



AGENDA

**PLANNING & ZONING BOARD
THURSDAY, JANUARY 19, 2023 6:00 PM**

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF AGENDA
3. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 840 Rosehill Rd; Application #2022-5483; Applicant Bal Thapa; Conditional Use
2. 6430 Lexleigh Rd; Application 2022-5479; Applicant Timothy Stonerock; Request for Variance

E. OTHER BUSINESS

F. ADJOURNMENT

Reynoldsburg

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

DEC 19 2022

App./Case#: 2022-5483

Date Submitted: 12/19/22

Fee Amount: 350-

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: \$1005

Property Address: 840 Rosehill Rd Reynoldsburg OH 43068	Parcel ID#(s): 060 003253
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Antarastriya Nimbarka Adhyatmik Parisad (ANAP) DBA: Shree Krishna Temple	
Contact Email: balthapa2002@gmail.com	Contact Phone Number: 540-589-0753

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Antarastriya Nimbarka Adhyatmik Parisad (ANAP)	Contact Name: Bal Thapa
Contact Email: balthapa2002@gmail.com	Contact Phone Number: 540-589-0753
Description of Use: As i know, this property was vacant for several years and had bought in summer 2022. The building by itself is old and need a general modification and renovations including fencing around the property line. It has unfinished basement or one side which looks like trying to build the bathroom and left. So, i like to renovate whole building including roof and fencing around.	

III. APPLICANT INFORMATION

Applicant Name: Bhim Prasad Timsina	Applicant Address: 141 Prince Road SW Etna OH 43062
Applicant Phone Number: 678 789 5509	Applicant Email: bhimtimsina1@gmail.com
☒ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	
PROJECT INFORMATION	

CHECK AND DESCRIBE IF APPLICABLE:

☐ Variance (Non-Residential (\$450)/☐ Residential (\$200):

☒ Conditional Use Permit (\$350): Running Temple

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: 12/19/2022

Date: 12-19-2022

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 Approval Required

Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____

Date: _____

Section 1109.15 CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least thirty (30) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

☒ Description of the existing use of the lot and of adjacent lots

☒ A statement of the conditional use for which the application is submitted.

☒ The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;

☒ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;

☒ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

☒ A narrative addressing each of the applicable criteria set forth in section 1145.09

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use Permit is three hundred and fifty dollars (\$350).

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.

OR Visit our website at:

<http://www.reynoldsborg.gov/departments/development/zoning-information.aspx>

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- ☒ The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- ☒ The proposed use shall not adversely affect the use of adjacent property;
- ☒ The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- ☒ The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- ☒ The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;
- ☒ The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- ☒ The proposed use complies with the applicable specific provisions and standards of this Code;
- ☒ The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.



नारायणमुखाम्भोजान्मन्त्रस्त्वष्टादशाक्षरः आविर्भूतः कुमारैस्तु गृहीत्वा नारदाय च ।
उपदिष्टः स्वशिष्याय निम्बार्काय च तेन तु एवं परम्पराप्राप्तो मन्त्रस्त्वष्टादशाक्षरः॥

अन्तर्राष्ट्रिय निम्बार्क आध्यात्मिक परिषद् ANTARASTRIYA NIMBARKA ADHYATMIK PARISAD

✉ Main office: 141 Prince Rd Sw Etna OH 43062

Estd: 2015

Section 1109.15 – Conditional Use Descriptions and Explanations

1. Description of existing use of the lot and of adjacent lots
 - a. Before the lot was bought by ANAP, it was previously used as a place of religious activity – Church. After buying the lot, the current plan by ANAP is to use lot as a Hindu temple – “Shree Radha Krishna Temple”. There is not has been any other use of the lot or any adjacent lots.
2. Statement of conditional use for which the application is submitted.
 - a. Conditional use application submitted is to request the use of the lot as a place of religious activity i.e. temple, as proclaimed/requested by the city of Reynoldsburg.
3. Description of the activities proclaimed on the site
 - a. Types of events that will be held in the temple are listed and further explained in the page titled, “Events Celebrated By ANAP Every Year” which includes the purpose of the events as well as their duration.
 - b. Goods and service
 - c. Hours of operation
 - i. Monday – Friday 8am to 5pm
 - ii. Saturday – Sunday 7am to 7pm
 - iii. As needed during special events
 - d. Anticipated number of employees
 - i. The anticipated number of employees at any given time present at the temple is around 10 – 20.
 - ii. This is not including individuals who are not affiliated with ANAP organization and attend the temple for their personal reasons.
 - e. Nature and volume of delivery activity
 - i. No delivery of food and transportation services
4. Plan of the proposed site and improvements showing the proposed location of all structures,
 - a. Parking and loading areas
 - i. No difference in use from how it is currently
 - b. Street and traffic access
 - i. Entrance and exit already separated and will have one way flow.
 - c. Open spaces
 - i. There may be use of tents during special events with permission from the City of Reynoldsburg.
 - d. Refuse and service areas, utilities, signs, yards, landscaping, and other relevant features.
 - i. There is plan for the addition of a fence on the side and back of the building on the property line
 - ii. There will not be a fence placed in the front of the building/lot.
 - iii. There will be no change in the use of utilities.
 - iv. There will be a decorative gate and sign in front of building which is subject to change depending on the type of event.
 - v. Display sign/board in front of building will be used to display name of temple.



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5. Narrative statement discussing compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, storm water, and any measures proposed to mitigate such effects.
 - a. The temple will have gatherings of a similar fashion to regular religious gathering as would have been previously when it was a church.
 - b. Traffic circulation – There should not be too much traffic during gatherings than there would have previously been when the lot was being used as a church.
 - i. As some events span multiple days and large gatherings usually take place during the weekends, traffic may increase around break/lunch and towards the end of the event when individuals are leaving.
 - c. Events and gatherings will be mostly held inside of the buildings, thus noise levels outside should not be enough to adversely affect any neighbors adjacent to the building.
 - d. As all events and gatherings will mostly be held inside, there would not be glare, odor, fumes, or vibrations outside that could negatively affect the community around the area.
 - e. If there are any outstanding disturbances that can potentially affect the community around the temple, there will be members of the temple in place to prevent and reduce any of these disturbances.
6. Addressing Section 1145.09
 - a. Traffic impact analysis:
 - b. Traffic should be as it is normally when there are no active events or gatherings being held and so the traffic impact would be close to negligible during those times.
 - c. During events and gatherings, the traffic impact would depend on the type of event.
 - i. For larger events where more people may gather or for events spanning multiple days, there may be some impact. It is expected that most of the traffic impact would be around lunch time (for example 11 AM to 1 PM) as well as towards the end of the events (for example 4 PM to 5 PM).
 - d. If traffic increases more than expected, there will be employees and volunteers in place to help guide the movement of traffic in a safe manner.
 - e. Storm water impact analysis:
 - i. There is drainage system open and in place so there should be no disturbance in those areas.
 - ii. There is property insurance in place and the management team working in the temple will be taking care should any instances of storm water disturbance arise.
 - iii. The lot is not situated in a flooding zone.
 - f. Utility impact analysis:
 - i. The use of utilities and services should not be different than it would have been used previously.
 - ii. Utilities will be used from open to close.
 - iii. The temple management team will be in place should any disturbances arise.



