



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, JANUARY 17, 2019 6:30 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Board of Zoning and Building Appeals – Regular Meeting – December 20, 2018
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. NEW BUSINESS

1. 6555 E Livingston Avenue; Application #2018-12; Applicant D. Marie Hooper; Special Exception Use Permit - Adult Day Care Facility
2. 9144 Jackies Bend; Application #2019-5012; Applicant Shaun Jacobs; Residential Zoning Variance

C. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, DECEMBER 20, 2018 6:30 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – October 18, 2018

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers Sworn in by Mr. Rettke

B. PUBLIC COMMENT

No Public Comment

C. NEW BUSINESS

1. 2923-2973 and 2891-2913 Taylor Rd; Application #2018-11; Applicant Taylor Square Owner LLC (Starbucks); Special Exception Use Permit

Ms. Wheeler: The applicant for this case is requesting a BZBA approval for what will be a freestanding Starbucks with a drive thru component. This is at the out personal at the Taylor Square shopping center between the current Fifth Third Bank and Walgreens. As a project with the drive through it does require a special exception use Permit. Hence the reason for the meeting this evening. I'm happy to answer any questions you have. Then I believe the applicants might have.... and I will say the projects already received Planning Commission approval for major site plan approval as well.

Mr. Rettke: You could state your name and address for the record please.

Mr. Fraas: Yes. Good evening. My name is Charlie Fraas. 250 Civic Center Drive Suite 500 Columbus 43215. I work at Casto, one of the owners of the shopping center. And over the last couple of years we've been trying to figure out ways to utilize unused parking space in shopping centers, because the parking standards that were set 20 years ago are really not realistic today. If they were requiring for that one day a year parking and realize that we all we do is collect dust and leaves and everything out there. So when we came in we work with

Minutes Acceptance: Minutes of Dec 20, 2018 6:30 PM (APPROVAL OF MINUTES)

Starbucks to come up with a freestanding building we're actually going to build the building for them. And we've worked on probably. Oh I'm sorry I also have Andrew Gardener from Byrd and Bull. Architects are I mean injured civil engineers. He's here to answer any questions that may have with regard to the circulation traffic. So anyways we came in and got our major site plan approval design review, comprehensive sign plan read by the Planning Commission two weeks ago and as you know we're here to answer any questions with regard to the special exception in the drive through. This is a standard Starbucks type building with a formal drive through as well as a bypass lane. One of the things just that has come up that's made the need for a Starbucks drive through has actually been reducing their demand by adding a new app on their phones. Nowadays there are about 10 percent less traffic trips in a drive thru because people order their coffee ahead of time and go in and get it sort of like what they do a Panera now with where you can order your sandwich at a time and go and pick it up. So really because I'm not sure what questions or concerns you have I'll be happy to answer any questions so will Andrew. Oh and just a reminder all the stuff that we have in our application with that going through and rereading it is all part of our application.

Mr. Rettke: Any questions concerns discussion.

Mr. Donovan: I think my question would be your access and egress to the drive to the property. Is that going to be took totally from the parking lot area and not from Taylor?

Mr. Fraas: No. No curb cuts. No direct code cuts even off of the drive going in and the only way you'll access it is that we've actually closed we had four cuts up at the north part of the property. We've taken two of those and we're going to fill in two of those to allow for the drive through. So we only have those two access points plus well that will access point over to the right and right out.

Mr. Donovan: So when he backed up on your drive through traffic would be out into the parking lot?

Mr. Fraas: Yes, would be up to the north part of our parking lot.

Mr. Bowsher: What's on your screen is what it looks like currently.

Mr. Fraas: Actually I forgot about the one on the drive there. It's closed off too. So there's three points there.

Ms. Wheeler: This one is staying correct?

Mr. Fraas: Yes. And that realizing that that's all right and right out off on Taylor road to. It's not going to have any impact.

Mr. Linder: Just curious how many vehicles would there be from that starting point to the actual window if you had every.

Mr. Fraas: I think it's nine. I think it's nine. Yes. Nine was it. That's it honestly that's a spacious nine with about four to five feet between cars.

Mr. Linder: Oh yes. Okay, thank you.

Mr. Rettke: Staff has no opinions either way?

Mr. Bowsher: We recommend approval. As is.

