

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, June 5, 2025

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 05-01-2025
 2. Planning & Zoning Board - Regular Meeting - 05-15-2025
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App# 2025-0228; 7610 E. Main Street; Doug Kincaid for First Service Federal Credit Union; Certificate of Appropriateness
2. APP# 2025-0195; 7382 E Main Street; Michael Jarrell with Clarizio Properties LLC for Brad Clarizio with Main Street Flats LLC; Certificate of Appropriateness
3. APP# 2025-0197; 7382 E Main Street, Michael Jarrell with Clarizio Properties LLC for Brad Clarizio with Main Street Flats LLC; Certificate of Appropriateness
4. APP# 2025-0236; 7374 E Main Street; Michael Jarrell with Clarizio Properties LLC for Brad Clarizio with Main Street Flats LLC; Certificate of Appropriateness
5. APP# 2025-0238; 1606 Lancaster Avenue; Denise Bode for Lancaster Avenue Holdings, LLC; Conditional Use
6. APP# 2025-0231; 6530 Birchview Drive; Aida Owens; Variance
7. 6502 Olde Mill Run; Property Maintenance Code Violation; Appeal

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
May 1, 2025**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 04/03/2025

Minutes stand approved.

APPROVAL OF AGENDA

Mr. Furst noted that staff requested that an item be added to the agenda in Other Business to discuss moving the August 7, 2025 Planning and Zoning Board meeting to a different date in order to avoid a conflict with the Reynoldsburg Tomato Festival. No Board members objected to this change, and the amended agenda is approved.

SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

PUBLIC COMMENT

No public comment.

UNFINISHED BUSINESS

**6008-6014 E. Livingston Avenue; Zoning Code Violation/Cease and Desist;
Appeal**

Mr. Furst called Mr. Gleason to speak before the Board on this item.

Mr. Gleason stated that he had spoken with City Attorney Chris Shook about the

case and Mr. Gleason stated that his client had ceased operating at the site. Mr. Gleason stated that his client was confused about the process that needed to be followed in order to open up the business appropriately and that Mr. Gleason's client did not realize that there was no certificate of occupancy in place for the business. Mr. Gleason went on further to state that, now understanding the case, Mr. Gleason would be comfortable withdrawing his appeal as long as Mr. Shook could confirm that there were no penalties associated with the cease and desist letter, and that the issue would go away once the business received the appropriate permits.

Mr. Shook summarized the enforcement process. Mr. Shook then stated that if the business is not operating, as Mr. Shook indicated that Mr. Gleason represented to City Council, then the appeal is moot and the violation becomes moot. Mr. Shook then noted that if the business were to open up again without a zoning certificate and certificate of occupancy, the City would likely file an injunction against the business.

Mr. Furst asked Mr. Gleason if, in light of the statements made by Mr. Gleason and Mr. Shook, Mr. Gleason would like to withdraw the appeal.

Mr. Gleason withdrew the appeal as the matter is moot.

App# 2024-0565; 6014 E. Livingston Ave; John Gleason for Caribbean Grocery Store LLC; Conditional Use

Mr. Gleason indicated the conditions that staff recommended be placed on the application were acceptable. Mr. Gleason also stated that his client would be submitting a revised site plan and that the applicant needed to get a variance approved before submitting the revised site plan. Mr. Gleason indicated that he should have the final site plan submitted to staff tomorrow and that it may also include documentation of the applicant moving the location of the fresh produce in the store.

Mr. Furst asked if there were questions or comments from the Board. After hearing no questions or comments, Mr. Furst moved that the application be approved as submitted with the condition that the applicant submit a revised site plan showing the required parking numbers of reduced parking due to the 10% reduction, along with the required ADA parking standards being met, that the applicant identify which interior layout of the two layouts proposed in writing will be used, that fresh produce be defined as fruit and vegetables only, and that the applicant adhere to this definition, and that the applicant revise their drawings any other materials to show that the final set of plans meet the approved conditional use conditions.

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

NEW BUSINESS

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

Ms. Buathier read the staff report into the record.

Mr. Furst asked if the steps that the applicant wishes to modify are the south-facing steps.

Ms. Buathier stated that the south-facing steps are the steps that the applicant wishes to modify.

Mr. Furst swore in Mr. David Menches and reminded him to sign in and to state his name and address for the record.

Mr. Menches: David Menches, 6592 Balsam Drive.

Mr. Menches stated that the applicant wished to make the improvements submitted to the Board because the insurance carrier for Spoken Word had ceased covering the site. Spoken Word was able to find an insurance carrier, but the carrier required that the siding be replaced, and the concrete steps be replaced for safety reasons. Mr. Menches also stated that he had met with the City and would follow the City's building code requirements.

Mr. Furst asked if there were any questions for the applicant. After no questions were asked, Mr. Furst made a motion to accept the application as submitted.

RESULT:	Approve
MOVER:	Alex Furst
SECONDER:	Amy Barnhart
AYES:	Furst, Barnhart, Benner, Alabi, Kleckley, Ward

OTHER BUSINESS

August 7, 2025, Planning and Zoning Board Meeting

Mr. Furst noted that the 2025 Tomato Festival would be taking place at the same time as the August 7, 2025, Planning and Zoning Board Meeting, and asked staff about how this should be resolved.

Ms. Buathier stated that the Board only has one meeting scheduled for July, which is on July 17th. Ms. Buathier stated that the Board could choose to cancel the August 7 Board meeting and not reschedule it. Or, the Board could schedule the meeting for July 31 or August 14. Ms. Buathier stated that the decision is ultimately up to the Board.