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Addressing Standards for All Conditional Uses

1. No changes or impact to any other areas outside of the lot therefore the use will be in harmony with the district and not change the essential character of the district.
2. As all events will take place within the lot, there will be nothing to adversely affect the use of adjacent property and the surrounding neighbors.
3. The use of the temple would not affect the health, safety, morals, or welfare of the persons residing or working in the neighborhood.
4. The use of the temple will be adequately served by public facilities such as roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools.
5. The use of the temple will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district.
6. The use of the temple will be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the city
7. The use of the temple will comply with the applicable specific provisions and standards of this zoning code
8. The use of the temple will meet the definition and intent of a use specifically listed as a special exception in the district (Franklin county-congressional district 3) in which it is located, except as otherwise provided by the zoning code.
9. The temple in the lot will be run as permitted by the regulations set forth by the city of Reynoldsburg.

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EVENTS CELEBRATED BY ANAP EVERY YEARS

Durga Puja (Dusshera): The festival of Dusshera falls on the lunar month of Ashwin or Kartik (September-october), observe for ten days of ceremonies, rituals, fasts and feasts in honor of the supreme mother goddess. It begins with the fast of "Navaratri" and ends with the festivities of "Dusshera" and "Vijayadashami". The name "Durga" means "Inaccessible", and she is the personification of the active side of the divine "shakti" energy of Lord Shiva. This festival commemorates a great victory of the gods over the wicked demons. The main celebration glorifies the triumph of good over evil and is symbolized by goddess Durga slaying the terrible demon Mahisasur, who terrorized the earth in the guise of a brutal water buffalo. The first nine days signify the nine days of ferrous battle between goddess Durga and the demon Mahisasur. The tenth day is the day when Mahisasur was slain, and the last five days symbolize the celebration of the victory with the blessing of the goddess. Dashain is celebrated with great rejoice, and goddess Durga is worshiped throughout the kingdom as the divine mother goddess. On this time, every home is cleaned and beautifully decorated, painted as an invitation to the mother goddess, so that she may visit and bless the house with good fortune. During this time the reunion of distant and nearby relatives occurs in every household. At this time all the offices, factories and organizations are closed. Most of the Organizations organize the cultural programs, games and sports, and talent show for all the children, adults and other people. The tenth day is the most important day of the Dashain festival. People perform concluding religious rituals and make offerings to Goddess Durga Bhawani. They begin offering the blessings of the almighty goddess first to the family members starting from the senior most among the family members. This first day is generally reserved for offering the blessings of the goddess to the family members only. Thereafter, relatives, friends, and other colleagues begin offering the blessing of the deity to the juniors until the eve of the full moon day in Aswin (October). Therefore, juniors begin visiting the seniors for receiving the blessing of the goddess as well as theirs too. On the full moon day people dispose all the remains of the offerings made to the goddesses in the nearest temple or river and end the Dashain festival. Thus, Dashain is the longest festival observes starting on the first day of the bright fortnight and ending on the full moon day in Aswin (October).

Diwali: Festival of Lights: Deepawali or Diwali is the festival of lights (deep = light and avail = a row i.e., a row of lights) that's marked by four days of celebration, which literally illumines the country with its brilliance, and dazzles all with its joy. Each day of Diwali has its own tale, legend, and myth to tell. The first day of the festival Naraka Chaturdashi marks the vanquishing of the demon Naraka by Lord Krishna and his wife Satyabhama. The second day of Deepawali, marks the worship of Lakshmi, the goddess of wealth in her most benevolent mood, fulfilling the wishes of her devotees. On the third day, people light a million of clay lamps and candles around the houses, and fireworks are let off everywhere, to dispel the darkness and ignorance, and spread the radiance of love and wisdom. People clean and decorate their homes with Rangoli, buy new clothes, gamble, and give each other gifts and sweets during the festival. At this time all the offices, factories, hospitals, schools and college and organizations are closed. Most of the organizations organize the Cultural program, games and sports, and talent show for all the children, adult, and other people. The fourth day is referred to as Yama Dwitiya and on this day, sisters invite their brothers to their homes for sharing their blessing of the goddess and keep the deepest and noblest of human emotions and good relation of love between a brothers and sisters.

Raksha Bandhan Thread Ceremony: Raksha Bandhan or Rakhi is celebrated in Shraavana (August) month during full moon day or Purnima day. The chaste bond of love between a brother and a sister is one of the deepest and noblest of human emotions. It is a special occasion to celebrate this emotional bonding by tying a sacred holy



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thread on their brother's right wrists and pray for their long life. This thread, which pulsates with sisterly love and sublime sentiments, is rightly called the 'Rakhi'. It means 'a bond of protection', and Raksha Bandhan signifies that the strong must protect the weak from all that's evil. Rituals like Rakhi, there is no doubt, help ease out various societal strains, induce fellow feeling, open channels of expression, give us an opportunity to rework on our role as human beings and, bring joy in our mundane lives.

Teej: Fasting Festival for Women: The festival of Teej is marked by fasting of women who pray to Lord Shiva and Goddess Parvati seeking their blessing for marital bliss. It is a 3-day monsoon festival that occurs on the third day of 'Sukla Paksha' or bright fortnight of the moon in the month of Shraavana (July-August). It is believed that the name of this festival comes from a small red insect called 'Teej' that emerges from the earth during the monsoon season. This festival symbolizes the reunion of Shiva and his wife Parvati. It exemplifies the sacrifice of a wife to win the mind and heart of the husband. It is marked by colorful celebrations, especially by the womenfolk, who enjoy swing rides, song, and dance. They wear beautiful clothes (Sari) and adorn themselves with Jewelry and visit temples to offer their special prayers to goddess Parvati.

Buddha Poonnima (Guru Poonnima): Buddha Poonnima, which falls on the full moon night in the month of Vaisakha (April-May), commemorates the birth anniversary of Lord Gautam Buddha, founder of Buddhism. He attained Supreme Enlighten or Buddha hood, beneath the Bodhi-tree at Buddha Gaya. All the spiritual aspirants and devotees worship Vyasa in honor of his divine personage and all disciples perform a 'puja' of their respective spiritual preceptor. This day is of deep significance to the farmers, for it heralds the setting in of the much-needed rains, as the advent of cool showers usher in fresh life in the fields. Traditionally, spiritual seekers commence to intensify their spiritual 'sadhana' from this day.

Shree Ramnavami: Shree Ramanavami is celebrated to proclaim the birth of Shree Ram the seventh incarnation of lord Vishnu. Celebration of Shree Ram navami starts on the first day of Chaitra (March) and continue for nine days. During this period, devotees do periodic reading of the holy text-Ramayana, recite hymns glorifying Shree Ram, sing holy devotional song in his praise and chant his name. On the ninth day in the afternoon, a spiritual discourse on lord Rams birth is held. At noon, a coconut draped in a hooded cloak is placed in the cradle and the cradle is rocked. Devotees showers a red fragrant powder and flowers on to the cradle.