Mr. Rettke: Any other discussion, comments, concerns?

Mr. Rettke: I'll make a motion that we approve. Application number 2018-11.

Mr. Donovan: I second it.

Mr. Rettke: Moved and seconded. Can we please have the roll call?

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

D. OTHER BUSINESS

Mr. Bowsher: I did want to bring up other business real quick. I guess just some housekeeping items I apologize. I wanted to talk about next year's schedule. We were just going to continue as long as there is no objections to the third Thursday in the month, Planning Commission agreed to continue to do the first Thursday so without any objections we'll keep that the same. I know there was some conversation last BZBA about the potential of putting the two together. That is not going to happen this year we'll look further into it but it would take a charter amendment change to do so. So we're not looking to to do that and I do know that there are some appointments that will need to be renewed if we do keep this board. And if there isn't then we can discuss this after the meeting and so we can start to take a look to replace any members that may not want to continue on to the next year. But if there's no objections we'll keep this schedule continued the same.

Mr. Rettke: No It's it's it's a good schedule.

Mr. Bowsher: OK good.

Mr. Donovan: Third Thursday of the month. My Thursdays are pretty tight. The third Thursdays always.

Mr. Bowsher: Ok and we're happy with the 630?

Mr. Donovan: Yeah.

Mr. Bowsher: OK. OK. Well then that's all I had.

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Dec 20, 2018 6:30 PM (APPROVAL OF MINUTES)



CITY OF REYNOLDSBURG

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

FILE COPY

Application/Case#:

2018-12

Date Submitted:

12/13/18

Fee Amount:

350

Section 1139

BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☒ Paid: 350

I. PROPERTY INFORMATION	
Property Address: 10555 E. Livingston Ave	Parcel ID#(s):
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s):	
Contact Email: dmariehooper@livingsofarn.com	Contact Phone Number: 9374055001
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name: Sgarn Residential Living	Contact Name: D. Marie Hooper
Contact Phone Number:	Contact Email: dmariehooper@livingsofarn.com
Description of Use: Adult Day	
IV. APPLICANT INFORMATION	
Applicant Name: D. Marie Hooper	Applicant Address: 9064 Rosem CT Reynoldsburg OH 430
Applicant Phone Number: 9374055001	Applicant Email: dmariehooper@livingsofarn.com
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLICABLE:	
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): See attached doc	
☒ Special Exception Use Permit (\$350): ☐ Other:	

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:

Date:

12-13-18

*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

Zoning District: CC

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ Planning Commission
☐ Other:

BZBA Meeting

Date: 1/17/2019

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

Date:

- ☐ No Action Taken
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Denied

P&Z Admin.:

Date:

Clerk of Council:

Date:

Attachment: SEUP - App #2018-12 (App# 2018-12, 6555 E Livingston Avenue, Hooper)

Special Exceptions Application: Sojourn Residential Living 6555 E. Livingston Ave 43068

1. Existing use of the and adjacent lots: Lot is currently being used as a plaza with different purposes such as child daycare, Vegan restaurant and police subdivision to name a few. The proposed use shall not adversely affect the use of adjacent property
2. Sojourn Residential Living services include Adult day services that provides a coordinated program of professional and compassionate services for adults in a community-based group setting. Services are designed to provide social and some health services to adults who need supervised care in a safe place outside the home during the day. They also afford caregivers respite from the demanding responsibilities of caregiving. Adult day centers generally operate during normal business hours five days a week. These general services are offered by most adult day centers:
 - Social activities—interaction with other participants in planned activities appropriate for their conditions
 - Transportation—door-to-door service
 - Meals and snacks—participants are provided with meals and snacks, those with special dietary needs are offered special meals
 - Personal care—help with toileting, grooming, eating and other personal activities of daily living
 - Therapeutic activities—exercise and mental interaction for all participants.
 - medical/health (which provides social activities as well as more intensive health and therapeutic services) and
 - Specialized (which provide services only to specific care recipients, such as those with diagnosed dementias or developmental disabilities.

Sojourn plans to employee staff for a ratio of 1:6 clients. Sojourn plans to have an expected volume of 25-30 clients. Delivery activity would be conducted at minimum, as Center would not require a large volume of deliveries from vendors.

