

Mr. Brusk: And if it wasn't a story-and-a-half it would meet the requirement even without that.

Mr. Hansen: It'd still be a little larger.

Mr. Pritchard: It'd be a little bit larger, but—

Mr. Brusk: A little larger than half?

Mr. Hansen: Yeah. It'd be like 52%.

Mr. Feeney: I had a question. I know the dash line on the plot plan -- the dash line is the new outline of your proposed building? And I know there's a power line in the back—

Mr. Pritchard: Correct.

Mr. Feeney: --and it's two-story, going to be 22—

Mr. Pritchard: It's going to be -- the back of the garage would end up being in front of that still. And the power lines, since it's up higher -- those lower lines are the cable and the TV and so forth. There used to be a lilac bush back behind the garage there and when I took it down that cable sunk because they never pulled it up tight.

Mr. Feeney: The 10 foot easement, is the power line on the back part of that 10-foot easement?

Mr. Pritchard: Yeah, it's technically on that 10-foot easement.

Mr. Haire: Okay. Pat, if you look at the photo—

Mr. Pritchard: Because the telephone pole is on the back of the property line. You can see it in this picture here on the right on the side, that telephone pole was within that far of the back of the yard.

Mr. Feeney: So, down that hill?

Mr. Pritchard: Yeah, it's up on that hill.

Mr. Feeney: It's on top of the hill and you're not going to take the hill out?

Mr. Pritchard: No.

Mr. Feeney: It's not part of that? Okay.

Mr. Brusk: That hill is in the easement then?

Mr. Pritchard: Yeah, the hill is _____ of the easement if you measured it out.

Mr. Brusk: I do want to compliment you on the design. It really looks nice and it looks like it's kind of based on the shed there.

Mr. Pritchard: Yeah, right. The wife was the final picker when she saw the porch on the side. She said that would be nice.

Mr. Brusk: I find it to be – I would think that it would be attractive. What's it going to be sided with? Is it going to look like the house siding?

Mr. Pritchard: The vinyl on the side of the house with probably the 4-inch lap siding. It's kind of—

Mr. Brusk: It'll match the house?

Mr. Pritchard: Matching the house.

Mr. Brusk: I have no further comments on it. Do I hear any others? (No response.) If not, I will entertain a motion.

Mr. Feeney: I make a motion that we accept Item C1, 84-ZV.

Mr. Stoffel: Second.

(Mr. Hansen called the roll. Mr. Rettke voted “yes.” Mr. Haire voted “yes.” Mr. Feeney voted “yes.” Mr. Stoffel voted “yes. Chairman Brusk voted “yes.”)

Mr. Pritchard: Thank you very much.

Mr. Brusk: I want to compliment you on a very good package that you provided and gave us enough information to be able to look at it and make our decision a lot easier.

Mr. Pritchard: Mr. Hansen was a big help. I probably talked to him three or four times as we went along and he encouraged me – the pictures—

Mr. Brusk: Some people don’t always listen to the good advice that the staff gives.

Mr. Pritchard: Right.

Mr. Brusk: Thank you so much. Good luck. You’ve talked to him about the building permit, etc. etc.?

Mr. Hansen: Yes.

2. COMPREHENSIVE SIGN PLAN APPLICATION, KINGSWOOD FARM ENTRANCE AT EAST BROAD STREET AND KINGSMEADOW LANE, REYNOLDSBURG, OHIO; PRESENT ZONING, CC; OWNER’S NAME: DEBBIE OHLER (KINGSWOOD HOA PRESIDENT); REQUESTING APPROVAL OF TWO 16 SQUARE FOOT SIGNS (48 SF); CONTACT: NICOLE MCMICHAEL, M&I LANDSCAPES. (595-ZS).

Mr. Brusk: Can you come forward and give your name and address?

Ms. Nicole McMichael: Nicole McMichael. I don’t live in Reynoldsburg. I’m at 82_____ Old Ivory Way in Blacklick but the project is in Reynoldsburg.

Mr. Hansen: At the intersection of Kingsmeadow Lane and Broad Street there were two existing kind of stone pillar signs integrated into the landscape beds. Those pillar signs have since – and I jump to them. They’ve crumbled in place so they’re looking to replace these two signs with a stone that’s been etched with the Kingswood Farm name in them. There will be a number of landscape improvements around those two stones. Here are the signs and there will be landscaping and then a small wrought-iron fence that’ll be 36 inches tall.

Mr. Brusk: Is the sign pretty much in the same spot where the previous sign was?

Mr. Hansen: Yes.

Ms. McMichael: Yes. It comes out maybe 2 feet farther. What had happened was the existing signs were constructed out of cinderblocks in the middle and then just faced with stone and they're crumbling from the inside and have become very unlevel and so we're looking to renovate them.

Mr. Brusk: There shouldn't be any traffic interference with the view or anything like that?

Mr. Hansen: No.

Mr. Brusk: Well, I think it's a good idea personally. I like the design that you guys have.

Ms. McMichael: Thank you.

Mr. Brusk: Any other comments? (No response.) That being said, I will entertain a motion on this item.

Mr. Rettke: I'll move to accept Item C2, Comprehensive Sign Application 595-ZS.

Mr. Stoffel: I'll second.

(Mr. Hansen called the roll. Mr. Stoffel voted "yes." Mr. Brusk voted "yes." Mr. Rettke voted "yes." Mr. Haire voted "yes." Mr. Feeney voted "yes.")

D. OTHER BUSINESS

Mr. Brusk: We don't seem to have any Other Business to do and will, therefore, adjourn this meeting. I haven't figured out. Do I have to have a motion to adjourn or can I just adjourn it?

(several people speaking)

Mr. Brusk: Oh, then that's what I do. I adjourn this meeting at 6:42 and 21 seconds.

E. ADJOURNMENT

Norman Brusk, Chair

Matthew Hansen, Planning Administrator

This document was transcribed by:
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