



AGENDA

**BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, JANUARY 19, 2017 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 – December 12, 2016
3. Approval of Agenda
4. Swearing in of Speakers

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 7578 E. Main St.; Application #175689; Applicant: Evans Capital Investments, Ltd.; Business: Reynoldsburg DG, LLC; to Grant a Variance from Section 1193.06(A), Section 1193.07(D), Section 1193.08(A), to Allow Construction of a New Commercial Building with Reduced Development Standards.
2. 7578 E. Main St.; Application #176211; Applicant: Evans Capital Investments, Ltd.; Business: Reynoldsburg DG, LLC; to Grant a Variance from Section 1193.12(C)(1,3) of the Zoning Code to Allow Signage that Exceeds the Area Requirements of that Section.
3. 1391 Brice Rd.; Application #175691; Applicant: Brandon Ivery; Business: Capital City Car Sales, LLC; Special Exception Use Permit - Auto Sales
4. Annual Organizational Meeting to Elect a Chairman, Vice Chairman, and a Secretary

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS MONDAY, DECEMBER 12, 2016 6:30 PM

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

A. CALL TO ORDER

PRESENT: Linder, Donovan, Enfinger
ABSENT: Rettke

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – November 17, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved

4. SWEARING IN OF SPEAKERS

Chairman Enfinger: Ladies and Gentlemen, if you do plan to speak tonight, we do record the meetings for the purpose of minutes, so, before you begin speaking, state your name and address for the record please, as well as please sign in before you leave this evening. If you do plan on speaking, please stand and raise your right hand. Do you swear or affirm that the testimony that you give tonight in front of the Board will be truthful? If so, please answer, "I do"? *(Three affirmations heard.)*

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. **1755 Lancaster Ave.; Application #175439; Applicant Edwin J. Williams, Jr.; Business Name: Offices of Dr. Gina Nichols; Variance from Section 1179.04(B)(4) of the Reynoldsburg City Code, to Permit a Parking Lot Within the Required Front Setback.**

Mr. Snowden: 1755 Lancaster Ave - Dr. Gina Nichols Medical Office Building. Application: #175439 - Variance. The property is located on the west side of Lancaster Avenue between John Street and Livingston Ave. The request for a variance from Section 1179.04(b)(4) of the Zoning Code to allow a parking lot with a required front setback. This application was tabled at the November meeting of the BZBA, and I was actually not present. In this case, what was revealed to me and upon review of the minutes, the Board was somewhat comfortable with the variance, but wanted to make sure that the applicant had a clear understanding of what their requirements would be in the event that there were to be additional public improvements made in the area. So, at the request of the Board, Director

Minutes Acceptance: Minutes of Dec 12, 2016 6:30 PM (Approval of Minutes)

Havener solicited from the applicant a letter, which you have received via email, and you have a copy in front of you. In the letter the applicant acknowledges those requirements. This was reviewed by our City Attorney, and he was comfortable that the applicant had a clear understanding of what those requirements are. That is my understanding of the concerns of the Board. So, the applicant has provided this letter as far as the review of the variance. No other details from my initial report have changed. With that, I will be happy to answer any questions that I can, or Dan will be happy to answer any questions regarding what has taken place since the last meeting.

Chairman Enfinger: Thank you Mr. Snowden. Mr. Williams, do you have anything to add to the letter this evening?

Mr. Williams: Edwin Williams, Ford Rd. I think we tried to succinctly cover all the things and address all the concerns, and got that to you on a timely manner. I think it is pretty clear what my clients understanding is. We even included that it would go beyond her and it would have to be something that the subsequent owner of the building would have to agree to as well, in terms of purchasing the building. We did not want it to die with her, so to speak.

Chairman Enfinger: Thank you, Sir. Are there any other comments or questions from the Board?

Pastor Linder: Just from the discussion earlier that was just referenced, do we know from our attorney that this has any real sense of staying power, as far as the ability to enforce?

Mr. Snowden: That is a great question. In conversations with our attorney, his view was that given the existing right-of-way and utility easements in the area, that the City was already covered. He felt that the letter did summarize accurately that the applicant understood the requirements. In his view, the letter wasn't specifically necessary in order to enforce these requirements, but the fact is that they are aware of it, we have it in documentation, it will reside in the variance file forever. In the event, as Mr. Williams said, that Dr. Nichols sells, or the property is carried on, that will remain there for informational purposes. He felt we were covered regardless.

Chairman Enfinger: Very good. Any other questions? Since there are none, I make a motion that we move to approve Application #175439.

(Vote)

Mr. Snowden: The variance to that section is approved. Mr. Williams the items that remain for you to complete the project are listed on page three of the Staff Report, and I will provide that to you in writing within the next couple of days. I will review the site plan, have our engineer look at it and make sure we are golden. Check with the Building Department and see if there are any other requirements. I don't know what the current status is but check with Mr. Paszke and his team to make sure that all remaining requirements are met so that Dr. Nichols can get her Certificate of Occupancy for the Building Department. Have a wonderful evening.

Mr. Williams: Fantastic, thank you so very much, you all went way above and beyond. Have a wonderful evening and a great holiday.

Mr. Havener: You too.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Aaron Enfinger, Vice Chairman
SECONDER:	Richard Donovan
AYES:	Linder, Donovan, Enfinger
ABSENT:	Rettke

D. NEW BUSINESS

1. 6563 E. Livingston Ave.; Application #175543; Applicant: Izzet Tullum; Business: the Red Apple Restaurant; Special Exception Use Permit - Eating and Drinking Establishment

Mr. Snowden: Thank you Mr. Chairman and other Members of the Board, this is Application #175543 - Special Exception Use Permit. The property is located on the southwest corner of Livingston Avenue and Baldwin Road. Existing Zoning: CC - Community Commerce District / CC - Community Commercial Overlay. Request is for a special exception use permit for an eating or drinking establishment within an existing building. Current Use: Vacant. Applicant: Izzet Tulum. So, just to be clear, because we do not have our normal projection system with us this evening, this is commonly known as the old Livingston Avenue Dairy Queen. The property is located on the southwest corner there, directly in front of the Blacklick Plaza. We have reviewed a number of permits there, so I am pretty sure everyone is familiar with the location. To give you a little bit of history about this building, from my knowledge, it was built in the early 70's, according to our records, about the same time that the shopping center was developed. It operated continuously as a Dairy Queen, it closed, it has been a couple of other restaurants. Most recently it was a fried chicken fast food restaurant that closed, so the property owner is looking to lease to a new tenant. It has been vacant long enough that a new Special Exception Use Permit is required. It is within an existing commercial building. The previous fast food style restaurant had drive thru service. The adjacent shopping center is also zoned CC. I think everybody is familiar with the commercial businesses there. To the east, across Baldwin, the property abuts multi-family dwellings in the AR-2 zoning district. To the north, the property abuts a church in the S-1 district across Livingston Ave. Any commercial properties that front Livingston are within the Community Commercial Overlay. This is the very last property within the Overlay District. This site, given that it was operated as a Dairy Queen and fast food restaurant, with drive thru, is predominantly auto oriented. It has access from both Baldwin and Livingston, which is considered a major arterial, as designated by our Thoroughfare Plan. The applicant proposes to utilize the building for interior food service and does not propose drive-thru service. The site has direct access to both public streets and to the shopping center. The lack of drive-thru service will not cause vehicles to queue into the public street. Given they are not operating that, it is not a concern in this case. The applicant provided their plan which indicated a 3100SF building, per Chapter 1179, which means they need to have at least 31 dedicated parking spaces to meet the parking ratio of 1 to

100. In this case, they have 33 dedicated spaces. I reviewed my files about the shopping center immediately behind, and that shopping center is over-parked by our code by at least 15 to 20 spaces. It would be very unlikely that you would have all restaurant uses in the space behind it. I am comfortable that we have a good amount of parking. Even if the applicant utilized all the parking dedicated to them, the overflow into the shopping center is easily accommodated with what is existing. It has a mix of uses. When you have office that is only used during the day, that is a good tie over when you have restaurant uses which are used during the evening. So, that gives us some flexibility. I recommend the Board apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. I am recommending approval of the special expectation use permit application on the condition listed there. In this case, since the drive thru is not going to be utilized, and that drive thru sign is not really in very good condition, I am recommending that the Board make it a condition that the applicant either remove that, or remove the faces and put in blank panels. The reason I am making that an issue is that I am concerned that it is something that may not be caught in the design review process because they might only be going for signage and a few other things. If they are not doing a full exterior modification, they may not be able to make sure that is taken care of. That is based on the ability of the Board to issue conditions for maintenance of the site under 1149.06 (g). I just wanted to reference what authority the condition would be made on. With that, I will turn things back over to our Chairman, Mr. Enfinger. I am happy to take any questions from our Board.

Chairman Enfinger: Thank you Mr. Snowden. Sir, can you step forward?

Mr. Tullum: 6563 East Livingston. I am actually speaker of the house for my father, since his English is broken. I am here to represent him and my family.

Chairman Enfinger: Very good and thank you for being here tonight. Can you tell us a little bit about what your plans are for the restaurant?

