Reynoldsburg
OHIO • 1839

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, August 15, 2024	6:00 PM	Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF AGENDA
3. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

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

D. NEW BUSINESS

1. App# 2024-0471; 523 Hunt Valley Drive; Netsanet Gmichael of Mommy Home Daycare; Conditional Use Application
2. App# 2024-0509; 7305 E Main Street; Richard Holmes for Styling & Profiling Men's Grooming Lounge; CoA Application

E. OTHER BUSINESS

F. ADJOURNMENT

****

ADJOURNMENT

Eric Meyer

Subject: RE: Fly House Conditional Use

Planning and Zoning Board Members,

Since this case was heard at the July 18th Planning and Zoning Board Meeting, myself and City Attorney Chris Shook met with the applicant and have updated the City Attorney's recommendations. The updated recommendations from the City Attorney are included on the next page of this packet.

In addition, additional documents have been provided by the applicant, including attestations from the applicants staff in regards to items noted on the police calls list in regards to the 850 Oak St. Fly House location and FLY House's admissions policy. The applicant also indicted that they would be open to following the updated recommendations provided by the City Attorney.

Best,

Eric Meyer
Development Director
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6831

www.reynoldsburg.gov

Reynoldsburg

Office of the City Attorney
Chris Shook

7232 E. Main Street Reynoldsburg, Ohio (614) 322-6801 www.ci.reynoldsburg.oh.us

MEMORANDUM

TO: **Planning and Zoning Board**

FROM: **Chris Shook, City Attorney**

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

DATE: **August 1, 2024**

Honorable Members of the Planning and Zoning Board –

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 four (4) juveniles residing in the home, who shall not have differences in ages ranging more than two (2) years maximum with limited exceptions subject to administrative approval by the City.

2. The applicant shall not have residents who have been adjudicated or convicted as sex offenders.

3. 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.

4. 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

Hello,

We agree to the recommendations, and I have attached some information in response to your memo. We have received several quotes for additional parking and will expand the driveway to accommodate up to four vehicles. Additionally, I have included a copy of our admissions policy and attestations from both directors.

I have emailed the Columbus Police Department (CPD) several times to request updated records and have yet to be successful. Therefore, I visited the station to complete the request and verify the attestations.

Lastly, I invite you to visit the FLY House (850 Oak Street, Columbus, OH 43205) to observe our home. Our youth are busy throughout the day, so visits should be scheduled in advance to ensure they are present.

Please use the information below to contact me if you have any questions, need further information, or would like to schedule a visit!

Thank you,

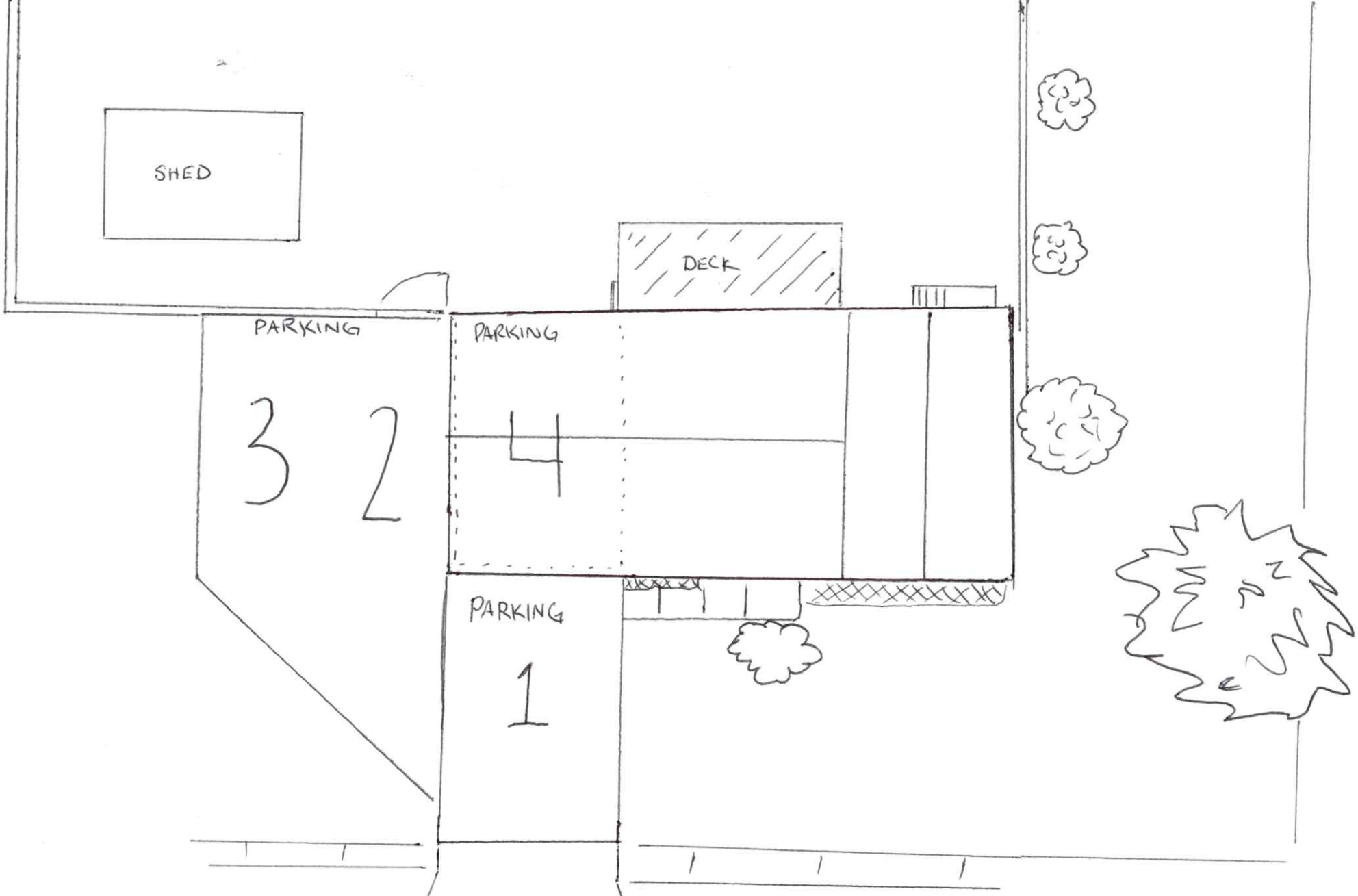
Tyra

Tyra Martin, LISW, CDCA, CCTP, CPLC

Director of Administration

Foundation of Love for Youth, LLC (FLY House)
7185 E Main Street
PO Box 992
Reynoldsburg, Ohio 43068

Office: 614-429-3843
Cell: 614-598-9891
Fax: 614-675-7537
mstyra@flyhouseohio.com
www.flyhouseohio.com



1239 FLETCHER DR
REYNOLDSBURG, OHIO 43068

FLY House Policy: 2020:23.1

Purpose: To establish a policy to state admission and exclusion criteria for Foundation of Love for Youth (FLY House) group home programs .

Compliance – OAC 5101:2-5-13(A)(16) OAC 5101:2-9-11(A)

Admissions:

Criteria

Access to Services

The primary criterion for access to services at the FLY House is the youth's needs and the ability and appropriateness of the FLY House services to meet those needs.

Concerns for the safety of the client and/or concerns for the safety of others are sufficient grounds for denying access to a youth.

Additional criteria:

1. Unable to obtain appropriate care in a less restrictive setting.
2. Able to function in group oriented open residential setting or group home setting without significant danger to self or others.
3. Placed by Children Service Agency

Exclusionary Criteria:

1. Clients with problem sexual behaviors.
2. Any past occurrences of fire setting behavior within the last 12 months that has caused injury to self, others, or significant damage /loss.
3. Any past occurrences of harming animals that has caused death or significant injury within the past 12 months.
4. Any AWOL events within the last two months in which whereabouts were unknown for more than 24 hours.
5. Gang affiliation.
6. Previous assaults on others, property damage and other aggressive behaviors (perpetrating fights with other youth).
7. IQ below 75.
8. Siblings are considered on a case by case basis.
9. Youth requiring medically supervised (in-patient) detoxification; ASAM's Level 4
10. Youth experiencing (command) hallucinations and is not stabilized with medication.

Because we provide a group-oriented family-like atmosphere in a group living situation, any admission criteria is a on case-by-case basis and must be viewed along with the mix of other youth in the program.

After an interview with the Administrator, selection is made to both maintain the cohesive milieu in the group home and to maximize the positive care impact on everyone.

Services to Clients who Speak a Language Other than Standard English

Because youth in FLY House are expected to deal daily with staff and must communicate as a part of the treatment program, it is unlikely that the FLY House would be the least restrictive, most appropriate, cost effective resource for a youth who does not speak and understand spoken standard English.

However, there are occasions when we will be expected to service a youth whose does not speak or understand standard English and it is likely that we will on occasion need to communicate with a parent or other relative that does not speak standard English.

Admission Decision and Documentation

Pre-Admission Evaluation:

Referring agencies are asked to submit as much available diagnostic material and information as possible. This material should include:

1. Psychological testing results including projective tests and intelligence assessments (*should include IQ scores*).
2. A social developmental history.
3. Psychiatric Evaluation
4. Medical Evaluation
5. School Records
6. Legal History
7. History of prior treatment -- especially out of home placements.

Possible Placement Concerns:

If during the pre-admission evaluation concerns about appropriateness of placement arise, the Administrator will consult with placement agency to get additional background information prior to deciding.

1. The Administrator will make final acceptance decisions. In cases where a child is not appropriate for care at the FLY House, the Administrator will assist the agency by helping to identify appropriate resources.
2. FLY House strictly adheres to this admission policy.
3. FLY House shall NOT exceed its certified capacity.

Required Documentation at Time of Admission:

1. FLY House shall have a written individual childcare agreement for each child, as required by rule 5101:2-42-90 of the Administrative Code, with the person or agency holding custody of the child.
2. FLY House shall, in the child's record, maintain documentation that the agency requested a copy of each child's individual childcare agreement executed between the custodial agency and the residential facility. If the custodial agency provided a child's individual childcare agreement, the residential facility shall maintain a copy of the agreement in the youth's file.
3. FLY House shall document prior to or at the time of admission, a physical description of each child, any available medical information, the name, phone number and address of the custodial agency or custodian placing the child, the reason for placement, the name of the person who transported the child to the residential facility and the name of the agency with which the person transporting the child is affiliated, if any. The facility's record for the child shall also indicate, when applicable, the name of the placing agency contact person for the child.
4. A Tentative Discharge Plan is requested so discharge planning can begin as soon as possible.

Emergency Discharge:

If the youth is deemed not a good fit for the FLY House after admission, a 30-day notice will be submitted if the youth does not threaten or harm the home. If at ANY time the youth poses a threat or harm to anyone in or outside of the home, the youth will be taken to NW Children's Hospital, and FLY House staff will refuse reentry into the home.

I, **Brandon Long**, attest to the following:

I have been an employee of FLY House since its inception. During my tenure, I have neither witnessed nor been made aware of any incidents involving stabbings or shootings. Additionally, I have never witnessed or been informed of any confiscated guns or knives.

I declare under penalty of perjury that the foregoing is true and correct.

Signature: _____

Date: 7.6.2024

Printed Name: Brandon Long

Position: Director of Operations

Contact Information: Brandon Long / 614.446.3571

I, **Tyra Martin**, attest to the following:

I have been an employee of FLY House since its inception. During my tenure, I have neither witnessed nor been made aware of any incidents involving stabbings or shootings. Additionally, I have never witnessed or been informed of any confiscated guns or knives.

I declare under penalty of perjury that the foregoing is true and correct.

Signature: Tyra Martin

Date: 8/6/24

Printed Name: Tyra Martin

Position: Administrator/ Director of Administrations

Contact Information: Tyra Martin / mstyra@flyhouseohio.com / 614.598.9891

Police Run and Records

Tyra Martin <mstyra@flyhouseohio.com>
Fri 7/19/2024 3:28 PM
To:publicrecords@columbus.police.org <publicrecords@columbus.police.org>

Good afternoon,

I am requesting a public records request for 850 Oak Street for the police run and the reasons the police were called (details if possible).

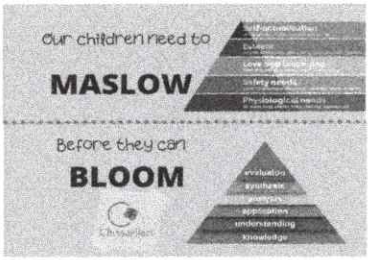
Thanks,
Tyra

Tyra Martin, LISW, CDCA, CCTP, CPLC
Director of Administration

Foundation of Love for Youth, LLC (FLY House)
7185 E Main Street
PO Box 992
Reynoldsburg, Ohio 43068

Office: 614-429-3843
Cell: 614-598-9891
Fax: 614-675-7537
mstyra@flyhouseohio.com
www.flyhouseohio.com

FLY HOUSE
Foundation of Love for Youth



Confidentially Notice: This e-mail message, from Foundation of Love for Youth including any attachments, is for the sole use of the intended recipient(s) & may contain confidential & privileged information. The recipient is responsible to maintain the confidentiality of this information & to use the information only for the authorized purposes. If you are not the intended recipient (or authorized to receive information for the intended recipient), you are hereby notified that any review, use, disclosure, distribution, copying, printing, or action taken in reliance on the contents of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us by reply e-mail & destroy all copies of the original message. Thank You.

public records request

No-ReplyAcknowledgment <No-ReplyAcknowledgment@columbuspolice.org>
Mon 8/5/2024 12:45 PM
To:Tyra Martin <mstyra@flyhouseohio.com>

1 attachments (125 KB)
0881_001.pdf;

Requestor,
This email serves as acknowledgement that the below and/or attached request was received by the Public Records Unit. The request was assigned as PRR #24-3425
The Columbus Division of Police Public Records Unit generally responds to Public Records requests in the order in which they are received. As one of the largest public agencies and the largest police department in the State of Ohio, the Division possesses a substantial amount of public records with varying requests to fulfill. We will try our best to respond as quickly as possible; however, depending on your request and the amount of responsive records, the response time may vary.
No further action is required, and please do not reply to this email.

The Public Records Unit
City of Columbus
120 Marconi Blvd.
Columbus, Ohio 43215
Main 614.645.4925
Fax 614.645.0903

24-3425

Public Records Request

Columbus Division of Police

Public Services Office-2nd Floor
120 Marconi Boulevard, Columbus, OH 43215
Phone (614) 645-4925 Mon-Fri 7 AM-2 PM Sat 11 AM-3 PM
Fax (614) 645-0903 Closed on Sundays & Holidays

Do Not Use This Form to Request Incident Reports or Accident Reports

Please read the information and instructions on the next page before completing the request form.

For Internal Use Only
Public Records # _____
Officer Assigned _____

Note: You are not required to complete this form to make a public records request or to list your name or address etc. (O.R.C. 149.43 (B)(5)). However, completing the form will help in contacting you if there is a question about your request, and to let you know when your request is finished.

1. Name of person making request: Tyra Martin
2. Date: 7-24-24
3. Address: 7583 Asden Court Reynoldsburg, OH 43068 (City, State, Zip)
Email: mstyra@flyhouseohio.com
4. Contact Phone Number: 614-598-9891 Alternate Phone Number: 614-598-9891
5. Type of Record: ☐ 911 Audio ☑ Radio Run Printout
Other ☐ _____
(specifically identify the record(s) you are requesting)
6. Date and Time of Occurence: 10/1/2021 - 7/24/2024
7. Location of Occurrence: 850 Oak Street Columbus, OH 43205

If known, please provide information in blocks 8-14

8. Accident Report #
9. Incident #
10. Investigative Unit Case Folder #
11. Investigative Detective/Unit
12. Suspect Name
13. Victim Name

COLUMBUS POLICE PUBLIC RECORDS UNIT 2024 JUL 26 AM 8:10

14. Additional Information:
I am requesting the radio run printout w/ narrative for the dates above for 850 Oak Street Columbus, OH 43205

Public Record Fees

Photocopies: **$.05 each**
ID Computer Color Photo: **$.25 each**
CD/DVD: **$1.00 each**
Photographs: **$.50 to $2.00**

Prices are subject to change without notice. Fees are payable by cash, money order, or certified check made payable to City of Columbus Treasurer-Police (Personal checks not accepted)
Do not include payment with this form. You will be notified when the request is completed and advised of the cost at that time.

E-10.101 (1/15)

Reynoldsburg
OHIO · 1839

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 the character of the zone. That permitting a Dwelling – Group at this location would 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 four (4) juveniles residing in the home, who shall not have differences in ages ranging more than two (2) years maximum with limited exceptions subject to administrative approval by the City.
   iii. The applicant shall not have residents who have been adjudicated or convicted as sex offenders.
   iv. 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.
   v. 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.

Reynoldsburg

Office of the City Attorney
Chris Shook

7232 E. Main Street Reynoldsburg, Ohio (614) 322-6801 www.ci.reynoldsburg.oh.us

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 futher 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 mirros 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.

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD
VARIANCE AND CONDITIONAL USE APPLICATION

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

I. PROPERTY OWNER OF RECORD

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

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

III. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Tyra Martin	7583 Asden Court, 43068
Applicant Phone Number:	Applicant Email:
614-598-9891	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

Zoning District: ___

☐ Olde Reynoldsburg District

Additional Approval Required

☐ Major/Minor Site Plan

☐ Other: _____

PZB Meeting Date: _____

☐ 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) elecronic 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

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.

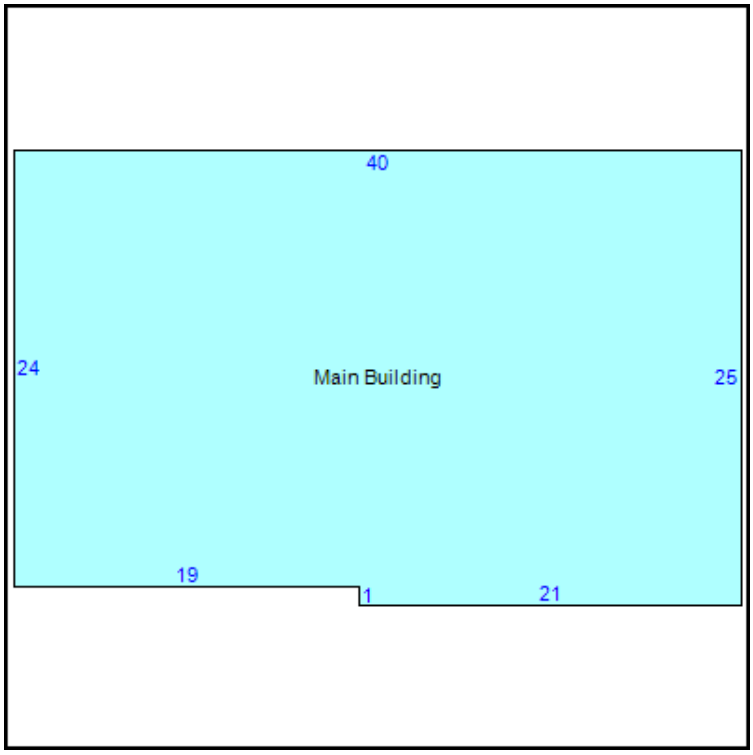
Misconceptions and stigma surrounding youth in foster care can lead to fears about safety, behavior issues, or potential disruptions in the neighborhood. FLY opened its doors in 2021. Since then, we have made remarkable strides in positively impacting the youth in our care and changing how society thinks 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!

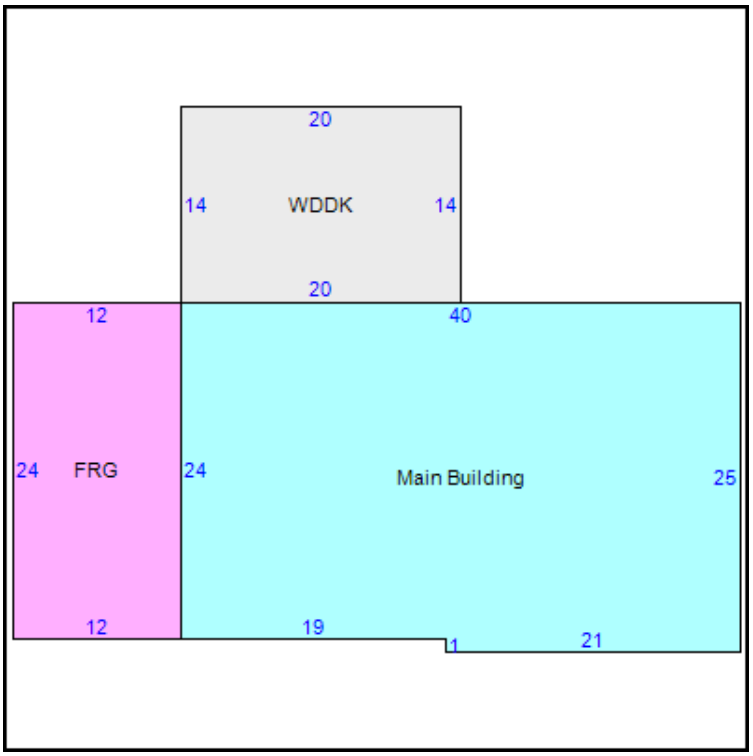
Our work at FLY House is not just a job, it's a calling. It's driven by a deep understanding of our youth and how trauma affects how we think, act, feel, and BEHAVE. It's driven by a profound compassion for youth, and a dedication to making a meaningful impact in their lives. County agencies, caseworkers,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

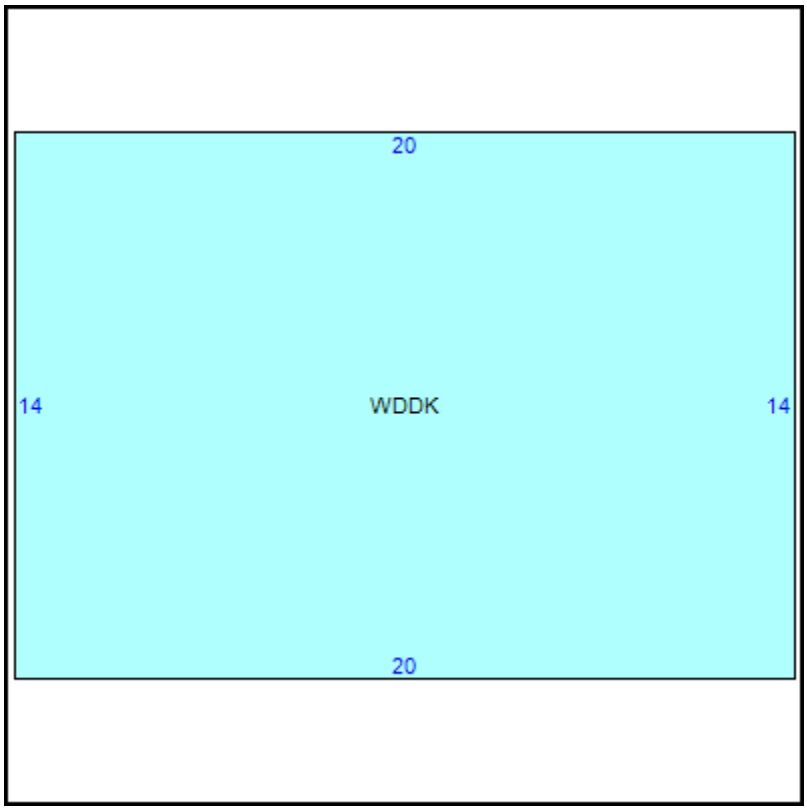
Because we have mastered effectively managing our home, we have fostered a culture of respect, communication, and mindfulness, which creates a harmonious living environment for all residents. Many of the elements above do not apply to a foster care group home; however, managing noise levels in a youth 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


40
24
Main Building
25
19
1
21

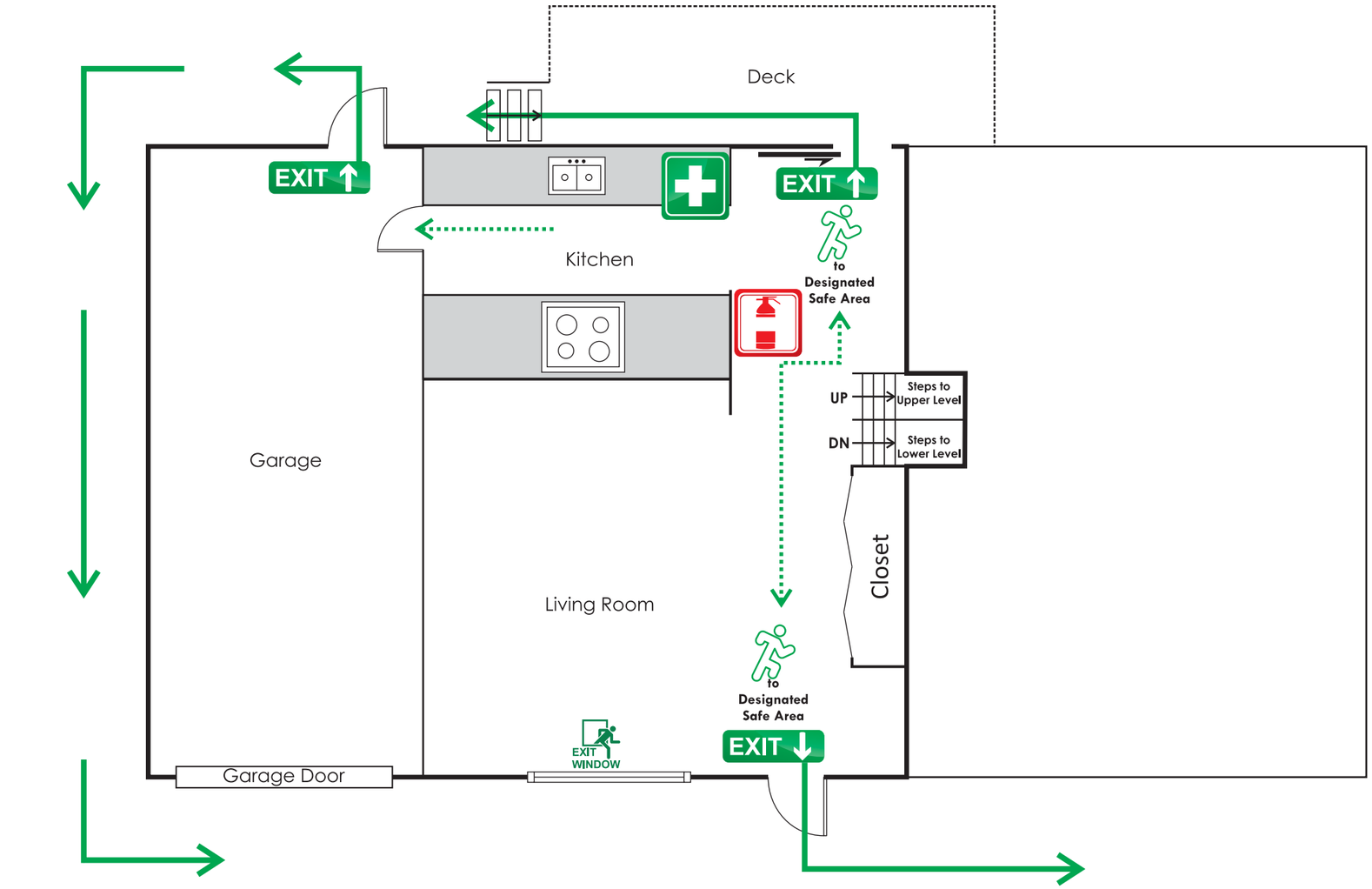

20
14
WDDK
14
20
12
40
24
FRG
24
Main Building
25
12
19
1
21


20
14
WDDK
14
20

060-003594 06/20/2021

EVACUATION SIGN & DIAGRAM

1239 Fletcher Drive, Reynoldsburg, OH 43068



MidLevel

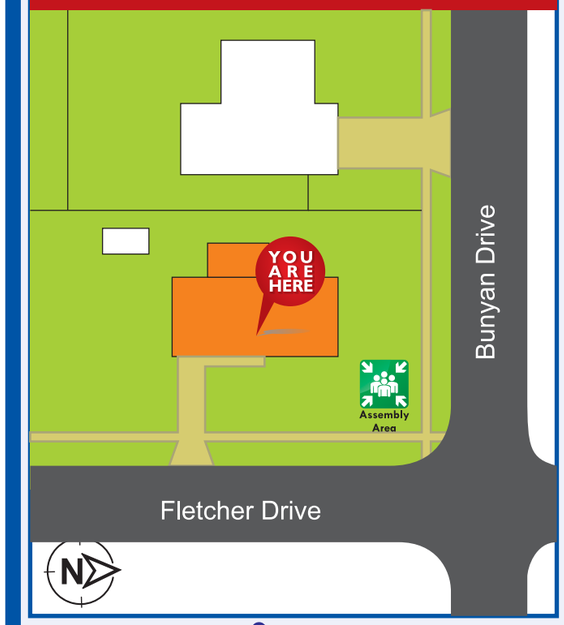
Assembly Area

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

POLICE

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 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.