Mahashivaratri: Mahashivaratri the night of the worship of Shiva occurs on the 14th night of the new moon during the dark half of the month of February when the people after special prayer to the lord of destruction, the lord Shiva was married to Devi Parvati on the same day. It is also believed that on the same day lord Shiva became NEELKANTHAM or the blue-throated by swallowing the deadly poison that came up during the churning of KSHIR SAGAR or the milky ocean. During this time, he saves the life of entire world. That is why Shivaaratri is also the day of thanksgiving to the lord for protecting us from annihilation.

Krishna Janmashtami: Krishna Janmashtami is celebrated as the birthday of lord Krishna, the re-embodiment of lord Vishnu who gave us the vital message of Bhagwat Gita. It is observed on the eight days of the Shravan month (July) according to our calendar. The verses in the Bhagwat-Gita (a sacred book narrated by lord Vishnu) whenever there will be predominance of evil and decline of religion, I will reincarnate to kill the evil and to save the god. Usually, the festivals began pre-dawn and extend until midnight. Some of the traditions performed on this day include Kirtan, an ancient chanting of Krishna's name, and a prayer in a meditative mantra uttered in the mind or



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low voice. The day is usually concluded by performing abhisheka- a ritualistic anointing of Hindu deities. They do by decorating their homes with flower garlands or balloons, singing songs from the Vaishnava songbook and cooking Janmashtami dishes such as Gopal Kala, Kaju cake, Makhan ki kheer, Mishri Makhan, Rasgulla etc. The main significance of Janmashtami is to encourage goodwill and to discourage bad will.

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DEC 19 2022

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Date: 12/08/2022

The Name of the organization is ANTARASTRIYA NIMBARKA ADHYATMIK PARISAD (ANAP) is non-profit 501(C) (3) approved Religious, Cultural, Charitable Community organization registered in Ohio Secretary of State, Jon Husted on November 1, 2018. This organization will not operate for the private gains of any individuals. The property located at 840 Rosehill Road Reynoldsburg Ohio 43068 is running as a Shree Radha Krishna Temple, which is DBA (Doing Business As) name of the Organization. The organization is formed from the following group members:

- Board of Directors - 11
- Advisory Board – 5
- Patron board - 4
- Founding members – 6
- Priest/Teacher – 9
- Area Representatives - 25
- Shree Radha Krishna Temple Board: 20
- Volunteer – 101
- Members - 390

Aims and Objectives

1. Considering the need to form a common platform for the FOLLOWERS (Bhagawat Bhaktas) to voice their common concerns and integrating them, into a single unit and enhance their growth and development.
2. To Cooperate and collaborate with organizations in the regional, national and international level, on matters of common cause and objectives.
3. To organize and observe all holidays and other culturally important days within a Calendar year and extending support during various ceremonies and unforeseen incidents that befall on the motivated followers to empower themselves with potential skill development activities and career building. To impart, and explore the options, for adults on socialization, and civic awareness amongst them.
4. To preserve and promote spiritual philosophy proposed by Shree Nimbarka Bhagawan (Spiritual Guru/Lord), and educate the followers about the philosophy and the correct way of practicing his teachings in everyday life
5. Engage and motivate others to participate in service of all creatures to foster peace, tranquility, and harmony in the Community/Society via religious, educational and charitable activities without any discrimination on the basis of cast, Color, Creed, sex, Language and place of birth.
6. To preserve and promote the religious/cultural diversity of ancient religion (BAIDHIK SANATAN DHARMA), Practiced for generations, and pass to the younger generation.
7. ANTARASTRIYA NIMBARKA ADHYATMIK PARISAD (ANAP) is purely non-political and shall not participate in any political agenda.
8. To establish organizational trust fund, lobby for donations and finance the envisioned plans programs and activities for the betterment of the organization irrespective of nationality, color, race, cast, or creed.
9. To participate and generate the positive message to the youth to get involvement in the local functions, Community based events and program organized by the City of Reynoldsburg.
10. The Operations hour of the temple is

Monday – Friday 8:00 AM – 5:00 PM
Saturday – Sunday 7:00 AM – 7:00 PM

अन्तर्राष्ट्रिय निम्बार्क आध्यात्मिक परिषद्

ANTARASTRIYA NIMBARKA ADHYATMIK PARISAD

Visit us at: www.nimbarkaparisadusa.org



www.facebook.com/NimbarkaParisad

Attachment: 840 Rosehill Road, 2022-5483 (App# 2022-5483, 840 Rosehill Rd, Thapa)

DEC 19 2022

Fencing Dimension



Side 1



side 2



Backyard



Fencing 3 Sides

Note: We are planning to fence 6 ft high with 8 ft post (pole) which will be 2 ft underground and 6 ft high.

Attachment: 840 Rosehill Road, 2022-5483 (App# 2022-5483, 840 Rosehill Rd, Thapa)



ARCHITECTS. ENGINEERS. PLANNERS.

January 10, 2023

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 840 Rosehill Rd - Conditional Use – App. #2022-5483

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. *Project Summary*

- a. The following summarizes the characteristics of the site and the surrounding areas:
 - i. The 2018 Comprehensive Plan recommends Religious Institutions, along with Single-family Detached Single-Family Attached, Duplex(es) and Schools as suggested uses in the SR District. However, the site's location on Rosehill Road makes it accessible to one of the highest crash intersections in Reynoldsburg and number 51 in the top 100 crash locations in Central Ohio by the Mid-Ohio Regional planning Commission (MORPC).
 - ii. The subject lot on which the proposed use will be located covers approximately 2.9 +/- acres and is zoned for SR (Suburban Residential). The site features an 8,000 +/- square foot vacant formerly residential structure that was built in 1950 and converted for religious use. An accessory structure is in the rear yard and adjacent to a parking lot.
 - iii. The property is mostly surrounded by single-family homes also zoned for SR use, with the exception of Rosehill Elementary School located to the north. Single-family lots back onto the on the south and west property boundaries.
 - iv. A parking lot without interior or perimeter landscaping is located in the rear yard. Even though the existing parking lot is unstriped, it is estimated that the lot can accommodate approximately 35 +/- spaces (9-foot x 18-foot spaces with a 24- foot drive aisle). There may be more or fewer spaces depending on the amount of required parking lot interior landscaping. The northern edge of the parking lot pavement is located approximately 45 feet from the adjacent school property line
 - v. The site is served by two curb-cuts that measure approximately 117 feet apart. The northern curb cut serves as both a drop-off /loop drive and access to the parking lot while the southern curb-cut provides direct access to the parking lot.
 - vi. An abandon ground sign is located perpendicular to Rosehill Road and set back approximately 20 feet (area and height unknown).
- b. The applicant is seeking a conditional use permit to allow Religious Assembly within an existing structure in the SR district. The hours of operation will be:
 - i. Monday - Friday 8am 10 5pm
 - ii. Saturday - Sunday 7am to 7pm
 - iii. As needed during special events

Attachment: OHM Staff Report_840 Rosehill_Cond Use (App# 2022-5483, 840 Rosehill Rd, Thapa)



Even though events and gatherings will mostly be held inside the buildings, the application states that there may be a use of “tents during special events” which will span several days for large gatherings and taking place on weekends. A 6-foot fence is partially enclosing the rear yard and is shown to be located on the side and rear property lines. A display sign/board in front of building is to be used to display the name of temple.

