

CITY OF REYNOLDSBURG

MINUTES

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

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

A. CALL TO ORDER

PRESENT: Zollars, Bowman, Hicks, Bizjak, Cullinan

ABSENT:

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – November 2, 2017

Minutes stand approved.

3. APPROVAL OF AGENDA

Mr. Snowden: Under C, Other Business, I'm going to add Items 1, 2, and 3; Election of the Chairman, Vice-Chairman, and Secretary. Agenda is approved as amended.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Eric Snowden.

B. PUBLIC COMMENT

None.

C. OTHER BUSINESS

1. Motion to Elect Chairman for 2018

Mr. Snowden: I will now open the floor for nominations for the position of Chairman for 2018.

Mr. Bizjak: Move to make Mr. Zollars Chairman.

Mr. Bowman: Seconded.

Mr. Snowden: Mr. Zollars, are you willing to serve?

Mr. Zollars: I'd be happy to serve.

Mr. Snowden: Any additional nominations? I'll close the floor for nominations for Chairman. Mr. Zollars is our candidate. Any additional discussion?

RESULT:	APPROVED [4 TO 0]
MOVER:	Joseph Bizjak, Commissioner
SECONDER:	Eliot Bowman, Commissioner
AYES:	Bowman, Hicks, Bizjak, Cullinan
ABSTAIN:	Zollars

2. Motion to Elect Vice-Chairman for 2018

Mr. Zollars: Any nominations for Vice-Chairman for the Design Review Board?

Mr. Hicks: I'd like to nominate Mr. Cullinan as Vice-Chairman.

Mr. Bowman: Seconded.

RESULT:	APPROVED [4 TO 0]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Eliot Bowman, Commissioner
AYES:	Zollars, Bowman, Hicks, Bizjak
ABSTAIN:	Cullinan

3. Motion to Elect Secretary for 2018

Mr. Zollars: Mr. Snowden, would you be willing to serve as Secretary?

Mr. Snowden: I am willing to serve.

Mr. Bowman: I move we make Mr. Snowden Secretary of the Design Review Board.

Mr. Bizjak: I second.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eliot Bowman, Commissioner
SECONDER:	Joseph Bizjak, Commissioner
AYES:	Zollars, Bowman, Hicks, Bizjak, Cullinan

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. Application #181000; 7221 E Main St; Applicant: Ben Gingrich; Certificate of Appropriateness - Minor/Exterior Modifications

Mr. Snowden:

7221 E. Main Street - PNC Bank - Exterior Modifications

Application: #181000 - Certificate of Appropriateness

Location: Property is located on the southeast corner of E. Main Street and Davidson Drive.

Existing Zoning: CC Community Commerce District

Request: Request for a certificate of appropriateness for exterior modifications.
Current Use: Bank (Business Office)
Applicant: Ben Gingrich

The applicant is requesting the Board review and approve a certificate of appropriateness for exterior modifications to an existing single tenant commercial building. The proposed modifications include the extension of an existing awning to cover a new ATM machine.

The site is developed with an existing commercial building with drive-thru service and related improvements. Neighboring uses include other commercial businesses in the CC district, including retail sales, eating and drinking establishments, small office, and personal service uses. To the east, the property abuts a multi-use trail along Blacklick Creek. To the south, the property is adjacent to property that is the location of the City's proposed new community center/park expansion project. To the north, across E. Main Street, the property abuts the Municipal Center.

The proposed awning will extend 5FT to the east of the existing façade. The structural awning will be mounted to the fascia of the existing awning and cantilevered over the proposed ATM location. The awning will maintain the same gabled roof angle as the existing awning. The proposed materials include a shingle roof to match the existing single roof, and a metal building paneling system. The applicant also proposes a painted metal gutter system that matches the building's existing gutter system.

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

Ben Gingrich: I'm with HSB Architects, representing PNC Bank. Mr. Snowden covered most of the proposal here. The canopy is intended to cover a new ATM, which is going to be placed on an existing island. It's the last island in the drive-thru canopy of the bank. The canopy is intended to provide cover for those who are using the ATM. We matched all the same building materials of the original building. We think it enhances the character of the building.

Mr. Hicks: Currently, the flow of traffic that goes through the drive-thru, is that area all one-way or is there any two-way traffic; currently assuming that when somebody's at the ATM there, they're going to be taking up an extra space?

Ben Gingrich: It's currently all one-way. It does appear that there is a large area at the end of the island so that you could have a by-pass around a person at this ATM.

Mr. Hicks: Is there currently any striping or signage indicating that it is one-way just in case some people try to go back in that way?

Ben Gingrich: I believe there is a "Do Not Enter" sign and I believe there is striping.

Mr. Snowden: A couple of photographs I have it looks like you've got... Oh, you're talking about the other direction. I'm sorry. One second.

Mr. Hicks: My concern would be if somebody may be coming out toward Main Street and not realizing that that in fact kind of looks like its right in, right out only. When they wanted to turn left...

Ben Gingrich: It's right out only.

Mr. Hicks: Ok, so somebody may be wants to turn left on Main Street and gets stuck there they might go the opposite way through the drive-thru area, which right now you've got enough room over there that it's not a problem, but if you've got cars stacked up next to the ATM it might just get blocked up. I don't know if maybe we could just approve this conditionally with some condition stating that they add some additional signage and/or striping to help get people pointed the right way.

Ben Gingrich: I'm looking at an aerial image right now. I don't see any striping specifically, but I know that they always have a "Do Not Enter" sign on the columns of the back side of the canopy. We could add some striping to this. I would propose we do them on the driveways to the north and south of this. Which I think would make it very clear.

Mr. Snowden: Mr. Hicks, you absolutely have that power under Chapter 1103 to make that condition of approval. If you choose to do that then you'd simply make a motion with that condition.

Mr. Hicks: We're adding 5 feet to the eastern edge of that drive-thru. About what does that leave for passage for another vehicle?

Ben Gingrich: The 5 feet is overhead so it doesn't affect the passage of vehicles underneath.

Mr. Snowden: Personal vehicles.

Ben Gingrich: I've got *inaudible (away from microphone).

Mr. Hicks: That answered my question. Thank you very much.

Mr. Snowden: It's a little bit difficult to tell from that. The only time that would ever really be a problem is if you had a large commercial vehicle trying to get back in there. With the signage, the way the site is configured I don't necessarily think that's a big concern here. It's not like it's lowered down.

Mr. Cullinan: What we were talking about, does the refuse come through that way to pick up or do they turn the dumpster and hit it from...

Mr. Snowden: This looks to me like they come in this direction.

Mr. Cullinan: That's what I'm wondering.

Mr. Snowden: Mr. Gingrich, have you talked to your property owner regarding that?

Ben Gingrich: About where the refuse comes in?

Mr. Snowden: You should be able to see on the screen in front of you.

Ben Gingrich: I've got it on my site plan here where the dumpster location is. I would believe that they would come in with the flow of traffic which is as we've discussed counter-clockwise on the site. There's ample room to maneuver around it and we'll have to work with the refuse company to make sure that that is not disturbed. As you can see on this image there is over 20 feet at that canopy. If we extend 5 feet into there there's still plenty of room to avoid the canopy.