Mr. Tullum: We are planning to open an American restaurant. We moved to Ohio 5 years ago from New Jersey. So, we planned to bring a New Jersey style diner to Reynoldsburg, serving breakfast, lunch, and dinner from 6 am to 9 pm. All will be home made. We are not planning to serve any alcohol. It will be a family atmosphere diner. I'm not sure if any of you have ever visited New Jersey, you will see that there are a lot of diners there. My dad has been a cook for over 30 years. We are Turkish native. My father came here in 1993 or 94. He has been working his way up. He started as a dishwasher, then a cook, then a chef. So, he has enough knowledge and experience. I have been working in the restaurant for 10 years now, and I also go to Wright State University in Dayton, Ohio, and I am just basically helping him.

Chairman Enfinger: Very good. Do you currently own or operate a restaurant?

Mr. Tullum: We had a restaurant in Dayton, but the location was not good. We had a vacant hotel next to us, so even though our food was good, the people were afraid of the vacant building. We were not really successful but the main reason was that empty hotel. When

you see an empty, vacant hotel, you do not want to go to the restaurant.

Chairman Enfinger: We are excited that you want to open a restaurant there. That would be a great opportunity for you guys. A comment on the drive thru, you are not ever planning to open the drive thru?

Mr. Tullum: We are not planning to have a fast food, but here is what we can do since we have a drive thru. People can call and order ahead, and they can pick it up from the drive thru window, so they do not have to come in. But, if that is something you would not want us to do, we do not have to have it. But, since we have the window, we can use for that. As far as a fast food type where you go and order, we are not planning to do any of that.

Mr. Snowden: That was not clear to me in the application and it could be that I did not understand what the applicant was coming for. This was conveyed to me as more of a traditional sit down type of restaurant. My concern with the drive thru is the stacking, almost always. They have it, it is existing, it has decent circulation. If their proposal is to operate it in a manner where you do not actually place an order there, your stacking is going to be very minimal. It would be more like a call ahead with you coffee order and they will make it. In this case we would just want to amend the application to indicate that they are getting approved for a drive thru special exception as well. There is no reason why the Board could not approve that. In this case you would just want to state that you are approving the application as submitted and add the second special exception to it.

Mr. Donovan: Are you going to make sure that there is a stipulation in there to remove all facilities that make it look like there is a drive thru there.

Mr. Snowden: I was recommending that, if they were not going to be using that. In this case, if that is what they are doing, I would probably modify my condition to say that they need to have signage that is clear about how the drive thru is being used. I don't know how we are going to craft that. I do not want to stipulate sign content, but maybe we can put a condition that they put adequate signage. I do not have a problem if they want to amend that, given that they are here and we are going through the Special Exception review Process. We would just amend that, and they would send it on to City Council, and they would review both. What I would probably say in this case would be to make the motion to approve the application as submitted on the following condition, that the application also be approved for drive thru use as a special exception. And, that adequate signage be placed to my satisfaction. Does that make sense? So, you are approving as submitted, and then you are adding the stipulation that is actually for a second special exception. It is a little unorthodox, but when we are reviewing the application for Special Exception, what the Board is really deciding is that the Special Exception has met the standards that are listed there in 1145.09. So, if the Board, as a condition of approval, or an amendment to the application, states that they are approving that special exception as well, they are basically saying that these two special exceptions meet those standards and requirements. If he walked in the door, I would probably say, ok, let's go ahead and apply for both special exceptions at the same time, but in this case, I don't see a reason why we can no move forward with that. The big part is just documentation.

Chairman Enfinger: Could you explain some of the cooking equipment that you are going to use. Are you going to make many alterations to the facility, outside, or anything like that?

Mr. Tullum: We have already a plumber that did a gas line. We are going to use a grill, fryer, oven. Grill for eggs, omelets. Fryer for fries, fish, fried chicken tenders, wings.

Chairman Enfinger: So nothing necessarily outside. You will not have any cooking equipment outside at all? It will all be located inside?

Mr. Tullum: Inside, yes.

Chairman Enfinger: The ventilation system, that will be exposed on the outside, typical?

Mr. Tullum: We have a 6FT hood that needs to be serviced, and it will after we hopefully get approval. We are going to have that in working order. We are going to have our equipment under the hood.

Chairman Enfinger: Any additional questions from the Board?

Mr. Tullum: If you want more detail, I can. I just don't want to waste your time.

Chairman Enfinger: No. Some of the things we have to consider for this Board is, what is it on the outside of the building. Since the outside of the building, the back side which may face the back side of another building, or be hidden, is kind of exposed. That was the purpose of the question. As it stands now, it is fine. If you going to add any additional cooking equipment, some restaurants have smokers, they have different types of things that may have an impact outside or a lot of smoke that may impact people coming to the shopping center. That was the reason for the question, but if you are keeping it fairly standard and typical, and what it is there now, I think we are perfectly fine with that. I make a motion we move to approve Application #175543 as submitted with the condition that we are allowing for a pick up window and that the design of the signage will be approved by Staff.

(Vote)

Mr. Snowden: Sir, if you look on the Staff Report, and I will provide this to you in writing, on page 6 it indicates the things that remain for you to complete the Development Review Process. Let me highlight a couple of them now. One is, I will forward this application City Council, and they will determine if they are going to hold any additional hearings, and contact you. It would be similar to tonight, it would just be in front of City Council instead of the Board. (Two) I can not issue the Zoning Certificate, to approve your use at the site, until I hear from City Council. Also, any signage at the location needs to be approved by our Design Review Board. I am already receiving complaints that signage has been placed at your business without approval from our Design Review Board, myself, and our Building Department. I would definitely get ahold of your sign contractor, and get ahold of me this week so we can get the process started. You should have received a notice of violation for

our Code Compliance Officer. Number 4, I would contact our Building Division immediately, You have said several things that indicate that there may be a need for some building permits to be pulled, and or the work has already been done. I definitely would contact our Building Division very soon and make sure that their requirements are met so that you do not get too far down the path and get into a situation. I will provide that to you in writing at the address you provided on your application.

Mr. Tullum: Ok, my plumber already did.

Mr. Snowden: Did he pull the permit or did he do the work?

Mr. Tullum: He said he pulled the permit, and we are going to have inspection on Thursday.

Mr. Snowden: That sounds great.

Mr. Donovan: You said, "Red Apple" on your application, but there is a different name on here.

Mr. Tullum: I was going to say that but I forgot. My dad did not like the name. That was my idea, and he is the boss.

Mr. Snowden: What is the name?

Mr. Tullum: Arena. That was a very busy diner in New Jersey, and how my dad thinks is when you have a busy restaurant in New Jersey named Arena, when you put it in Reynoldsburg, it is going to be busy. I like Red Apple better, but he is the boss.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Aaron Enfinger, Vice Chairman
SECONDER:	Robert Linder
AYES:	Linder, Donovan, Enfinger
ABSENT:	Rettke

E. OTHER BUSINESS

Chairman Enfinger: Do we have any Other Business this evening?

Mr. Snowden: I just want to say that it has come to my attention that Mr. Enfinger is not going to be accepting an appointment, and his term is going to be expiring, and he may possibly be moving, and I would like to say thank you to Mr. Enfinger for his service on behalf of the Staff here. You have been a tremendous contributor and we are appreciative of all of our Board Members and we are appreciative of you, so thank you very much. It has been a pleasure to get to know you. *(Applause.)* And Gentlemen, to our other two members, a note from the Staff, we are aware that we are at skeleton strength with the three members on the Board. I have two applicants already, that have been forwarded to the Mayor's Office, and the Mayor is going to appoint one of those individuals to replace Ms. Wallace, and that will be a new term. Ms. Wallace's term is actually expiring at the end of this calendar year. And, we are going to forward

that. The second application, and any remaining applications we will forward to City Council. If you know of anyone who is looking to get involved, have them get in contact with me over the next couple of weeks and we can get them in the mix and City Council can choose from among several folks. That is all I have.

Mr. Enfinger: As Mr. Snowden said, I am no longer going to be on the Board and I really have enjoyed it. I thought that I took the responsibility very seriously and I hope I brought value. I have enjoyed meeting everybody and working with everyone at the City of Reynoldsburg and the residents. I have seriously enjoyed this so thank you to the folks on City Council for allowing me to do that.

