



AGENDA

**DESIGN REVIEW BOARD
THURSDAY, JANUARY 4, 2018 7:00 PM**

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Design Review Board – Regular – November 2, 2017
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. OTHER BUSINESS

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. Application #181000; 7221 E Main St; Applicant: Ben Gingrich; Certificate of Appropriateness - Minor/Exterior Modifications
2. Application #180996; 2406 Taylor Park Drive; DaNite Sign; Applicant: Jill Waddell; Certificate of Appropriateness - Signage
3. Application #181082; 6800 E Main St; Applicant Wannitta Dennis; Certificate of Appropriateness - Front Facade Improvement

F. ADJOURNMENT

R CITY OF REYNOLDSBURG

MINUTES

**DESIGN REVIEW BOARD
THURSDAY, NOVEMBER 2, 2017 7:00 PM**

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

A. CALL TO ORDER

PRESENT: Zollars, Bowman, Hicks, Carr, King, Sampson
ABSENT:

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – October 5, 2017

RESULT:	ACCEPTED
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3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

None.

D. NEW BUSINESS

1. Application #180291; 1485 Jackson Street; Accu Spec; Applicant: Jan Blair, Accu Spec; Certificate of Appropriateness - Historic District - Exterior Modifications

Mr. Snowden:

- 1) 1485 Jackson Ave. - Reynoldsburg-Truro Historical Society - Exterior Modifications

Application: #180291 - Certificate of Appropriateness

Location: Property is located on the southwest corner of Jackson Ave. and Broadwyn Drive.

Existing Zoning: R-1 Single Family Residence District / HNO - Historic Neighborhood Overlay Subarea

Request: Request for the Board to issue a certificate of appropriateness for exterior modifications.

Current Use: Museum/Office (Semi-Public Use)

Minutes Acceptance: Minutes of Nov 2, 2017 7:00 PM (APPROVAL OF MINUTES)

Applicant: Jamie Blair/AccuSpec

The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to a building within the Historic Overlay District.

The site contains an existing home, which is used for offices and a freestanding barn used for a museum. The home was relocated from another site within the City. To the west and south, the property abuts single family homes in the same zoning district. To the north, the property is adjacent to a church. To the east, the property abuts Hannah Aston Middle School across Jackson Ave, which is in the S-1 Special District. All adjacent properties are within the Historic Overlay District.

This application was referred to the Planning & Zoning Division from the Code Compliance Division. The applicant proceeded with the project with a zoning certificate or building permit. A certificate of appropriateness is required because the project changes the buildings colors and materials.

The current building was originally relocated from another site, and the Historical Society has worked over the years preserve and enhance its historic features. The brown metal framed windows are not original to the building. The applicant has replaced them with white vinyl framed windows. The size or style of the windows did not increase, and none of the new window styles are shown in the Historic Design Guidelines as "Inappropriate" types. Staff has no concerns.

The Board should apply the standards for design review and determine if the proposed exterior modifications enhance the Historic Overlay District. Staff's position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Bill Sampson
AYES:	Zollars, Bowman, Hicks, Carr, King, Sampson

2. Application #180616; 6960 E Main St; the Daimler Group; Applicant: Chris Tumblin; Certificate of Appropriateness - Minor/Exterior Modifications

Mr. Snowden:

2) 6960 E. Main Street - OhioHealth Stand-alone Emergency Medical Facility - Major Site Plan

Application: #180616 - Certificate of Appropriateness
 Location: Property is located on the northeast corner of E. Main Street and Briarcliff Road.
 Existing Zoning: CC Community Commerce / CCO Community Commercial Overlay
 Request: Request for review and approval of a certificate of appropriateness.

Minutes Acceptance: Minutes of Nov 2, 2017 7:00 PM (APPROVAL OF MINUTES)

Current Use: Medical Office (Professional Activities/Office)
Applicant: The Daimler Group / OhioHealth

The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to a commercial building that is in the final stages of construction.

The .77 acre site consists of an existing fast-food restaurant prototype building with drive-thru and related improvements. The out-lot is part of a larger 14.84 acre commercial shopping center with various commercial business uses. To the north the property abuts single family homes in the R-3 district. To the east, west, and south, the property is adjacent to other commercial uses in the CC and CO zoning districts. All parcels that front E. Main Street are within the Community Commercial Overlay District.

The applicant has already been granted a major site plan approval and a certificate of appropriateness from the Design Review Board. In the course of construction, the applicant found that a material proposed to screen the dumpster and generator area is no longer available from the manufacturer. The applicant is proposing to modify the material with another material consistent with the metal paneling system used on the building. In addition of a certificate of appropriateness, the applicant is working with the Truro Township Fire Prevention Officer to secure approvals consistent with Ohio Fire Code for materials used around generators. Lt. Perry, the Fire Prevention Officer, informed Staff that he had no concerns with the change.

The applicant provided architectural elevations showing the proposed building. The building as proposed meets the intent and natural materials requirements of the Community Commercial Overlay. The materials used in construction were glass, stone, brick and a metal paneling system. The applicant used a solid metal panel on the building. In order to comply with the Fire Code, the applicant utilized a perforated panel system around the generator. Since this material is no longer available, the applicant proposes to utilize the solid metal panel as a replacement. There will be no change to the size or colors of the proposed paneling system. Since this change will not materially affect the building's architecture, Staff has no concerns.

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ivan King
SECONDER:	Eliot Bowman
AYES:	Zollars, Bowman, Hicks, Carr, King, Sampson

E. OTHER BUSINESS

Dan Havener: It's been a pleasure working with you all and wish you nothing but the best

Minutes Acceptance: Minutes of Nov 2, 2017 7:00 PM (APPROVAL OF MINUTES)

moving forward. I'm sure the city is going to be in good hands whoever comes on board and I've recommended a few people to the Mayor for his consideration. Good qualified people. Hopefully it won't be long before I'm gone and somebody else takes the reigns and carries on. We've got a lot of good things going on with the city right now and just don't want things to drop.

F. ADJOURNMENT

Mr. Zollars adjourned at 7:12 pm.

Chairman

Eiv Snowden

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Nov 2, 2017 7:00 PM (APPROVAL OF MINUTES)

Planning Commission

**Eric Snowden
7232 E. Main Street
Reynoldsburg OH 43068
614-322-6829 Phone**

MOTION REQUEST

DATE: January 4, 2018
TO: Planning Commission
**RE: Application #181000; 7221 E Main St; Applicant: Ben Gingrich;
Certificate of Appropriateness - Minor/Exterior Modifications**

Approval:

Brad McCloud	Jed Hood	Richard Harris
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See attached documentation.