Mr. Furst stated that attendance during the summer at Board meetings is less consistent than at other times. And, that he would be open to canceling the August 7 meeting.

Ms. Barnhart stated that her idea would be to reschedule the August 7 meeting to July 31. Ms. Barnhart also stated that based on passed precedent, it would be likely that one of the meetings in July would be canceled due to lack of agenda items.

Mr. Furst stated that Ms. Barnhart's idea seemed reasonable.

Mr. Furst made a motion to move the August 7, 2025, Planning and Zoning Board meeting to July 31, 2025, at 6:00 pm.

RESULT:	Adopted
MOVER:	Alex Furst
SECONDER:	Amy Barnhart
AYES:	Furst, Barnhart, Benner, Alabi, Kleckley, Ward

ADJOURNMENT

Planning and Zoning Administrator

Chairman



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
May 15, 2025**

CALL TO ORDER

ROLL CALL

PRESENT: Alabi, Benner, Brusk, Kleckley, Ward

ABSENT: Barnhart, Furst

Mr. Benner made a motion to excuse the absence of Mr. Furst and Ms. Barnhart.
Second by Mr. Brusk. Motion carried.

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 04/17/2025

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

Speakers for the evening were sworn in by Mr. Benner.

PUBLIC COMMENT

No public comment.

UNFINISHED BUSINESS

NEW BUSINESS

**App# 2025-0205; 7330 E. Main Street; Litech Lighting for Edward Jones;
Certificate of Appropriateness**

Ms. Buathier read the staff report into the record.

Mr. Benner called the applicant to the podium.

The applicant identified himself as Mr. Keith Cobb of 3549 Johnny Appleseed Ct. and that he represented Litech Lighting, which is the representative for Edward Jones. Mr. Cobb stated that the summary provided by staff was comprehensive and that moving the east elevation sign to the right was acceptable. Mr. Cobb asked if the comprehensive sign plan previously approved for the site resulted in staff's recommendation to move the proposed east elevation sign to the right to align with sign E3 in the comprehensive sign plan.

Ms. Buathier described the comprehensive sign plan approved for the site and will display images of the comprehensive sign plan.

Mr. Cobb stated that he understood the requirements of the approved comprehensive sign plan and that the changes suggested by staff were acceptable.

Mr. Benner asked if there were any questions from the Board. No Board members asked a question.

Mr. Benner asked Mr. Cobb if the applicant had any issues with the conditions laid-out by staff.

Mr. Cobb stated that he did not have any issues with the conditions laid-out by staff.

Mr. Benner made a motion to approve the application as it meets the criteria of 1109.21, Certificate of Appropriateness for the Old Reynoldsburg District also meets the sign standards contained in 1105.03 and the applicant has agreed to the conditions proposed by staff.

RESULT:	Approve
MOVER:	Keith Benner
SECONDER:	Teresa Alabi
AYES:	Benner, Alabi, Kleckley, Ward, Brusk

OTHER BUSINESS

I-Pads

Mr. Meyer described how the Board is to use the i-Pads placed at their desks. Mr. Meyer stated that the ultimate goal is for the Board to go paperless, but that the Board would continue to receive paper packets going forward until the Board is comfortable using the i-Pads.

Mr. Benner asked those with issues to log in to state their issues.

Mr. Brusk and Ms. Ward noted that they were having issues accessing the Board Portal on the i-Pads.

Mr. Meyer asked the Board to email staff if there are questions or if a Board member wishes to set up a training session.

ADJOURNMENT

Planning and Zoning Administrator

Chairman

May 20, 2025

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

RE: Doug Kincaid for First Service Federal Credit Union; 7610 E. Main Street: Certificate of Appropriateness for Exterior Modifications

Planning and Zoning Board:

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

1. Project Summary

- a. **Site Summary:** The subject site is located at 7610 E. Main Street, Parcel ID #060-001326. The parcel is 0.5 acres according to the Franklin County Auditor's website. The land use on the subject site is Financial Services and Bank, - with Drive-Thru. The applicant has submitted a Certificate of Appropriateness and has also submitted a Zoning Certificate for the proposed changes of replacing existing siding and painting wood trim white. The subject site is zoned ORD-C, Olde Reynoldsburg Commercial District.
- b. **Surrounding Zoning:** The parcels directly to the north, west and south of the subject site is zoned ORD-C, Olde Reynoldsburg Commercial District. The parcels to the east of the subject site are zoned EMD, East Main Street District. The surrounding land uses consist of commercial center – outdoor large to the north and west, retail small to the south and retail- convenience with gasoline to the east 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 the east and west side of the building.
 2. To paint all existing wood trim white around the entire building.
- 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 1103.11.I. Design Guidelines for Olde Reynoldsburg.

- b. The application appears to meet the following criteria 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 1103.11.I. Design Guidelines for General and Specific Standards appear to have been met. The building's proposed existing exterior vinyl siding for the west and east building elevations is the same siding that currently exists on the building. The repainting of all existing wooden trim white is also consistent with the ORD-C design standards. The applicant has met the exterior modification requirements found in section 1103.11 of the Zoning Code.
3. Recommendations
- a. Approval of the Certificate of Appropriateness due Section 1103.11.I. Design Guidelines for Olde Reynoldsburg and Section 1109.19 Review Criteria being met.