F. ADJOURNMENT

Chairman



Planning Administrator

Minutes Acceptance: Minutes of Dec 12, 2016 6:30 PM (Approval of Minutes)

CITY OF REYNOLDSBURG
Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Received

NOV 14 2016

Reynoldsburg Building Division

Section 1139

BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 175689
Permit #:
Date Submitted: 11/14/16
Fee Amount: \$450.00
☒ Paid: #57268

I. PROPERTY INFORMATION	
Property Address: 7578 E. Main St. Reynoldsburg, OH	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Evans Capital Investments, Ltd.	
Contact Email: tschueler@evansadhesive.com	Contact Phone Number: 614-553-7013
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Reynoldsburg (E. Main) DG, LLC	Contact Name: Mark Bush
Contact Phone Number: 205-263-4584	Contact Email: mbush@cgpre.com
Description of Use: 7,500 sqft Dollar General Store	
IV. APPLICANT INFORMATION	
Applicant Name: Evans Capital Investments, Ltd.	Applicant Address: 925 Old Henderson Rd. Columbus, OH 43220
Applicant Phone Number: 614-553-7013 or 614-451-2665	Applicant Email: tschueler@evansadhesive.com
☒ Property Owner ☐ Business Owner ☐ Contractor ☐ Architect	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY: Variance (☒ Non-Residential (\$450) / ☐ Residential (\$100)): <u>See attached document summarizing variance requests from</u> <u>Sections 1193.06 (a), 1193.07 (d), 1193.08 (a)</u> (Per 2016 Revised Reynoldsburg Zoning Code)	
☐ Special Exception Use (\$350): _____	
☐ Major Site Plan Review (\$500): _____	
☐ Other: _____	

Applicant shall submit **nine (9) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Evans Capital Investments, Ltd. By: [Signature] President Date: 11/14/2016

Additional Notes:	**OFFICE USE ONLY**	
	<u>Zoning Information</u>	
	Zoning District: <u>CU</u>	
	☒ Historic District ☐ CC Overlay	
<u>Other Board Approval</u>		☐ DRB
BZBA Meeting Date: <u>11/19/16</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied		City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved (w/ Conditions) ☐ Introduced As Ordinance ☐ Denied
Clerk of Council Initials: _____ Date: _____		Planner Initials: _____ Date: _____

Attachment: Application #175689 (1633 : 7578 E. Main St.; Application #175689; Applicant: Evans Capital Investments, Ltd.)

Reynoldsburg, OH – Variance Application Summary

Reynoldsburg (E. Main), OH DG, LLC
November 14, 2016

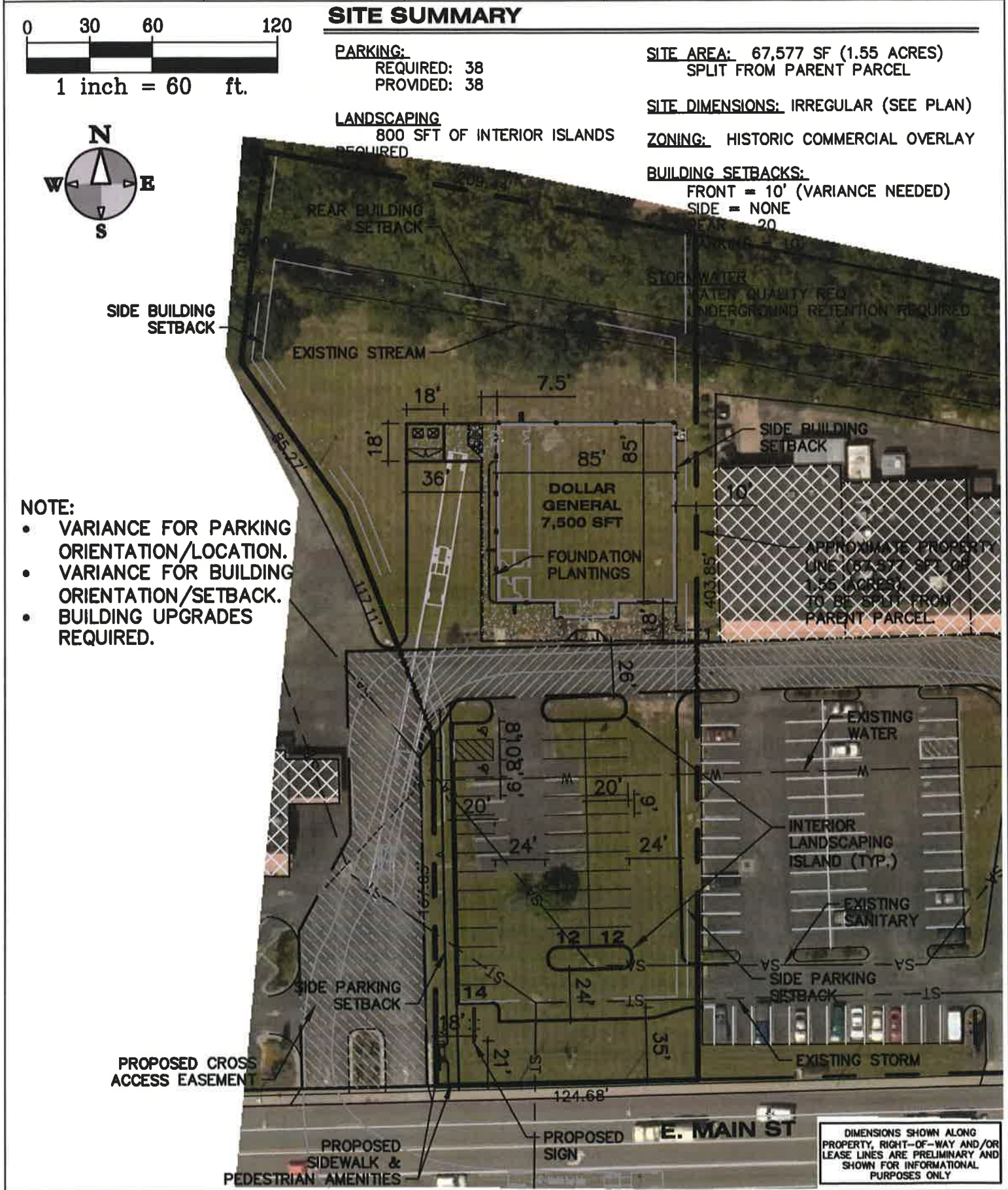
Description of Variance Requests/Statements of Hardship:

Requesting a variance from Section 1193.06 (a), in reference to location and orientation of the proposed building and parking areas. Placing the building within 10’ build-to-line will present hardships/feasibility concern in relocating storm (48” diameter), sanitary and water lines that run through the southerly portion of the site. Additionally, placement of the building within 10’ of the property line will eliminate/reduce line of sight distances for the adjacent commercial developments to the east and west. We are proposing to move the building to the rear of the site (approximately 225’ north of the property line) in order to match the building line of the easterly development. Parking is proposed in front of the proposed building, with a mutual access drive connecting the developments to the east and west.

Requesting a variance from Section 1193.07 (d), which states that at least sixty percent (60%) of the area between the height of two and ten feet above the nearest sidewalk grade shall be clear/non-tinted window glass permitting a view of the building’s interior to a minimum depth of four feet. We are requesting a variance to omit the minimum depth of sight (into the building) required. It is proposed that fake or tinted windows will be used instead. The front wall of the building will have shelving abutting against it per Dollar General’s standard store layout and in an effort to maximize use of floor space, thus a clear window will only show the back side of the shelving unit.

Requesting a variance from Section 1193.08 (a), in reference to parking, stacking and circulation aisles not permitted between a public right-of-way line and a principal building, as well as parking lots being located to the rear of the building. See variance request above. In moving the building to the rear of the site, the only area to place parking and circulation aisles is in front of the principal building.

PRELIMINARY SITE PLAN		CITY, STATE - STREET: REYNOLDSBURG, OH (E MAIN & WAGGONER)	
PROTOTYPE:	URBAN	DEVELOPER	DESIGNER
BLDG/SALES SF:	7,500/5,195	COMPANY: CAPITAL GROWTH - BUCHALTER	COMPANY: HURLEY & STEWART
ACREAGE:	1.55	NAME: MARK BUSH	NAME: TRAVIS MUNN
PARKING SPACES:	38	PHONE #: (205) 263-4584	PHONE #: (269) 552-4960
DATE:	8/26/16		



Notes Corresponding to Schedule B

8. EASEMENT FOR HIGHWAY PURPOSES IN FAVOR OF COUNTY OF FRANKLIN, RECORDED 06/10/1964, AS BOOK 1806, PAGE 136 OF THE FRANKLIN COUNTY RECORDS. [DOES NOT AFFECT SURVEYED PARCEL, NOT PLOTTED]
9. DEED OF EASEMENT IN FAVOR OF CITY OF REYNOLDSBURG, OHIO, RECORDED 06/02/1965, AS BOOK 2549, PAGE 131 OF THE FRANKLIN COUNTY RECORDS. [AFFECTS SURVEYED PARCEL, PLOTTED HEREON]
10. EASEMENT IN FAVOR OF COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, RECORDED 11/07/1973, AS BOOK 3379, PAGE 274 OF THE FRANKLIN COUNTY RECORDS. [B' WIDE EASEMENT CENTERED ON POWER LINES AS-BUILT, ABOVE GROUND, & BURIED. NOT PLOTTED]
11. DEED OF EASEMENT IN FAVOR OF CITY OF REYNOLDSBURG, OHIO, RECORDED 09/16/1975, AS BOOK 3483, PAGE 286 OF THE FRANKLIN COUNTY RECORDS. [AFFECTS SURVEYED PARCEL, PLOTTED HEREON]
12. DEED OF EASEMENT IN FAVOR OF CITY OF REYNOLDSBURG, OHIO, RECORDED 09/16/1975, AS BOOK 3483, PAGE 288 OF THE FRANKLIN COUNTY RECORDS. [AFFECTS SURVEYED PARCEL, PLOTTED HEREON]
13. EASEMENT IN FAVOR OF COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, RECORDED 12/17/1975, AS BOOK 3497, PAGE 305 OF THE FRANKLIN COUNTY RECORDS. [DOES NOT AFFECT SURVEYED PARCEL, NOT PLOTTED]
14. DEED OF EASEMENT IN FAVOR OF CENTRALBANC REALTY COMPANY, RECORDED 01/26/1977, AS BOOK 3562, PAGE 851 OF THE FRANKLIN COUNTY RECORDS. [DOES NOT AFFECT SURVEYED PARCEL, NOT PLOTTED]
15. DEED OF EASEMENT IN FAVOR OF CITY OF REYNOLDSBURG, RECORDED 04/25/1977, AS BOOK 3577, PAGE 491 OF THE FRANKLIN COUNTY RECORDS. [AFFECTS SURVEYED PARCEL, PLOTTED HEREON]
16. EASEMENT IN FAVOR OF COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, RECORDED 07/13/1977, AS BOOK 3584, PAGE 830 OF THE FRANKLIN COUNTY RECORDS. [BLANKET EASEMENT IN NATURE AFFECTS SURVEYED PARCEL, PLOTTED HEREON]
17. EASEMENT IN FAVOR OF COLUMBIA GAS OF OHIO, INC., RECORDED 10/17/2006, AS DOCUMENT NO. 200610170154479 OF THE FRANKLIN COUNTY RECORDS. [AFFECTS SURVEYED PARCEL, PLOTTED HEREON]