3. Proposed site will be used as an Adult Day Service program for seniors and people living with disabilities. The proposed site will be receiving updates in the space to ensure ADA requirements are in place such as handrails, raised toilet seats, and widen internal doorways. Center will ensure a sign is properly placed for business.
4. Narrative Statement: The City of Columbus obtains approximately 12 Adult Day service centers for adults with disabilities and seniors. The City of Reynoldsburg obtains 2. The service is in demand as the baby boomer population ages. The space located at 6555 E. Livingston is centrally located in the heart of Reynoldsburg in an area where most of our seniors reside. Due to the small business in this area and low volume of traffic with business, there would not be an interruption in any service area with this location. In addition, the Center will implement a disaster safety plan in the event of disaster and or catastrophic events.
5. Narrative addressing 1145.09:

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;

(b) The proposed use shall not adversely affect the use of adjacent property;

(c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working

in the neighborhood;

(d) 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;

(e) 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;

(f) 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;

(g) The proposed use complies with the applicable specific provisions and standards of this Code;

(h) 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.

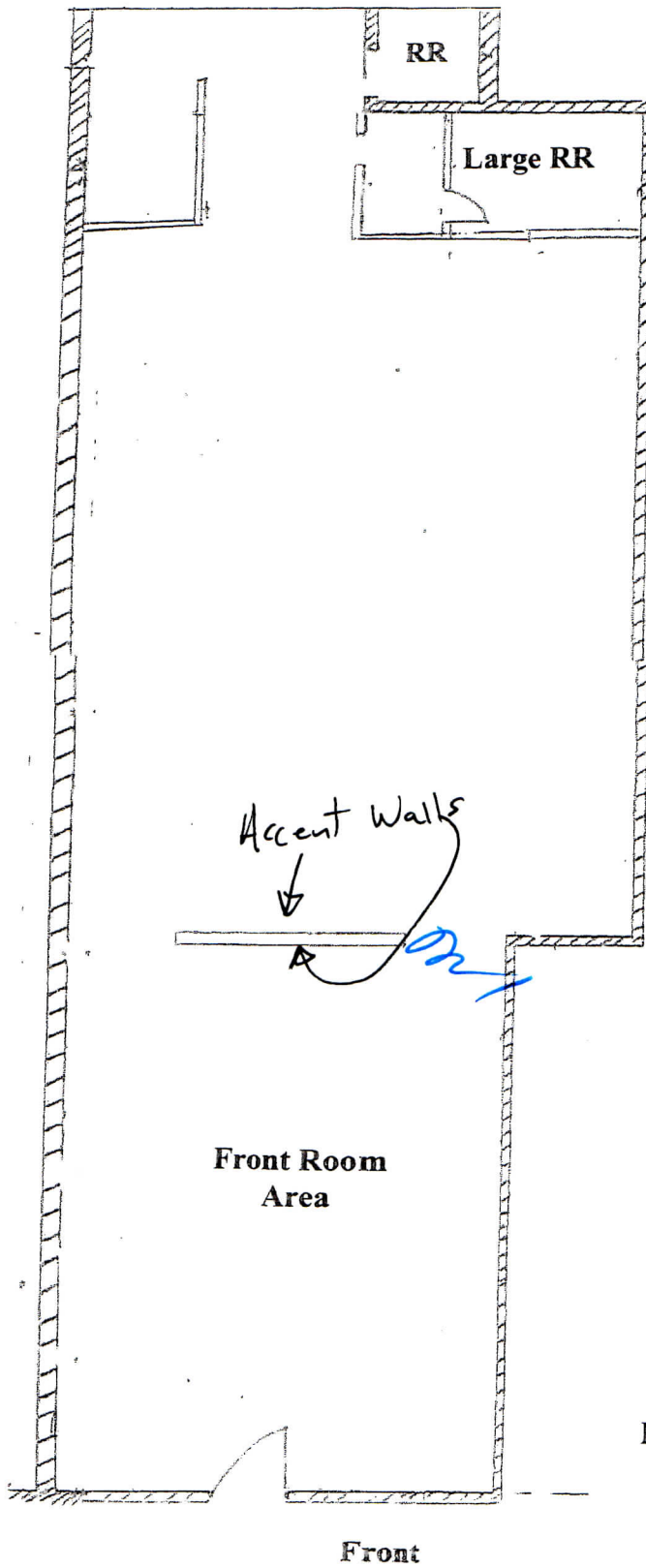


EXHIBIT B

6555 E Livingston Ave
Reynoldsburg, OH 43068

Attachment: Floor blueprint (App# 2018-12, 6555 E Livingston Avenue, Hooper)