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

Application #: 18/000

Permit #:

Date Submitted: 11/7/17

Fee Amount: \$200.00

Paid: 19724

Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION

Design Review Board

I. PROPERTY INFORMATION

Property Address: 7221 EAST MAIN ST.

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): PNC BANK

Contact Email: LISA.NOVAK@PNC.COM Contact Phone Number: 614.306.9969

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: PNC BANK Contact Name: LISA NOVAK ANTIL

Contact Phone Number: 614.306.9969 Contact Email: LISA.NOVAK@PNC.COM

Description of Use: EXISTING BRANCH BANK

IV. APPLICANT INFORMATION

Applicant Name: BEN GINGRICH Applicant Address: 1250 OLD RIVER RD. SUITE CLEVELAND, OH 44113 201

Applicant Phone Number: 216.325.1351 Applicant Email: BGINGRICH@HSBARCH.COM

- Property Owner Business Owner/Tenant Contractor Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

- Major Site Plan (\$400):
- Minor/Exterior Modifications (\$200): ADDING AN AWNING TO EXISTING DRIVE-THRU CANOPY
- Signage (\$75)/Comprehensive Sign Plan (\$150):
- Historic District (\$50):

Applicant shall submit eleven (11) copies of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: *[Signature]* Date: 11/6/17
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

- BZBA

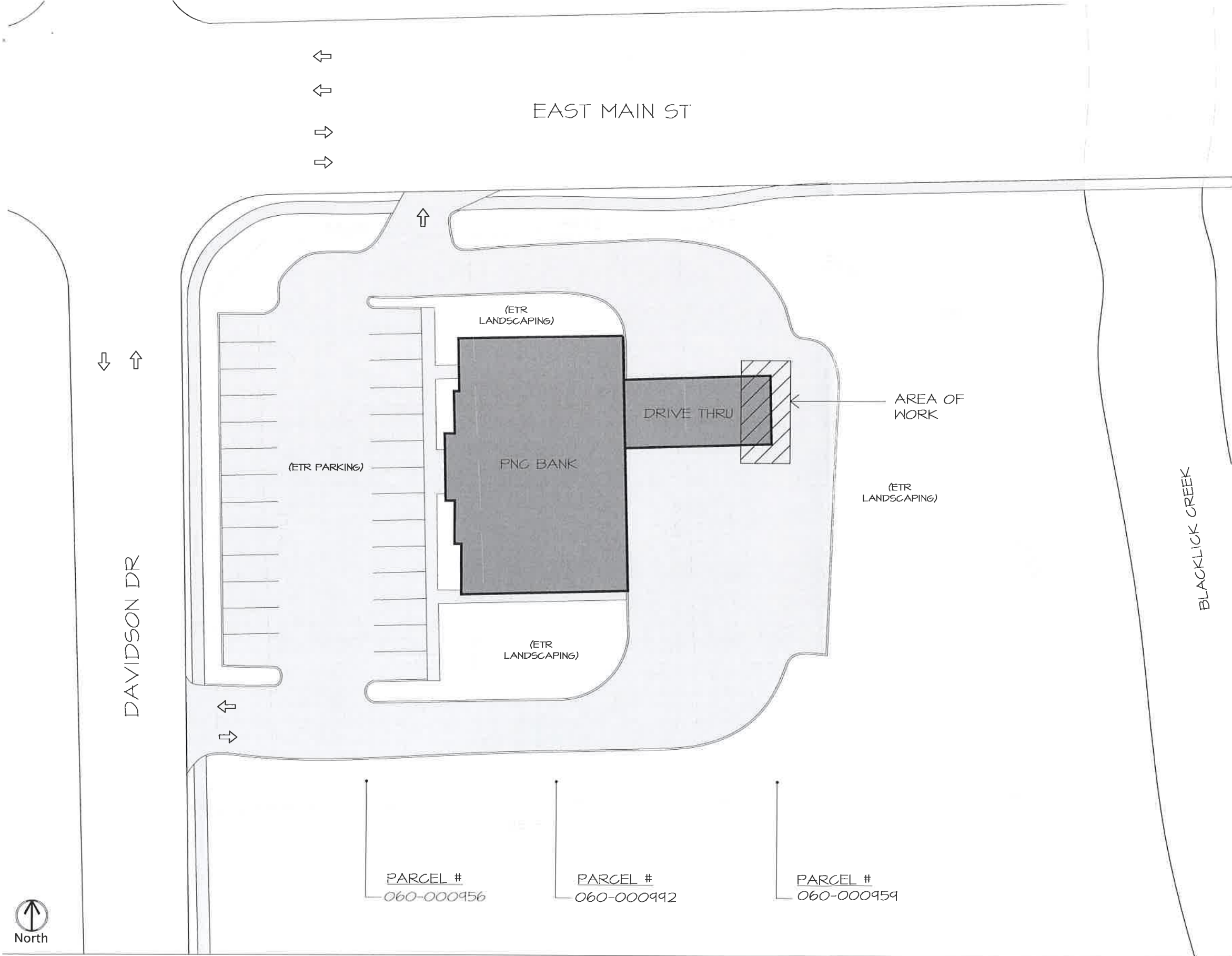
Meeting Date: 12/7/17

Meeting Results

- Approved as Submitted Tabled
- Approved w/ Conditions Denied

P&Z Admin.: _____ Date: _____

Attachment: App. #181000 - 7221 E. Main St - CoA Ex Mod (App# 181000, 7221 E Main St, Gingrich)



Attachment: App. #181000 - 7221 E. Main St - CoA Ex Mod (App# 181000, 7221 E Main St, Gingrich)



OVERALL STREET VIEW

Attachment: App. #181000 - 7221 E. Main St - CoA Ex Mod (App# 181000, 7221 E Main St, Gingrich)



OVERALL STREET VIEW - SIDE

Attachment: App. #181000 - 7221 E. Main St - CoA Ex Mod (App# 181000, 7221 E Main St, Gingrich)

