



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, APRIL 18, 2019 6:30 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Board of Zoning and Building Appeals – Regular Meeting – March 21, 2019
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 738 Tricolor Drive; Application #2019-5095; Applicant Frank McDermott; Residential Zoning Variance - Fence

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, MARCH 21, 2019 6:30 PM

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

A. CALL TO ORDER

PRESENT: Linder, Donovan, Darling, Armstead, Furst
ABSENT: Rettke

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – January 17, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

No changes to agenda

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Donovan

B. PUBLIC COMMENT

No Public Comment

C. UNFINISHED BUSINESS

1. 9144 Jackies Bend; Application #2019-5012; Applicant Shaun Jacobs; Residential Zoning Variance

Ms. Wheeler: The first item is for 9144 Jackie's bend as you may recall this case was tabled at the January BZBA meeting. The applicant, just as a refresher was requesting a zoning variance to place an accessory structure on the side lot line up against the principal structure with no setback. I believe there was a request to obtain additional photos of the backyard and the existing topography. Those were all sent to the board and happy to answer any additional questions you may have and I'll pull those photos up as well.

Mr. Donovan: Do we have any discussion?

Ms. Wheeler: I should note this photo that's up now is looking north on the site. This is the existing placement of the of the shed. This photo shows the slope of the rear yard a little more detail.

Ms. Darling: So it was never moved to begin with correct. Since the last meeting it was not moved.

Minutes Acceptance: Minutes of Mar 21, 2019 6:30 PM (APPROVAL OF MINUTES)

Mr. Bowsher: Correct. Correct.

Ms. Darling: And were you sending someone out to the property?

Mr. Bowsher: We did. These are the pictures from Code Enforcement that went out there and surveyed the sites. They took these pictures from the backyard. If the applicant would like to get up and talk please do so.

Ms. Darling: Did code enforcement have anything to say about where he could move it or do they have any input in that. Or just went out to take the pictures.

Mr. Bowsher: They went out to take the pictures we did have our inspectors go out there. Resident inspector they had spoken to the same degree that the resident had spoken to that. Yes there is sort of an easement that cuts the property in half. It's kind of a drainage catchment that kind of flows through there. I believe that the resident was placing the shed closer up to the side of the house to get it out of that sort of that dip. You couldn't really put it into the back of the yard. The only other location that they could that they said it could be placed which is basically on basically where she's hovering right now. You see that. That's the other side. On the other side. Yes exactly. The concerns with this is not necessarily the placement or the slope or anything like that because I believe he has put up some concrete block underneath of it to level out the shed and its current existing location. The problem is he's requesting a variance because it is too close to the home. And we require a set back from the side fence which I think is less of a concern but it's too close to the home. And if you want to speak to what you're storing in there.

Ms. Darling: I was going to ask you to remind me again what you store in there what you do.

Mr. Jacobs: So it's just simply for my yard maintenance which are all battery powered. I use ego systems and then some tools that I'll be running an extension cord whenever I use it. Otherwise that's pretty much it.

Mr. Donovan: How do you plan on recharging these batteries?

Mr. Jacobs: I'm going to recharge him in the actual garage so I've already got that setup.

Mr. Armstead: So Mr. Jacobs the only concern I have is if we did grant this variance say you move and sell this property this is still in someone moves in and they place there are a lot more or some gas gasoline products in that shed. This is the hazard. So that's where the way I'm looking at it. Not on you because I understand you're going to use electric but say in the future.

Mr. Donovan: Seven year average to move.

Mr. Armstead: Right. Right. And so that's where I come from, because if we give you the variance we can't. So the next buyer of the property Hey, since you moved in and you have to

move it. It is tough for us to do that.

Mr. Donovan: Another thing is that your heart that being so close to the heart like that with wind blowing the snow was so bad that it could build up inside down the side wall between the House and the shed and it would sublimate. Next thing you know you get a block of ice there and you can have moisture on the on that wall at your own house and moisture on the wall of the shed. For a long period of time that's not very good either.

Mr. Bowsher: Are you are you planning on putting the fence back up and finishing painting once?

Mr. Jacobs: Yes I have that. I mean no matter which way I'm going to put the fence back up but I just didn't do I didn't do anything with the fence because when it dropped down below the 40 degrees to make sure that it hardened and then two I got the notice like right after that. And then the weather came up so I didn't. Just in case I had to move it I was just like I'll just leave it alone. But I do have the cement more paint ready to go.

Ms. Darling: Are you opposed to moving it where the inspector suggested or had an idea to put it.

Mr. Jacobs: I. The only other spot is smack dab in the middle and I that kind of loses all any backyard space. So. Is it is it possible. I don't know that. Can a variance be granted up until ownership of the house gets changed?

Mr. Donovan: No.

Mr. Jacobs: I don't know if that's possible.

Mr. Donovan: Has to be applied for another variable to take it away.

Mr. Armstead: Because we wouldn't know exactly when you sold the house.

Mr. Bowsher: Like a commercial property that would require a special exception. You know they have to reapply for something like that the variance stays with the property and not the property. OK. I just didn't know the other concern that I have with this is if we do grant the variance we're setting a precedent. And I know you had mentioned last time that you said there are some people that have walked by and said Oh my God that's really awesome we would like to add something like that. What I don't want to do is we approve this and then you know a month down the road now we're approving everybody on your block because it sheds that are like this next to it. We're just setting a bad example moving forward. So I think about that as well. Did we get costs for if you were to move it? Do we have the cost? I know that Emily I think called as well.

Mr. Jacobs: I think the initial one was a couple hundred dollars for the first hour and then extra supplies and stuff on top of that depending on the location and how long it takes them from the start of getting there to ending.

Mr. Bowsher: One of the other things we need to make sure we're taking a look at is if we do require something some sort of condition or something like that that it can't be in the realm of causing a hardship to the property owner as well.