ALTA/ACSM Land Title Survey

Based Upon Title Commitment No. 01-15048533-01T
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
bearing an effective date of JULY 9, 2016.

Surveyor's Certification

To REYNOLDSBURG, OH DG, LLC, a Delaware limited liability company, its participants, successors and assigns; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; and Baker, Doneison, Bearman, Caldwell & Berkowitz, PC;

This is to certify that this map, or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10(a), 13, 14, and 17 of Table A thereof. The field work was completed on November 6, 2016.

11/14/16
Date of Plat or Map

Matthew T. Mokanyk, P.S., P.E.
Ohio P.S. No. S-8066

Legal Description of Record

PROPERTY DESCRIBED IN SCHEDULE 'A' OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 01-15048533-01T:

SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, DESCRIBED AS FOLLOWS:
TRACT ONE:

LOCATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, PART OF HALF SECTION NO. 8 IN SECTION NO. 7, TOWNSHIP 16 NORTH, RANGE 20 WEST, REFUGEE LANDS, AND BEING A PART OF THE LAND CONVEYED TO HST, LTD AS RECORDED IN OFFICIAL RECORD 5206-306 IN THE FRANKLIN COUNTY RECORDS OFFICE AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE CENTERLINE INTERSECTION OF EAST MAIN STREET AND WAGGONER ROAD;

THENCE SOUTH 84° 48' 42" WEST 183.85, ALONG THE CENTERLINE OF SAID EAST MAIN STREET TO THE POINT OF BEGINNING;

THENCE SOUTH 84° 48' 42" WEST 48.90 FEET, ALONG THE CENTERLINE OF SAID EAST MAIN STREET TO A POINT;

THENCE NORTH 6° 11' 18" WEST 411.37 FEET, (PASSING OVER A 34" I.D. PIPE SET AT 40.00 FEET), ALONG THE WESTERLY FACE OF A ONE STORY CONCRETE BLOCK COMMERCIAL BUILDING, TO A 34" I.D. PIPE SET;

THENCE SOUTH 83° 22' 55" EAST 367.76 FEET, BOUNDED ON THE NORTH BY JOSEPH H. & THAYLE W. RICHARDS (O.R. 3634 B 03), CORONADO WOODS CONDOMINIUM NO. 1, TO A RAILROAD SPIKE FOUND ON THE CENTERLINE OF SAID WAGGONER ROAD;

THENCE SOUTH 23° 15' 44" WEST 180.40 FEET, ALONG THE CENTERLINE OF SAID WAGGONER ROAD TO A POINT;

THENCE SOUTH 84° 58' 23" WEST 256.55 FEET (PASSING OVER A 34" I.D. FOUND ON THE WESTERLY RIGHT-OF-WAY OF SAID WAGGONER ROAD AT 45.27 FEET), BOUNDED ON THE SOUTH BY CENTRAL BANC REALTY CO., (D.V. 3562, P. 854), TO A 34" I.D. PIPE SET;

THENCE SOUTH 6° 11' 18" EAST 172.00 FEET, BOUNDED ON THE EAST BY SAID CENTRAL BANC REALTY CO., (PASSING OVER A 34" I.D. PIPE FOUND AT 132.00 FEET), TO THE POINT OF BEGINNING.

THIS DESCRIPTION FOR THIS PARCEL IS BASED UPON A FIELD SURVEY MADE BY KOSANCHICK & ASSOCIATES, INC., CONSULTING ENGINEERS, COLUMBUS, OHIO.

TRACT TWO:

LOCATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG PART OF HALF SECTION NO. 8 IN SECTION NO. 7, TOWNSHIP 16 NORTH, RANGE 20 WEST, REFUGEE LANDS, AND BEING A PART OF THE LAND CONVEYED TO HST, LTD AS RECORDED IN OFFICIAL RECORD 5206-306 IN THE FRANKLIN COUNTY RECORDS OFFICE AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE CENTERLINE INTERSECTION OF EAST MAIN STREET AND WAGGONER ROAD;

THENCE SOUTH 84° 48' 42" WEST 210.55 FEET, ALONG THE CENTERLINE OF SAID EAST MAIN STREET TO A POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 84° 48' 42" WEST 256.58 FEET, ALONG THE CENTERLINE OF SAID EAST MAIN STREET TO A POINT;

THENCE NORTH 6° 11' 18" WEST 200.00 FEET (PASSING OVER A 34" I.D. PIPE SET AT 40.00 FEET), TO A 34" I.D. PIPE SET;

THENCE NORTH 28° 30' 00" WEST 120.00 FEET TO A 34" I.D. PIPE SET;

THENCE NORTH 41° 48' 47" WEST 87.91 FEET TO A 34" I.D. PIPE SET;

THENCE NORTH 6° 37' 06" EAST 100.00 FEET TO A 34" I.D. PIPE SET;

THENCE SOUTH 83° 22' 55" EAST 340.22 FEET, BOUNDED ON THE NORTH BY CORONADO WOODS ASSOCIATION, INC. (D.V. 3700 P. 334), JOSEPH H. & THAYLE W. RICHARDS (O.R. 3654 B03), TO A 34" I.D. PIPE SET;

THENCE SOUTH 6° 11' 18" EAST 411.37 FEET, ALONG THE WESTERLY FACE OF A ONE STORY CONCRETE BLOCK COMMERCIAL BUILDING, (PASSING OVER A 34" I.D. PIPE SET AT 371.37 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION FOR THIS PARCEL IS BASED UPON A FIELD SURVEY MADE BY KOSANCHICK & ASSOCIATES, INC., CONSULTING ENGINEERS, COLUMBUS, OHIO.

TAX I.D. NUMBER: 060-006876

BEING THE SAME PROPERTY CONVEYED TO EVANS CAPITAL INVESTMENTS, LTD, GRANTEE, FROM EVANS CAPITAL CORP. (FORMERLY KNOWN AS EVANS ADHESIVE CORPORATION, GRANTOR, BY DEED RECORDED 11/05/2002, AS DOCUMENT NO. 200211050280743 OF THE FRANKLIN COUNTY RECORDS.