Mr. Bowman: I would think once the canopy is installed the refuse folks will make the adjustment. I'm guessing they'll rotate the dumpster. I just don't see it as a long term problem.

Mr. Snowden: Probably something for Mr. Gingrich to point to his property owner as good housekeeping, but not necessarily something I could *inaudible deny, but use for basis for denial or in my opinion, replacing additional conditions on, I mean.

Mr. Zollars: Any other questions from the Board? I'd like to entertain a motion and a second for approval.

Mr. Hicks: I recommend that we approve the proposal under the condition that the applicant provide additional one-way striping at the north and south of the PNC building in order to delineate the traffic that it is a one-way access.

Mr. Cullinan: I'll second.

Mr. Zollars: Any additional discussion?

Mr. Bowman: There's currently no signage on the property that indicates where traffic is to go, correct, on either side of the building? Because if there's not then I would vote yes on this motion.

Ben Gingrich: How about I provide some photos of existing signage and submit it?

Mr. Bowman: Just work with staff to make sure that... Do any of us know if there is signage right now?

Mr. Snowden: I'm just looking at...

Mr. Bowman: You can't read that. What if you change the date on the street view? Sometimes the older ones you can read the text.

Mr. Snowden: I can try.

Mr. Bowman: The reason I bring it up is I don't know if the verbiage of the motion can change because if there's existing signage then I think it's fine and I guess that would fulfill. You probably don't need to change the verbiage or just work with staff.

Ben Gingrich: It's right across the street, so on my way out of this meeting I'm going to take a couple photos. I'll send them to Mr. Snowden and make sure that we have that covered.

Mr. Bowman: Then I think the motion is fine.

Unknown: Mr. Bowman, on the site plan they just got they've got a few errors on there entrance to Davidson and the exit to Main Street. There's no arrows or anything indicated on their site plans, so just quickly modify that.

Mr. Zollars: No further discussion, so please call the roll.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Tyler Cullinan, Vice Chairman
AYES:	Zollars, Bowman, Hicks, Bizjak, Cullinan

2. Application #180996; 2406 Taylor Park Drive; DaNite Sign; Applicant: Jill Waddell; Certificate of Appropriateness - Signage

Mr. Snowden:

2406 Taylor Park Drive - Verizon - Signage

Application: #180996 - Certificate of Appropriateness

Location: Property is located at the south end of Taylor Park Drive, facing the west side of Baltimore-Reynoldsburg.

Existing Zoning: CS Community Services District

Request: Request for a certificate of appropriateness for signage.

Current Use: Retail Sales

Applicant: DaNite Signs

The applicant is requesting the Board review and approve a certificate of appropriateness for signage at an existing commercial building. The applicant proposes to replace two existing wall signs with new channel letter wall signs.

The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CS district, including retail sales, eating and drinking establishments, small office, personal service uses, and some auto related uses. The site fronts a major arterial street and is located immediately north of the interchange with an interstate highway.

Per Table 1181, the applicant’s front sign is a Type B wall sign. The applicant’s tenant space is 51.42FT wide, which would entitle the applicant to 102.84SF of signage. The applicant’s proposed wall signage is 95.5SF of area, which does not exceed the code requirements.

The applicant is also proposing a second, 42.5SF wall sign on the west façade of the building. This would be less than half of the permitted sign area if this façade is interpreted as facing a public ROW. There is already a larger wall sign at this location. Although this is generally considered the rear of this building, the rear of the building functions as the main access from Taylor Park Drive. Neighboring tenants were previously approved for comprehensive sign plans/variances to allow additional signage at this location. The rear façade of this particular tenant space faces the ROW of Taylor Park Drive. Staff finds that this is reasonable given the site design and consistent with the building architecture. The proposed 2IN projection of both wall signs is within the 12IN maximum permitted by the Chapter 1181.

The applicant is proposing internally illuminated channel letter wall signs, which will mounted directly to the façade of the building. The overall sign style and design is consistent with the sign types previously approved for the other tenant spaces at the shopping center. The signage matches the general scale of the building, with the main sign mounted to the fascia above the main entrance. This is a typical and appropriate place for building signage. The two (2) sign colors do not exceed the four (4) color maximum of Chapter 1181 and the two wall signs, although slightly different sizes, are identical in their relative proportions, colors, and design.

The applicant proposes to reface two existing fabric awnings on the east façade of the building and change the fabric color to grey. Since this would cause each of the 3 tenant spaces to have a unique awning color that matches the color of their wall signage, Staff supports the change.

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:	Joseph Bizjak, Commissioner
SECONDER:	Tyler Cullinan, Vice Chairman
AYES:	Zollars, Bowman, Hicks, Bizjak, Cullinan

3. Application #181082; 6800 E Main St; Applicant Wannitta Dennis; Certificate of Appropriateness - Front Facade Improvement

Mr. Snowden:

6800 E. Main Street - Fireplace Gifts - Exterior Modifications
 Application: #181082 - Certificate of Appropriateness

Location: Property is located on the north side of E. Main Street between Briarcliff Road and Rosehill Road.
Existing Zoning: CC Community Commerce District / CCO Community Commercial Overlay District
Request: Request for a certificate of appropriateness for exterior
Current Use: Gift Shop (Retail Sales)
Applicant: Wannitta Dennis

The applicant is requesting the Board review and approve a certificate of appropriateness for exterior modifications to an existing single tenant commercial building. The proposed modifications include new front façade colors and materials.

The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CC and CS districts, including retail sales, eating and drinking establishments, small office, and personal service uses. To the north, the property abuts multi-family dwellings in the AR-2 district.

The project was referred to the Planning & Zoning Division from the Code Compliance Division. The building sustained damage from a vehicle strike, which created the need for repairs and materials changes. The applicant elected to begin work without a certificate of appropriateness from the Board. The applicant proposed to replace some damaged or decayed materials and repaint the front or south façade and portion of the east façade. Existing materials include stucco and T111 wall board. The applicant has proposed to replace some of the wall board with vinyl siding. The applicant also indicated that they plan to repaint portions of the remainder of the building. Staff would like the Board to consider if a single main color should be used on all 4 facades, and if it is appropriate for the trim detail to be the same color as the main color. Previously, the trim was an accent color, and indicated by the photographs.

The Board should apply the standards for design review and determine if the proposed exterior modifications enhance the characteristics of this commercial district.

Wannitta Dennis: I'm the owner of Fireplace Gifts and Florists. I've been here in Reynoldsburg this year is 43 years we've been in business here in Reynoldsburg.

Mr. Hicks: I'm a little bit confused. The building was damaged and working on some repairs to improve the facade. What it was, was more of a vertical siding like the older vertical siding and now the proposal is to use a horizontal lap vinyl siding?