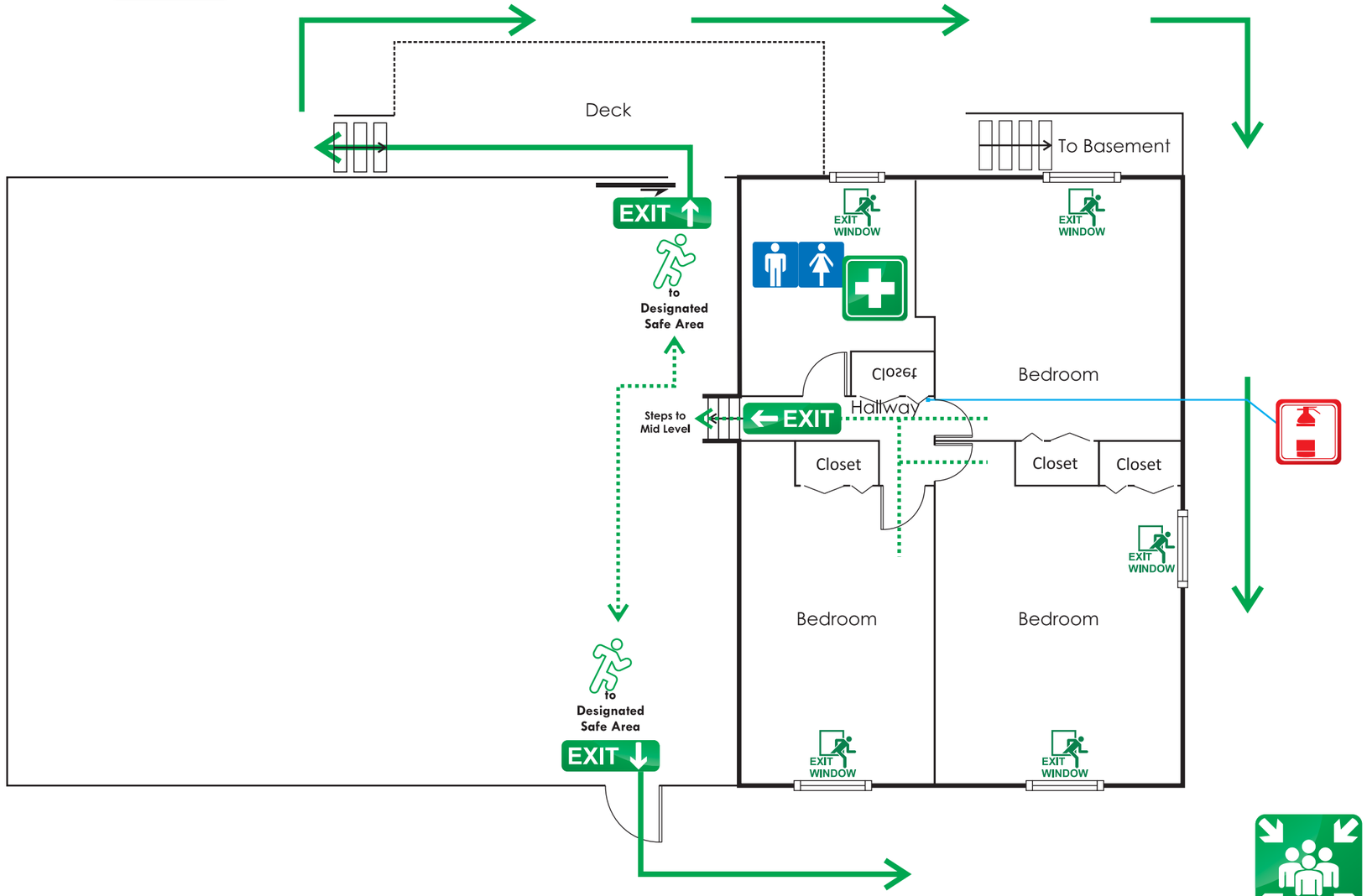
Alert
Alert other people in vicinity of fire.

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.

EVACUATION SIGN & DIAGRAM

1239 Fletcher Drive, Reynoldsburg, OH 43068



Upper Level

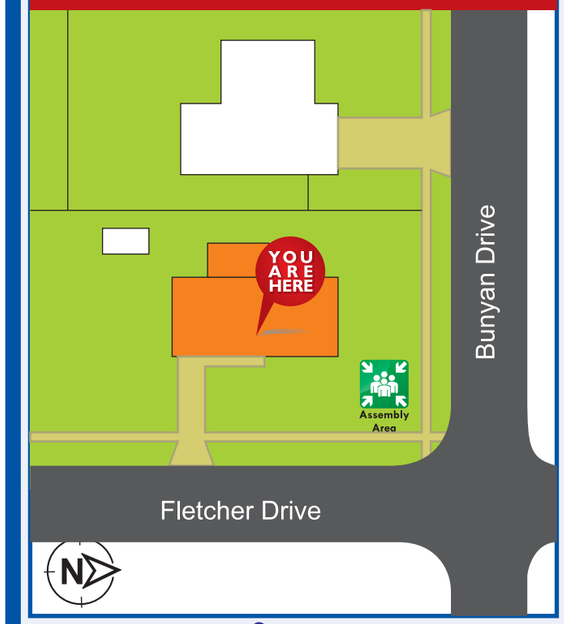
Assembly Area

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

POLICE

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 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.

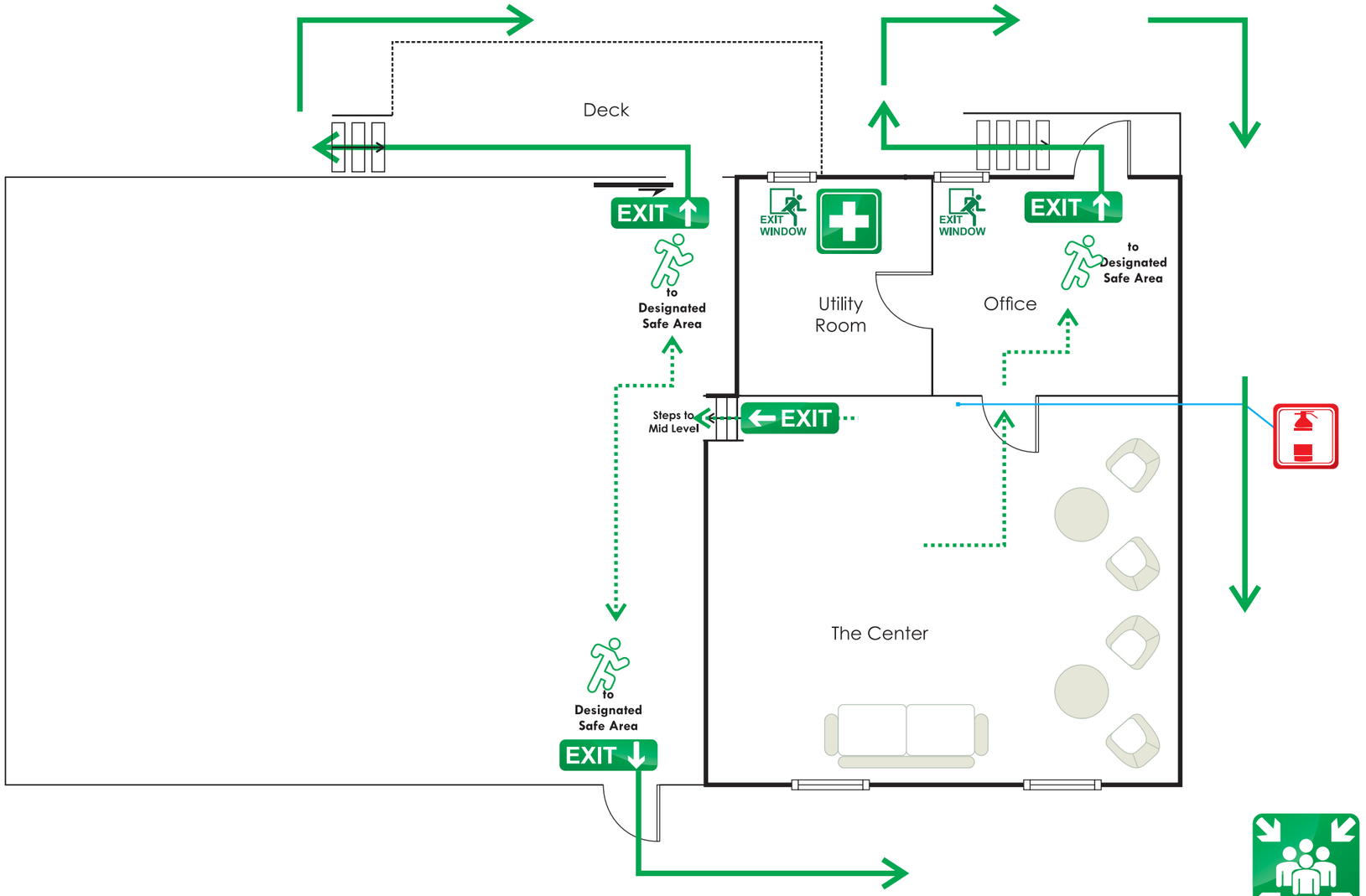
Alert
Alert other people in vicinity of fire.

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.

EVACUATION SIGN & DIAGRAM

1239 Fletcher Drive, Reynoldsburg, OH 43068



Lower Level

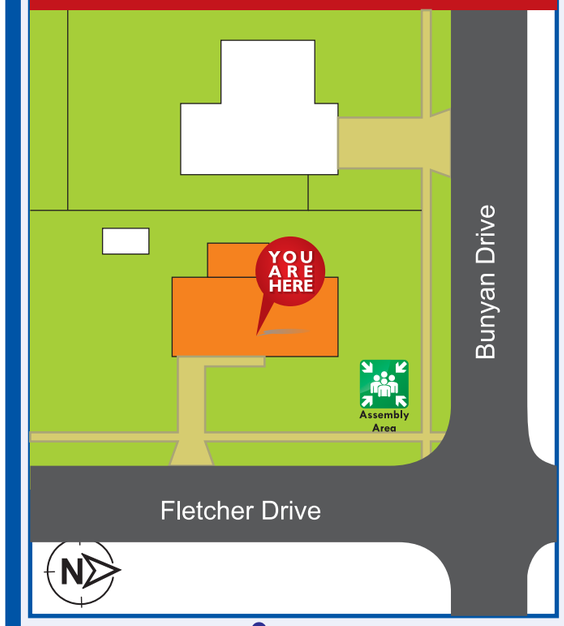
Assembly Area

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

POLICE

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 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.

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,

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.

S-35.103 (4/2021)

Division of Police

Radio Code

Columbus, Ohio

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

Agency	DGroup	Date/Time	Event	Type	Subtype	Primary L	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		121C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/17/2022 23:21	P220433843	99	NON_EMERGENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	6/17/2022 23:24	P220433851	31		121C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/19/2022 23:37	P220439692	31		120C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/20/2022 11:10	P220440604	16		9120D	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/23/2022 23:04	P220450650	99	NON_EMERGENCY		850 OAK ST CBUS FRA	Closed - Assigned	9		
CPD	CPDZ5	6/23/2022 23:08	P220450654	16B		123C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/27/2022 10:52	P220460495	16		121A	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/28/2022 23:13	P220465070	31		73C	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	6/30/2022 15:48	P220469599	16	HIGH-RISK	128B	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	121C	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		124C	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		120A	850 OAK ST CBUS FRA: GROUP HOME	Closed - Assigned	4		
CPD	CPDZ5	7/5/2022 7:35	P220483069	31		120A	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_EMERGENCY		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_EMERGENCY		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		121C	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		121B	850 OAK ST CBUS FRA	Closed - Assigned	3		
CPD	CPDZ5	########## ####	P230893890	31		121B	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		122B	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		121C	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		121C	850 OAK ST CBUS FRA	Closed - Assigned	4		
CPD	CPDZ5	########## ####	P230905398	31		124B	850 OAK ST CBUS FRA	Closed - Assigned	3		

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_EMERGENCY		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@trurotwp.org>
Sent: Wednesday, June 19, 2024 8:13 AM
To: Marie Meeks
Cc: Eric Meyer; Phoenikx 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@trurotwp.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Phoenikx 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 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6850 | **F** 614-322-6830

www.reynoldsburg.gov

Reynoldsburg
OHIO · 1839

July 30, 2024

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

RE: Netsanet Gmichael; 523 Hunt Valley Drive; Conditional Use Application – Child Day Care – In Home

Planning and Zoning Board:

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

1. **Project Summary**
    a. **Site Summary:** The subject site is addressed 523 Hunt Valley Drive and contains an existing single-family residence. The parcel is 0.25 acres and the existing home is 1,664 square feet with 4 bedrooms, 2 full baths, and 1 half bath according to the Franklin County Auditor's website. The subject site is zoned SR, Suburban Residential.
    b. **Surrounding Zoning**: The surrounding zoning of the subject site consists of SR, Suburban Residential to the west, east, north, and south. The surrounding land uses consist of single family residential to the west, east, north, and south.
    c. **Applicant's Request:** The applicant is requesting to use the subject tenant space use for a Child Day Care – In Home, which is a conditional use in the SR, Suburban Residential zoning district. The applicant intends to operate a Home Occupation Child Daycare at the subject site from 7am to 6pm, Monday through Friday, with a maximum of two employees working at a time. The applicant states that they are currently working as a day care provider with a Type B license, which allows for the care of up to 6 children and the applicant has provided a copy of their Type B license from the Ohio Department of Job and Family Services in their application. The applicant is applying for a Conditional Use to expand the business into a Type A license for a Home Daycare, which would allow for up to 12 children to be cared for at a time. The applicant intends to provide a nurturing, educational environment that supports children's growth and development in a safe and loving home setting. The applicant states that she plans to employ family members and use 15% of the home's living area for the home occupation, which is 250 square feet of the 1,664 square feet available.
    d. **Comprehensive Plan:** 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 Use Standards (i-viii):** 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. Staff finds that the proposed use is in harmony with the existing character of the SR, Suburban Residential zoning district and that the use will not change the essential character of the zoning district. However, staff would like the Board to consider whether the parking requirements for a Child Care – In Home are more substantial than existing surrounding uses, and whether the amount of required off-street parking may change the essential character of the zone.

ii. The proposed use shall not adversely affect the use of adjacent property;

1. Staff finds that the proposed use will not adversely affect the use of 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. Staff is concerned about the health, safety, and welfare of the children on site, due to the applicant's history of receiving partial non-compliance from Ohio Department of Jobs and Family Services (ODJFS) during inspections. The most recent inspection that is listed on ODJFS's website, dated 7/23/2024, shows that the property at 523 Hunt Valley had violations in regards to the Type B Childcare license for the property, staff has listed a few examples of the violations from the inspection report:
    a. That the children's attendance record was not being consistently completed.
    b. That children were not protected from diaper bags.
    c. That dishes/cups/silverware were not cleaned and sanitized after each use.
    d. That the food prep area, including sinks, were not cleaned before and after preparing food (including bottle preparation) or between preparing raw or cooked food.
    e. That food tables, highchair trays were not cleaned before and after each use.
    f. That other potentially hazardous substance, scented plug-in, Vaseline, shaving cream, & hair products were accessible to children in the program bathroom area.
    g. That Vaseline, prescriptions, & vitamins were accessible in the program space & kitchen.
    h. That there was no liquid soap in the bathroom.
    i. That the trash was not emptied from the day(s) before in the outdoor play area.
    j. That there was a ladder laying on the deck causing a safety risk in the outdoor play area.
    k. That a playpen was not being used according to the manufacturer's instructions.
    l. There was no medical information on file for at least 1

child.

2. Staff is concerned that increasing the maximum number of children from 6 to 12 will create more violations for the site and that these types of violations negatively impact children's health, safety, and welfare.

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. Staff finds that the subject site is adequately serviced by public facilities and services.

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 proposed use may impact traffic. Staff would like additional clarification about the applicant's proposed pick-up and drop-off schedule, as well as the anticipated number of pick-up and drop-offs throughout the day.

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. Staff finds that the proposed use does not meet the general purpose and intent of the Zoning Code.

vii. The proposed use complies with the applicable specific provisions and standards of this Code;
   1. **Childcare Center Supplementary Use Standards:** Childcare Centers are required to meet the general standards found in Section 1105.13.H:
      a. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor.
         a. Staff finds that the proposed Child Day Care Center is not within 150ft of any lot or parcel with an approved gasoline station use.
      b. All outdoor play areas shall meet the minimum requirements outlined by the State agency with oversight of childcare centers. No play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. No play area shall be constructed in a manner that allows children access to any electrical or telecommunications box/vault.
         a. The existing and proposed playground areas are not located adjacent to a loading space, nor do they appear to allow children to access an electrical box.
      c. No childcare center shall be permitted to operate between

the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning Administrator or the Planning and Zoning Board.

a. The proposed hours of operation stated by the applicant, 7am to 6pm, are permitted by the Code. However, staff is concerned that the applicant may be operating outside of these hours because one of the reasons for the denial of a Zoning Certificate submitted by the applicant for the same use in 2023 was because the applicant had stated in that application that the Home Occupation would be in operation 24 hours a day, from 6am to 6pm and from 6pm to 6am.

2. **Home Occupation Standards:** The following 6 Home Occupation standards apply to the use Child Day Care – In Home in accordance with Section 1105.13.I:
   a. No person who is not a permanent resident of the dwelling shall be employed in the home occupation;
      a. The applicant states that there will be a maximum of 2 employees who will be owners or residents only.
   b. The home occupation shall be clearly incidental and subordinate to the dwelling use. No more than fifteen percent (15%) of the floor area of all buildings on the lot shall be used in the conduct of the home occupation;
      a. The applicant states that the daycare will be on the first floor and will use 250 square feet, or 15% of the total floor area. Staff, however, has concerns about the applicant meeting this requirement because the nature of a daycare may require more than 250 square feet of floor area based on the fact that the children will likely need to use multiple rooms of the home including the living area, kitchen, dining area, and bathroom.
   c. There shall be no change in the outside appearance of the dwelling or lot, or other visible evidence of the conduct of the home occupation. No sign is permitted.
      a. The applicant is not proposing to make any exterior modifications to the existing building.
   d. The home occupation shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood.
      a. The applicant states that any potential traffic impacts will be mitigated by designated pick-up and drop-off times for the children. Staff finds that there is not enough information to determine traffic

impacts of the proposed use, but staff has concerns about the proposed use being able to meet parking requirements.

e. No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the line voltage off the premises.
    a. The applicant states that any noise from children will be during typical business hours and kept to reasonable levels.

f. Prior to establishing a home occupation, the owner or occupant of the dwelling shall apply and receive approval for a zoning certificate from the Planning and Zoning Administrator.
    a. The applicant is going through the process of receiving a Zoning Certificate for a Type A Childcare license, but staff is concerned that the applicant has been operating a Type B Childcare license out of the home, with no record of an approved Zoning Certificate on file for the use. The applicant did submit a Zoning Certificate in 2023 for a Type A Childcare license, which was denied.

3. **Off-Street Parking Requirements:** Required off-street parking spaces for Child Day Care – In Home is detailed in Table 1105.01A and the requirement is 1 parking space per employee based on largest staff shift plus 10 for visitors.
    a. The required number of off-street parking spaces for the applicant would be 12 total based on the statement by the applicant that there will be a maximum of 2 employees. Staff finds that the subject site has a total of 4 parking spaces, and that the applicant would need 8 more parking spaces for the proposed use.
        a. Staff finds that the current number of parking spaces is insufficient for the proposed use. The applicant will need to obtain an approved parking variance or submit a site plan that shows how off-street parking requirements are met.

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. Staff finds that the proposed use meets the definition and intent of a Child Day Care – In Home as it is listed as a conditional use for the SR, Suburban Residential zoning district.

3. **Recommendation**
   a. Staff recommends denial of the Conditional Use Application for a Child Daycare – In Home based on the following reasons:
      i. Staff finds that the current number of parking spaces is insufficient for the proposed use. The existing site appears to have 4 off-street parking spaces, and 12 off-street parking spaces are required based on the information provided by the applicant.
      ii. Staff is concerned that the increase in the allowed maximum amount of children on site from 6 to 12 will create more ODJFS violations and result in negative impacts to children's health, safety, and welfare.
      iii. Staff would like more information from the applicant regarding potential traffic impacts of the proposed use, such as a schedule of pick-up and drop-off times and the typical number of pick-up and drop-offs per day.
      iv. Staff finds that the proposed use does not meet the general purpose and intent of the Zoning Code.
      v. Staff is concerned that the applicant may be operating outside of the allowed hours for a childcare center (6am-7pm).
      vi. Staff is concerned that the nature of a child daycare business will make it difficult to comply with the Home Occupation regulation that requires that 15% (250 square feet) or less of the living space is used for the daycare.
      vii. Staff is concerned that the applicant has been operating a Home Occupation for a Type B Childcare license at the property without zoning approval.

   b. If the Planning and Zoning Board does approve the Conditional Use Application, Staff recommends that the following conditions be placed on its approval:
      i. That the business may only operate between the hours of 6am-7pm as required by Section 1105.13;
      ii. That no more than 15% of the building's square footage may be used for the Home Occupation in accordance with Section 1105.13;
      iii. That the applicant obtain an approved parking variance or submit a site plan showing how off-street parking requirements in Section 1105.01A are met.

Reynoldsburg

Building/Zoning Department
7232 East Main Street
Reynoldsburg, Ohio 43068

*All submissions must include a physical and digital copy. The digital portion of the application can be submitted to the Building Department at: permit@reynoldsburg.gov

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

App./Case#: 2024-471
Date Submitted: 7/12/24
Fee Amount: 350-
Paid: CC

JUL 12 2024

PLANNING AND ZONING BOARD
VARIANCE AND CONDITIONAL USE APPLICATION

Property Address:	Parcel ID#(s):
523 Hunt Valley dr Reynoldsburg	

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Netsanet Gmichael	
Contact Email:	Contact Phone Number:
netsy221@gmail.com	507-351-2228

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Mommy Home Daycare	Netsanet Gmichael
Contact Email:	Contact Phone Number:
gmichaelnetsanet58@gmail.com	507-351-2228

Description of Use: providing Home childcare services for children aged 6 weeks to 10-years operating from a residential home.

III. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Netsanet Gmichael	523 Hunt Valley dr Reynoldsburg OH
Applicant Phone Number:	Applicant Email:
507-351-2228	netsy221@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.)

providing home daycare

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

Applicant Signature: [signature] Date: 07/05/2024

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
Zoning District: ___
☐ Olde Reynoldsburg District

Additional Approval Required
☐ Major/Minor Site Plan
☐ Other: _____

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

P&Z Administrator: _____ Date: _____

Netsanet Gmichael

523 Hunt Valley Dr

Reynoldsburg, OH 43068

Email: Gmichaelnetsanet68@gmail.com / netsy221@gmail.com

Phone: 507-351-2228

July 3, 2024

Reynoldsburg Zoning and Building Department

7232 East Main Street

Reynoldsburg, OH 43068

Subject: Application for Type A Home Daycare Permit

Dear Sir/Madam,

I hope this letter finds you well. My name is Netsanet Gmichael, and I am writing to apply for a permit to operate a Type A Home Daycare at my residence located at 523 Hunt Valley Dr, Reynoldsburg, OH.

I am currently working as a daycare provider with a Type B license, caring for up to six children at a time. Over the past two years, I have gained valuable experience and developed a deep passion for working with children. My goal is to expand my business to a Type A Home Daycare, allowing me to care for up to twelve children at a time. This expansion will enable me to provide quality childcare services to more families in our community.

As a dedicated member of the Reynoldsburg community, I am passionate about contributing positively to our neighborhood. I believe that providing high-quality, family-oriented childcare services can greatly benefit working parents and enhance the well-being of their children. My goal is to create a nurturing, educational environment that supports children's growth and development in a safe and loving home setting.

My Type A Home Daycare will be designed to accommodate up to 12 children, ensuring ample space and individualized attention for each child. I plan to employ family members as assistants to maintain a familiar and comfortable atmosphere, while also adhering to all necessary regulations and standards for home daycare operations.

I understand the importance of maintaining the residential character of our community and am committed to operating my daycare in a manner that respects and preserves this character. I am willing to work closely with the Zoning and Building Department to address any concerns and meet all requirements necessary for the approval of my application.

Thank you for considering my application. I am eager to provide a valuable service to our community and look forward to your positive response. Please feel free to contact me at your earliest convenience if you need any additional information or if there are further steps I need to take.

The area I'm going to use for the daycare is first floor which is covered 15% of the living area 250 s.f.

Sincerely,

Netsanet Gmichael

Ohio | Department of Job and Family Services

Mommy Home Daycare *has been issued a license to operate a Type B Home located at* 523 HUNT VALLEY DR, REYNOLDSBURG, OH, 43068, *in accordance with Chapter* 5104. of the Ohio Revised Code *and* 5101:2-13 of the Ohio Administrative Code.

This program is licensed to serve a total capacity of **6** *children; of this,* **3** *children may be under* **2** *years of age. Within the license capacity, staff/child ratios must be maintained at all times.*

License Number: 2210025078

Owner: Netsanet Gmichael

Date License Issued: 06/16/2022

This license has been issued in accordance with requirements of the Ohio Revised Code, and is subject to revocation for cause, and is nontransferable.

For licensing information or complaints, call 1(877) 302-2347, option 4.

If you believe that your license was delayed or denied because of your race, color, national origin, sex, age, religion or disability, you can contact the Ohio Department of Job and Family Services, Bureau of Civil Rights, with questions or to file a complaint. The Bureau of Civil Rights can be reached at (614) 644-2703, TTY (614) 995-9961, toll-free at 1-866-221-6700, by fax at (614) 752-6381 or online at http://jfs.ohio.gov/civilrights/Index.stm.

JFS 01270 (rev. 12/2016)

JUL 12 2024

Property Address: 523 Hunt Valley Dr. Reynoldsburg, OH 43068

Businesses Name: Mommy Home Daycare

Parcel ID#(s): [N/A]

Property Owner Name(s): Netsanet Gmichael

Contact Email: netsy221@gmail.com

Contact Phone Number: 507-351-2228

PROJECT INFORMATION

- Conditional Use: - Residential (single-family residential area)

Conditional Use Application Details:

Description of the Existing Use of the Lot and Adjacent Lots:

- The property at 523 Hunt Valley Dr. is currently used as a mommy home daycare (Type B) up to 6 kids and my primary residential home. Adjacent lots are also residential homes with similar single-family dwellings.

Statement of the Conditional Use:

- The application is submitted to establish a home daycare facility (Mommy Home Daycare) to provide childcare services for up to 12 children aged 6 weeks to 12 years.

Description of Proposed Activities:

- Goods and Services: Childcare services, including educational activities, meals, and playtime.

- Hours of Operation: Monday to Friday, 7:00 AM to 6:00 PM.

- Anticipated Number of Employees: 2 full-time employees which is owners only. I'm not gonna have other employees.

Other Information: The daycare will follow all state regulations for child-to-staff ratios and safety protocols.

Plan of Proposed Site and Improvements:

- Structures: No new structures are proposed. The existing home will be used with minor interior modifications for safety and compliance.

- Parking and Loading Areas: Driveway and street parking will be used for drop-off and pick-up.

- Traffic Accesses: Existing driveway access will be used for pick up and drop off only.

- Open Spaces: The backyard will serve as a play area, enclosed with a secure fence.

- Refuse and Service Areas: Regular residential waste management services will be used.

- Utilities: Existing residential utilities will be sufficient for the daycare's needs.

- Signs: The daycare's name will not use any business signs.

- Yards and Landscaping: Existing landscaping will be maintained.

- Other Relevant Features: A security system will be installed for monitoring the premises.

Narrative Statement on Compatibility:

- Compatibility with Existing Uses: The proposed daycare will not significantly alter the residential character of the neighborhood. The daycare activities will primarily take place indoors and in the fenced backyard, minimizing any impact on adjacent properties.

- Effects on Adjoining Lots:

- Traffic Circulation: The daycare will have designated drop-off and pick-up times to prevent traffic congestion.

- Noise: Any noise from children playing will be during standard working hours and within acceptable limits.

- Glare/Odor/Fumes/Vibration/Storm Water: None anticipated.

- Mitigation Measures: Regular monitoring of traffic flow, noise levels, and ensuring compliance with all safety and health regulations.

Narrative Addressing Criteria in Section 1109.13.D:

- Harmony with District Character: The daycare will blend with the residential nature of the neighborhood, providing a much-needed service to local families.

- Impact on Adjacent Property: Minimal impact, as activities are limited to standard business hours and confined to the property.

- Health, Safety, Morals, Welfare: The daycare will adhere to all local and state regulations, ensuring a safe environment for children.

- Public Facilities and Services: The daycare will be adequately served by existing public facilities and services.

- Traffic Impact: The daycare's traffic impact will be minimal and managed through structured drop-off and pick-up schedules.

- Compliance with Zoning Code and Land Use Plan: The daycare aligns with local zoning codes and the overall land use plan for the area.

- Meeting Special Exception Criteria: The daycare meets the definition and intent of conditional use in a residential district.

Additional Information (If required):

- Traffic Impact Analysis: Not required due to the small scale of the operation.

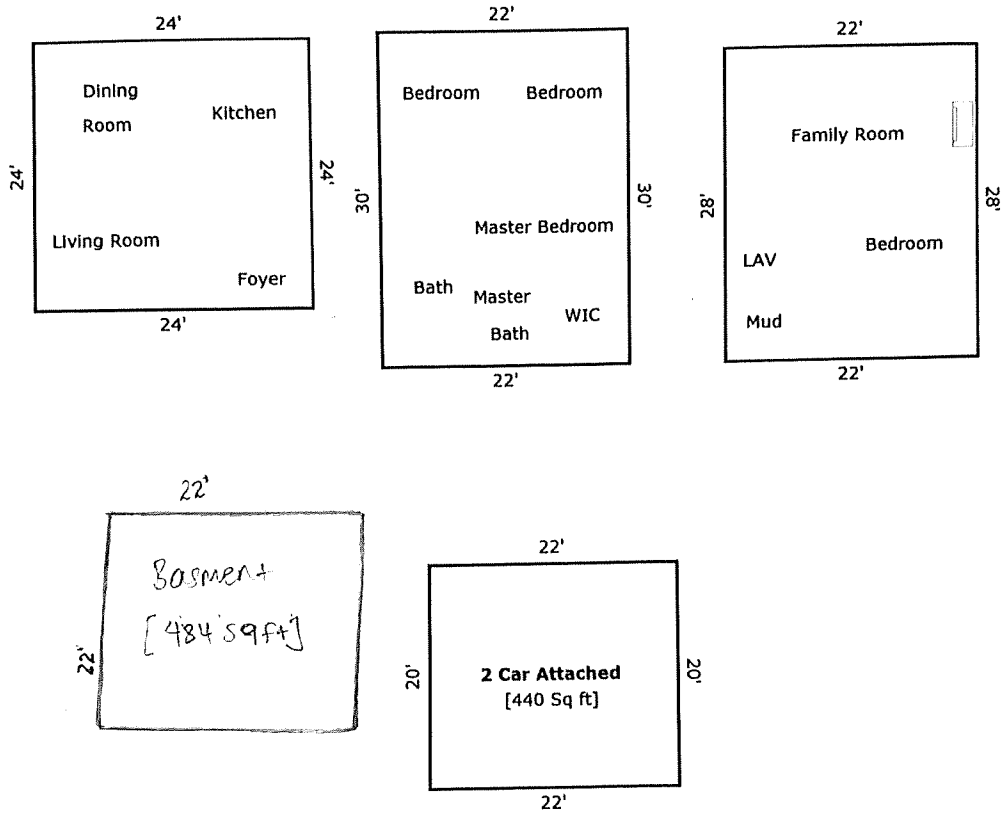
- Storm Water Impact Analysis: Not required; existing impact analysis is sufficient.

- Utility Impact Analysis: Not required; existing utilities are sufficient.

Building Sketch

Borrower	Michael Netsanet & Belay Mulu				
Property Address	523 Hunt Valley Dr				
City	Reynoldsburg	County Franklin	State OH	Zip Code 43068	
Lender/Client	Fifth Third Bank				

JUL 1 2 2024



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

		Calculation Details
Living Area		
First Floor	576 Sq ft	24 × 24 = 576
Second Floor	660 Sq ft	30 × 22 = 660
Third Floor	616 Sq ft	22 × 28 = 616
Total Living Area (Rounded):	**1852 Sq ft**	
Non-living Area		
2 Car Attached	440 Sq ft	20 × 22 = 440

Form SKT.BLDSKI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

HOY LAND SURVEYING
39 Village Green Drive
Westerville, Ohio 43082
Phone: 614-679-1186

HOY Land Surveying

JUL 1 2 2024

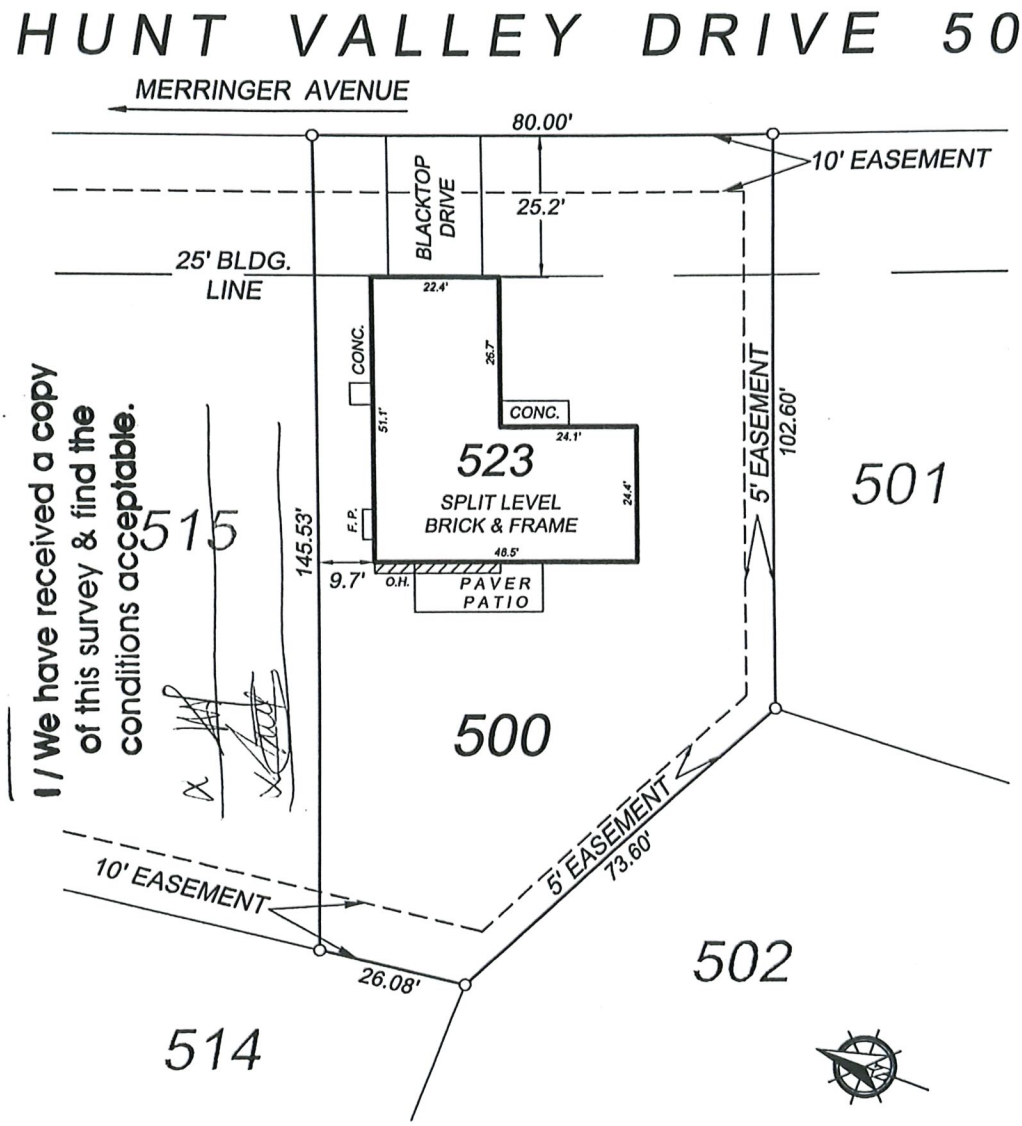
JOB NUMBER #: 3312-2017 S DATE OF DRAWING 12-14-17

TITLE AGENCY TALON TITLE AGENCY, LLC LENDER FIFTH THIRD MORTGAGE CO. BUYER BELAY

LEGAL DESC. LOT 500 ~ ROSE HILL P.B. 49 PG. 13 - 16 COUNTY FRANKLIN

CITY/TWP. REYNOLDSBURG DRN. SJH CK. SS DRAWING SCALE 1" = 25'

FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0352K MAP DATE 6-17-08



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

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

ENCROACHMENT INFORMATION
NONE NOTED

By

STATE OF OHIO
Steven J. Hoy
7313
REGISTERED
PROFESSIONAL SURVEYOR

An official State of Ohio site. Here's how you know

Language Translation

Search for Early Care and Education Programs

Return to Program Information

Interested in receiving updates about this program?

Current Inspections for MOMMY HOME DAYCARE

Inspection Date	Inspection Type	Original Inspection Compliance Status	Inspection Corrective Action Status	Status Updated	Inspection Report
07/23/2024	COMPLIANCE	PARTIALLY COMPLIANT	NON COMPLIANCE PARTIALLY ADDRESSED	08/01/2024	Full Report Non-Compliances Only
07/18/2024	COMPLAINT	PARTIALLY COMPLIANT	NON COMPLIANCE FULLY ADDRESSED	07/26/2024	Complaint Summary Report Non-Compliances Only
01/03/2024	COMPLIANCE	PARTIALLY COMPLIANT	NON COMPLIANCE PARTIALLY ADDRESSED	02/12/2024	Full Report Non-Compliances Only
07/27/2023	COMPLIANCE	PARTIALLY COMPLIANT	NON COMPLIANCE PARTIALLY ADDRESSED	08/31/2023	Full Report Non-Compliances Only

An official State of Ohio site. Here's how you know

		COMPLIANT	COMPLIANCE PARTIALLY ADDRESSED		Non-Compliances Only
04/28/2023	COMPLAINT	PARTIALLY COMPLIANT	NON COMPLIANCE FULLY ADDRESSED	06/01/2023	Complaint Summary Report Non-Compliances Only
02/13/2023	PROVISIONAL	PARTIALLY COMPLIANT	NON COMPLIANCE FULLY ADDRESSED	06/22/2023	Full Report Non-Compliances Only
09/26/2022	PROVISIONAL	PARTIALLY COMPLIANT	NON COMPLIANCE FULLY ADDRESSED	11/04/2022	Full Report Non-Compliances Only

Licensed programs are inspected at least once a year, when changes occur, or upon the receipt of complaints. Inspection reports are a reflection of the rule compliance at a program on the day of the inspection.

Original Inspection Compliance Status

Original Inspection Compliance Status identifies a program's compliance with all program licensing rules at the time of the inspection.

Fully Compliant	Program has been assessed as being in compliance with all program licensing rules verified during the inspection.
Partially Compliant	Program has been assessed as having at least one area out of compliance with program licensing rules verified during the inspection.

Inspection Corrective Action Status

Inspection Corrective Action Status reflects any corrective action plan submitted by the program to address non-compliances found during the inspection. For detailed information about the corrective action plan, contact the program.

Non-Compliances Fully Addressed	All of the findings determined to be out of compliance at the time of the inspection were addressed by the date indicated on the inspection report.
Non-Compliances Partially Addressed	Some of the findings determined to be out of compliance at the time of inspection were addressed by the date indicated on the inspection report
Non-Compliances Not Addressed	None of the findings determined to be out of compliance at the time of the inspection were addressed by the date indicated on the inspection report.

An official State of Ohio site. Here's how you know

Not Available	Summary of compliance findings not yet finalized.

To see complete inspection reports not listed above, please send your request to:

Ohio Department of Job and Family Services
ODJFS_Childcare@childrenandyouth.ohio.gov

Ohio Department of Education
OELSR.Licensing@childrenandyouth.ohio.gov

Definitions

Department of Education
Department of Job and Family Services

Family Child Care Licensing Inspection Full Report

All licensed child care programs are inspected at least once each year. Non-compliances are documented and grouped as Serious, Moderate or Low risk violations. Documenting statements and supplemental information may be included in this report. Licensing inspection reports from the previous three years can be viewed on the child care website at http://jfs.ohio.gov/CDC/childcare.stm. This includes complaint investigation reports with substantiated allegations. For any other child care records, please contact the Child Care Help Desk at 1-877-302-2347, option 4.

Program Details		
Program Name Mommy Home Daycare	Program Number 2210025078	Program Type FCC - Type B Home
Address 523 HUNT VALLEY DR REYNOLDSBURG OH 43068		County FRANKLIN

Inspection Information		
Inspection Type Compliance	Inspection Scope Full	Inspection Notice Unannounced
Inspection Date 07/23/2024	Begin Time 3:20 PM	End Time 5:05 PM
Reviewer: Angela Staso		

Summary of Findings				
No. Rules Verified	No. Rules with Non-compliances	No. Serious Risk	No. Moderate Risk	No. Low Risk
68	9	0	0	11

License Capacity and Enrollment at the Time of Inspection				
Age Group	License Capacity	Enrollment		
	Totals	Full Time	Part Time	Total
Infant (Birth to < 18 m)		2	2	4
Young Toddler		1	0	1
Total Under 2 Years	3	3	2	5
Older Toddler		0	1	1
Preschool		2	1	3
School Age		1	5	6
Total Capacity/Enrollment	6	3	7	15

Staff-Child Ratios at the Time of Inspection			
Group	**Age Group/Range**	**Ratio Observed**	**Comment**
Mommy Home Daycare	Mixed Age Group	1 to 6	

Department of Education
Department of Job and Family Services

Summary of Non-Compliances

If a program disagrees with a licensing finding, the program may request a review of the finding(s). Ohio Administrative Code 5101:2-12-03 and 5101:2-13-03 detail the process for submitting a request for review. The request for review must be submitted within seven business days from the receipt of the licensing report. In addition, if the program is star rated, the rating may be impacted if a serious or moderate risk non-compliance is cited.

Serious Risk Non-Compliances

No Serious Risk Non-Compliances were observed during this inspection

Moderate Risk Non-Compliances

No Moderate Risk Non-Compliances were observed during this inspection

Low Risk Non-Compliances

Domain: 01 Ratio & Supervision

Rule: 5101:2-13-18 Attendance
Code: The program is required to maintain a record of the arrival and departure of each child. The program is also required to retain the original attendance record at the program for a period of one year.

Findings: During the inspection, it was determined the program did not meet the requirements for keeping an attendance record as listed in number 2 below:

1. No attendance record was being maintained.
2. The attendance record was not being consistently completed.
3. The record did not include the name of at least one child.
4. The record did not include the birth date of at least one child.
5. The record did not include the assigned group.
6. The record did not include the child's weekly schedule.
7. The record did not include the time (hours and minutes) of each child's arrival and departure to the program, including transportation by the program.
8. The original attendance record was not kept at the program for a period of one year.

Submit the program's corrective action plan to the Department to verify compliance with the requirements of this rule.

Corrective Action Plan Due: 08/22/2024

Domain: 02 Safe & Sanitary Environment

Rule: 5101:2-13-12 Safe Environment
Code: The program is required to provide an environment that protects the children in care from any items and conditions that may threaten their health, safety, and well-being.

Findings: Children in care shall be protected from any items and conditions which threaten their health, safety, and well being. During the inspection, it was determined that children were not protected from the following item which may threaten their health, safety, or well being as noted in the following number 8 below:

1. Surge protectors/outlets did not have childproof receptacle covers.
2. Open pull cords that are not closed loop.
3. Toys or other items small enough to be swallowed were present in the space where infants and/or toddlers were in care.
4. Electrical/extension cords attached to an object that would not likely result in a severe injury if pulled.
5. Stacked chairs.
6. Telephone cords.
7. Employee(s) purse(s).
8. Diaper bags.
9. Television not securely anchored.
10. Small or lightweight pieces of shelving units are not securely anchored to the wall.
11. Staff member stepped over a barrier/gate while holding a child.
12. Chipping or peeling paint.
13. An area rug did not have a nonskid backing.
14. An area rug presented a tripping hazard.
15. A floor surface was unsafe in that [ ].
16. No platform was provided for the sink or toilet.
17. The platform provided for the sink or toilet was not sturdy.

18. The platform provided for the sink or toilet posed a safety hazard in that [ ].
19. Emergency exits were blocked by the following furniture in that [ ].
20. A mercury thermometer was being used to take a child's temperature.
21. Methods of ventilation used did not provide protection from rodents, insects, or other hazards.
22. Other [ ].

Submit the program's corrective action plan to the Department to verify compliance with the requirements of this rule.

Corrective Action Plan Due: 08/22/2024

Domain: 02 Safe & Sanitary Environment

Rule: 5101:2-13-13 Clean environment and equipment
Code: The program is required to follow the cleaning schedule for equipment.

Findings: During the inspection, it was determined that the program was not providing a clean and healthy environment, furniture, materials and equipment as required by Appendix A, as noted in numbers 11, 15, & 17 below:

1. Item(s) soiled with blood or bodily fluids were not cleaned/sanitized immediately.
2. Blankets/sheets were not cleaned weekly, when soiled, or before use by another child.
3. Children's individual blankets and belongings were stored in an unsanitary manner.
4. Bottles, bottle caps, nipples and other equipment used for bottle feeding were not cleaned and sanitized in a dishwasher or by washing, rinsing, and boiling for one minute.
5. Carpets were not vacuumed weekly or cleaned when soiled.
6. Changing table/pad was not sanitized after each use or cleaned when visibly soiled.
7. Reusable cloths were not being washed daily or when visibly soiled.
8. Cots/Pads/Mats were not cleaned and sanitized before assigning to a different child, when used by a sick child, when soiled or at least every three months.
9. Cribs were not cleaned and sanitized monthly, or when soiled, or before use by another child.
10. Diaper Receptacles were not cleaned and sanitized daily or more frequently as needed to eliminate odor.
11. Dishes/Cups/Silverware were not cleaned and sanitized after each use.
12. Water Containers were not labeled with the child's name, or were not cleaned and sanitized before use again on another day.
13. Dress up clothes and hats (dramatic play) were not cleaned monthly or when soiled.
14. Floors were not cleaned weekly or when soiled.
15. The food prep area, including sinks, were not cleaned before and after preparing food (including bottle preparation) or between preparing raw or cooked food.
16. Potty chairs were not cleaned after each use, rinsed with water, cleaned and sanitized or contents were not emptied into a toilet.
17. Food tables, highchair trays were not cleaned before and after each use.
18. Tables used for play were not cleaned when visibly soiled or sanitized daily.
19. Toilet bowls were not cleaned when visibly soiled or sanitized weekly.
20. Toilet seat(s), handle(s) and hand washing sink(s) were not cleaned when visibly soiled or sanitized daily.
21. Mouthed toys were not cleaned and sanitized after each child's use.

22. Toys, other than those mouthed by children, were not cleaned monthly or when visibly soiled.
23. Washable furniture, including fabrics on infant equipment, were not cleaned weekly or when soiled.
24. Upholstered furniture was not steam cleaned when soiled.
25. Slip covers were not washed at least every six months or when soiled.
26. Wastebaskets/rinse buckets, including lids, were not being emptied daily or cleaned and sanitized when visibly soiled.
27. The manufacturer's directions for the cleaning product were not followed.
28. The solution used for sanitizing was not a commercial product registered by the United States Environmental Protection Agency as a sanitizer.
29. Other [ ].