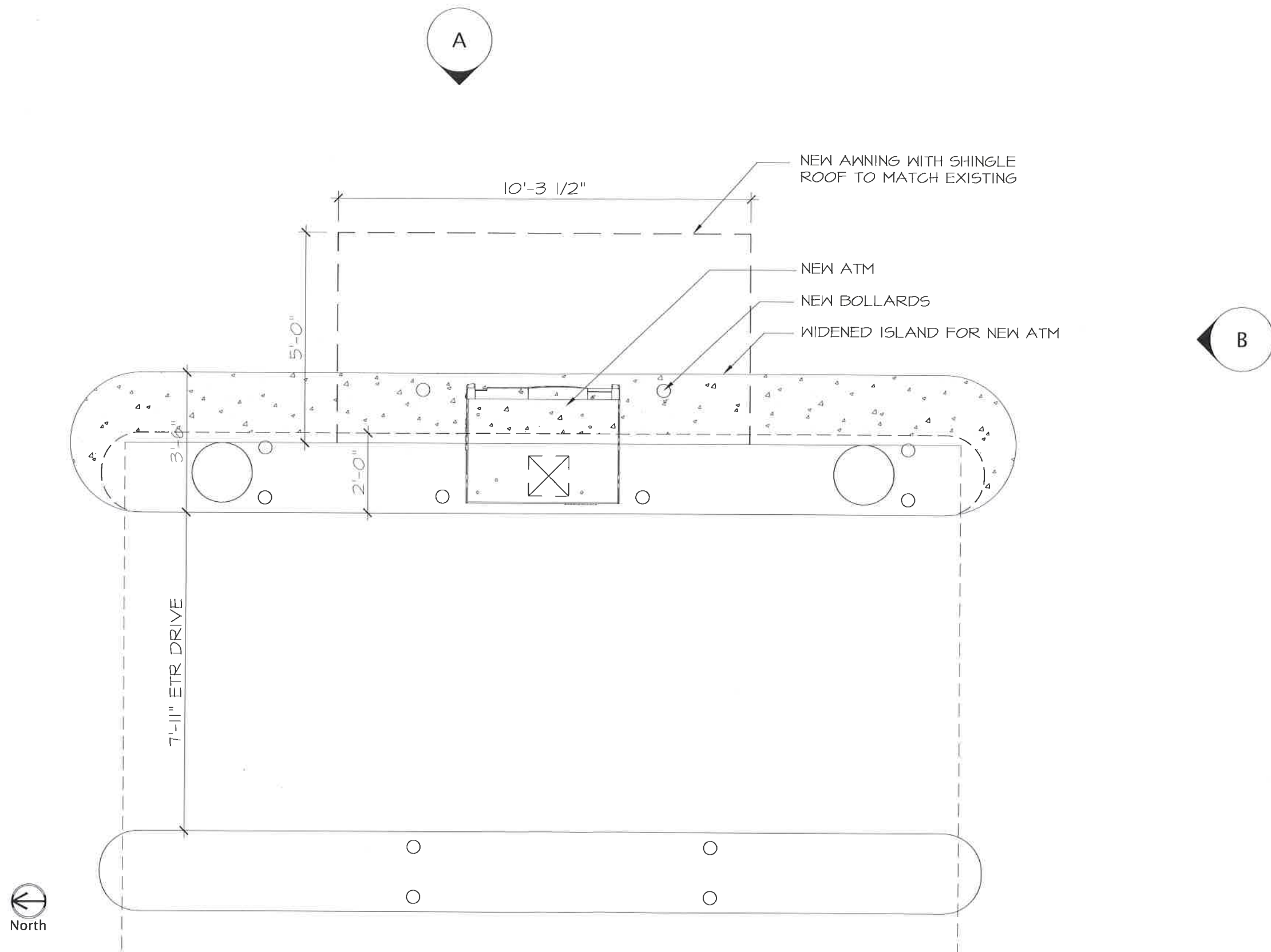


VIEW OF DRIVE-THRU

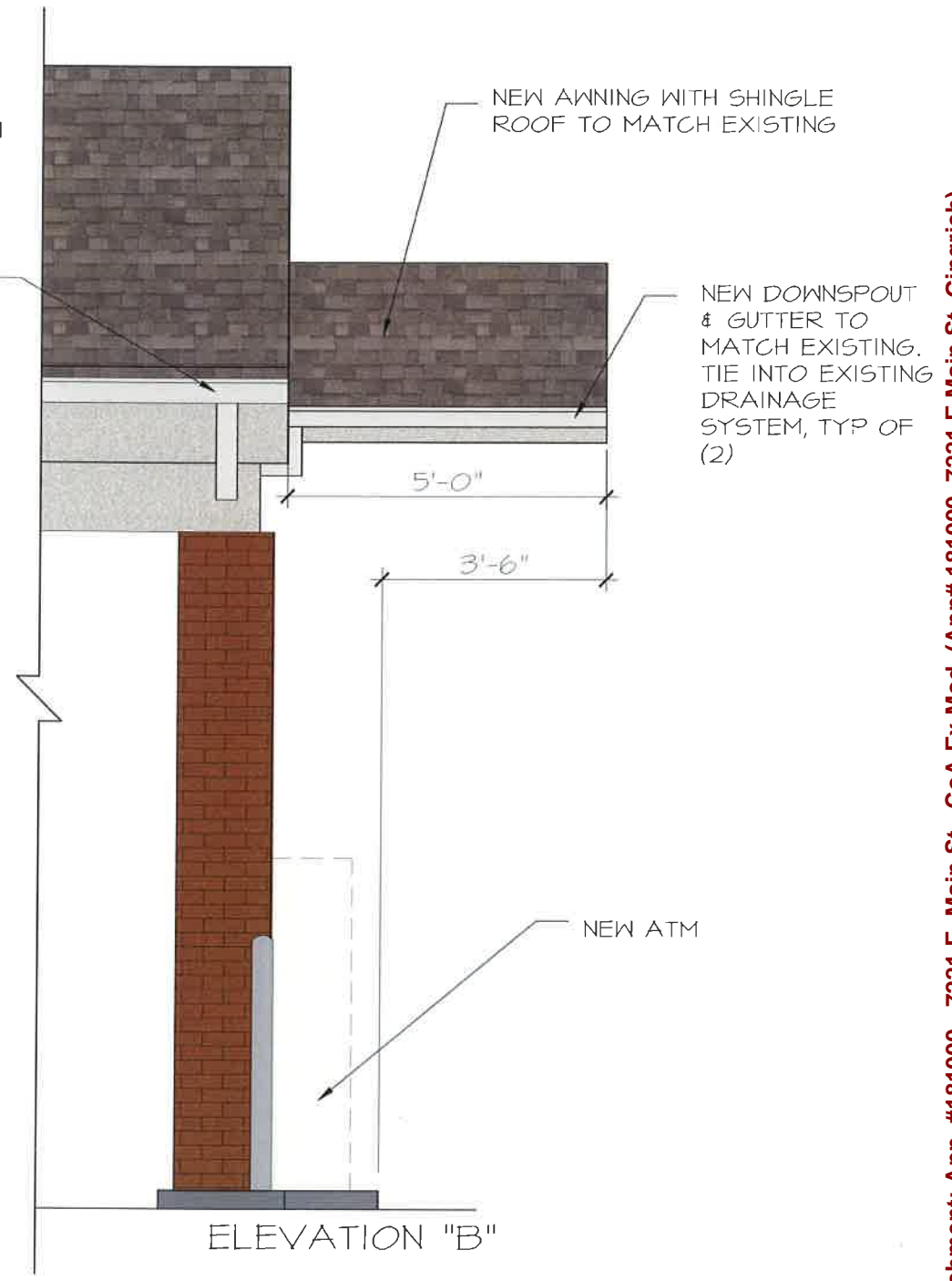
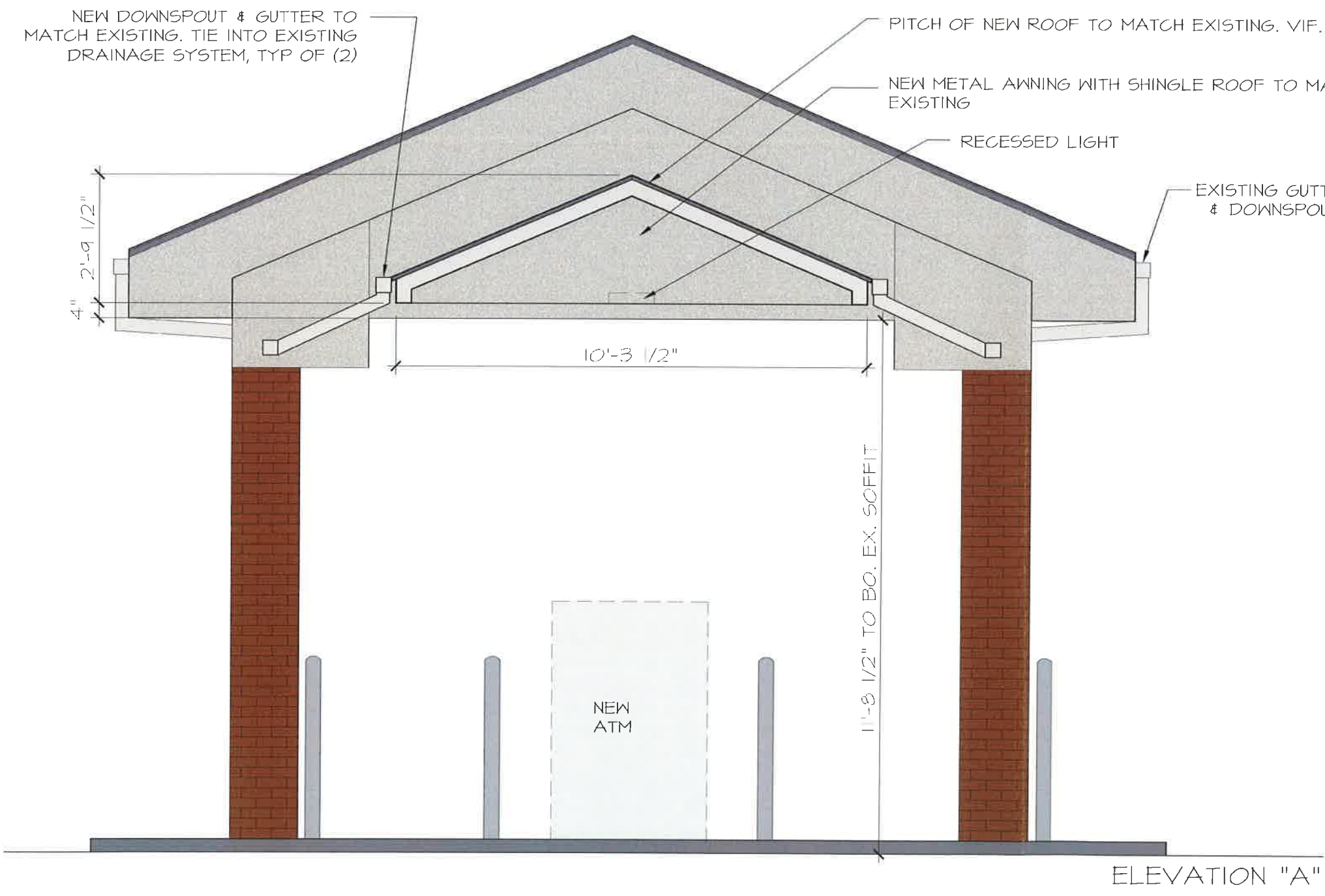


VIEW OF DRIVE-THRU CANOPY

Attachment: App. #181000 - 7221 E. Main St - CoA Ex Mod (App# 181000, 7221 E Main St, Gingrich)



Attachment: App. #181000 - 7221 E. Main St - CoA Ex Mod (App# 181000, 7221 E Main St, Gingrich)



Attachment: App. #181000 - 7221 E. Main St - CoA Ex Mod (App# 181000, 7221 E Main St, Gingrich)

Design Review Board

**Eric Snowden
7232 E. Main Street
Reynoldsburg OH 43068
614-322-6829 Phone**

MOTION REQUEST

DATE: January 4, 2018
TO: Design Review Board
RE: Application #180996; 2406 Taylor Park Drive; DaNite Sign;
Applicant: Jill Waddell; Certificate of Appropriateness - Signage

Approval:

Brad McCloud	Jed Hood	Richard Harris
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See attached documentation.