*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

RECEIVED
APR 28 2025
REYNOLDSBURG BUILDING DEPT

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

App./Case#: 2025-228

Date Submitted: 4/28/25

Fee Amount: 200 -

☒ Paid: ck 4005756

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: <u>7610 E. Main St., Reynoldsburg, OH 43068</u>	Parcel ID#(s): <u>060-001326-00</u>
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>First Service Federal Credit Union</u>	
Contact Email: <u>jrharper@firstcu.com</u>	Contact Phone Number: <u>614-920-6310</u>

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: <u>Doug Kincaid</u>	Applicant Address: <u>3511 Farm Bank Way, Grove City, OH 43123</u>
Applicant Phone Number: <u>614-539-1188</u>	Applicant Email: <u>dkincaid@interstateconstruction.net</u>
☐ 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: _____

Replace existing white horizontal siding on 4 building gables with new white horizontal siding.

All existing white wood trim to be repainted white.

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: Doug Kincaid

Date: 4-25-25

*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: _____

Doug Kincaid

From: Jack Harper <jrharper@firstcu.com>
Sent: Wednesday, April 23, 2025 3:12 PM
To: Doug Kincaid
Subject: Reynoldsburg Building and Zoning Authorized Agent

Attn: City of Reynoldsburg,

Please use this email as authorization of Doug Kincaid, 3511 Farm Bank Way, Grove City, Ohio 43123, as authorized to submit all Building and Zoning forms and applications on behalf of First Service Federal Credit Union, 7610 E. Main Street, Reynoldsburg, Ohio 43068.

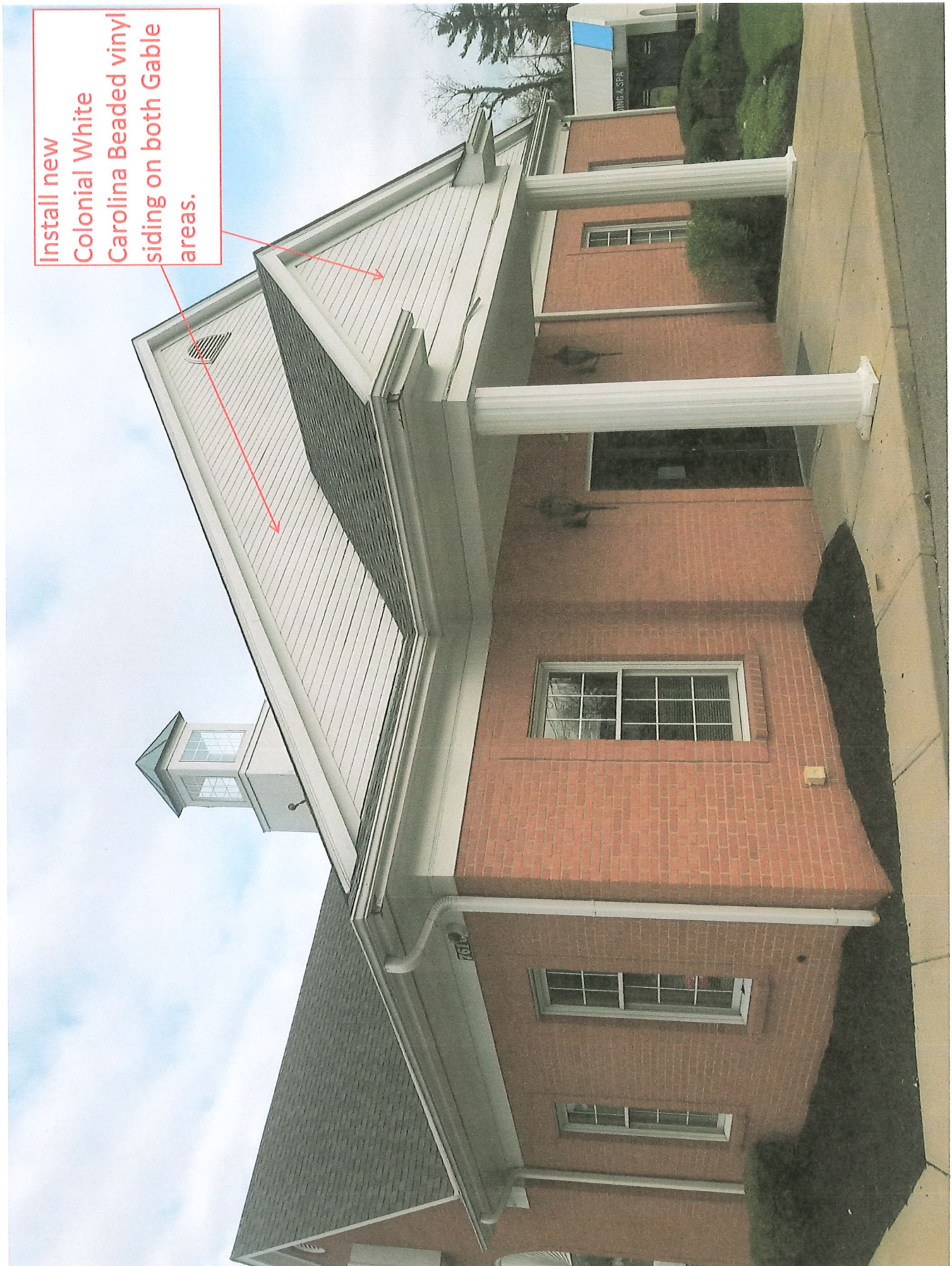
Thank you,

Jack Harper
President
First Service Federal Credit Union
100 Main Street
Groveport, Ohio 43125
jrharper@firstcu.com
614-920-6310