Furniture, materials and equipment must be maintained according to the cleaning and sanitizing schedule in Appendix A to this rule. Submit the program's corrective action plan to verify compliance with the requirements of this rule.

Corrective Action Plan Due: 08/22/2024

Domain: 02 Safe & Sanitary Environment

Rule: 5101:2-13-12 Safe Environment
Code: The program is required to store cleaning and sanitizing supplies in a place that is inaccessible to children. Cleaning agents, aerosol cans and chemical substances must be stored in their original container or clearly labeled. School-age children may use cleaning supplies and equipment with adult supervision.

Findings: During the inspection, cleaning and sanitizing equipment and supplies were not stored properly as noted in numbers 11 & 15 below:

1. Cosmetics were accessible to children in the [ ] area.
2. Disinfecting wipes were accessible to children in the [ ] area.
3. Fish food was accessible to children in the [ ] area.
4. Hand lotion was accessible to children in the [ ] area.
5. Hand sanitizer (for children under 24 months) was accessible to children in the [ ] area.
6. Laundry detergent was accessible to children in the [ ] area.
7. Powder dish washing soap was accessible to children in the [ ] area.
8. Paint cans were accessible to children in the [ ] area.
9. White out was accessible to children in the [ ] area.
10. Potting Soil was accessible to children in the [ ] area.
11. Other potentially hazardous substance, scented plug-in, vaseline, shaving cream, & hair products were accessible to children in the program bathroom area.
12. Cleaning/sanitizing supplies had not been clearly labeled.
13. School-age children were using cleaning supplies, agents and/or equipment without adult supervision.
14. A spray aerosol was used in the [ ] group while children were in attendance.
15. Other: vaseline, prescriptions, & vitamins were accessible in the program space & kitchen

Provide staff training. Submit the program's corrective action plan, which includes a statement that the potentially hazardous substance is no longer accessible to children and a statement that training was provided, to the Department to verify compliance with the requirements of this rule.

Corrective Action Plan Due: 08/22/2024

Domain: 02 Safe & Sanitary Environment

Rule: 5101:2-13-13 Clean environment and equipment
Code: The program is required to have all required items in the restroom(s) and keep them sanitary.

Findings: During the inspection, it was determined that unsanitary conditions, as noted in the following number 1 below, were in the program restroom:

1. There was no liquid soap.
2. There was no toilet tissue.
3. There were no individually assigned towels or disposable towels.
4. The toilet cleaning brush was accessible to the children.
5. The plunger was accessible to the children.
6. The toilet was not flushed.
7. The trash was not emptied from the day before.
8. There was a strong urine odor.
9. Other [ ].

The restroom must be kept sanitary at all times. Submit the program's corrective action plan to verify compliance with the requirement of the rule.

Corrective Action Plan Due: 08/22/2024

Domain: 04 Indoor/Outdoor Space

Rule: 5101:2-13-11 Outdoor Space
Code: The program staff is required to protect the children from hazardous conditions in the outdoor play area.

Findings: During the inspection, it was determined that the following hazardous conditions existed in the outdoor play area, as noted in numbers 11 & 15 below:

1. There was broken glass.
2. There were tall weeds.
3. There was poison ivy.
4. There were tree branches.
5. There was mold visible.
6. The sandbox was contaminated.
7. There were thistles with prickers.

8. There were bird droppings.
9. The outdoor area was littered with trash.
10. The trash can was missing a lid.
11. The trash was not emptied from the day(s) before.
12. The trash can was overflowing with trash.
13. The trash can was infested with insects.
14. The trash can was visibly dirty.
15. Other: there was a ladder laying on the deck causing a safety risk.

Correct the violation and submit the program's corrective action plan to verify compliance with the requirement of the rule.

Corrective Action Plan Due: 08/22/2024

Domain: 05 Health & Safety

Rule: 5101:2-13-16 Communicable Diseases
Code: The program is required to post the Ohio Communicable Disease Chart in a noticeable area.

Findings: During the inspection, it was determined that the Ohio Communicable Disease Chart was not posted as required , as indicated in the number 3 below:

1. In a location readily available to provider, child care staff members, employees, and residents;
2. The chart was not posted.
3. The posted chart was not the current version and the Child Care Manual Procedural Letter No. 159 was not posted next to the chart.
4. The posted chart was not displayed in the size available in the ODJFS forms central to be easily read.

Submit the program’s corrective action plan to verify compliance with the requirements of this rule.

Corrective Action Plan Due: 08/22/2024

Domain: 05 Health & Safety

Rule: 5101:2-13-16 Emergency Preparedness and Response Plan
Code: The program is required to have a completed emergency preparedness and response plan.

Findings: During the inspection, it was determined the program’s written emergency preparedness and response plan did not meet the requirement or was missing the information in numbers 3-19 below:
Procedures:
1. The written emergency and preparedness and response plan had not been completed
2. The plan was not provided to all child care staff and employees
3. Weather emergencies and natural disasters which include severe thunderstorms, tornadoes, flash flooding, major snowfall, blizzards, ice storms or earthquakes

4. Emergency outdoor and indoor lockdown or evacuation due to threats of violence which includes active shooter, bioterrorism or terrorism including a designated safe site where staff and children can safely remain when evacuated
5. Emergency or disaster evacuations due to hazardous materials and spills, gas leaks or bomb threats including a designated safe site where staff and children can safely remain when evacuated
6. Outbreaks, epidemics or other infectious disease emergencies
7. Loss of power, water, or heat
8. Other threatening situations that may pose a health or safety hazard to the children in the program
Details:
9. Shelter in place or evacuation, how the program will care for and account for the children until they can be reunited with the parent
10. Assisting infants, toddlers and children with special needs and/or health conditions
11. Emergency contact information for parents and the program
12. Procedures for notifying and communicating with parents regarding the location of the children if evacuated
13. Procedures for communicating with parents during loss of communications, no phone or internet service available
14. The location of supplies and procedures for gathering necessary supplies for staff and children if required to shelter in place
15. What to do if a disaster occurs during the transport of children or when on a field trip or routine trip
16. Making the plan available to all child care staff members and employees
17. Training of staff or reassignment of staff duties as appropriate
18. Updating the plan on a yearly basis
19. Contact with local emergency management officials
20. The plan was unable to be implemented in that, [ ].

Submit the program's corrective action plan, which includes the missing information, if applicable, to verify compliance with the requirements of this rule.

Corrective Action Plan Due: 08/22/2024

Domain: 07 Diapering & Infant Care

Rule: 5101:2-13-23 Infant Bottle and Food Preparation
Code: The program staff is required to have all bottles labeled.

Findings: During the inspection, it was determined that bottles containing formula for a particular infant were not labeled with the child's name and date of preparation. Submit the program's corrective action plan to verify compliance with the requirements of this rule.

Corrective Action Plan Due: 08/22/2024

Domain: 07 Diapering & Infant Care

Rule: 5101:2-13-20 Crib and Playpen Requirements

Code: The program is required to use a crib/playpen according to manufacturer's guidelines.

Findings: During the inspection, it was determined that a playpen was not being used according to manufacturer's instructions. Correct the violation and submit the program's corrective action plan to verify compliance with the requirement of the rule.

Corrective Action Plan Due: 08/22/2024

Domain: 09 Children's Files

Rule: 5101:2-13-15 Child Medical and Enrollment Records
Code: The program is required to have a completed medical on file for each child.

Findings: In review of the children's records, it was determined that completed medical statements were not on file, as required, for children listed on the JFS Children's Record Review For Child Care as indicated in number 1 below:

1. No medical was on file for at least one child
2. Medical(s) on file was not updated every 13 months
3. Medical(s) were missing child's name and date of birth
4. Medical(s) were missing the date of the medical examination
5. The date of the exam was more than 13 months prior to the date the form was signed
6. Medical(s) were missing a statement that the child has been examined and is in suitable condition for participation in group care
7. Medical(s) were missing the signature, business address and telephone number of the physician, physician's assistant(PA), advance practice nurse (APN) or certified
nurse practitioner (CNP) who examined the child
8. Medical(s) were missing a record of immunizations the child has had specifying month, day and year
9. Medical(s) were missing a statement from the physician, PA, APN, or CNP that the child has been immunized or is in the process of being immunized against the diseases
required by division 5104.014 of the Revised Code and found in appendix A to this rule
10. Medical(s) were missing a statement from the child’s parent or guardian that he or she has declined to have the child immunized against the disease for reasons of
conscience, including religious convictions
11. Other [ ]

Submit the program’s corrective action plan to the Department to verify compliance with the requirements of this rule.
.

Corrective Action Plan Due: 08/24/2024

Rules In-Compliance/Not Verified

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-02 License Visible	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-02 Voluntary Temporary Closure	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-02 Change of Location	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-02 Information in OCLQS	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-02 Provider Medical	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-03 Inspection Requirements	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-04 Building Requirements for Type B Homes	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-04 Fire Safety for Type B Homes	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-04 Flammable and Combustible Materials in a Type B Home	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-04 Heaters in a Type B Home	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-07 Staff Records	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-07 Type B Provider - Foster Parent	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-08 Employee Requirements	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-08 Whistle Blower	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-09 Background Checks	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-10 Health Training	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-10 Professional Development	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-11 Outdoor Equipment	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-11 Fall Zone	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-12 Safe Equipment	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-13 Handwashing	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-13 Smoke Free	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-13 Toothbrushing	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-14 Requirements for Field and Routine Trips	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-14 Ratio and Supervision for Field and Routine Trips	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-14 Driver Requirements	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-14 Vehicle Inspections	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-14 Vehicle Requirements	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-15 Health Conditions	Compliant	

Rule	Status	Documenting Statement(s), If applicable

5101:2-13-15 Child Records Retention and Confidentiality	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-16 Medical, Dental, and General Emergency Plan	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-16 Emergency Drills	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-16 First Aid Kit/Standard Precautions	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-16 Incident/Injury	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-19 Supervision	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-19 School Age Supervision	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-19 Child Guidance	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-20 Sleep and Nap Requirements	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-21 Evening and Overnight Care	Compliant	

Rule	Status	Documenting Statement(s), If applicable

5101:2-13-21 Sanitary Environment and Hygiene	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-22 Meals and Snacks	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-22 Fluid Milk	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-22 Food Handling	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-23 Infant Daily Care	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-23 Diapering	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-24 Parent Permission for Swimming	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-25 Medication Requirements	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-07 Provider Responsibilities	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-18 Group Size and Ratios	Compliant	

Rule	Status	Documenting Statement(s), If applicable

5101:2-13 Written Policies and Procedures	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-12 Carbon Monoxide Detectors - Type B Only	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-08 Child Care Staff Requirements	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-11 Indoor Space	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-17 Programming	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-24 On-site Pools	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-12 Pets	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-24 Swimming Sites	Compliant	

Rule	Status	Documenting Statement(s), If applicable
5101:2-13-17 Materials and Equipment	Compliant	

App./Case#: 2023-5148

Date Submitted: 4-3-2023

Fee Amount: -100

☑ Paid: _____

Reynoldsburg

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

ZONING CERTIFICATE APPLICATION

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
523 Hunt Valley dr Reynoldsburg, OH	

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Netsanet Gmichael	
Contact Email:	Contact Phone Number:
gmichaelnetsanet68@gmail.com	507-351-2228

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Mommy Home daycare	
Contact Email:	Contact Phone Number:
gmichaelnetsanet68@gmail.com	507-351-2228

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Netsanet Gmichael	
Applicant Phone Number:	Applicant Email:
507-351-2228	

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer

RESIDENTIAL ($100)		NON-RESIDENTIAL ($150)	Project Information (If Applicable)
CHECK IF APPLICABLE:		**CHECK IF APPLICABLE:**	
☐ New Building (+$50)	☐ Swimming Pool	☐ New Business/Use	Total Square Footage: _____
☐ Building Modification	☐ Patio	☐ Accessory Structure	Est. Cost of Construction: _____
☑ Home Occupation ($80)	☐ Deck	☐ New Building	
☐ Accessory Structure	☐ Driveway Modification	☐ Building/Site Modification	Est. Additional Employees: _____
☐ Shed	☐ **FENCE ($50) (All Dists.)**	☐ **MIN. SITE PLAN (+$250)**	

Description of Use/Project: I now provide type B (6 children) home daycare services, but I want to change to type A (7-12 children) at a time services which requires building clearance.

Applicant Signature: [signature] Date: 04-03-2023

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information
Zoning District: _____
☐ Historic District

Add'l Approvals Req'd
☐ PC
☐ BZBA

Additional Requirements
☐ CoA ☐ Variance
☐ Special Exception Use Permit
☐ PGU ☐ Building Permit

P&Z Admin.: _____ Date: _____

Floodplain Admin.: _____ Date: _____

Section 1109.11

ZONING CERTIFICATE

No use of land, building or structure and no construction or alteration of an existing use, building, or structure shall commence until a zoning certificate is issued by the Planning & Zoning Administrator certifying that the intended use of the premises has been documented, reviewed, and approved in conformance with the provisions of this Zoning Code. A zoning certificate shall only be issued by the Planning & Zoning Administrator subsequent to completion of all procedures and approvals required by this Code. No zoning certificate shall be issued to permit any use or construction contrary to the provisions of this Zoning Code, unless in compliance with a duly approved variance. Unless exempted by this Code, a zoning certificate shall be required before:

1. Locating, erecting, construction, reconstructing, altering, or moving any building/ structure, including an accessory structure such as a sign or fence;

2. Occupying or using land or a building, or changing the use of land or of a building, in whole or in part, for a different use;

3. Changing a nonconforming use to a different use or extending or expanding a nonconforming use or structure.

ADDITIONAL MATERIALS CHECKLIST This application shall be accompanied by two (2) copies of plans to scale showing:	
1. The dimensions and shape of the lot to be built upon;	☐
2. The sizes and locations of existing structures and uses on the lot; copy of site plan	☐
3. The size, dimensions and locations of proposed structures, including distances to all lot lines; and	☐
4. The heights of existing and proposed structures.	☐
5. For new businesses/uses and home occupations: A letter detailing the proposed use, hours of operation, and number of projected staff members.	☐
6. A digital submission of all applications and plans are required. Please email application and plans to permit@ci.reynoldsburg.oh.us or provide a USB at time of paper submittal.	☐

Section 1143.03(e)

RESIDENTIAL SITE PLAN REQUIREMENT

A residential site plan shall be required for a single family dwelling, a two-family dwelling, and any dwelling within a Planned Development District.

ADDITIONAL MATERIALS CHECKLIST This application shall be accompanied by two (2) copies of plans to scale showing:		
1.	Surveyed dimensions and orientations of all lot lines; total area of the lot; seal and signature of the professional surveyor or engineer who prepared the drawing;	☐
2.	Identification of the, subdivision, lot number, tax parcel number, and address;	☐
3.	Dimensions indicating compliance with all setbacks;	☐
4.	Setbacks.	☐
5.	Locations of all streets, easements, and existing and proposed structures;	☐
6.	Finished floor elevations for first floor, garage floor, and basement; floor area of all floors;	☐
7.	Finished ground elevations at all corners of structures, at midpoints of the walls of structures, at corners of the lot, and at midpoints of the lot lines;	☐
8.	Drainage features and improvements sufficient to demonstrate positive drainage, including the locations of swales, sump pumps, and yard drains; data describing any	☐
9.	A landscape plan indicating the size and types of landscape materials and the location of all street trees; and	☐
10.	Such other information as the Planning & Zoning Administrator may require so as to carry out the full intent of the Zoning Code.	☐
11.	A digital submission of all applications and plans are required. Please email application and plans to permit@ci.reynoldsburg.oh.us or provide a USB at time of paper submittal.	☐

Section 1143.03(d)

MINOR SITE PLAN REQUIRED

An application for a minor site plan shall be submitted for a development, building addition or site improvement which does not qualify as a major site plan in a commercial or industrial zoned district, or if in the professional opinion of the Planning & Zoning Administrator, the project warrants review.

ADDITIONAL MATERIALS CHECKLIST This application shall be accompanied by seven (7) copies of plan(s) to scale showing:		
1.	A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.	☐
2.	The dimensions of property lines, parcel dimensions, and adjoining right-of-ways.	☐
3.	The current zoning of the parcel and all adjacent parcels.	☐
4.	The location of proposed building and structures.	☐
5.	The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150FT) of devleopment.	☐
6.	Setbacks and building seperations shall be noted in accordance with zoning requirements.	☐
7.	A landscape concept plan, incuding approximate location of all new landscape material and plantings, that addresses the applicable district requirements.	☐
8.	A transportation and parking plan, including location and number of all parking and loading spaces and location of all proposed walkways and bike/pedestrian access points	☐
9.	An architectural plan, including exterior building materials, colors, and lighting features	☐
10.	Such other information as the Planning & Zoning Administrator may require so as to carry out the full intent of the Zoning Code.	☐
11.	A digital submission of all applications and plans are required. Please email application and plans to permit@ci.reynoldsburg.oh.us or provide a USB at time of paper submittal.	☐

Dear: Reynoldsburg Planning and zoning division

I am writing to apply for a building and zoning inspection to operate a home daycare business at my residence. I currently hold a Type B license for home daycare, but I am seeking to change it to a Type A license to expand my services and accommodate the needs of more families in the community.

I am passionate about providing quality care for children and have been operating my home daycare business for months now. Over time, I have gained valuable experience and knowledge about the needs of children, as well as the regulations and guidelines for operating a home daycare business. I will be operating the daycare between the hours of 6am-6pm and 6pm-6am, seven days a week to accommodate working parents' needs.

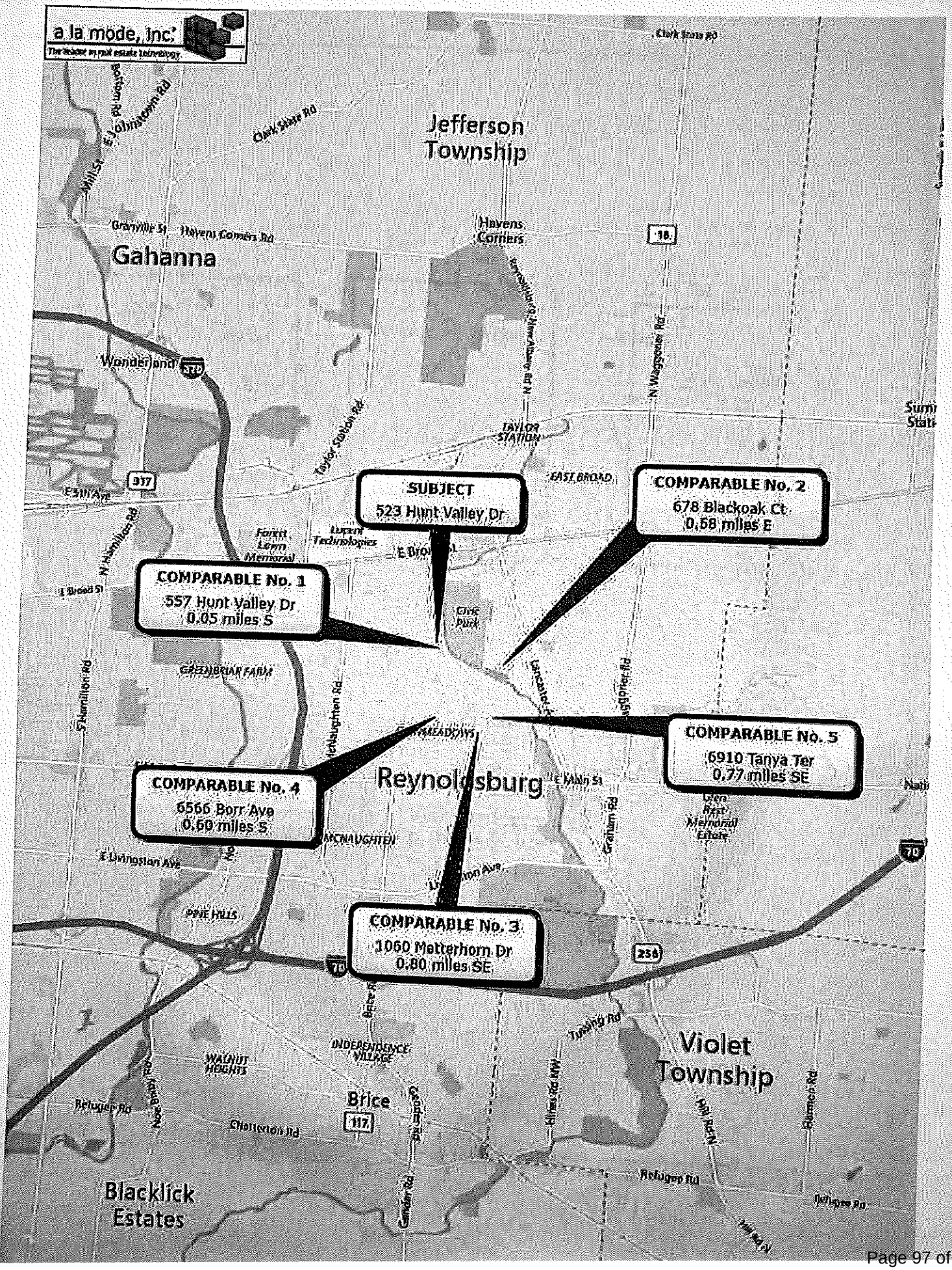
I plan to have two staff members who will be responsible for the supervision and care of the children. I have extensive experience working with children, and I am confident that I can provide a caring and supportive environment that will meet the needs of both children and parents.

As I continue to grow and expand my business, I am eager to obtain a Type A license that will allow me to care for more children and offer a wider range of services. With a Type A license, I will be able to hire additional staff and provide a more comprehensive program that includes activities and educational opportunities.

I understand that obtaining a Type A license requires compliance with additional regulations and guidelines, including those related to building and zoning. As such, I am committed to meeting all requirements and ensuring that my business operates in compliance with all applicable laws and regulations.

Thank you for considering my application for a building and zoning application. I am excited about the opportunity to continue serving the community and providing high-quality care for children.