Pastor Linder: Pastor Linder I appreciate you coming back. And you've been very patient. Why and I guess I keep looking at that other side of the fence is painted white. Initially was there any consideration of putting it in that area somehow? I mean where you'd still have access to the opening but that in other words that side the opposite side of your property there with white paint. Why wasn't it ever considered to put it somehow up against there?

Mr. Jacobs: That's that the entrance to the backyard.

Pastor Linder: But even coming off that entrance a little bit before the dip was that ever considered or am I just not seeing that is having.

Ms. Darling: He means once you come to the yard and you walk a little bit and it sets back farther before you get to the deck.

Pastor Linder: Not like you have it on the other side literally flipping it a little bit where the door would be walking and towards that was that was that ever considered?

Mr. Jacobs: No.

Pastor Linder: And then you know in other words you need a little it'll be tight. Walking into your you're opening there to get into the backyard but a little bit away from that opening however many feet that would be you can tell this is not my area of strength but. That was just not considered?

Mr. Jacobs: I mean it could be considered but then it would still I have pretty much like one area that that fits that would be basically the ten feet from the house and that's three feet from the fence. Kind of like a small area. But that puts it smack dab in the middle. If I was to go to the fence it pretty much it's then accepting it's at variance then either which way it was to stay or.

Pastor Linder: And then just to be clear the costs that we just heard the two hundred dollars is your initial sense of what it would cost to relocate it wherever you would relocated? Plus extra?

Mr. Jacobs: Yes. That's just to get them out there to start yes sir.

Pastor Linder: Thank you. Welcome.

Mr. Armstead: So Mr. Jacobs I would. I would rather give a variance for you have any closer to the fence on the other side than the house. See if you could put it closer to that the fence where you're gate opening is. Instead of to your house. That's less of a hazard. The way

I see it.

Mr. Bowsher: I mean was there may be a reason why you weren't doing that. I mean as you're planning to do something over on that side.

Mr. Jacobs: I was planning on moving the court the patio all the way out to the corner of the House to make it easier and then come to the left. Another two rows. That was my original plan so that's what I was thinking.

Mr. Armstead: OK so you're trying to extend your patio eventually.

Mr. Bowsher: Yes just to the all the way to the property line. Or just to the side on the house?

Mr. Jacobs: Basically where that. That corner. That one the. The Corner South. The circle south. Sorry that line that straight line continue. Up. The one that you drew up right. No. Don't go to the zero of that one. That's pretty much about where it will go.

Mr. Bowsher: Basically you're in a box that in?

Mr. Jacobs: Yeah. And a little bit to the left.

Mr. Bowsher: So it would still leave space if you wanted to push. So basically right now currently on this if you're facing north which is straight up your shed is faced we'll say vertically if you were to change it to horizontal to have the doors open up to the south and have it along that fence on the north side you still have access to the gate there's still a walkway in between where you're trying to extend the basically your deck or your patio out. I don't know which one that is but yeah basically like what she's drawing out basically a rectangle shape there. We'd much rather give a variance against the property line as there are so many other homes that have just arbitrarily put it closer to their fence without getting a permit than it in then being that close to the house because you're basically asking for two variances at this point one to the property line as well as you're right up against the house. So if you were to put it somewhere where she's drawing out. Is that agreeable in your mind to have it located over there?

Mr. Armstead: Could he even push it back. Closer to the...

Mr. Bowsher: Yeah potentially you could go a little bit closer but there is still that ditch.

Mr. Armstead: Right before the ditch. Right.

Ms. Darling: So you still have room to walk in. And it's sitting right there.

Mr. Jacobs: Yeah. Yeah I mean I'll be honest I would I would totally move that. I would end up having to move the opening over to the other side. Yeah. It wouldn't work right. I mean if you ever wanted to get anything in there wouldn't be enough space in between. You'd be

pretty limited. It's just not set up. I mean I understand.

Mr. Furst: The concern for that that another property owner may store flammable materials in areas is not a small one. I mean I assume you spoke to your homeowner's insurance company about that because they typically require that accessory structures be located away from the main residence exactly for that reason.

Mr. Jacobs: I did not talk to my insurance company.

Ms. Wheeler: This accessory structure does not require a building permit because of its size. But the zoning code does require that accessory structures be 10 feet from the principal structure and the reason for that is because it aligns with the state building code for that very reason. So that's partly why we had recommended moving the shed to the north. It was mostly just to get that 10 foot from the house. That was our bigger concern than the setback from the property lines.

Mr. Bowsher: And I know it sounds arbitrary for you. You know where it's located at. And you know having to move it and things like that, but at the same time as Mr. Furst had mentioned and Ms. Wheeler if something were to catch fire in there, whether batteries overheated or something like that I mean that has been known to happen especially with the lithium batteries. You know what if it catches your main structure on fire and your insurance says well your structure was too close to your house and we're not going to repay it now you're going to be out and we'll be liable because we allowed you to do it.

Mr. Donovan: I make a motion that we accept the variance for and 9144 Jackie's been application to 2019- 5012.

Mr. Bowsher: Can you clarify what you clarify what you mean there.

Mr. Armstead: What are we trying to accept the variance? Are we grain him the variance?

Mr. Donovan: I'm making a motion that we do and you vote yes or no.

Mr. Furst: In what location would you like the accessory structure to be?

Ms. Darling: The current location or...

Mr. Donovan: The location we discussed that they move it to that point that will give a variance but until he gets away from that house I can honestly so that happen.

Mr. Bowsher: You have to amend the application to include the change of the variance just for the property line not the variance that he's requesting right now which allow the house.

Mr. Donovan: Are we going to give him a variance with that in mind? If he guarantees they'll move to move that building?

Mr. Bowsher: Well you can you can say that the variance is conditional based upon him moving the structure to the north part of the property in some configuration and give a variance to the set back of the side yard but not a variance to the set back of the 10 feet from the house.