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

Application #: 180996

Permit #: _____

Date Submitted: 11/3/17

Fee Amount: \$17500

Paid: 16664

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:

2406 Taylor Park Drive

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Charles Corner Venture

Contact Email:

Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Verizon

Contact Name:

Contact Phone Number:

614 759-4400

Contact Email:

Description of Use:

IV. APPLICANT INFORMATION

Applicant Name:

Dante Sign

Applicant Address:

1140 Harmon Ave, Columbus #

Applicant Phone Number:

614 444-3333 x212

Applicant Email:

Jwaddell@dantesign.com 4322

Property Owner

Business Owner/Tenant

Contractor

Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Major Site Plan (\$400): _____

Minor/Exterior Modifications (\$200): _____

Signage (\$75)/Comprehensive Sign Plan (\$150): New Wall Signage

Historic District (\$50): _____

Applicant shall submit **eleven (11) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature]

Date: 11/1/17

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: CS

Historic District

CC Overlay

Add'l Approvals Req'd

BZBA

Meeting Date: 12/7/17

Meeting Results

Approved as Submitted

Tabled

Approved w/ Conditions

Denied

P&Z Admin.: _____ Date: _____

Attachment: App. #180996 - 2406 Taylor Park Drive - CoA Signage (App# 180996, 2406 Taylor Park Dr, Waddell)

FRONT STORE ELEVATION

S1-1

SIGN CODE •

Proposed Signage = 95.5 SqFt

Relevant Signage Code:
2 sqft per linear foot of wall, Max 100 sqft.
51.42 x 2 = 102.84 sqft

Sign Calculation:
(H) x (L) of overall boxed dimensions

SIGN TYPE •

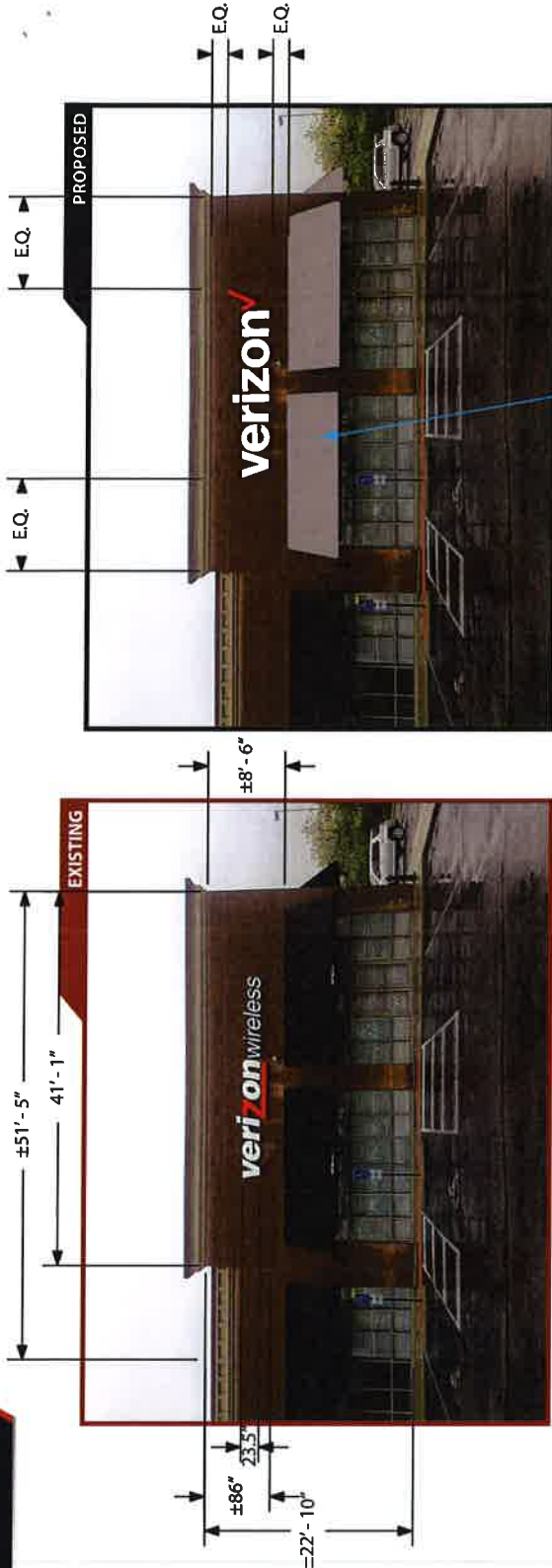
LED Channel Letters, Front-Lit

MOUNTING •

Flush Mounted

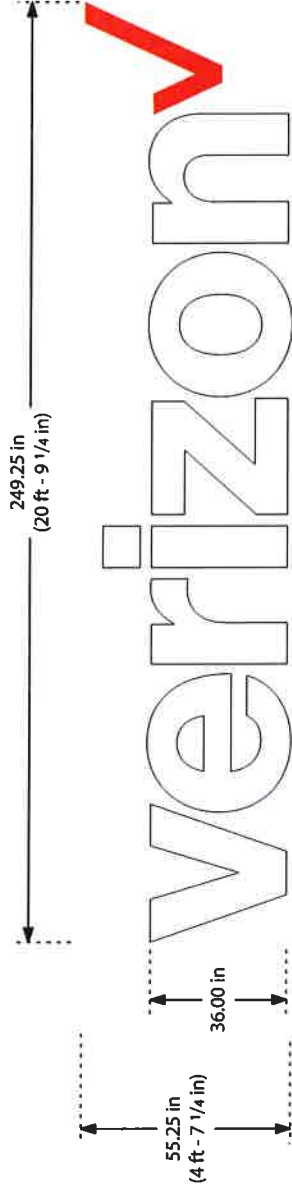
COLOR PALETTE •

VERIZON WHITE TRIM & RETURNS	
CHECK: PMS 485 TRIM & RETURNS	
VERIZON FACE: MATTE WHITE	
CHECK FACE: TRANS POPPY RED 3M 3630-143	
N/A	
N/A	
N/A	
N/A	



Tenant space: ±3,188 sqft

Field verification required



TARGET V HEIGHT: 55"
PROPOSED: 36"

Revision Date: 08/14/17 Rev. Details: SIZE INCREASED



1101 Wines Rd, Ste 150
Solon, Ohio 44139
O: 847.301.0510
F: 847.301.0518
info@identiti.net

Project No: 171030
Orig. Date: 05/19/17
Page Rev: 001

Proj. Location: 2406 Taylor Park Dr Reynoldsburg, OH 43068
Proj. Manager: Jake Kowalczyk
Sales Rep: N/A

PROJECT



Scale: 3/8" = 12"
Designer: Stephanie Revolution Art, Inc.

