

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
FEBRUARY 18, 2010
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
Members Absent:	Mr. Anthony Rettke

2. APPROVAL OF MINUTES OF JANUARY 21, 2010 MEETING

Chairman Brusk: I'd like to know if there's any changes to the minutes of January 21, 2010. (No response.) If not, they'll be accepted as written.

3. APPROVAL OF AGENDA

Mr. Brusk: Is there any changes or – that need to be made? (No response.) Therefore, we'll accept the agenda as is.

4. SWEARING IN OF SPEAKERS

(Mr. Brusk administers the oath.)

5. PUBLIC COMMENT

Mr. Brusk: Is there any public comment from the public out there on items? I don't see any other public out there so I think we're okay on that.

B. UNFINISHED BUSINESS

1. VARIANCE APPLICATION, 6790 TANYA TERRACE, REYNOLDSBURG, OHIO: REQUESTING A VARIANCE FROM SECTION 1175.03 TO ALLOW THE CONSTRUCTION OF AN ADDITION AND GARAGE WITHIN THE REQUIRED EIGHT FOOT (8') SIDE YARD SETBACK IN THE R-3 DISTRICT. CONTACT: CHUCK KIRK (64-ZV).

Mr. Brusk: Could you give your name and address, please?

Mr. Chuck Kirk: Chuck Kirk, 6790 Tanya Terrace.

Mr. Brusk: Okay. Would you kind of fill us in on the status of what you are requesting from us today.

Mr. Kirk: Basically, I want to add a three-car garage. That will be a front-load garage. I've converted the existing side-load garage to a master bedroom and bath and will be bringing the garage to the rear quarter with a new family room as well.

Mr. Brusk: Where are you at on the construction at this point? It is my understanding that you had approval on this over a year ago.

Mr. Kirk: Yeah. I had a previous approval and when the blueprint that we currently had – just had so much that needed added to it for approval from the engineer's office that they sent it to you for approval that the time lapse had expired and with the economic status last year, I have 13 houses in Reynoldsburg. So with all that going on I just kind of pushed my own personal project to the side as I moved forward with some of the other outstanding issues that I had. So now I'm back revisiting this. March 1st I have a blueprint review so that we can finalize all the original requirements that were outstanding or that were in question so we can get a final blueprint ready for approval. And then I should start breaking ground – my goal is May 1st.

Mr. Brusk: Is this your own home?

Mr. Kirk: Yeah. This is my actual home where I live, yeah.

Mr. Brusk: Okay. Any questions from the Board?

Mr. Feeney: I kind of remember this when it came before us before. So what you're going to do is you're going to – you've already started some of this, right? And you've enclosed your garage?

Mr. Kirk: I've converted the existing house to be ready for this project other than the actual plumbing for the master bath, so yeah, I've already converted the existing side-load garage to a master bedroom.

Mr. Feeney: So you've already had that inspected and the permit is in order?

Mr. Kirk: Yeah. That's all been done prior with Chet.

Mr. Brusk: And you said you plan on getting this started when?

Mr. Kirk: May 1st – we would like to start breaking ground May 1st. I have an actual blueprint review on March 1st with the engineer and so we can – we've already made all the notes necessary. We reviewed the comments from the last review. I think it was a ASA that we sent it to, I think. It was ASA, downtown there. He had made some comments about the different elevation levels and that was really it. We want to

make sure that the elevation and the rainfall and the pitch of the roof and everything matches up so aesthetically it's an attractive look as well. The house is stucco and brick and when I'm done it'll be six bedrooms and four baths.

Mr. Brusk: Does the administration have any problems with this?

Mr. Haire: I'd just like to see it get completed.

Mr. : Yeah. I –

Mr. Haire: We've received some complaints from folks because it's been in the state it's been in under construction for so long so—

Mr. Kirk: Yeah. It's overdue. I agree and I'm more than happy – believe me, I want to get it done as well and I have a wife who wants me to get it done as well. She wants her own bathroom so.

Mr. Haire: We approved it once, so I don't have any issues with approving it again. It's just, this time we can—

Mr. Kirk: The pressure is all around me.

Mr. Haire: Yeah. But a one year period to complete anything.

Mr. Brusk: And we're going to probably put some pressure, too, if this doesn't get done—

Mr. Kirk: That's fine.

Mr. Brusk: --because it really is unfair to the neighbors to see a house that's not completed.

Mr. Kirk: It's taken – you know, I apologize and I told my neighbors, you know, but I also have other neighbors that can use some help, too, over there so.

Mr. Brusk: They're not unhappy with the variance? The fact that it's _____?

