



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, May 1, 2025

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 04/03/2025
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. 6008-6014 E. Livingston Avenue; Zoning Code Violation/Cease and Desist; Appeal
2. App# 2024-0565; 6014 E. Livingston Ave; John Gleason for Caribbean Grocery Store LLC; Conditional Use

D. NEW BUSINESS

1. App# 2025-0185; 1447 Jackson Avenue; David Menches for Spoken Word Assemblies; Certificate of Appropriateness

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
April 3, 2025**

CALL TO ORDER

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

Motion to excuse the absence of Mr. Benner.

ROLL CALL

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

Mr. Furst move to excuse Mr. Benner. Second by Mr. Brusk. Motion carried.

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 03/20/2025

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

An email from James Crosswell stating that Mr. Crosswell is against Reynoldsburg allowing for the renting of individual rooms was read into the record.

UNFINISHED BUSINESS

None

NEW BUSINESS

App# 2025-0091; 2213 Belltree Drive; Danielle Kamgang for Danny Residence Care; Conditional Use

Ms. Buathier read a summary of the staff report into the record.

Mr. Furst stated that the applicant had not identified themselves as being in attendance. As the applicant did not identify themselves as being present, Mr. Furst directed staff to call those in attendance for public comment on this agenda item to be called to the podium by staff one at a time. Mr. Furst also directed those providing public comment to keep the duration to three minutes and to state their names and addresses when speaking.

Mr. Devin Brothers: Good evening, members of the Reynoldsburg zoning board. My name is Devin brothers. I'm a resident of this community. I'm here to respectfully ask you to deny the conditional use permit application for a class two residential care facility at 2213 Belltree drive proposed by Danielle Kamgang as a residential care facility. Well, I appreciate the intent to support mental health care. This location, right near junior high school, and in a neighborhood full a neighborhood full of little kids, is simply not right, not the right fit. Let me explain why. First, safety is my biggest concern. This house is steps away from junior high school, where hundreds of students walk, play and learn every day. On top of that we have little kids and this and this neighborhood toddlers and young children who ride bikes, play in the arts and walk to friends' houses. The applicant says the facility will house up to five, five adults with stable mental illnesses. But stable is not a promise. Mental health can change, and with only two staff members coming and going, not even there full time. There's no guarantee a situation won't spiral before help arrives. Even a small incident could affect our kids, and that's a risk we shouldn't have to take second. This is a residential neighborhood built for families, not facilities. This letter claims there will be no extra traffic or noise, but that's hard to believe staff working 24/7 deliveries for meals or meds and visitors would add activity more than a typical home for little kids playing outside or napping. That can mean more cars to dogs or unexpected noise disruptions disrupting their days. The applicant says parking won't spill over, but a garage in the driveway won't hold everyone street parking near a school and young families is a hazard waiting to happen. Third, this changes our community character. We chose this area for its quiet, family friendly feel and safe for our kids to grow up. A care facility, even one that blends in shifts that a parent will know. If there is, that parents will know it's there, they'll weigh on us. Will I let my little ones lay out front freely? Will more families, families with young kids buy homes here? Or will they look elsewhere? Worried about safety, property values aren't just about looks. They're about perception, and this could hurt ours. The applicant offers mitigations, a contact number, cameras, no violent residents, but those don't solve the core issue. A

hotline means we're reaching, reacting, not preventing. Cameras record problems. They don't stop them. Screening residents, sounds good, but mental health isn't static. It's an intermittent staff, and intermittent staff can't monitor every moment with a junior high and little kids so close. We need certainty, not hope. I'm not against mental health care. Franklin County needs it, but there are better spots for this facility away from schools and young families. The Fair Housing Act ensures access, not placement in every neighborhood. Zoning exists to protect our community's purpose, and that purpose doesn't fit ours. Approving it could set a precedent turning more homes in the facilities and eroding what makes this place special. So, I urge you deny this permit. Protect our kids and both the little ones at home and the students at school. Keep this neighborhood residential as it was meant to be. Let's work together. Find a solution that helps everyone in a location that doesn't put our most vulnerable at risk. Thank you for your time and consideration.

Mr. Furst asked for Mr. Brothers to state his address.

Mr. Brothers: My address is 2179 Leah Lane.

Mr. Furst reminded speakers to state their name and address at the podium before addressing the Board and to keep their comments to three minutes in duration. Mr. Furst also asked to keep clapping and public outbursts to a minimum.

Ms. Sean Mitchell: Hello. Thank you for having me. My name is Sean Mitchell. I live at 6438 Cherroy Drive, Reynoldsburg, Ohio. What else was it that you needed? Was that it?

Mr. Furst noted that Ms. Mitchell had provided the necessary information and could continue.

Ms. Mitchell: Um, I ditto everything this gentleman just said. I don't want to have to take his paper and read it, but I did all everything he said, and I also have a concern. My property backs up to the Belltree property, their fence line, we are backyard to backyard now. They say they have a fenced in property. It is fenced in, but the fence is raggedy and it's rusty and I would like that to be noted. They also should put up a privacy fence. I believe. I'm also concerned about the children in the neighborhood and the school. The children walk to and from school. And another one of my concerns is the property value. And I am a single parent with grandchildren, like I said, my property backs up to that property. I mean property to property and the lawn care. I'm not sure who's going to be taking care of the lawn, but I take pride in my lawn, and I sit in my backyard quite a bit in the summertime, so I just wanted that to be added to the record for my property and my well-being. Thank you.

Ms. Joanna Horton: My name is Joanna Horton. I'm at 2196 Leah Lane. I am against this facility being established care. The reason why is because of the kids in the neighborhood. I'm a new homeowner. I believe our property value would decrease. Also, I think of the safety of our kids, especially our neighbors that are not American, they basically would not under even understand this if they were to know that there's a facility for mental illness people, and then also by me actually living in a neighborhood with a house that established we were always on our toes all the time looking out our windows. That is stressful. It's frustrating because you don't know what, actually what goes on in these homes. And then me just doing some research, there was a home not too long ago in on in 2022 where someone was stabbed and they actually died from their injuries. And this was actually a mental facility that was made out of a home. So, I opposed to this. This is not a place for this type of establishment, it needs to be somewhere where it's not a neighborhood, and we need to keep our neighborhood full of children happiness and less fear. Thank you.

Ms. Buathier stated that her understanding is that the other members of the public in attendance wished to speak on a different agenda item.

Mr. Furst stated that he did not see any other members of the public in attendance identify that they wished to speak on this agenda item. Mr. Furst also stated that he was not sure if the board could come to a decision without the applicant addressing the public comments provided and that he believes the applicant is owed that chance for due process purposes.

Mr. Furst: Therefore, I move that we table this application to our next regularly scheduled meeting.

Ms. Barnhart seconded Mr. Furst's motion.

Mr. Furst asked if there is any additional comment.

Mr. Meyer stated that the next regularly scheduled meeting of the Planning and Zoning Board meeting is on April 17th, 2025. Mr. Meyer stated that that timing would work fine for staff.

Mr. Furst directed staff to call a vote on his motion.

RESULT:	Tabled
MOVER:	Alex Furst
SECONDER:	Amy Barnhart
AYES:	Furst, Barnhart, Alabi, Kleckley, Ward, Brusk

App# 2025-0089; 6493 E. Main Street; Coughlin Investments, Ltd. c/o Laura Macgregor Comek, ESQ; Varaince

Ms. Buathier read a summary of the staff report into the record.

Ms. Laura Comek: Good evening. Thank you. My name is Laura. Come back. I'm the attorney for the applicant. My address is 17 South High, Suite 700 Columbus, Ohio, 43215. Nice to be back in front of you again. I've got the entire team to answer any questions that you might have got. Mr. Coughlin of Coughlin Investments, which is the ownership entity. We have Scott McClintock, and we have Nick Stoffinger, our engineer. Couple quick housekeeping items, we accept Phoenix's notes and very thorough review of our documents, we would request for an amendment of our application to permit that adjustment from 92 to 97 feet. First, Phoenix's review is wonderfully thorough, and because of her and the staff review and Eric, our application materials are pretty complete, so I won't spend a lot of time I know having appeared before you on a few occasions that you read the materials in advance. So I won't repeat these things. This project, the pre-COVID, then the COVID delay, then we have the 22 approval. The delay, most recently, has been related to an effort to work with surrounding property owners on an access plan. We are ready to move forward at this time, and we have negotiated an easement with the Wright Patterson Air Credit Union. Yes, the CU is next door. That's what you see on the plan there. We make every effort to comply with the code. Obviously, we have a very old building. As your code has changed, our application has been revised a couple times to meet those technical requirements. Every time we look to see where else we can either eliminate variances or balance them in the best public interest. We don't have too many of those here, and Phoenix has listed those, so we're ready to answer any questions that you might have. And thank you for being here, and thank you for staff working with us.

Mr. Furst stated that he has no questions for the applicant at this time.

Mrs. Buathier stated that there is a public comment on the case.

Mr. Furst invited up the individual with the public comment to speak to the Board and reminded them to state their name and address for the record.

Mr. Jason Gunsarek: Jason Gunsarek, 7821 Morris Road, New Albany, Ohio. I'm here representing the surrounding property owners, and specific to the easement we have the specifically for this property, it's the Main Street Developers' property, which sold the one acre that is now the Wright Patt Credit Union. In doing so, we created a reciprocal access agreement and the easement allowing for the adjoining properties that we have to access that property. And we're familiar with the fact that

Mr. Coughlin and his crew and this Board has been trying to get their property figured out for the last five years as well as have we? We finally got the heart piece approved, and we're, we're waiting to get the other six acres kind of figured out, and probably just marketing it at this point. So really, having a clear path for that is key. We have a few emails into the city staff on some clarity of some zoning issues. But specific to this easement, we have the right to approve any change in the construction or design of the roadway. And Ms. Comek and her team is familiar that we did not approve of that. In fact, we have, we've had some conversations in a conference call to that effect that we don't approve of it, and we approve of it in the location that it was on, probably on in the former applications. There's also utility easement that runs north, south, right, right where that is, and will dramatically increase the costs of our future development. There's a reason we did the reciprocal access agreement. I have a copy of it, but it's, you know, it's, it's, it's an item that's filed. It can be pulled up by anyone as a matter of public record with the county. So, you know, we're not in any sort of opposition of this piece being redeveloped and redeveloped the way as planned. It's not our intent. Our intent is to make sure that the access kind of goes along with the plan. We'd met with engineer and staff multiple times over multiple years to discuss the design of the entire eight acres. It's now six remaining two of them going to heart that will be breaking ground on this upcoming Monday. And a lot of it tends to be a lot of it is connecting, you know, kind of an East-West road, one kind of all along the, you know, the back of Mr. Collins' property, the back of the Genji Go property, and continuing into Heart and beyond. Those were the plans that we had talked about. We've done a number of traffic studies around that effect how a different curb cut, there's just so many questions. But how a different curb cut into this access road impacts a lot you know, those you know, without any assurances from the city or city staff. I'm not sure how we could, could proceed with, with now changing, and a dramatic change in that this, this, this access. So that's all, thank you.

Mr. Furst: Let the record indicate that the applicant is now back at the podium. I will state for the record that the city's stance on easements is that they are a matter for private enforcement that is beyond the city's purview entirely, and certainly beyond the purview of this Board. Are there any additional questions, comments, concerns from the board to the applicant.

Mr. Furst: Well, I will say for my piece that I also appreciate the thorough analysis. I tend to agree with staff's recommendation here. Certainly, I am reminded of the similarity between this property and the other properties in the neighboring district here. We have seen pretty much every property that has sought to be redeveloped in the Insight Districts be subject to variances based on the utility and landscaping easements. So, I think that this property is no different, and these variances are certainly reasonable, given that. Beyond that, I do understand that the applicant has asked to amend their application to note that I believe it's the maximum

setback is 97 feet. Is that correct?

Ms. Comek: Yes, sir.

Mr. Furst: Okay, so they have asked amend that from 92 to 97 feet. I'd certainly be willing to accept that. You know, beyond that, I would just ask the applicant, would you have any concerns if we were to grant the variance as listed with staff's recommendations. Would you have any objections to that?

Ms. Comek: We have no objection to the staff recommendations, and I believe that we've provided the amended information already, so no, no objection. Thank you.

Mr. Furst asked if there were any additional questions or comments for the applicant. Mr. Furst then made a motion to accept this application as submitted with staff's recommendations as listed in their report.

Mr. Meyer noted that a motion would require four votes to be passed, even though one board member is absent.

Ms. Comek acknowledged Mr. Meyer's comments and accepted them.

Mr. First then moved that the Board accept this application as submitted with staff's recommendations as listed in their report, noting that the applicant has amended their application to note that the maximum setback is now 97 feet.

Mr. Brusk seconded the motion.

Mr. Furst directed staff to call a vote on his motion.

RESULT:	Approved
MOVER:	Alex Furst
SECONDER:	Norman Brusk
AYES:	Furst, Barnhart, Alabi, Kleckley, Ward, Brusk

App# 2025-0088; 6493 E. Main Street; Coughlin Investments, Ltd. c/o Laura Macgregor Comek, ESQ; Conditional Use

Ms. Buathier read a summary of the staff report into the record.

Ms. Comek: Mr. Chairman, thank you. I'll note for the record that the applicant for this item is the same as the previous item.

Mr. Furst asked the applicant if they would like to add anything to the comments shared by staff.

Ms. Comek: Actually, all I would like to do is incorporate the prior notes and staff report into this case.

Mr. Furst asked if there were any questions from the Board.

Ms. Barnhart asked the applicant if there were changes made to the application presented and previously approved in 2022.

Ms. Comek: Oh, actually there's significantly similarity in terms of the site plan. There's also the pass by aisle that we were able to retain. And so, the pass by aisle is seen as certainly more important for safety and security of access than the landscaping for the prior variance that was provided. So, really nothing has changed with the exception of that access point that now comes out to the right path access drive.

Mr. Meyer noted that the area being discussed is viewable on bottom right of the monitors in front of the Board.

Ms. Barnhart: So can we actually go back to that. So, if I'm looking at this correctly, there's access to this building from the Wright Patt pathway and then from Main Street. Correct?

Ms. Comek: Correct. That is what we are proposing.

Ms. Alabi: So, there's no pass through from this site to any site to what I guess would be the West.

Ms. Comek: Correct. The access is essential because of the future main street improvements that will limit access to the site to write in right out, only for Main Street. So that's why the importance of these other access points that have you've heard of this evening, and this one is so important.

Mr. Meyer: What the applicant is alluding to is not finalized, but as of now, the intent for the COTA bus rapid transit line is that there would be some type of median in the center of some sections of Main Street that would limit access compared to what is currently existing. I can't tell you what the final design will be. As of the intent for the design is, it will be 60% complete in May and then 90% in q1 of 2026. So, can I tell you what it will look like? No. Can I tell you right now that the intent, as it stands now, from the design team is to have some medians obstructing some turning movements. Yes, that's about the most I can confidently say. But I

just wanted to put that on the record for the Planning and Zoning Board, since while we're meeting regularly with COTA and their design team, the Planning and Zoning Board is not part of those conversations. So, I just wanted to give some color to that comment.

Mr. Furst asked if public comment was received for this case. Ms. Buathier indicated that there was no public comment submitted.

Mr. Furst: I largely agree with staff's recommendation here. I see no reason why we should deny this application and I agree with staff's recommendation, including their conditions. I'll ask the applicant, do you have any objections if we were to approve this, including staff's conditions as listed on the screen?

Ms. Comek: We have no objection to the condition.

Mr. Furst: Okay. This is Mr. Furst. I move that we accept this application as submitted with staff's recommended conditions. Do I have a second, second?

Ms. Kleckley: Second.

Ms. Buathier noted that the applicant had met staff's condition of receiving the required variances from the Planning and Zoning Board. Ms. Buathier also asked Ms. Comek to provide the intended hours of operation, the loading volume, and the number of employees.

Ms. Comek noted that the applicant does not have an end user for the site as of yet. But, noted that the volume of delivery activity, number of employees and hours of operations would be similar to the surrounding restaurant uses and that of the nearby McDonald's.

Ms. Buathier noted to Mr. Furst that staff would amend their recommendation for the first condition that the applicant then provide information on hours, employees, and deliveries when the applicant submits their zoning certificate for their new business, new use application.

Mr. Furst asked the applicant if they would be accepting of staff's conditions?

Ms. Comek stated that the applicant would accept staff's conditions.

Mr. Furst. I withdraw my prior motion and now move that we accept this application as submitted with the recommendations of staff, as stated by Miss Buathier. Do I have a second?

Ms. Kleckley: Second.

Mr. Furst directed staff to call a vote on his motion.

RESULT:	Approve
MOVER:	Alex Furst
SECONDER:	Toni Kleckley
AYES:	Furst, Barnhart, Alabi, Kleckley, Ward, Brusk

OTHER BUSINESS

IPad Update

Mr. Meyer noted that the Board will have access to iPads to use at upcoming Board meetings, but that the iPads would remain at City Hall. Mr. Meyer then asked the Board to look up their credentials for logging into Civic Plus. Mr. Meyer stated that the ultimate goal is for the Board to go paperless, but that there would need to be a trial period working with the iPads until that change is formally made.

