



Alex Furst, Chair
Keith Benner, Vice-Chair
Teresa Alabi
Amy Barnhart
Norman Brusk
Toni Kleckley
Anita Ward

Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative Assistant

Thursday, July 18, 2024

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 6/6/2024
 2. Planning & Zoning Board - Regular Meeting - 6/20/2024
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2024-0305; 2686 Taylor Road; Shelby Nelson of SignAffects for Bobs Discount Furniture; Variance Application
2. App# 2024-0309; 2686 Taylor Road; Shelby Nelson of SignAffects for Bobs Discount Furniture; Variance Application

D. NEW BUSINESS

1. App# 2024-0381; 1239 Fletcher Drive; Tyra Martin of Foundation of Love for Youth, LLC; Conditional Use Application

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
June 6, 2024**

CALL TO ORDER

ROLL CALL

PRESENT: Kleckley, Brusk, Furst, Barnhart, Benner, Alabi
ABSENT: Ward

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 5/16/2024

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stand approved

SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

PUBLIC COMMENT

Ethan Robertson asked the board not to change the Innovation Zone Conditional Uses. Mr. Robertson is the current owner of 2290 Ayers Dr. This property is adjacent to the Home Depot off Brice Road just north of route 70. Mr. Robertson purchased the property in 2014 after approval for the construction of an 8500 square foot facility to be used for medium duty trucks and maintenance repair of equipment, as well as a truck dealership called National Truck and Equipment Sales. The building has eight-fourteen foot overhead doors, a wash bay, and it was specifically built for trucks and equipment repair, as well as offices, and a lot for retail sales of vehicles. When the property was purchased, it was in a Community Commerce District, with the conditional use of automotive resale. Mr. Robertson states that since owning the facility, the city of Reynoldsburg has rezoned the property to an Innovation Zone. Mr. Robertson states in the code the Innovation Zone will incorporate mixed industrial uses and office use to facilitate economic centers to serve Reynoldsburg and the surrounding areas. The Innovation Zone is a traditional auto-oriented retail and commercial development. The

rezoning of this property will eliminate the use of any auto-oriented or commercial business contractor storage, which would be able to utilize his property, which this type of property is extremely hard to find as a building, as well as other uses that would require a building like his. He believes these changes are being made intentionally by the city and will cause significant financial hardship for his property. He believes this change will eliminate any economical use of this property, diminishing the value and use of his facility.

Mr. Robertson says this property is currently for sale and has been under contract three times, as well as multiple inquiries. The building has been shown to multiple companies and, due to the city's restrictive zoning, it sits available today. He is operating with limited weekly hours to keep the building in operation. This is a struggle financially for his business. He made a huge investment in the city of Reynoldsburg 10 years ago and now, with the restrictive zoning eliminating the auto-oriented, blue-collar jobs in the city, he feels the city is changing the deal. Mr. Robertson asked the board to protect his property from the city making the changes which would decimate his property economically. He asked the board not to change his current zoning, as well as the conditional uses within the Innovation Zone, and ruin his property.

Mr. Johnson is a real estate broker that is representing Mr. Robertson and the Ayers Drive property. Over the last nine months they have had many inquiries, tours and interested parties. Most of the parties have very similar uses to what was approved when Mr. Robertson went through the process with the city because of the newer zoning. They have had challenges getting approval or getting an owner to take the steps to gain approval to change the zoning as proposed and being voted on. The changes proposed will further limit the logical use of the property related to any vehicular uses, as well as contractor storage, which he considers a building supply contractor. This has a significant impact on the value of the property and with these further changes and limitations of what could operate there, it will considerably reduce the value.

UNFINISHED BUSINESS

An Ordinance to Amend Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg

Ms. Buathier: You're going to see supplementary use conditions and definitions for the licensed marijuana cultivation, processing and dispensaries. The reason that you're seeing the changes now and not two weeks previously or three weeks ago is that the state is currently working towards finalizing their regulations. And the city attorney is welcome to speak about this also. But, it's our understanding that they still have not finalized everything. The city attorney was waiting until, hopefully, the last possible moment to give us some clear directions. Before you is based on the

limited information from the state is before you to kind of reflect the recent change to allow recreational marijuana in the state of Ohio.

Mr. Shook: Just briefly, the state has more or less struggled since marijuana was legalized in Ohio to really address this issue from a legislative standpoint. The law that was approved by the voters back in November, creates a separate division of the Department of Commerce, the Division of Cannabis Control, and they are still working on some of the regulations, but they're going to be limited in some ways by what the state law is. The anticipation since marijuana was legalized was that the state would take some type of action that would give municipalities some idea of what it is that they intend to do going forward. But at this point, there's no indication that they intend to treat recreational marijuana, at least in terms of some of the conditions set forth by dispensaries, cultivators and processors differently than what they do with medical marijuana. So the way that we have changed it or drafted it is really very minor. It's simply to remove the medical designation, to add in a designation for licensing from the Division of Cannabis Control. And we do intend, although this is not a zoning issue, to amend, I believe it's chapter 1985 of the city's code, which addresses medical marijuana licensing with the city to remove the medical designation there. If we get any changes from the state, whether it's administrative or legislative, otherwise we'll come back to the board or to council, if we need to. But right now, there's just not a lot of guidance coming from them at this point.

Mr. Meyer: Just one note for the record. Our city attorney pointed this out. It was not changed in the PDF provided because it was correct, but there was a Scribner's error where in some sections marijuana was spelt incorrectly. That actually was not consistent with what was passed by City Council. That was a translation error. Just so folks know, the zoning code stuff you're getting in front of you and the current zoning code document are put together in Adobe InDesign, which is really designed for finished products, not edits. So it's a pretty labor-intensive process for us to make edits and then make sure they get back there. So it's been removed from your tracking sheet. What was actually passed by City Council had it spelled correctly. I just wanted to note that that's why that disappeared, but it hasn't changed in the code document provided because it was already spelled correctly. But I just wanted to note that.

Mr. Shook: There's more to that. I could be wrong because I think I'm looking at the most updated packet, but there are a lot of references to spelling changes or typographical changes and things that were correctly spelled when they were passed by you and by City Council. And then the formatting changed by OHM.

Mr. Meyer: To be clear, it may not have just been limited to marijuana, but there are some other changes. So to put another way, this was a Scrivener error, and

that it was not a legal review issue or anything like that. It was done in the translation, to be clear. The ones that we've noted, we've caught, and we fixed, but just wanted to note that. So, we apologize for that. As I mentioned, it's a pretty labor-intensive process, and we'd like to figure out how to do it better, but that's all we have right now, just based upon how the code was put together in the first place.

Ms. Barnhart asked if the map on page 22 that is being replaced could be compared, so they could review the parcel that was discussed during public comment.

Mr. Meyer explained that the parcel isn't being rezoned. That parcel was rezoned in 2020 and the speaker was referring to removing conditional uses in the Innovation Zone. There was a previous case that had a determination, but there's not an active case pending.

Ms. Buathier: Mineral extraction, self-storage, storage of vehicular and boat, tattoo and piercing, and then vehicular sales, automobiles, motorcycles, boats and recreational vehicles. Most of those have actually moved into the CC, Community Commercial. And part of the reason for that is, if you look at the purpose and intent of the Innovation District, it's focused towards creating those economic centers. And so and then it kind of lists out those kinds of uses. And we just felt that those didn't really fit into the innovation as the intent of the innovation. So they were removed from that. And most of them have been placed in the CC, Community Commercial.

Ms. Barnhart asked if the Ayers Drive property were to sell, if it could be used as what it was built 10 years ago for.

Ms. Buathier explained that 10 years ago it was under a different code and that use is a conditional use when a new business goes in. It will have to meet the current code as it is. If that use happens to be a conditional use, it will come before this board. If it is permitted outright, then that use is permitted, and they would have to meet all the basic standards.

Ms. Barnhart asked about the repair and maintenance of large machinery or vehicles.

Ms. Buathier explained that use is not currently in Innovation, it is in CC.

Ms. Barnhart's concern is that what the building was built for, can't be used for, moving forward.

Mr. Meyer: The application as of now was denied under the current zoning code, not under these proposed changes. They had an application that was not a board application, that did not meet the rules under the current zoning code, which staff has ruled on already.

Mr. Furst: I will say that having been here, when the zoning code was rewritten, and we came up with the purpose and intent of the Innovation district, I know that

many of the parcels were used for traditional commercial purposes, prior to the Innovation district. We did expect that there would be a period of transition.

Mr. Benner: Lots of things are being removed. And if I remember correctly, I'm sure staff will correct me if I'm wrong. I ask how we came about these changes because we didn't have anything to do with them. These are changes that came about by the two of you, plus looking around at various communities.? What exactly was the thought process behind some of the things that you've removed here? Because it seems arbitrary to me.

Ms. Buathier asked if he had one specific item he wanted them to address. Mr. Benner explained he has a whole page of them. Ms. Buathier asked them to address each one individually.

Religious assembly was removed in the Innovation Zone. Ms. Bauthier explained that religious assembly is permitted in every other district, and that doesn't fit the intent of the Innovation District.

Contractor storage was moved to the CC district because they considered that use more like commercial use, similar to the use of vehicle maintenance, vehicle repair, oil changes, etc.

Mr. Benner stated that storage of commercial gases was added.

Mr. Furst explained that he would prefer the storage of commercial gases to be next to the interstate, not next to thriving commercial centers.

Mr. Meyer explained that if you look back at the intent of the district, these changes align better with that intent.

Mr. Furst asked if this applies to all the districts, if they were trying to recalibrate them better.

Mr. Meyer explained they looked at each district as a whole to make sure they were tied together.

Mr. Benner asked if staff could tell the board how many current businesses within the Innovation District were going to be affected by these changes. He noted there are a few auto sales currently.

Ms Buathier explained that there are multiple strip centers already affected by the innovation because retail, restaurant and commercial type uses are not permitted.

Mr. Benner asked for a count. Mr. Meyer explained that staff doesn't have a tracking mechanism for this.

Mr. Benner asked about the open space reduction in the BMD and EMD. The open space went from 30%-20% and 50% to 30%.

Ms. Bauthier explained that the intent of this district is mixed use along our main corridor and to be more auto-centric. This is more of an infill area, so requiring more open space doesn't match the intent of this district.

Mr. Benner pointed out that we were able to solve the parking issues at The

Alliance with a variance. Mr. Meyer explained that this brought up the idea to change this to what makes sense to promote dense walkability. Ms. Buathier explained that public transit is also here with the potential for multi-modal forms in the future.

Mr. Benner asked to explain the changes being made to height on pages 48 and 50, and how they arrived at those numbers. Ms. Buathier said these numbers were already in the code. It was 40 feet for the townhouse and 60 feet for the apartment, so they kept it at a single 75 feet. This was to align with the dense, transit oriented development along the Brice and Main district.

Mr. Brusk asked what would happen if a big box store in the Innovation District needed to sell. Mr. Meyer said they are protected as a legal nonconformity. If the building was filled within a certain amount of time, it would be approved. That is not a change they are proposing and is already in the code that was originally passed in 2020.

Mr. Furst asked if a decision needed to be made tonight.

It's at the board's discretion to table the vote. Mr. Meyer asked if it was tabled that it be passed at the next meeting, so they have ample time to get it to Council for the following two meetings since they are in recess in August.

Mr. Benner referenced the change on page 57, asking what the thought process was for changing lot coverage, including impervious surfaces changing from 60% to 70%. The code says 70%. This was noted as a Scribner's error.

Mr. Benner asked what prompted the change noted on page 113.

Ms. Buathier: So part of it was that, just like previously before, they came over the code kind of with fences. We're seeing a lot of those sign variance requests from the applicants. It had been expressed, that maybe that needed to be looked at and reconsidered by fellow board members prior to us even starting the code changes. So it was something that we did look into and, based on how it was written, we looked at other codes and there's a decent number of buildings within the city. So this is an example from the last meeting. Where yes, you're permitted that sign up front. Maybe you have a road behind you. You're permitted that sign on the back, but your general parking area is off to the side, where most of your parking is. There are no signs because, technically, you do not face a road. The thought was taking the allowable square footage along your road frontage, like, let's say there's 50ft here, so you're allowed 100ft², you're allowed 100ft². It can be used now in the front and on the side where you have a public entrance, and it is only a public entrance. So part of it is to help applicants identify where you're going in. And obviously, larger buildings become more of an issue for people to find. But in this instance, staff kind of took the variances that we were getting. We took a look at

what was existing and what was in the new code, and determined that this might be more appropriate in terms of signage.

Mr. Benner confirmed this includes the monument sign and that they are only allowed one monument sign.

Ms. Buathier explained, there has to be a public entrance, and you are still limited to the size of the frontage.

The traffic impact studies were removed from the rezoning because traffic impact studies were due during the major site plan process.

Mr. Benner asked about the final plat requirement moving from 6 to 11. This change was made due to having a 7 member board versus a 5, including staff.

Mr. Furst: This is for the board on page 182. There's a proposed change of the planning and zoning administrator who shall conduct a major site plan and design review for all zoning districts except the old Reynoldsburg Commercial and old Reynoldsburg neighborhood districts. The Planning and Zoning Board shall conduct major site plan and design review for all projects located in those districts. Considering this is a fairly significant procedural change, given the nature of the applications that have come before us, I just wanted to bring it to the board's attention and make sure that everyone was agreeable. I will say that I have discussed the matter with staff, and I'm supportive of the change as it increases efficiency. Typically, we are not really well-suited to address the major site plan concerns such as, engineering and lighting studies and things like that are typically undertaken there. And, therefore, I think that it is better left with staff.

Mr. Furst proposed tabling the code and the board working with staff on further comments.

Mr. Furst: I move that we table this item for our next regularly scheduled meeting.

Mr. Benner: I second.

RESULT:	Tabled
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Furst

NEW BUSINESS

App# 2024-0305; 2686 Taylor Rd; Shelby Nelson of SignAffects for Bobs

Discount Furniture; Sign Variance Application

Ms. Buathier read the staff report into the record.

Mr. Lyda: The client was requesting a variance for this. Basically, this is where the Babies R Us sign was located prior, when the other business was there. If you look, the majority of the traffic is going to be coming eastbound on Taylor Road. Our client's concern is that when they're coming eastbound on Taylor Road, they would not see the permitted sign until they really passed the main entrance of the building. So it basically brings them into the back side of the building. So that's why we really wanted to have a sign on the west side of the building. Because you can see the arc in the road there. You know, it's quite strong all the way through, up to that building. So that's the main reason. That's why we were asking for a variance to have the sign on that elevation.

Mr. Furst asked the client to explain how this building is different from the ones situated adjacent.

Mr. Lyda said he wasn't sure about the adjacent building, but this building's main entrance is not facing the road, where they are permitted to have a sign. When the client purchased or leased this building, they knew the previous tenant had a sign, so they didn't think it would be a concern. Mr. Furst explained the objection is the additional signage they are requesting. Mr. Lyda asked if they made a proposal to give up one of the other signs if it would be more amenable.

Mr. Furst explained that each sign is a separate application and needs to be discussed individually. Mr. Lyda said two of the signs are less than ten square feet and don't require a variance. Mr. Furst explained that the applications are based on the factors, so they will be applying the same calculus to each application, specifically the hardship. Mr. Lyda said the way the building was built and laid out is a hardship.

Mr. Benner explained this building was this way before purchasing and the code is available for all entities to review before purchase or lease to review steps to receive signage and variances. This is not unique to this building because Best Buy is not facing the road either.

Mr. Lyda asked if they could table the application and Mr. Furst asked if they would like to table all the applications. Mr. Lyda asked him to discuss each application, so he could have more of an understanding of what the board was looking for.

Mr. Benner: Based on the applicants request, I'll make a motion to table this application no later than the July 18th meeting.

Ms. Barnhart: I'll second.

RESULT: Tabled

MOVER:	Benner
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Furst

App# 2024-0306; 2686 Taylor Rd; Shelby Nelson of SignAffects for Bobs Discount Furniture; Sign Variance Application

Ms. Buathier read the staff report into the record.

Mr. Furst: For the record. For all of these variances, but this one specifically because, as the application was discussing, I agree with the staff's findings. If the applicant would like to add any additional information that we have not already heard in previous applications, I'm interested in hearing it. The calculus before is for you to articulate how the land and the structures on it are unique, and how the strict application of the code creates a hardship. So I think what we would be looking for if you were to come back before us would be for information regarding those items specifically, but also to hear how the variance serves the purpose and intent of the zoning district in which this property is situated. I will also state that to Mr. Benner's point. These existing circumstances were known before the purchase of the property. Our zoning code has existed in this format for some time, and it was available for any member of the public, including the owner of this property, to review, and as such, we would consider this a self-created hardship, which our zoning code does not allow. Is the applicant also interested in having us table this application? I do understand that the applicant is interested in having us table this application. Are there any objections?

Mr. Lyda explained he would like to review with his client exactly what the objections are because this is the first he has heard of these. He wants to ensure the client understands this being a self-induced hardship.

Mr. Benner: I move that we table this to no later than the July 18th board meeting.

Mr. Furst: I second.

RESULT:	TABLED
MOVER:	Benner
SECONDER:	Furst
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Furst

App# 2024-0307; 2686 Taylor Rd; Shelby Nelson of SignAffects for Bobs Discount Furniture; Sign Variance Application

Ms. Buathier read the staff report into the record.

Mr. Furst asked the applicant if they would like to table the application. Mr. Lyda wished to table the application.

Mr. Benner: I motion that we table this application until no later than the July 18th board meeting.

Mr. Brusk: I'll second.

RESULT:	TABLED
MOVER:	Benner
SECONDER:	Brusk
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Furst

App# 2024-0308; 2686 Taylor Rd; Shelby Nelson of SignAffects for Bobs Discount Furniture; Sign Variance Application

Ms. Buathier read the staff report into the record.

Mr. Furst: I will state for your knowledge our recommendation when we have had variance requests similar to this in the past is that they use a directional plaque instead of asking for the variance, especially when it's not clear that you meet the variance factors as identified in the code, as this one would. In addition to the other sign variances that we've heard this evening.

Mr. Lyda: If I understand this correctly, if we remove the logo, is this not an issue? Customer pick up ring bell for service.

Ms. Buathier: Correct. That would be more directional based on the size and location. But because you have Bob's Discount Furniture, it makes it an official sign.

Mr. Lyda asked if this still needed a permit. Ms. Buathier explained that the way it sits, yes. If the logo was removed, it would not need a permit because it is directional signage.

Mr. Brusk and Ms. Barnhart asked if the logo was removed from the loading dock sign, if that would be considered directional signage and not require a permit as well. Ms. Buathier did not review that, but can take a look at it.

Mr. Furst asked the applicant if they would like to table the application.

Mr. Lyda asked to table the application.

Mr. Brusk: I move to table this application no later than July 18th meeting.

Mr. Furst. I second.