According to the applicant, it is expected that most of the traffic impact would be around lunch time (for example 11 AM to 1 PM) as well as towards the end of the day (for example 4 PM to 5 PM). For larger events (8 festivals throughout year), where more people may gather or for events spanning multiple days, there may be some impact.

2. **Project Review**

It appears that applicant has supplied most of the information required in Section 1109.15, B, i-vii for submittal except for the following:

- a. The number of seats in the main space, which is required to determine if parking requirements are being met (Table 1105.01A – Required parking Spaces).
- b. The number of participants anticipated during events, the amount of temporary parking expected, the amount of traffic generated and the potential noise that may occur per Section 509.11 of the Code of Ordinances.
- c. The abandon sign size/dimensions and setback from the right-of-way as well as its intended use and the size/dimensions of any wall signage that may be anticipated.

The proposed conditional use is consistent with the standards set forth in Section 1109.15, D, i-viii, with the exception of:

- a. *The proposed use shall not adversely affect the use of adjacent property.* This is difficult to determine since there is not enough information concerning the anticipated attendance at regular services and special events, and the need for parking, both regular and handicap, landscaping, buffering, and exterior parking lot lighting.
- b. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district.* Even though the property is accessed from a major roadway and not a local street, the potential of increased traffic on the Rosehill Road and Broad Street intersection, as well as the Rosehill Road intersection with E. Main Street may add to the number and severity of crashes.

3. **Zoning Recommendation**

- a. Recommend approval of the conditional use Religious Assembly with the following conditions:
 - i. Provide the additional information pertaining to the number of seats in the main space, the number of participants anticipated during events, the amount of temporary parking expected, the amount of traffic generated and the potential noise that may occur.
 - ii. Confirmation that the proposed use will not “*adversely affect the use of adjacent property*” and “*shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district.*”
 - iii. Obtain minor site plan approval and the necessary signage and fencing permits.
 - iv. The Planning and Zoning Administrator review the conditional use permit application 6 months after the Planning and Zoning Board’s final action to determine if the approved use is in operation and otherwise in compliance with all conditions of approval and notify the Planning and Zoning Board of such compliance.



If you have any questions or comment, please feel free to contact us.

Sincerely yours,

Kim Littleton

Kim Littleton, AICP
Senior Planner/Project Manager



ARCHITECTS. ENGINEERS. PLANNERS.

January 11, 2023

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 6430 Lexleigh Road, Reynoldsburg OH 43068
Pole Barn Variance Requests

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. Located at 6430 Lexleigh Road, the 2.8-acre single family lot is zoned SR Suburban Residential District.
- b. The adjacent parcels around to the south and east are single family homes and zoned SR Suburban Residential District. Adjacent parcels to the north and northwest are zoned BMD – Brice and Main District, and uses consist of apartments and flex-office.
- c. The applicant is proposing to build a pole barn for use as private vehicle and recreational vehicle storage. A sketch floor plan indicating plan dimensions has been provided. The building will be 1,728 sq.ft. and 21-22 feet tall at the peak.
- d. The applicant has submitted a plan of the proposed building location, image showing proposed architectural appearance, and photos of the existing home.
- e. The applicant's statement of hardship indicates that the pole barn and its size is necessary to accommodate storage of vehicles and belongings of their senior extended family members now living on premises in the house.

2. Project Review

- a. The applicant is seeking a variance to Section 1105.05, A.vii.5 "In residential districts, the lot coverage of accessory structures shall not be more than fifty percent (50%) of the finished floor area of the main structure". Section A also specifies that the accessory structures shall "be subordinate to and serves the main use or building"; and be "subordinate to the main use or building in ground area, floor area, extent, and purpose."
 - i. The proposed building is 36 ft. x 48 ft. (1,728 sq.ft.). The sketch floor plan indicates 30 ft. x 36 ft. of space (1,080 sq.ft.) dedicated to storage of an RV and 2 cars and has two garage doors. An additional area of 18 ft. x 36 ft. (648 sq.ft.) includes a person-door and window.
 - ii. Franklin County Auditor website indicates the existing home is 2,522 sq.ft. The maximum permitted accessory structure area (50%) is 1,261 sq.ft. The variance request is to exceed the maximum permitted area by 467 sq.ft.
 - iii. A potential alternative solution, to eliminate the need for this variance, could be to divide the desired building area in to two smaller structures, each being not more than 50% of the principal building area.



- b. The applicant is seeking a variance to Section 1105.05,A.vii.8 “Shall not exceed fifteen feet (15FT) in height.
 - i. The proposed building height is 21-22 feet tall at the peak, according to the applicant’s narrative. The need for additional height is for the purpose of accommodating storage of a recreational vehicle. Code measures building height to the mid-point of pitched roofs. Additional information on the proposed design (building elevations with dimensions) is needed to verify the degree of variance. The applicant states that the existing home is “23 ft. in elevation”.
 - ii. Heights of both the principal home and the proposed barn – heights should be confirmed to the mid-point height of the sloped roof, to align with the code definition for building heights, and to document the amount of deviation from the permitted height with the variance.
 - iii. We recommend that one of the overhead doors be reduced in height to that of a standard car garage door, since only a single recreational vehicle is permitted to be parked on a residential parcel (1105.11 C.)
- c. The property does not have a typical configuration, instead having an irregular geometry, and does not have public road frontage. Access is via two existing easements across adjacent lots, so there is no typical “front-yard” in this case. The property includes existing trees along the property lines in the corner with the proposed barn is located. There are existing single family homes on smaller lots neighboring to the south. There is a one adjoining single family home to the east on a large lot, and the home is not located near this barn location.
- d. Accessory structures shall be setback a minimum of 3 feet from any side or rear lot line, and shall be no closer than 10 feet to the main building. The proposed barn will be setback 10 feet from the nearest property lines, and will be approximately 69 feet from the main building.

3. *Zoning Recommendation*

- a. We recommend the application not be approved. The proposed application appears to not meet the following provisions as specified in 110913.D:
 - i. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated (ie. the use of the proposed barn shall not be permitted for business activity or business storage).
 - ii. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

If you have any questions or comment, please feel free to contact us.

Very truly yours,

Rick Fay, PLA, ASLA
Landscape Architect

Reynoldsburg

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

DEC 14 2022

App./Case#: 2022-5479

Date Submitted: 12/14/22

Fee Amount: 200-

☒ Paid: visa

I. PROPERTY INFORMATION

BOARD OF ZONING & BUILDING APPEALS

Property Address: 6430 Lexleigh Road	Parcel ID#(s): 060-001266-00
---	---------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Timothy & Stacy Stonerock	
Contact Email: tsdj9801@AOL.COM	Contact Phone Number: 614-214-2149

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name: Timothy Stonerock	Applicant Address: 6430 Lexleigh Road
Applicant Phone Number: 614-214-2149	Applicant Email: tsdj9801@AOL.COM
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (☐ Non-Residential (\$450) / ☒ Residential (\$200):

See Attached

☐ Conditional Use Permit (\$350):

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: Timothy Stonerock Date: 12/14/2022

*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	BZBA Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	Zoning District: _____	
	☐ Historic District	
	Add'l Approvals Req'd	
	☐ Planning Commission ☐ Other: _____	P&Z Admin.: _____ Date: _____

DEC 14 2022

Tim Stonerock
6430 Lexleigh Road
Reynoldsburg, Ohio 43068

Variances to the zoning code

I am applying for the two variances to build my pole barn. Both of the variances have to do with the size of the pole barn. The variances are for Section 1105.05 of zoning code for accessory structures. I would like to build the barn over the 15ft maximum height limit. The barn would be 21-22 ft tall at the peak. I would also like to build the barn over the 50% maximum size requirement. According to the Franklin County Auditor the size of my house is 2522 sq feet which would allow for a pole barn of 1261 sq. feet. The barn would be 36 ft by 48 ft. (1728 sq ft.).