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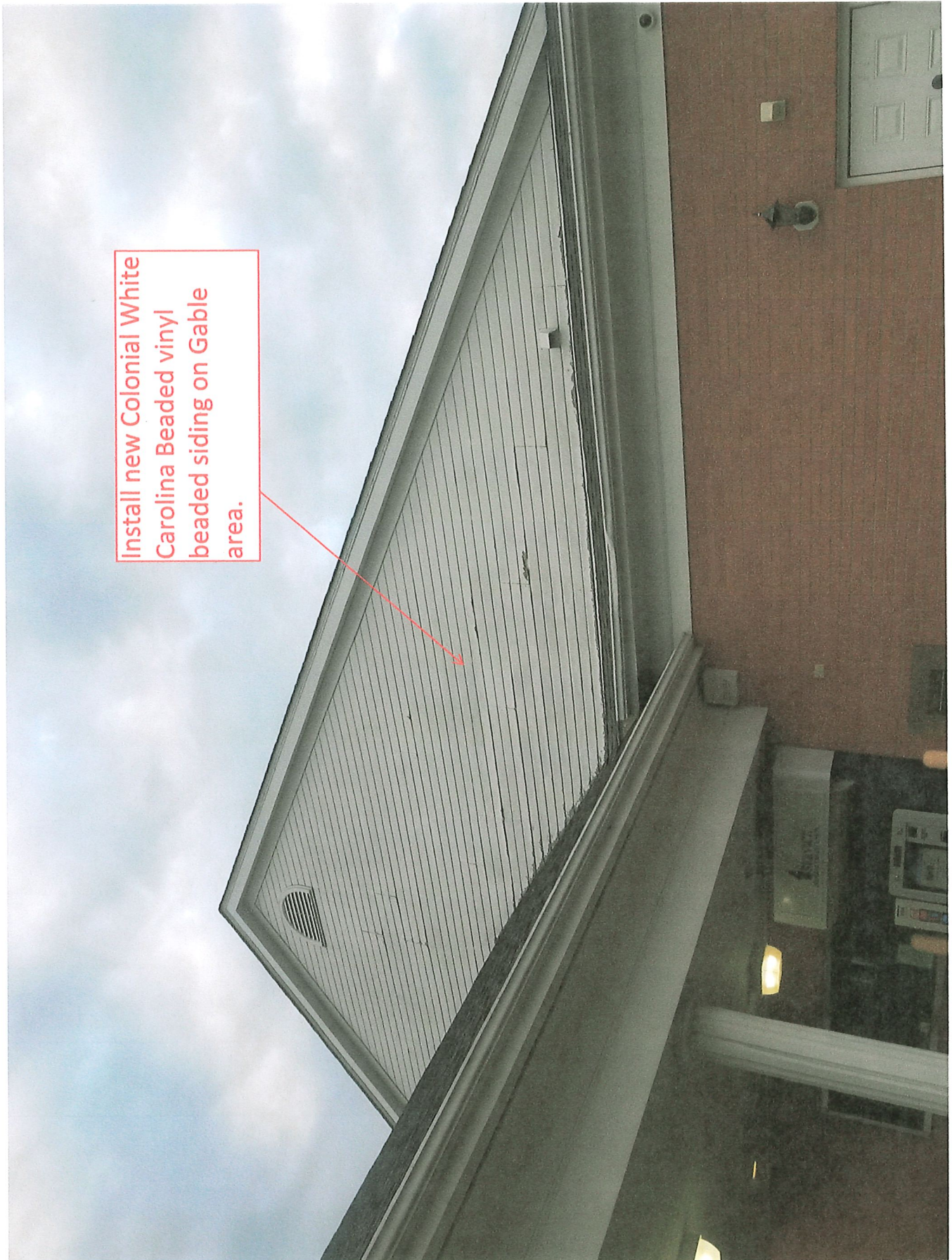