Mr. Donovan: Are you okay with that?

Mr. Jacobs: Yeah. Can I just ask a question that the right corner. The East bottom corner. How far is that from the house?

Ms. Wheeler: Sorry from this corner?

Mr. Jacobs: The know that the outline that you have the square. And then. Yeah. Yeah that right there. Yeah.

Mr. Bowsher: Yea that's if that relation to where she drew is actually in. Yeah. So I don't know. I don't know if that's the exact measurements of your shed.

Mr. Jacobs: It would pretty much be 10 ten feet from the house.

Mr. Bowsher: I do know that when the code enforcement is out there when they walked it they had found that location to be 10 feet exactly away from the house. So there is I think the room to have that spacing.

Ms. Wheeler: I actually think this part of your house that comes out is about 10 feet. So if you were going to align he could push it right there.

Mr. Donovan: We're trying to work with which I am. That. Would honestly mean that's it.

Mr. Jacobs: Yes. That's fine. Right.

Mr. Donovan: We're not trying to be mean or anything is just were looking out for other people too.

Mr. Bowsher: Right.

Mr. Jacobs: I works.

Mr. Donovan: So well. I'll make a motion that we grant him the variance for the property at 9144 Jackie's been with the guarantee that the building will be moved to the agreed location.

Ms. Darling: I'll second it.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Linder, Donovan, Darling, Armstead, Furst
ABSENT:	Rettke

D. NEW BUSINESS

1. 6345 Roselawn Avenue; Application #2019-5057; Applicant Diane and Andrew Byrd; Residential Variance - Accessory Structure

Ms. Wheeler: Thank you Mr. Chairman. Apologies. I'm just pulling this up for everyone. All right. We actually have a second variance residential variance this evening. The property is 6345 Roselawn Avenue property zone our three single family residents district and the applicant is requesting a variance to place an accessory structure in the rear yard. This would be an 18 by 24 garage. The applicant does have an existing twenty four by twenty four garage in the rear yard. The actual zoning code section that the applicant is requesting a variance from is that all accessory structures shall not be more than 50 percent of the finish floor area of the main structure. The existing garage together with the proposed new garage would equal approximately 67 percent of the main structure. So variance of approximately just 17 percent. Other than that they're... For the lot coverage. We actually have two separate lot coverage requirements. The first takes into account just buildings and decks. This would be right at 30 percent with the new garage which is what our code allows. And then a second lot coverage requirement includes all impervious surface including driveways, walkways, pedestrian, areas etc. That requirement is 60 percent in all residential districts. And this number would be approximately 50 percent with the addition of the new garage. The applicant may wish to tell us more about the structure.

Mr. Byrd: Andrew Byrd 6345 Roselawn. I'm requesting the variance to add the additional garage for classic car storage/ motorcycle. Avid motorcycle long distance rider. I do my own maintenance on my bike, nothing or anybody else but myself. And with the current grads I've got two. Two classic cars and four motorcycles and it's kind of tight. Can't get anything in. We're looking to add that second building.

Mr. Donovan: Is that a swimming pool I see that is in that picture?

Mr. Byrd: That is a swimming pool. Now there is a 15 by 26 hole there because the pool is gone. Then there's that shed you see in the corner that will be removed as well as the deck a small wooden deck that's in the picture as well.

Mr. Bowsher: So toys? Toys? Yes. Our permanent technician loves when dads come in and they're like I need more toy storage and so I just I think of her saying it when you mention it.

Ms. Wheeler: You do have a privacy fence around the yard right?

Mr. Byrd: I do and we're in the process. The pictures I sent you could possibly tell the fence is not an outstanding condition. So in this process we'll be replacing the fence as well.

Mr. Donovan: Is that when you take that shed out there also?

Mr. Byrd: Shed in the deck. That shed is actually a play house from the kids when they were little but they are grown and gone now.

Mr. Donovan: How close is the existing building to your fence line there? It looks like it pretty close there.

Mr. Byrd: Six foot.

Mr. Donovan: Did you get a variance for that too?

Mr. Byrd: I've been in that house for 22 years and that garage was there for years prior.

Mr. Bowsher: Part of that back when that was built they didn't have the sort of requirements that we do now. So a lot of us just grandfathered in. What is the. I see there's a patio in between the addition and the existing garage. Is that going to be a covered patio connecting the two structures or is that just left open?

Mr. Byrd: That would be whatever it needed to be to get it approved. Yes. So I mean really it could go either way. I know that when I applied we talked about that. It's a good amount of concrete to be to be added. I submitted a second picture just in case of a discussion instead of adding the second garage to possibly just extending my garage. It would be certainly easier and more costly or cost efficient for me to add the second metal building then to have..

Mr. Donovan: Are you going to heat it and cool this thing or just.

Mr. Byrd: If it's a separate building, yes. There's already 220 Rand because of the pool.

Mr. Bowsher: Is the existing garage now metal as well.

Mr. Byrd: No. That's when I saw it. And I've also since waiting and I've done some research and I could possibly instead of that metal building go with Ohio State Barns out here that they build that same size structure but it would be a wooden versus metal. If there's any preference there to get it approved.

Mr. Bowsher: That was sort of the only concern that I had after reviewing it that I don't want something that looks like wooden that fits within sort of the Huber or the Cape Cod style the 50s and 60s when these homes were built. And then this is kind of metal so it kind of sticks out as a pole bar and it's probably a little cheaper if you on a farm is probably a perfect example. But next to another structure my preference would be to see a very like similar build.

Mr. Byrd: Yeah I have pictures I brought from the Ohio State Barns that looks very similar. Its pamphlet wise but I mean it's....

Mr. Donovan: Is that the place out here on Main Street?

Mr. Byrd: Yes on 40. Now a little further down it's actually east of 310.