Hardship Description

The reason for the extra height and size is due to my mother and father in law moving back in with us. They lived with us for about 6 months last year after they sold their house. Then they decide they would like to buy another house. They are both in their 70's and not in the greatest of health and we have had some recent health scares. Therefore they will be moving back in with us after we sell their house. But they have a camper and need to park their cars inside during the winter months. The barn needs to be taller to allow for the camper to fit through the door. The size of the barn is to accommodate my in-laws' camper and their cars.

Attachment: 6430 Lexleigh Road, 2022-5479 (App# 2022-5479, 6430 Lexleigh Rd, Stonerock)

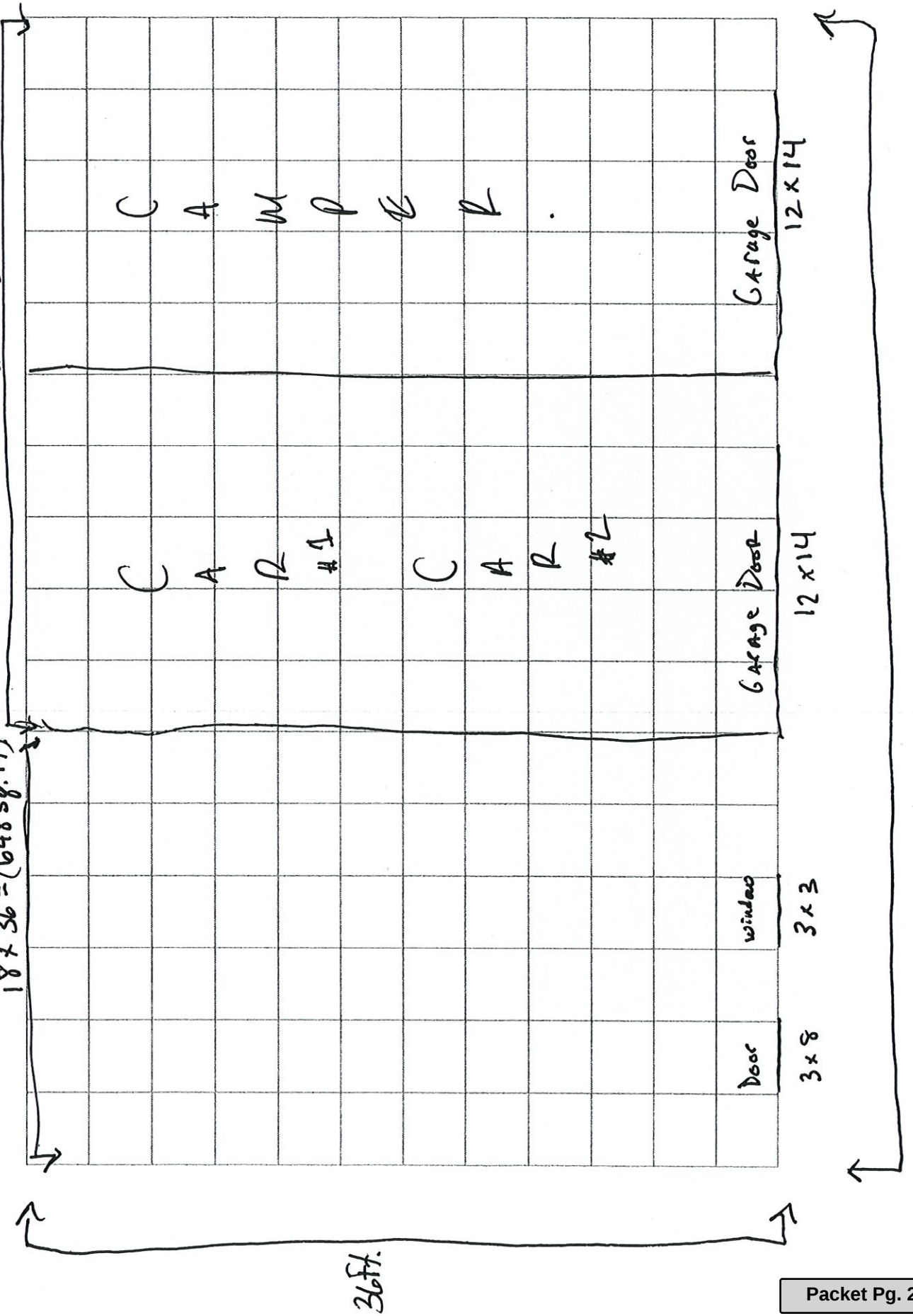
DEC 14 2022

1080 sq. ft.

Barn Drawing - (Scale 1 box = 3 ft)

18 x 36 = (648 sq. ft.)

30 x 36 = 1080 sq. ft.



36 ft.

TRANSFERRED

OCT 25 2013

DEC 14 2022

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO201310250180450
Pg: 2 \$28.00 T20130094025
10/25/2013 2:41PM BXAMERITITLE
Terry J. Brown
Franklin County RecorderAmeriTitle Box
1308031-SRLH

21616	
Conveyance	
Mandatory	223.00
Permissive	223.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

SURVIVORSHIP |
DEED

Mark Mentser and Mary Mentser, husband and wife, of Placer County, California, for valuable consideration paid, grant(s) with general warranty covenants, to Timothy J. Stonerock and Stacy L. Stonerock, for their joint lives, remainder to the survivor of them, whose tax-mailing address is Bank of America PO Box 961291 Ft Worth TX 76161 the following REAL PROPERTY:

Situated in the County of Franklin, State of Ohio and City of Reynoldsburg and being in Range 21, Township 12, Section 13, Half Section 20 and being a part of the 17.96 acre tract of land owned by Esther C. Rider and bounded and described as follows:

Beginning at the northeast corner of said 17.96 acre tract which said beginning point is located by starting from the intersection of the centerline of the National Road and Brice Road, running thence easterly with the centerline of the National Road, a distance of 1455.20 feet; thence South 3 degrees 57' 47" West, a distance of 853.40 feet to a point; thence South 88 degrees 26' 17" West a distance of 100 feet to a point, said point being the northeast corner of said 17.96 acre tract and the point of beginning; thence South 5 degrees 16' 20" East a distance of 232.20 feet; thence South 4 degrees 01' 08" West, a distance of 250.91 feet; thence due west a distance of 295 feet; thence North 27 degrees 06' 35" West, a distance of 187.20 feet; thence North 64 degrees 25' 13" East a distance of 170.80 feet; thence North 4 degrees 01' 08" East a distance of 239.13 feet; thence North 86 degrees 26' 17" East a distance of 204.75 feet to the place of beginning, containing 2.84 acres, more or less.