PHOTO OF
CAROLINA
BEADED
COLONIAL
WHITE VINYL
SIDING



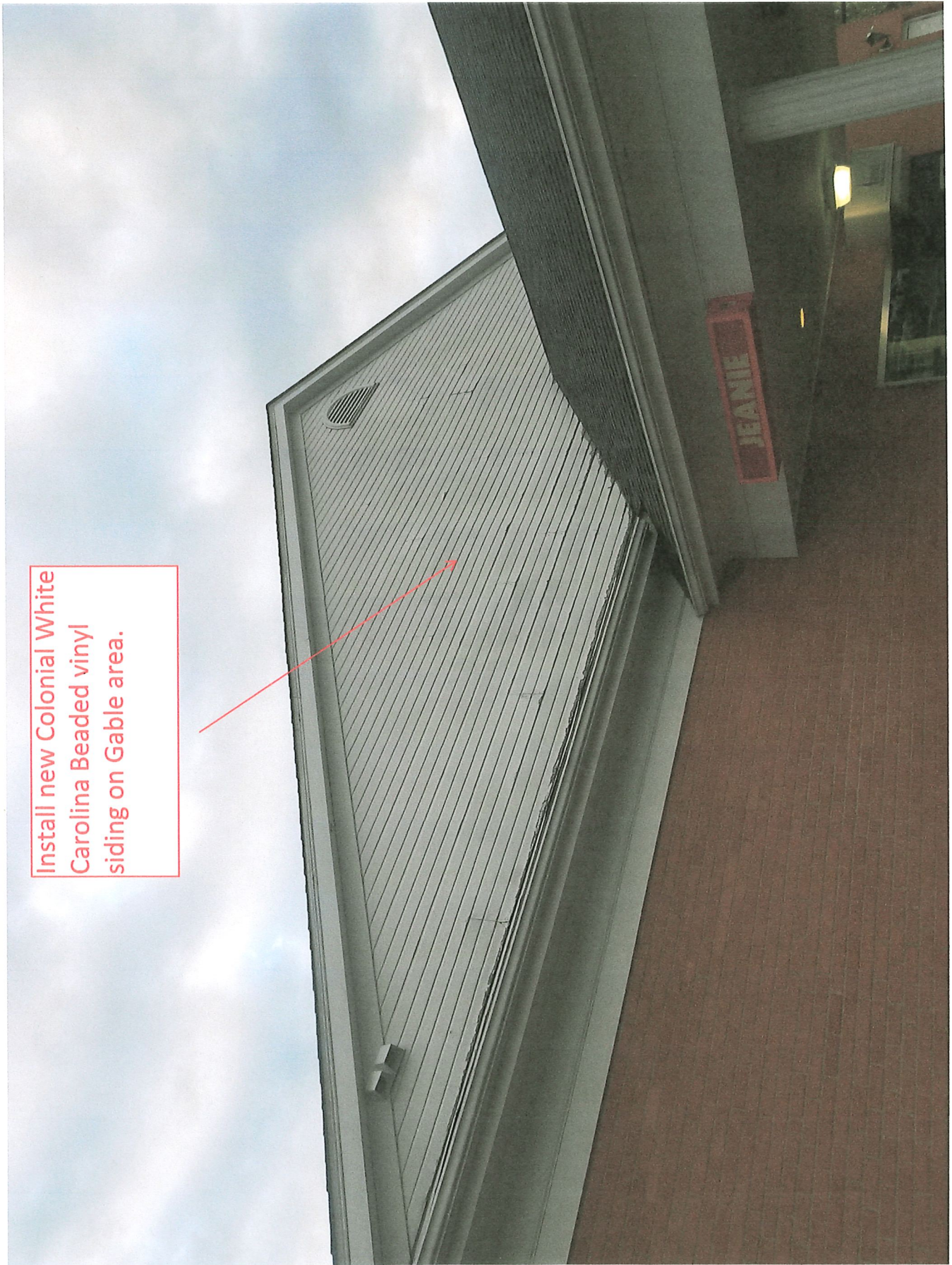
Install new
Colonial White
Carolina Beaded vinyl
siding on both Gable
areas.