Mr. Armstead: And this is metal?

Mr. Byrd: I'm sorry? No, this is wood.. a wooden choice. The metal building is done by a carport central and they're just an online.

Mr. Bowsher: Would it be as tall as it because this one looks like it's taller than. Will that be just as tall or a little different?

Mr. Byrd: I would like to. I think I submitted to just because I hadn't priced the metal.

Mr. Bowsher: This almost looks like it's like an RV style.

Mr. Byrd: Yeah. So in that picture it's really not in that picture it's done as to look at that. I'll give it to you in a second here. That's 10 foot is what that picture is there. So the picture is going to wonky I guess you would say.

Mr. Donovan: Yeah it looks weird.

Mr. Furst: Ms. Wheeler is there anything in the code about metal accessory structures in residential Zones?

Ms. Wheeler: There is a provision about accessory structures matching the principal structure. How specific that gets is not.

Mr. Byrd: And it could be painted obviously if it was. And I have no problem with the wood.

Mr. Donovan: That going to be pre assemble it when I bring it to the home.

Mr. Byrd: Depending on which were out there I mean if it's similar to the one I just showed you actually I can bring that in and just set it up. If I was to do an addition or a different size in that picture I just showed you they would come out and assemble it.

Mr. Donovan: Is it going to be on a concrete pad?

Mr. Byrd: Yes. Yeah. Mark Rogers construction is the person who's doing the concrete.

Mr. Bowsher: So in that picture that was a Gambrel roof or barn style more commonly known that's it. And that is just you know you're your typical vertical. So is that if there was wooden is it going to match sort of that's what is your, I guess. What is your current garage?

Mr. Byrd: Well I mean it's just the standard.

Mr. Bowsher: Your standard hip roof?

Mr. Byrd: Now I can make that match.

Mr. Donovan: So even if you did the wooden one you can make that one match as well.

Mr. Byrd: Yep absolutely.

Mr. Bowsher: You're just saying this would be the style but you would still have the correct look?

Mr. Byrd: Correct. And there's a couple of that that's the original the Ohio State Barns is the closest. But you know there's a lot of Amish built companies out there that could make it. How exactly how I needed to be.

Mr. Bowsher: Yeah. I recently just did this exact same thing in my town. And they go through some sort of stuff.

Mr. Byrd: And it's not from the if you look at the above picture if you see the bigger arch that's behind my garage. That's actually a two story behemoth of a garage. So it kind of blocks the view of my entire backyard. And from the front of my house block would block that. So the only people who would really even be able to see the garage would be my both my neighbors who have already spoken with.

Ms. Darling: You're saying your neighbor behind you has that garage?

Mr. Byrd: And if you look at it it's a two story barn is what it is.

Mr. Donovan: I see that on Lancaster.

Mr. Byrd: That structure so large it pretty much blocks everything.

Ms. Darling: Building or having this one place would it fit all your toys?

Mr. Byrd: Absolutely. Yep. I guess I've been there for 20 plus years and I have yet to park my own daily driver in my garage which would be a good possibility. Sure. And again it's not anything that's going to be used for me doing side work or anything like that it's strictly for restoration of my car is really storage my Cougar. I inherited a Jaguar several years ago from a good friend who passed away and so currently that car is because of the room I had to take it out. So it's sitting in the driveway with the tarp on it which is not preferable.

Mr. Donovan: That's sinful.

Mr. Byrd: Yes. I cringe.

Ms. Darling: Not that it makes a decision wise but what color is it?

Mr. Byrd: Blue. OK. Both actually.

Mr. Bowsher: I would just recommend that if given all it's all the same to the applicant that we recommend approval for conditional of that they make the structure matches as best as they possibly can to the existing structure. Whether they're going to paint both the same color and whether you're going to match the existing color is the other one I'm not sure what your plan is. But you know conditionally I think we're okay with that so long as they're matching.

Mr. Donovan: You concur with that?

Mr. Byrd: Absolutely.

Mr. Armstead: And also Mr. Jacobs, will this cover up that big hole that you said?

Mr. Byrd: Yes absolutely OK that's the majority of that as well.. Now's the time to do it.

Mr. Bowsher: Kids aren't upset that you got rid of the pool?

Mr. Byrd: Kids are grown and gone.

Mr. Furst: Before the motion can I specify what we mean by match? Do you mean material, style, or color?

Mr. Byrd: Wood what is fine? I mean I can make it like what it is.

Mr. Furst: So this is Mr. Furst. I move that we accept this variance on the condition that you match the existing accessory structure and materials color and style.

Mr. Armstead: I second that.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Linder, Donovan, Darling, Armstead, Furst
ABSENT:	Rettke

2. 610 N. Lancaster Avenue; Application # 2019-5023; Applicant Mike Daubenmire; Special Exception Use Permit - Wireless Telecommunication Facility

Mr. Donovan: On next item is 610 North Lancaster Avenue application 2 0 1 9- 5 0 2 3. Can you read the application pleas?

Ms. Wheeler: Thank you Mr. Chairman. A final case this evening is for the property at 610 North Lancaster Avenue. This is for a new wireless telecommunication Tower and this will be the proposed lease area for the site is a twenty five hundred square foot section on the north side of the parcel. The applicant is here this evening and I believe they have a presentation of some kind of show us all.

Mr. Donovan: The applicant explain the project you state your name and address please.