ADJOURNMENT

Planning and Zoning Administrator

Chairman



GLEASON LAW OFFICE LLC

4200 Regent Street, Suite 200
Columbus, Ohio 43219
(614) 944-5180

John A. Gleason
(614) 296-1281
jgleason@gleasonlawofficellc.com

VIA HAND DELIVERY

March 6, 2025

Clerk of Council
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068

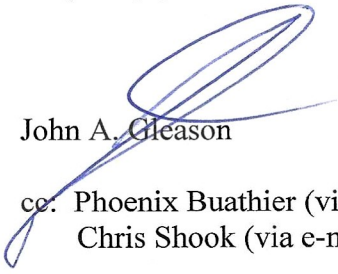
Re: *Request for Hearing with respect to Zoning Code Violation/Cease and Desist*
Property Address: 6008-6014 E. Livingston Avenue

Dear Clerk:

The undersigned represents Noura Salaheddine and Caribbean Grocery Store LLC and is in receipt of a Notice of Zoning Code Violation dated February 20, 2024 (the "Notice") with respect to the above-referenced Property. Please accept this letter as an appeal of the Notice and a Request for Hearing as provided therein.

Please let me know if you need anything further at this time.

Very truly yours,


John A. Gleason

cc: Phoenix Buathier (via e-mail)
Chris Shook (via e-mail)

Post Office Mailing Address:
P.O. Box 768
New Albany, Ohio 43054

NOTICE OF ZONING CODE VIOLATION

February 20, 2025

Salaheddine Noura
6014 E. Livingston
Reynoldsburg, Ohio 43068

RE: ZONING CODE VIOLATION/CEASE AND DESIST

Dear Property Owner:

The City of Reynoldsburg has determined, based upon evidence so presented, that you are operating a [business in the City without a zoning certificate. The business appears to be a](#) commercial Retail – Small Format business in an Innovation (I) District in violation of the Zoning Code of the City of Reynoldsburg. Retail – Small Format is not a permitted or conditional use in the Innovation District.

The City is requesting that such operations cease immediately. If such violation continues, you will be cited under Section 1109.27 of the Codified Ordinances of the City of Reynoldsburg for an unclassified misdemeanor, which is punishable up to \$1,000.00/day for each day such violation occurs. On any second or subsequent offense, you could be subject to a criminal penalty of up to sixty (60) days in jail.

If you believe this Notice is in error and that you are not in violation of the Zoning Code of the City of Reynoldsburg, you have the right to appeal this Notice within fourteen (14) days by filing a written request for a hearing with the Clerk of Council. Pursuant to Section 1109.27, the Planning and Zoning Board shall hear any appeals from this Notice.

Sincerely,



Phoenix Buathier
Planning and Zoning Administrator
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Phone: 614-322-6829

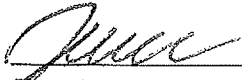


John Graham
Code Enforcement
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Phone: 614-322-681

PROOF OF SERVICE – NOTICE OF VIOLATION

The undersigned hereby states that on the 5th day of August, 2024, I served a Notice(s) of Violation(s) under Chapter 11 and/or Title 1711 of the Reynoldsburg Codified Ordinances upon the below-named owner, operator, and/or property manager of the premises located at:

6014 E Livingston Ave


Signature

Jace Addis
Printed Name

Code Compliance Officer
Title

ACKNOWLEDGEMENT OF SERVICE

The undersigned property owner, operator, and/or property manager hereby acknowledges receipt of service as set forth above

Owner Signature

Refused to Sign



video

CITY OF REYNOLDSBURG

BUILDING DIVISION

**7232 East Main Street, Reynoldsburg, Ohio 43068
(614) 322-6802**

Property Maintenance

Code Violation Notice

Owner/Resident/Business/Manager _____
(Optional)

Your property at 6014 E Livingston Ave

VACANT PROPERTY – City will cut if not cut today

Was inspected on 8/5/2024 and found to be in violation of Reynoldsburg City Code

Section(s) 102.3 APPLICATION OF OTHER CODES

To Wit: _____ Section 302.4 – Plant growth in excess of 6 inches on property
_____ Section 975.08 – Trash cans and/or recycle bins stored improperly.

Other Violation(s) Repairs, additions or alterations to a structure, or changes of occupancy, shall be
done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code,
International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code,
International Plumbing Code and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the International Zoning Code.

You are hereby notified that you have 7 days to correct the violation by:

_____ Cutting and trimming grass and maintaining at 6 inches or lower
_____ Storing trash cans at the side or rear of the house or shielded from public view

Other Corrective Action(s) Please stop b the Reynoldsburg Building Department to apply for a
Certificate of Occupancy.

NOTICE: Failure to comply or a subsequent offense may result in a citation being issued and/or re-inspection fees being levied.
Any actions taken by the City of Reynoldsburg to correct the aforementioned violation(s) may be charged against the real estate and
if not reimbursed may be a lien upon such real estate. Residents may appeal this violation by writing the City of Reynoldsburg
Building Department on or before the expiration of the violation notice.

Thank you for your immediate attention and cooperation

Code Compliance Official

Office Use Only: Initialed: JA File # _____ Entered: 8/5/2024 Photos Taken: ☒ Y ☐ N

Re-Inspection Date 8/12/2024 Additional Inspections: _____

Citation Date: _____ Citation No.: _____ Date of Compliance: _____

Receipt

This is not a bill. Please do not remit payment.

CARIBBEAN GROCERY STORE LLC
1951 OLDE COVENTRY RD EAST
COLUMBUS, OH 43232

**STATE OF OHIO
CERTIFICATE**

Ohio Secretary of State, Frank LaRose

5204009

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

CARIBBEAN GROCERY STORE LLC

and, that said business records show the filing and recording of:

Document(s)

OHIO LLC - ARTICLES OF ORGANIZATION

Effective Date: 03/22/2024

Document No(s):

202408501598



Witness my hand and the seal of the
Secretary of State at Columbus, Ohio

Receipt

This is not a bill. Please do not remit payment.

CARIBBEAN GROCERY STORE LLC
1951 OLDE COVENTRY RD EAST
COLUMBUS, OH 43232

**STATE OF OHIO
CERTIFICATE**

Ohio Secretary of State, Frank LaRose

5204009

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

CARIBBEAN GROCERY STORE LLC

and, that said business records show the filing and recording of:

Document(s)

OHIO LLC - ARTICLES OF ORGANIZATION

Effective Date: 03/22/2024

Document No(s):

202408501598



Witness my hand and the seal of the
Secretary of State at Columbus, Ohio
25th day of March 2024

From: [Phoenix Buathier](#)
To: ["John Gleason"](#); [Chris Shook](#)
Cc: [Matthew Gleason](#); [Mollie Prasher](#); [Eric Meyer](#)
Subject: RE: 6008-6014 East Livingston
Date: Friday, March 7, 2025 8:37:06 AM

John,

We have received your appeal, and you will be going before the Planning and Zoning Board at the March 20, 2025 meeting for the appeal.

Best,

Phoenix Buathier
PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: John Gleason <jgleason@gleasonlawofficellc.com>
Sent: Thursday, March 6, 2025 1:36 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Chris Shook <cshook@reynoldsburg.gov>
Cc: Matthew Gleason <mgleason@gleasonlawofficellc.com>
Subject: 6008-6014 East Livingston

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

Phoenix/Chris, I hope all is well. Please see the attached. I understand the clerk is not in today, but I left it with the information desk and they said they would give it to her.

Let me know a time in the next few days when we can discuss. I am happy to come to your office.

Thanks.

John A. Gleason
Gleason Law Office LLC
4200 Regent Street, Suite 200
Columbus, Ohio 43219
Office: (614) 944-5180
Mobile: (614) 296-1281
jgleason@gleasonlawofficellc.com

Post Office Mailing Address
P.O. Box 768

New Albany, Ohio 43054



***** Notice from Gleason Law Office LLC *****

This message may be protected by the attorney-client privilege.
If you believe that it has been sent to you in error, do not read,
print or forward it. Please reply to the sender that you have received
the message in error, then delete it. Thank you.

*****End of Notice *****

From: [Ali Gazerani](#)
To: [Phoenix Buathier](#); [John Graham](#)
Cc: [Nik Obednikovski](#); [Chris Shook](#); [William Dorman](#); [Jeff Taborn](#); [Eric Meyer](#)
Subject: RE: 6014 E. Livingston Avenue
Date: Friday, March 7, 2025 12:56:13 PM

Phoenix,

On February 12th 2025 myself and Nik Obednikovski, our Zoning Assistant, checked on 6014 E Livingston Ave and observed that the store was open for business. We did not go inside, however, the lights were on and there was an "Open" sign hanging from the window. I proceeded to pull on the doors to make sure and the front doors were open. Nik also documented what we saw through photographs.

Thanks,

Ali Gazerani

Code Compliance Officer

City Of Reynoldsburg

7232 East Main St. | Reynoldsburg, OH 43068

E: agazerani@Reynoldsburg.gov

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Friday, March 7, 2025 10:03 AM
To: John Graham <jgraham@reynoldsburg.gov>; Ali Gazerani <agazerani@reynoldsburg.gov>
Cc: Nik Obednikovski <nobednikovski@reynoldsburg.gov>; Chris Shook <cshook@reynoldsburg.gov>; William Dorman <wdorman@reynoldsburg.gov>; Jeff Taborn <jtaborn@reynoldsburg.gov>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 6014 E. Livingston Avenue

John,

Thank you for the info. I am looking for information regarding the February 20th Cease and Desist citation. This is what is being appealed. I think Ali is the person I am looking for the information from.

Best,

Phoenix Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov

From: John Graham <jgraham@reynoldsburg.gov>
Sent: Friday, March 7, 2025 9:29 AM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Ali Gazerani <agazerani@reynoldsburg.gov>
Cc: Nik Obednikovski <nobednikovski@reynoldsburg.gov>; Chris Shook <cshook@reynoldsburg.gov>; William Dorman <wdorman@reynoldsburg.gov>; Jeff Taborn <jtaborn@reynoldsburg.gov>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 6014 E. Livingston Avenue

Per our records this case was handled by a former Code Officer (Jace Addis), Records state – Business (Caribbean Grocery Store LLC.).

Verbal warning issued 8/5/24, notified business owner that he was required to apply for a Zoning Certificate for his business to operate. A copy of the application was provided, and he was informed to submit at city hall.

I have attached all available documents to this case, There is a video of the warning being served as well on the **code_drive** in **old OFCS files** under **ADDIS**.

John Graham
Code Compliance Officer

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-981-3467 **E** jgraham@reynoldsburg.gov

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Friday, March 7, 2025 8:46 AM
To: Ali Gazerani <agazerani@reynoldsburg.gov>; John Graham <jgraham@reynoldsburg.gov>
Cc: Nik Obednikovski <nobednikovski@reynoldsburg.gov>; Chris Shook <cshook@reynoldsburg.gov>; William Dorman <wdorman@reynoldsburg.gov>; Jeff Taborn <jtaborn@reynoldsburg.gov>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: 6014 E. Livingston Avenue

To the Code Enforcement Officer who cited them,

I spoke with Chris regarding the citation. The applicant has since appealed the citation for not having a zoning certificate. The applicant is going before the Planning and Zoning Board at the March 20th meeting, which means I will need the following materials by the 12th of March for the boards packet:

1. Copy of the citation

2. Pictures of the site, with the citation posted
3. Pictures of the site, showing that the business was operating
4. A statement from the code enforcement officer who cited them, about what they saw going on at that address to warrant the citation. (I think this is what Chris is asking for)

Please send all of these documents in a single email.

Thank you,

Phoenikx Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov

2/12/25



2/12/25

6014



2/12/25

6014

OPEN

ria
Money Transfer

Send money to
Haiti

UNI
TRANSFER

ria
Money Transfer

ria
Pay Bills Here

ria
Money Transfer

2/12/25



6014

OPEN



2/20/25

NOTICE OF ZONING CODE VIOLATION

February 20, 2025

Salaheddine Noura
6014 E. Livingston
Reynoldsburg, Ohio 43068

RE: ZONING CODE VIOLATION/CEASE AND DESIST

Dear Property Owner:

The City of Reynoldsburg has determined, based upon evidence so presented, that you are operating a business in the City without a zoning certificate. The business appears to be a commercial Retail – Small Format business in an Innovation (I) District in violation of the Zoning Code of the City of Reynoldsburg. Retail – Small Format is not a permitted or conditional use in the Innovation District.

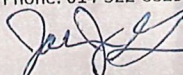
The City is requesting that such operations cease immediately. If such violation continues, you will be cited under Section 1109.27 of the Codified Ordinances of the City of Reynoldsburg for an unclassified misdemeanor, which is punishable up to \$1,000.00/day for each day such violation occurs. On any second or subsequent offense, you could be subject to a criminal penalty of up to sixty (60) days in jail.

If you believe this Notice is in error and that you are not in violation of the Zoning Code of the City of Reynoldsburg, you have the right to appeal this Notice within fourteen (14) days by filing a written request for a hearing with the Clerk of Council. Pursuant to Section 1109.27, the Planning and Zoning Board shall hear any appeals from this Notice.

Sincerely,



Phoenix Buathier
Planning and Zoning Administrator
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Phone: 614-322-6829



John Graham
Code Enforcement
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Phone: 614-322-681

2/20/25



2/21/25



6014



2/21/25



6014



2/21/25



2/21/25

6014



2/21/25

6014



March 12, 2025

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

RE: John A. Gleason for Caribbean Grocery Store, LLC; 6014 E Livingston Avenue:
Conditional Use Application – Food Sales – Small Format Grocery

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 6008-6014 E Livingston Avenue and the subject tenant space is located at 6014 E Livingston Avenue. The subject parcels are 0.49 acres with a building that is divided into multiple tenant spaces. The entire building is approximately 7,072 square feet according to the Franklin County Auditor's website. The subject building has had a variety of tenants with different uses including a restaurant, a personal care and beauty services use, and a tattoo parlor. The applicant states that the square footage of the subject tenant space is 700 square feet, however the site layout states 1,245 square feet of floor area. According to the applicant, the subject tenant space was previously used as a bar establishment. The subject site is zoned I, Innovation District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of I, Innovation to the west, north, and east. The subject site borders the City of Columbus to the south. The surrounding land uses consist of a tire shop to the east, what appears to be a vacant building to the west, and a commercial building to the north.
- c. **Applicant's Request:** The applicant is requesting to use the subject tenant space use for a Food Sales – Small Format Grocery, which was listed as a conditional use in the I, Innovation zoning district under the Zoning Code prior to the most recent update. The applicant submitted this Conditional Use request before the most recent Zoning Code update went into effect on August 24, 2024. The applicant intends to operate a grocery store 7 days a week from 8am to 9pm. The applicant states that the storefront contains approximately 700 square feet of gross floor area, that the store will employ 2 employees, and that deliveries from vendors will occur 1 or 2 times a week.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the Innovation District is intended to "...[I]nclude a mix of industrial and office uses intended to serve as economic centers for Reynoldsburg and surrounding communities. Professional office users such as research and development, laboratory, and technology businesses, among others are encouraged"

2. Project Review

- a. **Definition:** Food Sales – Small Format Grocery: A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 500 square feet but not more than 25,000 square feet of gross floor area. At least 10 percent of a small format grocery shall be devoted to the sale of fresh produce at all times
- b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:
 - 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 I, Innovation zoning district at the time of the application, and that the use will not change the essential character of the zoning district.
 - 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 finds that the proposed use will not adversely affect the health, safety, morals, and welfare of persons residing or working nearby based on the information provided in the application.
 - 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. The Fire Department has no concerns 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. Staff finds that the proposed use will not impact traffic significantly different from permitted uses in 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. Staff finds that the proposed use meets the general purpose and intent of the Zoning Code and complies with applicable specific provisions of the Code, but does not meet the intentions of the I, Innovation District as described in the 2018 Comprehensive Plan.
 - vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 1. **Off-street Parking Requirements:** Required off-street parking spaces for a Commercial Center – Outdoor – Small is detailed in

Table 1105.01A and the requirement is 1 parking space for each 300 square feet of floor area.

- i. According to the Franklin County Auditor's website, the total square footage of the entire building is approximately 7,072 square feet. The required off-street parking spaces for the entire building is 24 parking spaces. The site plan provided shows 23 parking spaces, which is one parking space short of the required number of parking.
 - a. Staff finds that the subject site, is within 1200 feet of a bus stop, which does permit up to a 10% reduction, which would then require 22 parking spaces. The applicant will need to revise their site plan, stating this information, that way it is documented.
 2. The applicant also shows handicap parking on the site plan, but does not show the required ADA requirements of 12 feet wide. The applicant will likely be able to achieve the ADA requirement by reducing the number of parking lots by 1, which would give a total of 22 parking spaces on the site plan. With the bus stop reduction, the required number of parking spaces can still be met.
 - i. The applicant will need to revise their site plan, showing the required number of parking spaces and the required ADA parking dimensions of Section 1105.01.G.v
 3. The site plan shows parking spaces located in the rear of the property. The drive aisle back to the parking spaces is 15 feet and 10 inches wide. The drive aisle for the parking spaces in the back 18 feet. The required drive aisle for two way traffic per Section 1105.01.vi for 90 degree parking is 22 feet. The applicant is required 22 feet in both instances. The applicant is requesting a variance for 6 feet and 2 inches.
 - i. The variance will have to be approved by the Planning and Zoning Board, to meet conditional use standard vii.
- 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 definition of Food Sales – Small Format Grocery is defined in the Code as: “Food Sales - Small Format Grocery. A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 500 square feet but not more than 25,000 square feet of gross floor area. At least 10 percent of a small format grocery shall be devoted to the sale of fresh produce at all times.”
 - i. Staff finds that the applicant has submitted a sufficient interior floor plan meeting the definition of a Food Sales – Small Format Grocery. The applicant however has submitted 2 different layouts. Both layouts meet the 10

percent requirement, the applicant will need to identify which layout they intend to go with during their Zoning Certificate New Business/Use application.