Sincerely, Netsanet Gmichael


a la mode, inc.
Jefferson Township
Gahanna
Havens Corners
Wonderland
TAYLOR STATION
EAST BROAD
SUBJECT
523 Hunt Valley Dr
COMPARABLE No. 2
678 Blackoak Ct
0.58 miles E
COMPARABLE No. 1
557 Hunt Valley Dr
0.05 miles S
COMPARABLE No. 5
6910 Tanya Ter
0.77 miles SE
COMPARABLE No. 4
6566 Borr Ave
0.60 miles S
Reynoldsburg
COMPARABLE No. 3
1060 Matterhorn Dr
0.80 miles SE
Violet Township
Brice
Blacklick Estates

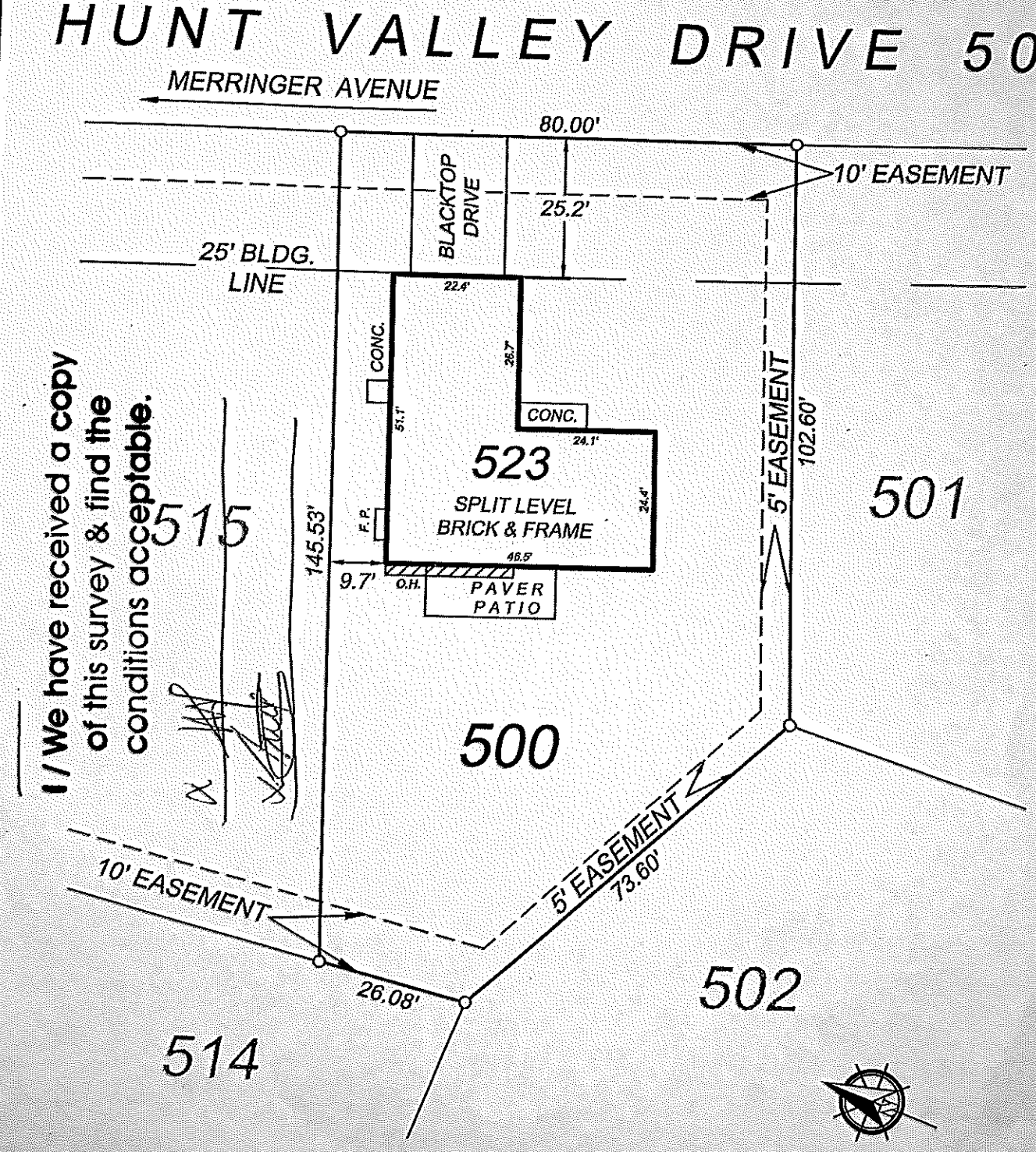
JOB NUMBER #: 3312-2017 S DATE OF DRAWING 12-14-17

TITLE AGENCY TALON TITLE AGENCY, LLC LENDER FIFTH THIRD MORTGAGE CO. BUYER BELAY

LEGAL DESC. LOT 500 ~ ROSE HILL P.B. 49 PG. 13 - 16 COUNTY FRANKLIN

CITY/TWP. REYNOLDSBURG DRN. SJH CK. SS DRAWING SCALE 1" = 25'

FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0352K MAP DATE 6-17-08



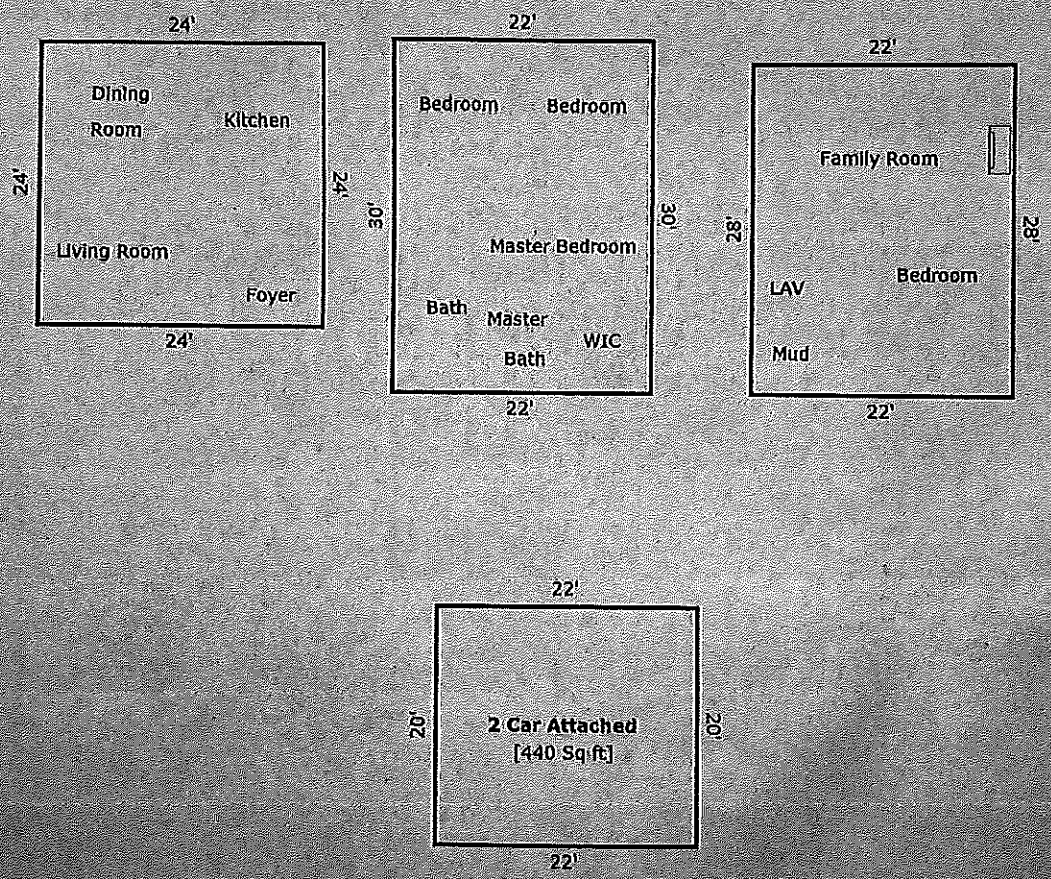
I / We have received a copy of this survey & find the conditions acceptable.

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

ENCROACHMENT INFORMATION

Building Sketch

Borrower	Michael Nateenet & Belay Mulu				
Property Address	523 Hunt Valley Dr				
City	Reynoldsburg	County	Franklin	State OH	Zip Code 43068
Lender/Client	Fifth Third Bank				



TOTAL Sketch by a Nicode Inc.

Area Calculations Summary

First Floor	576 Sq ft	24 x 24 = 576
Second Floor	660 Sq ft	30 x 22 = 660
Third Floor	616 Sq ft	28 x 22 = 616
Total Living Area (Rounded)	1852 Sq ft	
2 Car Attached	440 Sq ft	20 x 22 = 440

PAYMENT DATE
04/03/2023

COLLECTION STATION
Building Counter Computer

RECEIVED FROM
HAGER, MELANIE

DESCRIPTION

City of Reynoldsburg
7232 E. Main Street
REYNOLDSBURG, OH 43068

BATCH NO.
2023-04000514

RECEIPT NO.
2023-00013551

CASHIER
Grant Molnar

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PERMIT PAYMENT	PERMIT PAYMENT Permit Type and Number RESIDENTIAL ZONING CERTIFICATE - 2023-00005148	$100.00

Payments:

Type	Detail	Amount
Charge	Credit Card Type: Credit Card Number: xxxx328 Authorization Code:	$100.00
Service Fee		$2.75

Total Cash	**$0.00**
Total Check	**$0.00**
Total Charge	**$100.00**
Total Wire	**$0.00**
Total Other	**$0.00**
Total Remitted	**$102.75**
Change	**$0.00**
Total Received	**$100.00**

Total Amount: **$100.00**

Customer Copy

Reynoldsburg
OHIO · 1839

May 19, 2023

Michael G. Netsanet
523 Hunt Valley Dr.
Reynoldsburg, OH 43068

RE: Zoning Certificate Application 2023-5148: Home Occupation – 523 Hunt Valley Dr.

Mr. Netsanet,

The statement provided with Zoning Certificate Application 2023-5148 states that you are requesting a Type A, Child Care Home Occupation. The definition for Child Care, "A permanent residence in which child care or publicly funded childcare is provide for seven (7) to twelve (12) children at one time or a permanent residence of the administrator in which childcare is provided to four (4) to twelve (12) children at one time if four (4) or more children at one time are under the age of two (2)".

All home occupations are required to meet the following standards:

i. No person who is not a permanent resident of the dwelling shall be employed in the home occupation;
   a. The applicant states they intend to hire two employees if the home occupation is approved. This would violate the home occupation requirement.

ii. The home occupation shall be clearly incidental and subordinate to the dwelling use. No more than fifteen percent (15%) of the floor area of all buildings on the lot shall be used in the conduct of the home occupation;
   a. The Franklin County auditor's website states that the existing home is 1,664 square feet. 15 percent of 1,664 SF is 249.6 square feet. The area that is intended to be used for the home occupation is not clearly identified within the home and this area would need to be identified.

iii. There shall be no change in the outside appearance of the dwelling or lot, or other visible evidence of the conduct of the home occupation. No sign is permitted.
   a. The applicant has made no mention of changing the outside appearance of the dwelling or lot with regards to the home occupation.

iv. The home occupation shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood.
   a. Staff has concerns that since the intended business hours are 24 hours, 6am to 6pm and 6pm to 6am, that this home occupation for 4 to 12 children will generate traffic in greater volumes than would normally be expected in a residential neighborhood at any one time.

v. No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the line voltage off the premises.
   a. Based on the applicant's statement, there is no concern regarding this requirement.

vi. Prior to establishing a home occupation, the owner or occupant of the dwelling shall apply and receive approval for a zoning certificate from the Planning and Zoning Administrator

a. This letter is in response to a Zoning Certificate being submitted to the Planning and Zoning Administrator.

Due to the Home Occupation requirements found in Section 1105.13.I.i not being met, the Zoning Certificate Application 2023-5148 – Home Occupation – Child Care, Type A is therefore denied.

Please know that Section 1109.25 allows an appeal within 14 days after the day of the decision, notice or order served by the Planning and Zoning Administrator, to appeal the decision to the Planning and Zoning Board in writing.

Section 1109.25 – Appeals states:

> A. Any person directly affected by a decision of the Planning and Zoning Administrator or a notice or order issued under this Zoning Code shall have the right to appeal to the BZBA, provided that a written application for appeal is filed within fourteen (14) days after the day the decision, notice or ADMINISTRATION AND PROCEDURES 182 order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted or the provisions of this code do not fully apply.
>
> B. Unless otherwise provided in this Code, an applicant refused such approval, exception, certificate or variance shall appeal in writing to Council within thirty (30) days of the date of refusal by the BZBA. The Council shall set a date for a hearing on the appeal and render a decision on the appeal within thirty (30) days of the receipt of such written request. A resolution stating the decision of Council shall be introduced and passed at the next regular meeting following the hearing.

The Zoning Code can be found on the City of Reynoldsburg Website: Reynoldsburg.gov.

If you have any questions, please feel free to email.

Sincerely,

Phoenikx Buathier
Planning and Zoning Administrator
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068
Phone: 614-322-6829 | Fax: 614-322-6833
pbuathier@reynoldsburg.gov | Reynoldsburg.gov

Reynoldsburg
OHIO · 1839

August 7, 2024

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

RE: Richard Holmes; 7305 E. Main Street: Certificate of Appropriateness Application

Planning and Zoning Board:

Below is the staff review of the above referenced Certificate of Appropriateness Application.

1. **Project Summary**
    a. The subject site is located at 7305 E. Main Street. The 0.25 acre site is currently a vacant building. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant states the Certificate of Appropriateness is for exterior alterations such as window replacement, front porch replacement, rear renovations and new signage. **The applicant is modifying their previously approved CoA from the 4/4/2024 PZB meeting to replace the existing roof's shingles and add new black shingles.**
    b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the north, west, east and south of the subject site. The surrounding land uses consist of parking lot to the north, a veterinary to the west, retail – small format to the east and dwelling – multi-unit building to the south.
    c. The applicant did submit a site plan showing layout of the site, parking areas, drive aisles, location of the building, etc. The required number of parking spaces, drive aisle and parking space dimensions all meet the zoning code requirements.
    d. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District "Strengthen the historic character of the district, by the preservation and reuse of historically significant structures." The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.
2. **Project Review**
    a. The site and building are located in the ORD-C, which requires a Certificate of Appropriateness to be issued, "prior to commencing new construction or any remodeling, reconstruction, or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg District(s)" The remodeling/exterior building modifications must also comply with Section 1103.13.VIV.Design Guidelines for Olde Reynoldsburg.
    b. The applications appears to meet the following criterial established in Section 1109.19, Certificate of Appropriateness – Olde Reynoldsburg Districts:

i. Enhances the attractiveness and desirability of the district.
ii. Encourages the orderly and harmonious development in a manner in keeping with the overall character of the district.
iii. Improves residential amenities and any adjoining residential neighborhood.
iv. Enhances and protects the public and private investment in the value of all land and improvements within the district.
v. Satisfies the applicable guidelines set forth under Chapter 1103; and
vi. Overall effects of the project or development on the appearance and environment of the district.

c. Section 1103.13.VIV.C & D regarding General and Specific Standards appear to have been met. The Building Materials consist of existing brick and stone, painted wood siding, with new black fiberglass doors. The new wood siding in the rear, next to the new black fiberglass doors will match the existing wood siding color in the rear. The applicant is proposing to remodel the front porch of the building with a black standing seam aluminum porch overhang, black steel tubes for the posts, header and railing system. The applicant is also proposing the replacement of all windows located on the building with new vinyl windows in the same location of the existing windows, along with new exterior wall mounted lighting and a new a new silver standing seam aluminum awning over the side entry door. **The only change that the applicant is proposing to the previously approved CoA from the 4/4/2024 PZB meeting is the addition of new black shingles for the roof in replacement of the existing shingles due to the damage of the existing roof.** The applicant has met the new build requirements found in Section 1103.13 of the Zoning Code.

d. The applicant is also proposing the three (3) new signs for this this building, and will need to meet Section 1105.03.C, Olde Reynoldsburg Commercial design/sign standards for all signage. The proposed signs area as follows, one (1) externally illuminated wall sign and one (1) externally illuminated projects sign along the north elevation, and one (1) internally illuminated projecting sign along the south elevation. The applicant is requesting a variance from Section 1105.03.C.v, to permit three (3) principal signs on the single lot.

i. The proposed wall sign will be 16.67 square feet, consist of two colors, black and white, will be made of metal and will be externally lit via front lit. Externally front lit lighting is not a listed external illumination in Section 1105.03.C.iii, **a variance was approved for the sign by City Council on 7/8/2024 during the appeal process.**
ii. The proposed north elevation projecting sign will be 4 square feet, consist of three colors, white, black and yellow, and will be made of metal. The projecting sign will also be placed at a 90-degree angle and will be 14.5 feet above ground level. The projecting sign will be externally lit via front lit. Externally front lit lighting is not a listed external illumination in Section 1105.03.C.iii, **a variance was approved for the**

sign by City Council on 7/8/2024 during the appeal process.

iii. The proposed south elevation projecting sign will be 1.78 square feet, consist of three colors, red blue and white, and will be made of metal top and bottom with a glass cylinder that is internally illuminated. The projecting sign will also be placed at a 90-degree angle and will be 14 feet above ground level. Internally illuminated is not a permitted illumination type in Section 1105.03.C.ii, a variance is being requested by the applicant. The applicant is also requesting a variance for the proposed glass cylinder, which is not a permitted projecting sign material in Section 1105.03.C.v.2. **A variance was approved for the sign by City Council on 7/8/2024 during the appeal process.**

e. All sign variances were granted, and the applicant has met all ORD-C, Olde Reynoldsburg Commercial District sign regulation standards.

3. Recommendation

a. Staff recommends approval of the previously approved Certificate of Appropriateness with the addition of replacing the existing shingles with new black shingles.

Reynoldsburg

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

App./Case#: 2024-509
Date Submitted: 7/31/24
Fee Amount: 200-
☑ Paid: Cash

JUL 31 2024

PLANNING AND ZONING BOARD
CERTIFICATE OF APPROPRIATENESS

Property Address: 7305 E. MAIN ST.

Parcel ID#(s): 060-000226-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): 1833 FRENCH HOUSE HOLDING COMPANY, LLC

Contact Email: PROFILERSCARS@GMAIL.COM

Contact Phone Number: (614) 499-1479

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Styling & Profiling Men's Grooming Lounge

Contact Name: Alexander McCray

Contact Email: Profilerscars@gmail.com

Contact Phone Number: (614) 499-1479

IV. APPLICANT INFORMATION

Applicant Name: Richard E. Holmes AIA (Project Architect)

Applicant Address: 14 West First Street, Suite 306, Dayton, OH 45402

Applicant Phone Number: (937) 223-2500

Applicant Email: holmesr@taguit.com

☐ New Main Building ($400)
☒ Exterior Modifications/ New Accessory Building ($200)
☐ Comprehensive Sign Plan ($150)
☐ Signage ($75)

Description of Project: Replace existing brown asphalt shingles with Black asphalt shingles due to deterioration of the existing roofing. Back color is to match the metal roofing color previously requested by Staff

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.

Alexander McCray

Date: 07/29/24

*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
Zoning District: _____

☐ Olde Reynoldsburg District

Additional Approval Required

☐ PZB

Meeting Date: _____

Meeting Results

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

P&Z Admin.: _____ Date: _____

THE FRENCH HOUSE

ALTERATIONS

7305 E MAIN ST

REYNOLDSBURG, OHIO 43213

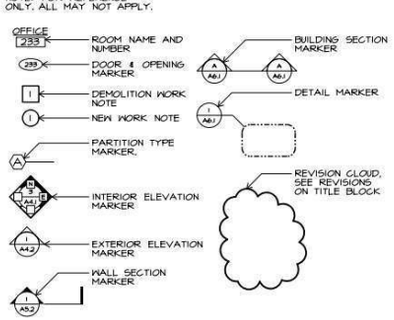
CONSTRUCTION DOCUMENTS

ABBREVIATIONS:

AB	ANCHOR BOLT
A/C	AIR CONDITIONING
ACOUST	ACOUSTICAL
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ASPH	ASPHALT
BD	BOARD
BLKG	BLOCK(ING)
BM	BEAM
BO	BOTTOM OF
BRG	BEARING
BSMNT	BASEMENT
CJ	CONTROL JOINT
CF	CUBIC FEET
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
CU FT	CUBIC FEET
CY	CUBIC YARD
DIA	DIAMETER
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
E	EAST
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
ELECT	ELECTRIC
EQ	EQUAL
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FIN	FINISH
FIN FLR	FINISHED FLOOR
FLR	FLOOR
FNDN	FOUNDATION
FO	FACE OF
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRED(INS)
GA	GAUGE, GAGE
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GLULAM	GLUE LAMINATED
GRND	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HDBD	HARDBOARD
HDR	HEADER
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTING, AND AIR CONDITIONING
FNDN	FOUNDATION
HW	HOT WATER
HWH	HOT WATER HEATER
ID	INSIDE DIMENSION
IN	INCH
INSUL	INSULATION
INT	INTERIOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LB	POUNDS
LF	LINEAL FEET
LG	LONG
LH	LEFT HAND
LL	LIVE LOAD
LT WT	LIGHTWEIGHT
MAINT	MAINTENANCE
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD, OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PERF	PERFORATE(D)
PERP	PERPENDICULAR
PL	PLATE, PROPERTY LINE
P-LAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLF	POUNDS PER LINEAL FOOT
PNL	PANEL
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
QTY	QUANTITY
R	RADIUS, RISER
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SPKR	SPEAKER
SQ	SQUARE
SQFT	SQUARE FEET
SQIN	SQUARE INCH
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
T	TREAD
TEL	TELEPHONE
TG	TEMPERED GLASS
T&G	TONGUE AND GROOVE
THK	THICKNESS
THRU	THROUGH
TO	TOP OF
TOC	TOP OF CONCRETE, TOP OF CURB
TOF	TOP OF FOOTING
TOS	TOP OF STUD, TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
V	VINYL
VB	VAPOR BARRIER
VERT	VERTICAL
VOL	VOLUME
VTR	VENT THROUGH ROOF
W	WEST, WIDTH
W/	WITH
WC	WATER CLOSET
WD	WOOD
WIRE	WIRED GLASS
WGT	WEIGHT
WH	WATER HEATER
WIN	WINDOW
WR	WATER RESISTANT
WS	WATERSTOP
WT	WEIGHT, WIDTH
WWF	WELDED WIRE FABRIC

SYMBOL LEGEND:

NOTE: FOR REFERENCE ONLY. ALL MAY NOT APPLY.



CODE REVIEW:

NARRATIVE: THIS PROJECT WILL PROVIDE EXTERIOR ALTERATIONS TO AN EXISTING BUILDING TO CREATE A BARBER SHOP, REPLACE WINDOWS, ADD SIGNAGE, REPLACE FRONT PORCH, AND INSTALL BI FOLDING DOORS ALONG THE SOUTH WALL.

PERMIT #2021-1989 WAS ISSUED FEBRUARY 2ND, 2022 AND ADDRESSES INTERIOR ALTERATIONS.

BUILDING DATA

SECOND FLOOR:	1031 SF
FIRST FLOOR:	1393 SF
BASEMENT:	906 SF
PORCH:	124 SF
TOTAL:	3454 SF

OCCUPANCY (OBC CHAPTER 3):
B (BUSINESS) - 2,424 SF
S-1 (BASEMENT STORAGE) - 906 SF

HEIGHT AND AREA LIMITS (CHAPTER 5)
ALLOWABLE HEIGHT: TWO STORIES / 40 FEET (TABLE 504.3 AND 504.4 PER B)
ALLOWABLE TABULAR AREA: 9,000 SF (TABLE 506.2 PER B)

CONSTRUCTION TYPE (OBC CHAPTER 6:
V-B (UNPROTECTED WOOD FRAME)

FIRE PROTECTION SYSTEMS (OBC CHAPTER 9)
FIRE PROTECTION: NOT REQUIRED (OBC 903.2.9 AND 903.2.9.1)
2. B BUSINESS FLOORS < 5,000 SF
4. S-1 BASEMENT STORAGE < 5,000 SF
FIRE ALARM: NOT REQUIRED PER OBC 907.2.2

EGRESS (OBC CHAPTER 10)
OCCUPANT LOAD (OBS TABLE 1004.1.2)

B (OFFICE):	2,424 SF / 100 =	24
S-1 (STORAGE):	906 SF / 300 =	3
TOTAL		27

NUMBER OF EXITS REQUIRED (OBC 1006.3.1): 2 PROVIDED: 2
MAXIMUM TRAVEL DISTANCE (OBC TABLE 1017.2): 200 FEET
MAXIMUM COMMON PATH OF TRAVEL (1006.3.2.2): 75 FEET

ACCESSIBILITY (OBC CHAPTER 11)
COMPLY WITH ICC A117.1 (ADA)
HANDICAP PARKING AND ACCESSIBLE ENTRANCE PROVIDED ON SOUTH SIDE OF EXISTING BUILDING
TWO ACCESSIBLE TOILETS ARE IN THE EXISTING BUILDING
VERTICAL AND HORIZONTAL GRAB BARS PROVIDED
5 EXISTING DOORS ARE 36" NOMINAL WIDTH
2 EXISTING DOORS ARE 72" NOMINAL WIDTH
2 EXISTING FRONT ENTRANCE DOORS ARE 30" IN NOMINAL WIDTH
ALL REAR BI-FOLDING DOORS TO BE 60" IN NOMINAL WIDTH

ENERGY EFFICIENCY (OBC CHAPTER 13
COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE (IECC – 12)
WINDOWS U-VALUE: .32-PROVIDED
ATTIC: R-38
WALLS ABOVE GRADE: R-13 CAVITY + R3.8ci

PLUMBING FACILITIES (OBC CHAPTER 29)
REQUIRED: 1 WC / 1 LAV / 1 DF / 1 SERVICE SINK
PROVIDED: 2 WC / 21 LAV / 0 DF / 1 SERVICE SINK

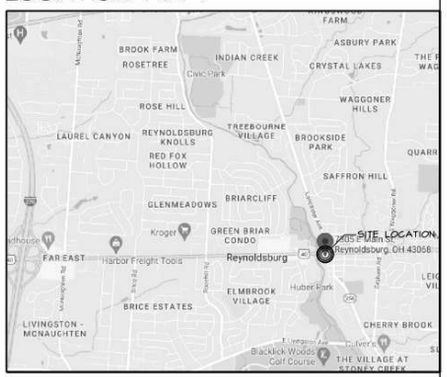
GENERAL NOTES:

1. WORK SHALL NOT START UNTIL CONTRACTOR RECEIVES WRITTEN NOTICE TO PROCEED FROM THE OWNER.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING, ZONING, AND TRADE PERMITS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF DOCUMENTS VARY FROM THESE REGULATIONS.
4. ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
5. MECHANICAL WORK SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO BUILDING CODE, THE OHIO MECHANICAL AND THE OHIO PLUMBING CODE.
6. CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AND STORAGE AREA. OSHA SAFETY REQUIREMENTS SHALL BE IMPLEMENTED AND ENFORCED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR COMPLETION OF THE WORK, UNLESS OTHERWISE NOTED IN AGREEMENTS.
8. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR CONSENT OF OWNER AFTER EVALUATION BY THE ARCHITECT.
9. THE CONTRACTOR SHALL PREPARE AND PRESENT A SCHEDULE FOR THE COMPLETION OF THE WORK PRIOR TO COMMENCING CONSTRUCTION.
10. BARRICADES AND DUST BARRIERS SHALL BE INSTALLED BY THE CONTRACTOR TO PROTECT THE PUBLIC, OWNER'S PERSONNEL, AND ADJACENT PROPERTY FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
11. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE DRAWINGS AND OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND OBSERVE CONDITIONS OF THE WORK RELATED TO THE CONTRACT DOCUMENTS. THE ARCHITECT SHOULD BE NOTIFIED PROMPTLY OF ANY INCONSISTENCIES FOR CLARIFICATION AND COORDINATION BEFORE PROCEEDING WITH THE WORK.
12. THE CONTRACTOR SHALL WARRANT ALL LABOR AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THIS REQUIREMENT SHALL NOT SUPERSEDE OTHER SPECIFIC MATERIAL WARRANTIES WHICH MAY BE LONGER.
13. CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS AS APPLICABLE. NO WORK SHALL COMMENCE ON THIS PORTION OF THE WORK UNTIL REVIEWED BY THE ARCHITECT & THE GENERAL CONTRACTOR.
14. IN PREPARATION FOR A SUBSTANTIAL COMPLETION INSPECTION, THE CONTRACTOR SHALL PREPARE A PUNCH LIST. THE CONTRACTOR SHALL COMPLETE THIS WORK WITHIN ONE MONTH OF DATE ISSUED AND PRIOR TO FINAL PAYMENT.
15. SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING FROM THE GENERAL CONTRACTOR AND DISTRIBUTING TO OTHERS CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY. ANY AND ALL COPIES OF THE DOCUMENTS OR PORTIONS THEREOF MUST CONTAIN THE STATUTORY COPYRIGHT NOTICE OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS.
16. CONTRACTORS PROVIDING DESIGN/BUILD SERVICES SHALL PREPARE DESIGN DOCUMENTS FOR REVIEW BY THE TENANT, THE GENERAL CONTRACTOR, AND THE ARCHITECT. DRAWINGS SHALL BE TO SAME SCALE AND FORMAT AS ARCHITECT'S DRAWINGS. (NOTE: ARCHITECT MAY PROVIDE ELECTRONIC BASE SHEETS TO CONTRACTORS AT ARCHITECT'S CUSTOMARY AND REASONABLE COSTS.) CONTRACTOR SHALL INCLUDE THE SEAL OF A LICENSED DESIGN PROFESSIONAL AND OBTAIN ALL PERMITS REQUIRED BY JURISDICTION WITH AUTHORITY OVER THIS PROJECT.
17. DESIGN/BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR SYSTEMS WITH OTHER TRADES. SPECIFIC REQUESTS FOR ARCHITECTURAL AND STRUCTURAL MODIFICATIONS NEEDED TO ACCOMMODATE SYSTEMS SHALL BE MADE TO THE ARCHITECT VIA THE GENERAL CONTRACTOR IN WRITING. REQUESTS MADE AFTER THE ARCHITECT'S DESIGN DOCUMENTS ARE ISSUED FOR CONSTRUCTION MAY RESULT IN ADDITIONAL DESIGN AND COORDINATION CHARGES TO THE CONTRACTOR.