Wannitta Dennis: Yes. That was up there was all wood and it was all rotten. Squirrels were getting into that. When the semi-truck hit in front of our building it hit the side there too and that's when squirrels, so instead of putting wood back up there we thought new vinyl would look better and we did it on the front of the shop too because that wood was falling out. When we bought this building we wanted to work on it back then, but it takes money and time. We had to do the top where the semi hit because there's a fence along there that you guys can't get the other people to take back a little bit so the trucks can get in.

Mr. Snowden: The Board does not have the power to tell those...

Wannitta Dennis: I know, but that's the reason we got hit

Mr. Snowden: Hold on, hold on. I don't know how that non-conformance came to be. The Board doesn't have the power. That is a legal non-conforming fence as I've told you.

Wannitta Dennis: Yeah, oh, ok.

Mr. Snowden: The board doesn't have the power to just say, hey, they have to move it. That fence will be there until one of two things happen. Either it falls down, in which case we can then order it removed because it hasn't been maintained or the current owner or some future owner elects to remove it. At which case they could not replace it. I just want you to understand what we're dealing with. I'm not saying it's a great design. I think it's a horrible design, but we just can't go out there and say they've got to take it down. I don't even know how that even got approved like that. I don't know what year it was done.

Mr. Zollars: Mr. Snowden, you mentioned either matching the trim to the building or not. This has already been completed so what's currently going on with colors?

Mr. Snowden: Mr. Zollars, if you look at what you're seeing right now, with the image that you're seeing on the screen in front of you, which Ms. Dennis is up in front. This is just a google street view. This is the previous condition. In fact, you can even see the damage there where she got hit because this was taken back in September of last year. The current condition is in photograph # 2 of your packet, which is an almost close to white or ivory front and there's no color separation on the trim. The door here was then painted black or like a darker color and portions of the side were painted, but the rest of the building is still the same. Ms. Dennis indicated on one of the sheets there that they are looking at doing it later next year and that's fine, but now we kind of have a mixed bag. What I'm saying is this is the time for the board to make some recommendations about what they want to see.

Mr. Zollars: That's what I thought you were saying Mr. Snowden. So, right now there is no trim.

Ms. Dennis: No, we *inaudible cottage look. Something new.

Mr. Zollars: With that information, does the Board have any questions or discussion or opinions?

Ms. Dennis: The rest of the building around does need painted because it looks old in back and we wanted to make it look good. It's going to be a white or maybe just a touch of light gray with it because it's stucco, but it's going to look mostly about what we have out front. It needs cleaned up all the way around where Tim Hortons and around. Hopefully we can do this summer.

Mr. Snowden: Mr. Zollars, just to clarify, so if the Board approves it, again it's a little bit of a mixed bag here, but if the Board approved as submitted based on the sheet and what she said on her application I would interpret that as the Board approving the whole building base being a white or ivory color. I usually don't get down to a pantone level of detail with this, but that's what I would interpret. So, if someone's got a different interpretation of that then you should clarify that in your motion.

Mr. Zollars: That's what I interpreted as well.

Mr. Hicks: So, the vinyl that they were talking about doing was that just in the soffit, was that all siding the whole building in that?

Ms. Dennis: Oh, no.

Mr. Hicks: Just up in that soffit.

Ms. Dennis: Yes.

Mr. Snowden: The soffit and the area immediately underneath this window. It looks like it's T1-11, but given that that was on the parking lot there was probably some moisture and stuff getting up under that. So, it's this square right there is now a horizontal lap and then you've got vinyl here. It was already a mixed bag as well. You've got vinyl up here on the dormer. You've got stucco back here. You had T1-11 on the front. It's already been kind of a mixed bag.

Mr. Hicks: My other question then for the applicant, is the intention here to change the building to try to modernize it or change the look or to eliminate the cottage like look?

Ms. Dennis: No, just to make it, we just wanted that trim that was outdated and the color was outdated. Since we had to paint it anyways we couldn't get that color. It's 30 some years old. So, we just made it just the creamy white and just let it look clean and neat.

Mr. Snowden: The whole front of this very front facade, Mr. Hicks, is now white. If you don't have a packet in front of you I can bring one down to you.

Mr. Hicks: I've got it. It's not a real clear picture. It's kind of hard to tell what that looks like. My only concern is that typically if there's an architectural detail on a building that was a different color for a reason in order to accentuate that detail that you would want that to still be, even if it's a coordinating color, to still be a different color than the main color of the building. It's just hard to tell from this picture whether it's really an improvement or not.

Ms. Dennis: If you go down there you can see it looks much nicer. We've had people comment on it right away on our Facebook on how much nicer it looks.

Mr. Zollars: Mr. Hicks, maybe you can make a motion stating what we prefer and then we can get a second to Mr. Hicks' motion and then you will follow our direction.

Mr. Snowden: Mr. Chairman, my suggestion would be before Mr. Hicks tries to make a motion just try to get some consensus from the other Board members about how they feel. Again, I'm indifferent to it. My view is either do one or the other.

Mr. Zollars: I prefer to see one of the two. If you already started down with one color I would suggest continuing that.

Ms. Dennis: That's what we wanted.

Mr. Hicks: The motion that we would be making would be approving the existing color changes that happened on the building and these sort of minor material changes that have happened on the building, but we're not looking at or approving any additional changes because they haven't been formally proposed.

Ms. Dennis: No we aren't going to do any, other than paint the whole building eventually all white.

Mr. Snowden: The answer to your question Mr. Hicks is, I would think if she's saying on page 2 of the application, 2018 we'll paint white or white gray. I review that as we're approving what's already been done and what's being proposed to be done. That would be my view. I would not require a new certificate of appropriateness to approve what we've talked about here tonight. I'm just trying to get everybody to narrow it down what it is that we're talking about because it's confusing. If that's what is the will of the Board. Now, if you want to only approve for what's already been done and you want to see additional detail you can approve on that condition as well. If you want to review another application and look at the facades, you want to see paint colors, the Board absolutely has the power to see the paint colors as well. Those are all things that could happen if it's the will.

Mr. Hicks: So, basically if we want the color to be consistent... I agree with you Mr. Zollars on just the consistent color. We would just add that as a condition to a motion?

Mr. Zollars: Yes.

Unknown: It would essentially be changing the 2018 white, gray, to match.

Mr. Snowden: To match would be the language you would want to use.

Mr. Zollars: With that clarification can we get a motion that effect?

Mr. Snowden: You want to state out what the condition is. If that means you need to write it down or I need to feed it to you then that's fine. What you want to say is, I move that we approve this application for certificate appropriateness on condition that the area indicated for future work be painted white or a color consistent with the work that's already been done as approved by the staff. Once you make that motion then I can write that down. That will be a condition of the certificate and it will appear on the certificate that she gets. So, I move

to approve the application on condition that the area indicated for future work be painted a white color consistent with the color that has been used on the front facade which will be approved by staff.

Mr. Bizjak: I move to approve the application on condition that the area indicated for future work be painted a white color consistent with the color that has been used on the front facade which will be approved by staff.

Mr. Bowman: Second.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Bizjak, Commissioner
SECONDER:	Eliot Bowman, Commissioner
AYES:	Zollars, Bowman, Hicks, Bizjak, Cullinan

F. ADJOURNMENT

Mr. Zollars: Adjourned at 7:43 pm.