- ii. The applicant has identified the required fresh produce area as fruits and veggies. In the past the Planning and Zoning Board has defined “fresh produce” as fruits and vegetables only.

3. Recommendation

- a. Staff recommends approval of the conditional use application with the following conditions:
 - i. That the drive aisle variance be approved by the Planning and Zoning Board, prior to the Conditional Use application being approved.
 - ii. The applicant submit a revised site plan, showing the required parking numbers, the reduced parking due to the 10 percent reduction (Section 1105.01.F.vi), along with showing the required ADA parking standards being met (Section 1105.01.G.v).
 - iii. That the applicant identify which interior layout, of the two layouts proposed, in writing, will be used for the Conditional Use application.
 - iv. That fresh produce be defined as fruits and vegetables only, and that the applicant adhere to this definition.
 - v. The applicant revise their drawings and any other materials, to show a final set of plans that meet the approved conditional use conditions.

Reynoldsburg

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

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

App./Case#: _____

Date Submitted: **AUG 23 2024**

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

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6014 East Livingston Avenue	Parcel ID#(s): 060-001840-00
--	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): One Souss LLC	
Contact Email: souss2015@hotmail.com	Contact Phone Number: 614-218-1448

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Caribbean Grocery Store LLC	Contact Name: Jeanriel Barjon
Contact Email: jeanbarjon2@gmail.com	Contact Phone Number: 614-596-9836
Description of Use: Food Sales- Small Format Grocery	

III. APPLICANT INFORMATION

Applicant Name: John A. Gleason	Applicant Address: 4200 Regent Street, Columbus, Ohio 43219
Applicant Phone Number: 614-296-1281	Applicant Email: jgleason@gleasonlawofficellc.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Attorney/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.])

The property in question was a liquor permit premise (bar). The current tenant would like to have a small format grocery. Such use is a Conditional Use in the Innovation Zone. Section 1103.23.

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

Applicant Signature: _____ Date: **8-23-2024**
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information Additional Approval Required

Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

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

P&Z Administrator: _____ Date: _____

CONDITIONAL USES

Initiating a Conditional Use

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

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

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

What information must be provided with a Conditional Use ?

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

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

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

☒ The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;

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

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

☒ A narrative addressing each of the applicable criteria set forth in section 1145.09

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 1109.15

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.

STATEMENT IN SUPPORT OF CONDITIONAL USE APPLICATION

6014 East Livingston Avenue
Parcel Number 060-001840-00 (the "Property")

Applicant is seeking conditional use approval at the Property for a Food Sales-Small Format Grocery within the Innovation Zone. The Property was previously a liquor permit premise operating under the name Putters Pub. Other establishments in the retail structure include a tattoo parlor, a hair braiding establishment and a wing restaurant.

As set forth above, the Tenant seeks to operate a small format grocery store which will primarily sell food and produce, but also may sell other convenience and household goods. The storefront contains approximately 700 square feet of gross floor area.

At the present time, it is anticipated that the store will be open every day from 8:00 a.m. to 9:00 p.m. It also is anticipated that the store will employ approximately two (2) employees. Deliveries from vendors will occur one (1) or two (2) times a week, but it is not anticipated such deliveries will negatively impact traffic flow or other tenants.

A site plan showing the location of the Property and a photograph depicting the structure on the Property are submitted herewith. Tenant does not anticipate making any structural changes to either the interior or exterior of the Property. Freestanding racks that will house the groceries and freestanding counters for checkout will be located within the Property.

Each of the Applicant, the Tenant and the Owner believe the proposed conditional use will be compatible with the adjacent lots and will have no negative impact on traffic circulation, noise, glare, odor, fumes, vibration and/or storm water. In fact, all parties believe that the proposed conditional use will be less intrusive than the prior use.

Addressing each of the eight (8) conditional use standards, Applicant respectfully submits the following:

1. The proposed use will be in harmony with both the existing zone and nearby zones and will not change the essential character of such zones.
2. The proposed use will not adversely affect the use of any adjacent property.
3. The proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.
4. The proposed use will 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.

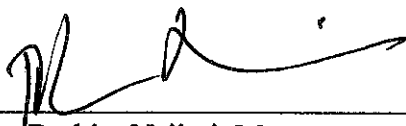
5. The proposed use will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district.
6. The proposed use will be in accord with the general and specific objectives, and the purpose and intent of the Reynoldsburg Zoning Code, the Land Use Plan and any other plans and ordinances of the City of Reynoldsburg.
7. The proposed use complies with the applicable specific provisions and standards of the Reynoldsburg Zoning Code.
8. Food Sales-Small Format Grocery is specifically listed as a conditional use in the Innovation Zone. 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.
place since late 2001. Second, the fence starts over 40' back from the Scottsdale Ave. sidewalk (on the north) along the west side of the house and ends over 100' from the Ramblewood Ave. sidewalk (on the south). Third, there are no visibility impediments from either Mercer Ave. or Scottsdale Ave.

All in all, the Applicant, Tenant and Owner believe that the proposed use will be a net positive to the retail structure and the area as a whole.

One Souss LLC, Owner of the Property, consents to the proposed conditional use.

ONE SOUSS LLC

By: _____



Brahim Nejjari, Manager

AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

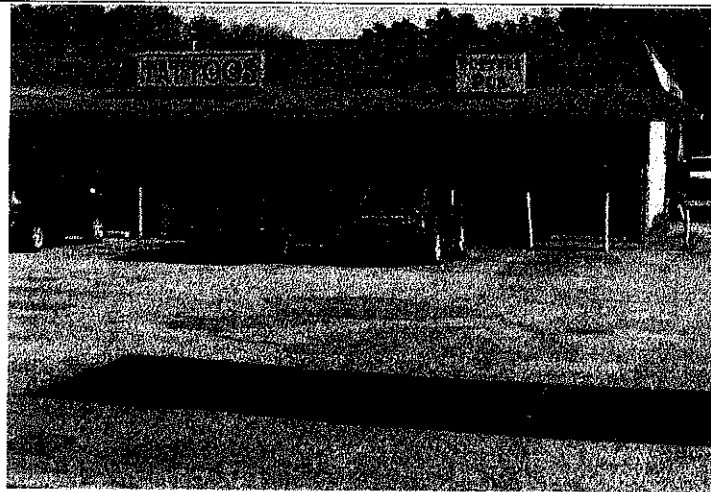
Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links



060-001840 07/22/2022



Public



Public



Public



Public



Public

Disclaimer:

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

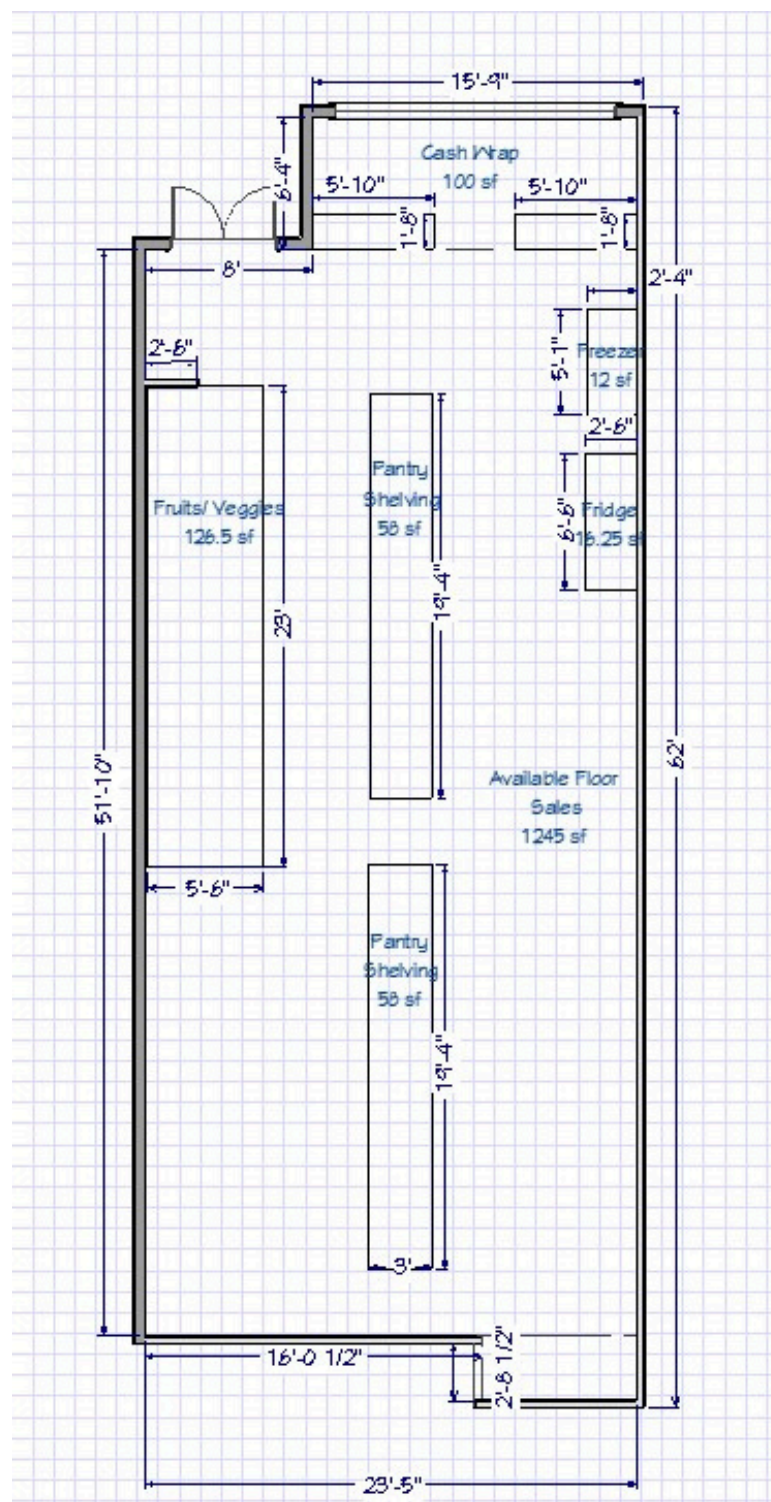
Powered by lesWorld Public Access™. All rights reserved.



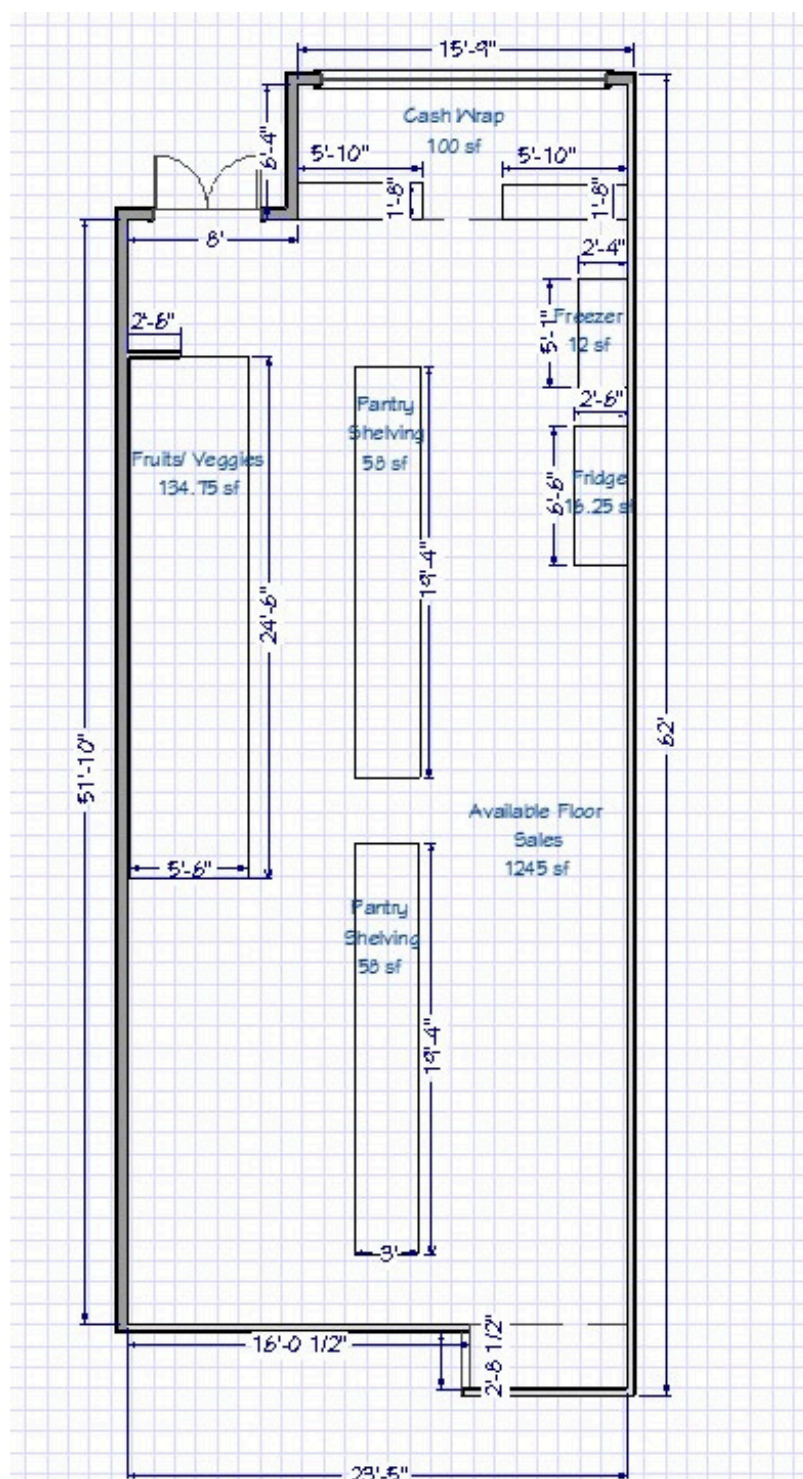
1604 EAST LIVINGSTON AVE
RENOLDSBURG, OH

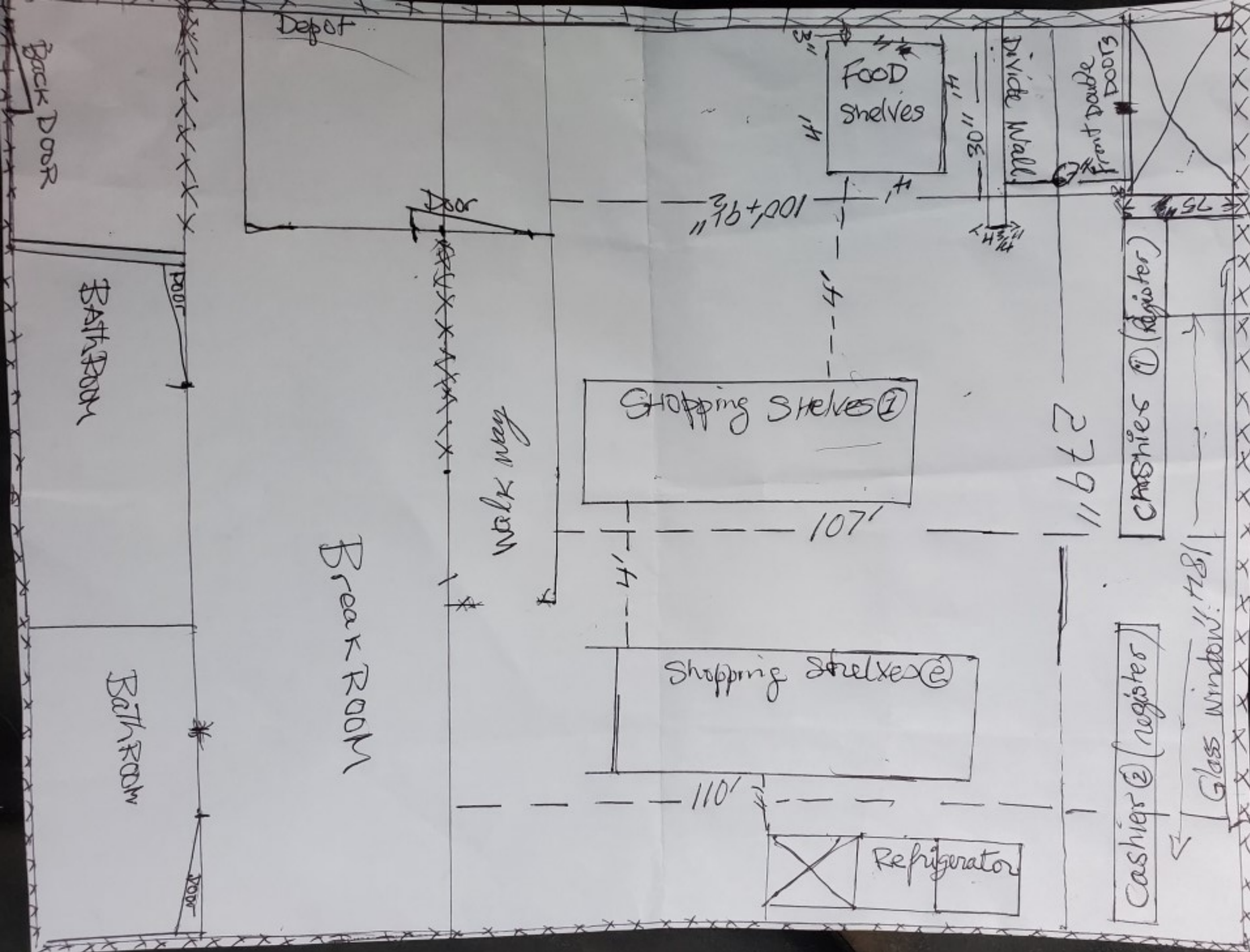
DRAWN BY: TAWNI STORER

LAYOUT 1



LAYOUT 2





About Art Studio, LLC

www.aboudla.com

About Dia
About Art Studio, LLC
2037 Lake Club Terrace
Columbus OH 43232
614-593-9604
me@aboutdia.com