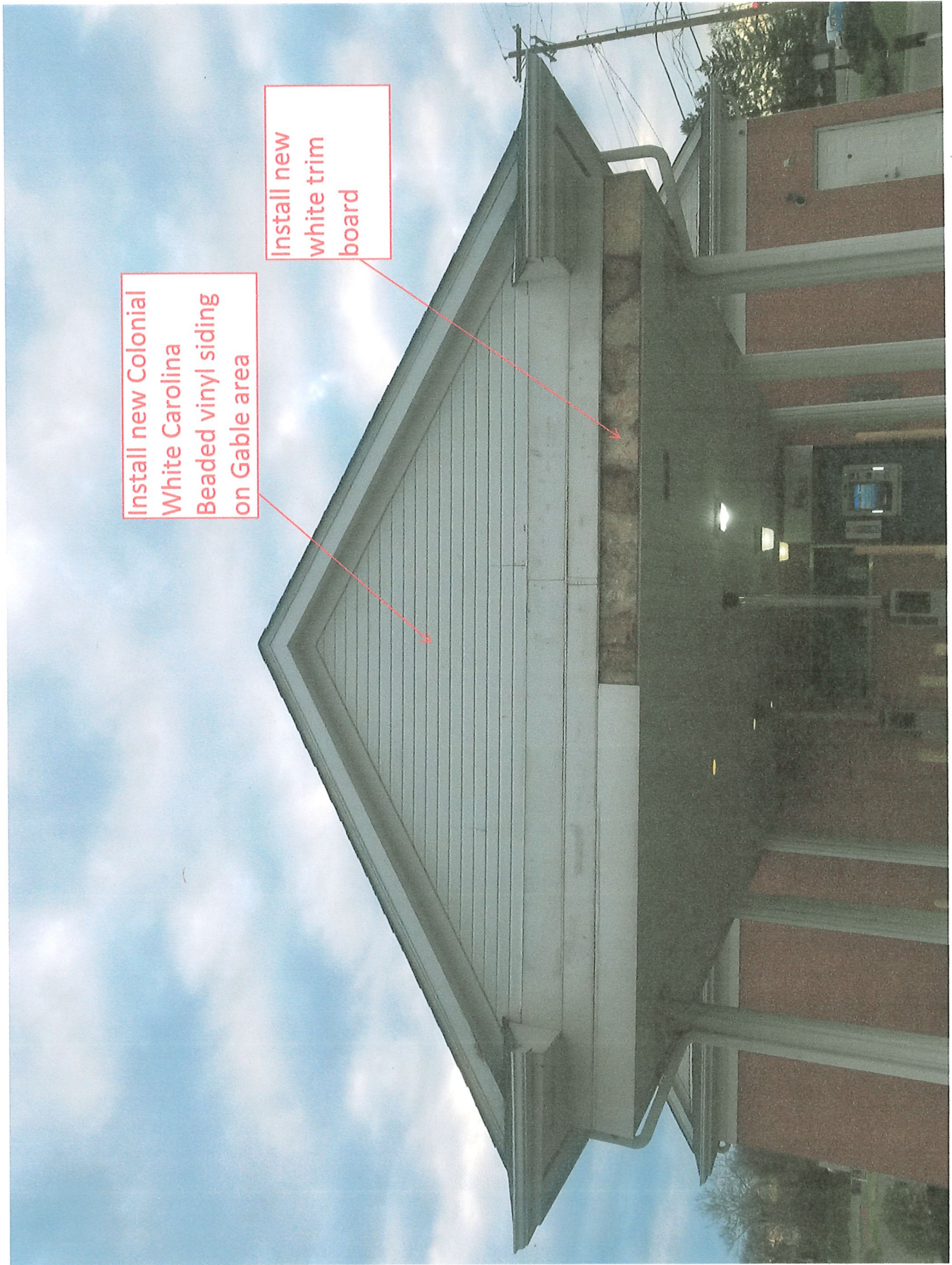




Install new Colonial White
Carolina Beaded vinyl
beaded siding on Gable
area.

Install new Colonial White
Carolina Beaded vinyl
siding on Gable area.





Install new Colonial
White Carolina
Beaded vinyl siding
on Gable area

Install new
white trim
board



Reynoldsburg
OHIO • 1839

GIS Viewer

Search Here



Reynoldsburg
OHIO • 1839

Franklin Parcels:

Owner: FIRST SERVICE FEDERAL CREDIT
UNION

Parcel ID: 060-001326

Address: 7610 E MAIN ST

Links: [Franklin County](#) / [Street View](#)