RESULT:	Tabled
MOVER:	Brusk
SECONDER:	Furst
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Furst

App# 2024-0309; 2686 Taylor Rd; Shelby Nelson of SignAffects for Bobs Discount Furniture; Sign Variance Application

Ms. Buathier read the staff report into the record.

Mr. Furst: For the record, I agree with staff's recommendation. So if you could just make sure that that statement of hardship is included in all the additional applications, please.

Mr. Lyda asked to table the application.

Mr. Furst: I move to table this application until no later than the July 18th regularly scheduled meeting.

Ms. Barnhart: I'll second.

RESULT:	TABLED
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Furst

App# 2024-0319; 6549 E. Livingston Ave; Lins Bangaloko and Sabrina Mombey for BubbleJoy Daycare, LLC; Conditional Use Application

Ms. Buathier read the staff report into the record.

Mr. Brusk asked for clarification about the playground area. He was concerned they would be crossing a busy parking lot. Ms. Buathier showed the grassy area where they would leave out the back of the building into a fenced area.

Ms. Barnhart asked about only having two employees, and it seemed like a lot of space for that number of staff.

The applicant states they are starting with that number but may increase depending on enrollment. It is hard for them to gauge how many children they will have starting off.

Mr. Brusk asked if the increase in staff would require the board to reevaluate the parking spaces. Ms. Bauthier said there are 160 parking spaces, and 111 are only required, so unless they have 40 employees it would not be a problem.

Ms. Alabi asked if they had any intent to add playground equipment. The applicant said they plan to add equipment and fix the area.

Ms. Barnhart: I would like to make a motion that we approve this application for the conditional use as a daycare.

Mr. Furst: I second.

RESULT:	APPROVED
MOVER:	Barnhart
SECONDER:	Furst
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Furst

**App# 2024-0329; 1800 Brice Rd; Oline Denis for Fraternite Market, LLC;
Conditional Use Application**

Ms. Buathier read the staff report into the record.

Mr. Furst explained that fresh fruit has to be fresh fruit and not beef jerky, tobacco, etc. The applicant understands.

Ms. Barnhart: I would like to make a motion that we approve this conditional use application with the conditions presented by staff.

Ms. Kleckley: I'll second.

RESULT:	APPROVED
MOVER:	Barnhart
SECONDER:	Kleckley
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Furst

**App# 2024-0335; 1762 Brice Rd; Jenarius Taku for Global Grocery Store;
Conditional Use Application**

Ms. Buathier read the staff report into the record.

The revised square footage of the building aligns with the Franklin County Auditor. With adjusted square footage, the parking requirements allow the applicant to meet

the code and a variance is not needed.

Mr. Furst: I move that we accept the application as submitted with staff's recommended conditions as stated in their report.

Mr. Benner: I will second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Furst

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
June 20, 2024**

CALL TO ORDER

ROLL CALL

PRESENT Ward, Brusk, Alabi, Benner, Barnhart, Furst

:

ABSENT: Kleckley

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

Mr. Robertson was speaking on behalf of his property at 2290 Ayers Drive. He is advocating not removing the conditional uses in the Innovation Zone. Mr. Robertson read the definition of the Innovation district and explained his building is accessed off I-70. Since 2020, there's been the removal of auto-oriented businesses. He explained that equipment repair, heavy equipment, vehicular sales major and minor, vehicular repair heavy and light have been removed. Items on the chopping block include; storage contractor, vehicular sales automobile, vehicular sale, motorcycle, boat and recreational vehicles. Which leaves the only vehicle piece in Innovation to be car washes. He is trying to sell his property but running into roadblocks due to the specific zoning. He had a company turned down for an approved business due to not wanting to go through a rezoning or variance process. He asked the board to renew the conditional uses in the Innovation Zone because it is harming his property marketability and value wise.

Mr. Robertson read the following letter:

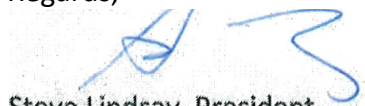
To whom It may concern,

The East Columbus Business Association has a strong commitment to enhancing economic opportunities and job prospects for the local community. Here are some compelling points to consider, and why the ECBA is advocating against removing more of the conditional uses within in The City of Reynoldsburg, specifically in the Innovation Zone:

1. **Current Trends:** Highlight the lack of new businesses that have been attracted to the Brice Road corridor since the zoning map revision in 2020, while showing the new economic growth in The City of Columbus, specifically south of 170 within the Brice and Tussing Rd area. Emphasize the importance of maintaining a diverse range of zoning uses to attract a variety of businesses to the area.
1. **Job Creation:** Stress the significance of creating entry/mid-level and blue-collar job opportunities in the area, which can provide valuable employment options for local residents. These jobs not only contribute to economic growth but also offer a pathway to employment for individuals in the community.
 1. **Community Benefit:** Emphasize how the 0A0A;">focus on education and hands-on experiences has positively impact the local population. By supporting job creation and growth, the community benefits from increased opportunities for personal and professional development.
 1. **Vacancies and Abandoned Properties:** Draw attention to the high number of vacancies and dilapidated properties on Brice Road. Changing zoning uses without careful consideration could potentially exacerbate this issue and further hinder revitalization efforts in the Innovation Zone.
5. **Request for Consideration:** Politely request that the planning and zoning board carefully evaluate the Implications of removing business uses from the Innovation Zone. Encourage a collaborative approach that takes into account the needs of local businesses, residents, and the overall economic well-being of the community.

By presenting these arguments and insights, the East Columbus Business Association can effectively advocate for preserving the current zoning uses in the city to support continued economic development and job growth in the area.

Regards,



Steve Lindsay, President
East Columbus Business Association

Mr. Robertson asked the board not to vote for the Conditional Uses to be taken away from the Innovation Zone.

UNFINISHED BUSINESS

An Ordinance to Amend Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg

Mr. Meyer explained that this is the third time this has come before the board. These items were gone through individually, so he wants to give a high-level summary.

- Grammatical issues and definition corrections along with tying out page numbers.
- Marijuana standards to reflect the state legislation and the constitutional amendment.
- There are some changes to group homes based on our City Attorney's recommendation.
- We have refinements to zoning districts to align with tenant descriptions of the district.
- Signage and parking adjustments.

Mr. Shook explained the changes to marijuana. The changes were made to treat recreational marijuana facilities consistent with how we were previously treating medical marijuana facilities. The same standards are now for both. The one change is that we don't want a processing and dispensary on the same site, or a dispensary with a cultivation user on the same site. Beyond that, the regulations are nearly identical.

Group Home - Mr. Shook explained that when the zoning code was rewritten in 2020, somehow the previous definition was much more narrow than the group home definition that went into the zoning code. Mr. Shook is sure this was not discussed or noticed. His guess is Calfee put a boilerplate definition, but the reality is this definition is very broad, and encompasses group homes like juvenile delinquent facilities in residential neighborhoods. Mr. Shook explained that House Bill 583 regarding group homes is being considered by the state. They are noticing a wide range of issues with juvenile group homes that can adversely impact residential neighborhoods. The City of Dayton, law enforcement had over 1000 calls to juvenile type group homes in the first five months of 2024, and close to 3000 calls in 2023. Since our zoning code change, we have received two applications for these kinds of homes. The first one we researched and determined they operated a group home in Dayton, and they had an excessive

number of police calls to the home, some serious situations. We recommended denial of that conditional use, and they ended up pulling that application. We have another application in a couple of weeks that you will see staff reports on. We had a similar group home on Baldwin Road for several years. This home was a significant problem in terms of calls for service to this location, crimes committed in the neighborhood by the juveniles, and a murder on site by one of the juveniles against a staff member. Consequently, that juvenile home is not in operation, but these are the kinds of things we are concerned about. The state is seeing this and they are concerned. Greater restrictions need to be put in place, and perhaps in the future we can take a look at it again to determine if what the state puts into place is effective, and to make sure neighborhoods are safe where these facilities are located.

Innovation District - Ms. Buathier explained the intent of the district and showed images of what the code is looking for. This is large development, flex space, and more economic drivers for the city. Things we are trying to remove are vehicular boat sales, automobiles, motorcycles, recreational vehicles, the storage contractor or the self-storage vehicular and boat.

Mr. Meyer explained these are not job centers or creators. The intent of the Innovation Zone is a mix of office and industrial uses that will facilitate the creation of economic centers that will serve Reynoldsburg and surrounding areas. The code prior to 2020 was written as traditional auto-oriented retail and commercial development. The zoning code was intended to change that. If you look at the uses, they are intended to be job centers for economic growth. The things that we are looking at removing are allowed in the Community Commercial District, so they are not being eliminated from the city. We believe that removing some of the conditional uses like RV and boat sales, that take up a lot of space and tend to not have that many jobs, helps further job creation.

Ms. Buathier pointed out tattoos and piercing is allowed in the ORDC. That seemed to be more customer based, just like retail, which is not the intent of the district.

Nothing is being thrown out of the code. They are just revisiting the districts and better aligning them with the intent.

Mr. Benner asked what would prevent Safelite from going into the property at Ayers Dr. Mr. Meyer explained it is not allowed under the current zoning and has nothing to do with the code changes.

Olde Reynoldsburg District - Ms. Buathier explained the changes include moving the setbacks up to the property line. The property width minimum and the frontage minimums reflect the setback change.

Townhomes - Currently there are no standards for townhomes. If someone wanted

to build townhomes today they would have to get variances for side setbacks. We've introduced townhome standards throughout the code.

Parking Standards - One example is the Planet Fitness down the road. That site needs around 900 parking spaces for the strip center. The decrease is partly due to business operations and the businesses opening at different hours.

Open Space - We reduced the open space minimum from 30 to 20 and the maximum from 50 to 30 in the East Main and Brice and Main Districts. This area is off major highways and is intended to be mixed use; high traffic and condensed property and uses. Reducing the open space aligns with the high traffic volume of the area.

Sign Standards - We changed the sign standards in the ORDC to have a maximum of three signs, one of them being a monument sign, while the other two signs could be used on a building that has a public entrance, or it faces the right of way. Also, in the BMD, CC, and Innovation, these were changed to reflect more of what's out there, and to allow patrons to identify areas in parking lots along with main entrances. We also changed the allowable materials to allow urethane, vinyl, acrylic. These are already used and standard, we are just allowing them and adding them to the code.

Mr. Meyer added that our code says you should have your building on the street and parking in the rear, but unless you get a sign variance, you can't put a sign at the rear of the building to identify the entrance. The maximum allowed area is based on the frontage. If you have a 50-foot frontage, you can have 100 square foot signage. If you have three public entrances, you can divide that 100 square feet among all three signs, but all three combined can not be more than 100 square feet. There's no increase in the sign area, just that you can distribute the sign area differently.

Mr. Furst: In my view, a large portion of these changes are grammatical and minor updates. And I certainly think that there wouldn't be a lot of conflict as to the value of those. I certainly would not want the perfect to be the enemy of the good here. If we need to recalibrate some of these changes, if we need to reconsider some of them, by all means, let's pull them now, and we can come back to them at a later date, so we can let these adjustments go through. Top of my mind are the ones that the city attorney mentioned.

Mr. Benner asked about the state regulations regarding medical marijuana. Mr. Shook has not seen if the state has taken further action, but he is tracking the legislation.

Mr. Brusk asked about the definitions for NP and NA and not reflecting on page

60. It was moved to page 62 and staff will ensure it is updated on the draft to Council.

Mr. Furst: I move that we accept these changes as submitted in staff's recommendations.

Ms. Barnhart: I'll second.

Mr. Shook: I just want to interject on just the language of the motion. I think the language to accept staff recommendations is good, but I think we need the additional qualifier that you recommend that we forward this matter back to City Council with a recommendation to approve.

Mr. Furst: Yeah, that is procedurally correct. I retract my motion and let me restate. I do move that we accept staff's recommendations as submitted and move this item back to Council for further action.

Ms. Barnhart: I'll second.

RESULT:	Approved - Sent back to Council
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Benner, Brusk, Ward, Furst

NEW BUSINESS

None

OTHER BUSINESS

Chair Furst excused the absence of Ms. Kleckley.

ADJOURNMENT

Planning and Zoning Administrator

Chairman

July 3, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Bob's Discount Furniture; 2686 Taylor Rd: Variance Application – Signage – Sign 1 of 2
“Main Entrance”

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. The subject site is located at 2686 Taylor Road. The 2.09 acre site consists of a commercial building. The land use is for Retail – Large Format for the sale of furniture, mattresses, and home decor. The store itself is 37,763 square feet according to the Fairfield County Auditor's website. The subject site is zoned CC, Community Commercial.
- b. The surrounding zoning consists of CC, Community Commercial to the north, west, and east of the subject site. South of the subject site is the I-70 highway. The surrounding land uses are Retail – Large Format to the west and east, and a Food Sales – Large Format Grocery to the north.
- c. The applicant is requesting a variance to allow an additional wall sign on the west building elevation. The proposed wall sign is 336.5 square feet and will consist of internally illuminated channel letters. The sign is proposed to read “Bob's Discount Furniture.” The proposed sign faces the parking lot. The applicant has submitted a sign specification sheet and has shown where the sign is proposed to be located through an overhead aerial view. The proposed sign is depicted as being red and black.
- d. The applicant states that the absence of any signs on the west elevation facing the parking lot creates dangerous traffic conditions due to drivers not being able to see signage from a safe distance, especially when traveling east-bound, and that the lack of signage on the west elevation creates an increased risk of accidents and confusion for motorists. The applicant states that the proposed sign on the west elevation would improve visibility and allow drivers to safely locate and navigate the business. The applicant states that the proposed sign will not obstruct access or visibility to designated handicap parking spaces, which are located in close proximity to the west elevation building facade. The applicant states that granting the variance for the proposed sign will enhance safety and convenience for the community, improve traffic flow, reduce the risk of accidents, and allow customers to easily locate the business.
- e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for the Community Commercial District, “With easy access to I-70 and I-270, the districts should promote businesses that rely on a larger geographic

market area for their consumer base, along with offices and companies with a regionally-based workforce that can access the district from adjacent, heavily-traveled corridors.”

2. Project Review

- a. The following variance factors are considered below:
 - i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 1. Granting the additional wall sign does not meet the general purpose and intent of the sign regulations imposed. However, granting the variance would not be detrimental to the public’s welfare.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 1. Staff finds that the requested variance does not permit the establishment of a use otherwise not permitted in this zoning district. The land use of Retail – Large Format is a permitted land use in the CC, Community Commercial zoning district.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. Staff finds that the applicant’s property holds reasonable use of land and structures without the additional sign variance, and that the applicant’s property does not have any special circumstances or conditions that the applicant has provided, that would deprive the beneficial use of the land.
 - iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 1. Staff finds that the applicant attempted to provide a hardship based on potentially dangerous traffic conditions created by not having a sign on the west elevation of the building. However, staff is skeptical of the applicant’s claim that the lack of a sign on the west elevation would create dangerous traffic conditions because a wall

sign on the north elevation that faces Taylor Rd has already been approved. Staff is also of the opinion that the hardship complained is self-created due to the building being purchased with or without knowledge of the Zoning restrictions which would prevent a wall sign on the west elevation from being approved.

- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 - 1. Staff finds that the variance is not necessary for the reasonable use of the property; the land use of Retail – Large Format is permitted without additional signage. Staff is of the opinion that the applicant has not submitted the minimum variance required to accomplish the same purpose because the sign is proposed to be 336.5 square feet and could be smaller while accomplishing the same purpose.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 - 1. The variance, if granted, will not impair the supply of light and air, substantially increase congestion, endanger public safety, or significantly impact nearby property values.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 - 1. Staff finds that the variance would grant the applicant special privilege if approved.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - 1. Staff finds that the existence of nonconforming properties throughout the City is not a justification for granting the variance. Granting the variance would set a precedence for all future applications from other neighboring lands to request additional signage.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. Staff finds that the requested variance is a matter of convenience due to wall signs already having been approved on the north and south elevations of the building. Additionally, staff also finds that this variance application is a matter of convenience because there are proposed Zoning Code changes that will be reviewed on July 8th by City Council, which, if approved, would allow the applicant to have a wall sign above the public entrance on the west elevation if the total square footage for the sign above the public entrance and the sign on the wall of the building which most nearly parallels a street, combined, are equal to or less than two times the lineal

footage of building front façade.

- b. The applicant is seeking a variance to Section 1105.03.C.vii.1 Signs in Commercial and Mixed-Use Zones for Wall signs states:
 - i. “One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable. A wall sign shall be attached parallel to the building wall and shall not extend outward from the building wall more than fourteen inches (14”). A sign may be attached to a canopy, marquee or roof that projects beyond a structure provided that no part of such sign extends more than two feet (2’) beyond such roof, canopy or marquee. Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials.”

3. Recommendation

- a. The applicant is requesting one additional wall sign to the already permitted two wall signs. While the applicant states the additional west building elevation sign is necessary for the safety and visibility for customers driving to the site, staff is of the opinion that the applicant identified a self-created hardship, and that granting this variance would set a precedent for future businesses to acquire a variance for additional wall signage. Staff recommends denial of the variance request, due to the following reasons:
 - i. The applicant’s hardship is self-created.
 - ii. The variance does not meet the intent and purpose of the code.
 - iii. The applicant’s property holds reasonable use of land and structures without the variance.
 - iv. The applicant’s property does not have any special circumstances or conditions that would deprive the beneficial use of the land.
 - v. The variance would grant the applicant special privilege if approved.
 - vi. The variance is a matter of convenience.
- b. Staff is amicable to the idea of allowing the applicant to put a hold on the application to see if the Zoning Code changes are passed by City Council. If the Zoning Code changes are passed, staff recommends the following:
 - i. That the applicant withdraw their approved wall sign on the north elevation.
 - ii. That the applicant submit sign permits for the north and west elevation that meet the new zoning code standards, or if the sign permits do not meet the Zoning Code standards, that an approved sign variance is obtained for any signage that does not meet code.

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: <u>2868 Taylor Rd. 2686 Taylor Rd</u>	Parcel ID#(s): 0450379360
--	------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Onyx Reynoldsburg OH LLC	
Contact Email:	Contact Phone Number: 781-898-3041

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Bobs Discount Furniture	Contact Name: Andy Tate
Contact Email: andrew.tate@mybobs.com	Contact Phone Number: (860) 338-1928
Description of Use:	

III. APPLICANT INFORMATION

Applicant Name: SignAffects - Shelby Nelson	Applicant Address: 10079 Smith-Calhoun Rd. Plain City, OH 43064
Applicant Phone Number: (614)869-4000	Applicant Email: admin@signaffects.com
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

We are requesting a variance to allow additional signage for Bobs's Discount Furniture per section

1105.03.C.vii. in the cities ordinance.