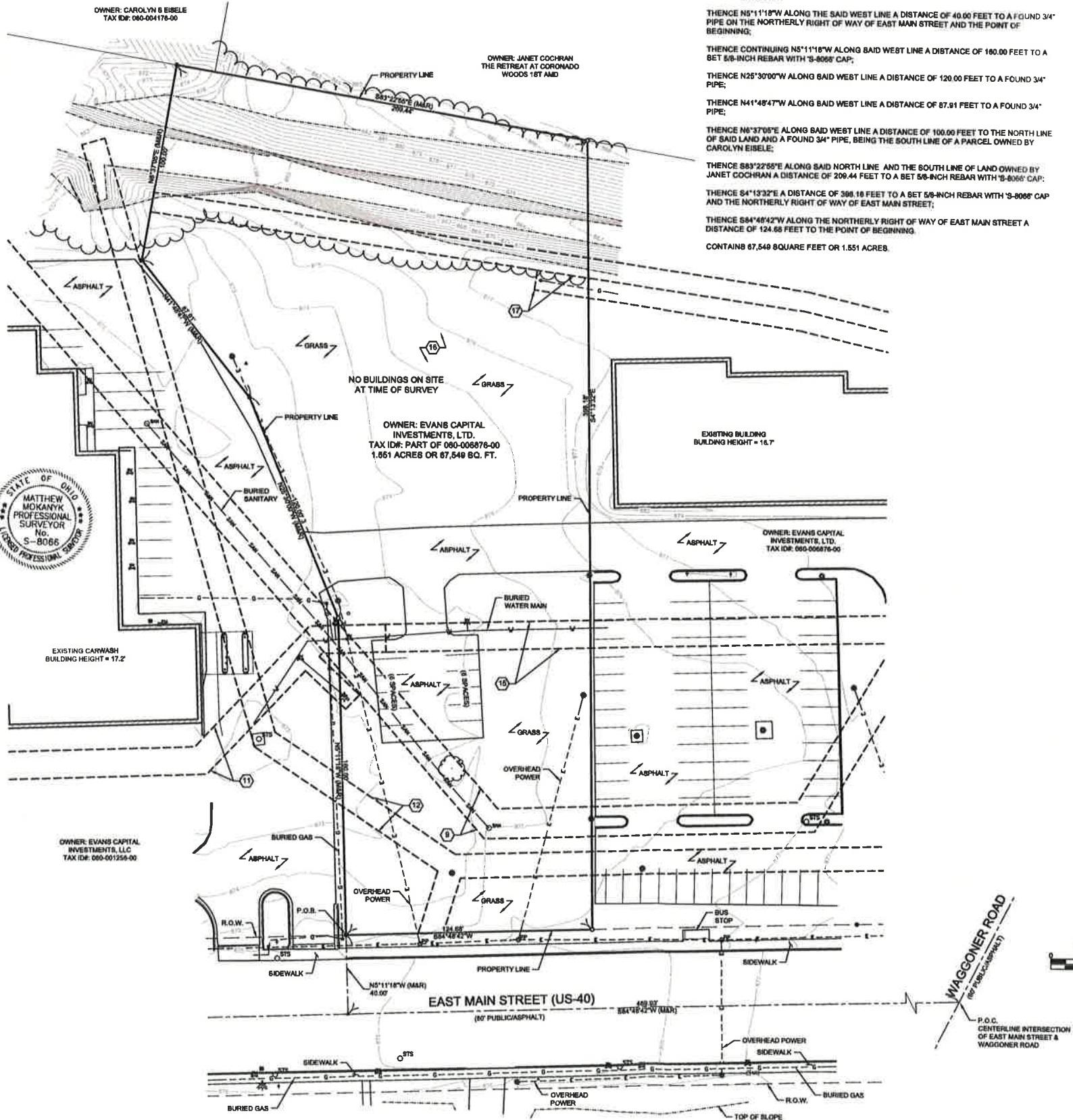
ALTA / NSPS LAND TITLE SURVEY

Statement of Encroachments

NO ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY

FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) "X & AE" of the Flood Insurance Rate Map, Community Panel No. 39046C3359K, which bears an effective date of 06/17/08 and is in a Special Flood Hazard Area.



Survey Description

THIS SURVEY DESCRIPTION IS THE SAME PROPERTY AS THAT DESCRIBED IN SCHEDULE 'A', OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 01-15048533-01T, BEARING AN EFFECTIVE DATE OF JULY 9, 2016.

LOCATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, PART OF HALF SECTION NO. 8 IN SECTION 7, TOWNSHIP 16 NORTH, RANGE 20 WEST, REFUGEE LANDS, AND BEING A PART OF THE LAND CONVEYED TO EVANS CAPITAL INVESTMENTS, LTD AS RECORDED IN INSTRUMENT #. 200211060280743, FRANKLIN COUNTY RECORDS, MORE FULLY DESCRIBED AS:

COMMENCING AT A POINT AT THE CENTERLINE INTERSECTION OF EAST MAIN STREET (US-40) (80' PUBLIC ASPHALT) & WAGGONER ROAD (80' PUBLIC ASPHALT);

THENCE 884°48'42"W ALONG THE CENTERLINE OF EAST MAIN STREET A DISTANCE OF 469.93 FEET TO A SET MAG NAIL ON THE WEST LINE OF SAID LAND CONVEYED TO EVANS CAPITAL INVESTMENTS, LTD;

THENCE N5°11'18"W ALONG THE SAID WEST LINE A DISTANCE OF 40.00 FEET TO A FOUND 3/4" PIPE ON THE NORTHERLY RIGHT OF WAY OF EAST MAIN STREET AND THE POINT OF BEGINNING;

THENCE CONTINUING N5°11'18"W ALONG SAID WEST LINE A DISTANCE OF 180.00 FEET TO A SET 8/8-INCH REBAR WITH "S-8066" CAP;

THENCE N25°30'00"W ALONG SAID WEST LINE A DISTANCE OF 120.00 FEET TO A FOUND 3/4" PIPE;

THENCE N41°48'47"W ALONG SAID WEST LINE A DISTANCE OF 87.91 FEET TO A FOUND 3/4" PIPE;

THENCE N6°37'05"E ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID LAND AND A FOUND 3/4" PIPE, BEING THE SOUTH LINE OF A PARCEL OWNED BY CAROLYN EISELE;

THENCE S83°22'55"E ALONG SAID NORTH LINE AND THE SOUTH LINE OF LAND OWNED BY JANET COCHRAN A DISTANCE OF 209.44 FEET TO A SET 5/8-INCH REBAR WITH "S-8066" CAP;

THENCE S4°13'32"E A DISTANCE OF 368.18 FEET TO A SET 5/8-INCH REBAR WITH "S-8066" CAP AND THE NORTHERLY RIGHT OF WAY OF EAST MAIN STREET;

THENCE 884°48'42"W ALONG THE NORTHERLY RIGHT OF WAY OF EAST MAIN STREET A DISTANCE OF 124.58 FEET TO THE POINT OF BEGINNING.

CONTAINS 87,549 SQUARE FEET OR 1.551 ACRES.

Legend of Symbols & Abbreviations

- POWER POLE
- GUY
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC HANDHOLE
- WATER VALVE
- HYDRANT
- GAS METER
- GAS MARKER
- GAS VALVE
- TELEPHONE PEDESTAL
- SIGN POST
- FENCE LINE
- BENCHMARK
- IRON FOUND
- IRON SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- GPS MONUMENT
- MONUMENT BOX FOUND
- MONUMENT FOUND
- MONUMENT SET
- RECORD
- MEASURED
- STORM MANHOLE
- CATCH BASIN
- SQUARE CATCH BASIN
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- MONITOR WELL
- TELCO. MANHOLE

Surveyor's Notes

SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO EAST MAIN STREET (US-40) A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY AS SHOWN HEREON.

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.

BEARING BASIS: OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88.

NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED ON THE SURVEYED PROPERTY AT TIME OF SURVEY.

SURVEYOR IS NOT AWARE OF ANY CURRENT OR FUTURE RIGHT OF WAY CHANGES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT TIME OF SURVEY.

NO ADDRESS OBSERVED AT TIME OF SURVEY.

NO PUBLIC ACCESS POINT OBSERVED AT TIME OF SURVEY.

Site Information

ZONING CONTACT:
CITY OF REYNOLDSBURG
(614) 322-4640 PHONE
7232 EAST MAIN STREET,
REYNOLDSBURG, OH 43068

TAX ID NO.: PART OF 060-006876-00

SUBJECT SITE ZONING: HISTORIC COMMERCIAL

SUBJECT SITE AREA: 1.551 ACRES OR 87,549 SQ. FT.

PARKING REQUIREMENTS: 1 SPACE PER 200 S.F. OF GROSS

EXISTING PARKING:
12 REGULAR SPACES 0 HANDICAP SPACES

SETBACKS:
FRONT: 10' REAR: 20' SIDE: 10'

HEIGHT RESTRICTIONS:
N/A - MAXIMUM HEIGHT DENSITY RESTRICTIONS:
N/A - MAXIMUM LOT COVERAGE

SOURCE OF ZONING INFORMATION:

SITE INFORMATION REPORT PREPARED BY HURLEY AND STEWART (NO DATE PROVIDED)



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

PLANS PREPARED BY:



DRAWN BY: CHECKED BY:
CEL MTM

SUBMITTALS

REV	DATE	BY	DESCRIPTION
0	11/10/16	CEL	PRELIMINARY DRAWING

CLIENT

REYNOLDSBURG, OH
DG, LLC.
361 Summit Blvd., Suite 110
Birmingham, AL 35243

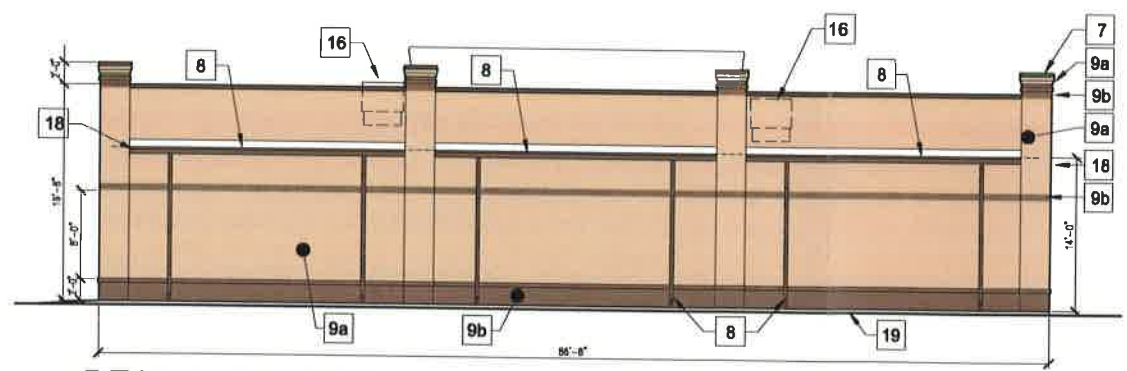
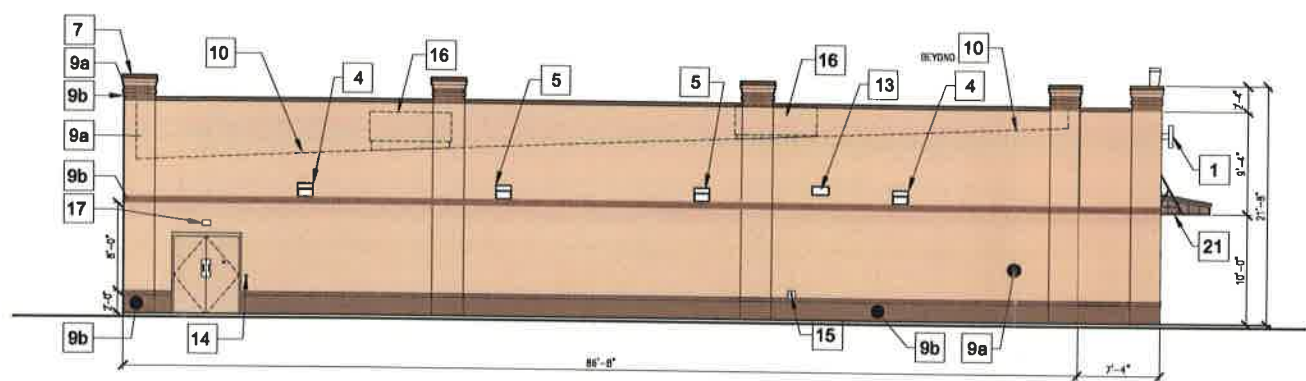
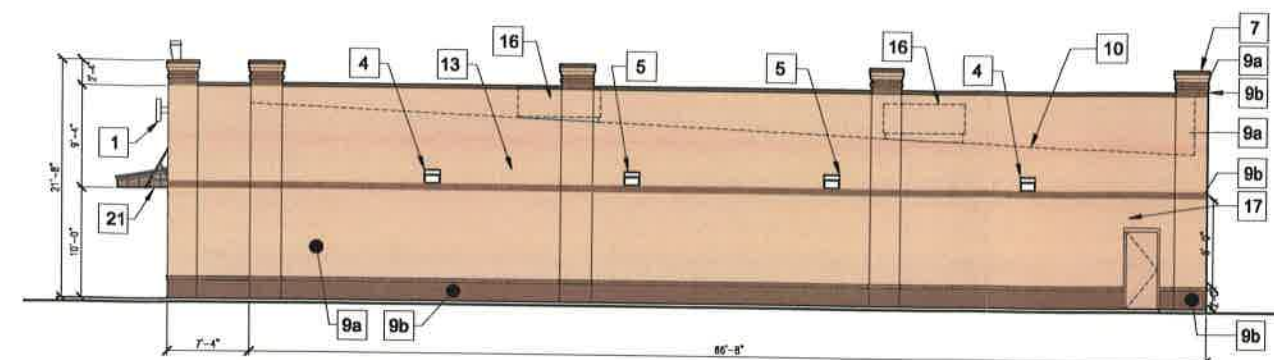
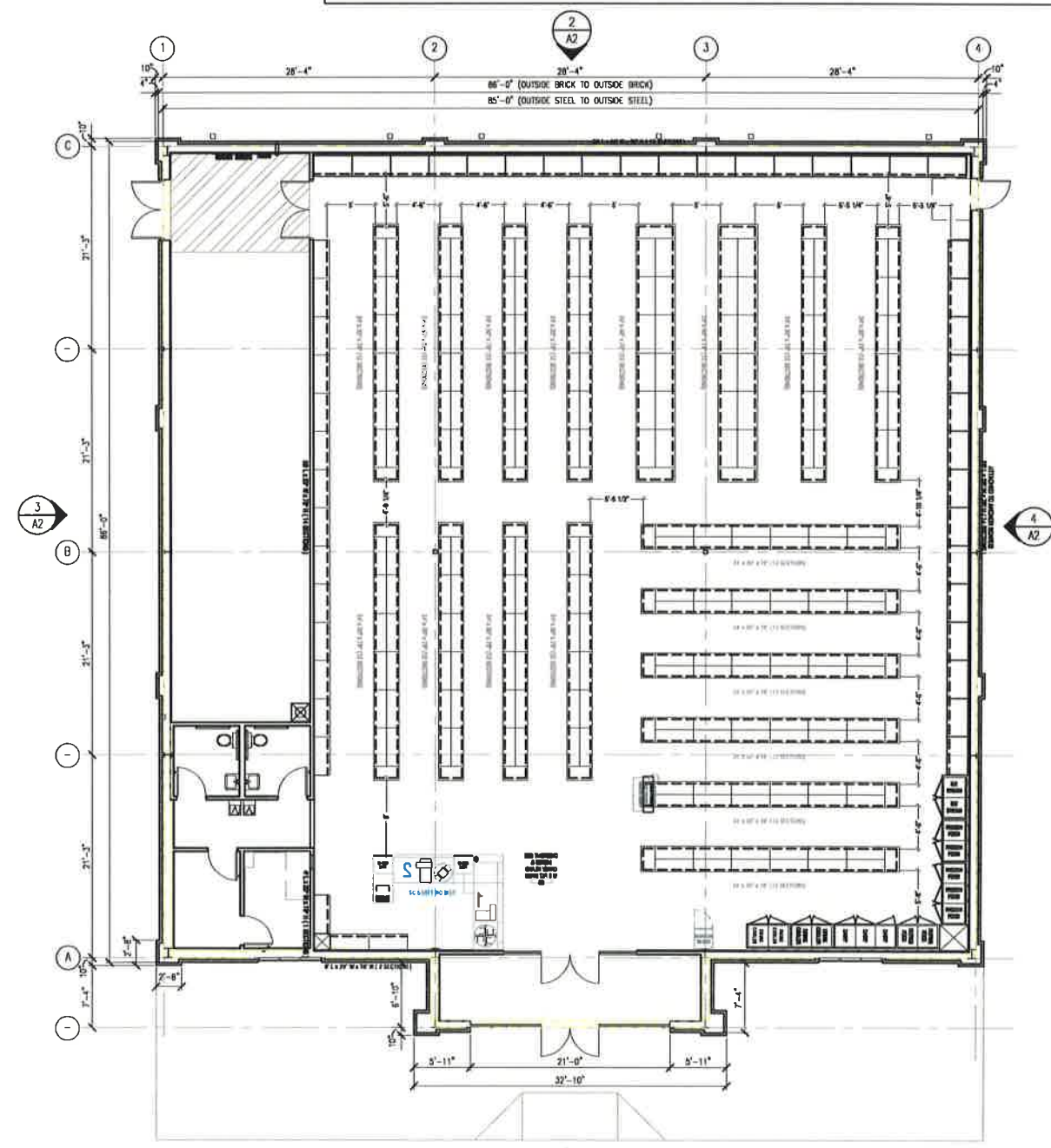
THIS DRAWING HAS BEEN PREPARED BY LANDTECH PROFESSIONAL SURVEYING & ENGINEERING, L.L.C. ALL PATENTED AND PATENTABLE FEATURES AND/OR CONFIDENTIAL INFORMATION AND ITS USE IS CONDITIONED UPON THE USER'S AGREEMENT NOT TO REPRODUCE THE DRAWING, IN WHOLE OR IN PART, NOR THE MATERIAL DESCRIBED THERE ON, NOR TO USE THE DRAWING FOR ANY PURPOSE OTHER THAN AS SPECIFICALLY PERMITTED IN WRITING BY LANDTECH PROFESSIONAL SURVEYING & ENGINEERING, L.L.C.