Chairman



Planning and Zoning Administrator

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)

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: **Motion to Elect Chairman for 2018**

Approval:

Brad McCloud	Jed Hood	Stephen Cicak
--------------	----------	---------------

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: **Motion to Elect Vice-Chairman for 2018**

Approval:

Brad McCloud	Jed Hood	Stephen Cicak
--------------	----------	---------------

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: **Motion to Elect Secretary for 2018**

Approval:

Brad McCloud	Jed Hood	Stephen Cicak
--------------	----------	---------------

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	Stephen Cicak
--------------	----------	---------------

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:

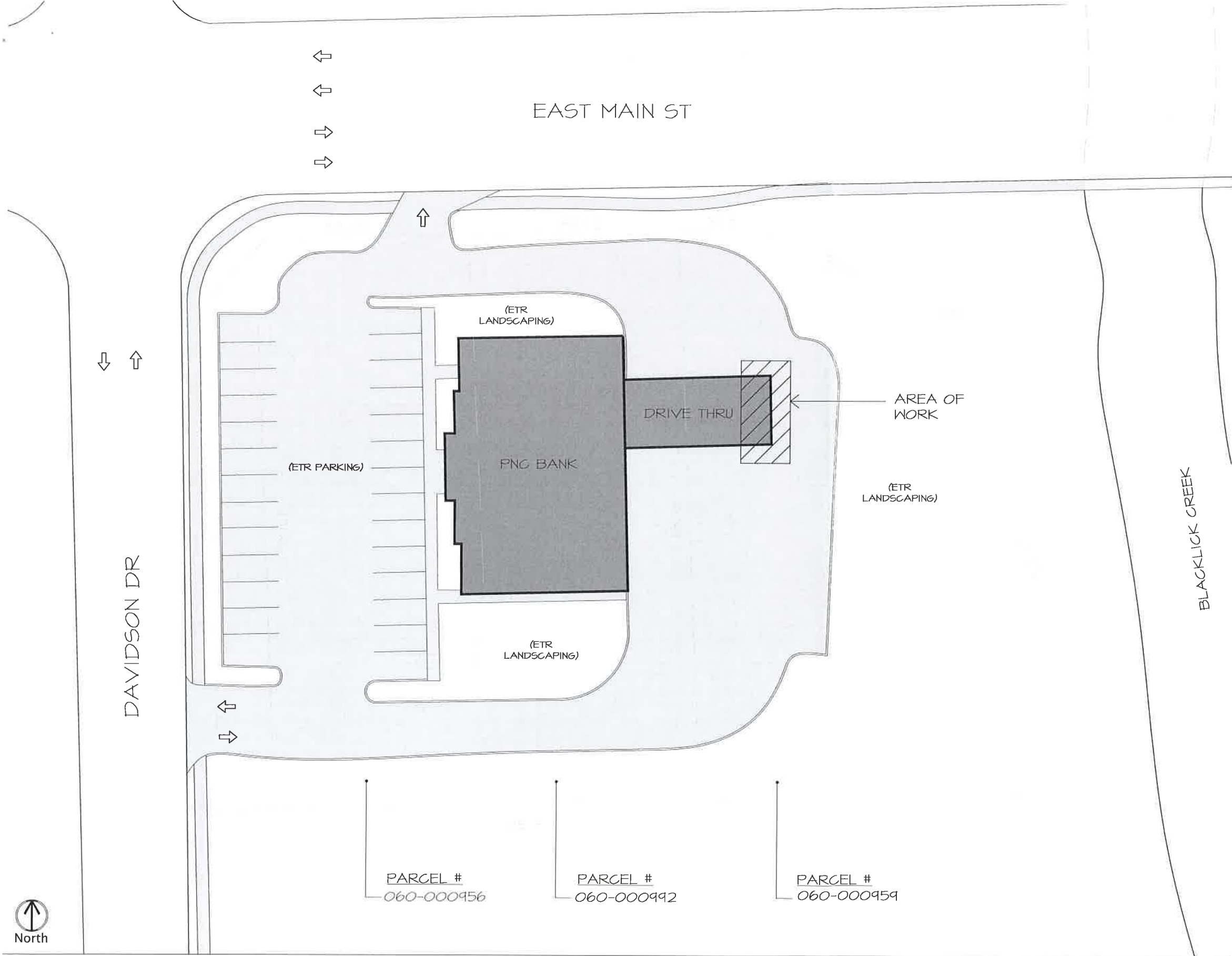
Zoning Information
Zoning District: CC
 Historic District
 CC Overlay
Add'l Approvals Req'd
 BZBA

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)