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: Shelby Nelson Date: 4/19/2024

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information	Additional Approval Required
Zoning District: _____	☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District	☐ Other: _____

PZB Meeting

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

P&Z Administrator: _____ Date: _____

VIA EMAIL

June 24, 2024

City of Reynoldsburg
Development Department
7232 East Main Street,
Reynoldsburg, OH 43068

Re: Signage Variance Request for Bob's Reynoldsburg at 2826 Taylor Road SW

Dear Planning & Zoning Board,

I am writing to formally request a variance from the City of Reynoldsburg's sign regulations, Bob's Discount Furniture, located at **2826 Taylor Road SW**. We are requesting permission to install two signs on the front (West) elevation of our building which is currently not allowed by code.

The absence of these signs on the front of our building, where our main entrance and primary parking area is located, creates a hardship for business as follows:

Dangerous Traffic Conditions: Due to the difficulty for drivers to see our signage from a safe distance, especially when travel East bound on Taylor Road, there is an increased risk of accidents and confusion for motorists. These signs on the front of the building would improve visibility, allowing drivers to safely navigate and locate our business.

We propose to install an illuminated channel letter sign that is 6'-1 1/2" high x 53'-4 5/8" wide, The signs will be strategically placed on the front elevation of our building to maximize visibility for both pedestrians and motorists while maintaining a visually appealing and safe design.

We understand the importance of accessible parking for individuals with disabilities. There is currently designated handicap parking located directly in front of our building. We will ensure that any proposed signage will not obstruct access to or visibility of these designated parking spaces.

We believe that granting this variance will enhance safety and convenience for the community. These signs on the front of the building will improve traffic flow, reduce the risk of accidents, and allow customers to easily locate our business. We are confident that the proposed signage will be a positive addition to the streetscape and will comply with the overall aesthetic of the community.

Thank you for your time and consideration. We welcome the opportunity to discuss this request further with the Planning & Zoning Board. Please do not hesitate to contact me at 860338-1928 or andrew.tate@mybobs.com if you require any additional information.

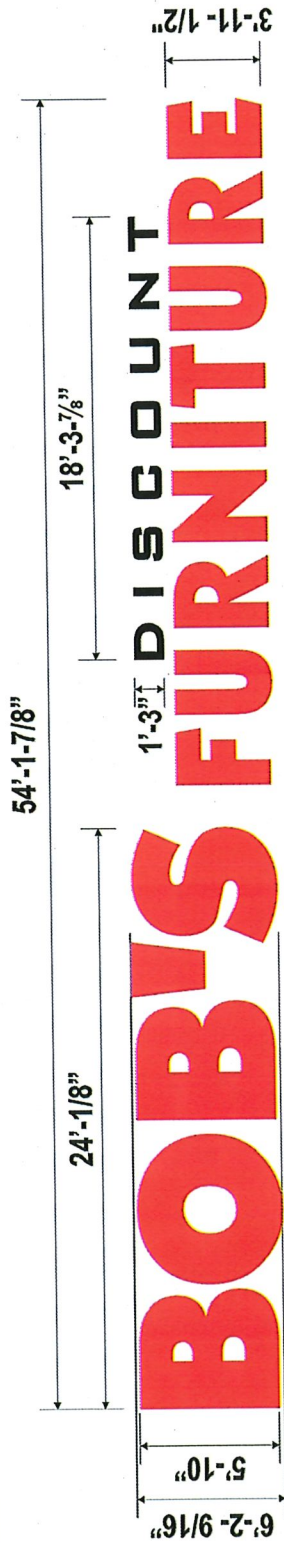
Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Tate". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Tate".

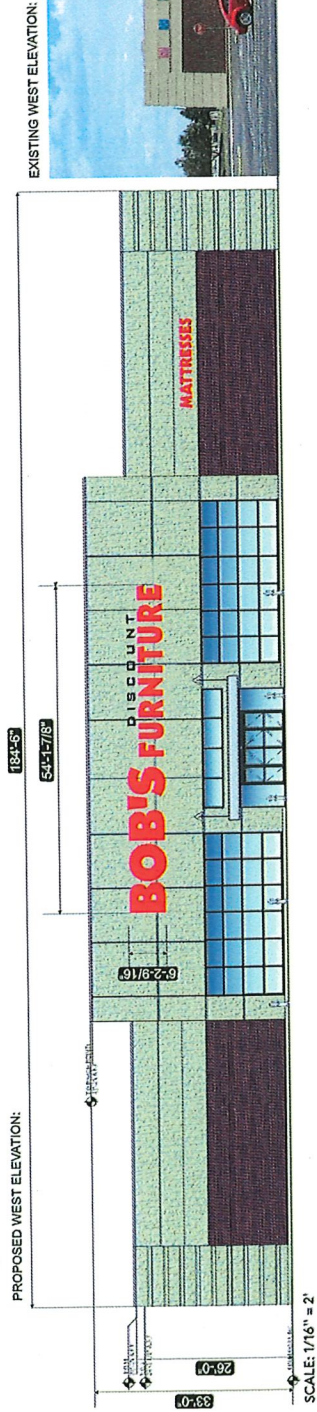
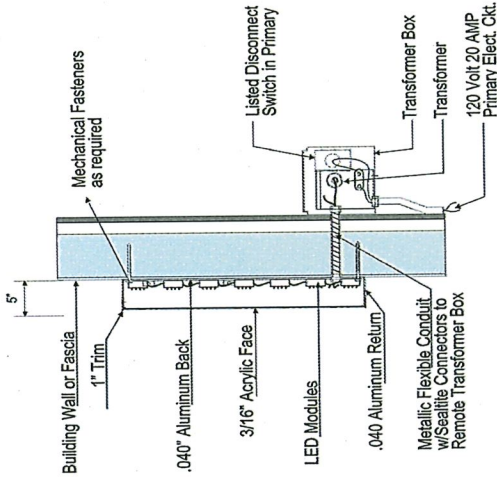
Andrew Tate
Director of Construction

Cc: File

West Elevation - Internally illuminated channel letters



Mounting / side profile



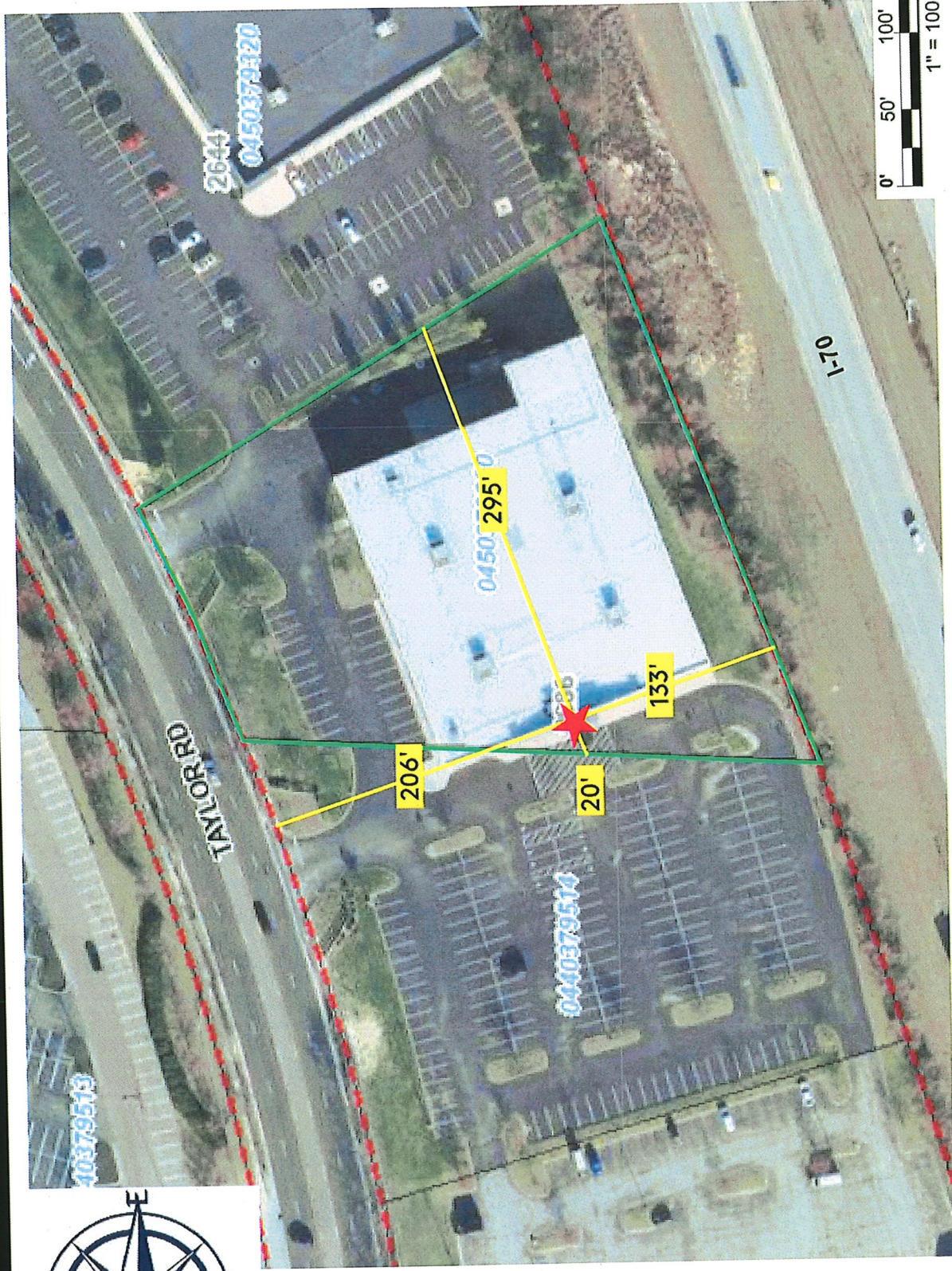
- Size: H-74.56" x W-649.87"
- Sq.Ft: 336.5
- Sides: Single
- Material: Aluminum cans with Acrylic face, vinyl graphics and LED illumination
- Mounting: 3/8" wood screws with 3/4" min depth per COSA standards (SS11-134)
- Colors: Red and Black
- ROW Setback: 206'

10079 Smith-Calhoun Rd.
Plain City, OH 43064
www.SignAffects.com



Copyright 2024: Signaffects, Limited
Email: admin@signaffects.com
Ph#: 614.869.4000

SIGN LOCATION MAP



10079 Smith-Calhoun Rd.
Plain City, OH 43064
www.SignAffects.com



Copyright 2024: Signaffects, Limited
Email: admin@signaffects.com
Ph#: 614.869.4000

Bob's Discount Furniture

Property Address:

2686 Taylor Rd. Reynoldsburg, OH 43068

Parcel #:

0450379360

Legal Description:

R 20 T 16 S 20 NE (detailed legal description from Fairfield county auditor's is attached)

Tax district:

City of Reynoldsburg (per Fairfield County Auditor)

Owner Information:

Onyx Reynoldsburg LLC
c/o Onyx Manager Corp.
220 Reservoir St. Needham MA 02494

Vice President:

Brian Kaplan
(781) 898-3041

Exhibit A

Legal Description Attached

PARCEL J:

Situated in the State of Ohio. County of Fairfield, City of Reynoldsburg, located in Section 20, Township 16, Range 20, Refugee Lands and being out of that tract conveyed to NOCA, Ltd. By deed of record in Deed Book 668, Page 951 (all references refer to the records of the Recorder's Office, Fairfield County, Ohio) and more particularly bounded and described as follows:

Beginning for reference, at Franklin County Geodetic Survey Monument Number 2219 at a point marking the intersection of the Franklin, Fairfield and Licking County lines;

Thence South 86°33'45" East, with the Fairfield/Licking County line, a distance of 142.78 feet to a point;

Thence South 03°26'15" West, leaving said Fairfield/Licking County line, a distance of 1033.12 feet to an iron pin set in the Southerly right-of-way line of Taylor Road extension of record in Deed Book 684, Page 944, being the Northwesterly corner of that 3.193 acre tract conveyed to Buckhill Farm by deed of record in Official Record Book 1245, Page 2280, the true point of beginning;

Thence South 31°06'28" East, with the Westerly line of said 3.193 acre tract, a distance of 353.92 feet to an iron pin set at the Southwesterly corner thereof, in the Northerly limited access of right-of-way line of Interstate 70;

Thence with said Northerly limited access right-of-way line, the following courses and distances:

South 69°53'21" West, a distance of 374.62 feet to an iron pin set at an angle point; and

South 73°23'35" West, a distance of 187.44 feet to an iron pin set;

Thence North 15°59'57" West, across said NOCA, Ltd. Tract, a distance of 353.65 feet to an iron pin set in the Southerly right-of-way line of said Taylor Road Extension;

Thence Northeasterly with said Southerly right-of-way line, the arc of a curve to the left (Delta – 15°29'44", Radius – 1740.00 feet), a chord bearing and distance of North 71°56'20" East, 469.15 feet to the true point of beginning, containing 4.070 acres of land, more or less;

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT Inc.

The bearings are based on the same meridian as the bearings for the centerline of a portion of State Route 256, having a bearing of North 19°32'27" West, as per the Ohio State Plane Coordinate System, South Zone NAD83.

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS
BY RC DATE 11/06/2023
0450379360
0440379514

AUTHORIZATION TO PERMIT & INSTALL SIGNAGE

I/WE GIVE Bob's Discount Furniture AND OR THEIR
AGENTS PERMISSION TO SIGN THE BUILDING PERMIT
APPLICATION AS MY AGENT, AND TO FURNISH AND/OR INSTALL
SIGN(S)

AT:

SIGNATURE OF OWNER/OWNER REPRESENTATIVE

NAME: Brian Kaplan
SIGNATURE

NAME: Brian Kaplan
PLEASE PRINT

TITLE: Vice President

TELEPHONE: 781-898-3041

DATE: April 16, 2024

COMPANY NAME: Onyx Reynoldsburg OH, LLC

STREET ADDRESS: 220 Reservoir Street

CITY, STATE, ZIP CODE: Needham, MA 02494

BOB'S DISCOUNT FURNITURE

2686 TAYLOR ROAD SW
REYNOLDSBURG, OH 43068

DRAWING NO.
E046321 REV4

BRAND APPROVAL		LANDLORD APPROVAL	
BRAND APPROVAL	DATE	<i>Brian Kaplan</i>	4/16/24
THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.		DATE	

REVISIONS

DATE	REVISION & DESCRIPTION
01/08/24	REVISED SIGN 1.0, SIGN 5.0 & ADDED SIGN 6,7,8,9,10
02/28/24	REVISED AS PER REQUEST
03/07/24	ADDED ANCILLARY SIGNS 6.0, 7.0, 8.0 ON REAR IMAGE. REMOVED SIGN 9.0 FROM THE SCOPE

DESIGNER

ZT
ZT
ZT

ASG
ADVANCE SIGN GROUP



800.861.8006
ADVANCEGROUP.COM

SITE MAP

NOT TO SCALE

SUMMARY OF SIGNAGE

SIGN	GRAPHIC	DESCRIPTION	SQ. FT.
1.0	BOB'S FURNITURE	- FRONT ELEVATION WALL SIGN - (1) ONE REQUIRED ILLUMINATED - 5" DEEP	336.5
2.0	MATRESSES	- FRONT ELEVATION WALL SIGN - (1) ONE REQUIRED ILLUMINATED - 5" DEEP	30.42
3.0	BOB'S FURNITURE	- FRONT ELEVATION WALL SIGN - (1) ONE REQUIRED ILLUMINATED - 5" DEEP	326.98
4.0	BOB'S FURNITURE	- FRONT ELEVATION WALL SIGN - (1) ONE REQUIRED ILLUMINATED - 5" DEEP	326.98
5.0	BOB'S FURNITURE	- TENANT PANEL - (2) TWO REQUIRED - VINYL	19.05
6.0	BOB'S FURNITURE Delivery only	- WALLS SIGN - (1) ONE REQUIRED - ALUMINUM WITH PSV FIRST SURFACE	10.69
7.0	BOB'S FURNITURE customer pickup	- WALL SIGN - (1) ONE REQUIRED - ALUMINUM WITH PSV FIRST SURFACE	2.66
8.0	BOB'S FURNITURE customer pickup	- WALLS SIGN - (1) ONE REQUIRED - ALUMINUM WITH PSV FIRST SURFACE	11.00
10.0	COMING SOON	- TEMPORARY BANNER - (1) ONE REQUIRED - DIGITALLY PRINTED	60.00



CODE:

THE TOTAL PERMITTED AREA FOR ANY WALL SIGN IS TWO (2) SQUARE FEET PER LINEAL FOOT OF BUILDING FACADE OR TENANT SPACE, AS APPLICABLE. A WALL SIGN SHALL BE ATTACHED PARALLEL TO THE BUILDING WALL AND SHALL NOT EXTEND OUTWARD FROM THE BUILDING WALL MORE THAN FOURTEEN INCHES (14"). ONE (1) WALL SIGN MAY BE ERECTED ON THE WALL OF A BUILDING WHICH MOST NEARLY PARALLELS A STREET, PARKING LOT OR SERVICE DRIVE, AS DETERMINED BY THE PLANNING AND ZONING ADMINISTRATOR.

Property Owner Approval:
I/We approve the locations of these signs to be permitted and installed.

Signature: *[Signature]* Date: 04/16/24

BOB'S FURNITURE 2686 TAYLOR ROAD SW REYNOLDSBURG, OH 43068		DRAWING NO. E046321		DATE OF LAST CHANGE: 03/07/24	REVISION NO. 4
		SUM		ADDITIONAL INSTALL NOTES:	
CONSULTANT: N/A		PROJECT MANAGER: KELI KRAMER		FILE LOC: Company\CURRENT PROJECTS\BOB'S DISCOUNT FURNITURE\REYNOLDSBURG, OH\E046321\11 PRODUCTION FILES\E046321	
DESIGNER: ZT		ASG ADVANCE SIGN GROUP		cUL US 800.861.8006 ADVANCESIGNGROUP.COM	

Bob's Discount Furniture

Property Address:

2686 Taylor Rd. Reynoldsburg, OH 43068

Parcel #:

0450379360

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Legal Description Attached

PARCEL J:

Situated in the State of Ohio. County of Fairfield, City of Reynoldsburg, located in Section 20, Township 16, Range 20, Refugee Lands and being out of that tract conveyed to NOCA, Ltd. By deed of record in Deed Book 668, Page 951 (all references refer to the records of the Recorder's Office, Fairfield County, Ohio) and more particularly bounded and described as follows:

Beginning for reference, at Franklin County Geodetic Survey Monument Number 2219 at a point marking the intersection of the Franklin, Fairfield and Licking County lines;

Thence South $86^{\circ}33'45''$ East, with the Fairfield/Licking County line, a distance of 142.78 feet to a point;

Thence South $03^{\circ}26'15''$ West, leaving said Fairfield/Licking County line, a distance of 1033.12 feet to an iron pin set in the Southerly right-of-way line of Taylor Road extension of record in Deed Book 684, Page 944, being the Northwestern corner of that 3.193 acre tract conveyed to Buckhill Farm by deed of record in Official Record Book 1245, Page 2280, the true point of beginning;

Thence South $31^{\circ}06'28''$ East, with the Westerly line of said 3.193 acre tract, a distance of 353.92 feet to an iron pin set at the Southwesterly corner thereof, in the Northerly limited access of right-of-way line of Interstate 70;

Thence with said Northerly limited access right-of-way line, the following courses and distances:

South $69^{\circ}53'21''$ West, a distance of 374.62 feet to an iron pin set at an angle point; and

South $73^{\circ}23'35''$ West, a distance of 187.44 feet to an iron pin set;

Thence North $15^{\circ}59'57''$ West, across said NOCA, Ltd. Tract, a distance of 353.65 feet to an iron pin set in the Southerly right-of-way line of said Taylor Road Extension;

Thence Northeasterly with said Southerly right-of-way line, the arc of a curve to the left (Delta – $15^{\circ}29'44''$, Radius – 1740.00 feet), a chord bearing and distance of North $71^{\circ}56'20''$ East, 469.15 feet to the true point of beginning, containing 4.070 acres of land, more or less;

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT Inc.