Zoom to

-82.795 39.956 Degrees

20ft

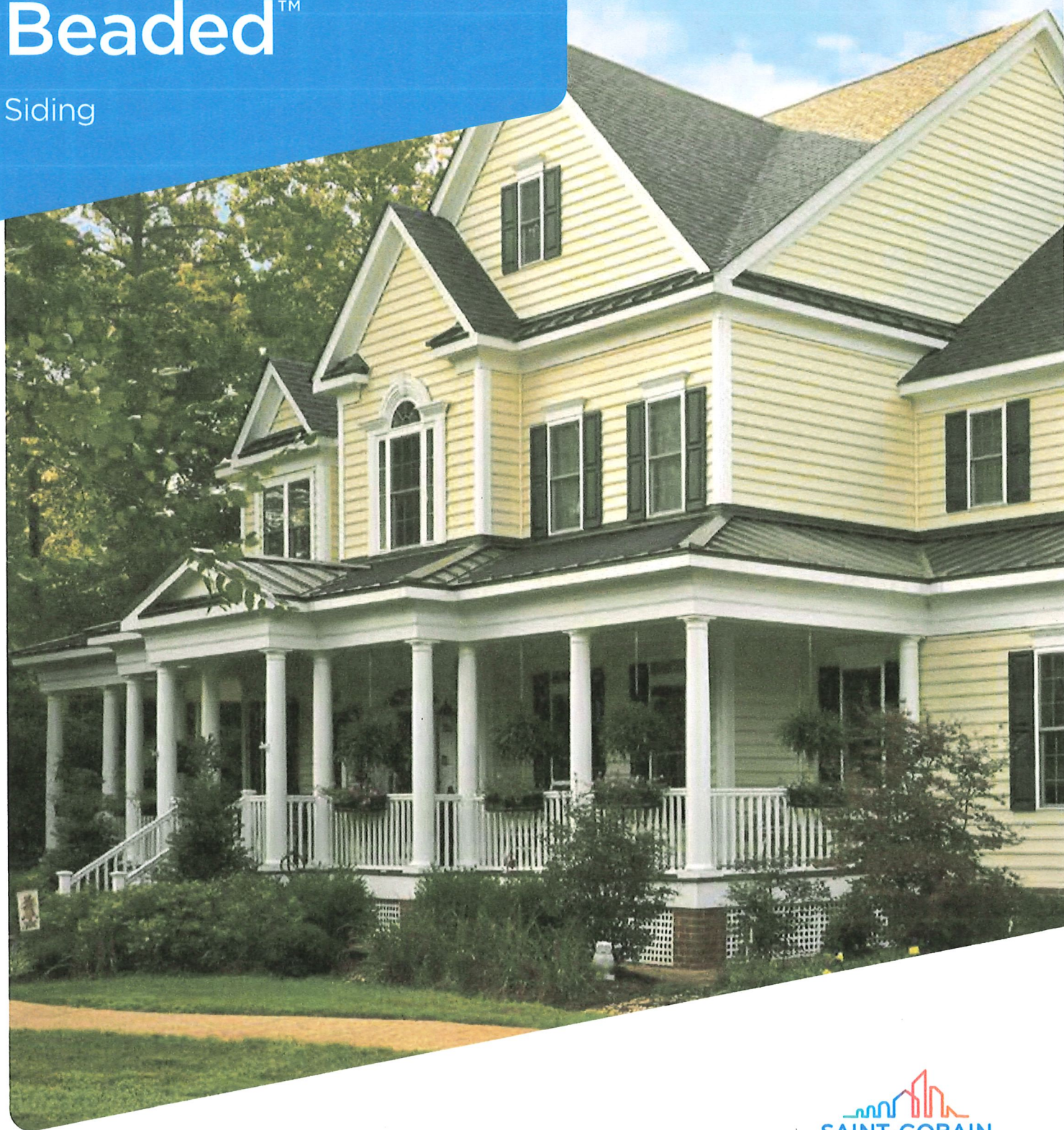






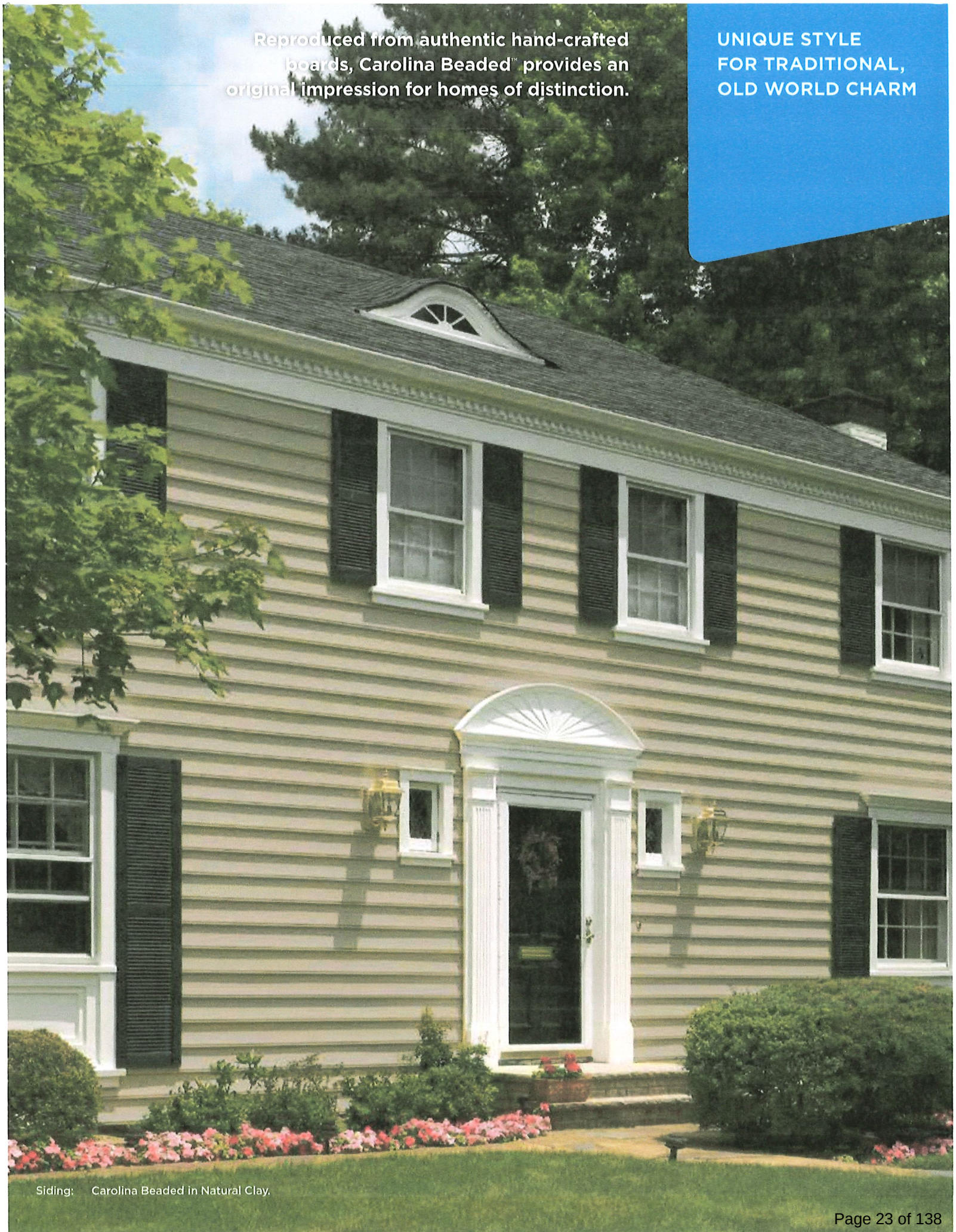
Carolina Beaded™

Siding



Reproduced from authentic hand-crafted boards, Carolina Beaded™ provides an original impression for homes of distinction.

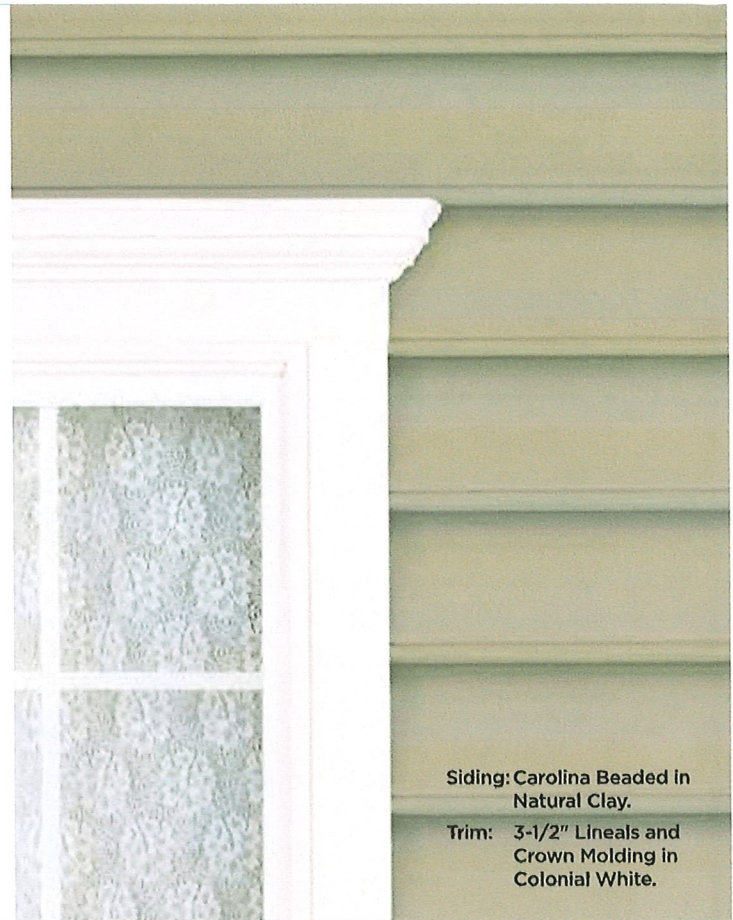
UNIQUE STYLE
FOR TRADITIONAL,
OLD WORLD CHARM