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REAR STORE ELEVATION

S2-1

SIGN CODE *

Proposed Signage = 42.5 SqFt

Relevant Signage Code:
2 sqft per linear foot of wall. Max 100 sqft.
41.08 x 2 = 82.16 sqft

Sign Calculation:
(H) x (L) of overall proposed dimensions

SIGN TYPE *

LED Channel Letters, Front-Lit

MOUNTING *

Flush Mounted

COLOR PALETTE *

VERIZON: WHITE TRIM & RETURNS

CHECK: PMS 485 TRIM & RETURNS

VERIZON FACE: MATTE WHITE

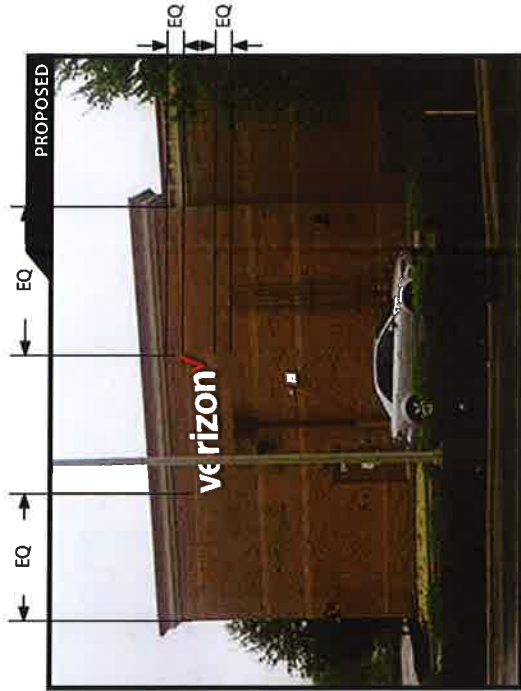
CHECK FACE: TRANS POPPY RED 3M 3630-143

N/A

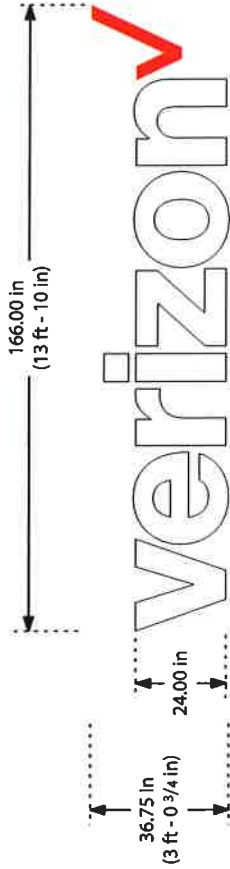
N/A

N/A

N/A



Field verification required



Letterset scaled down to be used from inventory.

TARGET V HEIGHT: 24.5"
PROPOSED: 22"

Revision Date: 08/14/17 Rev. Details: SIZE INCREASED



1200 Wiley Rd, Ste 150
Schwanenburg, IL 60174
O: 847.301.0510
F: 847.301.0518
info@identiti.net

Project No: 171030
Orig. Draft: 05/19/17
Page Rev: 001

Proj. Locations: 2406 Taylor Park Dr Reynoldsburg, OH 43068
Proj. Manager: Jake Kowalczyk
Sales Rep: N/A

Scale: 3/8" = 1"

Designer: Stephanie

Revision Art: Jay

PROJECT



Do not place this sign on any property owned by Sprint Business, LLC, and a result of this sign placement may be subject to the terms and conditions of the agreement between the customer for the sale of purchase of this sign. This sign is subject to the manufacturer's terms and conditions. Sprint Business, LLC disclaims any liability for the sign being placed on any property without the customer's permission. All other rights reserved. © 2017 Sprint Business, LLC. All rights reserved.

AWNINGS (FRONT)

A1-1

SIGN CODE •

Proposed Signage = 49.7 SqFt
 Reviews Signage Code:
 N/A

Sign Calculator:
 (H x L) or overall box dimensions

SIGN TYPE •

Sunbrella Charcoal Gray - (QTY 2)

MOUNTING •

Flush Mounted

COLOR PALETTE •

SUNBRELLA CHARCOAL GRAY

N/A

N/A

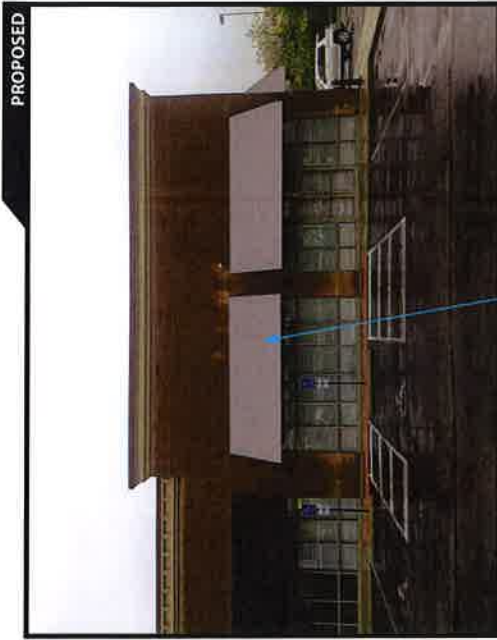
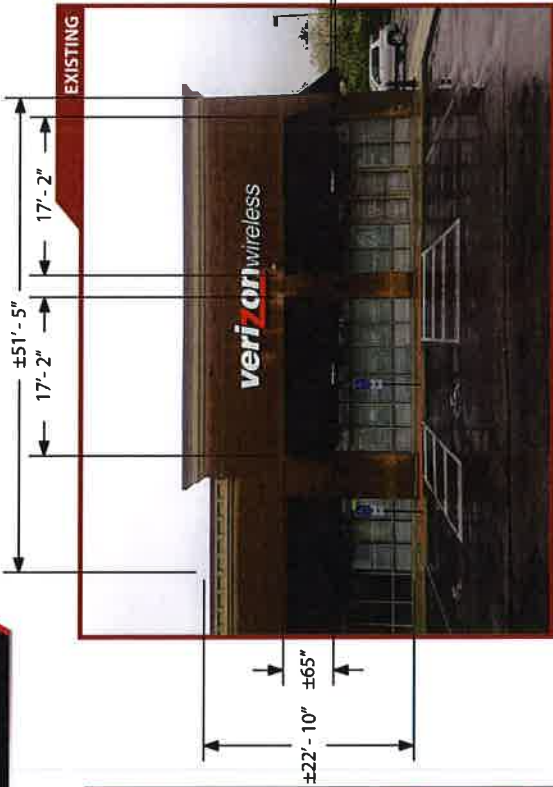
N/A