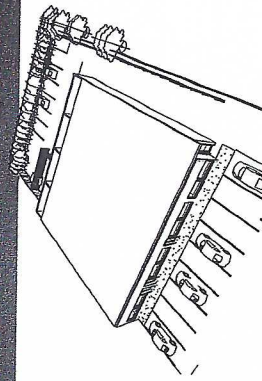
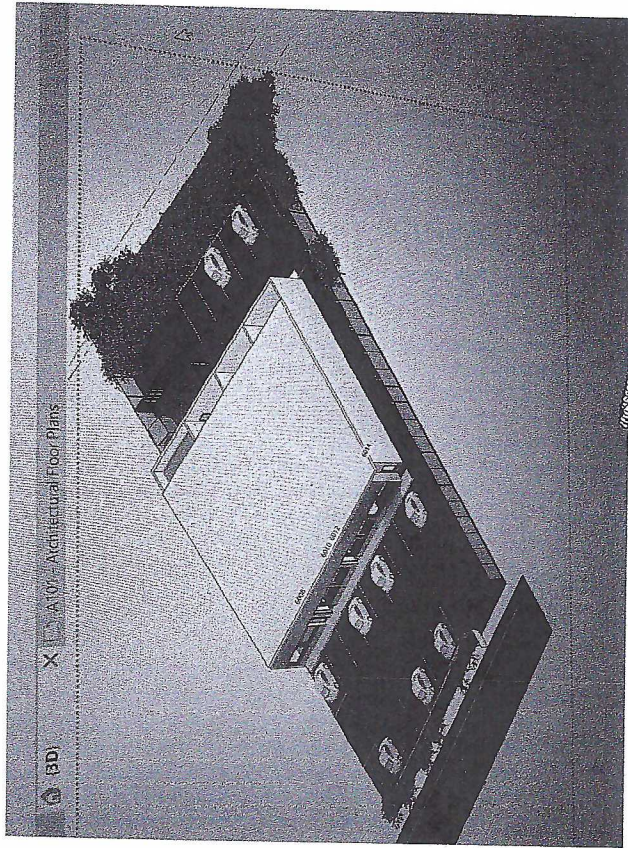
[illegible]

New Parking
Proposal

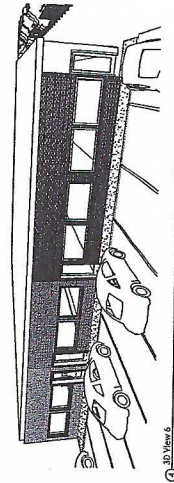
Project Number	000003098
Date	02/27/2025
Drawn by	About Dia
Checked By	

A101

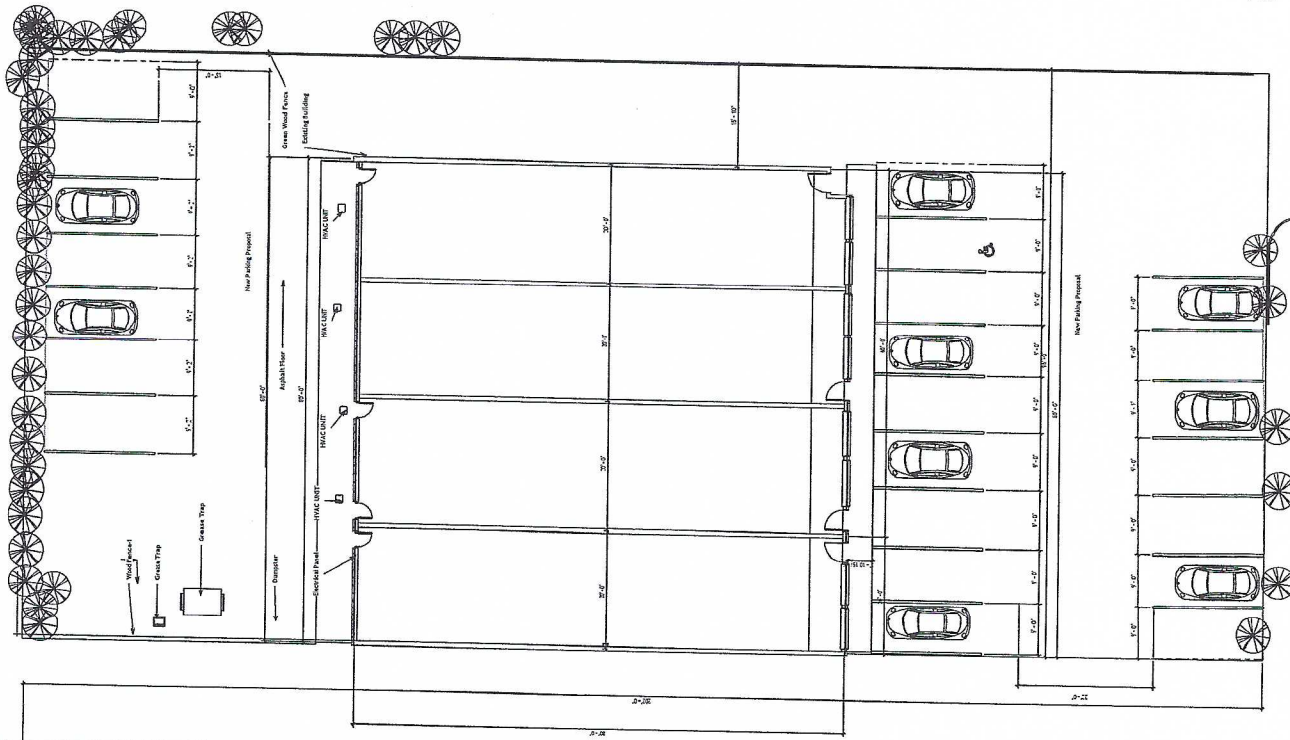
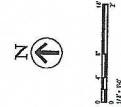
Scale $1/8" = 1'-0"$



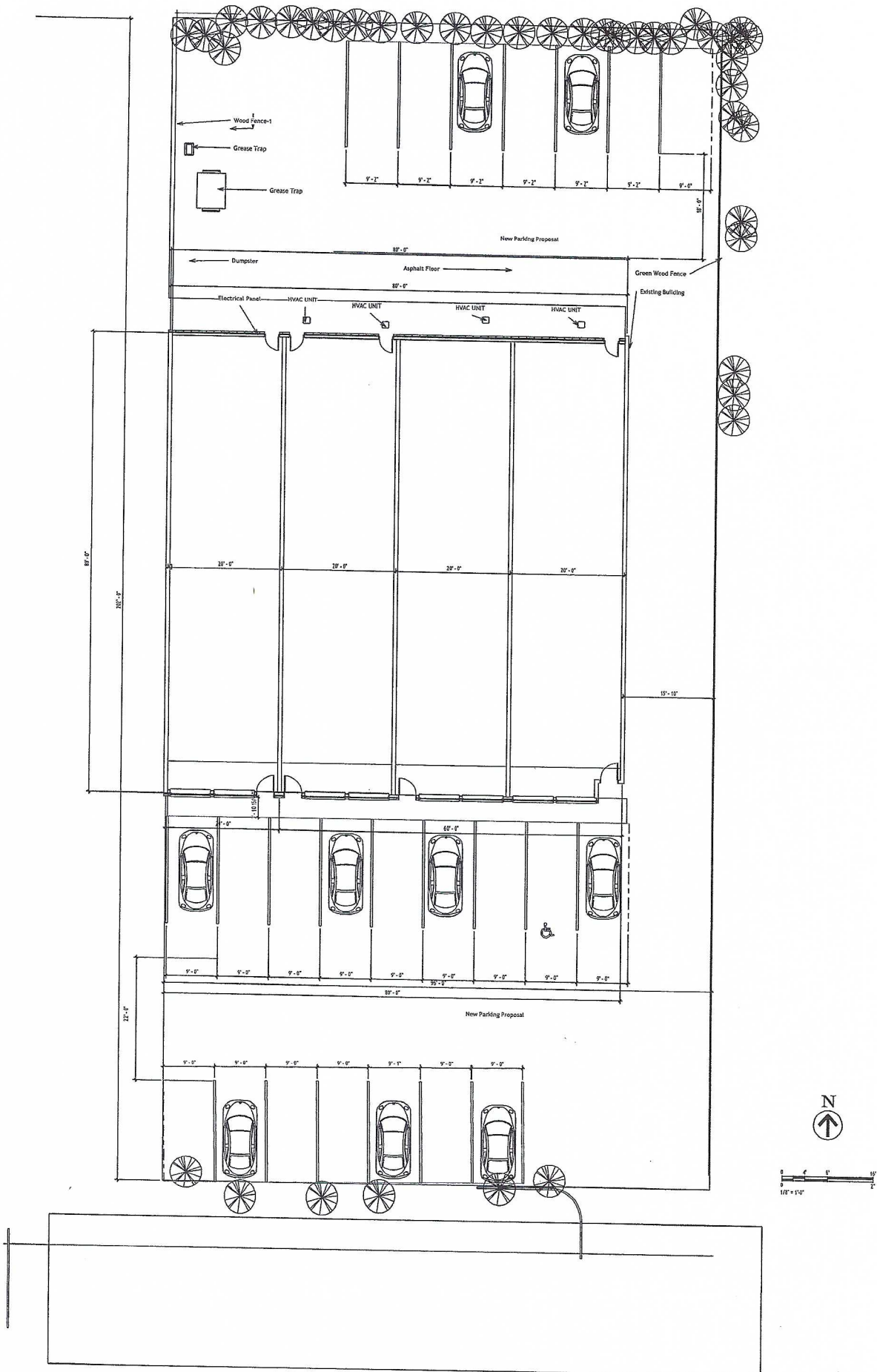
3D View 4



④ 3D View 6



① Backyard Fence Drawing
1/8" = 1'-0"





noadsburg

GIS Viewer

6014

Show search results for 6014

Measure

Feet (US)

Measurement Result

1,143.8 Feet (US)

Clear

Press CTRL to enable snapping

Franklin County

SAVANNAH DR

LAKE CLUB DR

FOUNTAINVIEW CT

CHANNINGWAY CENTER DR

BRICE RD

ELVINGSTON AVE

RADEKIN RD

IDLEWILD DR

App State

Click to restore the map extent
visibility where you left off.

Marie Meeks

From: John Gleason <jgleason@gleasonlawofficellc.com>
Sent: Tuesday, September 10, 2024 1:14 PM
To: Marie Meeks
Subject: RE: 6014 E Livingston - Conditional Use - Small Format Grocery

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

Marie, I hope all is well. The total interior square feet is 700. I am trying to make the drawing prettier and will get it to you ASAP. Getting hacked is no fun.

From: John Gleason <jgleason@gleasonlawofficellc.com>
Sent: Thursday, August 29, 2024 2:27 PM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Subject: Re: 6014 E Livingston - Conditional Use - Small Format Grocery

Thanks. I'll get that revised.

John A. Gleason
Gleason Law Office LLC
4200 Regent Street, Suite 200
Columbus, Ohio 43219
614-296-1281
jgleason@gleasonlawofficellc.com

Post Office Mailing Address
P.O. Box 768
New Albany, Ohio 43054

***** Notice from Gleason Law Office LLC *****

This message may be protected by the attorney-client privilege. If you believe that it has been sent to you in error, do not read, print or forward it. Please reply to the sender that you have received the message in error, then delete it. Thank you.

***** End of Notice *****

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Thursday, August 29, 2024 2:24:56 PM
To: John Gleason <jgleason@gleasonlawofficellc.com>
Subject: RE: 6014 E Livingston - Conditional Use - Small Format Grocery

Hi John,

This interior layout does not show where the fruits and vegetables are. There needs to be at least 10% of the floor area of the store dedicated to fresh fruits and vegetables. I can accept this, but staff would likely recommend denial of the application due to the lack of an interior floor plan that shows at least 10% of fruits and vegetables. I will also need the total square footage of the tenant space.

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Subject: Re: 6008-6014 E. Livingston Ave - Conditional Use and Variance
Date: Monday, March 3, 2025 11:23:30 AM
Attachments: [Outlook-xorr0xgl.png](#)

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

Phoenix,

Good morning.

We do not have any commits regarding this project at this time.

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: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, March 3, 2025 10:30 AM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Subject: 6008-6014 E. Livingston Ave - Conditional Use and Variance

Lt. Schmidt,

I am sending you 6008-6014 E. Livingston Avenue's Conditional Use and Variance Applications and related items that are scheduled for the March 20th 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 March 12th so that we can incorporate them in the staff report that goes out first thing on March 13th.

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

Sincerely,

Phoenikx Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

Phoenikx Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: [Mark Riley](#)
To: [Phoenikx Buathier](#)
Subject: RE: 6008-6014 E. Livingston Ave - Conditional Use and Variance
Date: Monday, March 3, 2025 4:08:36 PM

Phoenikx,

Public Service has reviewed and has no comments.

Mark

From: Phoenikx Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, March 3, 2025 3:08 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Subject: 6008-6014 E. Livingston Ave - Conditional Use and Variance

Mark,

I am sending you 6008-6014 E. Livingston Avenue's Conditional Use and Variance Applications and related items that are scheduled for the March 20th 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 Public Service may have by March 12th so that we can incorporate them in the staff report that goes out first thing on March 13th.

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

Sincerely,

Phoenikx Buathier
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—

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Phoenikx Buathier
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—

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www.reynoldsburg.gov

April 23, 2025

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

RE: David Menches; 1447 Jackson Street: Certificate of Appropriateness for Exterior Modifications

Planning and Zoning Board:

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

1. Project Summary

- a. **Site Summary:** The subject site is located at 1447 Jackson Street, Parcel ID #060-000020. The parcel is 0.11 acres according to the Franklin County Auditor's website. The land use on the subject site is Religious Assembly. The applicant has submitted a Certificate of Appropriateness and has also submitted a Zoning Certificate for the proposed changes of siding and concrete steps. The subject site is zoned ORD-N, Olde Reynoldsburg Neighborhood District.
- b. **Surrounding Zoning:** The parcels directly to the north east, west and south of the subject site is zoned ORD-N, Olde Reynoldsburg Neighborhood District. The surrounding land uses consist of single-family residential to the north and east, vacant land to the west and the historic society building to the south of the subject site.

Applicant's Request: The applicant is requesting a Certificate of Appropriateness for the following exterior modifications:

- i. The following changes have been proposed:
 1. New White Vinyl Siding on both sides and front of the building. The rear existing white vinyl siding is to remain.
 2. To allow new concrete steps on the side of the building, replacing and reconfiguring the deteriorated existing steps.
 3. To allow a black metal railing for the new concrete steps.
- c. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states, the "Olde Reynoldsburg is the heart and identity of the City. With a blend of historic buildings, walkable retail and restaurants, small offices, and government buildings, the District is an important gathering place for Reynoldsburg residents and helps strengthen the identity and brand of the city. Future development in Olde Reynoldsburg should strengthen the historic character of the District. Historic buildings, facades, and public spaces should be maintained in accordance with best practices for historic preservation."

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 new

building must also comply with Section 1103.13.I. 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.I. Design Guidelines for General and Specific Standards appear to have been. The buildings proposed exterior siding for the front and two sides, is the same siding as the existing rear siding, that is to remain on the building. The existing concrete steps are being removed, due to deterioration. The proposed concrete steps are still located on the side of the building, but now come down along the building and then connect with the existing sidewalk. The relocation of the steps is due to building code safety reasons. The steps railing will consist of fort-in black railing, which is a steel railing painted black, which is consistent with the existing railings of the building. The applicant has met the exterior modifacaiton requirements found in section 1103.13 of the Zoning Code.
3. Recommendations
- a. Approval of the Certificate of Appropriateness due Section 1103.I. Design Guidelines for Olde Reynoldsburg and Section 1109.19 Review Criteria being met.

RECEIVED

APR 9 2025

*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#: 2025-185

Date Submitted: 4/9/25

Fee Amount: 200-

☒ Paid: CK 6669

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: 1447 Jackson Street	Parcel ID#(s): 060-000020-00
--	---------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Spoken Word Assemblies	
Contact Email: isawit2@frontier.com	Contact Phone Number: 740-207-1532

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:

IV. APPLICANT INFORMATION

Applicant Name: David Mendes	Applicant Address: 6592 Balsam Dr.
Applicant Phone Number: 614-570-4247	Applicant Email: mendes construction@gmail.com
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

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

Description of Project: Current vinyl siding to be replaced w/ certified double 4" in colonial white vinyl siding. Side entrance concrete steps torn out & replaced w/ west facing steps per requested by city codes, tied into side walk. 6.5 bag buckeye mix...