The bearings are based on the same meridian as the bearings for the centerline of a portion of State Route 256, having a bearing of North $19^{\circ}32'27''$ West, as per the Ohio State Plane Coordinate System, South Zone NAD83.

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS
BY RC DATE 11/06/2023
0450379360
0440379514

July 3, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Bob's Discount Furniture; 2686 Taylor Rd: Variance Application – Signage – Sign 2 of 2
“Pickup”

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. The subject site is located at 2686 Taylor Road. The 2.09 acre site consists of a commercial building. The land use is for Retail – Large Format for the sale of furniture, mattresses, and home decor. The store itself is 37,763 square feet according to the Fairfield County Auditor's website. The subject site is zoned CC, Community Commercial.
- b. The surrounding zoning consists of CC, Community Commercial to the north, west, and east of the subject site. South of the subject site is the I-70 highway. The surrounding land uses are Retail – Large Format to the west and east, and a Food Sales – Large Format Grocery to the north.
- c. The applicant is requesting a variance to allow an additional wall sign on the east elevation. The proposed wall sign is 10.69 square feet and will be non-illuminated. The sign is proposed to read “Customer Pickup”. The proposed sign is located above the door of an east elevation entrance. The applicant has submitted a sign specification sheet and has shown where the sign is proposed to be located through an overhead aerial view. The proposed sign is depicted as being red and white.
- d. The applicant states that the proposed sign is essential for conveying information to customers as to where they should pick up their items and that it will help aid drivers to the right location and avoid a traffic jam or confusion. The applicant states that without the sign, customers may have to circle the building to try to find the correct entrance and customers may assume that the east entrance is for employees and delivery drivers only since the entrance is close to the loading dock. The applicant states that the proposed sign will help to ensure parking lot and pedestrian safety.
- e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for the Community Commercial District, “With easy access to I-70 and I-270, the districts should promote businesses that rely on a larger geographic market area for their consumer base, along with offices and companies with a regionally-based workforce that can access the district from adjacent, heavily-traveled corridors.”

2. Project Review

- a. The following variance factors are considered below:
 - i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 - 1. Granting the additional wall sign does not meet the general purpose and intent of the sign regulations imposed, however at the time that this building was built, a designated pickup area was not a common occurrence. Granting the variance would not be detrimental to the public's welfare.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 - 1. Staff finds that the requested variance does not permit the establishment of any use otherwise not a permitted or conditional use for the zoning district. The land use of Retail – Large Format is a permitted land use in the CC, Community Commercial zoning district.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 - 1. Staff finds that the applicant's property holds reasonable use of land and structures without the additional sign variance, however, granting the pickup sign would allow customers to easily identify their intended pickup area. The applicant's property does not have any special circumstances or conditions that the applicant has provided that would deprive the beneficial use of the land, but allowing a pickup sign would help customers identify the correct designated pickup area.
 - iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 - 1. Staff finds that there is proof of hardship for the subject site due to the uniqueness of a pickup area and the difficult in being able to identify a pickup area without signage. Staff is of the opinion that,

at the time the Zoning Code was written, a pickup area with signage was not an issue addressed, due to curbside pickup only very recently becoming a very common form of customers receiving their goods.

- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 - 1. The applicant has requested the minimum variance required to accomplish the applicant's request.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 - 1. The variance, if granted, will not impair the supply of light and air, substantially increase congestion, endanger public safety, or significantly impact nearby property values.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 - 1. Granting the variance to allow an additional sign for identifying the pickup area, would help customers locate the correct location for said activity, and would not give the property owner special privileges that have not already been granted before to other sites with pickup areas. In 2022, Target was granted a sign variance by The Board of Zoning and Building Appeals for an additional wall sign for their curbside pickup area, along with Kroger receiving a variance for their pickup area in March of 2024 by the Planning and Zoning Board.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - 1. Granting this variance could set a precedent for future existing Retail – Large Format stores that are not Grocery stores, however, the existence of pickup areas for such establishments has become very common.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. Staff finds that the requested variance is not a matter of convenience to avoid other available remedies of the Code.
- b. The applicant is seeking a variance to Section 1105.03.C.vii.1 Signs in Commercial and Mixed-Use Zones for Wall signs states:
 - i. “One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable. A wall sign shall be attached parallel to the building

wall and shall not extend outward from the building wall more than fourteen inches (14"). A sign may be attached to a canopy, marquee or roof that projects beyond a structure provided that no part of such sign extends more than two feet (2') beyond such roof, canopy or marquee. Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials."

3. Recommendation

- a. The applicant is requesting a variance to allow a pickup sign above the east elevation entrance for customers to identify where their designated pickup area is. The establishment of pickup areas for Retail – Large Format stores has become more common for these types of stores over the last few years. Staff is in favor of granting the variance, due to the uniqueness of a pickup area, and that the zoning code does not address this issue. Staff also finds that sign variances have been granted for pickup areas of other businesses, such as Kroger and Target. Based on these reasons, staff recommends approval of the sign variance application.

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: <u>2868 Taylor Rd. 2686 Taylor Rd</u>	Parcel ID#(s): <u>0450379360</u>
--	-------------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Onyx Reynoldsburg OH LLC</u>	
Contact Email:	Contact Phone Number: <u>781-898-3041</u>

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>Bobs Discount Furniture</u>	Contact Name: <u>Andy Tate</u>
Contact Email: <u>andrew.tate@mybobs.com</u>	Contact Phone Number: <u>(860) 338-1928</u>
Description of Use:	

III. APPLICANT INFORMATION

Applicant Name: <u>SignAffects - Shelby Nelson</u>	Applicant Address: <u>10079 Smith-Calhoun Rd. Plain City, OH 43064</u>
Applicant Phone Number: <u>(614)869-4000</u>	Applicant Email: <u>admin@signaffects.com</u>
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

We are requesting a variance to allow additional signage for Bobs's Discount Furniture per section

1105.03.C.vii. in the cities ordinance.

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: Shelby Nelson

Date: 4/19/2024

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information Additional Approval Required
Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

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

P&Z Administrator: _____ Date: _____

...

To whom it may concern,

We are requesting a variance for additional signage on code 1105.03.C.vii.1, Signs in Commercial and Mixed-Use Zones (BMD/EMD Districts, CC Zone, and Innovation Zone) for wall signs. The code states, one wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive as determined by the Planning and Zoning Administrator.

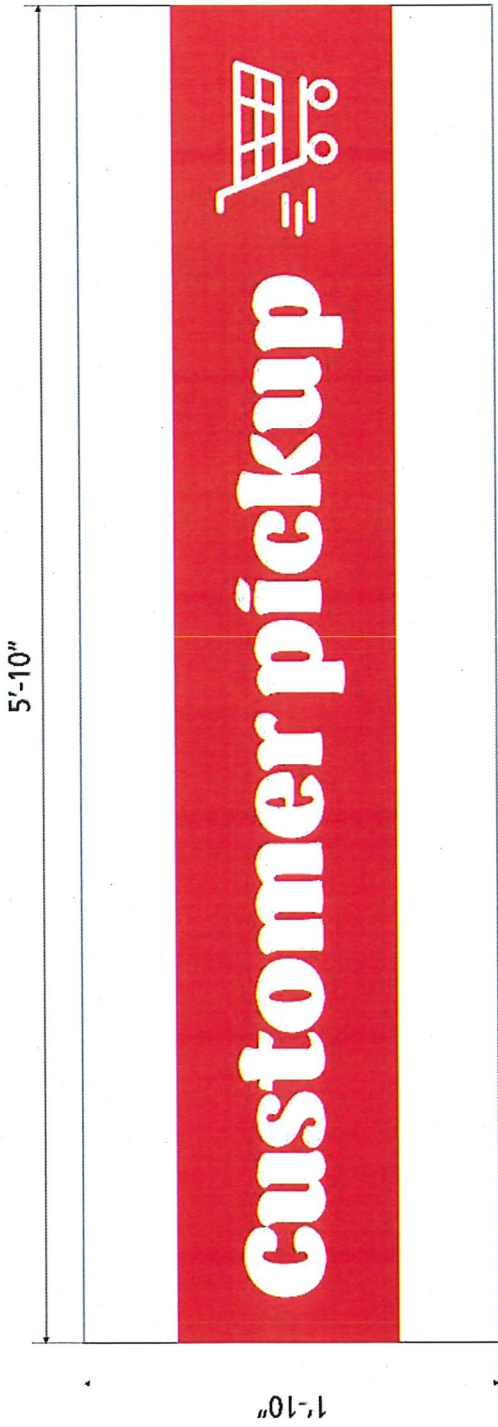
This is a 10.69 square foot, non-illuminated, aluminum sign with red and white vinyl graphics. It will be erected on the east elevation above the awning located above the customer pick up door. The text will read "Customer Pickup". Mounted using 1/4" tapcon concrete screws with 1 3/4" minimum depth into brick per COSA (Central Ohio Sign Association) standards.

We removed the logo from the original design submittal that was heard in last month's meeting. We are hoping this gives it more of a directional approach. The sign is essential as it clearly and quickly conveys information to direct the customer where they should be to pick up items. The sign will help aid drivers to their correct location so there is not a traffic jam or confusion. Without it, customers may find themselves circling the building for the correct entrance. The verbiage clearly guides customers to the proper location to ensure parking lot and pedestrian safety. Being that the sign is so close to the loading dock, without it there may be some confusion where customers think it is used for employees and/or delivery drivers only.

Thank you for your time.

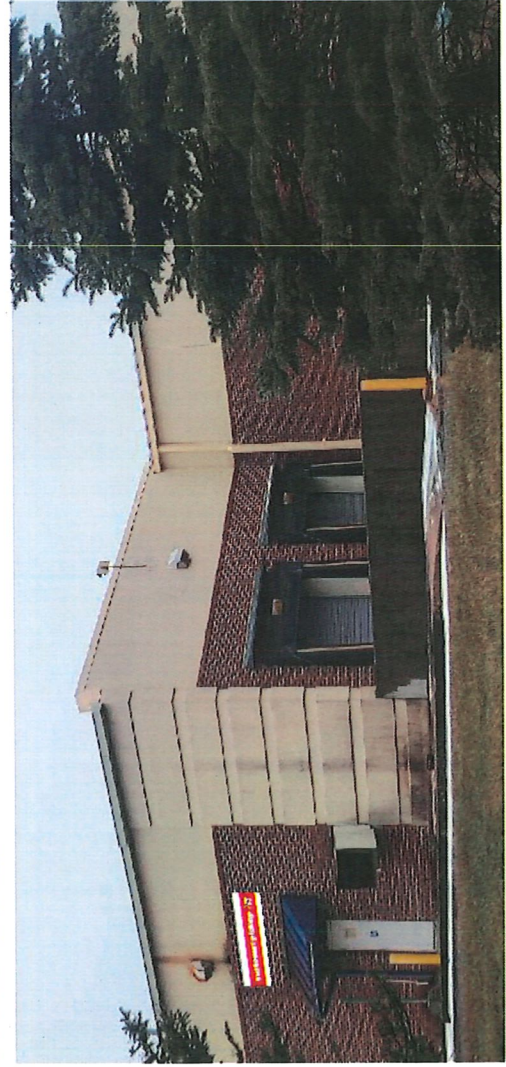
SignAffects

East Elevation - Non-Illuminated wall sign



Size: H-22" x W-70"
Sq.Ft: 10.69
Sides: Single
Material: .063 White aluminum with vinyl graphics
Mounting: 1/4" tapcon concrete screws with 1 3/4" min depth into brick per COSA standards (SS11-134)
Colors: Red, White and Black
ROW Setback: 264'

PROPOSED:



EXISTING:



Copyright 2024: Signaffects, Limited
Email: admin@signaffects.com
Ph#: 614.869.4000

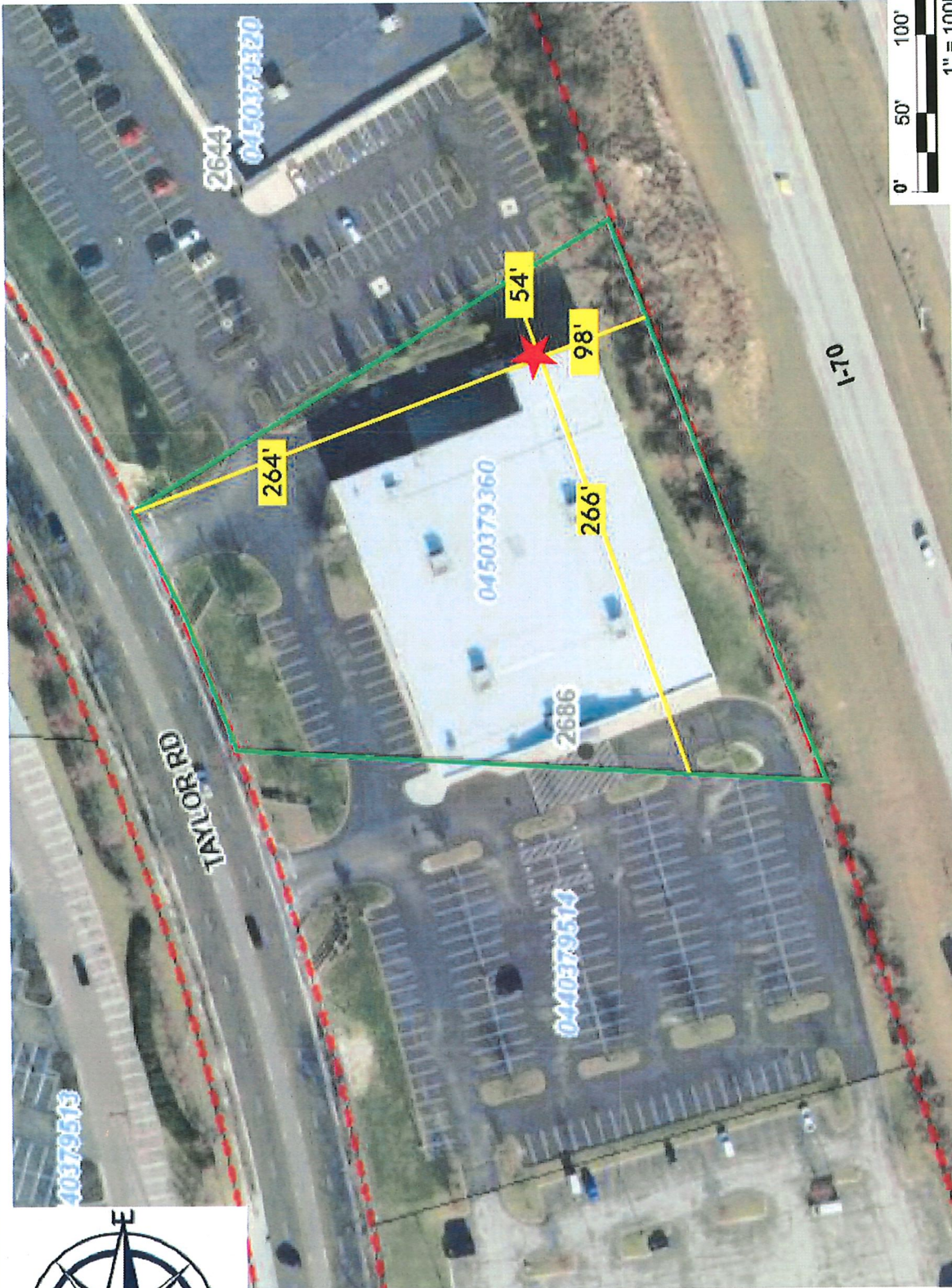


10079 Smith-Calhoun Rd.
Plain City, OH 43064
www.SignAffects.com

SPECIFICATION SHEET: ADDRESS: 2686 Taylor Rd. Reynoldsburg OH 43068
PARCEL: 0450379360

2/2

SIGN LOCATION MAP



Copyright 2024: Signaffects, Limited
Email: admin@signaffects.com
Ph#: 614.869.4000



10079 Smith-Calhoun Rd.
Plain City, OH 43064
www.Signaffects.com

AUTHORIZATION TO PERMIT & INSTALL SIGNAGE

I/WE GIVE ___Bob's Discount Furniture___ AND OR THEIR
AGENTS PERMISSION TO SIGN THE BUILDING PERMIT
APPLICATION AS MY AGENT, AND TO FURNISH AND/OR INSTALL
SIGN(S)

AT:

SIGNATURE OF OWNER/OWNER REPRESENTATIVE

NAME: 
SIGNATURE

NAME: Brian Kaplan
PLEASE PRINT

TITLE: Vice President

TELEPHONE: 781-898-3041

DATE: April 16, 2024

COMPANY NAME: Onyx Reynoldsburg OH, LLC

STREET ADDRESS: 220 Reservoir Street

CITY, STATE, ZIP CODE: Needham, MA 02494

BOB'S DISCOUNT FURNITURE

2686 TAYLOR ROAD SW
REYNOLDSBURG, OH 43068

DRAWING NO.

E046321 REV4

BRAND APPROVAL		LANDLORD APPROVAL	
BRAND APPROVAL	DATE	<i>Brian Kaplan</i>	4/18/24
THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.			