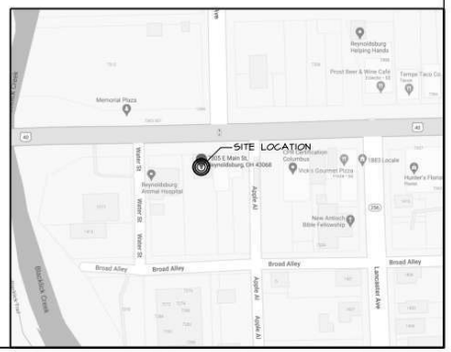
DRAWING INDEX:

T1.1	TITLE SHEET
T1.2	SITE PLAN
D1.1	DEMO PLANS
A1.1	FLOOR PLANS
A2.1	CEILING PLANS
A3.1	ELEVATIONS
A4.1	DETAILS

LOCATION MAP:



VICINITY MAP:



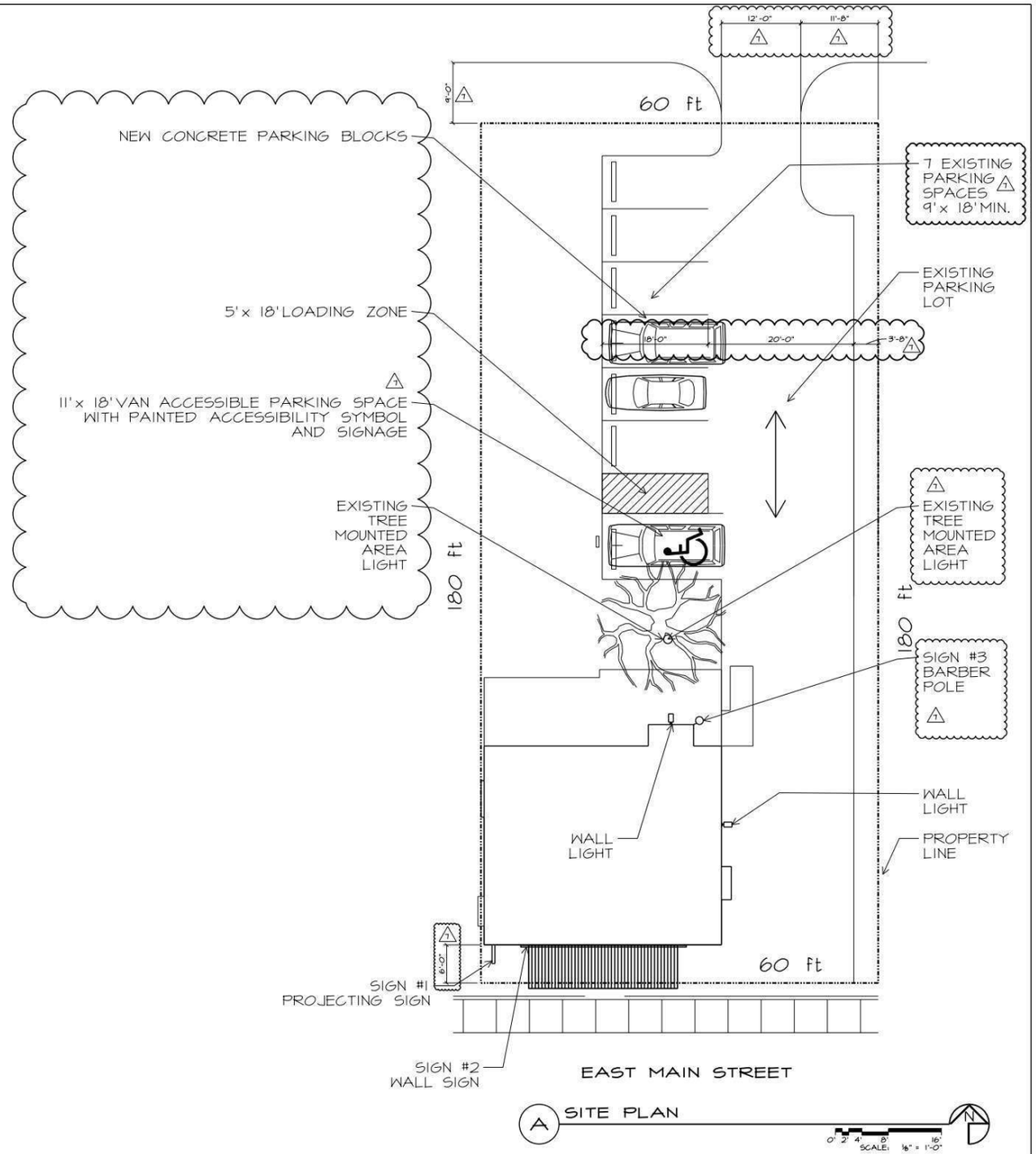
STATE OF OHIO
RICHARD HOLMES
6660
REGISTERED ARCHITECT
REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
SEAL EXPIRES 12/31/2023

the architectural group
14 west first street, suite 306
dayton, ohio
45402-1730
tel 937.223.2500
fax 937.223.0888
web www.tagult.com

© 2023 THE ARCHITECTURAL GROUP, INCORPORATED
This document is a service instrument of THE ARCHITECTURAL GROUP, INCORPORATED and is to be used only in conjunction with this project.

THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2307
DRAWN BY: REH, ACH
REVISION DATES:
1 MAY 22, 2023
2 OCT. 19, 2023
DATE: 01/16/23
SHEET TITLE: TITLE SHEET
SHEET NO: T1.1



STATE OF OHIO
RICHARD HOLMES
6660
REGISTERED ARCHITECT

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
SEAL EXPIRES 12/31/2023

the architectural group
14 west first street, suite 306
dayton, ohio
45402-1730
tel 937.223.2500
fax 937.223.0888
web www.tagutl.com

© 2023 THE ARCHITECTURAL GROUP, INCORPORATED
THIS document is a service instrument of THE ARCHITECTURAL GROUP, INCORPORATED and is to be used only in conjunction with this project.

THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2307
DRAWN BY: REH, ACH
REVISION DATES:
FIRST ISSUE
1 09/27/2023
2 10/26/2023

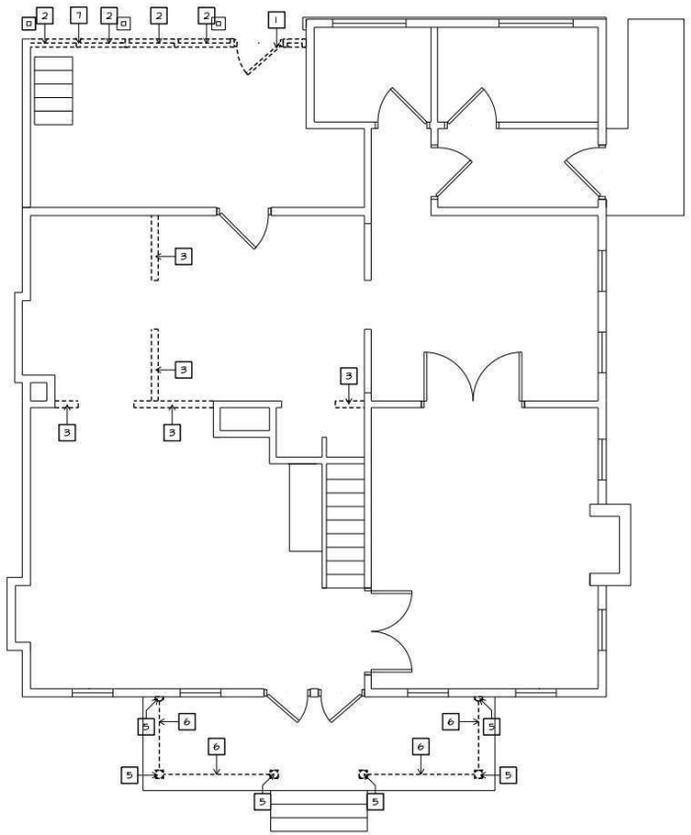
DATE: 01/16/23
SHEET TITLE:
SHEET NO: T1.2

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 T1.2 SITE PLAN.DGN

7305
FRENCH
HOUSE
B-USE
3,330 SF
WALL
LIGHT
WALL
LIGHT
7295
7311
7315
7323
ONE
HDCP
SPACE
Pole
Light
060-000118
20
060-000226
19
7 SPACES
060-000227
18
060-000072
060-000156
17
FRENCH
HOUSE
the architectural group
7305 EAST MAIN ST
REYNOLDSBURG, OHIO

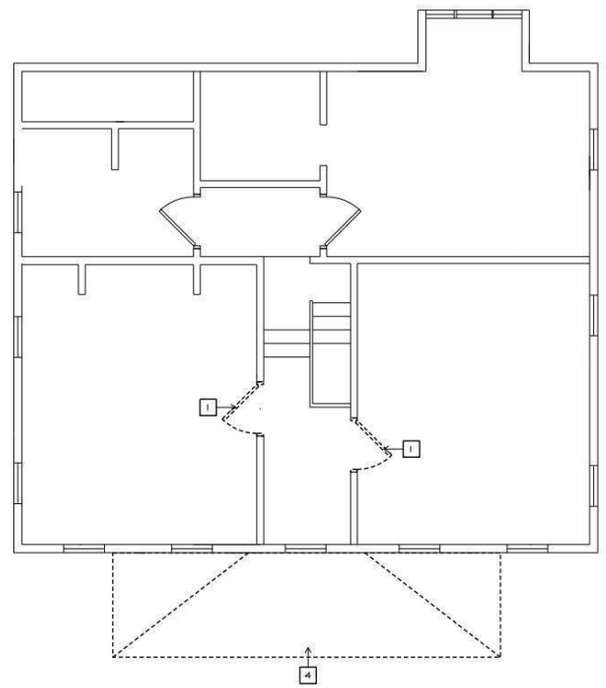
DEMOLITION NOTES:

1. REMOVE EXISTING DOORS
2. REMOVE EXISTING WINDOWS
3. REMOVE EXISTING WALL SEGMENT
4. REMOVE EXISTING PORCH ROOF
5. REMOVE EXISTING WOOD COLUMNS
6. REMOVE EXISTING BALLUSTRADE
7. REMOVE EXISTING WALL. SEE 1/A-4.1



1 FIRST FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8'
SCALE: ¼" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8'
SCALE: ¼" = 1'-0"

△1 NO CHANGE

STATE OF OHIO
RICHARD HOLMES
6660
REGISTERED ARCHITECT

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
SEAL EXPIRES 12/31/2023

the architectural group
14 west first street, suite 306
dayton, ohio
45402-1730
tel 937.223.2500
fax 937.223.0888
web www.tagult.com

© 2023 THE ARCHITECTURAL GROUP, INCORPORATED
This document is a service instrument of THE ARCHITECTURAL GROUP, INCORPORATED and is to be used only in conjunction with this project.

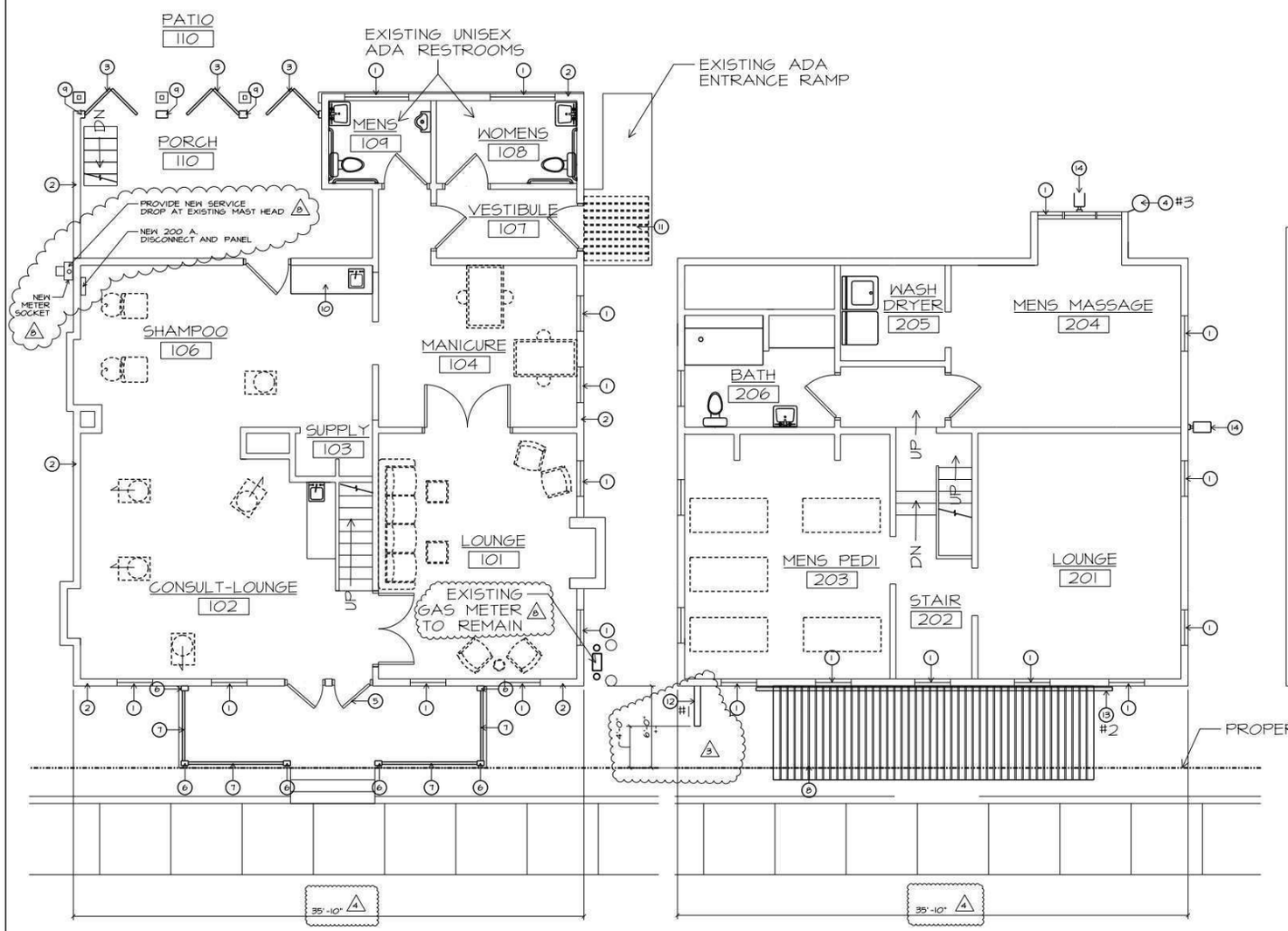
THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2307
DRAWN BY: REH, ACH
REVISION DATES:
△1 05/22/23
△2 10/19/2023
DATE: 01/16/23
SHEET TITLE: DEMOLITION PLANS
SHEET NO: D1.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 D1.1 DEMO PLANS.DGN

NEW WORK NOTES:

1. NEW VINYL DOUBLE-HUNG WINDOWS. (JELD-WEN #V-4500 W/ ARGON INSULATED, LOW E GLAZING; U: .29; SHG: .50; AIR INFILTRATION: < 0.3)
2. NEW 3½(R-13 MIN) BATT INSULATION. WILL USE 6" (R-20) WHERE FEASIBLE)
3. NEW PAINTED (BLACK) FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. NEW INTERNALLY LIT BARBER POLE. GLASS CYLINDER WITH RED, WHITE AND BLUE "CANDY CANE" STRIPES WITH POLISHED ALUMINUM CAPS.
5. PAINT EXISTING WOOD DOORS BLACK
6. NEW TS 6x4 STEEL TUBE (PAINTED BLACK) COLUMN
7. NEW TS 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSYEM
8. NEW STANDING SEAM MILL FINISH (NON-GLARE SILVER) ALUMINUM ROOF
9. RECONSTRUCT WALL - SEE A-4.1
10. PROVIDE AND INSTALL NEW CASEWORK
11. NEW MILL FINISH (NON-GLARE SILVER) ALUMINUM AWNING
12. NEW 24" x 24" FRONT LIT PROJECTING METAL SIGN
13. NEW 25 FT L X 8" H X 1/2" T FRONT LIT (NON-FLASHING) WALL SIGN (INDIVIDUAL METAL LETTERS)
14. NEW WALL MOUNTED AREA LIGHT

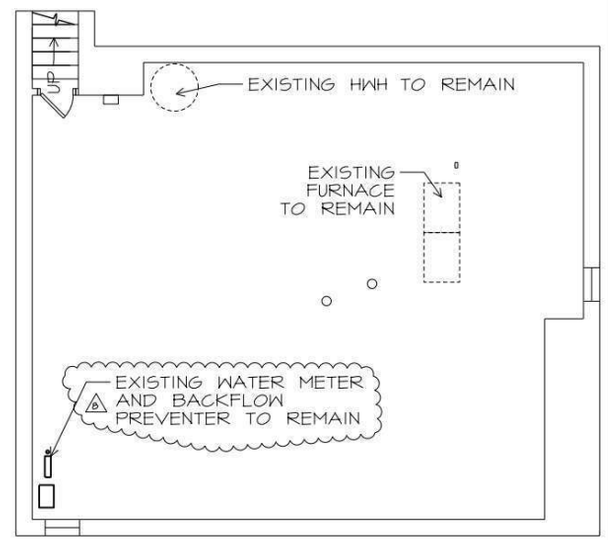


C FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

B SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"



A BASEMENT FLOOR PLAN

SCALE: ¼" = 1'-0"

STATE OF OHIO
RICHARD HOLMES
6660
REGISTERED ARCHITECT

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
SEAL EXPIRES 12/31/2023

the architectural group
14 west first street, suite 306
dayton, ohio
45402-1730
tel 937.223.2500
fax 937.223.0888
web www.tagutt.com

© 2023 THE ARCHITECTURAL GROUP, INCORPORATED
THIS document is a sealed instrument of THE ARCHITECTURAL GROUP, INCORPORATED and is to be used only in conjunction with this project.

THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2307

DRAWN BY: REH, ACH

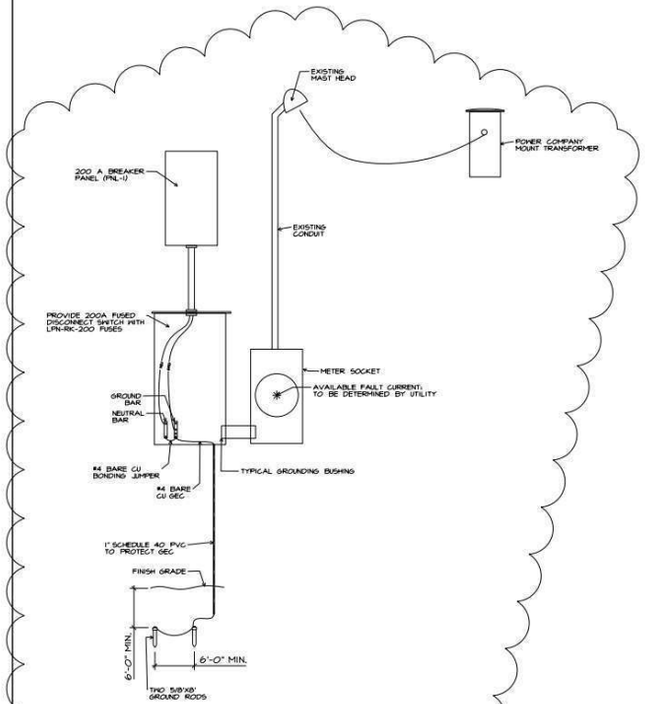
REVISION DATES:
1. 04/05/2023
2. 04/14/2023
3. 05/22/2023
4. 06/12/2023
5. 08/21/2023
6. 09/27/2023
7. 10/19/2023
8. 03/11/2024

DATE: 01/16/23

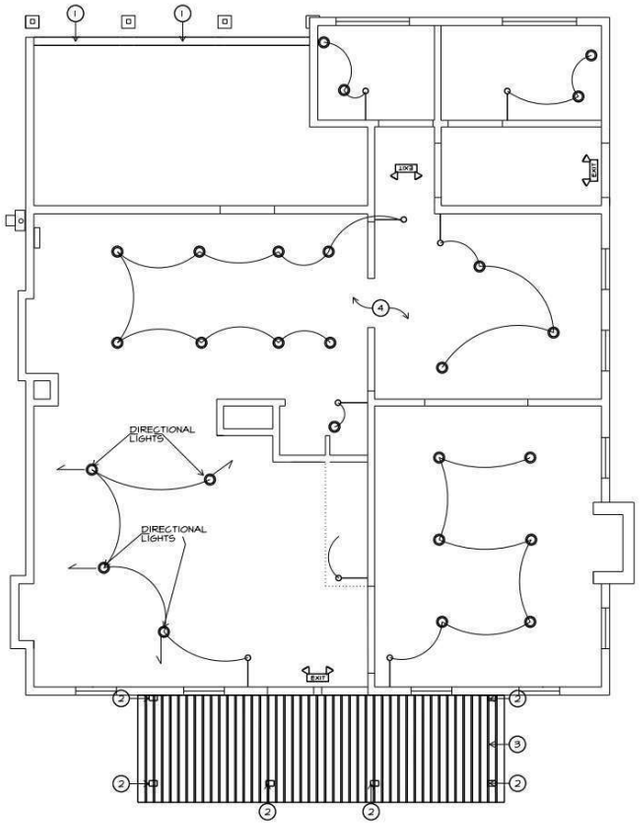
SHEET TITLE: FLOOR PLANS

SHEET NO: A1.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A1.1 FLOOR PLANS.DGN

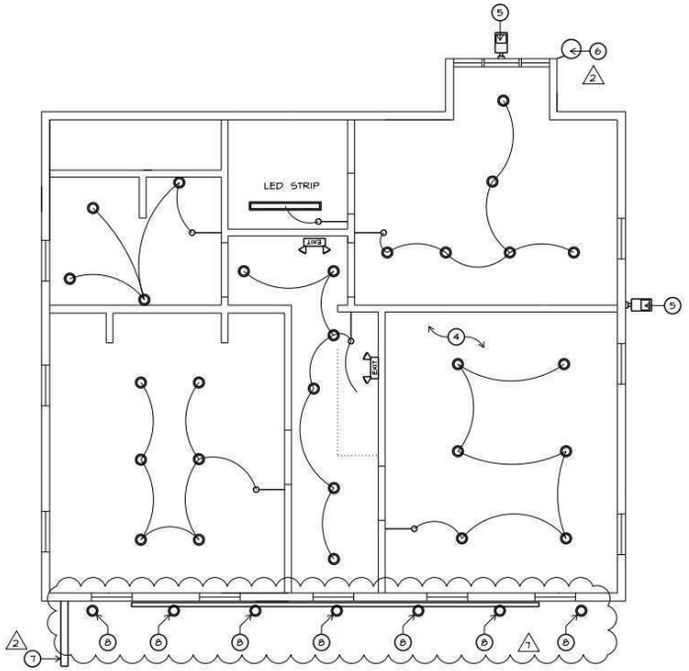


1 RISER DIAGRAM 6



A FIRST FLOOR CEILING PLAN

0' 1' 2' 4' 8'
SCALE: ¼" = 1'-0"



B SECOND FLOOR CEILING PLAN

0' 1' 2' 4' 8'
SCALE: ¼" = 1'-0"

6

PANELBOARD SCHEDULE

PANEL: PNL 1
VOLTAGE: 110/220V
TYPE: 200A NQOD
LOCATION: BASEMENT B01
MOUNTING: SURFACE

C.B. NO.	KVA A	KVA B	KVA C	LOAD DESCRIPTION	C.B. POLE	C.B. AMP.	C.B. POLE	C.B. AMP.	LOAD DESCRIPTION	KVA A	KVA B	KVA C	C.B. NO.
1	1.80			KITCHEN (GFIC)	1	20	1	20	RECEPTACLE (GFIC) SHAMPOO 106)	1.50			2
3		1.80		KITCHEN (GFIC)		20	1	20	RECEPTACLE (GFIC) SHAMPOO 106)		1.00		4
5	1.00			DISPOSAL	1	20			SPACE				6
7		6.00		REFRIGERATOR	1	20			SPACE				8
9	45.00			AC UNIT	2	50			SPACE				10
11		45.00					1	20	LIGHTS	0.80			12
13	1.00			RECEPTACLE (DEDICATED)	1	20	1	20	RECEPTACLES		1.30		14
15		1.50		LIGHTS (RMS 108 & 109)	1	20	1	20	RECEPTACLES	1.00			16
17	1.00			RECEPTACLES	1	20	1	20	FURNACE		0.30		18
19		0.50		RECEPTACLE (GFIC)	1	20	1	20	WASHER	1.00			20
21	1.00			RECEPTACLE (RM 104)	1	20	2	20	DRYER		1.50		22
23		1.00		RECEPTACLE (EXISTING)	1	20				1.50			24
25	0.50			RECEPTACLE (TV)	1	20	1	20	RECEPTACLE (GFIC) NEW		1.00		26
27		1.00		LIGHTS (RMS 108 & 109)	1	20	1	20	RECEPTACLE (CFIC) NEW	1.00			28
29	1.00			LIGHTS (EXISTING)	1	20	1	20	RECEPTACLE (CFIC) NEW		1.00		30
31		1.50		BASE BOARD HEATING	1	20	1	20	RECEPTACLE (CFIC) NEW	1.00			32
33	2.00			WATER HEATER	1	20	1	20	RECEPTACLE (CFIC) NEW		1.00		34
35				SPACE					SPACE				36
37				SPACE					SPACE				38
39				SPACE					SPACE				40
41				SPACE					SPACE				42