Together with the right of way extending from the National Road to the above described premises, as recorded in Deed Book 1210, page 217, Recorder's Office, Franklin County, Ohio. Also the easement and right to use water, telephone and electric poles, wires and equipment subject to the conditions as provided in the easement recorded in Deed Book 1210, page 215, Recorder's Office, Franklin County, Ohio.

Attachment: 6430 Lexleigh Road, 2022-5479 (App# 2022-5479, 6430 Lexleigh Rd, Stonerock)

DEC 14 2022

Tax Parcel No: 060-001266
 Property Address: 6430 Lexleigh Road Reynoldsburg, OH 43068

Subject to all taxes after date hereof, conditions, restrictions, covenants, legal highways and easement of record, if any.

Prior Instrument Reference: Instrument Nos. 200509300204332 & 200607260146629 (re-recorded in 200608230167909)

GRANTOR:

O-102-J
 ALL OF
 (OLD)
 001266

Mark Mentser
 Mark Mentser

Mary Mentser
 Mary Mentser

State of Calif., County of Placer :ss

BE IT REMEMBERED, That on this 19th day of September, 2013, before me the subscriber, a Notary Public in and for said county, personally appeared, Mark Mentser and Mary Mentser, the Grantor(s) in the foregoing Deed, whose identity was either known to me or proven to me by satisfactory evidence, and acknowledged the signing thereof, to be his/her/their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.

Jean R. Sanford
 NOTARY PUBLIC

This instrument was prepared by
 Lisa J. Berger, esq.



Attachment: 6430 Lexleigh Road, 2022-5479 (App# 2022-5479, 6430 Lexleigh Rd, Stonerock)

DEC 14 2022

11/29/2021



© All EagleView Technology Corporation

6430 Lexleigh

Attachment: 6430 Lexleigh Road, 2022-5479 (App# 2022-5479, 6430 Lexleigh Rd, Stonerock)

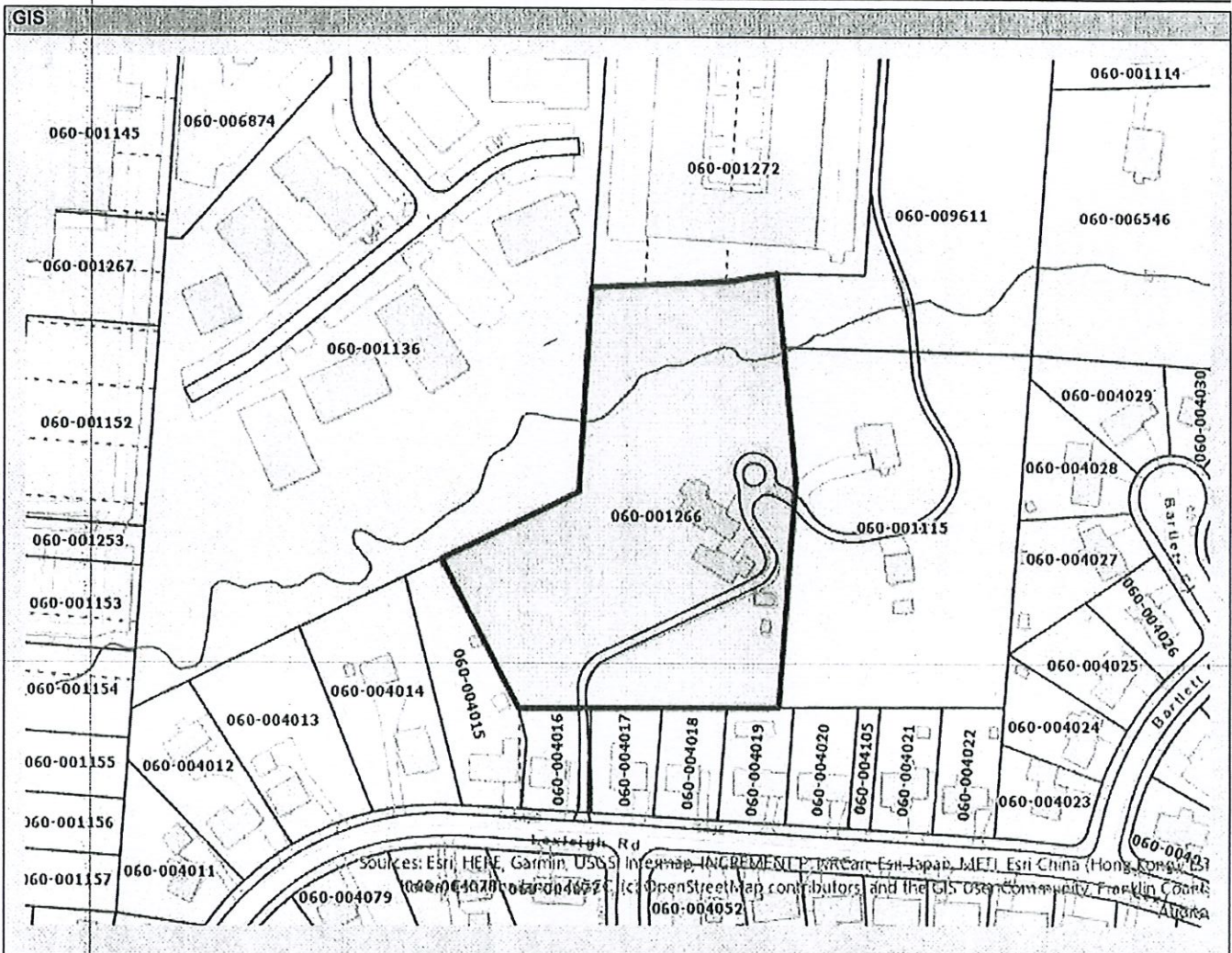


DEC 14 2022

MAP(GIS)

Generated on 12/14/2022 at 12:45:10 PM

Parcel ID	Map Routing No	Owner	Location
06000126600	0600102J 00400	STONEROCK TIMOTHY J	6430 LEXLEIGH RD



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Attachment: 6430 Lexleigh Road, 2022-5479 (App# 2022-5479, 6430 Lexleigh Rd, Stonerock)