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

Applicant Signature: 

Date: 04/09/2025

*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: CKD-N

☒ Olde Reynoldsburg District

Additional Approval
Required

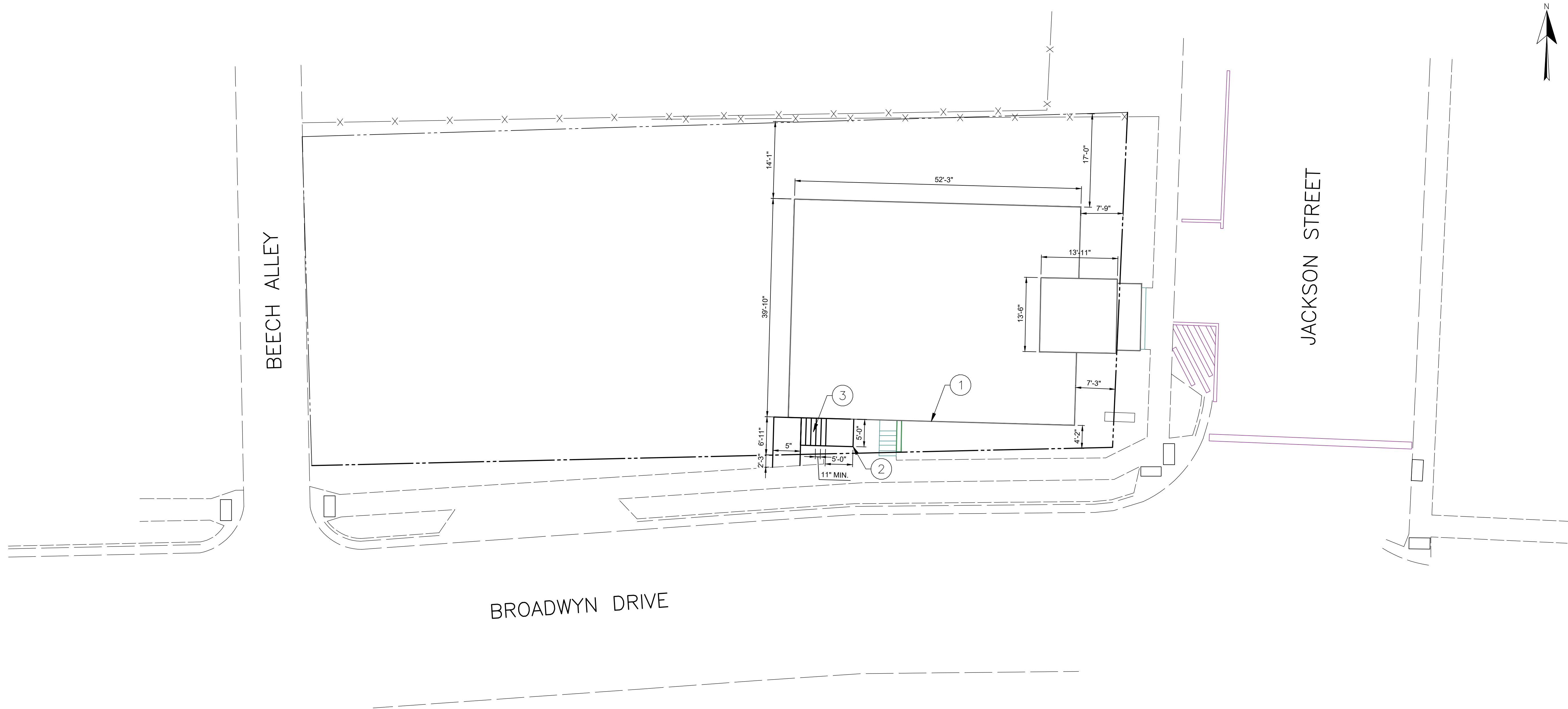
☐ PZB

Meeting Date: 5/1/25

Meeting Results

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

P&Z Admin.: _____ Date: _____



SITE PLAN

1" = 10'

NOTES:

- 1. CERTAINTED COLONIAL WHITE DOUBLE 4" SIDING
- 2. 6.5 BAG BUCKEYE MIX CONCRETE
- 3. FORT-IN BLACK RAILING

CODED NOTES:

- ① EXISTING CHURCH HEIGHT 33'-11"
- ② PROPOSED CONCRETE STEPS
- ③ 11" MIN. TREAD AND 7" MAX. RISE WITH FIRST STEP AT 4"

1447 JACKSON STREET



VIEW 3D MODEL

Areas	Siding	Other
Facades	4100 ft ²	59 ft ²
Openings	232 ft ²	32 ft ²
Trims*	78 ft ²	-
Unknown (no photos)*	142 ft ²	6 ft ²
Total	4552 ft ²	97 ft ²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	11	3
Tops Length	40' 11"	-
Sills Length	37' 3"	7'
Sides Length	132' 5"	22' 3"
Total Perimeter	210' 6"	29' 3"

Corners	Siding	Other
Inside Qty	2	0
Inside Length	54' 2"	-
Outside Qty	8	4
Outside Length	154'	9'

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	0 ft ²	0 ft ²
Vents Qty	2	0
Vents Area	6 ft ²	0 ft ²

Trim	Siding	Other
Level Starter	211' 1"	79' 10"
Sloped Trim	13' 1"	2' 3"
Vertical Trim	2' 4"	24' 4"

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	168' 5"	-	-
Level Frieze Board	157' 11"	1' 7"	183 ft ²
Rakes Fascia	92' 4"	-	-
Sloped Frieze Board	79' 4"	7"	49 ft ²

SIDING WASTE TOTALS

Siding & Trim Only*	Area	Squares
Zero Waste	4319 ft ²	43¼
+10%	4753 ft ²	47¾
+18%	5095 ft ²	51

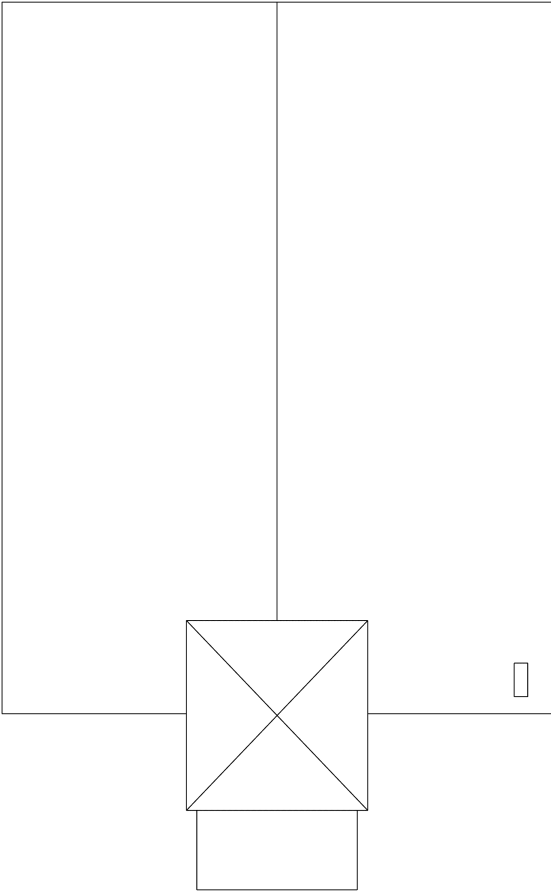
+ Openings < 20ft ²	Area	Squares
Zero Waste	4490 ft ²	45
+10%	4939 ft ²	49½
+18%	5297 ft ²	53

+ Openings < 33ft ²	Area	Squares
Zero Waste	4511 ft ²	45¼
+10%	4962 ft ²	49¾
+18%	5322 ft ²	53¼

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

Roof	Area	Total	Length
Roof Facets	2595 ft ²	7	-
Ridges / Hips	-	5	86' 7"
Valleys	-	0	-
Rakes	-	6	92' 4"
Eaves	-	7	168' 5"
Flashing	-	9	28' 6"
Step Flashing	-	6	15' 11"
Drip Edge/Perimeter	-	-	260' 9"

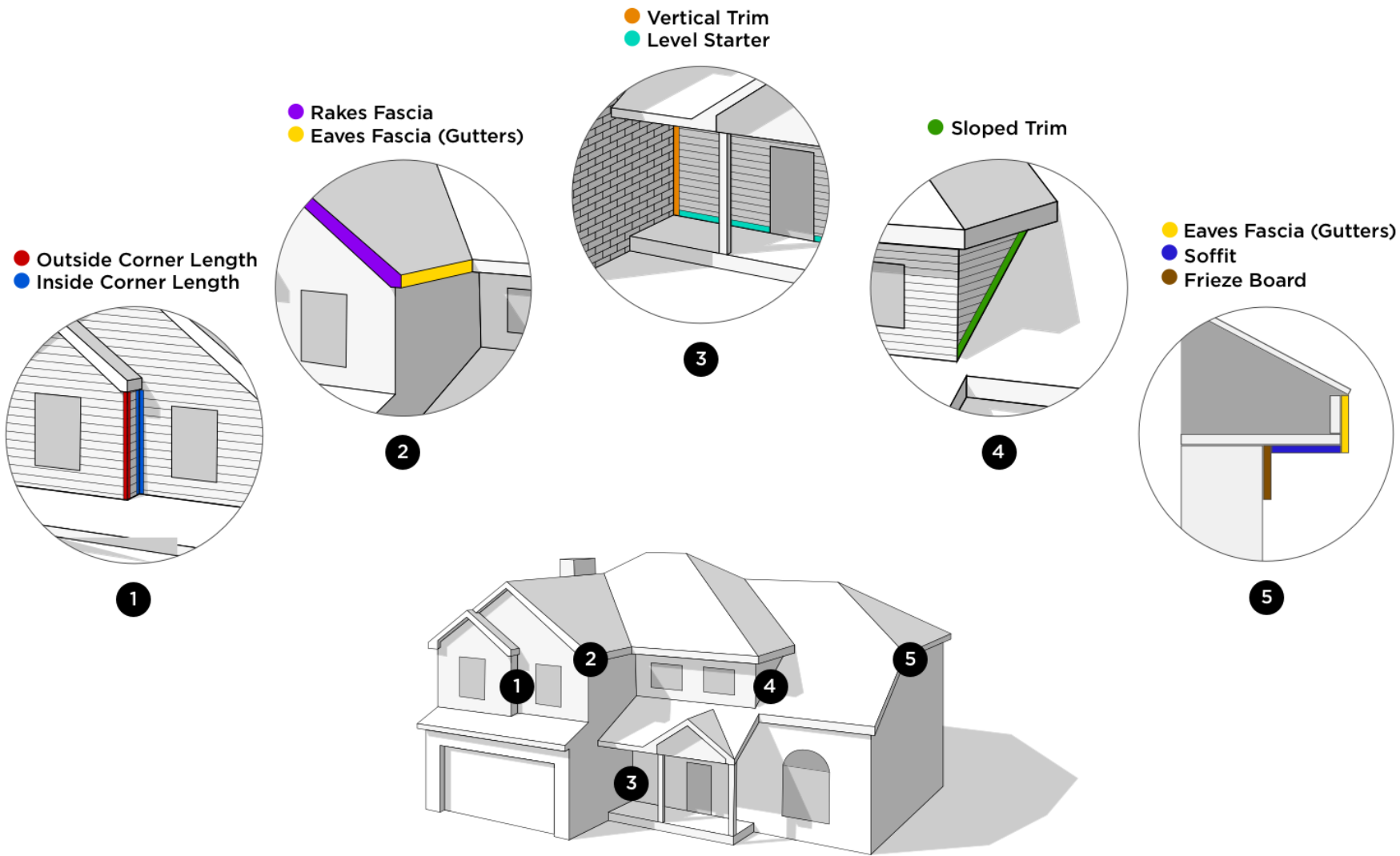
Roof Pitch*	Area	Percentage
7 / 12	2519 ft ²	97.07%
1 / 12	76 ft ²	2.93%

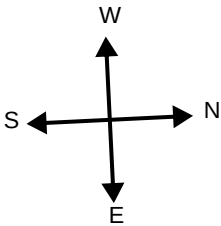


Example Waste Factor Calculations

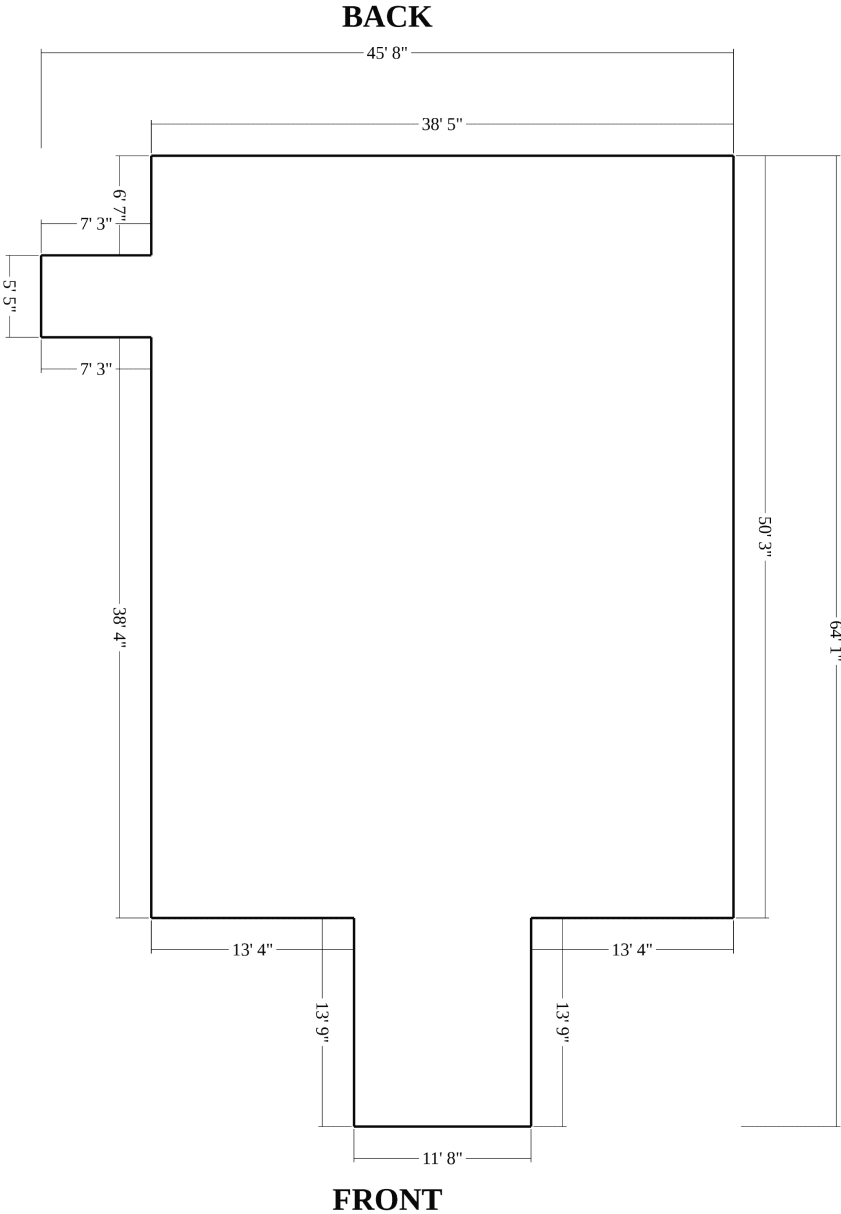
	Zero Waste	+5%	+10%	+15%	+20%
Area	2595 ft ²	2725 ft ²	2855 ft ²	2984 ft ²	3114 ft ²
Squares	26	27⅓	28⅔	30	31⅓

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.