Mr. Daubenmire: My name is Mike Daubenmire. The business address of fifty five eleven was seventy Ninth Street in Indianapolis Indiana. I am here on behalf of both the echo site who will be the tower owner and T-Mobile who is the carrier they are going to be utilizing the tower and providing enhanced service to the community in this area. I had previously submitted a rather thorough zoning application packet. I know we have a new member so he probably hasn't had an opportunity to review that. Hopefully this presentation will supplement that quite well and answer any questions you all may have. Really just want to give you guys kind of idea what I do on my end when we're selecting a site and then just go over some of the general specifics of our application and then obviously open up to any questions. Emily if you want to go ahead and switch the slide please all right on our first slide this is what we call in the industry, our search ring and that's that. That's that red circle there. That is given to us by the RF engineers and they tell us, Hey this is where we needed a new site enable in order to relieve any capacity issues or filling gaps in coverage. So it's essentially got to be within that red circle. We've also got the T-Mobile existing sites identified up there as well. Those are the pink dots. And then obviously our proposed location which is the pink dot within the search ring area you can go. So common question I get is you know how is this search ring determined. Who. Who decides we need a new site in any given location. As I said that is actually done by the RF engineers. They do a thorough analysis of their network and they do this by looking at the network patterns usage patterns. They also take into consideration any customer feedback so anybody call in complaining about dropped calls or slow service. They analyze all the information and then they make a determination on where and what area would be offered the best technical solution to alleviate the capacity issues or fill that gap in coverage. I do have capacity issues here underline because this site will get more get enhanced coverage within this general area but the main objective here is it's a wireless capacity site and I'll explain that on the next slide. I think most people are relatively know what the coverage is. But wireless capacity is a newer issue that we're all dealing with in the wireless industry. And it's a direct result of the growing number of users on our network. So what's what once worked 10 years ago isn't working today. There's too many people on the network. I like to compare it as shown on the slide to a highway. So if you have a two lane highway the community is growing more people aren't on it. You're looking at congestion of traffic constantly every day. Common sense would tell us to expand that highway. Let the traffic move slowly. Wireless capacity is really the same thing. Couple of statistics over 50 percent of American homes are now wireless only people are ditching the landline relying more on their wireless phones. The average age of a child to get their first cell phone is between 10 and 12. So I think 94 percent of all U.S. adults have cell phones. So again what worked 10 years ago just isn't working. You have too many people on the network. It's slowing down the service with the new site. It helps bring that network speeds back up to where customers expect and need today. Next slide please. This is our searching again. But this is a zoomed in version. I want to give everybody just an idea of what the landscape was like because before I even get involved T-Mobile goes out and they sit they look for opportunities of collocate. So existing towers or existing tall structures whether it be a building or a water tank or any tall structure really that would be available for collocate it's cheaper and oftentimes it's quicker to do. But in this case there is no tall structure or tower within our searching area is this another time. I'll show you

on the next slide where the power lines are. Yes. And here's our there's our searching ring there. And I've got those power lines. Those are the yellow dot. Well the yellow circles are their actual transmission towers. And then you have the existing tower which is up there just north of our search ring. And T-Mobile is actually on that site.

Mr. Donovan: Three to four hundred feet away from where you're talking about.

Mr. Daubenmire: No, this is a look at our location here that the larger round red circle is a one mile radius. So that tower up north is about point seven three miles away. And T-Mobile is already on it. They have equipment. Oftentimes what they'll also do is there any way they can modify their equipment on their existing sites. Again cheaper quicker but unfortunately they can't they're there already have antennas. It's not working. We're still experiencing capacity issues at all the surrounding sites. Now those transmission towers those are structures that are relatively tall. So we did look at those as well. They are out of our search ring the code still requires that we look at it because it's over 50 feet. Included in that zoning packet is the information some technical slides from the RF engineers showing that what we would get in explaining why we can't use those couple reasons. A number of them are very close to that existing tower which T-Mobile is already on. What that happens there is you just experience overlapping in coverage you're going to fail to meet that target area and you're not going to relieve the capacity issues being experienced at the sites that are located south of our searching area. The other ones are just too far away. Again you're not going to hit the target area and you're not going to relieve the capacity issues on all of the surrounding sites. Our proposed site as you can see on the first slide anyways is centrally located between all of our existing sites and there's a purpose for that. That allows us to hit that area there with the residential homes the businesses around there give them speedy service while also relieving the issues that the existing sites are experiencing due to the high volume of use go the next slide please. So with there being no tall structures or an existing towers within our search ring. We then look at the zoning code make a determination on where we permitted it go. Within this area we have two properties that are large enough to accommodate a new wireless facility and allow us to meet your zoning code one of which was I believe the diner lab property which I did speak to that owner. We had conversations for a few weeks but ultimately he wasn't sure what he's going to do with his property so he declined to work with us and that left us with the only other property within our searching area where we could fully meet the city's code. That's the one I'm proposing to you guys this evening and I'll show that on the next slide.

Mr. Donovan: Is that the car wash or the IBEW Hall?

Mr. Daubenmire: Yes. . So this is the property we're looking at. It is. It was electrical. They sold it and I forget the new union. It's another union owns it. And so that's our proposed site location. Here I just want to show that our setback distances from all the adjacent property lines the code requires that we're either 40 percent of the tower height or 50 feet whichever is greater from all adjacent property lines. It is 50 feet.

Mr. Donovan: What's your radiating power on that?

Mr. Daubenmire: Very low actually very low. I can't I can't think of the exact number this is when I wish I had my T-Mobile guy with me. But as far as rate like RF emissions coming off it the federal government regulates this obviously and they have a certain standard where they say this is what we deem safe.

Mr. Donovan: My concern is because you're very close to residential.

Mr. Daubenmire: Yes and yes. And I understand that. And so basically we're at fractions of what's deemed safe. And also I would say you can compare it to the same thing that comes off with Bluetooth devices even baby monitors. It's actually a little less than baby monitors. By the time it hits the ground. So its very low frequency which is part of part of the reason why you probably need you know so many key mode. I'm going to be the only provider on offer now. Grab the code does require that we design the tower for at least three carriers so an eco-site is a tower owner. What they do is with T-Mobile they have a contract with them. So when T-Mobile goes out they can't find anything that could locate on. There's nothing existing nothing working they engage you go site and have guys like me to go out and talk to property owners about building a new tower. So once they build they've already have a lease we have a lease with the ground owner then T-Mobile has a lease with the tower owner so they'll go on the top.