TOTAL KVA = 127.5
PHASE A KVA = 62.1
PHASE B KVA = 65.40

\\oh-tag-da-fp-01\projects\2307 FRENCH HOUSE\2307 DOCUMENTS\2307 PNL 030624.xls]TABLE LINK

NEW WORK NOTES/ NEW LIGHTING NOTES

1. RECONSTRUCT WALL AND PLACE 2 - (2x6) HEADERS
2. NEW T5 8x4 STEEL TUBE (PAINTED) POSTS
3. NEW STANDING SEAM METAL PORCH ROOF
4. LIGHTING PER PREVIOUS PERMIT
5. NEW LOW CUT-OFF WALL LIGHT (ON TIMER) "BEGA" MODEL 24 352
6. INTERNALLY ILLUMINATED BARBER POLE (ON TIMER) 2
7. FRONT LIT PROJECTED SIGN (ON TIMER)
8. LIGHT FIXTURE "BEGA" MODEL # 1

STATE OF OHIO RICHARD HOLMES 6660 REGISTERED ARCHITECT

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: SEAL EXPIRES 12/31/2023

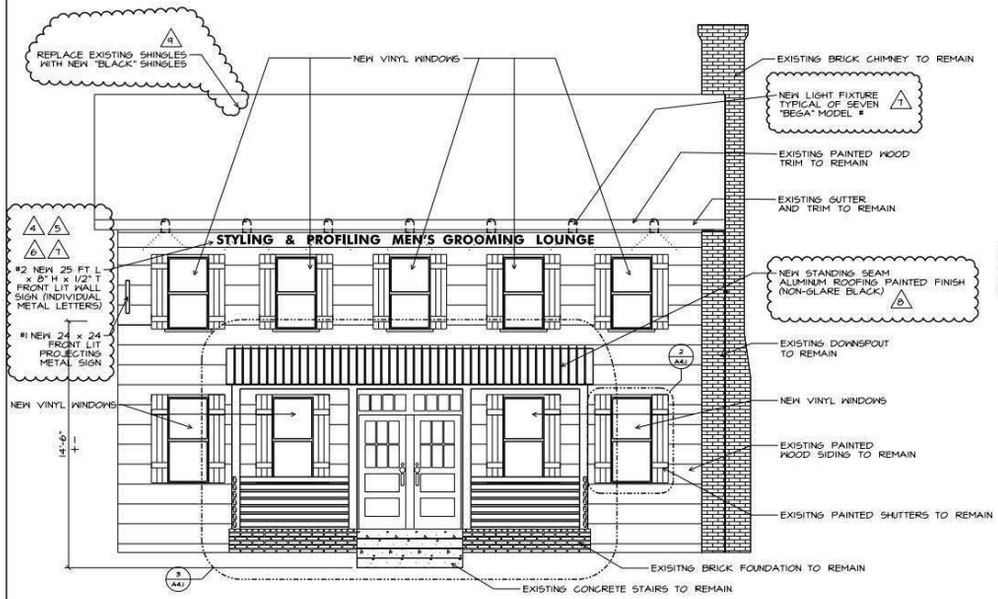
the architectural group
14 west first street, suite 306
dayton, ohio
45402-1730
tel 937.223.2500
fax 937.223.0888
web www.tagult.com

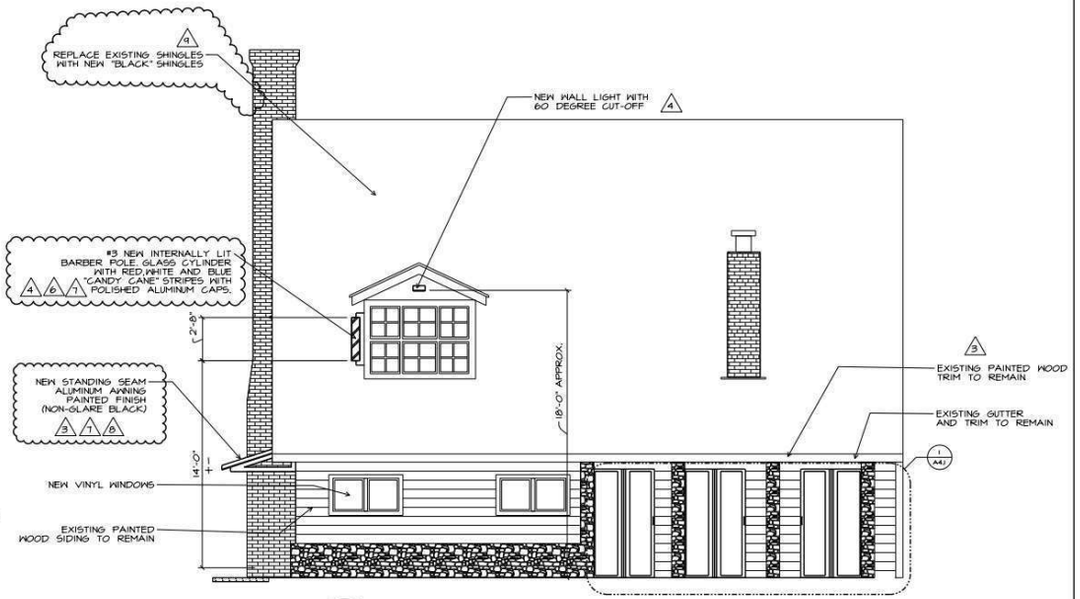
© 2023 THE ARCHITECTURAL GROUP, INCORPORATED
THIS document is a service instrument of THE ARCHITECTURAL GROUP, INCORPORATED and is to be used only in conjunction with this project.

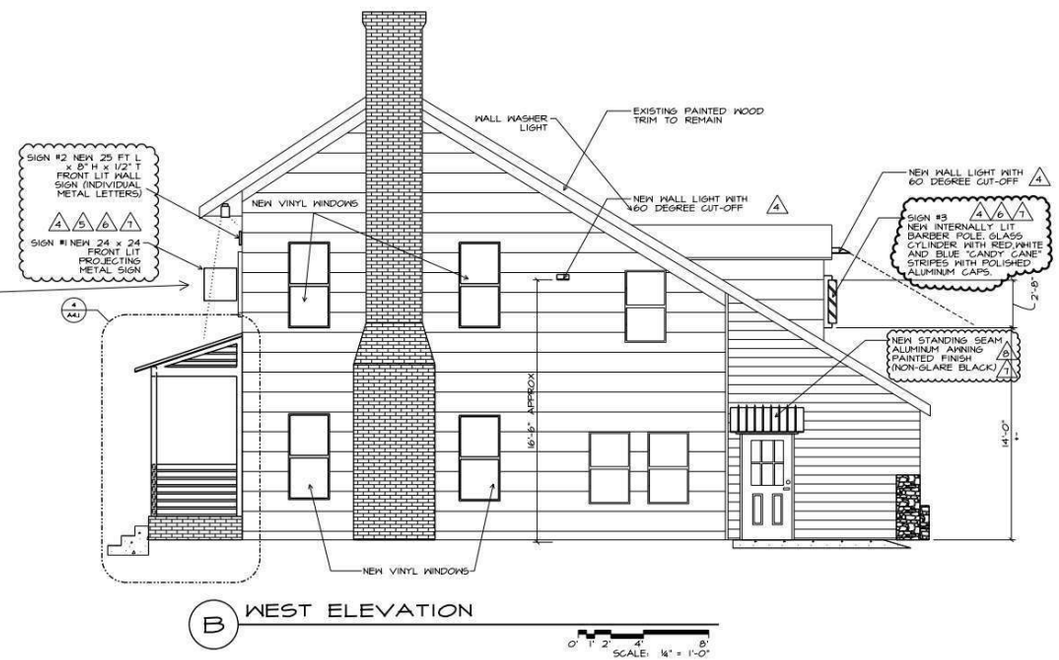
THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2307
DRAWN BY: REH, ACH
REVISION DATES:
1 04/14/2023
2 05/22/2023
3 10/19/2023
4 03/11/2024
5
6
DATE: 01/16/23
SHEET TITLE: CEILING PLANS
SHEET NO: A2.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A2.1 CEILING PLANS.DGN







P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A3.1 ELEVATIONS.DGN

STATE OF OHIO
RICHARD HOLMES
6660
REGISTERED ARCHITECT

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
SEAL EXPIRES 12/31/2023

the architectural group
14 west first street, suite 306
dayton, ohio
45402-1730
tel 937.223.2500
fax 937.223.0888
web www.tagult.com

© 2023 THE ARCHITECTURAL GROUP, INCORPORATED
THIS document is a service instrument of THE ARCHITECTURAL GROUP, INCORPORATED and is to be used only in conjunction with this project.

THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2307

DRAWN BY: REH, AGH

REVISION DATES:
1 04/05/2023
2 04/14/2023
3 05/22/2023
4 06/12/2023
5 08/21/2023
6 09/27/2023
7 10/19/2023
8 5/9/2024
4 6/24/2024

DATE: 01/16/23

SHEET TITLE: ELEVATIONS

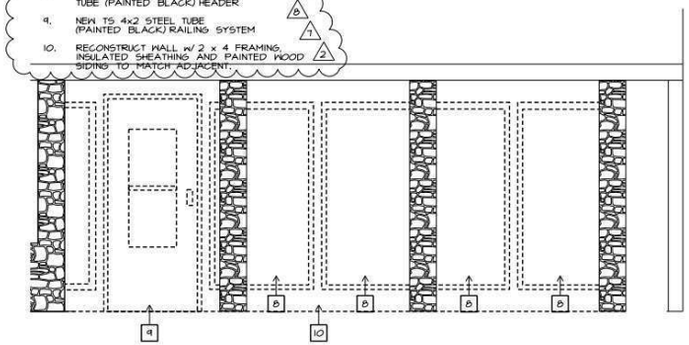
SHEET NO: A3.1

○ NEW WORK NOTES:

1. NEW VINYL DOUBLE-HUNG WINDOWS. (JELD-WEN #V.4500 W ARGON INSULATED,LOW E GLAZING, U=.29;SHG=.50; AIR INFILTRATION: < 0.3)
2. NEW 3 ½ (R-13 MIN) BATT INSULATION, WILL USE 6" (R-20) WHERE FEASIBLE)
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (BLACK) (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. EXISTING SHUTTERS TO REMAIN
5. PAINT EXISTING WOOD DOORS (BLACK)
6. NEW STANDING SEAM PAINTED FINISH (BLACK) METAL ROOF (SEE A-3.1)
7. NEW TS 6x4 STEEL TUBE (PAINTED BLACK) POSTS
8. NEW TS 8X4 STEEL TUBE (PAINTED BLACK) HEADER
9. NEW TS 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
10. RECONSTRUCT WALL W/ 2 x 4 FRAMING, INSULATED SHEATHING AND PAINTED WOOD SIDING TO MATCH ADJACENT.

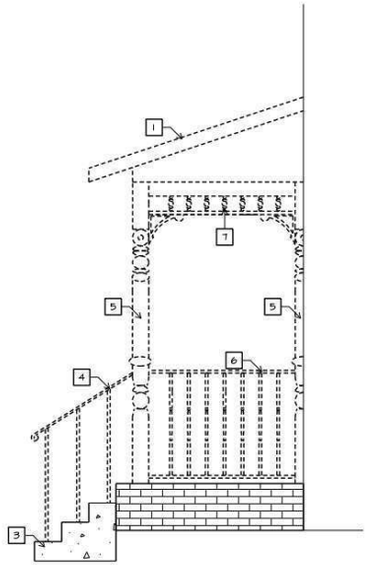
□ DEMOLITION NOTES:

1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALLUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING DOOR
10. REMOVE EXISTING WALL



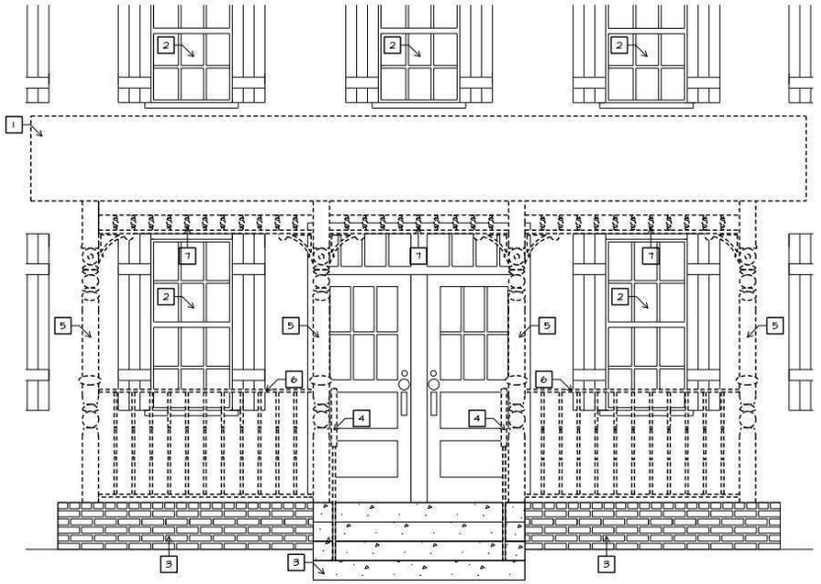
1 SOUTH ELEVATION WINDOW DEMOLITION

0' 1' 2' 4' SCALE: ½" = 1'-0"



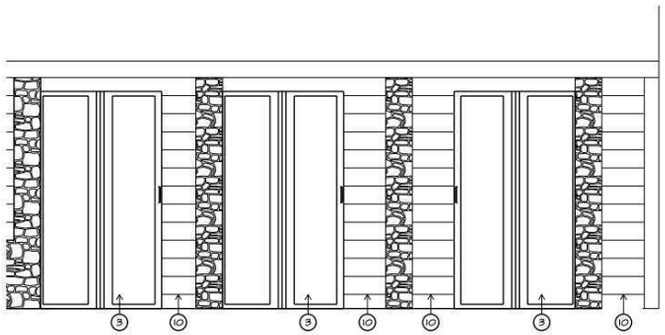
3 EAST ELEVATION PORCH DEMOLITION

0' 1' 2' 4' SCALE: ½" = 1'-0"



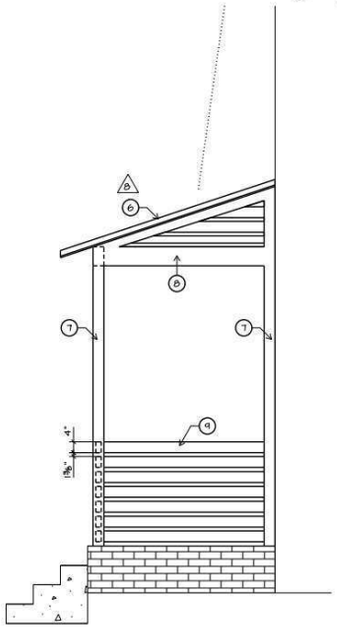
4 NORTH ELEVATION PORCH DEMOLITION

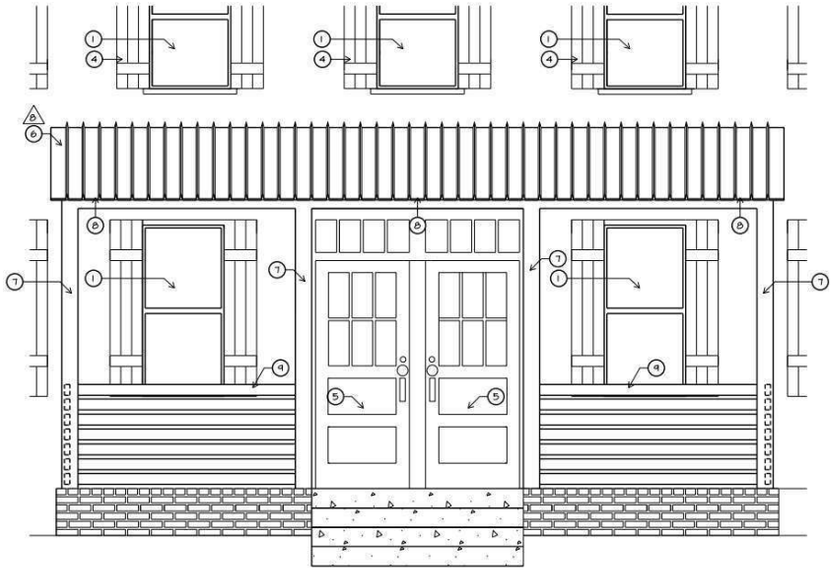
0' 1' 2' 4' SCALE: ½" = 1'-0"

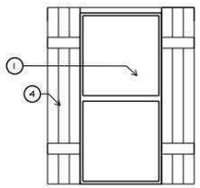


1A PROPOSED BIFOLDING DOORS

0' 1' 2' 4' SCALE: ½" = 1'-0"







2 PROPOSED NEW WINDOWS

0' 1' 2' 4' SCALE: ½" = 1'-0"

3A EAST ELEVATION ALTERNATE PORCH

0' 1' 2' 4' SCALE: ½" = 1'-0"

4A NORTH ELEVATION ALTERNATE PORCH

0' 1' 2' 4' SCALE: ½" = 1'-0"

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A4.1 DETAILS.DGN

STATE OF OHIO RICHARD HOLMES 6660 REGISTERED ARCHITECT

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: SEAL EXPIRES 12/31/2023

the architectural group
14 west first street, suite 306
dayton, ohio
45402-1730
tel 937.223.2500
fax 937.223.0888
web www.tagutt.com

© 2023 THE ARCHITECTURAL GROUP, INCORPORATED
This document is a sealed instrument of THE ARCHITECTURAL GROUP, INCORPORATED and is to be used only in conjunction with this project.

THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2307

DRAWN BY: REH, ACH

REVISION DATES:
1 04/14/2023
2 05/22/2023
7 10/19/2023
8 5/6/2024

DATE: 01/16/23

SHEET TITLE: DETAILS

SHEET NO: A4.1

72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit

by **JELD-WEN** ★★★☆☆ (23) 108

SPECIAL BUY $3865.80 Save $682.20 (15%)

Product Details | **Specifications** | Questions & Answers | Customer Reviews

Home / Doors & Windows / Exterior Doors / Patio Doors

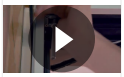
Internet #309442270 Model #THDJW235200001 Store SKU #1004313774

108

JELD-WEN

72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit

★★★☆☆ (23) Questions & Answers (74)



Hover Image to Zoom

SPECIAL BUY **$3865.80** ~~$4548.00~~ Save $682.20 (15%)

$323.00 /mo* suggested payments with 12 months* financing Apply Now

Door Handing: **Left-Hand Folding**

Left-Hand Folding | Right-Hand Folding

Pickup at Miamisburg Delivering to 45449

Feedback

Chat

72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit

by **JELD-WEN**

$3865.80 Save $682.20 (15%)

JELD-WEN F-2500 fiberglass folding patio doors are a unique and reliable way to create a beautiful transition from indoors to outdoors. Smooth fiberglass offers durability and an upscale look that mimics traditional painted wood doors. These fiberglass folding patio doors are engineered to resist warping, rotting and splitting, making them an economical option that's both long lasting and attractive. In addition, they are built to be secure, easy to care for and energy efficient for many years to come.

Additional Reso

From the Manufactu

Specifications

Dimensions

Actual Door Height (in.)	79.5 in
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	71.5 in
Door Height (in.)	79.5 in
Door Thickness (in.)	1.75 in
Door Width (in.)	71.313 in
Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	72 in
Rough Opening Height (In.)	72 in
Rough Opening Width (In.)	80 in

Details

Bore Type	No Bore
Color Family	Off White
Color/Finish	Primed
Core Type	Solid Core
Door Configuration	Double Door
Door Glass Insulation	Low-E
Door Handing	Left-Hand Folding
Door Type	Folding Patio Door

Feedback

Chat

72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit

by **JELD-WEN**

$3865.80 Save $682.20 (15%)

Hinge Type	Ball Bearing
Included	Hardware
Material	Fiberglass
Number of Lites	1 Lite
Product Weight (lb.)	238 lb
Returnable	90-Day

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern
Manufacturer Warranty	5-Year Limited

How can we improve our product information? Provide feedback.

Questions & Answers

74 Questions

Customer Reviews

3.4 out of 5 ★★★½☆ (23)

Feedback

Frequently Bought Together

Select This Item

JELD-WEN
72 in. x 80 in. Primed Fiberglass Left-Hand Full…

★★★½☆ (23)

SPECIAL BUY $3865.80
~~$4548.00~~
Save $682.20 (15%)

+

Select

JELD-WEN
72 in. x 75 in. Reversible White Aluminum Prehung…

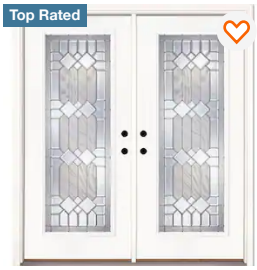
★★★☆☆ (22)

$1348.00

+

Select

Top Rated



Feather River Doors
74 in. x 81.625 in. Mission Pointe Zinc Full Lite…

★★★★½ (75)

$2318.00

+

Am
50
77.

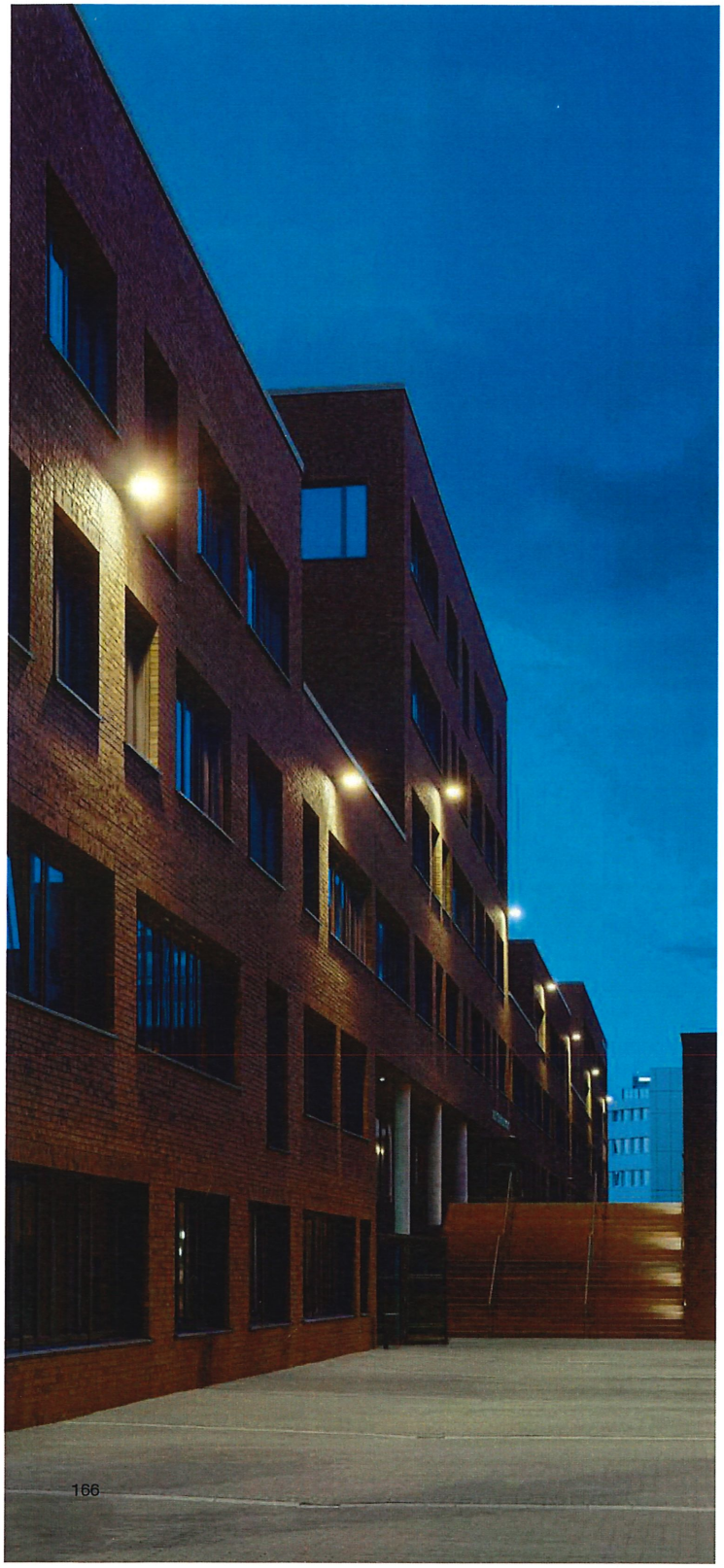
★

$7

Subtotal: $7609.07

Add 4 Items to Cart

Chat



Wall luminaire
Surface washer

Adjustable wall mounted luminaires with asymmetric light distribution.
Ideal for illuminating horizontal surfaces from vertical mounting surfaces.