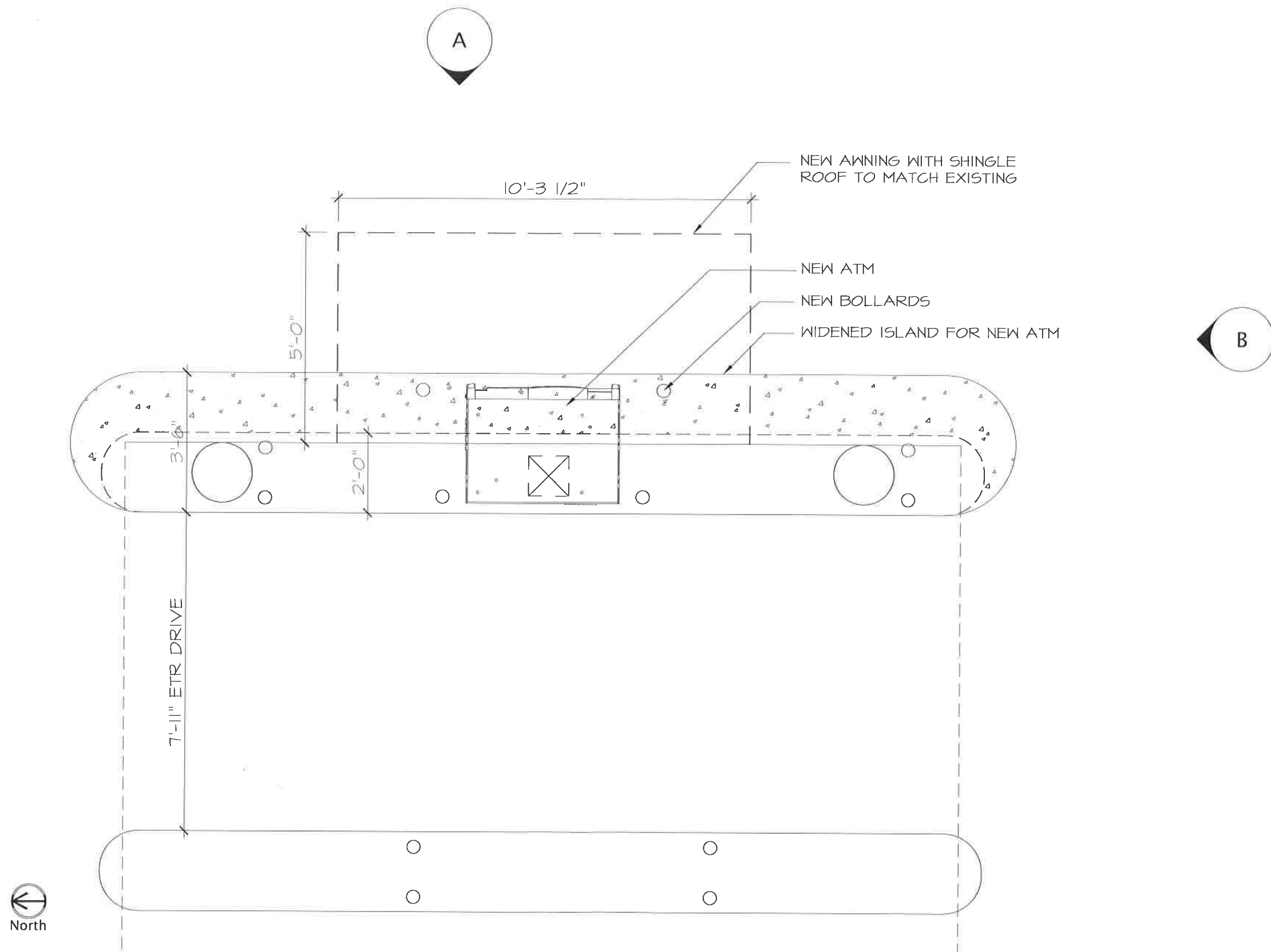


VIEW OF DRIVE-THRU

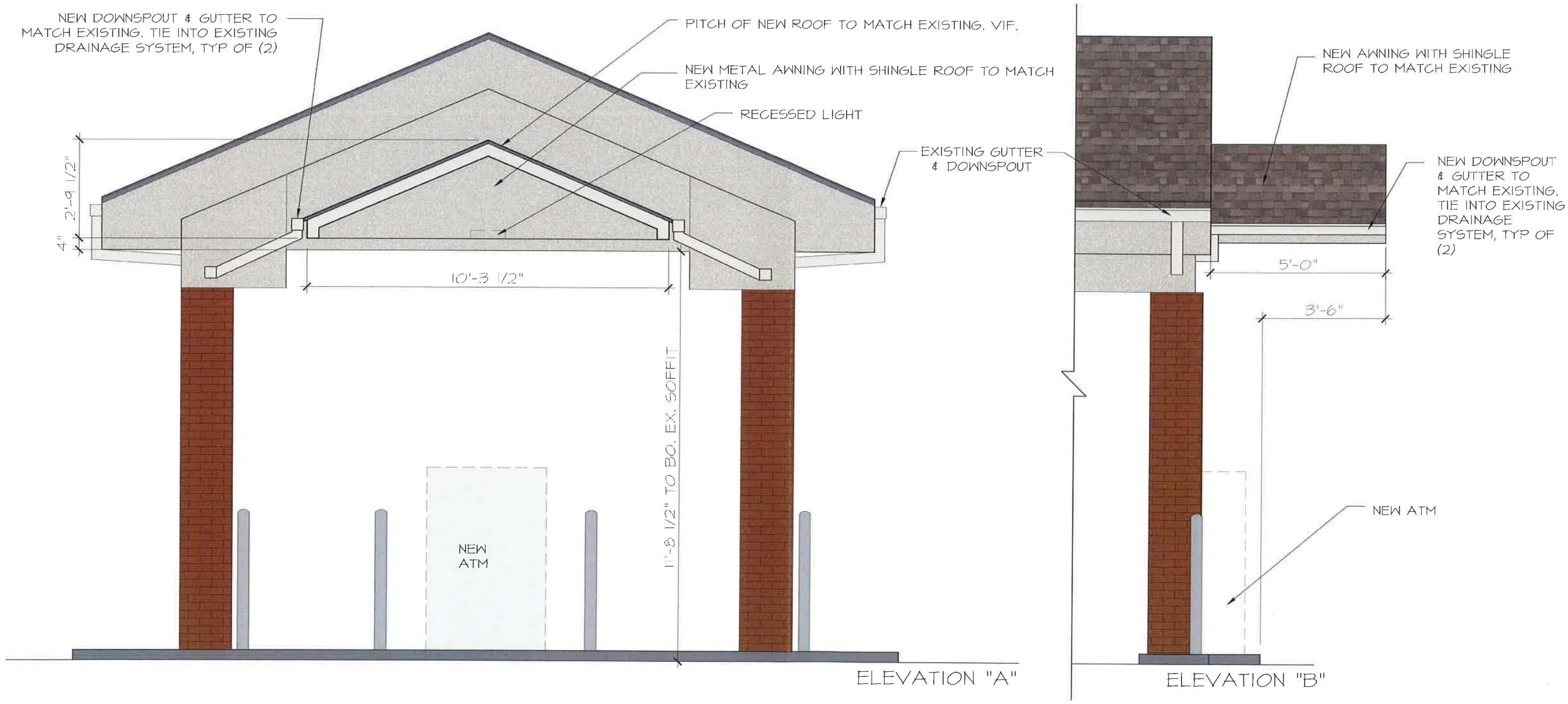


VIEW OF DRIVE-THRU CANOPY

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	Stephen Cicak
--------------	----------	---------------

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: 2400 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: 1640 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)



S2-1 Parallel 2 Lanes: 39"
Target V: 11.5" (Default 12")

S1-1 Parallel 6 Lanes: 202'
Target V: 55"

S2-1 Viewing Distance: 705'
Target V: 24.5"

S1-1 TARGET V: 55"
S2-1 TARGET V: 24.5"

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

1201 Wiley Rd, Ste 100
Reynoldsburg, OH 43068
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: NTS Designer: Stephanie Revision: N/A

PROJECT



This project is a conceptual site plan and does not constitute a final engineering drawing. It is intended for informational purposes only and is not to be used for construction. The user of this drawing is responsible for obtaining all necessary permits and approvals. The user of this drawing is also responsible for obtaining all necessary approvals from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary approvals from the appropriate authorities.