HS
hurley & stewart
HURLEY & STEWART, LLC
2800 S 11TH STREET
KALAMAZOO, MICHIGAN 49009
268.552.4960 FAX 552.4961
www.hurleystewart.com

SHEET TITLE
ALTA SURVEY

SHEET NUMBER JOB NO.
S-1 164439

- ELEVATION KEYED NOTES**
- 1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. UNDER SEPARATE PERMIT SUBMITTAL, WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL. UNDER SEPARATE PERMIT SUBMITTAL.
 - 2 NOT USED.
 - 3 WALL PACK, 16'-6" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 4 WALL PACK 10'-8" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 5 WALL PACK (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
 - 6 RECEPTACLE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 7 TRIM (BY PEMB.) TO MATCH BRICK COLOR 9B.
 - 8 GUTTER AND DOWNSPOUT (BY PEMB.) TO MATCH BRICK COLOR 9B.
 - 9a BRICK VENEER
 - 9b BRICK VENEER
 - 10 METAL ROOF (BY PRE-ENGINEERED BUILDING MANUFACTURER). GALVALUME FINISH.
 - 11 STANLEY AUTOMATIC SLIDING STOREFRONT ENTRANCE SYSTEM. COMPLIES WITH IBC SECTION 1008 AND IS UL RATED.
 - 12 PRE-FINISHED METAL AWNING.
 - 13 VENT FOR BATHROOM EXHAUST. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 14 DOOR BUZZER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 15 WALL HYDRANT. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 - 16 HVAC UNITS MOUNTED ON ROOF AS DESIGNED BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.
 - 17 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
 - 18 MINIMUM EAVE HEIGHT IS 14'-0" A.F.F. REFER TO PRE-ENGINEERED METAL BUILDING DRAWINGS.
 - 19 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 20 NOT USED.
 - 21 PRE-FINISHED METAL CANOPY.
 - 22 ACID ETCHED THERMAL TRANSLUCENT GLAZING IN STOREFRONT WINDOWS; NON-SEE THROUGH GLASS WITH PARTITION BEHIND IT.
 - 23 EMERGENCY LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.



60% OF THE AREA BETWEEN 2' AND 10' ABOVE GRADE TO BE WINDOWS AT FRONT ELEVATION = 416 SQ. FT.
PROVIDED WINDOW AREA: 488 SQ. FT. SQUARE FOOTAGE TO INCLUDE STOREFRONT ENTRY SYSTEM

chadha + associates
architecture + interiors + design



200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606
T 312 332 2062 | www.mvaarchitects.com | F 312 332 0894

MEP CONSULTANT
RANDY NELSON, P.E.
14817 WEST 95TH STREET
LENEXA, KANSAS 66215
PH: (913) 322-5150
FAX: (913) 322-5155

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4584

DOLLAR GENERAL

**NEW ONE STORY
RETAIL BUILDING**
DOLLAR GENERAL 7,500 SF PROTOTYPE
E. MAIN & WAGGONER
REYNOLDSBURG, OHIO

ISSUE FOR		
3.	DESIGN APPROVAL REVISIONS	11/14/16
2.	DESIGN APPROVAL REVISIONS	09/14/16
1.	DESIGN APPROVAL	09/21/15
NO.	DESCRIPTION	DATE
SHEET TITLE		

**EXTERIOR
ELEVATIONS**

A2

C+A JOB

Packet Pg. 15

Attachment: Application #175689 (1633 : 7578 E. Main St.; Application #175689; Applicant: Evans Capital Investments, Ltd.)

CITY OF REYNOLDSBURG
Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 176211
Permit #:
Date Submitted: 12/19/16
Fee Amount: \$0

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☒ Paid: On other App

I. PROPERTY INFORMATION	
Property Address: 7578 E. Main St. Reynoldsburg, OH	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Evans Capital Investments, Ltd.	
Contact Email: tschueler@evansadhesive.com	Contact Phone Number: 614-553-7013 Tammy Schueler, President
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Reynoldsburg (E. Main) DG, LLC	Contact Name: Mark Bush
Contact Phone Number: 205-263-4584	Contact Email: mbush@cgpre.com
Description of Use: 7,500 sqft Dollar General Store	
IV. APPLICANT INFORMATION	
Applicant Name: Evans Capital Investments, Ltd.	Applicant Address: 925 Old Henderson Rd. Columbus, OH 43220
Applicant Phone Number: 614-553-7013 or 614-451-2665	Applicant Email: tschueler@evansadhesive.com
☒ Property Owner ☐ Business Owner ☐ Contractor ☐ Architect	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY: Variance (☒ Non-Residential (\$450) / ☐ Residential (\$100): <u>See attached document summarizing variance requests from Section 1193.12 (c) (1, 3) - (Per 2016 Revised Reynoldsburg Zoning Code)</u>	
☐ Special Exception Use (\$350): _____	
☐ Major Site Plan Review (\$500): _____	
☐ Other: _____	

Applicant shall submit **nine (9) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Evans Capital Investments, Ltd. By: [Signature], President Date: 12/16/16

Additional Notes:	**OFFICE USE ONLY**	
	<u>Zoning Information</u>	
	Zoning District: <u>CC</u>	
	☐ Historic District ☒ CC Overlay	
	<u>Other Board Approval</u>	
	☐ DRB	
	<u>BZBA Meeting</u> Date: <u>1/19/17</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	<u>City Council Meeting</u> Date: _____ ☐ No Action Taken ☐ Approved (w/ Conditions) ☐ Introduced As Ordinance ☐ Denied
	Clerk of Council Initials: _____ Date: _____ Planner Initials: _____ Date: _____	

Attachment: Application #176211 (1635 : 7578 E. Main St.; Application #176211; Applicant: Evans Capital Investments, Ltd.)

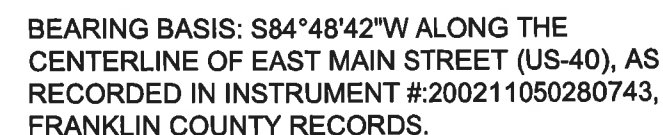
Reynoldsburg, OH – Variance Application Summary

Reynoldsburg (E. Main), OH DG, LLC

December 15, 2016

Description of Variance Requests/Statements of Hardship:

Requesting a variance from Section 1193.12 (c) (1,3), in reference to maximum areas of business identification signs permitted. We are requesting to increase the proposed ground and wall sign areas from the current maximum allowable of 18/20 square feet to 50 square feet and 50 square feet, respectively. Increased signage area will enhance store visibility and recognition from roadway. Signage will be sized and positioned on site so as not to distract or impede motorists and/or pedestrians.



Packet Pg. 18

Attachment: Application #176211 (1635 : 7578 E. Main St.: Applicant: Evans Capital Investments, Ltd.)

SURVEY DESCRIPTION

Part of Half Section No. 8 in Section 7,
Township 16 North, Range 20 West, Refugee Lands,
City of Reynoldsburg, County of Franklin, State of Ohio

LOCATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, PART OF HALF SECTION NO. 8 IN SECTION 7, TOWNSHIP 16 NORTH, RANGE 20 WEST, REFUGEE LANDS, AND BEING A PART OF THE LAND CONVEYED TO EVANS CAPITAL INVESTMENTS, LTD AS RECORDED IN INSTRUMENT #: 200211050280743, FRANKLIN COUNTY RECORDS, MORE FULLY DESCRIBED AS:

COMMENCING AT A POINT AT THE CENTERLINE INTERSECTION OF EAST MAIN STREET (US-40) (80' PUBLIC/ASPHALT) & WAGGONER ROAD (80' PUBLIC/ASPHALT);

THENCE S84°48'42"W ALONG THE CENTERLINE OF EAST MAIN STREET A DISTANCE OF 469.93 FEET TO A SET MAG NAIL ON THE WEST LINE OF SAID LAND CONVEYED TO EVANS CAPITAL INVESTMENTS, LTD;

THENCE N5°11'18"W ALONG SAID WEST LINE A DISTANCE OF 40.00 FEET TO A FOUND 3/4" PIPE ON THE NORTHERLY RIGHT OF WAY OF EAST MAIN STREET AND THE POINT OF BEGINNING;

THENCE CONTINUING N5°11'18"W ALONG SAID WEST LINE A DISTANCE OF 160.00 FEET TO A SET 5/8-INCH REBAR WITH 'S-8066' CAP;

THENCE N25°30'00"W ALONG SAID WEST LINE A DISTANCE OF 120.00 FEET TO A FOUND 3/4" PIPE;

THENCE N41°48'47"W ALONG SAID WEST LINE A DISTANCE OF 87.91 FEET TO A FOUND 3/4" PIPE;

THENCE N6°37'05"E ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID LAND AND A FOUND 3/4" PIPE, BEING THE SOUTH LINE OF A PARCEL OWNED BY CAROLYN EISELE;

THENCE S83°22'55"E ALONG SAID NORTH LINE AND THE SOUTH LINE OF LAND OWNED BY JANET COCHRAN A DISTANCE OF 209.44 FEET TO A SET 5/8-INCH REBAR WITH 'S-8066' CAP;

THENCE S4°13'32"E A DISTANCE OF 398.18 FEET TO A SET 5/8-INCH REBAR WITH 'S-8066' CAP AND THE NORTHERLY RIGHT OF WAY OF EAST MAIN STREET;

THENCE S84°48'42"W ALONG THE NORTHERLY RIGHT OF WAY OF EAST MAIN STREET A DISTANCE OF 124.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 67,549 SQUARE FEET OR 1.551 ACRES.

BEARING BASIS: S84°48'42"W ALONG THE CENTERLINE OF EAST MAIN STREET (US-40), AS RECORDED IN INSTRUMENT #:200211050280743, FRANKLIN COUNTY RECORDS.