Number of Stories: > 1
Footprint Perimeter: 219' 5"
Footprint Area: 2131 ft²

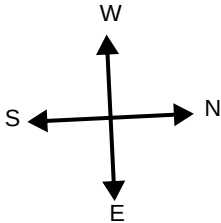




Siding Per Elevation

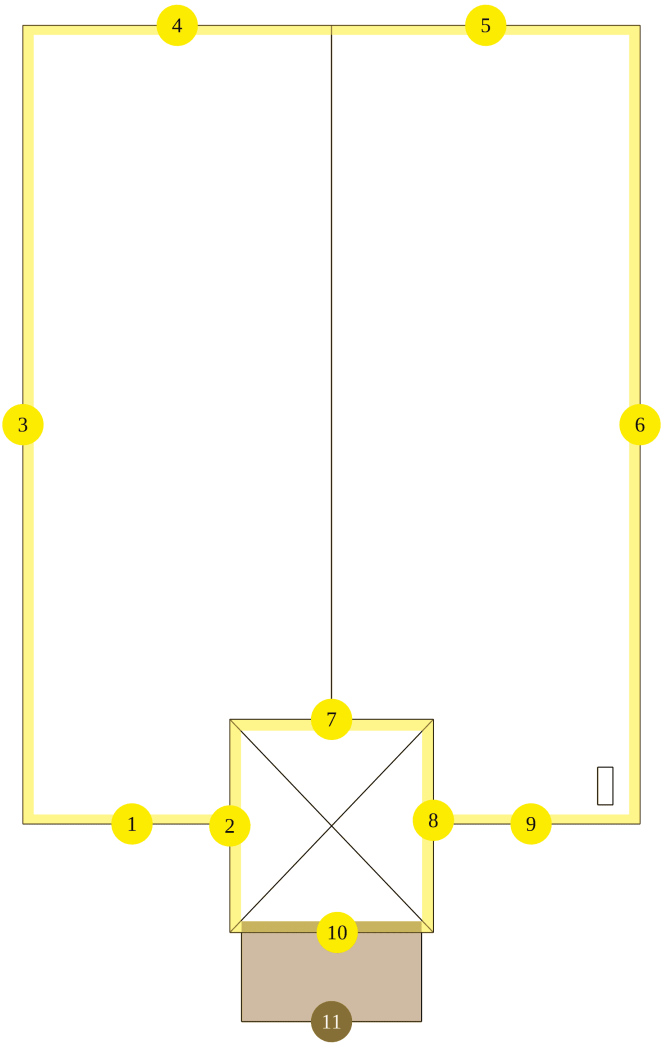
FRONT			RIGHT			LEFT			BACK		
SI-1	-	286 ft ²	SI-4	-	256 ft ²	SI-9	-	845 ft ²	SI-7	-	47 ft ²
SI-2	-	63 ft ²	SI-6	-	854 ft ²	SI-10	-	256 ft ²	SI-8	-	943 ft ²
SI-3	-	265 ft ²									
SI-5	-	285 ft ²									
899 ft ²			1110 ft ²			1101 ft ²			990 ft ²		

Number of Stories: > 1



Soffit Summary

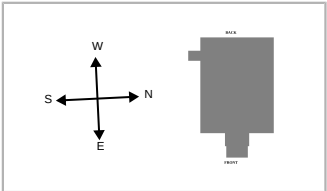
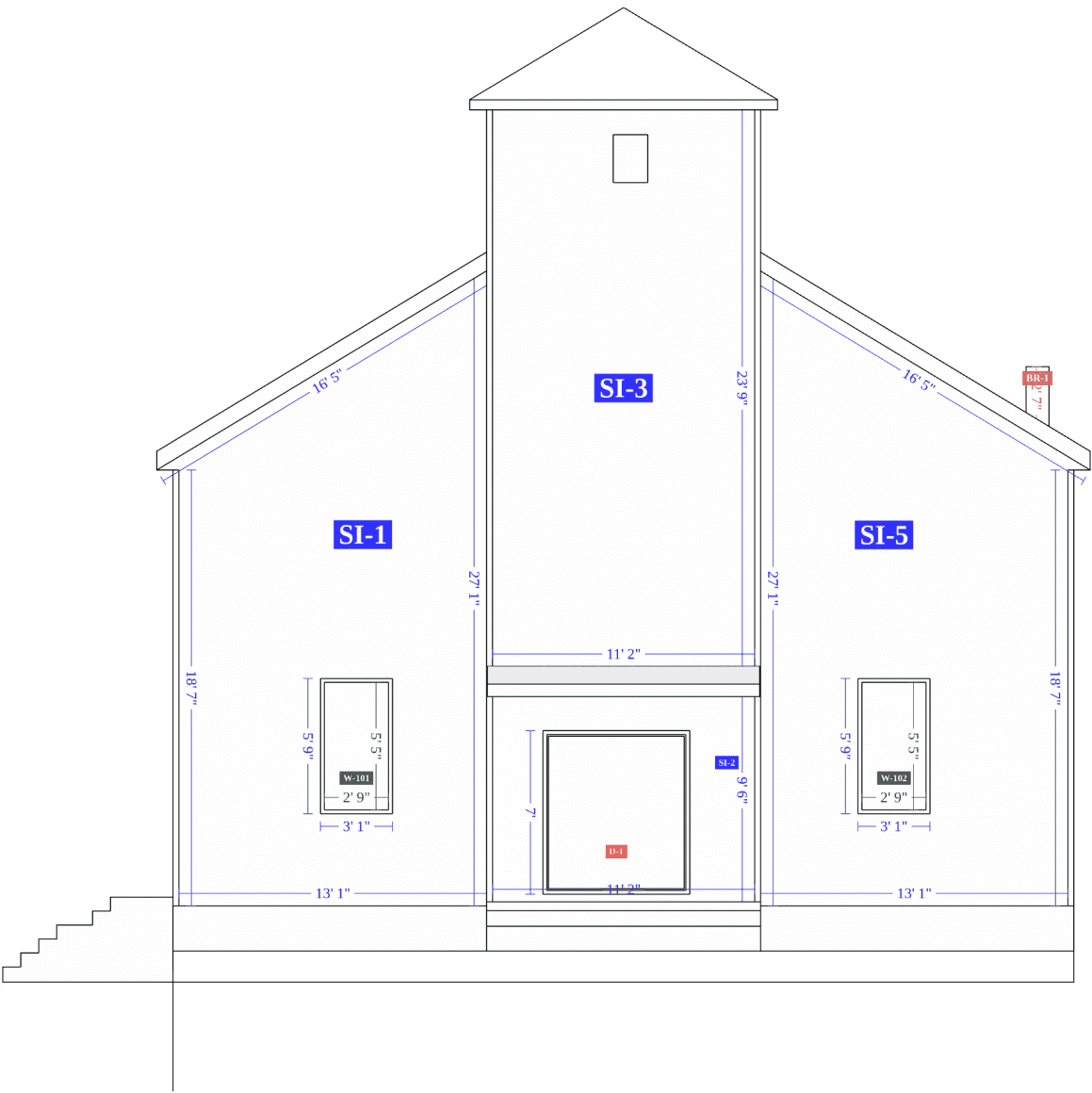
Depth	Type	Count	Total Length	Total Area
6" - 12"	rakes	4	79' 4"	49 ft ²
	eaves	6	151' 5"	107 ft ²
> 48"	eaves	1	11' 7"	76 ft ²
Totals			242' 5"	231 ft ²



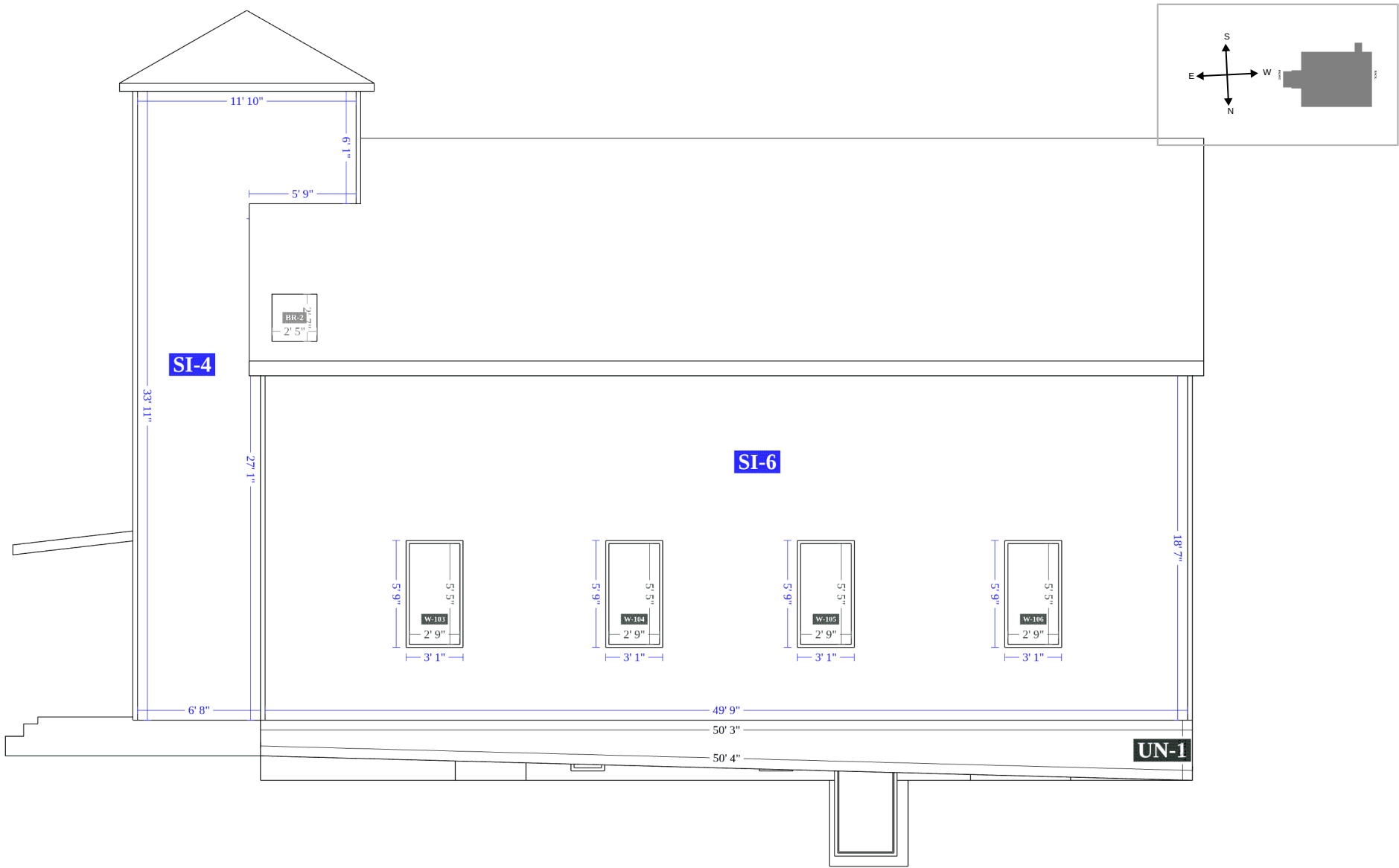
Soffit Breakdown

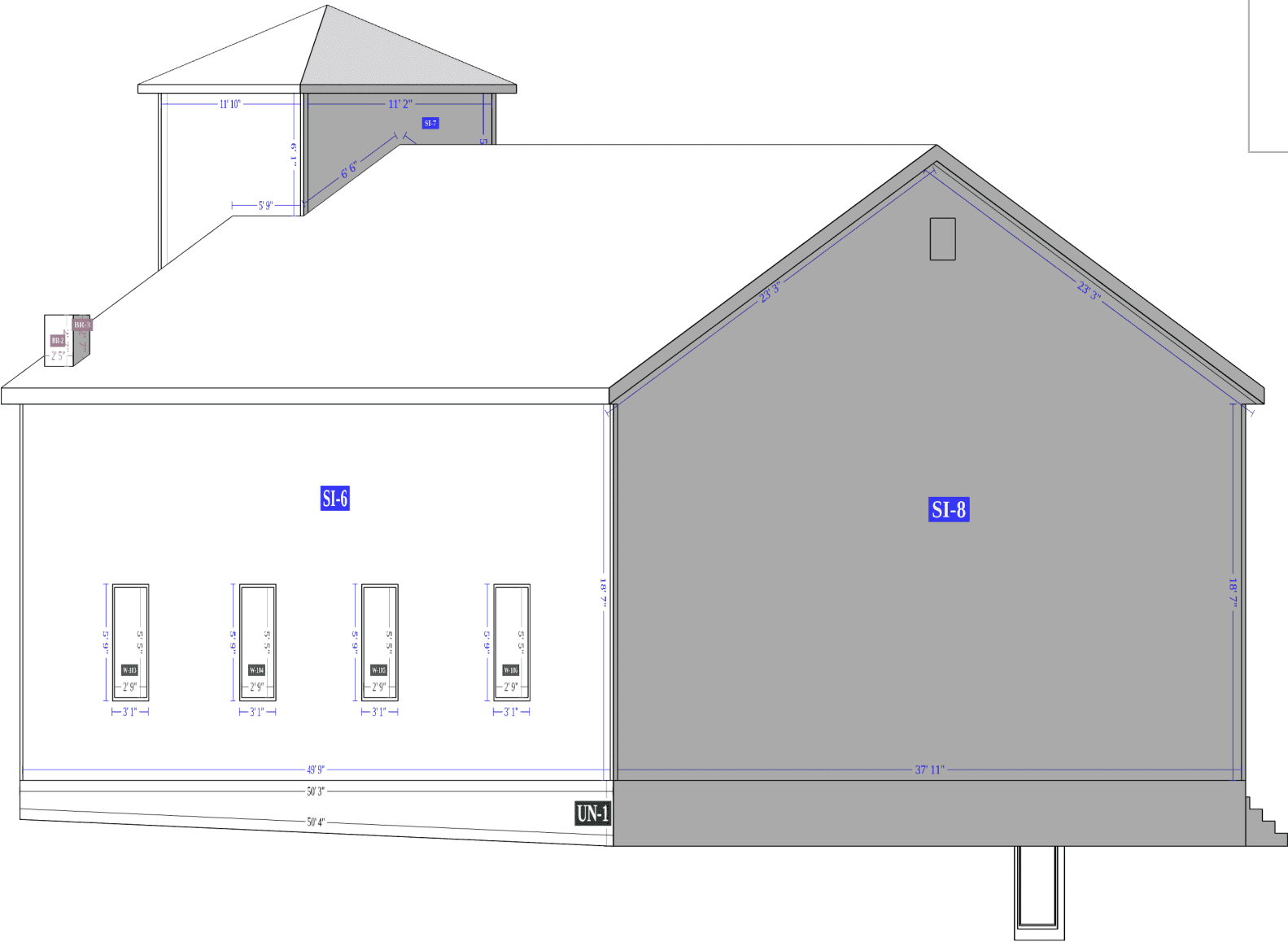
num	Type	Depth	Length	Area	Pitch
1	rake	7"	16' 5"	10 ft²	7 / 12
2	eave	9"	13' 9"	10 ft²	7 / 12
3	eave	8"	50' 3"	35 ft²	7 / 12
4	rake	7"	23' 3"	14 ft²	7 / 12
5	rake	7"	23' 3"	14 ft²	7 / 12
6	eave	8"	50' 3"	35 ft²	7 / 12
7	eave	9"	11' 8"	8 ft²	7 / 12
8	eave	9"	13'	9 ft²	7 / 12
9	rake	7"	16' 5"	10 ft²	7 / 12
10	eave	9"	12' 5"	9 ft²	7 / 12
11	eave	78"	11' 7"	76 ft²	1 / 12

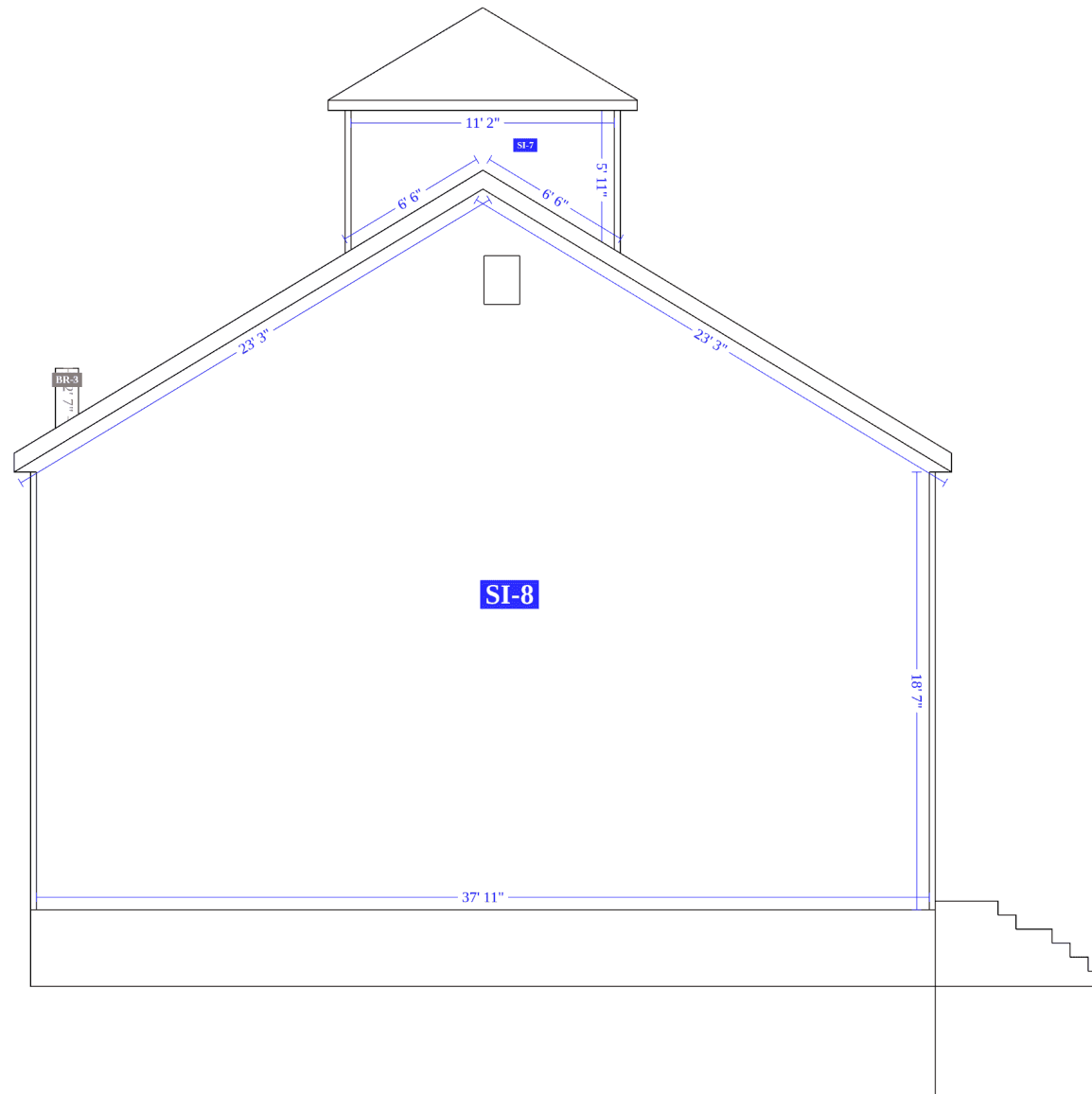
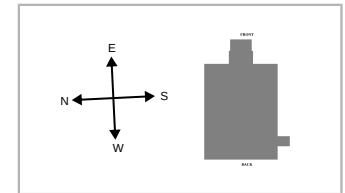
Ø Feature is too small to label on the plan diagram