Die-cast aluminum · Safety glass · Reflector made of pure anodized aluminum

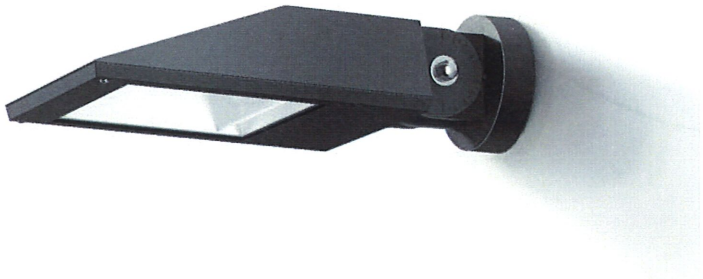
LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

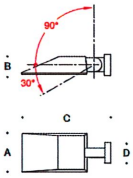
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65

Asymmetric light distribution

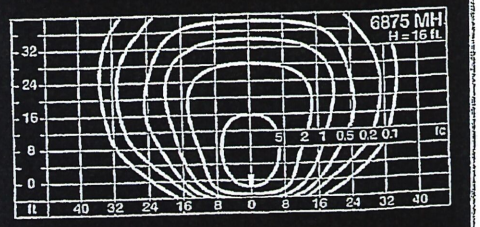


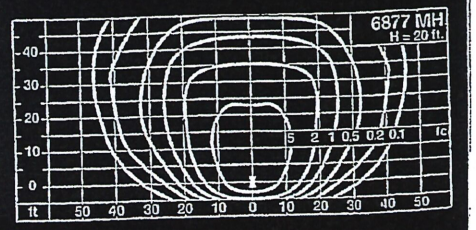


Asymmetric light distribution

	LED	A	B	C	D
24 351	21.3 W	8⅞	4⅛	19⅛	5¼
24 816	55.3 W	8⅞	4⅛	19⅛	5¼
24 352	98.3 W	12⅜	4⅝	22½	5¼

Approx. 2F.C.
@ 30'


6875 MH
H = 16 ft.
32
24
16
8
0
ft
40 32 24 16 8 0 8 16 24 32 40
5 2 1 0.5 0.2 0.1
fc


6877 MH
H = 20 ft.
40
30
20
10
0
ft
50 40 30 20 10 0 10 20 30 40 50
5 2 1 0.5 0.2 0.1
fc

STYLING & PROFILING MEN'S GROOMING
7311
7305

STYLING & PROFILING MEN'S GROOMING LOUNGE
7305

Minerva 32" Barber Pole

Description

Our basic barber pole is an affordable way to display your barber heritage! Features a 7" globe, 2 lights (pole and globe), and separate switches for lights and rotation. Indoor use only. 22W/120V.

Specs

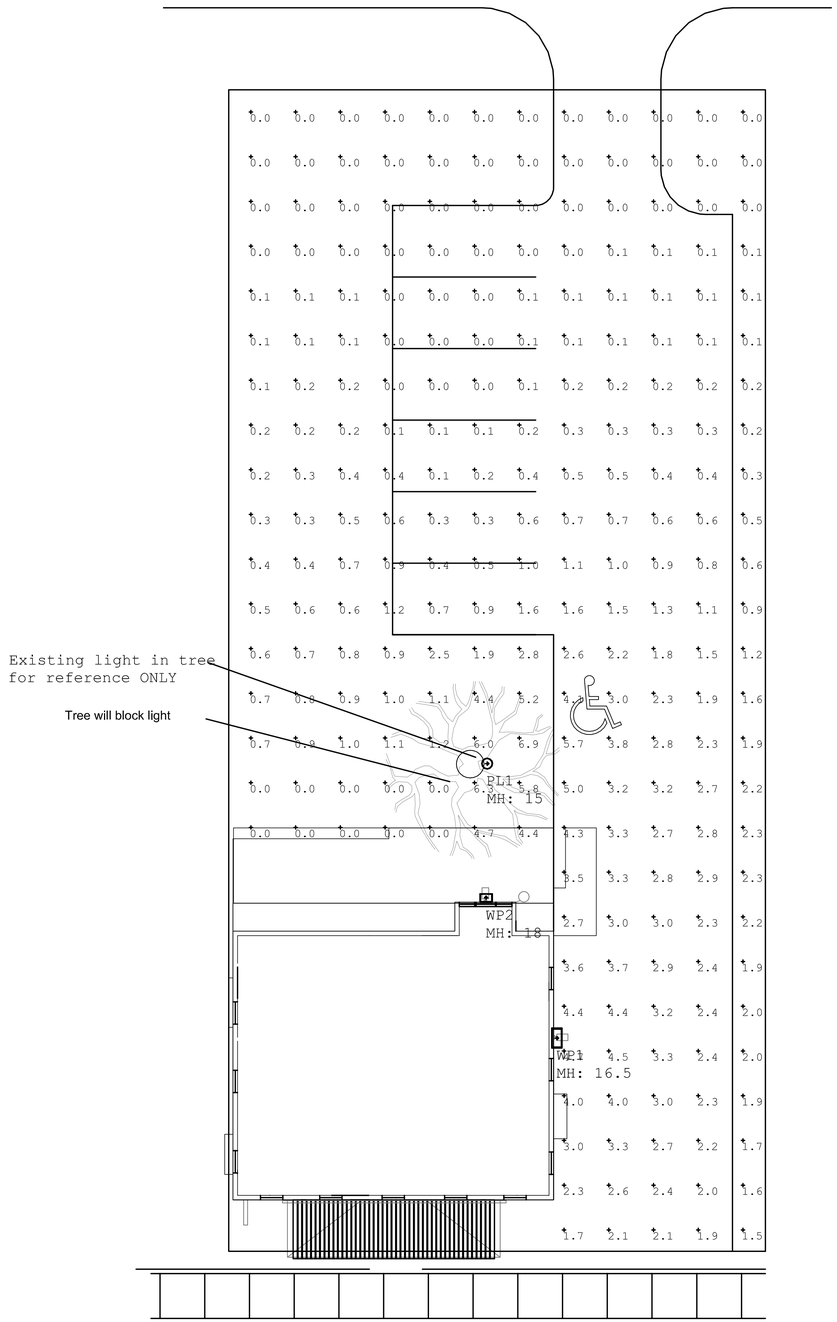
SKU	1115
Color	White
Manufacturer	Minerva Beauty
Warranty	1 Year Warranty
Assembly Notes	Minor assembly required

PARKING IN REAR
7305

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	1	PL1	Single	0.900	BGS P1 40K (Reference ONLY)	34.73	34.73	4199
	1	WP1	Single	0.900	WDGE3 LED P1 70CRI R3 40K	51.1717	51.172	7524
	1	WP2	Single	0.900	WDGE2 LED P4 40K 80CRI TFTM	46.6589	46.659	4202

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	1.19	6.9	0.0	N.A.	N.A.

Note: PL1 for reference ONLY.



IF USING PRODUCTS WITH SELECTABLE KELVIN TEMPERATURES AND/OR ADJUSTABLE LUMEN PACKAGES, PLEASE ENSURE THOSE FIXTURES ARE SET IN THE FIELD TO THE DESIGN PROVIDED ON THIS DRAWING

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF KING LIGHTING, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED BY ANY COMPANY OTHER THAN THE COMPANY FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF KING LIGHTING, INC. ANY VIOLATION MAY RESULT IN APPROPRIATE LEGAL ACTION.

Design Criteria

DESIGN FILE: French House

FIXTURE LAYOUT IS BASED ON A 0.9 LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.

MINIMUM: AVE/MIN:
MAXIMUM: MAX/AVE:
AVERAGE: MAX/MIN:

INTERIOR LIGHTING LEVELS ARE SHOWN AT A.F.F. UNLESS NOTED OTHERWISE

EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE

King Lighting, Inc.
330 James Bohanan Drive
Vandalia, OH 45377
(937) 741-2290 Fax: (937) 741-2291
www.king-lighting.com

Lighting Calculation
French House Site

Lighting Site Plan	SCALE 3/32"=1'	DESIGNER JG	CHECKED JG	DATE 10/20/2023	SHEET S1

Disclaimer:
AGI and Genlyte has made great efforts to ensure the accuracy of their program, however AGI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by AGI or GENESYS for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

THOMAS M. MCCASH
ATTORNEY AT LAW

55 SOUTH HIGH STREET, SUITE 210
DUBLIN, OHIO 43017
614-408-8367
Fax: 614-408-8282
Web: www.mccashlaw.com

December 27, 2023

Chris Shook
Reynoldsburg City Attorney
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

RE: 7305 E. Main St. Variance and Certificate of Appropriateness hearing of November 16, 2023

Dear Chris,

At the request of Darrin Leist, I am submitting to you this letter of concerns relative to the hearing held on November 16, 2023 and what I believe is improper actions taken by the Planning and Zoning Commission and a request that the city perhaps reconsider the application given the unique issues relative to the site and the applicants proposal.

In regard to our variance request, my clients request dealt with two signs facing Main St and what has been viewed as a sign being placed on the rear of the building. Not all of these elements can be seen together.

1. **Main St Signs**
   a. **Wall Sign:**
      Reynoldsburg Coty Code §1105.03(5)(a) provides in part that "A. Wall sign. 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."

      My clients building is 36 feet wide facing Main St which would permit a wall sign of 72 square feet. The proposal for the wall sign is 16.67 square feet located at the eave of the building. This sign is 77% smaller than permitted. Additionally, because of the city's Main St renovations, the decorative street light/traffic signal for the southbound traffic from Lancaster Ave partially obscures the view of this sign unlike other properties in the area resulting in a less effective sign for my client, however important due to Main St. being the primary thoroughfare adjacent to my client's property.

      Along with the decorative street light/traffic signal, my clients curb cut for this property was removed, requiring access to his site solely from the rear from Broad Alley.

   b. **Projecting Sign:**
      Reynoldsburg Coty Code §1105.03(5)(B) provides in part that "B. Projecting sign. One (1) projecting sign constructed of wood or metal, including its mounting structure, may be mounted upon and be perpendicular to the wall of a building at a ninety (90)

degree angle. The surface area of each face of such projecting sign shall be a maximum of six (6) square feet."

My client's proposal is to provide a 4 SF projecting sign, 33% smaller than permitted. Nearly every business along Main St. has either a projecting sign, ground mounted sign perpendicular to Main St or as in the case of 7360 Main St. Additional wall signs facing the direction of traffic flow.

These two signs, provide the direct advertising of my clients' business with his business name and comply with the requirements of the Sign Code. As noted above, the combined area of these signs is significantly below the permitted area which we would have liked to have pointed out as part of the discussion regarding the rear "sign".

2. Broad Alley "Sign"

My client was proposing what has been classified as a third sign by the Planning Department, that being an illuminated barber pole. Under the requirements of the Ohio State Cosmetology and Barber Board and the Revised Code §4709.13(A)(7) it is a violation of the licensing regulations for a barbershop to not display "a recognizable sign or barber pole indicating that it is a barber shop, and the sign or pole is clearly visible at the main entrance to the shop."

The requirement is a recognizable sign, i.e. a sign with the business name or a barber pole visible from the main entrance to the shop. The main entrance to my client business is on the rear of the building. The Main St. signs are not visible from the main entrance, thereby requiring my client to have a sign or barber pole at the rear of the building.

Instead of a brand sign with his business name, my client elected to use the iconic barber pole, which the Revised Code does not necessarily designate as a sign. The proposed barber pole is 1.78 SF in area and illuminated only when the business is open, similar to various "Open" signs that exist in the area and appear to not be regulated in the Sign Code other than perhaps as a Window Sign.

The barber pole is unique to the use as a barber shop similar to the Sign Code regulations for gasoline stations advertising the price of gas as an industry standard. In the case of a barber pole it cannot be used by other businesses and if my client's business were to leave, the barber pole would have to be removed unless another barber shop would propose to be located there.

We believe this barber pole is unique to this specific use similar to the electronic signs for gas stations and approving the barber pole would be limited to only this particular use thereby avoiding establishing a precedent for three signs or providing for a permanent 3 sign approval for this property.

The board approved the barber pole and lighting for the wall sign at the front but would not approve having three "signs" for fear of establishing precedent and/or creating a situation where this property would have 3 signs approved. As noted above, we don't feel that that is truly the case but we were never given the opportunity to present our positions above.

Notwithstanding the current approval of 2 signs, a barber pole and a wall sign, my client would have the opportunity for other supplemental signs in accordance with the Sign Code and not requiring approval of the Planning Board. Specifically,

1. A 32 SF banner sign for display not more than 45 days per year, equating to 3.75 days/month.
2. Flags, with his business name/logo. The code does not limit the type of flag to National, State or City flags.
3. A 6 SF sandwich Board sign.
4. Two window signs on Main St. not exceeding 30% of the window.
5. A 2 SF temporary sign, installed for a limited period of display, including decorative displays for holidays or public demonstrations.
6. A delivery vehicle, with business name, parked in the delivery space along the side of the building. This is not regulated by the current Sign Code.

All of these would be in addition to what the planning commission has presently approved and would provide a significant amount of signage area beyond the extra 4 SF of a projecting sign.

My client desires to provide tasteful and well-integrated signage into his project. He is not asking for the maximum area of wall sign, maximum area of projecting sign AND a third sign. His proposal is significantly less than what would be permitted. He is willing to forgo, as a condition of approval of the Wall, Projecting and Barber Pole as presented, his rights to a Banner Sign, Flags which are not National, State or City, Window Signs, Temporary Signs other than holiday displays (lights, garland etc.) and not having a delivery vehicle parked daily at the side of the building. This would be in addition to the current conditions that he agreed to as part of the variance approval.

We have not formally received the approved Board minutes and signed decision of the board at the present time. We would hope that the Board would move to reconsider this application given the above detailed discussion at its January, 2024 hearing which would be the first hearing after the November 16, 2023 meeting.

Sincerely,

Thomas M. McCash

STATE OF OHIO :
: SS
COUNTY OF FRANKLIN :

The foregoing instrument was acknowledged before me this 26 day of February, 2024 by Alexander McCrary, managing member of 1833 French House Holding Company, LLC. The notarial act certified hereby is an acknowledgement. No oath or affirmation was administered to the signer with regard to the notarial act certified to hereby.

Courtney Anne Ritchey
Notary Public

Commission Expiration: 6/11/28

COURTNEY ANNE RITCHEY - NOTARY PUBLIC
COMM EXP: JUN 11, 2028
STATE OF OHIO

CITY OF REYNOLDSBURG, OHIO,
an Ohio municipal corporation

By: Joe Begeny
Joe Begeny, Mayor

STATE OF OHIO :
: SS
COUNTY OF Franklin :

The foregoing instrument was acknowledged before me this 8 day of March, 2024, by Joe Begeny, the Mayor of the City of Reynoldsburg, Ohio, an Ohio municipal corporation, for and on behalf of the municipal corporation. The notarial act certified hereby is an acknowledgement. No oath or affirmation was administered to the signer with regard to the notarial act certified hereby.

Jessica Rosenthal
Notary Public

Commission Expiration: 9-21-2025

JESSICA ROSENTHAL - NOTARY PUBLIC
MY COMMISSION EXPIRES 09/21/2025
STATE OF OHIO

Instrument prepared by:
Thomas M. McCash, Esq.
55 S. High St #210
Dublin, Ohio 43017

CONSENT TO ENCROACHMENT AND INDEMNITY AGREEMENT

WHEREAS, 1833 French House Holding Company, LLC, is the owner of certain real property known as Franklin County Auditor's Parcel 060-000226-00 and commonly known as 7305 E. Main St., Reynoldsburg, Ohio 43068 (the "Property") and being more fully described as follows:

> Situated in the City of Reynoldsburg, County of Franklin, State of Ohio, being more fully described as follows:
>
> Being Lot Number Nineteen (19) of TOWN OF REYNOLDSBURG, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 159, Recorder's Office, Franklin County, Ohio.

WHEREAS, 1833 French House Holding Company, LLC acquired title to the Property by virtue of a deed filed August 13, 2021 and recorded in Instrument Number 202108130143503, Recorder's Office, Franklin County, Ohio;

WHEREAS, the existing structure has a front covered porch that encroaches into the right of way for E. Main St. and that such porch is believed to have existed since the original building construction and the encroachment either has existed since that time or as the result of the modification of the right of way width for E. Main St. by the City of Reynoldsburg;

WHEREAS, the City has the right to utilize the right of way for public use;

WHEREAS, the City has agreed to allow the front porch to remain within the right of way and consents to the encroachment so long as 1833 French House Holding Company, LLC, their successors and assigns ("Indemnitor") indemnify the City against all loss or damage occasioned by the encroachment as more fully set forth herein;

NOW, THEREFORE, in consideration of the exchange of promises recited herein, the sufficiency and adequacy of which are hereby acknowledged:

1) Indemnitor indemnifies the City, its successors and assigns, against any and all loss or damage occasioned by the encroachment of the front porch as heretofore described, which damages shall include, but not limited to any and all additional costs incurred by the City in any future construction, operation, maintenance, repair, replacement, removal and/or reinstallation of any utility lines and any other permitted uses of the right of way by the City, and any and all injuries or damages to any person or property resulting from the construction, repair, or maintenance of the free-standing garage, utility lines and any other permitted uses of the right of way or occasioned by the encroachment;

2) The City consents to the encroachment of the front porch and shall not require removal of the same; provided that Indemnitor fully complies with the terms and conditions of this Consent to Encroachment and Indemnity Agreement (the "Agreement");

3) The City reserves the right, however, to remove the encroachment with prior notice to the property owner in the event of any future City development plan for the right of way upon which the encroachment herein is situated.

4) This Agreement shall burden and concern and run with the land, and shall be binding on the owner and all future owners of the Property;

5) This Agreement shall be of no further force and effect if and when the free-standing garage currently located on the Property is altered and/or removed;

6) The Recorder is requested to: record this Agreement; to index the same under the name of 1833 French House Holding Company, LLC and the City of Reynoldsburg; and to cross-reference this document to the deed by which 1833 French House Holding Company, LLC acquired title as recorded in Instrument Number 202108130143503; and

7) This Agreement shall not be a substitute for a building permit and, except as expressly set forth herein, all improvements on the Property shall be in compliance with all applicable building codes, laws, ordinances, and regulations.

IN WITNESS HEREOF, the parties have hereunto set their hands on this 26th day of February, 2024.

1833 French House Holding Company, LLC

Alexander McCrary

By: Alexander McCrary
Its: Managing Member

[*Remainder of page intentionally left blank*]

THOMAS M. MCCASH
ATTORNEY AT LAW

55 SOUTH HIGH STREET, SUITE 210
DUBLIN, OHIO 43017
614-408-8367
Fax: 614-408-8282
Web: www.mccashlaw.com

March 4, 2024

Chris Shook
Reynoldsburg City Attorney
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

RE: 7305 E. Main St. Variance and Certificate of Appropriateness

Dear Chris,

Enclosed is the executed Consent to encroachment and Indemnity Agreement for the above property. Please provided me a fully executed copy once signed by the mayor.

Sincerely,

Thomas M. McCash

IN THE COUNCIL OF THE CITY OF REYNOLDSBURG

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Variance Application #:	2023-5486
Applicant:	1833 French House Holding Company, LLC
Address:	7305 E. Main Street
Variance Request:	Multiple in the Olde Reynoldsburg Commercial District (ORD-C)

I. PROCEDURAL HISTORY

1833 French House Holding Company, LLC (hereinafter referred to as "Applicant") filed an application with the City of Reynoldsburg on October 19, 2023 for variances related to the property located at 7305 E. Main Street, Reynoldsburg, Ohio 43068, Franklin County Parcel No. 060-000266-00 (the "Property"). The Property is located in the Olde Reynoldsburg Commercial District (ORD-C). The variance requests are as follows:

1. To allow exterior illumination on the north elevation wall above a projecting sign. Section 1105.03.C.iii of the Reynoldsburg Zoning Code ("Zoning Code").

2. To allow internal illumination on the south elevation projected sign (barber pole). Section 1105.03.C.iii.

3. To allow three (3) total signs, two (2) projecting signs, and one (1) wall sign. Current only permits two (2) signs. Section 1105.03.C.v.

4. To allow a glass cylinder sign as the south elevation projecting sign. Section 1105.03.C.v.2.

The Planning and Zoning Board ("PZB") for the City of Reynoldsburg conducted a public hearing on the application on November 16, 2023. Notice of the hearing was posted and published in accordance with Section 1109.11(C) of the Zoning Code. The PZB approved variance request numbers 1, 2, and 4. The PZB denied variance request number 3.

Subsequent to the approval, the applicant was granted permission to refile the application for all four requested variances. The PZB conducted a public hearing on the refiled application on April 4, 2024. Notice of the hearing was posted and published in accordance with Section 1109.11(C) of the Zoning Code. The PZB heard testimony from Alexander McCrary, who is the principal for the applicant.

PZB Member Amy Barnhart moved to approve variance request number 3, which was seconded by Board Member Kleckley. The motion failed by a vote of 3-3.

PZB Member Barnhart moved to approve variance request numbers 1, 2, and 4, which was seconded by Board Member Brusk. The motion failed by a vote of 2-4.

On April 29, 2024, the Applicant filed a Notice of Appeal of the PZB decision to the Council of the City of Reynoldsburg. This Council conducted a public hearing on the appeal on June 10, 2024. Notice of the hearing was posted and published in accordance with Section 1109.11(C) of the Zoning Code. The Council received testimony from Mr. McCrary.

This matter has been fully submitted to the Council for the City of Reynoldsburg, who has considered all of the testimony presented, before both the PZB (through its minutes) and Council, as well as the application and supporting documents. The Council has also considered the staff reports prepared by the Development Department.

II. FINDINGS OF FACT

The Property is located on E. Main St. on the south side of the intersection with Lancaster Ave. Applicant proposes two signs on the E. Main St. side of the building, one a wall sign facing Lancaster Ave. and the other a projecting sign. All vehicular traffic travelling southbound on Lancaster Ave. will directly face the building as the vehicle reaches the intersection, which makes the front of the building ideally suited for signage. Vehicular traffic travelling east and west on E. Main St. would be able to visually observe the proposed projecting signage. These two proposed signs are permitted in the ORD-C District.

The structure of the front of the building above the proposed north side wall sign creates a slight obstruction from natural sunlight, which would make it difficult to observe the signage without the exterior illumination as proposed.

The proposed use for the Property is a barber shop. Under current state regulations, a barber shop is required to have a pole or other signage at or near the main entrance to the building that would alert to people that this is a barber shop. The main entrance to the building on the Property is proposed to be the southwest rear of the building, which is a noticeable distance from the two proposed signs at the front of the building. The parking on the Property is in the rear and Applicant indicates that a rear entrance is best suited to comply with ADA requirements for parking located near the main entrance. Other businesses in the ORD-C District that are not barber shops do not have this same requirement regarding main entrance signage. .

Applicant seeks to meet the state law requirement for barbershop signage with the use of an internally illuminated glass barber pole, which is consistent with the commonly used poles that identify barber shops.

III. CONCLUSIONS

This Council has considered the documents and testimony presented, as well as the variance factors set forth in Section 1109.11 of the Reynoldsburg Codified Ordinances ("RCO") and makes the following Conclusions with regard to those factors:

1. Whether 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

Council finds this factor weighs in favor of the requested Variances. The variances would be consistent with similar signage in the ORD-C District. The barber pole would be in the rear of the building, not visible from the street. The exterior illumination for the front of the building is needed to address unique lighting issues with the building.

2. Whether variance will 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.

Council finds this factor is neutral as the requested variance is not a use variance. The proposed uses are consistent with the allowable uses in the ORD-C District.

3. Whether 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 a mere loss in value as justification for the variance.

Council finds this factor weighs in favor of approval of the requested variances. As discussed, the building in question is unique in its character; but perhaps more importantly, the proposed use as a barber shop includes additional state signage requirements not applicable to other businesses in the area.

4. Whether there is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing a 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.

Council finds this factor weighs neutral with respect to the proposed variances. Applicant could proceed with the proposed use without the requested variances; however, the Property would be at a disadvantage relative to other businesses in the ORD-C District if the proposed variances are not approved because Applicant must comply with applicable state law for main entrance signage for a barber shop. Such compliance would limit Applicant to one sign on the E. Main St. side of the building while other businesses are permitted two (2) signs.

5. Whether 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.

Council finds the requested variances are minimal variances. The rear barber pole will only be visible from the rear of the building, which is where the parking will be located. But it will not affect the visual representation along the main portion of the ORD-C District.

6. Whether variance will 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.

Council finds this factor weighs in favor of the proposed variances. The exterior illumination is designed to mitigate light obstruction from the building. The signs have no impact on the public streets.

7. Whether the variance will 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.

Council finds this factor weighs in favor of approval of the requested variances. The variances only provide privileges associated with the unique characteristics of the building and the proposed use.

8. 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.

Council finds this factor is neutral and inapplicable.

9. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

Council finds this factor weighs in neutral with respect to the requested variances. While the variances themselves are designed enhance the visibility of the Property for economic purposes, the variances place the Applicant in an equitable position with respect to other businesses in the District; and are, therefore, needed for reasons other than convenience.

IV. DECISION

Based upon this Council's findings of fact and conclusions of law, the appeal for Variance Application #2023-5486 is **GRANTED** in entirety, with the condition that the signs may be illuminated only when the business is in operation and that the variance request number 3 is strictly conditioned upon the continued use of the building as a barber shop.

7/8/24