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

App./Case#: 2019-5012
Date Submitted: 1-13-2019
Fee Amount: \$100.00

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☒ Paid: _____

I. PROPERTY INFORMATION			
Property Address: 9144 Jackies Bend, Reynoldsburg, OH 43068		Parcel ID#(s):	
II. PROPERTY OWNER OF RECORD			
Property Owner Name(s): Shaun F. Jacobs			
Contact Email: shaunjacobs@fb.com		Contact Phone Number: 650-422-0720	
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)			
Business Name:		Contact Name:	
Contact Phone Number:		Contact Email:	
Description of Use:			
IV. APPLICANT INFORMATION			
Applicant Name: Shaun F. Jacobs		Applicant Address: 9144 Jackies Bend, Reynoldsburg, OH 43068	
Applicant Phone Number: 650-422-0720		Applicant Email: shaunjacobs@fb.com	
☒ Property Owner		☐ Business Owner/Tenant	
☐ Contractor		☐ Architect/Engineer	
PROJECT INFORMATION			
CHECK AND DESCRIBE IF APPLICABLE:			
Variance (☐ Non-Residential (\$450) / ☒ Residential (\$100)): Per Sec 1147.05 (c) the land slopes greatly from the back of land to the neighborhood drainage. Also, Ex 1 on p 2 prevents placement on the right side - Request for 10'x16' Shed to reside less than 3' from property line and house.			
☐ Special Exception Use Permit (\$350): _____			
☐ Other: _____			

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: [Signature]