Mr. Donovan: Will it have a light?

Mr. Daubenmire: No lights at the top.

Mr. Donovan: 'Will it have red lights on the top?

Mr. Daubenmire: No. Generally if anything under two hundred feet doesn't require lighting.

Mr. Donovan: Because you're in a flight pattern for your mid-flight go to that hospital.

Mr. Daubenmire: I believe I think I may have submitted our FAA documentation already and it's confirmed that anything under 20 feet is not required in lighting. So I think that's in there. And actually. I do not have it and I can certainly provide that. You should have it. What we typically do is we'll do what we call a basic aeronautical study and they basically file free file and they run the tests and they let us know Hey at this height you need lighting at anything under you don't go.

Mr. Donovan: Any the update work to this system going to be done during the day and no nighttime work?

Mr. Daubenmire: No I mean generally especially we'd probably shooting for summer month construction it would be daytime Monday through Friday business hours primarily. Once it's up it's an unmanned facility. We're not we're not constantly visiting and it doesn't need constant maintenance. The only times really come out is if there's an emergency you run the equipment breaks down or something like that. And if that happens you're generally see a SUV or maybe a standard sized truck but once it's up it's there it's unmanned. It's rarely

visited. Of course they'll probably come in once a month to maintain the compound because it will be limestone and we obviously want to keep the weeds down and don't want it sublimating.

Mr. Donovan: To obscure the view of the fence that's around it?

Mr. Daubenmire: We'll have a fence and we'll be fenced in and then we will be. Which I'll also show if you just want to go a couple of slides this. Yeah you can go past this. I can hit it again if we need to. Here's our landscaping plan. So the code does require that we have a landscaping buffer of 75 percent capacity. So we're proposing the western northern and eastern fence line at time of planning. There'll be a minimum of five feet high and they will be evergreens. If you want to go back just to slides and I'll show in relation to the residential homes the code requires that we are no closer than 200 feet 250 feet away from any residential district on here. The residential districts are identified with the red dotted line. That's a two hundred fifty foot radius from our proposed location. So we are compliant with that setback as well. Go. You can go ahead and go past this one and then here's what the struck. This will be a manageable structure I'm sure everybody has seen those galvanized steel so we'll have a great color. As I said it will be designed for three carriers. We have T-Mobile on the top which is 120 feet with 100 or with a 10 foot lightning rod. The overall structural height will be 130 which is well under the max permitted height of two hundred feet. You can go to next slide please. Here's our coverage maps. You can see here's our existing coverage and it's obvious. We do have service out here you can you can tell that the darker orange is where things it's there but it's not the greatest. Especially today with the growing number of users. So on the right side here with the coverage with the proposed monopole you do get some enhanced coverage and that's primarily going to be that in that general layer of those residential homes and area businesses in that area. They're going to get better coverage. But again this is a capacity site so all the other sites you see on this map as well. Those are currently overwhelmed with data demands. So they're experiencing very slow speeds. Customers are complaining. This tower is going to take some of the pressure off those existing sites. Keep speeds up and around them. Finally the last few slides here the photo simulations. What I did was take photos to the site from all of these locations here. We can just quickly go through its existing view them for both propose view first. Emily if you yeah just feel free to click through them and they can, the board can regulate when you'd like them to stop. On this one we did not include the landscaping. It's difficult to simulate that in. But that will have landscaping on that view so you're not going to see the fence and you're going to see the equipment at the base of the tower. Here's where it starts getting difficult to see. And that's all I have. I just want to again reiterate that this is a capacity site. The site is going to be designed to offload the overwhelming demands that are currently being experienced on the existing sites. The application does meet all the applicable requirements of the code and staff has recommended approval to answer any questions anybody may have.

Mr. Bowsher: I would like to mention that we have pretty strenuous codes as far as what to meet and they did excel much further past that at a few locations that are pretty much left that you can actually put something this is probably the best location that we could put something into the city to where it's not that visible. We actually have an individual that's on staff that actually approves of it who probably has the closest house to the site. And she's she deems

it's okay, but you know it will serve the community. I appreciate you talking to Gary James about the property across from it. We're actually working with Dyna lab on some development within the area and so hope sort of with that with their increased customer base when we expand some of their operations so it will be much warranted even then. So we appreciate you coming in though with the red shirt it looks like you're working for Verizon and not T-Mobile.

Mr. Daubenmire: Well you've got the Buckeyes playing tonight. Yes. Yes.

Ms. Darling: But I do want to ask about the red lights though. Yes even though he talked about it. Do we have something and where it has to be so high? Because I am concerned with the helicopters trying to fly over especially emergency medical helicopters. I don't want them crashing into that and not being able to see. No actually at night we haven't seen those pilots have a hard job enough when they're trying to transport someone.

Mr. Daubenmire: We have to file with the FDA no matter what and the FCC. So if we are in a fly zone we have to put in whatever lighting they tell us to. If they tell us Lighting is not required then we generally wouldn't put it in. It's the federal law. You know what they tell us we have to do we do what we are not required to do. We don't. And I think most people if it's in a safe path and the FDA says it's safe I think most people would appreciate especially the surrounding community that that it isn't. Because oftentimes people main concern is you know is it going to light up my backyard. That's not the case it's not going to. But that's typically a concern that I always hear from surrounding property owners is the lighting.

Mr. Donovan: I hear helicopters going by my house quite often.

Mr. Daubenmire: I had this question actually come up and somebody asked me how high helicopters generally flying I had no clue and I was at a zoning hearing. I looked at it. It's I think it's over five hundred feet.