REVISIONS

DATE	REVISION & DESCRIPTION
01/08/24	REVISED SIGN 1.0, SIGN 5.0 & ADDED SIGN 6, 7, 8, 9, 10
02/28/24	REVISED AS PER REQUEST.
03/07/24	ADDED ANCILLARY SIGNS 6.0, 7.0, 8.0 ON REAR IMAGE. REMOVED SIGN 9.0 FROM THE SCOPE

DESIGNER

ZT
ZT
ZT

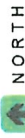
ASG
ADVANCE SIGN GROUP



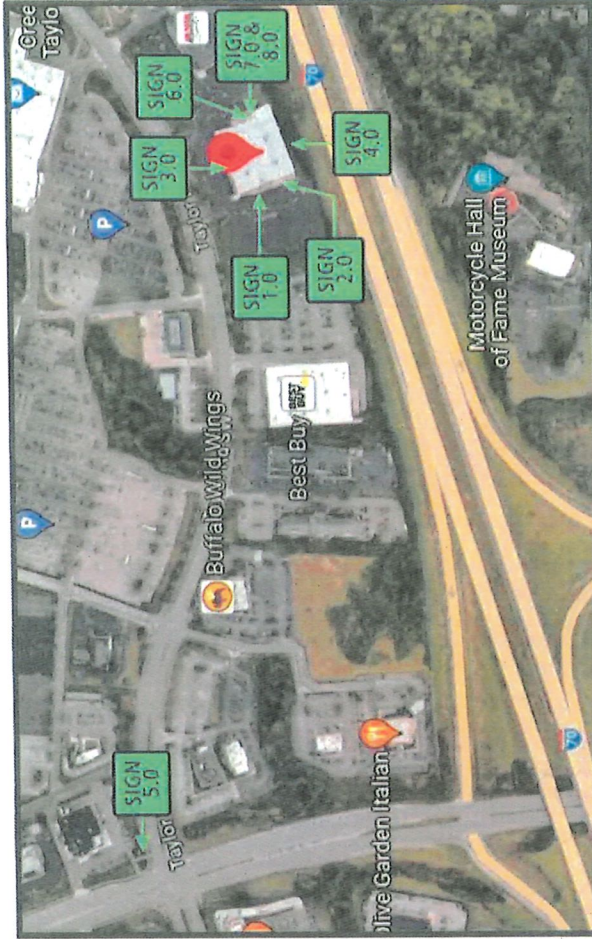
800.861.8006
ADVANCESIGNGROUP.COM

SITE MAP

NOT TO SCALE



SIGN	GRAPHIC	DESCRIPTION	SQ. FT.
1.0	BOB'S FURNITURE	- FRONT ELEVATION WALL SIGN - (1) ONE REQUIRED ILLUMINATED - 5" DEEP	336.5
2.0	MATTRESSES	- FRONT ELEVATION WALL SIGN - (1) ONE REQUIRED ILLUMINATED - 5" DEEP	30.42
3.0	BOB'S FURNITURE	- FRONT ELEVATION WALL SIGN - (1) ONE REQUIRED ILLUMINATED - 5" DEEP	326.98
4.0	BOB'S FURNITURE	- FRONT ELEVATION WALL SIGN - (1) ONE REQUIRED ILLUMINATED - 5" DEEP	326.98
5.0	BOB'S FURNITURE	- TENANT PANEL - (2) TWO REQUIRED - VINYL	19.05
6.0	BOB'S FURNITURE Delivery only	- WALLS SIGN - (1) ONE REQUIRED - ALUMINUM WITH PSV FIRST SURFACE	10.69
7.0	BOB'S FURNITURE Customer pickup	- WALL SIGN - (1) ONE REQUIRED - ALUMINUM WITH PSV FIRST SURFACE	2.66
8.0	BOB'S FURNITURE Customer pickup	- WALLS SIGN - (1) ONE REQUIRED - ALUMINUM WITH PSV FIRST SURFACE	11.00
10.0	COMING SOON	- TEMPORARY BANNER - (1) ONE REQUIRED - DIGITALLY PRINTED	60.00



CODE:

THE TOTAL PERMITTED AREA FOR ANY WALL SIGN IS TWO (2) SQUARE FEET PER LINEAL FOOT OF BUILDING FAÇADE OR TENANT SPACE, AS APPLICABLE. A WALL SIGN SHALL BE ATTACHED PARALLEL TO THE BUILDING WALL AND SHALL NOT EXTEND OUTWARD FROM THE BUILDING WALL MORE THAN FOURTEEN INCHES (14"). ONE (1) WALL SIGN MAY BE ERECTED ON THE WALL OF A BUILDING WHICH MOST NEARLY PARALLELS A STREET, PARKING LOT OR SERVICE DRIVE, AS DETERMINED BY THE PLANNING AND ZONING ADMINISTRATOR.

Property Owner Approval:
I/We approve the locations of these signs to be permitted and installed.

Signature: *[Signature]* Date: 04/16/24

BOB'S FURNITURE

2686 TAYLOR ROAD SW
REYNOLDSBURG, OH 43068

DRAWING NO.
E04-6321

DATE OF
LAST CHANGE:
03/07/24

REVISION NO.
4

SUM

CONSULTANT:
N/A

PROJECT MANAGER:
KELLY KRAMER
2/7/24

ADDITIONAL INSTALL NOTES:

FILE LOC:
Company\CURRENT PROJECTS\DISCOUNT FURNITURE\REYNOLDSBURG, OH E046321\11 PRODUCTION FILES\E046321

ASG

ADVANCE SIGN GROUP



800.861.8006
ADVANCE SIGN GROUP.COM

Bob's Discount Furniture

Property Address:

2686 Taylor Rd. Reynoldsburg, OH 43068

Parcel #:

0450379360

Legal Description:

R 20 T 16 S 20 NE (detailed legal description from Fairfield county auditor's is attached)

Tax district:

City of Reynoldsburg (per Fairfield County Auditor)

Owner Information:

Onyx Reynoldsburg LLC

c/o Onyx Manager Corp.

220 Reservoir St. Needham MA 02494

Vice President:

Brian Kaplan

(781) 898-3041

Exhibit A

Legal Description Attached

PARCEL J:

Situated in the State of Ohio. County of Fairfield, City of Reynoldsburg, located in Section 20, Township 16, Range 20, Refugee Lands and being out of that tract conveyed to NOCA, Ltd. By deed of record in Deed Book 668, Page 951 (all references refer to the records of the Recorder's Office, Fairfield County, Ohio) and more particularly bounded and described as follows:

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Thence with said Northerly limited access right-of-way line, the following courses and distances:

South 69°53'21" West, a distance of 374.62 feet to an iron pin set at an angle point; and

South 73°23'35" West, a distance of 187.44 feet to an iron pin set;

Thence North 15°59'57" West, across said NOCA, Ltd. Tract, a distance of 353.65 feet to an iron pin set in the Southerly right-of-way line of said Taylor Road Extension;

Thence Northeasterly with said Southerly right-of-way line, the arc of a curve to the left (Delta – 15°29'44", Radius – 1740.00 feet), a chord bearing and distance of North 71°56'20" East, 469.15 feet to the true point of beginning, containing 4.070 acres of land, more or less;

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The bearings are based on the same meridian as the bearings for the centerline of a portion of State Route 256, having a bearing of North 19°32'27" West, as per the Ohio State Plane Coordinate System, South Zone NAD83.

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS
BY RC DATE 11/06/2023
0450379360
0440379514

June 13, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Tyra Martin of Foundation of Love for Youth, LLC; 1239 Fletcher Drive: Conditional Use Application – Dwelling - Group

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. The subject site is located at 1239 Fletcher Drive, parcel ID number 060-003594. The 0.21-acre site's current land use is Dwelling – Single-Family Detached. The existing home is approximately 1,385 square feet with a family room, 1 full bath and 3 bedrooms per the Franklin County Auditor's website. The parcel is zoned SR, Suburban Residential. The applicant is requesting the site's land use be changed to Dwelling – Group, which is identified as a Conditional Use in the Zoning Code for the SR, Suburban Residential zoning district.
- b. The surrounding zoning consists of SR, Suburban Residential the north, east, west, and south of the subject site. The surrounding land uses consist of Dwellings – Single – Family to the north, east, west, and south of the subject site.
- c. The applicant is requesting a Conditional Use for a Dwelling – Group Home in the SR, Suburban Residential District, since it is a Conditional Land Use. A Dwelling – Group is defined in the Zoning Code as:
 - i. "A housing unit classified further as one of the following:
 1. A. Group Home, Class I. A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 60 years of age and older and maternity homes.
 2. B. Group Home, Class II. A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes homes for juvenile delinquents, halfway houses providing residence in lieu of institutional sentencing, halfway houses providing residence to those needing correctional and mental institutionalization. This classification also includes emergency shelter during crisis intervention for not more than fifteen (15) victims of crime, abuse, or neglect, and residential rehabilitation for alcohol and chemical dependence for 15 or fewer individuals."
- d. The applicant states that the proposed group home will provide a safe and

supportive environment for male foster children ages 11 and up needing temporary housing and care. The residence is proposed to provide 24-hour residential services by professionally trained staff in a family-like atmosphere and will be licensed for a maximum of 6 children. The applicant states that there will be 1-3 staff members at the home at any given time, that they are committed to maintaining the neighborhood's integrity while providing quality care for the children who reside in the dwelling, and that they have a comprehensive management plan that includes staff-to-child ratios, limited visitation hours, and regular maintenance of the property. The applicant states that the driveway on the site can hold 1-2 cars, that there is space for 3 cars on-street, and that there will be no deliveries and that the site will not cause an increase in traffic flow. The applicant states that the company's staff are trained on noise management strategies and conflict resolution techniques.

- e. The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district "...should largely consist of single-family homes situated on medium-sized lots."

2. Project Review

- a. Conditional Uses are required to meet the general standards found in Section 1109.13.D:
 - i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 - 1. The applicant states that the proposed use will not change the existing site's character or structure. Staff finds that the proposed use may change the intended character of the zone and affect the essential character of the neighborhood if the proposed use increases the noise and traffic activity of the area.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 - 1. The applicant states that the proposed Dwelling – Group will not affect the use of the adjacent property. However, staff finds that the applicant's other property, which is used as a group home in the City of Columbus, has received 229 police calls since 2022 and staff is concerned that the proposed Dwelling – Group at the 1239 Fletcher Dr location may have similar issues associated with increased noise and traffic activity to adjacent properties.
 - iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 - 1. The applicant states that the proposed use will not adversely affect the healthy, safety, morals, or welfare of persons residing or working in the neighborhood. However, staff has concerns about the number of police calls and the violent nature of some of the police reports at the applicant's other property and how the proposed use may impact the health, safety, and welfare of persons residing and working in the neighborhood.
 - iv. 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;

1. 1239 Fletcher Drive currently exists as a Dwelling – Single-Family Detached. The applicant states that the existing home is already adequately served by public facilities and services. The applicant also notes that the children may continue attending their previous schools based on their case plan. The Fire Department has no issues with the application at this time.
- v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
 1. The applicant states there would not be a traffic impact upon the public right-of-way significantly different from the anticipated permitted uses of the zone. The applicant states that no more than 3 cars will be parked at the property at any given time. Staff, however, is of the opinion that due to the high amount of police calls at the applicant's other group home location, the proposed use may impose a traffic impact that is significantly different from what would be anticipated for a permitted use of the zoning district.
- vi. 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;
 1. The applicant states the proposed use is in general accordance with the objective of the Zoning Code and that it mirrors the land use of a single-family residence.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 1. Required off-street parking spaces for Dwelling - Group is detailed in Table 1105.01A and the requirement is 1 parking space per 8 beds plus 1 per employee based on the largest staff shift.
 - i. The applicant states that there will be 1-3 employees working at all times and that the maximum number of children in the home would be 6. Based on the application, the required number of off-street parking spaces for the applicant would be 4 total. The applicant states that there are 1-2 parking spaces on the site. Although the applicant notes that there is room for 3 parking spaces on-street, staff finds that on-street parking does not count toward off-street parking requirements.
 - a. Staff finds that the applicant would need to either submit a site plan showing how the parking requirements are met or acquire a parking variance due to the site requiring 4 off-street parking spaces based on the information provided by the applicant.
- viii. The proposed use shall be found to meet the definition and intent of a use

specifically listed as a conditional use in the zone or district in which the subject property is situated.

1. The proposed use meets the definition and intent of a Dwelling – Group (Class I), which is listed as a conditional use in the SR, Suburban Residential zoning district.

3. Recommendation

- a. Staff recommends denial of the proposed conditional use for a Dwelling – Group based on the following reasons:
 - i. The requested conditional use, based on the reasons provided by the City Attorney’s memorandum, and the Project Review (#i-iii, v, and vii) of the general standards found in Section 1109.13.D. i-iii, v, and vii, the requested conditional use does not meet the general standards of a Conditional Use. Staff is of the opinion that unique characteristics associated with the application would affect character of the zone. That permitting a Dwelling – Group at this location would be affect the use of adjacent properties, and could affect the health, safety and welfare of persons within the neighborhood. Based on these reasons staff recommends denial of the requested Conditional Use of a Dwelling – Group.
- b. If the Planning and Zoning Board does recommend approval of the Conditional Use Application for a Dwelling –Group, the following conditions are recommended by staff to be placed on the approval:
 - i. That the applicant submit a site plan that shows how they meet the parking requirements set forth in Table 1105.01A, or that a parking variance is obtained for the site.
 - ii. The applicant should be limited to 1-5 unrelated persons residing in the home, which shall include a properly trained house manager who serves in loco parentis for the residents and who also resides in the home at all times to provide stability of supervision.
 - iii. The applicant shall not have residents, other than the house manager, who have differences in ages ranging more than two (2) years maximum.
 - iv. The applicant shall not have residents who have been adjudicated or convicted as sex offenders.
 - v. The applicant shall have written policies and procedures in place setting forth proper rules for residents and removal of residents who are unable to comply with these written rules. The City shall have the opportunity to review and approve any such rules, as well as the applicable discipline for violating these rules, which shall include timely removal from the home for any act of physical or sexual violence by a resident against any person, regardless of whether or not the victim resides in the home.
 - vi. There shall be no drugs of abuse of any kind on the premises, nor any guns or other dangerous ordnance. This property owner shall be strictly liable for this provision and any violation thereof will result in immediate revocation of the conditional use permit.

Please see the below additional information provided by the City Attorney.



MEMORANDUM

TO: Planning and Zoning Board

FROM: Chris Shook, City Attorney

RE: Foundation of Love for Youth, LLC Application for Conditional Use

DATE: June 21, 2024

Honorable Members of the Planning and Zoning Board –

This Memorandum will serve to provide information regarding the application filed by Foundation of Love for Youth, LLC (“FLY, LLC”) for “Group Home for Youth in Foster Care” at 1239 Fletcher Drive, Reynoldsburg, Ohio 43068.

A. Location of Proposed Use – 1239 Fletcher Drive

The proposed use at 1239 Fletcher Drive, Reynoldsburg, Ohio 43068 is located at the southwest corner of Fletcher Drive and Bunyan Drive, which is centrally located in a larger single-family residential area of the City between E. Main Street and Kingsley Drive, encompassing portions of both Franklin and Licking County.

B. Background Investigation Into FLY, LLC

FLY, LLC is an Ohio limited liability company organized under the laws of the State of Ohio. FLY, LLC is currently certified by the State of Ohio Department of Job and Family Services for the operation of a group home located at 850 Oak Street, Columbus, Ohio 43205 (“Oak Street Home”).

FLY, LLC states that it provides “24-hour care residential services by professionally trained staff in a family-like atmosphere.... for male youth in foster care ages 11 and up.” The application states further that the proposed group home in Reynoldsburg “will be licensed for a maximum of 6 children” with “1-3 staff members in the home 24/7.” The application further states “all of our staff are trauma-informed, crisis-intervention, and de-escalation trained.”

There is no indication in the application regarding the background for youths placed into the group home with respect to a history of violence.

In reference to the Oak Street Home, the applicant states: “At our current group home in Olde Town East, we strive to create an environment that mirrors a typical family home.”

Through a public records request submitted to the City of Columbus Police Department (“DPD”), this office obtained a call log for police runs to the Oak Street Home from June 1, 2022 through June 1, 2024. During that time, there were 229 calls for service for this address alone. The majority of these calls are for “missing” children; however, there have been multiple calls to the police for assaults, fights, disturbances, cutting/stabbing, persons with a knife/gun, and at least one call for a sex crime and narcotics.¹

By comparison, in reviewing all calls for service to the Reynoldsburg Police Department (“RPD”) to any address on Fletcher Drive during the same two-year period, there were a total of 53 calls, which includes traffic citations. There are 44 residential properties on Fletcher Drive.

C. Application to Conditional Use Factors

There are three (3) specific conditional use factors, as set forth by Reynoldsburg Codified Ordinance Section 1109.15(d), which should be important considerations by this Board. These factors are as follows:

- (1) The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;*

The proposed use is not in harmony with the character of the Suburban Residential (SR) District. While group homes are listed as a conditional use in the SR District (Group Home, Class I), there are unique characteristics associated with this application that would affect the character of the zone.

The application cites the operation of the Oak Street Home as an example of “an environment that mirrors a typical family home.” However, the Oak Street Home is the subject of a call for service almost once every three days. Continuous, ongoing police runs in a residential neighborhood with all the attendant circumstances, is not consistent with the character of the SR District. This Board should consider the known history of the applicant’s operation at the Oak Street Home in weighing this factor.

¹ List of police calls is attached hereto.

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

The proposed use would adversely affect adjacent single-family residential property. In addition to the concern for the number of police calls associated with the proposed use, the type of calls, which include disturbances, assault and fighting, among other calls, would indicate that neighboring families would be affected.

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

The proposed use would affect the health, safety, morals, and welfare of the people residing in the neighborhood. During a two-year period, the entirety of Fletcher Drive (44 homes) has had only 53 calls for service, which includes traffic citations. By comparison, the applicant's operation at the Oak Street Home had 229 calls for service. The police activity at the Oak Street Home is a predictor related to foreseeable police activity at 1239 Fletcher Drive if the application is approved. That would result in an approximately 400% increase in calls for service for the street.

In addition, there are concerns for the safety of the residents who would be living in the home. There is no indication how this organization manages age ranges to protect younger and other more vulnerable children from behavior and violence by older residents. There is no indication whether this organization houses juveniles adjudicated delinquent with juveniles adjudicated dependent. There is no indication whether there is an adult figure who lives in the home full-time with the juveniles who acts in loco parentis, how that individual is trained and certified, and how that individual is adequately compensated to ensure stability, continuity, and professionalism of care.

D. Conclusion

If the Board does grant the conditional use application, this office recommends strict conditions associated with such approval as follows:

1. The applicant should be limited to 1-5 unrelated persons residing in the home, which shall include a properly trained house manager who serves in loco parentis for the residents and who also resides in the home at all times to provide stability of supervision.
2. The applicant shall not have residents, other than the house manager, who have differences in ages ranging more than two (2) years maximum.

3. The applicant shall not have residents who have been adjudicated or convicted as sex offenders.
4. The applicant shall have written policies and procedures in place setting forth proper rules for residents and removal of residents who are unable to comply with these written rules. The City shall have the opportunity to review and approve any such rules, as well as the applicable discipline for violating these rules, which shall include timely removal from the home for any act of physical or sexual violence by a resident against any person, regardless whether the victim resides in the home.
5. There shall be no drugs of abuse of any kind on the premises, nor any guns or other dangerous ordnance. This property owner shall be strictly liable for this provision and any violation thereof will result in immediate revocation of the conditional use permit.

/s Chris Shook
Chris Shook, City Attorney

1239 FLETCHER DRIVE

FOSTER CARE GROUP HOME

CONDITIONAL USE PROPOSAL

1. Application

Reynoldsburg

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

*All Applications are submitted in person,
through mail or to the Building
Department by email at
permit@reynoldsburg.gov.