Mr. Kirk: Oh, no. They're like you guys. They're excited to see this, the way that it's going to finish off. It should be very pretty when it's all done, very nice.

Mr. Brusk: Okay. With that being said, I'll entertain a motion.

Mr. Feeney: I make a motion that we accept Item B1.

Mr. Brusk: Do I have a second?

Mr. Haire: Second.

(Ms. Morse called the roll. Mr. Feeney voted “yes.” Mr. Stoffel voted “yes.” Mr. Brusk voted “yes.” Mr. Haire voted “yes.”)

C. NEW BUSINESS

1. SPECIAL EXCEPTION APPLICATION, 1355 BRIARCLIFF RD., REYNOLDSBURG, OHIO; PRESENT ZONING, COMMUNITY COMMERCE (CC); PRESENT OWNER’S NAME, FREDERICK AND MARILYN FORD; EXISTING USE, VACANT; PROPOSED USE, EATING AND DRINKING ESTABLISHMENT. CONTACT: DONNIE SPICER (33-SE).

Mr. Brusk: Do we have someone here to speak on that? Please give your name and address.

Mr. Donnie Spicer: Donnie Spicer, 14413 Palmer Road SW, Reynoldsburg.

Mr. Brusk: Why don’t you fill us in a little bit on what your plans are.

Mr. Spicer: We’re basically just going to remodel and try and open the place as it was; just clean. New electric – the electric was a problem there, a lot of code violations, but I think we’ve got them all taken care of.

Mr. Brusk: What are the hours that you plan to be open?

Mr. Spicer: I believe it’s like – it says in the packet there. It’s like 10 to I think 2 – 2:30 is when they—

Mr. Haire: It says 11 to 3?

Mr. Spicer: 11 to 3, yeah.

Mr. Haire: And that’s seven days a week?

Mr. Spicer: I believe so. As long as the Liquor Commission approves the Sunday sales, which there were Sunday sales there before. I don’t believe it will be a problem.

Mr. Haire: Are you making changes to the interior of the space? I know you did a lot of work in there in terms of—

Mr. Spicer: Yeah.

Mr. Haire: --layout or anything like that or changing the—

Mr. Spicer: We were misinformed by Chet Hopper that we didn't need any kind of permits, so we got started and then, of course, the new guy or Stu came in and talked with us and we got everything worked out. They actually approved our plans and we're ready to go get the permits.

Mr. Brusk: Yeah. We would have liked to have seen that. It's—

Mr. Spicer: Well, they just approved it yesterday.

Mr. Brusk: Yeah.

Mr. Spicer: They just approved it yesterday.

Mr. Brusk: You don't have a copy of what it looks like.

Mr. Spicer: No.

Mr. Brusk: Can you do an auditory visual here? Kind of tell us what—

Mr. Haire: Did you change any of the layout on the interior in terms of the bar area or—

Mr. Brusk: Yeah. Where – how much of the area is devoted to this and that?

Mr. Spicer: Basically, we moved – everything in there was disgusting. The bar was gross. The whole place – the building was nasty. As soon as you walked in you smelled nasty. Everything's been tore out – ten dumpsters. All the electric's new. The bar has been moved. Well, the bar was falling down and water damaged. We basically just reconfigured the bar a little bit bigger, the bar area, and attached to the existing plumbing.

Mr. Brusk: So it's going to be like a neighborhood bar?

Mr. Spicer: Right.

Mr. Brusk: Dance floor or anything like that?

Mr. Spicer: What's that?

Mr. Brusk: Is there a dance floor or anything like that?

Mr. Spicer: 200 square feet in front of the stage. The same as it was, just new vinyl flooring.

Mr. Haire: Do you have pool tables or—

Mr. Spicer: Yeah.

Mr. Brusk: How many do you have?

Mr. Spicer: We don't have any right now and I was going to ask somebody about how many you're allowed to have. I know they had two in there before, but I believe they had an arcade permit.

Mr. Haire: Yes.

Mr. Spicer: So probably just one unless we're allowed to have two. I don't—

Mr. Haire: You're allowed to have up to five coin operated devices. If you have more than that, that is all the games. You know you set on the counter and all those, anything that takes coins, you're allowed to have up to five.

Mr. Brusk: Does that include the pool table?

Mr. Haire: As long as they're coin operated.

Mr. Spicer: Yes.

Mr. Haire: Because those are considered skill pool it's different.

Mr. Spicer: By no means it's going to be pool hall, okay.

Mr. Brusk: Or a dance hall, I hope.

Mr. Spicer: Or a dance hall.

Mr. Haire: Are you making any changes in the exterior of the space?

Mr. Spicer: We did put new doors in, front and rear. I don't know if you all have seen that property, but the doors were falling off the hinges.