Mr. Daubenmire: You got to remember they're coming into the hospital so they're going to be lower.

Mr. Armstead: Helicopters we'll fly 200 feet, only when landing that's an emergency. They already have existing towers at 161 feet in which probably doesn't even have lights on it. So this one is even going to be shorter than that.

Mr. Bowsher: That hundred and sixty one foot monopole that they already have though yes bigger it's more in the flight line of Mount Carmel than what this one would be.

Mr. Furst: I work in the aviation industry. So there are no fixed wing aircraft or helicopters are flying below 300.

Mr. Armstead: Yeah I jump out of them.

Pastor Liner: This is related but what is the lowest that you would want to sort of pull and

still be effective?

Mr. Daubenmire: I think that varies from location to location in this area there are engineers are saying 120. You know I've got some in some areas in Cleveland recently where 100 works in those areas. It really depends, it depends on population it depends on how many people are on the network what's in the way a mature trees buildings things like that. So there's a lot. Every location is different. Generally they have us do the lowest height. Possible unless there's no.

Mr. Donovan: I've experienced the no service. Believe me no fun.

Mr. Donovan: Anybody else? Make a motion that we accept the special exception permit for application 2019-5023.

Mr. Armstead: I second that motion.

Mr. Donovan: To take the roll call please.

Ms. Wheeler: Mr. Armstead I, Miss Darling Yes, Mr. Furst yes, Pastor Linda Yes, And Mr. Donovan.

Mr. Daubenmire: Yes thanks guys I appreciate it.

Mr. Bowsher: Thanks this will be before Council on April 8. It will not be in time for this Monday's council meeting but April 8th will be the next scheduled meeting that's when it will be heard for the first time.

RESULT:	APPROVED PENDING COUNCIL REVIEW [UNANIMOUS]Next: 4/8/2019 7:30 PM
AYES:	Linder, Donovan, Darling, Armstead, Furst
ABSENT:	Rettke

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Mar 21, 2019 6:30 PM (APPROVAL OF MINUTES)



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

Application/Case#:

2019-5095

Date Submitted:

4/5/2019

Fee Amount:

\$1100.00

Section 1139

BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☒ Paid: \$100.00

I. PROPERTY INFORMATION	
Property Address: 738 Tricolor Drive	Parcel ID#(s):
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Kim Petropoulos / Frank McDermott	
Contact Email: McDermott595@gmail.com	Contact Phone Number: 614-402-1653
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: Kim Petropoulos / Frank McDermott	Applicant Address: 738 Tricolor Drive
Applicant Phone Number: 614-402-1653	Applicant Email: McDermott595@gmail.com
☒ Property Owner	☐ Business Owner/Tenant
☐ Contractor	☐ Architect/Engineer
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLICABLE:	
Variance (☐ Non-Residential (\$450) / ☒ Residential (\$100)): Modify existing 6' privacy fence to 8' for privacy. We have a inground pool that the neighbors like to stand on their deck and stare. This makes it very uncomfortable for my family to be in our backyard with current fence.	
☐ Special Exception Use Permit (\$350):	
☐ Other:	
Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.	

Applicant Signature: Kim PetropoulosDate: 4-5-19

*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. *

Additional Notes:	**OFFICE USE ONLY**	
	Zoning Information	
	Zoning District: <u>PND</u>	
	☐ Historic District ☐ CC Overlay	
	Add'l Approvals Req'd	
	☐ Planning Commission ☐ Other:	BZBA Meeting Date: <u>4-18-2019</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
		City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
	P&Z Admin.: _____	Date: _____
	Clerk of Council: _____	Date: _____

Attachment: App #2019-5095 Zoning Variance (App #2019-5095, 738 Tricolor Drive, McDermott)

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

App./Cert.#: 2019-509ⁿ
 Date Submitted: 4/5/2019
 Fee Amount: \$35⁰⁰

Section 1143.02

☐ Paid: _____
ZONING CERTIFICATE APPLICATION

I. PROPERTY INFORMATION	
Property Address: <u>738 Tricolor Drive</u>	Parcel ID#(s):
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Kim Petropoulos / Frank McDermott</u>	
Contact Email: <u>McDermott595@gmail.com</u>	Contact Phone Number: <u>614-402-1653</u>
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name:
Contact Phone Number:	Contact Email:
IV. APPLICANT INFORMATION	
Applicant Name: <u>Kim Petropoulos / Frank McDermott</u>	Applicant Address: <u>738 Tricolor Drive</u>
Applicant Phone Number: <u>614-402-1653</u>	Applicant Email: <u>McDermott595@gmail.com</u>
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
RESIDENTIAL (\$50)	NON-RESIDENTIAL (\$80)
CHECK IF APPLICABLE: ☐ New Building (+\$50) ☐ Swimming Pool ☐ Building Modification ☐ Patio ☐ Home Occupation (\$75) ☐ Deck ☐ Accessory Structure ☐ Driveway Modification ☐ Shed ☒ FENCE (\$35) (All Dists.)	CHECK IF APPLICABLE: ☐ New Business/Use ☐ Accessory Structure ☐ New Building ☐ Building/Site Modification ☐ MIN. SITE PLAN (+\$250)
Project Information (If Applicable)	
Total Square Footage: _____ Est. Cost of Construction: _____ Est. Additional Employees: _____	
Description of Use/Project: <u>8' wood privacy fence</u>	

Applicant Signature: Frank McDermott Date: 4-5-19
 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	Additional Requirements
	Zoning District: <u>PND</u>	☐ CoA ☐ Variance
	☐ Historic District	☐ Special Exception Use Permit
	☐ CC Overlay	☐ PGU ☐ Building Permit
	Add'l Approvals Req'd	
	☐ PC	P&Z Admin.: _____ Date: _____
	☒ BZBA	Floodplain Admin.: _____ Date: _____