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 •

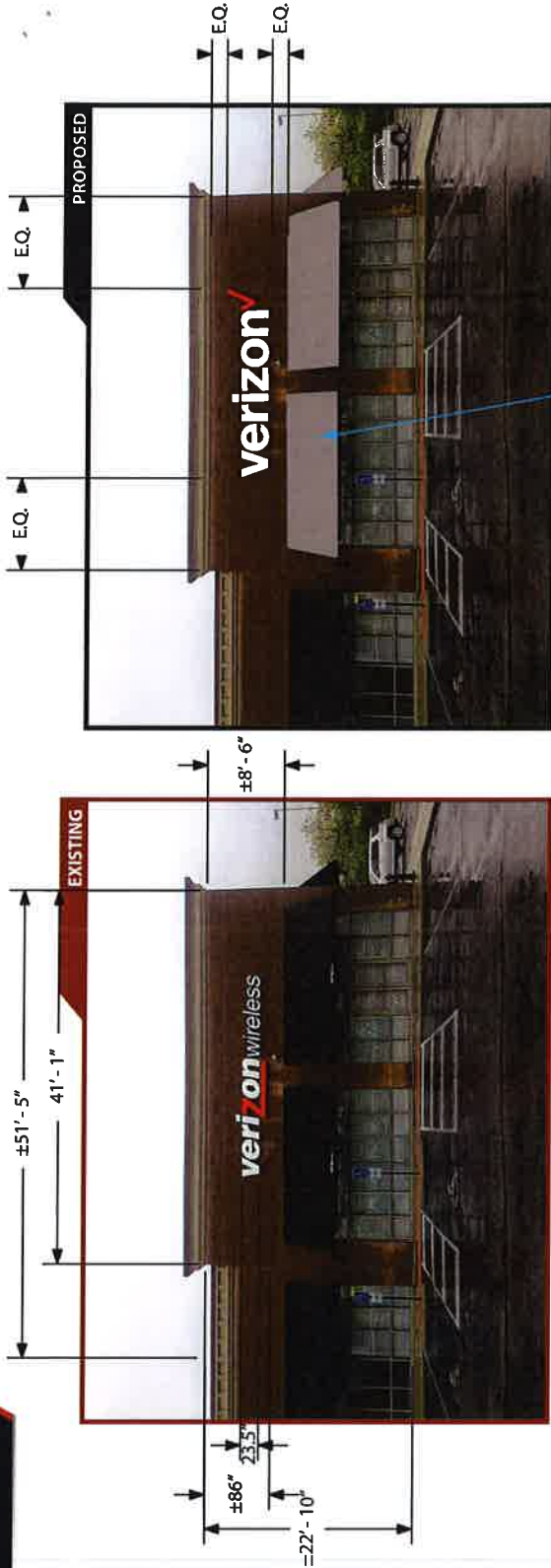
LED Channel Letters, Front-Lit

MOUNTING •

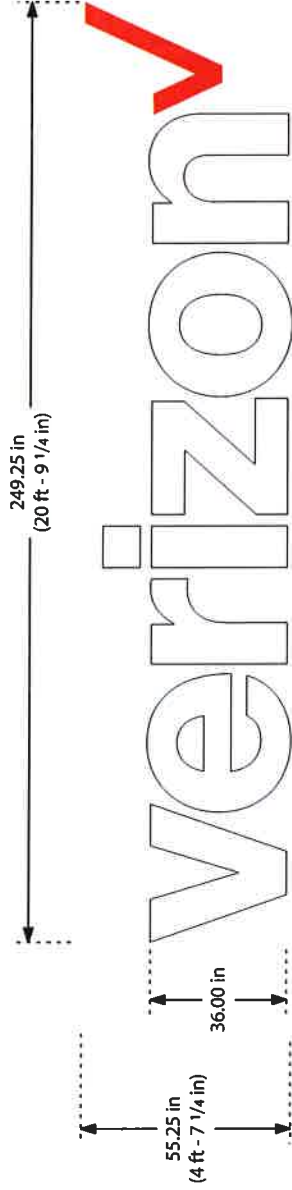
Flush Mounted

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	



Field verification required



TARGET V HEIGHT: 55"
PROPOSED: 36"

Revision Dates: 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" = 1" 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

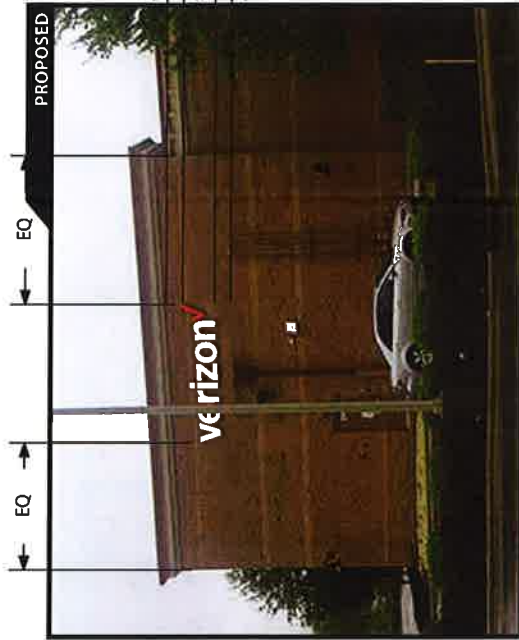
CHECK FACE: TRANS POPPY RED 3M 3630-143

N/A

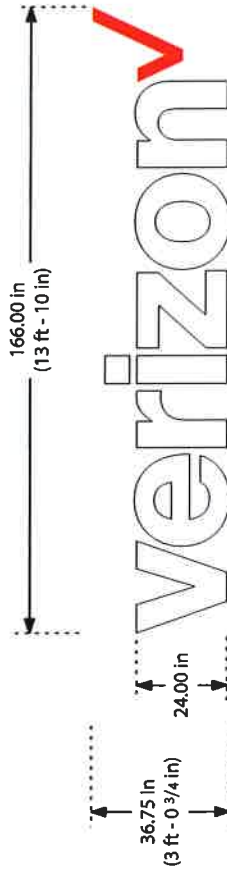
N/A

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. Location: 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

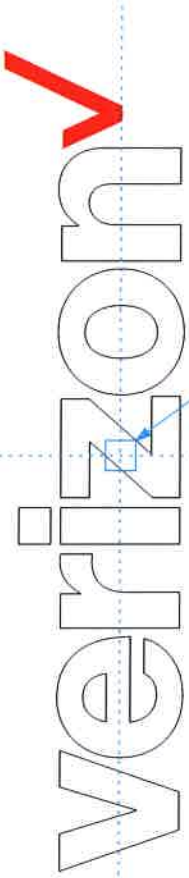


E.2.a

SIGN SPECIFICATIONS

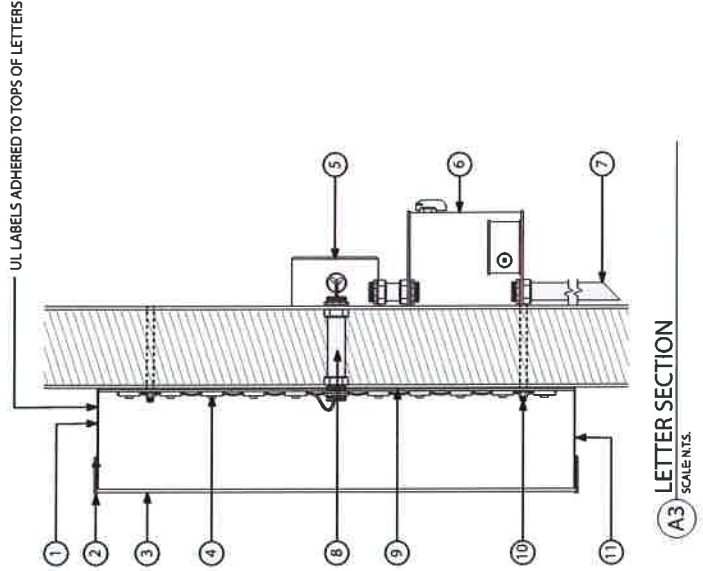
SPEC

SIGN CODE	•
Proposed Signage	= N/A
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	



A dedicated circuit needs to be placed on center of copy behind the wall.