Mr. Brusk: Yeah.

Mr. Spicer: And I haven't gotten much help from the landlord. I've been doing it all myself and it's—

Mr. Brusk: Do you know what caused the problem with the water infiltration? How it – why—

Mr. Spicer: Why it was stinking?

Mr. Brusk: How the water got in to cause all the problems.

Mr. Spicer: There was really no water in there, just the door was the wrong kind of door. It was a wood door and, of course, that's going to soak up water over time on an exterior door. I mean, I think it was 30 years old.

Mr. Brusk: No. I meant in the inside. You were saying that there was – the bar was all falling down.

Mr. Spicer: It was disgusting, just lack of maintenance and—

Mr. Brusk: Was there water damage?

Mr. Spicer: They made it out of – it was constructed out of pressboard, if that'll tell you anything. I mean—

Mr. Brusk: What tells you—

Mr. Spicer: Now there's a 2 by 6, it's a 2 by 6, you know, everything's perfect. I invite you guys to come over and check it out.

Mr. Brusk: And what kind of food you going to have?

Mr. Spicer: Well, that's another story. We have a roof leak in the back, so we're trying to get that squared away before we figure out what we're going to do back there, but there is enough room to put – you know, with a sub oven in, some simple stuff, nothing greasy.

Mr. Brusk: Yeah. That was the reason I asked that other question.

Mr. Spicer: Because you don't want a grease trap?

Mr. Brusk: No, no. The concern I had was with, did you have any leaks that need to be repaired?

Mr. Spicer: Yes. There are – the back of the roof is leaking.

Mr. Brusk: That leads you to your next problem.

Mr. Spicer: Right.

Mr. Haire: What, if anything, are you going to do with the patio area outside?

Mr. Spicer: Probably nothing.

Mr. Haire: Are there speakers out there?

Mr. Spicer: No. And there will be no speakers out there. We'll make sure that there's no noise.

Mr. Feeney: Yeah. You're right next to an apartment building there, so—

Mr. Spicer: Right.

Mr. Haire: That was kind of my concern, is just that there be no speakers or noise outside or you keep control of the people that are out there.

Mr. Spicer: Right. And I will be there to make sure nothing's going wrong because I don't--

Mr. Stoffel: Other than the door, were you planning any other exterior improvements?

Mr. Spicer: No. Just paint.

Mr. Stoffel: What about signage?

Mr. Spicer: That, we haven't come up with yet. I probably need to get with somebody on the signage, but we'll probably – I mean, I was just thinking of some vinyl on the door, just a vinyl name and hours, something simple, nothing big.

Mr. Brusk: Be sure to check with the City on what the signage requirements are because – especially in that area—

Mr. Spicer: Right.

Mr. Brusk: --there is very strict requirements on—

Mr. Haire: That's how they lost their sign.

Mr. Brusk: Yeah.

Mr. Spicer: We're going to keep it to a minimum. It's not going to – they used to have a pole outside.

Mr. Haire: Right.

Mr. Spicer: We're just going to keep it simple. I mean, it's been a bar for 40 some years.

Mr. Brusk: That's what I understand—

Mr. Spicer: And everybody knows that it's a bar.

Mr. Brusk: Okay.

Mr. Feeney: Any other questions? (No response.) I'll entertain a motion.

Mr. Haire: I just wanted to comment that I think it meets all the requirements as set forth in 1145.

Mr. Spicer: Oh, thank you, Lucas.

Mr. Haire: It's been a bar for 40 plus years, so I don't have any issue with approving it as a bar again and I think that I'm glad to see it's been cleaned up and it's an investment and hopefully it'll be a nice addition to the neighborhood.

Mr. Brusk: David, you want to give a motion?

Mr. Stoffel: Yeah. I'll give a motion to accept that.

Mr. Feeney: Okay. I'll second.

Mr. Brusk: All right. So Special Exception C1 (33-SE) has been moved and seconded.

(Ms. Morse called the roll. Mr. Stoffel voted "yes." Mr. Brusk voted "yes." Mr. Haire voted "yes." Mr. Feeney voted "yes.")

D. OTHER BUSINESS

Mr. Brusk: We're now at Other Business. I just want to welcome David as a new member. I'm glad to see him and I don't know if you all know that Anthony Rettke has also been appointed to the Board. He didn't make it today. I don't if it was short notice. I don't know why that's _____. Actually, I'm pleased to see we've got a full staff again and is there any other New Business, Old Business? (No response.)

E. ADJOURNMENT

The meeting was adjourned at 6:45 o'clock, p.m.

Norman Brusk, Chair