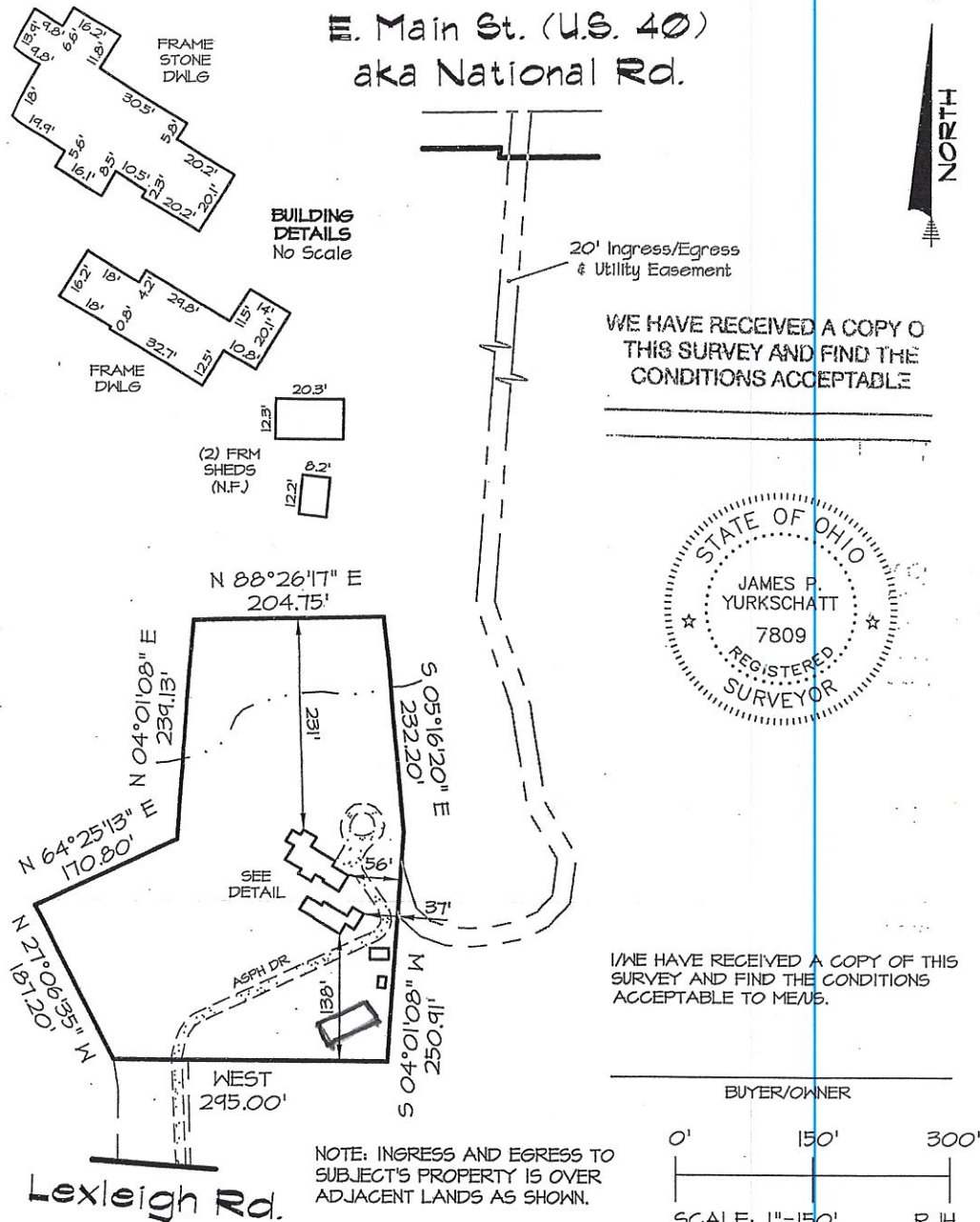


CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY

E. Main St. (U.S. 40)
aka National Rd.



Address 6430 Lexleigh Road

Range 21

State of Ohio, County of Franklin

Client Order No. 1308031.SRLH

City of Reynoldsburg

Date September 10, 2013

New Owner Timothy J Stonerock and Stacy L Stonerock

Present Owner Mark Mentser and Mary Mentser

C & A Order No.
CO121944

This is to certify to Bank of America NA and/or AmeriTitle that a visual inspection of the property and buildings shown (if any) has been made, and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

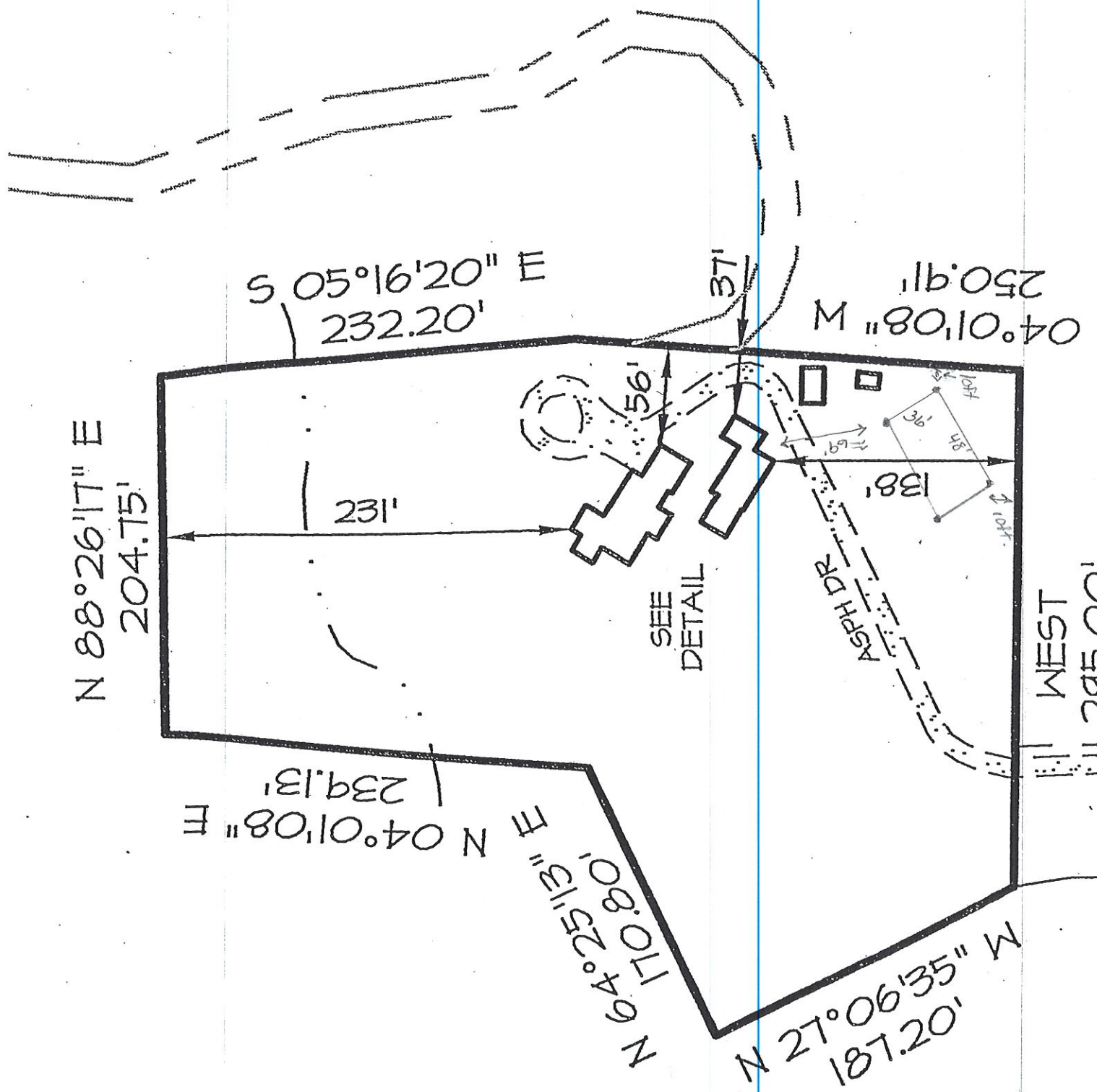
This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