This description was made in accordance with a survey conducted under my direct supervision on November 6, 2016. To the best of my knowledge and belief, said survey was executed in accordance with Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

Matthew T. Mokanyk, P.S., P.E.
Ohio P.S. No. S-8066

Date

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

Received
NOV 15 2016

Reynoldsburg Building Division
Section 1139

BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 175691
Permit #:
Date Submitted: 11/15/16
Fee Amount: \$350.00
CR# 4951
☒ Paid: #57269

I. PROPERTY INFORMATION	
Property Address: 1391 Brice Road, Reynoldsburg, Ohio 43068	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Brandon Ivery	
Contact Email: bivery1986@gmail.com	Contact Phone Number: 614-735-0719
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Capital City Car Sales, LLC	Contact Name: Brandon Ivery
Contact Phone Number: 614-735-0719	Contact Email: bivery1986@gmail.com
Description of Use: Car sales	
IV. APPLICANT INFORMATION	
Applicant Name: Brandon Ivery	Applicant Address:
Applicant Phone Number: 614-735-0719	Applicant Email: bivery1986@gmail.com
☒ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____	

☒ Special Exception Use Permit (\$350): <u>Auto sales</u>	
☐ Other: _____	
Applicant shall submit ten (10) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.	
Applicant Signature: <u>Brandon Ivery</u> Date: <u>11/15/16</u>	
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>CC</u>	
	☐ Historic District ☐ CC Overlay	
	Add'l Approvals Req'd	
	☐ Planning Commission ☐ DRB	
	BZBA Meeting Date: <u>11/15/16</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
	Planning Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____	

Attachment: Application #175691 (1634 : 1391 Brice Rd.; Application #175691; Applicant: Brandon Ivery)

**ATTACHMENT A
SPECIAL EXCEPTION USE APPLICATION**

1. Description of the existing use of the lot and adjacent lots

1391 Brice Road (the “*Property*”) was previously used as the offices for Starner’s Heating & Cooling. The adjacent lots include the large development across the street which is home to Union Savings Bank, Kmart, and Dollar General, among others. Adjacent properties also include the Columbus Metropolitan Library and restaurants and sports bars.

2. Description of the proposed activities

- Goods and services – the proposed use would see the Property used as an additional, small sales lot for Capital City Car Sales, LLC’s car sales business (the “*Business*”); the Property would also be used for detailing cars. The Business anticipates keeping around ten (10) to fourteen (14) vehicles for sale on the Property. The placement of said vehicles is further described in Section 3 and *Figure 1*, below
- Hours of operation: Monday – Friday 10:00 am to 5:00 pm; Saturday 10:00 am to 4:00 pm.
- Anticipated number of employees: 2 or 3.
- Nature and volume of delivery activity: vehicle deliveries will take place on Wednesdays and Thursdays; vehicles will be delivered individually (will not arrive on a car carrier).
- Other relevant information: no maintenance work or repair work will take place on the Property; possible brake replacement work may take place in the future.

3. Plan of the proposed site

Figure 1 displays the layout of the existing buildings and structures as well as the planned placement of vehicles for sale. The approximate placement of the vehicles is represented by the black squares with red outlines. No additional structures, signage, or utilities will be constructed. Traffic access and layouts will be unaltered from the existing configuration.



Figure 1

4. Narrative of why the proposed use is compatible with adjacent uses

The proposed use of the Property will not have any material impact on the existing uses of adjacent lots. There will not be any changes such as odors, noise, or vibrations as the proposed use does not incorporate any mechanical or construction work. Further, the proposed use will not have an adverse impact on local traffic.

5. Narrative addressing criteria set forth in Section 1145.09

The proposed use will be in harmony with the existing commercial and retail character of the surrounding area. Not only will the proposed use avoid adversely impacting the adjacent properties, but the proposed use will bring more consumers to the area which may benefit the adjacent properties, especially those such as Kmart and retailers offering automobile goods and services. The Business does not anticipate that the proposed use of the Property will result in any adverse effects to the health, safety, morals, or welfare of the neighborhood. Further, the Property will remain adequately served by public facilities and services, and the proposed use will not impact those services. The proposed use will not have a significant impact on traffic patterns. The proposed use is in compliance with all applicable provisions of the code, including Chapter 1145. The proposed use of the Property aligns with the purpose and objectives of the code as it conserves the value of the property, maintains general welfare, and avoids traffic congestion issues.

ParcelID: 060-001276-00
RANDLEMAN SANDRA

Map-Rt: 060-O102J -018-00
1391 BRICE RD

Owner

Owner	RANDLEMAN SANDRA
Owner Address	2390 LISBON DR COLUMBUS OH 43232
Legal Description	BRICE ROAD .290 ACRE R21 T12S14 1/2S21
Calculated Acres	.29
Legal Acres	0
Tax Bill Mailing	SANDRA RANDLEMAN 2390 LISBON DR COLUMBUS OH 43232-4541 View Google Map

Most Recent Transfer

Transfer Date	OCT-24-2016
Transfer Price	\$32,500
Instrument Type	WD

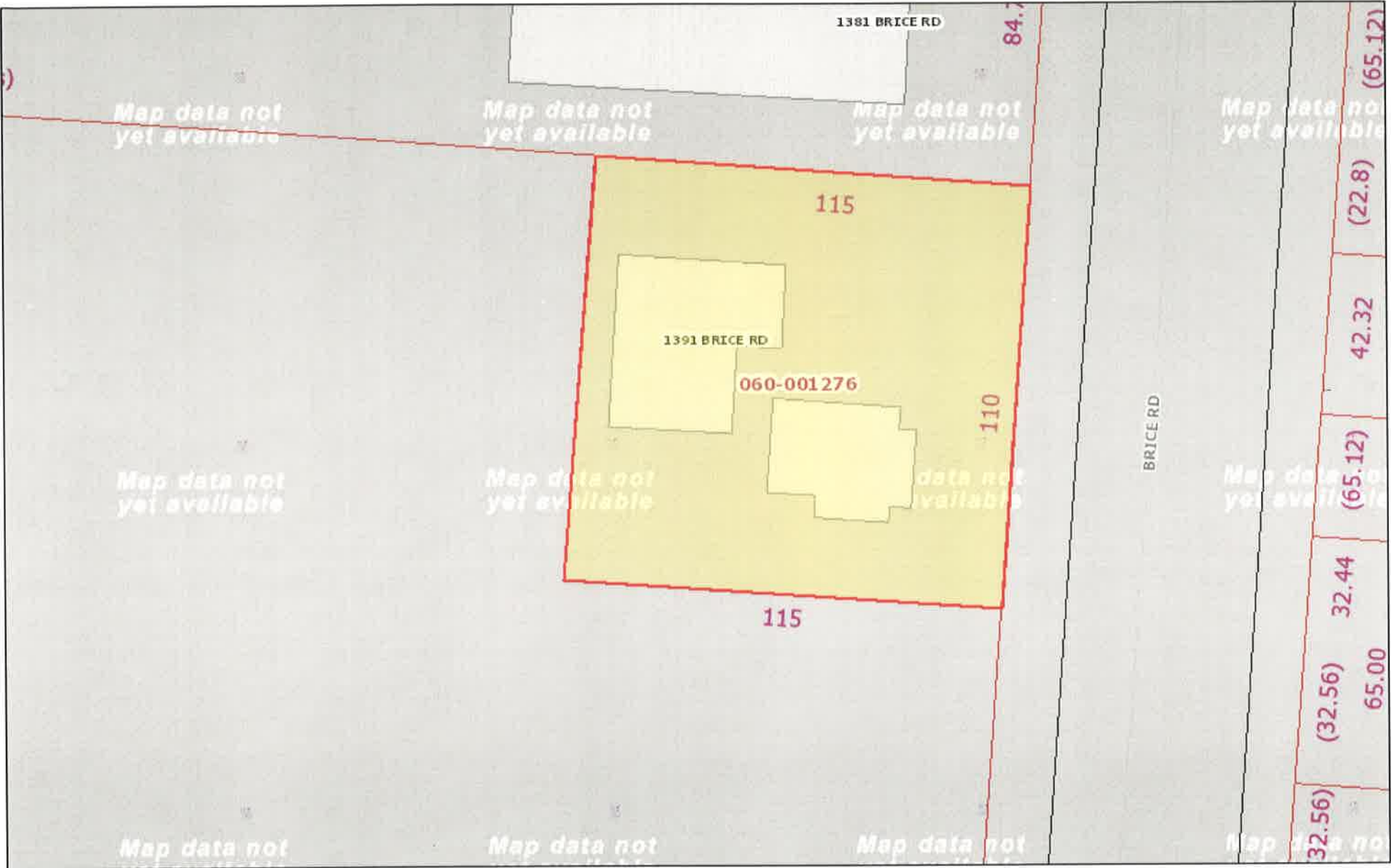
2015 Tax Status

Property Class	C - Commercial
Land Use	470 - DWELLING CONVERTED TO OFFICE
Tax District	060 - CITY OF REYNOLDSBURG
School District	2509 - REYNOLDSBURG CSD
City/Village	REYNOLDSBURG CITY
Township	TRURO TWP
Appraisal Neighborhood	X6203
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2015: No 2016: No
Homestead Credit	2015: No 2016: No
Rental Registration	No
Board of Revision	No
Zip Code	43068

2015 Current Market Value

Attachment: Application #175691 (1634 : 1391 Brice Rd.; Application #175691; Applicant: Brandon Ivery)

Franklin County Auditors Office



December 7, 2016