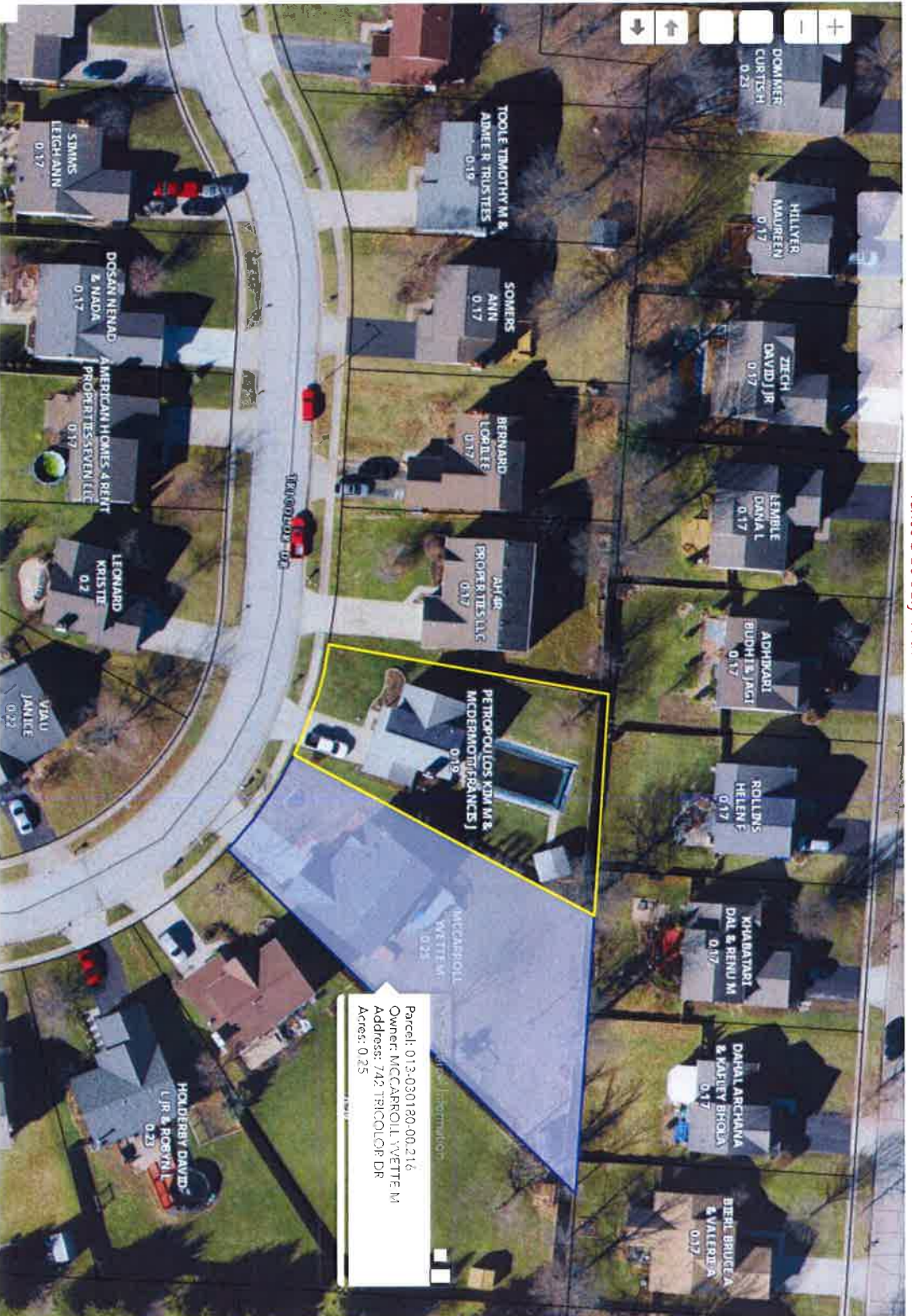
Michael L. Smith, Auditor
Olivia C. Parkinson, Treasurer

Taxes Due July 17th

- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other

- Map
- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values

Help
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Parcel: 013-030180-00-216
Owner: MCCABROLL WETTE M
Address: 742 TRICOLOR DR
Acre: 0.25



013-030180-00-215
PETROPOULOS KIM M &
MCDERMOTT FRANCIS J
738 TRICOLOR DR
REVOLDSBURG, OH
43068

Acre: 0.19
LOT 327 TAYLOR RIDGE
SEC 6
Land: \$32,500
Improv: \$123,300
Total: \$155,800
Sale Date: 09/24/2018
Amount: \$187,500
Conveyance: 3078
Valid Sale: Yes
Homestead: No
Owner Occ: Yes
Foreclosure: No
Certified Delq: No
On Contract: No
Bankruptcy: No

April 5, 2019

TO: *ThisWeek Reynoldsburg*

FROM: Emily Wheeler, Zoning Administrator
City of Reynoldsburg

SUBJECT: Article below, for **one-time** publication

PUBLIC NOTICE

PUBLIC HEARING TO BE HELD BEFORE THE REYNOLDSBURG BOARD OF ZONING AND BUILDING APPEALS, ON THURSDAY, APRIL 18, 2019 AT 6:30 P.M., IN CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING, 7232 E. MAIN ST., REYNOLDSBURG, OHIO; VARIANCE; 738 TRICOLOR DRIVE, REYNOLDSBURG, OHIO: TO VARY FROM SECTION 1171.06 OF THE REYNOLDSBURG CITY CODE, TO ALLOW A 8 FT REAR YARD FENCE. APPLICANT: FRANK MCDERMOTT (APPLICATION #2019-5095).

EMILY WHEELER
PLANNING ADMINISTRATOR
CITY OF REYNOLDSBURG

Attachment: 738 Tricolor Drive Public Notice (App #2019-5095, 738 Tricolor Drive, McDermott)