James P. Yurkschatt - Reg. Surveyor No. 7809

ST
YU
RE
SU

I/WE HAVE REC
SURVEY AND F
ACCEPTABLE -

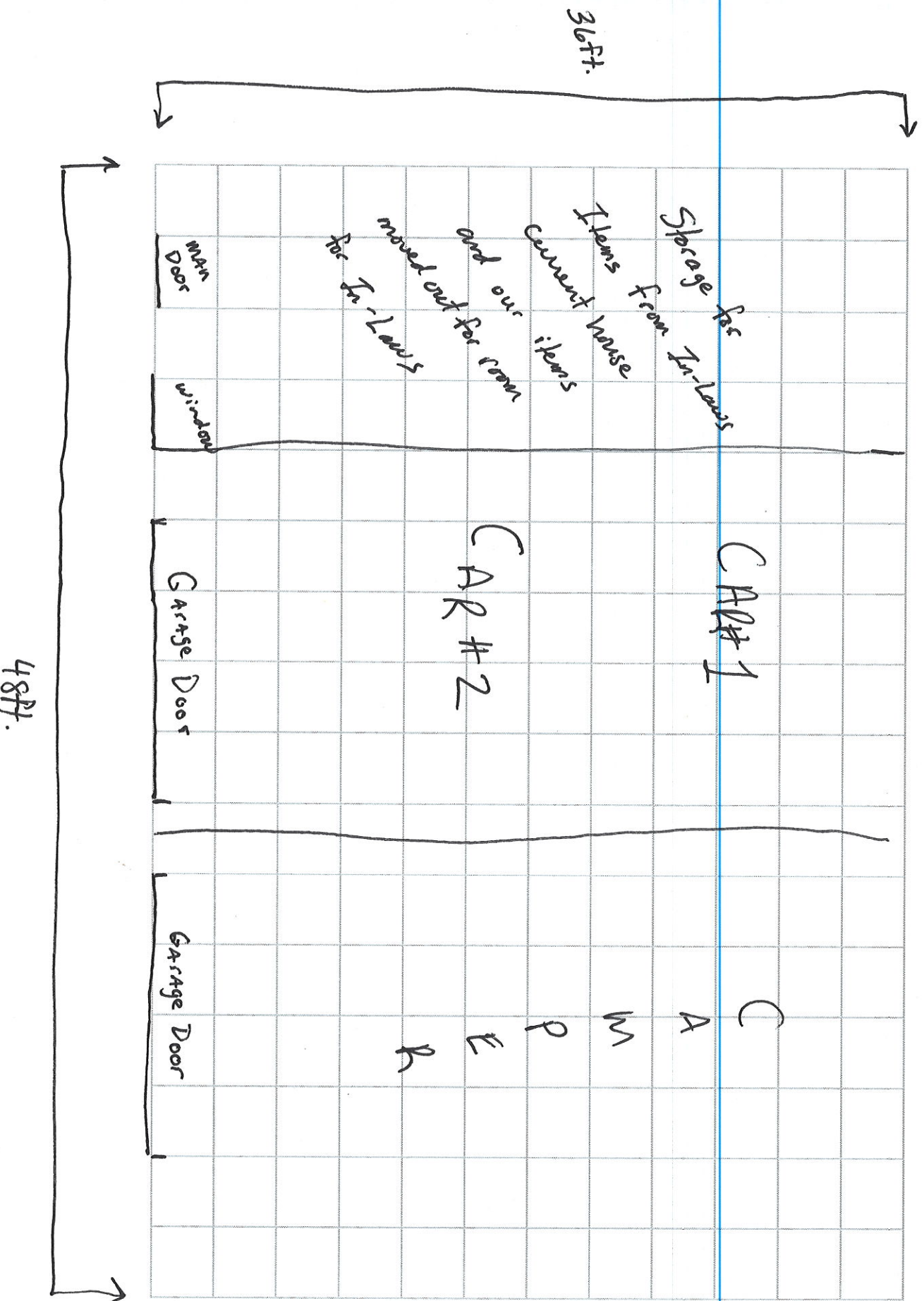
D.2.c



Attachment: Drawing updated 01062023 (App# 2022-5479, 6430 Lexleigh Rd, Stonerock)

Barn Drawing - (Scale 1 box = 3 ft)

$48\text{ft} \times 36\text{ft} = 1728\text{sq. ft.}$



Variances to the zoning code

I am applying for the two variances to build my pole barn. Both of the variances have to do with the size of the pole barn. The variances are for Section 1105.05 of zoning code for accessory structures. I would like to build the barn over the 15ft maximum height limit. The barn would be 21-22 ft tall at the peak. I would also like to build the barn over the 50% maximum size requirement. According to the Franklin County Auditor the size of my house is 2522 sq feet which would allow for a pole barn of 1261 sq. feet. The barn would be 36 ft by 48 ft. (1728 sq ft.). The extra size of the barn is to be able to store my in-laws personal property. Since, they will be greatly downsizing on living space we will need the extra space to put several items from their current house.

We are asking for these two variances to build a pole barn to accommodate the growth of our extended family. Our current house is 23 feet in elevation and the barn will be 21-22 feet tall. The barn will match our main house's exterior with the white barn siding and dark trim. This is the smallest barn that we can build to be able to accommodate our needs. We need the height of the building to allow for the doors to be tall enough to pull my in-laws' camper inside of the barn. The overall size of the barn is needed to accommodate my in-laws' camper, cars, and personal belongings after they move in with us. The personal belongings will still be easily accessible for my in-laws in the pole barn. Our property is a very large lot of 3 acres of land and most of the surrounding properties are about a quarter of an acre. We did not have a new professional survey done (we did include our property survey we received when we purchased the property) but we committed to the setbacks and size pole barn on the drawing I provided.

The reason for the pole barn and its size is due to my mother and father in law moving back in with us. They lived with us for about 6 months last year after they sold their house. Then they decide they would like to buy another house. They are both in their 70's and not in the greatest of health and we have had some recent health scares. Therefore they will be moving back in with us after we sell their house. But they have a camper and need to park their cars inside during the winter months. The barn needs to be taller to allow for the camper to fit through the door. The size of the barn is to accommodate my in-laws' camper, cars and personnel items from their current house.

Thank you for your time and consideration.

Tim Stonerock

Attachment: variance letter (App# 2022-5479, 6430 Lexleigh Rd, Stonerock)

D.2.e



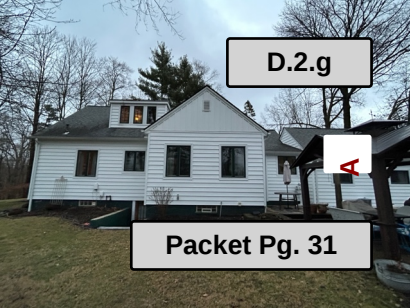
Packet Pg. 29



D.2.f

A

Packet Pg. 30



D.2.g

Packet Pg. 31

Packet Pg. 32

D.2.h

A

FBI Buildings 3D Designer