N/A

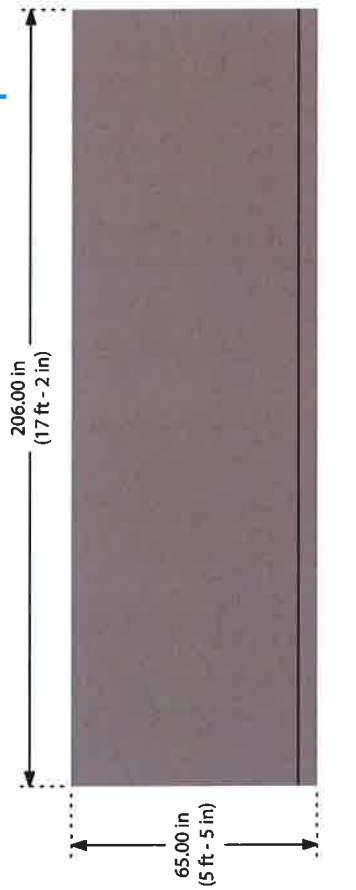
N/A

N/A

N/A



Field verification required



Revision Date: No Rev. Rev. Details: This page is from the original draft.

1201 Valley Rd, Ste 150
 Schaumburg, IL 60193
 O: 847.301.0510
 F: 847.301.0518
 ideas@identiti.net

Project No: 171030
 Orig. Draft: 05/19/17
 Page Rev: 000

Proj. Location: 2406 Taylor Park Dr Reynoldsburg, OH 43068
 Proj. Manager: Jake Kowalczyk
 Sales Rep: N/A

Scale: 3/8" = 1"

PROJECT



Designer: Stephanie

Revision: A/C N/A

This sign project was the property of Identiti Resources, LLC, which has reserved the right to use the design for any purpose, including but not limited to the manufacture and installation of similar products. Identiti Resources, LLC shall not be held liable for any damage or injury caused by the installation or use of this sign, except as may be agreed to in writing by the customer's representative, and shall not be held liable for any damage or injury caused by the customer's representative, without the written authorization of Identiti Resources, LLC, a corporation.

AWNINGS (SIDE)

A2-1

SIGN CODE •

Proposed Signage = 49.7 SqFt
 Relevant Signage Code:
 N/A

Sign Calculation:

(H x L) of overall boxed dimensions

SIGN TYPE •

Sunbrella Charcoal Gray

MOUNTING •

Flush Mounted

COLOR PALETTE •

SUNBRELLA CHARCOAL GRAY

N/A

N/A

N/A

N/A

N/A

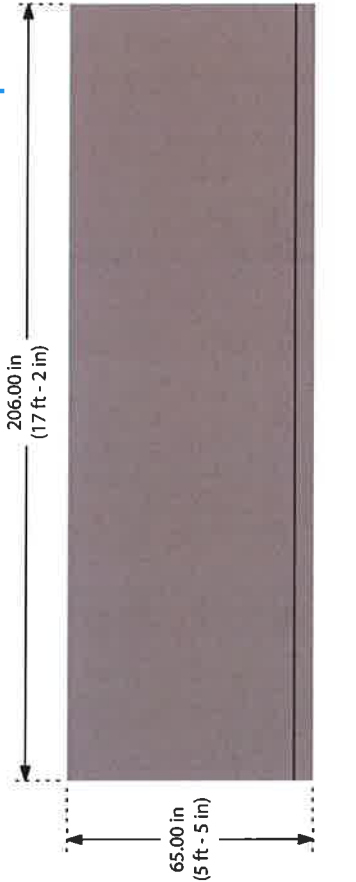
N/A

N/A



Awnings to be Sunbrella Charcoal Gray

Field verification required



Revision Date: No Rev. Rev. Details: This page is from the original draft.

1201 Wiles Rd, Suite 119
 Columbus, OH 43068
 O: 614.301.0510
 F: 614.301.0518
 id@identiti.com

Project No: 171030
 Orig. Draft: 05/19/17
 Page: 000

Prof. Location: 2406 Taylor Park Dr Reynoldsburg, OH 43068
 Prof. Message: Jake Kowalczyk
 Status: N/A

Scale: 3/8" = 12" Designer: Stephanie Revision: A/E: N/A

PROJECT



This project has been prepared by Identiti Resources, LLC and the firm is not responsible for the accuracy of the information provided. The firm is not responsible for the accuracy of the information provided. The firm is not responsible for the accuracy of the information provided. The firm is not responsible for the accuracy of the information provided.

D/S MONUMENT SIGN

M1-1

SIGN CODE •

Proposed Signage = 18.33 SqFt

Relevant Signage Code:
Face replacement

Sign Calculation:
(H) x (L) of overall boxed dimensions

SIGN TYPE •

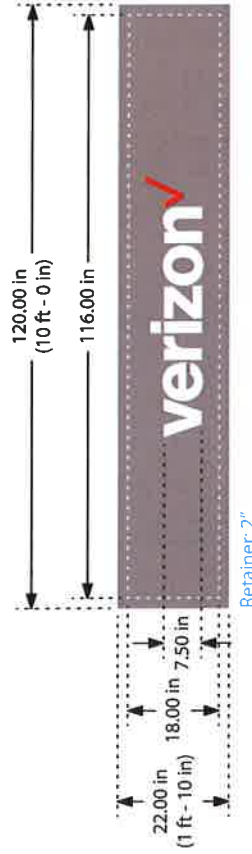
Lexan w/ Applied Vinyl (QTY 2)

MOUNTING •

Existing Retainer

COLOR PALETTE •

WHITE SUBSTRATE
TRANS POPPY RED 3M 3630-143
OPAQUE DARK GRAY 7725-41
N/A
N/A
N/A
N/A
N/A



Revision Date: No Rev. Rev. Details: This page is from the original draft

1201 Wiley Rd, Ste 150
Cincinnati, OH 45240
O: 847.301.0510
F: 847.301.0518
id@identiti.net

Project No: 171030
Orig. Draft: 05/19/17
Page/Rev: 000

Prof. Location: 2406 Taylor Park Dr Reynoldsburg, OH 43068
Proj. Manager: Jake Kowalczyk
Sales Rep: N/A

Scale: 1/2" = 12"

Designer: Stephanie

Revision: N/A

PROJECT

This logo design is the property of Verizon Wireless, LLC, and its use is restricted to the customers of the sales region of Verizon of the company or other non-authorized individuals. All other uses without the prior written consent of Verizon Wireless, LLC, are prohibited.

