

REVISED AGENDA

REYNOLDSBURG BOARD OF ZONING AND BUILDING APPEALS APRIL 19, 2012 6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES OF MARCH 15, 2012
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS
5. PUBLIC COMMENT

B. UNFINISHED BUSINESS

1. VARIANCE APPLICATION, 6294 E. MAIN STREET, REYNOLDSBURG, OHIO;
REQUESTING A VARIANCE FROM ZONING CODE SECTION 1195.11(c) TO
REDUCE THE MINIMUM SETBACK FOR A GROUND SIGN FROM TEN (10) FEET
TO FOUR (4) FEET, SIX (6) INCHES. CONTACT: JOSH ALLEN (93-ZV).
2. VARIANCE APPLICATION, 6294 E. MAIN STREET, REYNOLDSBURG, OHIO;
REQUESTING A VARIANCE FROM ZONING CODE SECTION 1195.05(a) TO
INCREASE THE MAXIMUM PERMITTED DEVIATION OF THE TWENTY (20)
FOOT BUILD-TO LINE REQUIREMENT FROM 50% OF THE BUILDING WIDTH
TO 100% OF THE WIDTH. CONTACT: JOSH ALLEN (94-ZV).
3. VARIANCE APPLICATION, 6294 E. MAIN STREET, REYNOLDSBURG, OHIO;
REQUESTING A VARIANCE FROM ZONING CODE TABLE 1175.05 TO REDUCE
THE SIDEYARD FROM A MINIMUM OF TWENTY (20) FEET TO TEN (10) FEET.
CONTACT: JOSH ALLEN (95-ZV).
4. VARIANCE APPLICATION, 6294 E. MAIN STREET, REYNOLDSBURG, OHIO;
REQUESTING A VARIANCE FROM ZONING CODE SECTION 1180.11(b) TO
ELIMINATE THE PERIMETER LANDSCAPE REQUIREMENT FOR PORTIONS OF
A PARKING AREA. CONTACT: JOSH ALLEN (96-ZV).
5. VARIANCE APPLICATION, 6294 E. MAIN STREET, REYNOLDSBURG, OHIO;
REQUESTING A VARIANCE FROM ZONING CODE SECTION 1195.07 (a) TO
PERMIT A BUILDING THAT IS NOT ORIENTED PARALLEL TO A PRIMARY
STREET. CONTACT: JOSH ALLEN (97-ZV).

6. VARIANCE APPLICATION, 6294 E. MAIN STREET, REYNOLDSBURG, OHIO; REQUESTING A VARIANCE FROM ZONING CODE SECTION 1195.10(b) TO INCREASE THE NUMBER OF PARKING SPACES LOCATED AT THE SIDE OF A BUILDING FROM A MAXIMUM OF 50% TO 92.5%. CONTACT: JOSH ALLEN (98-ZV).
7. MAJOR SITE PLAN REVIEW APPLICATION, 6294 E. MAIN STREET, REYNOLDSBURG, OHIO; PRESENT USE, VACANT; PROPOSED USE, RETAIL STORE; PRESENT OWNER, STOR-ALL WINCHESTER ROAD, LLC; CONTACT: JOSH ALLEN (28-MS).

C. NEW BUSINESS

1. SPECIAL EXCEPTION USE PERMIT APPLICATION, 1623 BRICE ROAD, REYNOLDSBURG, OHIO; PRESENT ZONING, CC; PRESENT OWNER'S NAME, FRATERNAL ORDER OF EAGLES, BIG WALNUT #3261; REQUESTING A SPECIAL EXCEPTION FOR CHURCH SERVICES. CONTACT: PASTOR JEFFREY MORLOCK (59-SE).
2. COMPREHENSIVE SIGN PLAN APPLICATION, 735 MARLAN AVE, REYNOLDSBURG, OHIO; PRESENT ZONING, AR-3A; OWNER'S NAME, REYNOLDSBURG EAGLES POINT LLC; REQUESTING APPROVAL OF A COMPREHENSIVE SIGN PACKAGE. CONTACT: JOHN MORRISON (676-ZS).
3. MAJOR SITE PLAN REVIEW APPLICATION, 8139 EAST BROAD STREET, REYNOLDSBURG, OHIO; PRESENT ZONING, CS; PRESENT USE, VACANT OUTLOT; PROPOSED USE, RETAIL STORE; PRESENT OWNER, LRC BROAD INVESTORS LLC; CONTACT: TIRE DISCOUNTERS – DAVID WILSON (29-MS).
4. VARIANCE APPLICATION, 675 KELTONCREST DRIVE, REYNOLDSBURG, OHIO; ZONING DISTRICT, R-3; REQUESTING A VARIANCE FROM TABLE 1175.03 TO REDUCE THE MINIMUM REAR YARD SETBACK FROM THIRTY (30) FEET TO TWENTY-SIX (26) FEET. CONTACT: SHAWN C. BROWN (99-ZV).
5. SPECIAL EXCEPTION USE PERMIT APPLICATION, 493 LANCASTER AVE, REYNOLDSBURG, OHIO; PRESENT ZONING, NC; PRESENT OWNER'S NAME, TAI C. WONG & LINDA WONG; REQUESTING A SPECIAL EXCEPTION TRANSFER FOR A DAYCARE. CONTACT: LAURIE WASHINGTON (60-SE).
6. SPECIAL EXCEPTION USE PERMIT APPLICATION, 1286-1290 BRICE ROAD, REYNOLDSBURG, OHIO; PRESENT ZONING, CC; PRESENT OWNER'S NAME, DANIEL ESSIEN; REQUESTING A SPECIAL EXCEPTION TRANSFER FOR A DAYCARE. CONTACT: CAPITAL ROYAL CHILDCARE & LEARNING CENTER (61-SE).

D. OTHER BUSINESS

E. ADJOURNMENT