App./Case#: _____

Date Submitted: _____

*Please know that an application will not be processed until payment has been received.

Fee Amount: _____

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 1239 Fletcher Drive	Parcel ID#(s): 060-003594-00
--	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Tyra Martin and Brandon Long	
Contact Email: tyramartin143@gmail.com	Contact Phone Number: 614-598-9891

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Foundation of Love for Youth, LLC (Fly House)	Contact Name: Tyra Martin
Contact Email: mstyra@flyhouseohio.com	Contact Phone Number: 614-598-9891
Description of Use: Group home for youth in foster care.	

III. APPLICANT INFORMATION

Applicant Name: Tyra Martin	Applicant Address: 7583 Asden Court, 43068
Applicant Phone Number: 614-598-9891	Applicant Email: tyramartin143@gmail.com
☒ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)
☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

Please see attached

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: Tyra Martin Date: 6/6/24
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information	Additional Approval Required	PZB Meeting
Zoning District: _____	☐ Major/Minor Site Plan	Date: _____
☐ Olde Reynoldsburg District	☐ Other: _____	☐ Approved as Submitted
		☐ Approved w/ Conditions
		☐ Tabled
		☐ Denied
P&Z Administrator: _____		Date: _____

Section 1109.13

CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

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

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use?

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

- ☒ Description of the existing use of the lot and of adjacent lots
- ☒ A statement of the conditional use for which the application is submitted.
- ☒ The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;
- ☒ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- ☒ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

- ☒ A narrative addressing each of the applicable criteria set forth in section 1109.13.D

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

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

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional requests.

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

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

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.13.D

STANDARDS FOR ALL CONDITIONAL USES

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

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

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

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

2. Owner's Consent

6/6/2024

We are writing to formally consent to utilize 1239 Fletcher Drive, Reynoldsburg, Ohio 43068 as a youth group home for the purpose of supporting and nurturing youth in the foster care system. We are committed to upholding all legal requirements and maintaining the property in good condition.

We understand the significance of the responsibility that comes with operating a youth group home and assure you of our utmost dedication to creating a safe and supportive environment for the residents and neighbors. We will abide by all regulations and guidelines set forth by the relevant authorities to ensure the well-being and positive development of the youth under our care.

We kindly request your approval to proceed with establishing the youth group home at the mentioned property. Your consent is crucial in enabling us to provide a much-needed support system for these youths, and we are eager to work together to make a positive impact in our community.

Thank you for your time and consideration. Please feel free to contact me should you have any questions or require further information regarding this request.

Sincerely,

Tyra Martin and Brandon Long

The block contains two handwritten signatures in black ink. The signature on the left is 'Tyra Martin' and the signature on the right is 'Brandon Long'. Both are written in a cursive, flowing style.

3. Conditional Uses

6/6/2024

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

Currently 1239 Fletcher Drive has been vacant since 10/2022 as we have been making cosmetic improvements. Prior to 10/2022 the property was utilized as a single-family residence. The adjacent lots are single-family homes.

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

The proposed group home will be a safe and supportive environment for foster children needing temporary housing and care.

We understand the sensitive nature of operating a foster care group home in a single-family residential area. We are committed to maintaining the neighborhood's integrity while providing quality care for the children in our care.

We have taken steps to minimize any potential impact on the surrounding community. We have addressed any concerns regarding noise levels, increased traffic, and visual aesthetics by implementing a comprehensive management plan that includes appropriate staff-to-child ratios, limited visitation hours, and regular maintenance of the property to preserve its residential character.

A description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts.

FLY House provides 24-hour care residential services by professionally trained staff in a family-like atmosphere. We operate a structured and goal-oriented home for male youth in foster care ages 11 and up. We are on a mission to embrace, empower, and love our youth today for a better tomorrow!

At our current group home in Olde Town East, we strive to create an environment that mirrors a typical family home. We offer a wide range of activities and services, including therapeutic support, life skills training, organized recreational activities, and healthcare services. Our comprehensive approach ensures that our youth have everything they need to thrive.

Therapy, outings, healthcare, etc., all happen outside of the home. However, all of our staff are trauma-informed, crisis-intervention, and de-escalation trained. The Reynoldsburg home will be licensed for a maximum of 6 children. There will be 1-3 staff members in the home 24/7.

We are a Qualified Residential Treatment Program (QTRP) per the mandated Family First Act, licensed by the Ohio Department of Job and Family Services (ODJFS), and received accreditation from the Commission on Accreditation of Rehabilitation Facilities (CARF).

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

The site is planned to remain as is since it is being utilized as a home for foster children. The driveway can hold 1-2 cars, and there is space for 3 cars on the street in front of the home. Traffic will not increase, as no goods will be sold or delivered. The structure and usage mirror a typical family home with 1-6 children and 1-3 parents/adults.

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

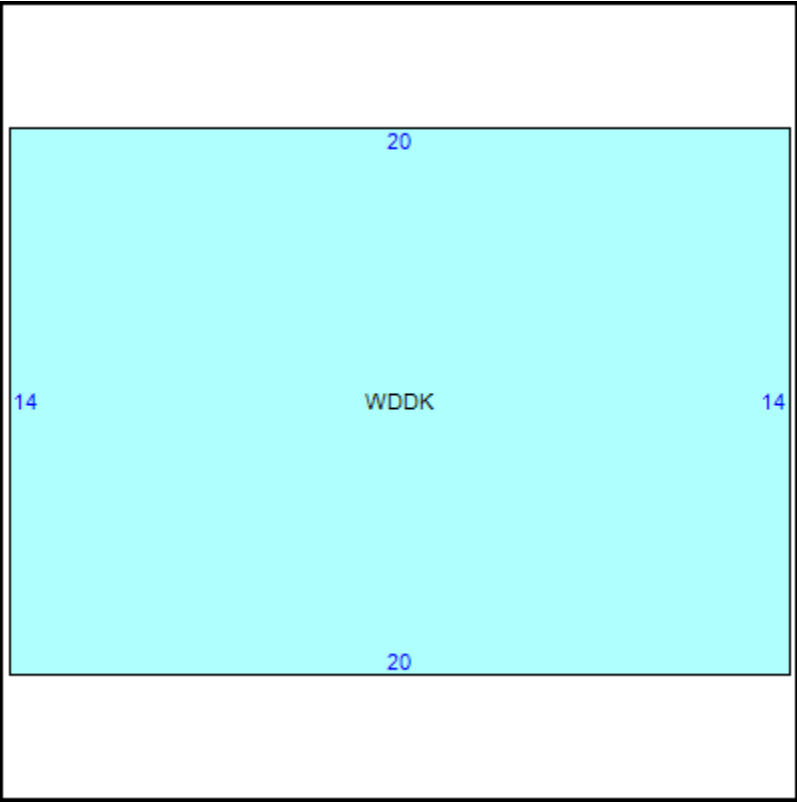
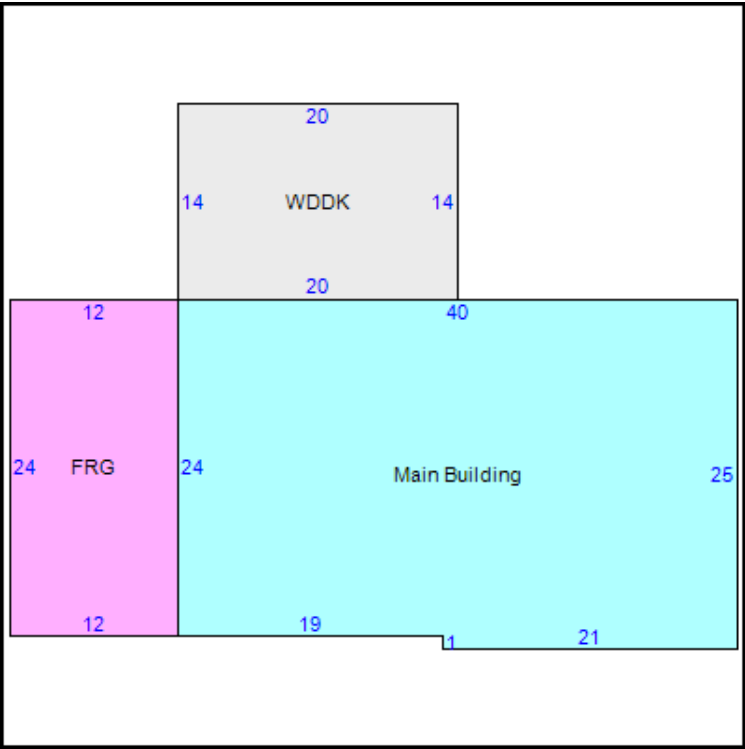
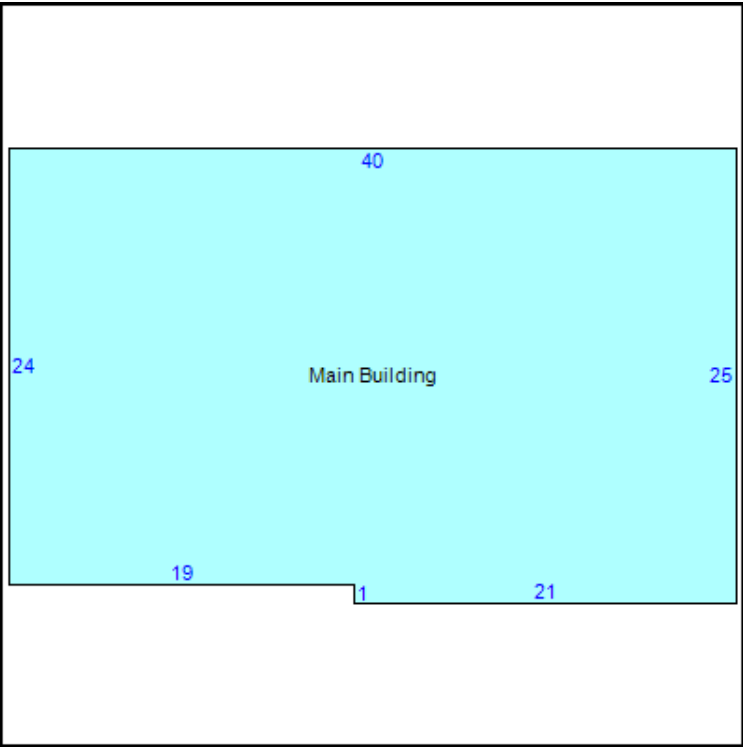
Misconceptions and stigma surrounding youth in foster care can lead to fears about safety, behavior issues, or potential disruptions in the neighborhood. FLY opened its doors in 2021. Since then, we have made remarkable strides in positively impacting the youth in our care and changing how society thinks of and deals with youth. The success stories we have witnessed during these years are truly inspiring. This week, we celebrated the graduation of our senior and two juniors (early). Additionally, two youths received perfect attendance awards, and all of our FLY Guys have advanced to the next grade level!

Our work at FLY House is not just a job, it's a calling. It's driven by a deep understanding of our youth and how trauma affects how we think, act, feel, and BEHAVE. It's driven by a profound compassion for youth, and a dedication to making a meaningful impact in their lives. County agencies, caseworkers, families, and youth can confidently affirm that FLY House stands out and embodies the essential components of transformative change.

Because we have mastered effectively managing our home, we have fostered a culture of respect, communication, and mindfulness, which creates a harmonious living environment for all residents. Many of the elements above do not apply to a foster care group home; however, managing noise levels in a youth group home is crucial to creating a peaceful and supportive environment for the residents. Therefore, we have established clear guidelines and expectations regarding acceptable noise levels within our home, and we implement quiet hours to include early mornings and late evenings. Our staff are trained on effective noise management strategies and conflict resolution techniques and equipped with the skills and tools necessary to address noise-related issues professionally and efficiently.

1. **The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change their essential character.**
 - a. The proposed use of the home at 1239 Fletcher Drive will continue as is; the house's character or structure will not change.
2. **The proposed use shall not adversely affect the use of adjacent property.**
 - a. The proposed use of the home at 1239 Fletcher Drive as a youth group home will not adversely affect the use of the adjacent property. The home will house kids the ages, genders, and sizes of other kids in the neighborhood.
3. **The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.**
 - a. The proposed use of the home located at 1239 Fletcher Drive will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The youth residing in the group home will be monitored by staff 24/7, according to their case plan, and will only be given the privileges of a typical teenager according to prudent parenting standards.
4. **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.**
 - a. Public facilities will serve the proposed use of the home located at 1239 Fletcher Drive. However, as determined by their case plan, it may be in some youth's best interest to continue attending their previous school.
5. **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district.**
 - a. The proposed use of the home located at 1239 Fletcher Drive will not significantly impact traffic upon the public right-of-way compared to that anticipated from the permitted uses of the zone or district, as no more than three cars will be parked at the property at any given time.
6. **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.**
 - a. The proposed use of the home located at 1239 Fletcher Drive is based on the general and specific objectives and purposes of this Zoning Code, the Land Use Plan, and other plans and ordinances of the City of Reynoldsburg, as the use mirrors a family residence.
7. **The proposed use complies with the applicable specific provisions and standards of this Code;**
 - a. The proposed use of the home located at 1239 Fletcher Drive complies with the applicable specific provisions and standards of this Code, as it will continue as a single-family home structure that houses foster youth cared for by professionally trained staff in a family-like atmosphere.
8. **The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.**
 - a. According to Dwelling Group, the proposed use of the home located at 1239 Fletcher Drive will meet the definition and intent of use specifically listed as a conditional use in the zone or district in which the subject property is situated. A housing unit is further classified as a Group Home, Class I.

7. Site Plan



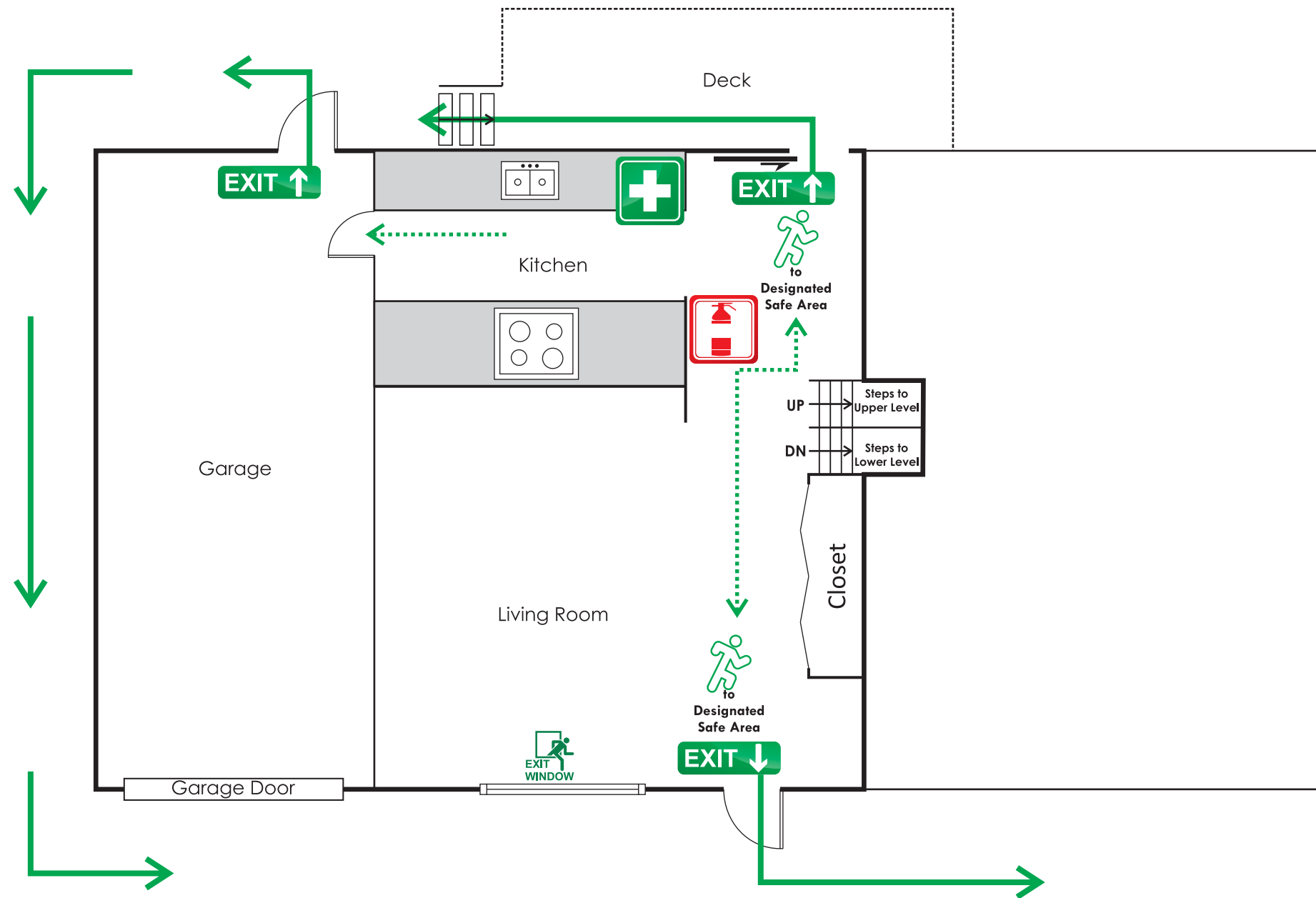


060-003594 06/20/2021



EVACUATION SIGN & DIAGRAM

1239 Fletcher Drive, Reynoldsburg, OH 43068



MidLevel



FIRE EXTINGUISHERS

To operate an extinguisher

- P**ull the pin
- A**im the nozzle
- S**queeze the trigger
- S**weep the base of the fire

Use the correct extinguisher

	Water	Wet Chemical	Foam	Dry Chem Powder ABE	Carbon Dioxide CO ₂	Fire blanket
Ordinary Combustible (Wood - Paper - Plastic)	Most suitable	✓	✓	✓	✓	✓
Flammable & combustible liquids	✗	✗	Most suitable	✓	✓	✓
Flammable gasses	✗	✗	✗	✓	✗	✗
Energised electrical equipment	✗	✗	✗	✓	Most suitable	✗
Cooking oils & fats	✗	Most suitable	✓	✗	Limited effect	✓

EMERGENCY RESPONSE

Remove People

If safe to do so remove people from immediate danger area.

Alert

Alert other people in vicinity of fire.

Confine Fire and Smoke

Close windows and doors if safe to do so and keep low under smoke

Extinguish the Fire

Extinguish the fire only if trained in the use of the equipment and it is safe to do so.