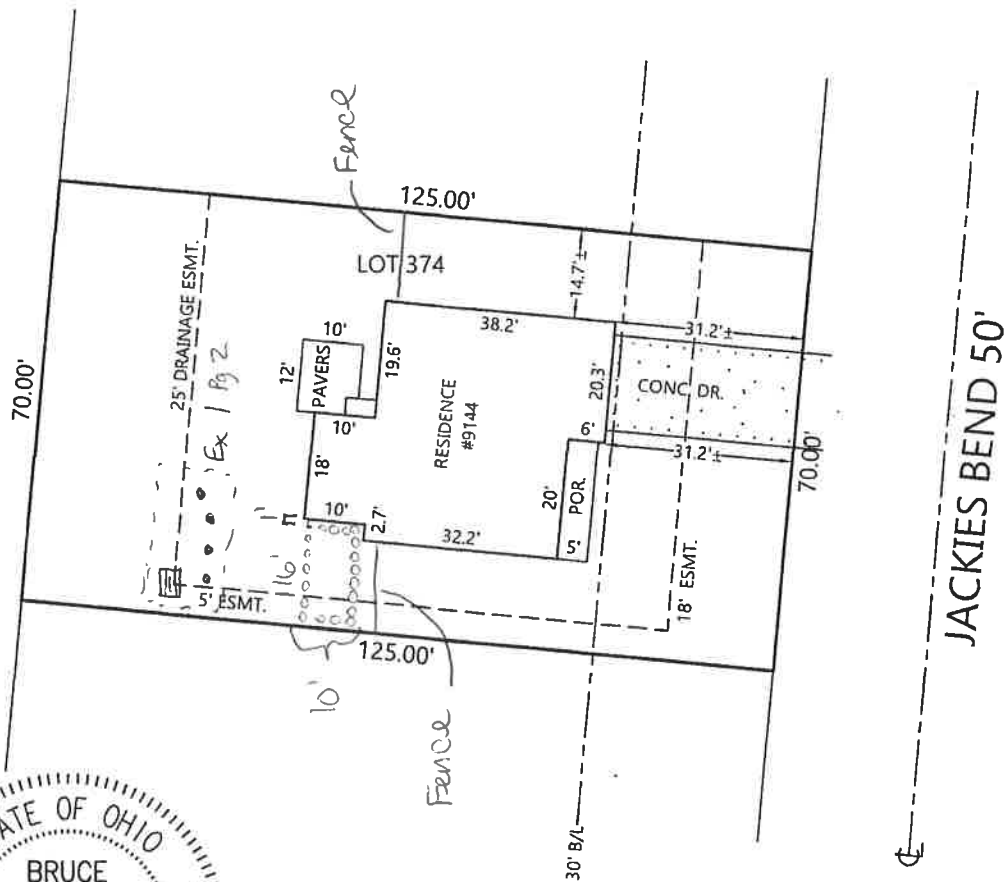
Date: 1/3/2019

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>R-3</u>	
	☐ Historic District ☐ CC Overlay Add'l Approvals Req'd ☐ Planning Commission ☐ Other: _____	
	BZBA Meeting Date: <u>1-17-2019</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
	P&Z Admin.: _____	Date: _____
	Clerk of Council: _____	Date: _____

Attachment: Variance App #2019-5012 (App# 2019-5012, 9144 Jackies Bend, Jacobs)

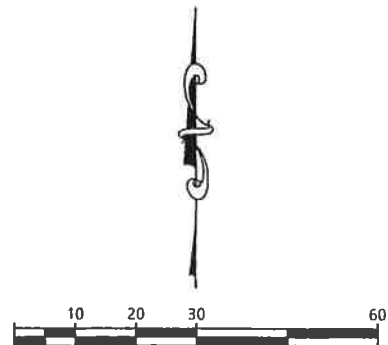
I/We have received a copy
of this survey & find the
conditions acceptable.



THIS SEAL EXPIRES 12/31/2018

THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT

LSGI#: 211430



SCALE: 1" = 30'



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

App./Cert.#: 2019-500^{LN}
Date Submitted: 1/3/2019
Fee Amount: ~~\$500~~ \$50
☒ Paid: \$50

Section 1143.02
ZONING CERTIFICATE APPLICATION

I. PROPERTY INFORMATION		
Property Address: <u>9144 Jackie's Bend, Reynoldsburg, OH 43068</u>	Parcel ID#(s):	
II. PROPERTY OWNER OF RECORD		
Property Owner Name(s): <u>Shawn F. Jacobs</u>		
Contact Email: <u>shawnjacobs@fb.com</u>	Contact Phone Number: <u>650-422-0720</u>	
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)		
Business Name:	Contact Name:	
Contact Phone Number:	Contact Email:	
IV. APPLICANT INFORMATION		
Applicant Name: <u>Shawn F. Jacobs</u>	Applicant Address: <u>9144 Jackie's Bend, Reynoldsburg, OH 43068</u>	
Applicant Phone Number: <u>650-422-0720</u>	Applicant Email: <u>shawnjacobs@fb.com</u>	
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer		
RESIDENTIAL (\$50) CHECK IF APPLICABLE: ☐ New Building (+\$50) ☐ Swimming Pool ☐ Building Modification ☐ Patio ☐ Home Occupation (\$75) ☐ Deck ☐ Accessory Structure ☐ Driveway Modification ☒ Shed ☐ FENCE (\$35) (All Dists.)	NON-RESIDENTIAL (\$80) CHECK IF APPLICABLE: ☐ New Business/Use ☐ Accessory Structure ☐ New Building ☐ Building/Site Modification ☐ MIN. SITE PLAN (+\$250)	Project Information (If Applicable) Total Square Footage: <u>160</u> Est. Cost of Construction: <u>\$3500.00</u> Est. Additional Employees: _____
Description of Use/Project: <u>10' x 16' storage for tools, Electric snowblower, Electric lawn Mower, decorations</u>		

Applicant Signature: [Signature] Date: 1/3/2019
 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 Zoning District: <u>R-3</u> ☐ Historic District ☐ CC Overlay Add'l Approvals Req'd ☐ PC ☒ BZBA	Additional Requirements ☐ CoA ☒ Variance ☐ Special Exception Use Permit ☐ PGU ☐ Building Permit P&Z Admin.: _____ Date: _____ Floodplain Admin.: _____ Date: _____
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Attachment: Variance App #2019-5012 (App# 2019-5012, 9144 Jackie's Bend, Jacobs)



Attachment: 003 (App# 2019-5012, 9144 Jackies Bend, Jacobs)

2018/12/13
14:28



2018/12/13
14:28