VERIZON LETTERS	
1	0.040 ALUMINUM RETURNS (2" DEPTH); PAINTED MP #6423 SP SATIN HI HIDE WHITE
2	3/4" TRIM CAP: (WITH JEWELITE WASHER HEAD PHILLIPS SCREWS) PAINTED MP #6423 SP SATIN HI HIDE WHITE
3	3/16" ACRYLIC FACE: #7328 P95 MATTE ACRYLIC FACE
4	LED UNITS (WHITE); SLOAN LEDS
CHECKMARK LOGO	
1	0.040 ALUMINUM RETURNS (2" DEPTH); PAINTED MP #643 SATIN; PMS 485
2	3/4" TRIM CAP: (WITH JEWELITE WASHER HEAD PHILLIPS SCREWS) PAINTED MP #643 SATIN; PMS 485
3	3/16" ACRYLIC FACE: #7328 WHITE ACRYLIC WITH APPLIED 3M 3630-143 VINYL
4	LED UNITS (RED); PRINCIPAL P-PS3 RD1-P
IDENTICAL SPECS	
5	UL LISTED HOUSING: SECONDARY WIRING SPICE POINT (WHEN NEEDED)
6	UL HOUSING W/ SLOAN 701 S07-MODW 60W PWR SUPPLY (QTY VARIES) DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
7	PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS) TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
8	CONDUIT: SECONDARY ELECTRICAL RUN
9	0.063 ALUMINUM BACK: PRECOAT WHITE FINISH
10	MOUNTING HARDWARE: VARIES ON FACADE TYPE AND SUPPORT STRUCTURE
11	WEEP HOLES W/ BAFFLES



A3 LETTER SECTION
SCALE: NTS

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

Project No:	171030	Proj. Location:	2406 Taylor Park Dr Reynoldsburg, OH 43068
Orig. Draft:	05/19/17	Proj. Manager:	Jake Kowalczyk
Page/Rev:	000	Sales/Rep:	N/A

2406 Taylor Park Dr, Reynoldsburg, OH 43068
 O: 614.301.0510
 F: 614.301.0518
 idr@identiti.com



Designer: Stephanie Revision Art: N/A

This page is a preliminary drawing of a project. It is not to be used for construction. All dimensions, materials, and finishes are subject to change without notice. The client is responsible for providing all necessary information and approvals. This drawing is not to be used for any other purpose without the written consent of Identiti Resources, LLC.



PROJECT

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 •

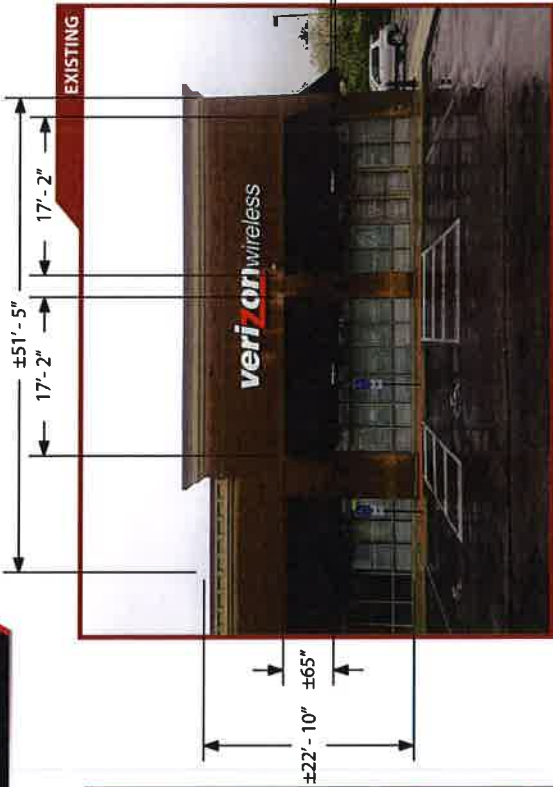
Sunbrella Charcoal Gray - (QTY 2)

MOUNTING •

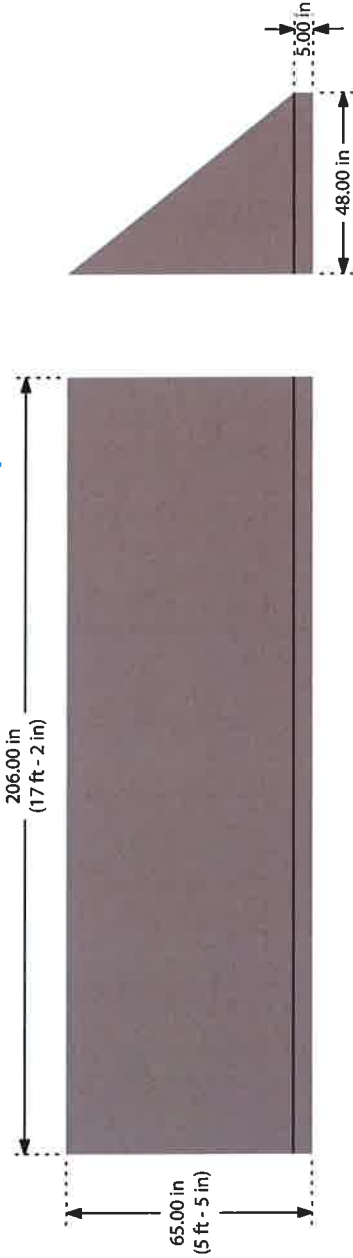
Flush Mounted

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 Sully 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"



Designer: Stephanie

This sign design and layout is the property of Identiti LLC, which has reserved the right to modify or alter this design without notice. Identiti LLC is not responsible for any errors or omissions in this document. Identiti LLC shall not be held liable for any damages or losses resulting from the use of this design, whether or not such damages or losses are caused in whole or in part by the negligence of Identiti LLC. Identiti LLC is not responsible for any damages or losses resulting from the use of this design, whether or not such damages or losses are caused in whole or in part by the negligence of Identiti LLC. Identiti LLC is not responsible for any damages or losses resulting from the use of this design, whether or not such damages or losses are caused in whole or in part by the negligence of Identiti LLC.