Design Review Board

**Eric Snowden
7232 E. Main Street
Reynoldsburg OH 43068
614-322-6829 Phone**

MOTION REQUEST

DATE: January 4, 2018
TO: Design Review Board
RE: Application #181082; 6800 E Main St; Applicant Wannitta Dennis;
Certificate of Appropriateness - Front Facade Improvement

Approval:

Brad McCloud	Jed Hood	Richard Harris
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See attached documentation.

R CITY OF REYNOLDSBURG

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

Received

NOV 17 2017

Reynoldsburg Building Division
Section 1103.08

Application #: 181082

Permit #: _____

Date Submitted: 11/17/17

Fee Amount: \$200⁰⁰

CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

Paid: 59841

I. PROPERTY INFORMATION

Property Address:
6800 E Main St

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
Paul + Wannitta Dennis

Contact Email: fireplacegifts@yahoo.com
Contact Phone Number: 614-868-5053

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: Fireplace Gifts & Florist
Contact Name: Wannitta Dennis

Contact Phone Number: 614-562-1583 cell
Contact Email: fireplacegifts@yahoo.com

Description of Use:

IV. APPLICANT INFORMATION

Applicant Name: Wannitta Dennis
Applicant Address: _____

Applicant Phone Number: _____
Applicant Email: fireplacegifts@yahoo.com

- Property Owner
- Business Owner/Tenant
- Contractor
- Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Major Site Plan (\$400): _____

Minor/Exterior Modifications (\$200): front facade improvement

Signage (\$75)/Comprehensive Sign Plan (\$150): _____

Historic District (\$50): _____

Applicant shall submit eleven (11) copies of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Wannitta Dennis Date: 11/18/17

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

- BZBA

Meeting Date: 1/4/18

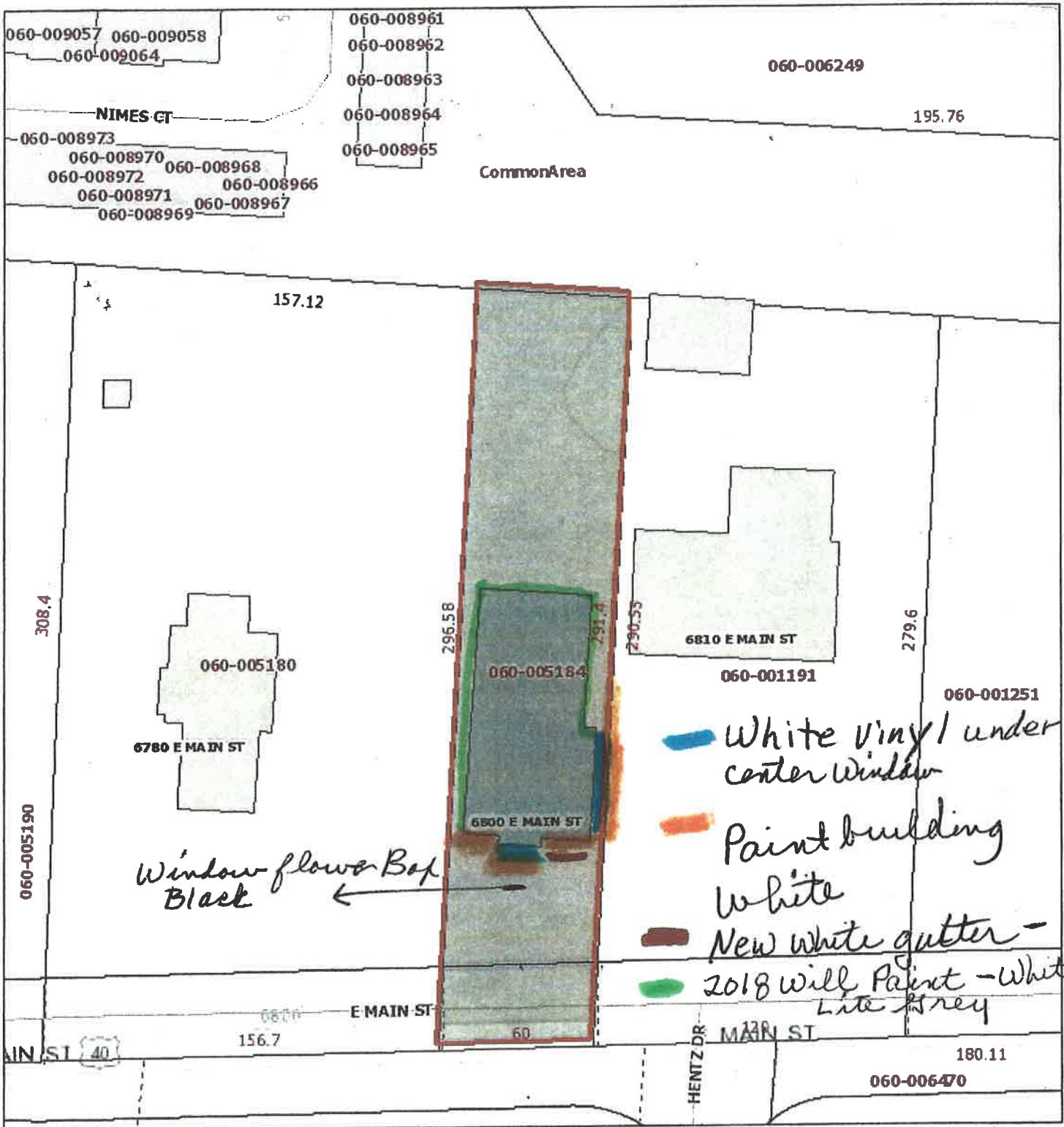
Meeting Results

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

P&Z Admin.: _____ Date: _____

Attachment: App. #181082 6800 E Main St. (App# 181082, 6800 E Main St, Dennis)

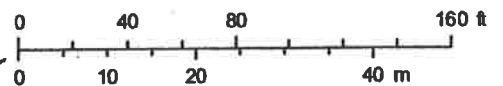
060O106D 05200



Attachment: App. #181082 6800 E Main St. (App# 181082, 6800 E Main St, Dennis)

October 10, 2017

1:857



We had to repaint because truck hit Building + gutter

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



semi truck hit building March 2017



Before



After... (almost finished)

Attachment: App. #181082 6800 E Main St. (App# 181082, 6800 E Main St, Dennis)