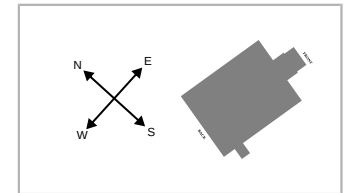
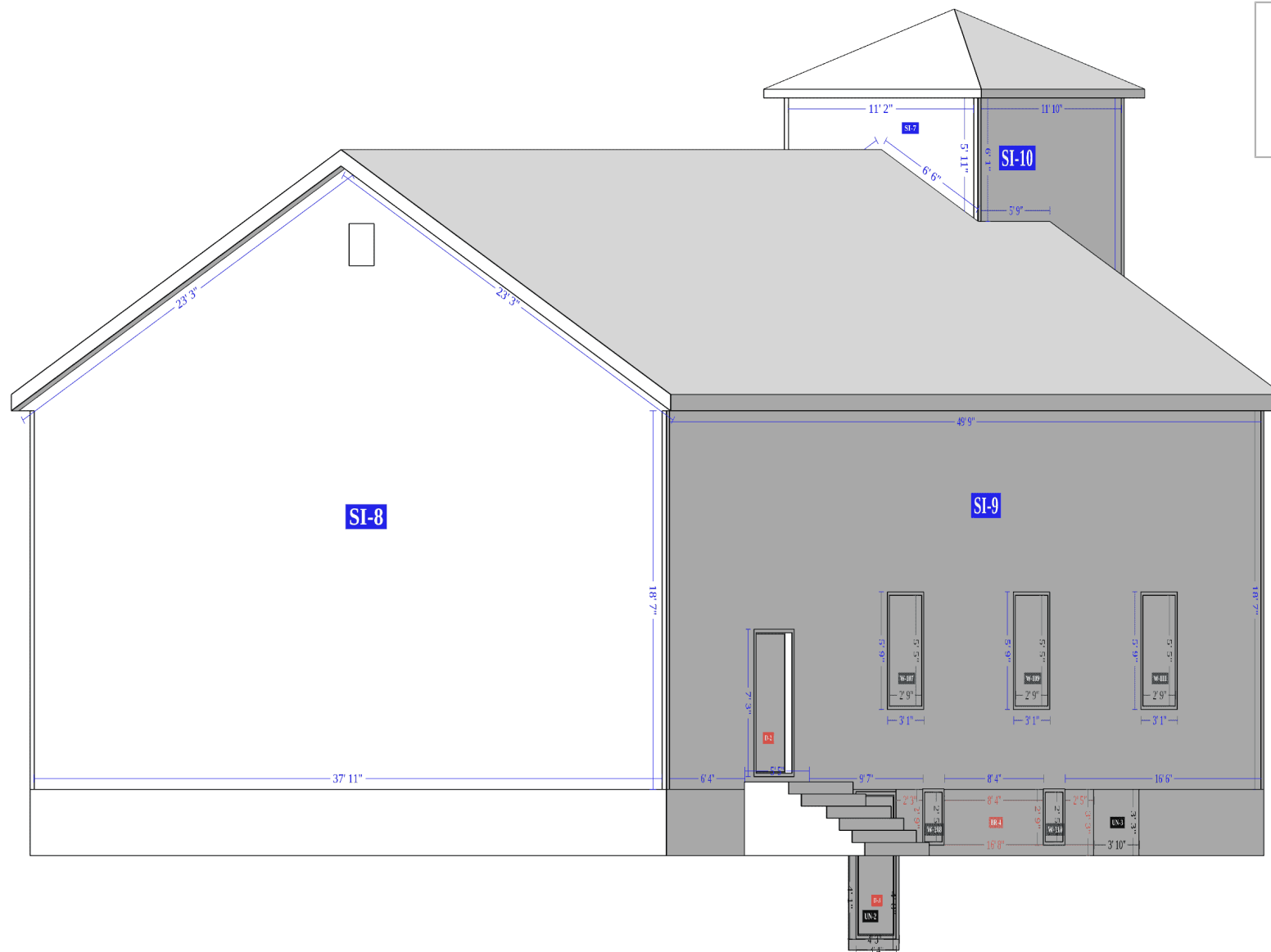


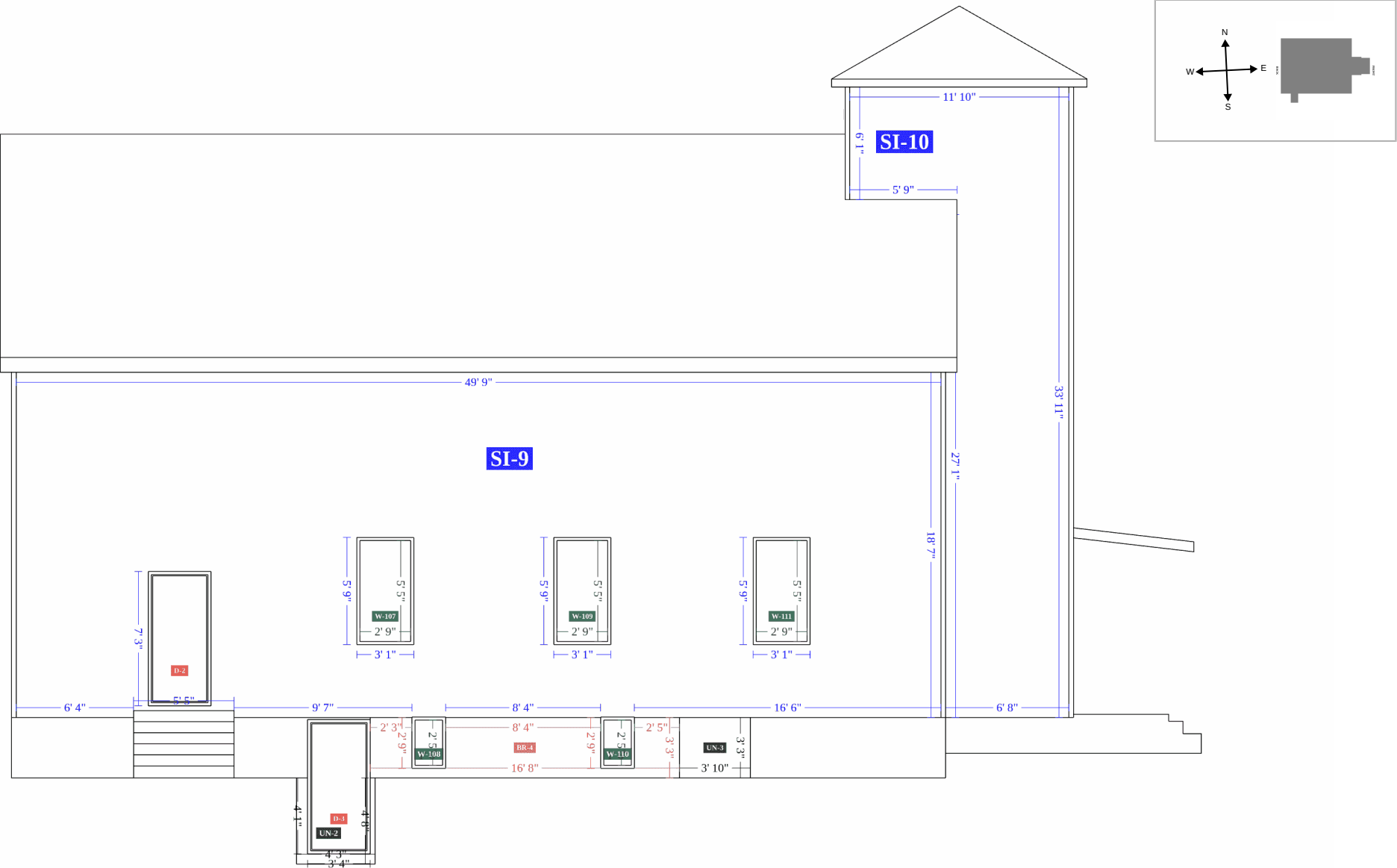


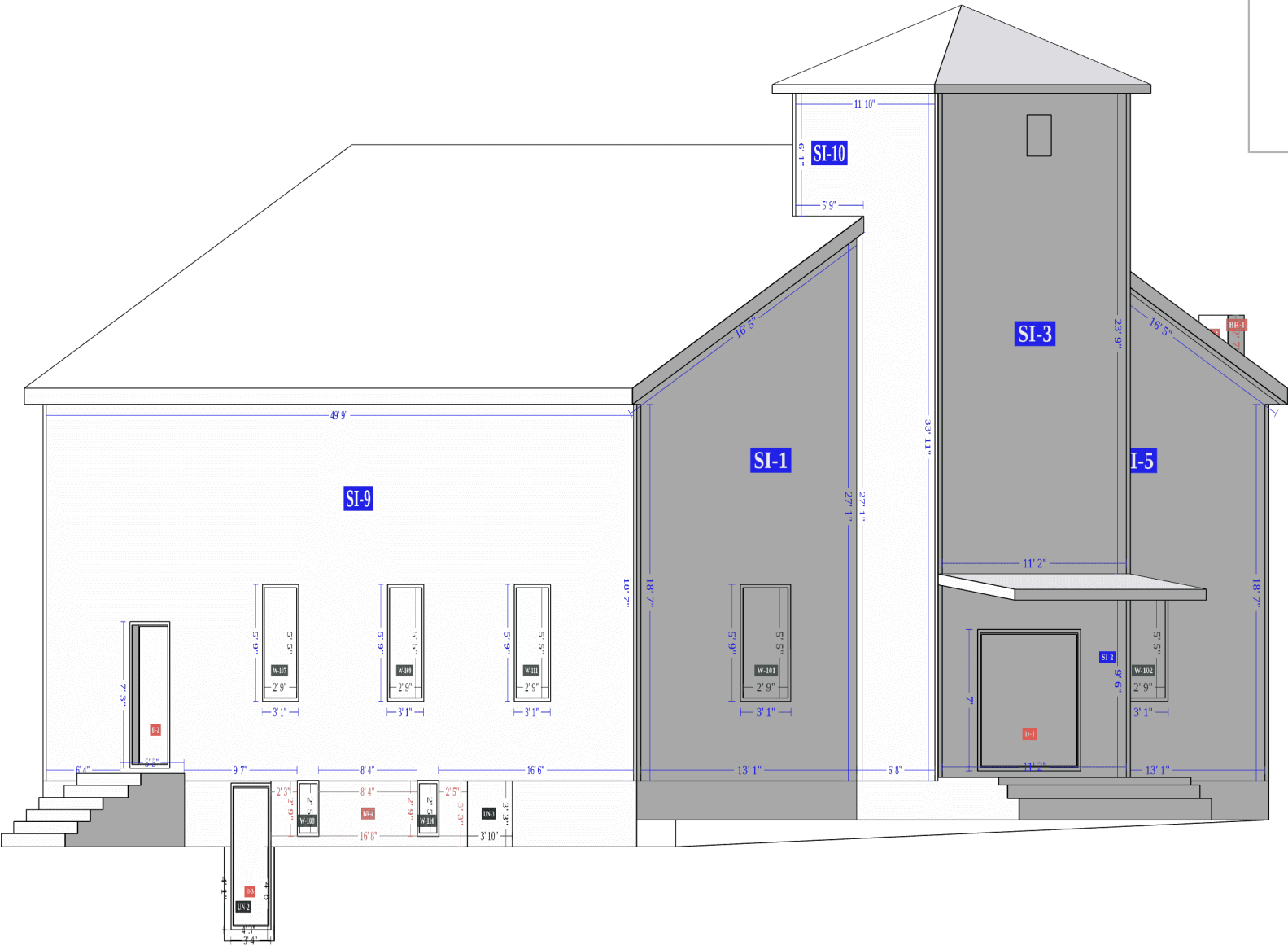












Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	286 ft ²	1	1	1	-	-
SI-2	63 ft ²	-	2	1	-	-
SI-3	265 ft ²	-	2	-	-	1
SI-4	256 ft ²	1	2	-	-	-
SI-5	285 ft ²	1	1	1	-	-
SI-6	854 ft ²	-	2	4	-	-
SI-7	47 ft ²	-	2	-	-	-
SI-8	943 ft ²	-	2	-	-	1
SI-9	845 ft ²	-	2	4	-	-
SI-10	256 ft ²	1	2	-	-	-
Total	4100 ft ²	4	18	11	0	2

Brick

Facade	Area	Openings	Shutters	Vents
BR-1	2 ft ²	-	-	-
BR-2	6 ft ²	-	-	-
BR-3	2 ft ²	-	-	-
BR-4	44 ft ²	2	-	-
BR-5	5 ft ²	-	-	-
Total	59 ft ²	2	0	0

Unknown (missing photos)

Facade	Area	Openings	Shutters	Vents
UN-1	130 ft ²	-	-	-
UN-2	6 ft ²	1	-	-
UN-3	12 ft ²	-	-	-
Total	148 ft ²	1	0	0

Facades

		Trim			Corners		Roofline		Openings		
Facade	Area	Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-1	286 ft ²	14' 1"	-	-	27' 1"	18' 7"	-	16' 5"	3' 1"	3' 1"	11' 6"
SI-2	63 ft ²	11' 2"	-	-	-	67' 6"	11' 2"	-	6' 3"	6' 3"	13' 11"
SI-3	265 ft ²	11' 2"	-	-	-	67' 6"	11' 2"	-	-	-	-
SI-4	256 ft ²	12' 5"	-	10"	27' 1"	39' 10"	12' 5"	-	-	-	-
SI-5	285 ft ²	14' 1"	-	-	27' 1"	18' 7"	-	16' 5"	3' 1"	3' 1"	11' 6"
SI-6	854 ft ²	49' 9"	-	-	-	37' 2"	49' 9"	-	12' 3"	12' 3"	46' 2"
SI-7	47 ft ²	-	13' 1"	-	-	12' 2"	11' 2"	-	-	-	-
SI-8	943 ft ²	39' 10"	-	-	-	37' 2"	-	46' 6"	-	-	-
SI-9	845 ft ²	46' 2"	-	9"	-	37' 2"	49' 9"	-	16' 3"	12' 7"	49' 2"
SI-10	256 ft ²	12' 5"	-	10"	27' 1"	39' 10"	12' 5"	-	-	-	-
Total*	4100 ft ²	211' 1"	13' 1"	2' 4"	54' 2"	154'	157' 11"	79' 4"	40' 11"	37' 3"	132' 5"

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Example Waste Factor Calculations

SIDING & TRIM ONLY				+ OPENINGS < 20FT ²				+ OPENINGS < 33FT ²			
	Zero Waste	+10%	+18%		Zero Waste	+10%	+18%		Zero Waste	+10%	+18%
SI-1	286 ft ²	315 ft ²	337 ft ²		301 ft ²	331 ft ²	355 ft ²		301 ft ²	331 ft ²	355 ft ²
SI-2	63 ft ²	69 ft ²	74 ft ²		63 ft ²	69 ft ²	74 ft ²		63 ft ²	69 ft ²	74 ft ²
SI-3	265 ft ²	292 ft ²	313 ft ²		265 ft ²	292 ft ²	313 ft ²		265 ft ²	292 ft ²	313 ft ²
SI-4	256 ft ²	282 ft ²	302 ft ²		256 ft ²	282 ft ²	302 ft ²		256 ft ²	282 ft ²	302 ft ²
SI-5	285 ft ²	314 ft ²	336 ft ²		300 ft ²	330 ft ²	354 ft ²		300 ft ²	330 ft ²	354 ft ²
SI-6	854 ft ²	939 ft ²	1008 ft ²		914 ft ²	1005 ft ²	1079 ft ²		914 ft ²	1005 ft ²	1079 ft ²
SI-7	47 ft ²	52 ft ²	55 ft ²		47 ft ²	52 ft ²	55 ft ²		47 ft ²	52 ft ²	55 ft ²
SI-8	943 ft ²	1037 ft ²	1113 ft ²		943 ft ²	1037 ft ²	1113 ft ²		943 ft ²	1037 ft ²	1113 ft ²
SI-9	845 ft ²	930 ft ²	997 ft ²		890 ft ²	979 ft ²	1050 ft ²		911 ft ²	1002 ft ²	1075 ft ²
SI-10	256 ft ²	282 ft ²	302 ft ²		256 ft ²	282 ft ²	302 ft ²		256 ft ²	282 ft ²	302 ft ²
UN-1	130 ft ²	143 ft ²	153 ft ²		130 ft ²	143 ft ²	153 ft ²		130 ft ²	143 ft ²	153 ft ²
UN-3	12 ft ²	13 ft ²	14 ft ²		12 ft ²	13 ft ²	14 ft ²		12 ft ²	13 ft ²	14 ft ²
Trims	77 ft ²	85 ft ²	91 ft ²		113 ft ²	124 ft ²	133 ft ²		113 ft ²	124 ft ²	133 ft ²
Total	4319 ft ²	4753 ft ²	5095 ft ²		4490 ft ²	4939 ft ²	5297 ft ²		4511 ft ²	4962 ft ²	5322 ft ²

The first Siding Waste Factor table is calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations.