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

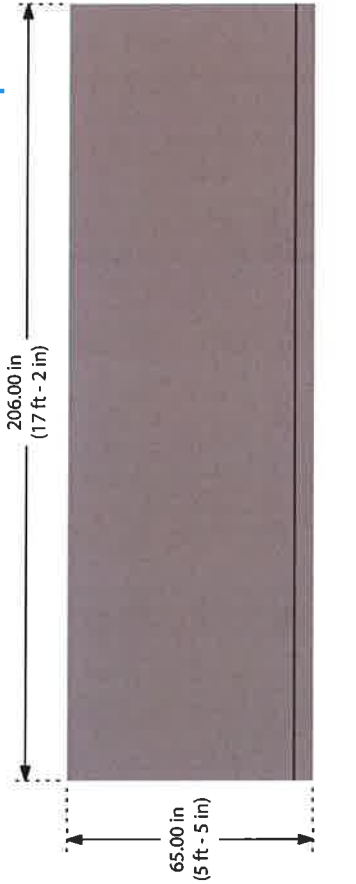
N/A

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 No: 000

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

Scale: 3/8" = 12"

Designer: Stephanie
 Revision A/E: N/A

PROJECT



This drawing has been prepared by Identiti Resources, LLC and the firm is not responsible for the accuracy of the information shown on this drawing. It is the responsibility of the user of this drawing to verify the accuracy of the information shown on this drawing. Identiti Resources, LLC disclaims any liability for any damages, whether direct or indirect, arising from the use of this drawing.

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 •

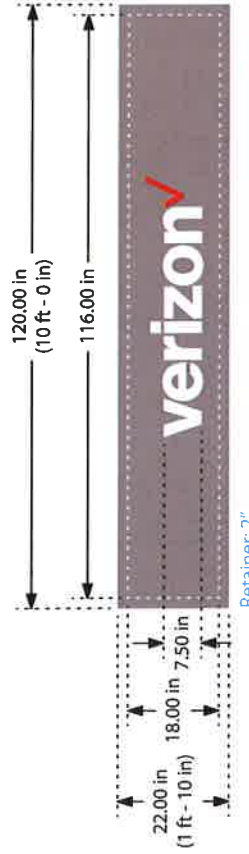
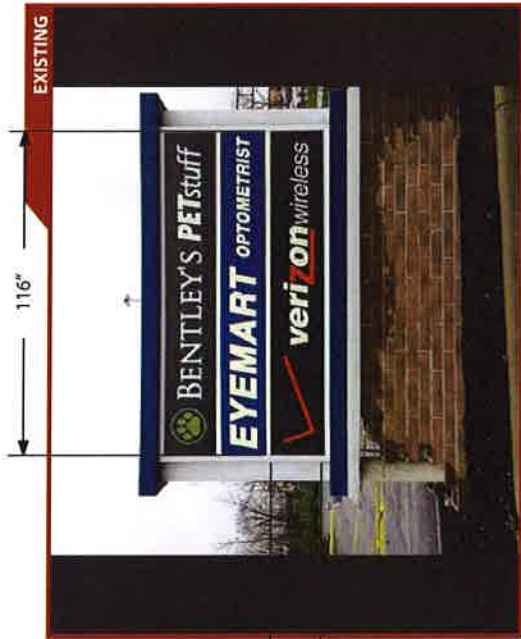
Lexan w/ Applied Vinyl (QTY 2)

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
Columbus, OH 43240
O: 647.301.0510
F: 647.301.0518
id@identiti.com

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"

Design: Stephanie
Revision: N/A



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	Stephen Cicak
--------------	----------	---------------

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

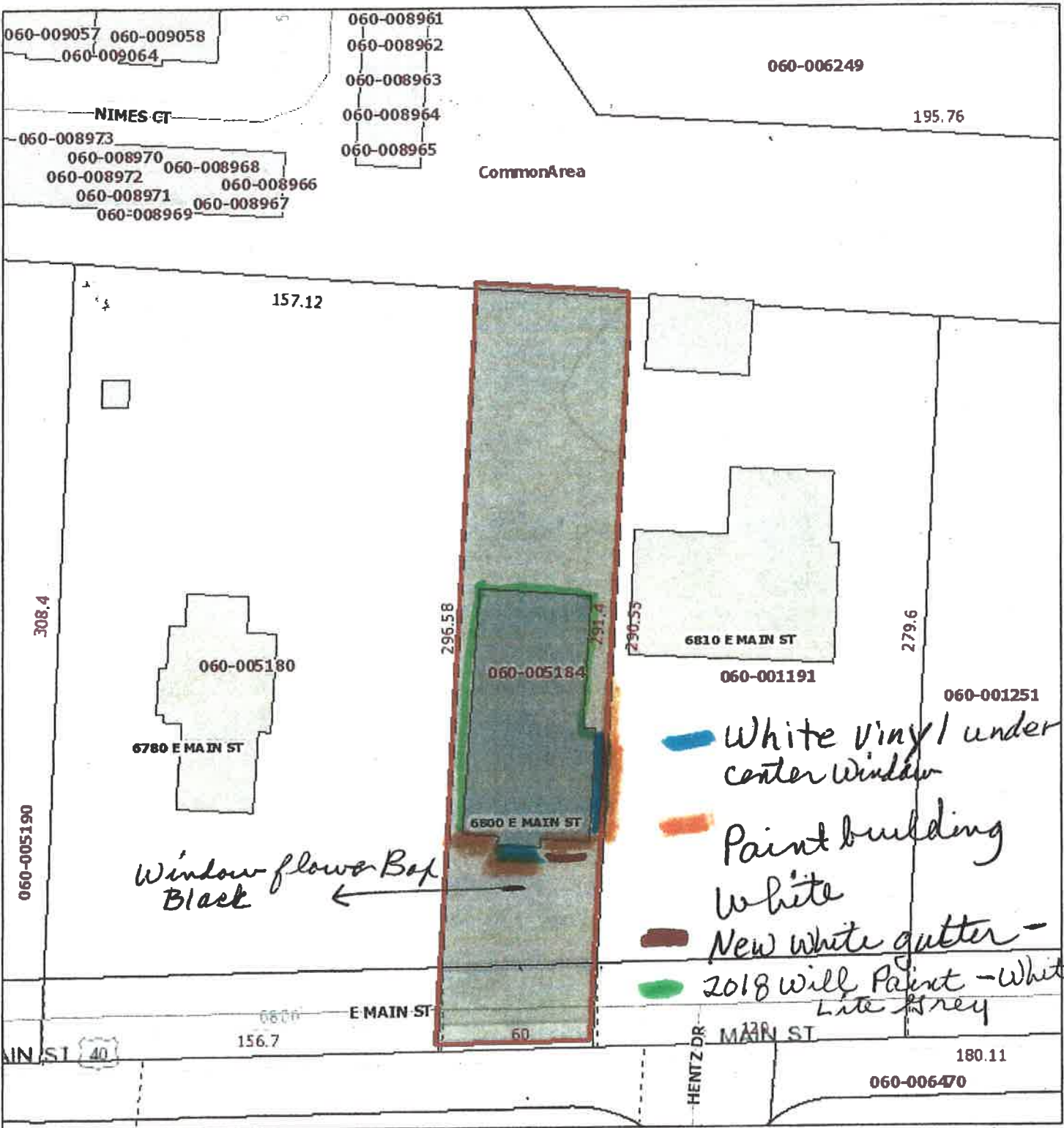
Meeting Results

- 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)

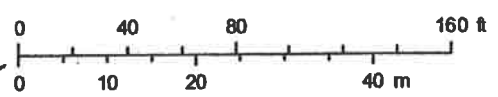
060O106D 05200



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)