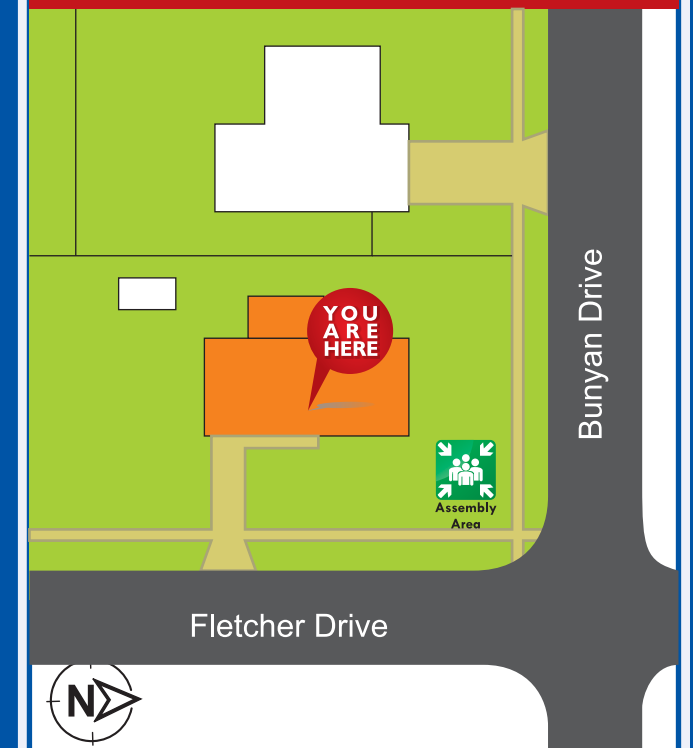
EMERGENCY EVACUATION PROCEDURE

IN CASE OF FIRE OR AN EMERGENCY
LEAVE THROUGH THE NEAREST
EXIT & ASSEMBLE AT THE
ASSEMBLY AREAS

EXIT →



SITE PLAN



Mobility impaired persons should evacuate immediately on hearing the fire alarm assisted by a nominated person.

911

EMERGENCY



In an emergency dial 911

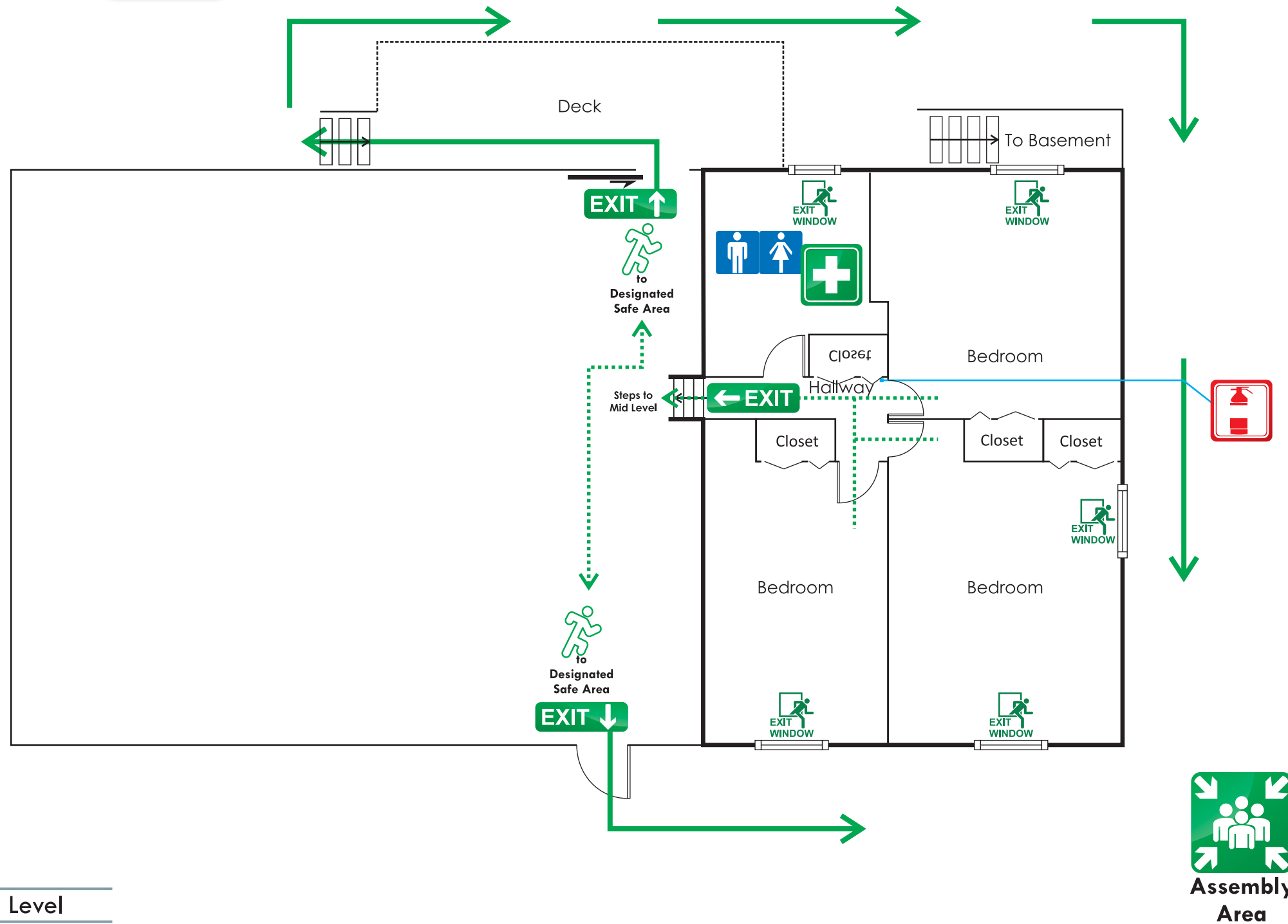
Document Review and Validation

Building Fire Safety Regulations require that fire & evacuation plans must be reviewed every 24 months. Any material changes must be reflected on the Evacuation diagram.



EVACUATION SIGN & DIAGRAM

1239 Fletcher Drive, Reynoldsburg, OH 43068



Upper Level

Evacuation Route	Emergency Exit	Assembly Area	First Aid Kit	EXIT WINDOW
Electrical	Fire Panel	Fire Blanket	Fire Hose Reel	Fire Hydrant

FIRE EXTINGUISHERS

To operate an extinguisher

- P**ull the pin
- A**im the nozzle
- S**queeze the trigger
- S**weep the base of the fire

Use the correct extinguisher

	Water	Wet Chemical	Foam	Dry Chem Powder ABE	Carbon Dioxide CO ₂	Fire blanket
Ordinary Combustible (Wood - Paper - Plastic)	Most suitable	✓	✓	✓	✓	✓
Flammable & combustible liquids	✗	✗	Most suitable	✓	✓	✓
Flammable gasses	✗	✗	✗	✓	✗	✗
Energised electrical equipment	✗	✗	✗	✓	Most suitable	✗
Cooking oils & fats	✗	Most suitable	✓	✗	Limited effect	✓

EMERGENCY RESPONSE

Remove People

If safe to do so remove people from immediate danger area.

Alert

Alert other people in vicinity of fire.

Confine Fire and Smoke

Close windows and doors if safe to do so and keep low under smoke

Extinguish the Fire

Extinguish the fire only if trained in the use of the equipment and it is safe to do so.

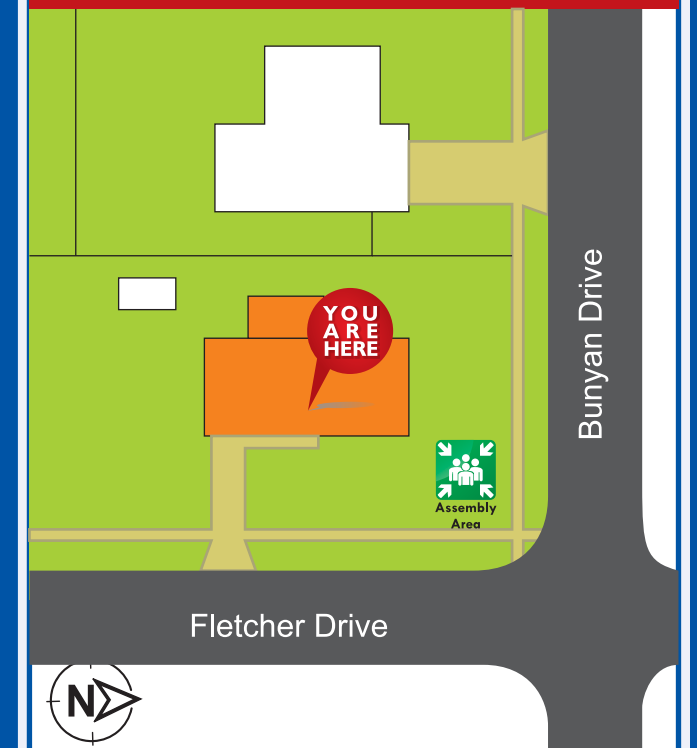
EMERGENCY EVACUATION PROCEDURE

IN CASE OF FIRE OR AN EMERGENCY
LEAVE THROUGH THE NEAREST
EXIT & ASSEMBLE AT THE
ASSEMBLY AREAS

EXIT →



SITE PLAN



Mobility impaired persons should evacuate immediately on hearing the fire alarm assisted by a nominated person.

911

EMERGENCY



In an emergency dial 911

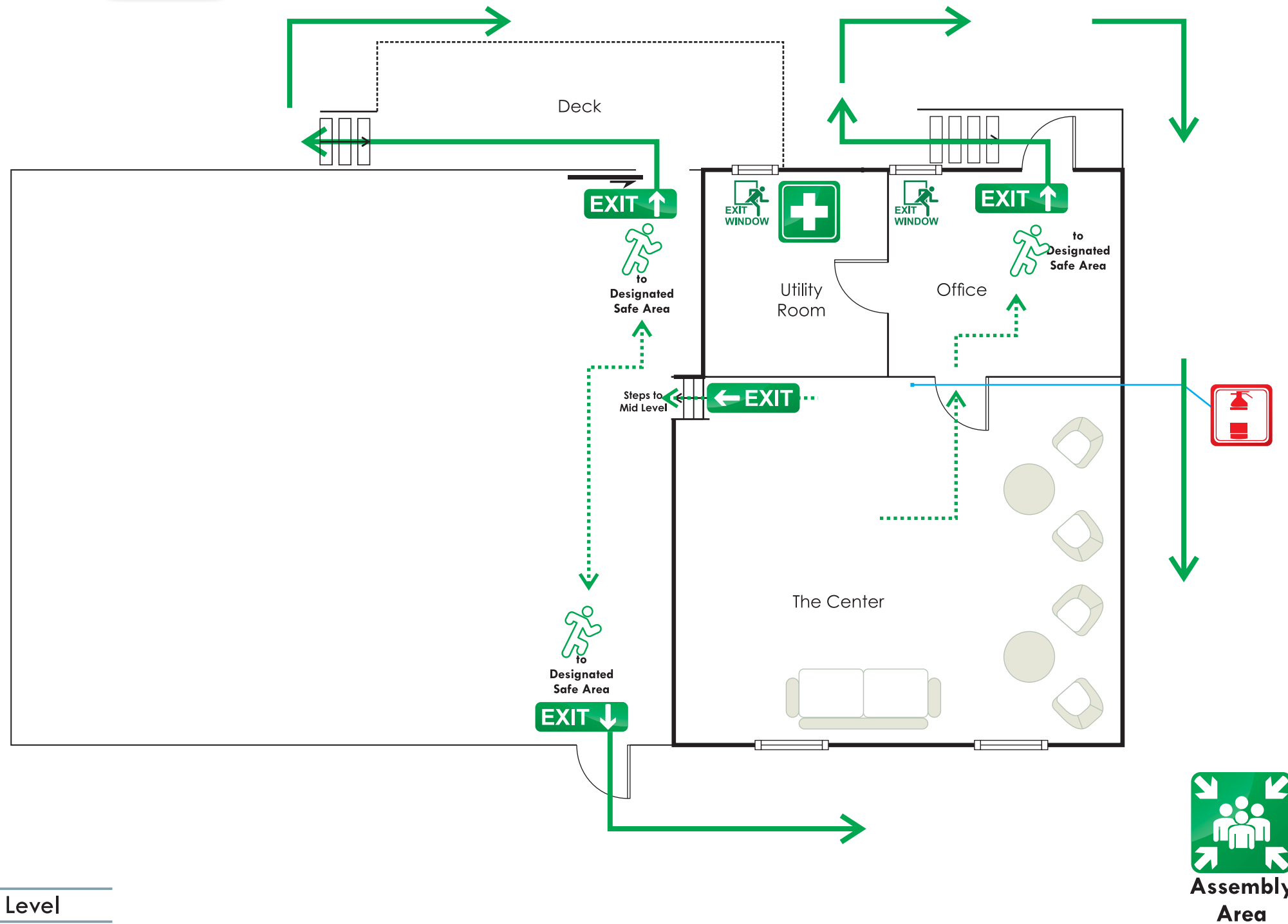
Document Review and Validation

Building Fire Safety Regulations require that fire & evacuation plans must be reviewed every 24 months. Any material changes must be reflected on the Evacuation diagram.



EVACUATION SIGN & DIAGRAM

1239 Fletcher Drive, Reynoldsburg, OH 43068



Lower Level

 Evacuation Route	 Emergency Exit	 Assembly Area	 First Aid Kit	 EXIT WINDOW
 Electrical	 Fire Panel	 Fire Blanket	 Fire Hose Reel	 Fire Hydrant

FIRE EXTINGUISHERS

To operate an extinguisher

Pull the pin
Aim the nozzle
Squeeze the trigger
Sweep the base of the fire

Use the correct extinguisher

	Water	Wet Chemical	Foam	Dry Chem Powder ABE	Carbon Dioxide CO ₂	Fire blanket
Ordinary Combustible (Wood - Paper - Plastic)	Most suitable	✓	✓	✓	✓	✓
Flammable & combustible liquids	✗	✗	Most suitable	✓	✓	✓
Flammable gasses	✗	✗	✗	✓	✗	✗
Energised electrical equipment	✗	✗	✗	✓	Most suitable	✗
Cooking oils & fats	✗	Most suitable	✓	✗	Limited effect	✓

EMERGENCY RESPONSE

Remove People

If safe to do so remove people from immediate danger area.

Alert

Alert other people in vicinity of fire.

Confine Fire and Smoke

Close windows and doors if safe to do so and keep low under smoke

Extinguish the Fire

Extinguish the fire only if trained in the use of the equipment and it is safe to do so.

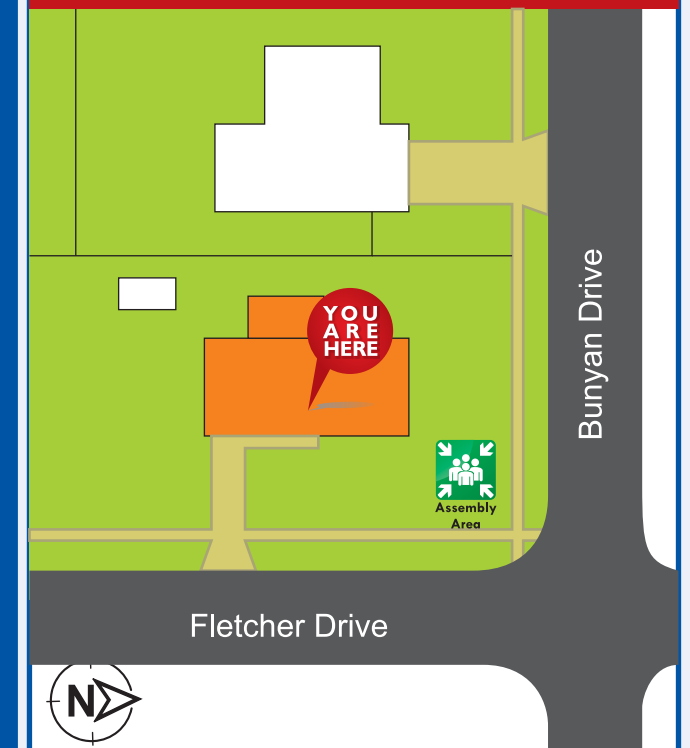
EMERGENCY EVACUATION PROCEDURE

IN CASE OF FIRE OR AN EMERGENCY
LEAVE THROUGH THE NEAREST
EXIT & ASSEMBLE AT THE
ASSEMBLY AREAS

EXIT →



SITE PLAN



Mobility impaired persons should evacuate immediately on hearing the fire alarm assisted by a nominated person.

911

EMERGENCY



In an emergency dial 911

Document Review and Validation

Building Fire Safety Regulations require that fire & evacuation plans must be reviewed every 24 months. Any material changes must be reflected on the Evacuation diagram.

8. Thank You

Dear Members of the Zoning Board,

I respectfully request your consideration and support for establishing a foster care youth group home in a residential area within our community. As advocates for the well-being and future of youth in foster care, we aim to provide a safe, nurturing environment that offers stability and support to those in need.

Our proposed group home will serve as a haven for foster youth who require temporary housing and care, offering them a supportive and family-like setting to thrive and grow. By integrating this group home into a residential neighborhood, we hope to foster a sense of community, compassion, and understanding among all residents and provide these vulnerable youth with a home away from home.

We fully recognize the importance of preserving the integrity and character of the neighborhood while also providing essential support services to vulnerable youth. We are unwavering in our commitment to adhere to all local regulations, ensuring the safety and well-being of the residents, and actively engaging with the community to address any concerns or questions that may arise. We hope this commitment will reassure you of our dedication to a safe and harmonious community.

We firmly believe that the establishment of a foster care youth group home in our community will not only significantly improve the lives of the youth in our care but also enhance the strength and inclusivity of our neighborhood. We are deeply committed to creating a supportive and harmonious environment that benefits both the residents of the group home and the surrounding community, and we trust in your understanding of the positive impact this can have on our community.

We kindly ask for your consideration of this request and appreciate the opportunity to work collaboratively with the Zoning Board and community members to make a positive difference in the lives of foster youth.

Thank you for your time and attention to this matter. Please feel free to reach out if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyra Martin", written in a cursive style.