Windows

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-1	33" x 65"	98"	W-101	33" x 65"	98"	15 ft ²
WG-2	33" x 65"	98"	W-102	33" x 65"	98"	15 ft ²
WG-3	33" x 65"	98"	W-103	33" x 65"	98"	15 ft ²
WG-4	33" x 65"	98"	W-104	33" x 65"	98"	15 ft ²
WG-5	33" x 65"	98"	W-105	33" x 65"	98"	15 ft ²
WG-6	33" x 65"	98"	W-106	33" x 65"	98"	15 ft ²
WG-7	33" x 65"	98"	W-107	33" x 65"	98"	15 ft ²
WG-8	18" x 29"	47"	W-108	18" x 29"	47"	4 ft ²
WG-9	33" x 65"	98"	W-109	33" x 65"	98"	15 ft ²
WG-10	18" x 29"	47"	W-110	18" x 29"	47"	4 ft ²
WG-11	33" x 65"	98"	W-111	33" x 65"	98"	15 ft ²
			Total	-	977"	143 ft ²

Doors

Opening	Width x Height
D-1	72" x 80"
D-2	36" x 82"
D-3	36" x 82"

*Door height and width have been snapped to standard

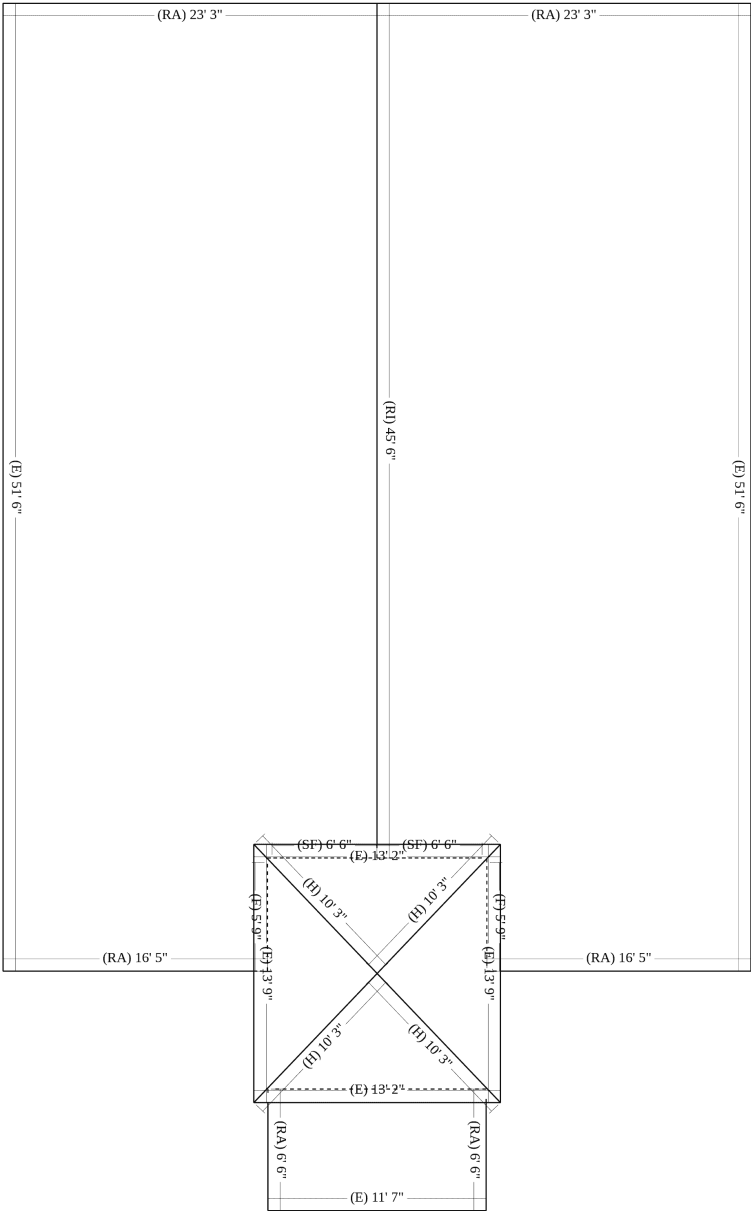
Entire Doors

Opening	Width x Height	Area
D-1	71" x 80"	39 ft ²
D-2	36" x 83"	21 ft ²
D-3	36" x 83"	21 ft ²
Total	-	81 ft ²

*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

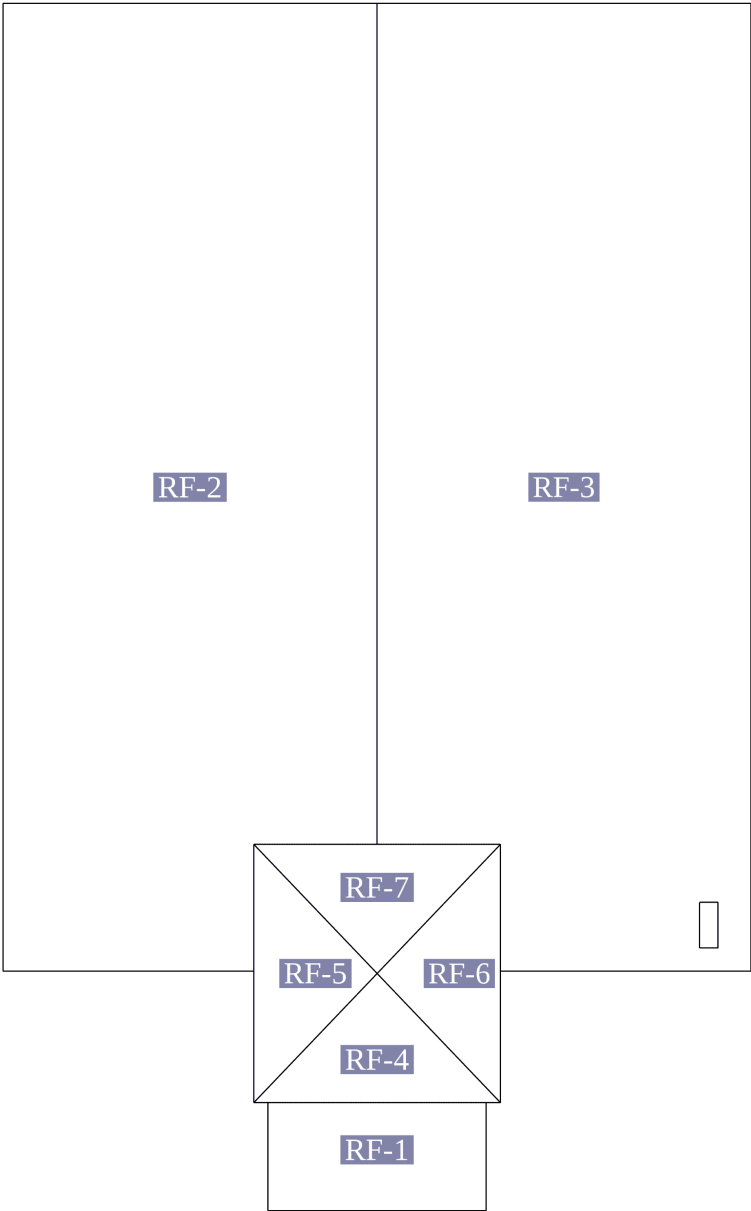
Roof	Length
Ridges (RI)	45' 6"
Hips (H)	41' 2"
Valleys (V)	-
Rakes (RA)	92' 4"
Eaves (E)	168' 5"
Flashing (F)*	28' 6"
Step Flashing (SF)*	15' 11"
Transition Line (TL)	-

*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)

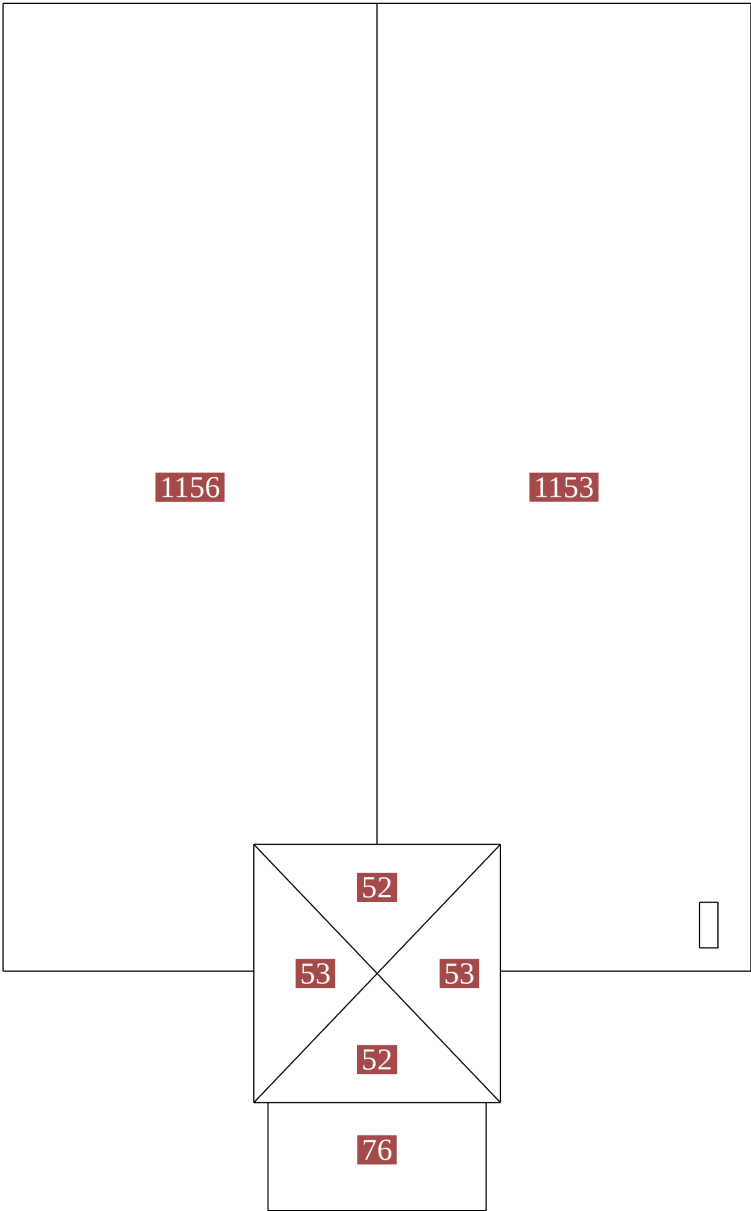


Roof Facets

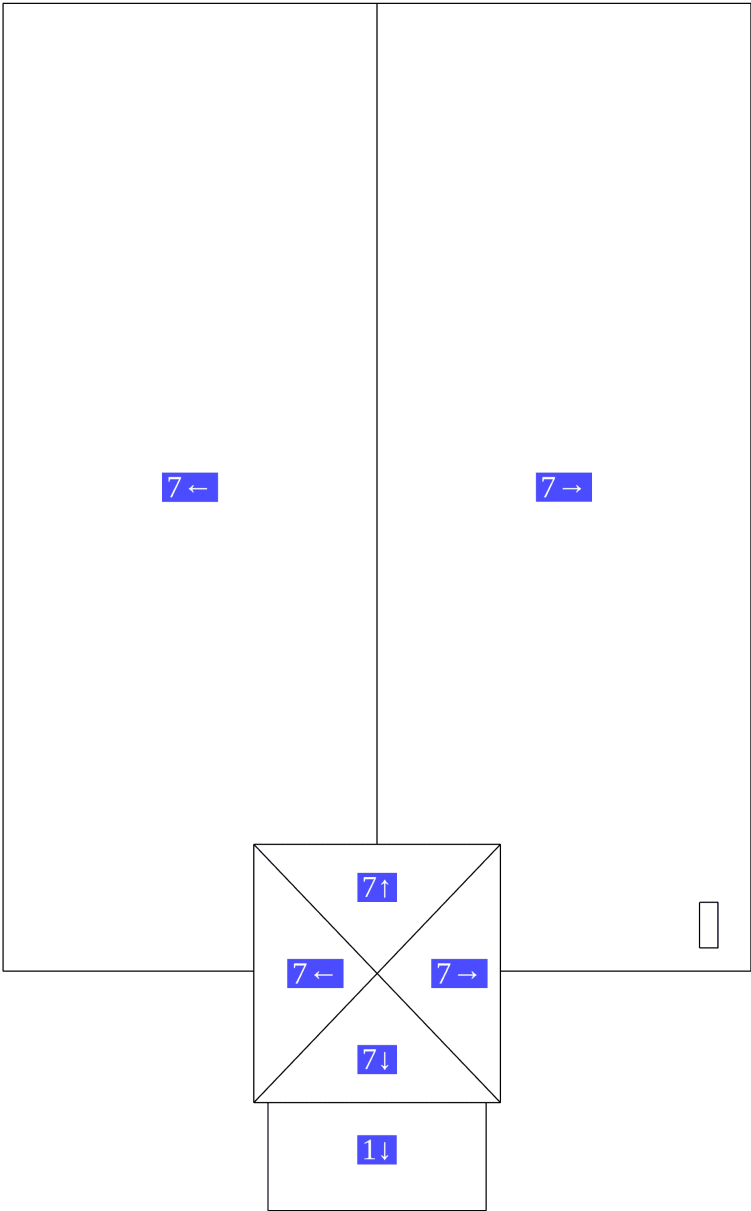
Facet	Area	Pitch
RF-1	76 ft ²	1/12
RF-2	1156 ft ²	7/12
RF-3	1153 ft ²	7/12
RF-4	52 ft ²	7/12
RF-5	53 ft ²	7/12
RF-6	53 ft ²	7/12
RF-7	52 ft ²	7/12



Roof	Facets	Total
Total	7	2595 ft ²



Roof Pitch	Area	Percentage
7 / 12	2519 ft ²	97.07%
1 / 12	76 ft ²	2.93%







To whom it may concern,

We, the Board, Congregation, and Pastor of Spoken Word Assembly
1447 Jackson St. Reynoldsburg, Ohio, hereby give our permission to
MENCHES CONSTRUCTION c/o David Menches, to obtain the
necessary building permits to do the work on our church.

I, Pastor Steven Herron, contacted the Auditors office Wednesday
morning of April 2, 2025 to confirm the name on the church record of
the owner. They informed me the name was Spoken Word Assembly. So
therefore, the congregation is owner of the assembly.

If you have any questions, you may email me at: isawit2@frontier.com

Thank You.

* 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#: _____

Date Submitted: _____

Fee Amount: _____

ZONING CERTIFICATE APPLICATION

☐ Paid: _____

Property Address: <u>1447 Jackson Street</u>	Parcel ID#(s): <u>060 060-000 020-00</u>
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Spoken Word Assemblies</u>	
Contact Email: <u>isawit2@frontier.com</u>	Contact Phone Number: <u>740-207-1552</u>

III. BUSINESS/TENANT INFORMATION(IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:

IV. APPLICANT APPLICATION

Applicant Name: <u>David Mendes</u>	Applicant Address: <u>6592 Balsam Dr.</u>
Applicant Phone Number: <u>614-570-4247</u>	Applicant Email: <u>Mendesconstruction@gmail.com</u>
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

RESIDENTIAL (\$100 each)	NON-RESIDENTIAL (\$150 each)	Project Information (If Applicable)
CHECK IF APPLICABLE: ☐ Swimming Pool ☐ New Building (+\$50) ☐ Patio ☐ Building Modification ☐ Deck ☐ Home Occupation ☐ Driveway Modification* ☐ Accessory Structure ☐ Shed ☐ Fences (\$50) - All Districts	CHECK IF APPLICABLE: ☐ New Business/Use ☐ Accessory Structure ☐ New Building ☒ Building/Site Modification ☒ Zoning Verification Letter (\$50)	Total Square Footage: <u>3650 sq. ft.</u> Est. Cost of Construction: <u>\$29,000.00</u> Est. Additional Employees: <u>N/A</u>

Description of Project/Use: Current vinyl siding replaced w/ Certain teed double 4" in colonial white vinyl siding. Side entrance concrete steps torn out & ran to the west to be tied back in w/ city side walls & made up to code. 6.5 bag backfill mix.

Applicant Signature: [Signature] Date: 04/09/2025

*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

☐ Planning and Zoning Board

Additional Requirements

☐ Building Permit
☐ PGU
☐ Variance
☐ Conditional Use Permit
☐ Certificate of Appropriateness

P&Z Administrator: _____ Date: _____

Floodplain Administrator: _____ Date: _____