Tyra Martin

OFFICIAL TEN CODE

10-3 Officer in Trouble
 10-4 Auto Crash (Property Damage only)
 10-4A Auto Crash (Hit Skip, Property Damage)
 10-5 Auto Crash (Injury)
 10-5A Auto Crash (Injury Hit Skip)
 10-6 Traffic Violator/Complaint
 10-6A Vehicle Obstructing
 10-6B Parking Complaint
 10-6S Selective Traffic Enforcement
 10-7 Burglary Report
 10-7A Open Door/Window
 10-8 Burglary in Progress
 10-8A Burglary Alarm
 10-8B Burglary-Vacant Structure
 10-9 Fraudulent Documents (In Progress)
 10-10 Bomb Threat
 10-10A Bomb Threat (Suspicious Package Found)
 10-12 Check for Registration/Operator's License/Stolen
 10-13 Check for Tickets
 10-14 Cutting or Stabbing
 10-15 Call Home
 10-16 Disturbance
 10-16A Information/Assistance
 10-16B Disturbance/Mental
 10-16C Loud Noise
 10-16F Fireworks Complaint
 10-16T Trespassing
 10-17 Domestic Violence
 10-17A Domestic Dispute
 10-17B Domestic/Standby for Clothing
 10-18 DOA
 10-19 Intoxicated Person
 10-20 Drowning
 10-22 Animal Complaint
 10-23 Errand

10-23A Escort
 10-23B Emergency Entry into Motor Vehicle
 10-23T Technology Repair
 10-24 Emergency Squad
 10-24A Infectious/Contagious Disease
 10-25 Fire
 10-25A Trash Fire
 10-26 Fight
 10-27 Assault or Hospital Report
 10-27A Telephone Harassment
 10-28 Homicide
 10-29 Juvenile Complaint
 10-30 Larceny in Progress
 10-30A Larceny Report
 10-30B Shoplifting
 10-31 Missing Person/High-Risk Missing Person
 10-31A Missing Person Returned
 10-32 Message
 10-33 Person With Gun
 10-33A Person With Knife
 10-34 Unknown Complaint
 10-34A Unknown Call (Panic Alarm)
 10-34B 9-1-1 Hang-up Call
 10-34C Check on the Well Being
 10-34O Overdose
 10-35 OVI Complaint
 10-36 Obstruction in the Street
 10-37 Official or Visitor
 10-37C Cadet/PSC Ride-Along
 10-38 Property Destruction in Progress
 10-38A Property Destruction Report
 10-39 Prowlers
 10-40 Recovered Property
 10-41 Robbery-Just Occurred
 10-41A Robbery Report

10-42 Robbery in Progress
 10-42A Robbery Alarm
 10-42E Electronic Satellite Robbery Alert
 10-43 Shooting
 10-43A Shots Fired
 10-43B Shots Fired/Hunters
 10-43S Shots Fired/ShotSpotter®
 10-44 Sex Crime in Progress
 10-44A Sex Crime Report
 10-44B Indecent Exposure
 10-45 Stolen/Suspected Stolen Vehicle, Lost/Stolen License Plate
 10-45A Stolen Vehicle Recovered/ Apprehensions
 10-46 Stranded Motorist
 10-47A Suicide Attempt
 10-48 Suspicious Vehicle
 10-48A Suspicious Person
 10-48G Suspected Threat Group Member/ Activity
 10-49 Vice Complaint
 10-49A Narcotics Complaint
 10-50 Wanted Person
 10-50A Wanted Felon
 10-50B Felon Registrant (Not Wanted)
 10-51 Prisoner Transport
 10-52 Wrecker Run
 10-54 Work Traffic
 10-55 House Watch
 10-55A Park, Walk, and Talk
 10-56 Request for Lunch Break
 10-57 Request for Assistance (Back-up)
 10-58 Guard Duty
 10-60 Emergency Vehicle Operations (EVO)

Clearance Disposition Codes

Code 1: Report Completed and/or Citation Issued

Code 1A: False Alarm - Notice Left

Code 2: Party Advised or No Report Needed

Code 3: Arrest Made

Code 4: Non-Arrest Situation/Errand Completed

Note: Add the letter "C" following any of the above codes to indicate a CIT/MCR officer clearing a run involving a person in mental health crisis.

General Information

A number preceded by *Signal* (that is, *Signal 580*): call that station by telephone.

All transmissions will be brief, concise, and necessary.

All units will respond with their call number and location when called by means of radio. Exceptions are supervisors and personnel in unmarked cars when disclosure of their location would interfere with their assignment.

Division of Police



COLUMBUS, OHIO

Events From 06/01/22 - 06/01/24

Agency	DGroup	Date/Time	Event	Type	Subtype	Primary Location	Status	Priority	Apt Type	Apt #
CPD	CPDZ5	6/13/2022 10:32	P220419251	99		850 OAK ST CBUS FRA	Closed -	9		
CPD	CPDZ5	6/17/2022 4:57	P220431308	16B		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/17/2022 23:21	P220433843	99	NON_EMER GENCY	850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	6/17/2022 23:24	P220433851	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/19/2022 23:37	P220439692	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/20/2022 11:10	P220440604	16		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/23/2022 23:04	P220450650	99	NON_EMER GENCY	850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	6/23/2022 23:08	P220450654	16B		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/27/2022 10:52	P220460495	16		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/28/2022 23:13	P220465070	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/30/2022 15:48	P220469599	16	HIGH-RISK	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	6/30/2022 16:34	P220469742	99	CFD	850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	7/1/2022 19:53	P220473049	16B	VIOLENT	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	7/1/2022 22:32	P220473459	27		850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	7/2/2022 0:42	P220473822	31		850 OAK ST CBUS FRA:GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	7/3/2022 23:34	P220479544	8A		850 OAK ST CBUS FRA:MARTIN RES	Closed - Assigned	2		
CPD	CPDZ5	7/4/2022 10:40	P220480558	31A		850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	4		
CPD	CPDZ5	7/5/2022 7:35	P220483069	31		850 OAK ST CBUS FRA	Closed - Assigned	3		

CPD	CPDZ5	7/5/2022 11:44	P220483527	31A		120A	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	7/5/2022 20:00	P220484849	40		128B	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	7/5/2022 21:56	P220485104	49A			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/6/2022 12:16	P220486532	26		70A	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	7/6/2022 13:00	P220486621	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/6/2022 19:27	P220487580	26		128B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	7/6/2022 19:51	P220487627	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	7/11/2022 21:45	P220501887	31		120B	850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	7/11/2022 22:36	P220501979	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/13/2022 23:29	P220507625	99	NON_EMERGENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	7/13/2022 23:35	P220507632	31		120C	850 OAK ST CBUS FRA:GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	7/13/2022 23:57	P220507671	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/15/2022 9:13	P220511176	31A		120A	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	7/22/2022 13:34	P220530936	44A			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/24/2022 23:21	P220538348	31		122C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/25/2022 15:20	P220539987	27	JUST-OCCURRED	124B	850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	2		
CPD	CPDZ5	7/28/2022 22:04	P220548932	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/29/2022 22:22	P220551712	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		

CPD	CPDZ5	7/31/2022 11:17	P220555718	31		122A	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/31/2022 13:34	P220555969	16A		122A	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	8/12/2022 22:20	P220589725	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	8/14/2022 11:21	P220593689	31		120A	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	8/14/2022 13:00	P220593871	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	8/16/2022 22:04	P220600337	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	8/18/2022 22:49	P220605932	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	8/21/2022 12:33	P220612963	16B	VIOLENT	122A	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	8/22/2022 23:24	P220617184	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	8/30/2022 22:30	P220639185	16B	VIOLENT		850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	9/2/2022 14:46	P220646036	99	NON_EMERGENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	9/8/2022 17:01	P220662773	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	9/10/2022 23:40	P220669281	99	NON_EMERGENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	9/10/2022 23:47	P220669307	31		120C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	9/13/2022 19:02	P220676570	31A		120B	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	9/16/2022 22:44	P220685113	31		120C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	9/17/2022 0:19	P220685336	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	9/17/2022 0:20	P220685337	31			850 OAK ST CBUS FRA	Closed - Assigned	3		

CPD	CPDZ5	9/17/2022 21:33	P220687854	31A		120C	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	9/17/2022 23:15	P220688111	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	9/19/2022 12:22	P220691949	31A		122A	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	9/20/2022 18:16	P220695325	34		121B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	9/21/2022 14:56	P220697521	31A		120B	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	9/23/2022 14:59	P220702667	26		S12A	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	9/29/2022 15:25	P220718745	27	JUST-OCCURRED	120B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	10/2/2022 11:57	P220726230	31		121A	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	10/2/2022 13:44	P220726426	31		122A	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	10/3/2022 6:05	P220728113	27	JUST-OCCURRED	124C	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	##### ####	P220752344	31		124B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P220783736	99	NON_EMERGENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	##### ####	P220783740	31		122C	850 OAK ST CBUS FRA: FLY HOUSE	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P220788691	31A		123B	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	##### ####	P220793040	16B	VIOLENT	165B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	##### ####	P220793119	47A			850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	##### ####	P220798941	99	NON_EMERGENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	##### ####	P220798949	31		120B	850 OAK ST CBUS FRA	Closed - Assigned	3		

CPD	CPDZ5	11/1/2022 6:57	P220802290	31		120A	850 OAK ST CBUS FRA: FLY HOUSE	Closed - Assigned	3		
CPD	CPDZ5	11/3/2022 22:39	P220809159	31		120C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	11/7/2022 17:53	P220819241	31		120B	850 OAK ST CBUS FRA: FLY HOUSE FOR BOYS	Closed - Assigned	3		
CPD	CPDZ5	11/7/2022 20:54	P220819657	31A		120B	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	##### ####	P220826882	31		121B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P220826928	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P220826930	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	11/11/2022 8:57	P220827998	31		120A	850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	11/11/2022 9:33	P220828069	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P220838144	16B	VIOLENT	123A	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	##### ####	P220848111	31		124A	850 OAK ST CBUS FRA: @FLY HOUSE	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P220851793	31			850 OAK ST CBUS FRA: BOYS GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P220853974	31		120B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P220856374	16		121B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P220872317	31		121B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	12/2/2022 17:24	P220880392	31		9121E	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	12/2/2022 17:37	P220880428	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	12/12/2022 8:33	P220905071	31		120A	850 OAK ST CBUS FRA	Closed - Assigned	3		

CPD	CPDZ5	1/5/2023 23:51	P230013160	31		120C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	1/6/2023 15:24	P230014568	16		120B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	1/17/2023 22:05	P230042150	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	1/19/2023 9:08	P230045527	16		122A	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	1/20/2023 18:51	P230049542	16B		120B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	2/14/2023 15:20	P230110869	16		121B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	2/23/2023 19:18	P230134957	16	HIGH-RISK	121B	850 OAK ST CBUS FRA:FOUNDATION OF LOVE FOR YO	Closed - Assigned	2		
CPD	CPDZ5	2/24/2023 22:38	P230138287	31		120C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	2/25/2023 0:32	P230138517	31A			850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	3/2/2023 18:22	P230153595	26			850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	3/24/2023 11:14	P230209997	26		161A	850 OAK ST CBUS FRA:GROUP HOME	Closed - Assigned	2		
CPD	CPDZ5	3/26/2023 11:19	P230215924	34			850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	3/28/2023 21:45	P230222786	31		123B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	4/1/2023 21:37	P230233898	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	4/4/2023 17:54	P230241637	16B			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	4/6/2023 8:09	P230245916	16B	VIOLENT	122A	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	4/12/2023 22:17	P230264275	31			850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	4/17/2023 19:37	P230278720	16B	VIOLENT	122B	850 OAK ST CBUS FRA	Closed - Assigned	2		

CPD	CPDZ5	4/19/2023 15:49	P230283469	33A		9121D	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	4/19/2023 16:57	P230283676	33		122B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	4/19/2023 22:00	P230284505	99			850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	4/19/2023 22:02	P230284511	99			850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	4/19/2023 22:10	P230284529	31		123C	850 OAK ST CBUS FRA:GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	4/21/2023 0:17	P230287828	31A		124C	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	4/21/2023 2:57	P230288066	31A		124C	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	4/23/2023 15:52	P230295066	31		120B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	4/23/2023 15:58	P230295081	16		120B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	4/23/2023 22:07	P230295927	31A		120C	850 OAK ST CBUS FRA:GROUP HOME	Closed - Assigned	4		
CPD	CPDZ5	4/25/2023 15:06	P230300197	16A		314	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	5/5/2023 21:42	P230329382	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	5/11/2023 21:48	P230347840	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	5/21/2023 23:01	P230378645	31		120C	850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	5/23/2023 10:59	P230382777	47A		RRU1	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	5/26/2023 11:52	P230392165	47A		9160D	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	6/5/2023 21:49	P230425561	99	NON_EMERGENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	6/5/2023 21:54	P230425573	31			850 OAK ST CBUS FRA	Closed - Assigned	3		

CPD	CPDZ5	6/8/2023 21:54	P230434615	99	NON_EMER GENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	6/8/2023 21:55	P230434622	16B		S11C	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	6/12/2023 11:18	P230445153	99	NON_EMER GENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	6/12/2023 22:22	P230446857	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/15/2023 13:42	P230454202	16	HIGH-RISK	9110D	850 OAK ST CBUS FRA:GROUP HOME	Closed - Assigned	2		
CPD	CPDZ5	6/17/2023 22:02	P230462250	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/25/2023 19:23	P230485994	31		120B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/26/2023 16:24	P230488495	31A		120B	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	7/6/2023 13:49	P230519334	31		120A	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/6/2023 15:14	P230519572	31A		S11C	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	7/10/2023 23:41	P230532662	31		120C	850 OAK ST CBUS FRA:GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	7/11/2023 19:47	P230535063	33		9121E	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	7/14/2023 15:52	P230543368	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/16/2023 22:12	P230550316	31		120C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/17/2023 0:44	P230550623	31		120A	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	7/17/2023 17:28	P230552612	16	HIGH-RISK	128B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	7/18/2023 20:29	P230555994	34		9120E	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	7/22/2023 14:04	P230566733	16	HIGH-RISK	120B	850 OAK ST CBUS FRA	Closed - Assigned	2		

CPD	CPDZ5	7/29/2023 17:34	P230587858	17		120B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	7/30/2023 14:47	P230590423	34		124B	850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	2		
CPD	CPDZ5	7/31/2023 22:27	P230594442	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	8/3/2023 2:15	P230600520	16B		123C	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	8/9/2023 22:39	P230619636	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	9/17/2023 23:29	P230728227	16		122C	850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	9/18/2023 9:17	P230728869	31A		120A	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	9/18/2023 16:18	P230729883	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	9/22/2023 20:23	P230741446	31		120B	850 OAK ST CBUS FRA:GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	9/22/2023 21:54	P230741669	31A		121C	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	9/23/2023 21:42	P230744572	31		124C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	9/24/2023 12:34	P230745990	31A		120B	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	9/28/2023 16:49	P230757305	31		120B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	9/28/2023 21:25	P230757965	31A		120B	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	9/28/2023 21:57	P230758038	26		110C	850 OAK ST CBUS FRA:GROUP HOME	Closed - Assigned	2		
CPD	CPDZ5	10/1/2023 1:00	P230764151	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230819092	16B	VIOLENT	122B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	##### ####	P230821413	31			850 OAK ST CBUS FRA	Closed - Assigned	3		

CPD	CPDZ5	10/23/2023 0:26	P230822048	16		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230829765	99	CFD	850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	##### ####	P230832312	31		850 OAK ST CBUS FRA:GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230835220	31		850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	11/9/2023 19:59	P230868712	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230893890	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230894083	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230894084	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230894409	31A		850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	##### ####	P230896526	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230897083	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230899860	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230902375	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	11/23/2023 0:03	P230902429	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	11/23/2023 0:03	P230902430	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	11/23/2023 0:03	P230902432	31		850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	11/23/2023 1:17	P230902557	31A		850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	##### ####	P230905398	31		850 OAK ST CBUS FRA	Closed - Assigned	3		

121C

121B

121B

122B

121C

121C

124B

CPD	CPDZ5	##### ####	P230906384	99			850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	##### ####	P230910268	31		124B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230912872	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230917421	31		124B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230920280	31		122B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	##### ####	P230920459	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	##### ####	P230920477	16	HIGH-RISK	122B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	12/1/2023 18:54	P230922936	31			850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	12/3/2023 15:10	P230927804	99			850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	12/5/2023 11:53	P230932284	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	12/6/2023 19:13	P230935686	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	##### ####	P230947920	47A		RRU8	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	##### ####	P230948502	16		122B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	1/6/2024 16:10	P240013425	99	NON_EMER GENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	1/8/2024 19:15	P240018347	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	1/11/2024 19:16	P240025501	31		121B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	1/11/2024 20:49	P240025702	31A		9120E	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	1/21/2024 11:04	P240047087	31		9120D	850 OAK ST CBUS FRA	Closed - Assigned	3		

CPD	CPDZ5	1/22/2024 18:37	P240050150	31		124B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	1/22/2024 18:50	P240050178	16		124B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	1/22/2024 21:21	P240050502	31A		124B	850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	4		
CPD	CPDZ5	1/25/2024 18:20	P240057584	99			850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	1/30/2024 19:25	P240070039	31		124B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	1/30/2024 20:46	P240070211	31A		124B	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	2/5/2024 15:06	P240084369	99			850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	2/8/2024 17:10	P240092244	14		95B	850 OAK ST CBUS FRA	Closed - Assigned	1		
CPD	CPDZ5	2/10/2024 16:20	P240097538	99	CFD		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	2/14/2024 7:41	P240106121	16B		RRU8	850 OAK ST CBUS FRA:GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	2/16/2024 19:48	P240112712	16	HIGH-RISK	9120E	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	2/16/2024 19:48	P240112713	99			850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	2/18/2024 12:53	P240116487	14		124A	850 OAK ST CBUS FRA	Closed - Assigned	1		
CPD	CPDZ5	2/24/2024 9:37	P240131170	34			850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	2/24/2024 9:57	P240131207	99	MISDIAL		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	2/24/2024 9:58	P240131211	99	MISDIAL		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	2/26/2024 12:10	P240136255	26		120B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	3/1/2024 16:45	P240147197	16B	VIOLENT	123B	850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	2		

CPD	CPDZ5	3/4/2024 6:46	P240153549	16B			850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	2		
CPD	CPDZ5	3/5/2024 17:35	P240157648	99	NON_EMERGENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	3/8/2024 15:08	P240165035	16B	VIOLENT	121B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	3/8/2024 16:57	P240165290	47A		123B	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	3/9/2024 1:50	P240166482	16		9121E	850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	3		
CPD	CPDZ5	3/9/2024 21:21	P240168465	16	HIGH-RISK	9120E	850 OAK ST CBUS FRA	Closed - Assigned	2		
CPD	CPDZ5	3/21/2024 16:13	P240197508	99	NON_EMERGENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	4/11/2024 19:15	P240251117	31		122B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	4/13/2024 16:34	P240255726	31		123B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	5/31/2024 19:56	P240390488	27	JUST-OCCURRED	9111E	850 OAK ST CBUS FRA	Closed - Assigned	2		

Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Sent: Wednesday, June 19, 2024 8:13 AM
To: Marie Meeks
Cc: Eric Meyer; Phoenix Buathier
Subject: Re: 1239 Fletcher Dr - Conditional Use Application - Dwelling - Group

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

We do not have any issues with this project.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Tuesday, June 18, 2024 1:36 PM
To: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 1239 Fletcher Dr - Conditional Use Application - Dwelling - Group

Lt. Schmidt,

I am sending you 1239 Fletcher Dr., Conditional Land Use for a Dwelling - Group Application and related items that are scheduled for the July 2nd Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by June 24th so that we can incorporate them in the staff report that goes out first thing on June 25th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

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City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6850 | **F** 614-322-6830

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