Siding: Carolina Beaded in Natural Clay.

FEATURES

- **6-1/2" beaded** design with distinct "V" groove and rounded bead.
- **Brushed** finish.
- **STUDfinder™** Installation System.
- **Post-formed lock** design helps provide secure installation.
- **14 low-gloss colors** with coordinating trim.
- **Virtually maintenance free**, never needs painting.
- **Class 1(A)** fire rating.
- **Lifetime** limited warranty.



Siding: Carolina Beaded in Natural Clay.
Trim: 3-1/2" Lineals and Crown Molding in Colonial White.

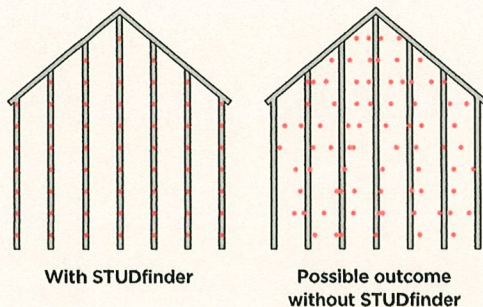
The STUDfinder™ Installation System

STUDfinder combines precisely spaced nail slots with indicator letters, designed for accurate and secure installation.



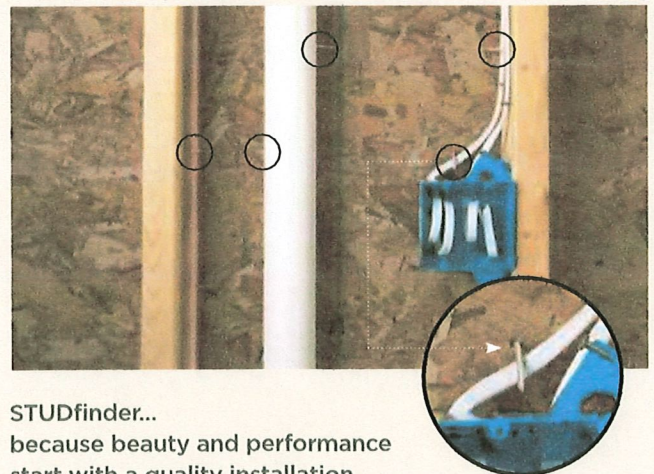
STUDfinder for Accuracy

- Nail slots align with 16" on-center standards for stud spacing.
- Indicator letters help:
 - Determine location of studs
 - Ensure nails are positioned correctly
 - Ensure correct number of nails are used



STUDfinder for Security and Performance

- Nailing to studs provides a strong and secure connection.
- Protects against blow offs from under nailing.
- Protects against buckling from over nailing.
- Helps avoid nailing into hazardous items between studs like plumbing or wiring.



STUDfinder...
because beauty and performance
start with a quality installation.





The authentic look of classic hand craftsmanship.

The deep "V" groove design creates a distinct shadow line between the face of the panel and the rounded bead. The low gloss, brushed finish looks like freshly painted wood.



Siding: Carolina Beaded in Heritage Cream.
Trim: Vinyl Carpentry and Restoration Millwork.

FAST FACTS

STYLES & FINISHES	Single 6-1/2" Beaded Brushed Finish
LOW GLOSS COLORS	14 Low-Gloss Colors Coordinating Trim Colors
THICKNESS	.044" Nominal
NAIL HEM AND LOCK	STUDfinder™ Installation System Post-Formed Lock
PANEL PROJECTION	3/4"
FIRE RATING	Class 1(A)
WARRANTY	Lifetime Limited with PermaColor™ Lifetime Fade Protection



PermaCOLOR™ System assures color performance, resistance and durability. Utilizing the newest technology and state-of-the-art formulations, Certainteed backs their vinyl siding with PermaCOLOR Lifetime Fade Protection.

Castle Stone	●
Granite Gray	●
Sterling Gray	●
Oxford Blue	●
Seagrass	●
Cypress	●
Herringbone	●
Sandstone Beige	●
Desert Tan	●
Natural Clay	●
Savannah Wicker	●
Heritage Cream	●
Snow	●
Colonial White	●

Single 6-1/2" Beaded

NOTE: Colors throughout this brochure are simulated. Consult product samples before making final selection.



Start exploring preset color combinations and create your own custom exterior with on-line, interactive tools, designed to help you "Visualize Your Home".
Start now at colorview.certainteed.com

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Emma Cepek](#)
Subject: Re: 7610 E. Main Street - Certificate of Appropriateness
Date: Monday, May 19, 2025 10:52:13 AM
Attachments: [Outlook-qepxhtfa.png](#)

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

Phoenix,

No commits on this project.

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, May 19, 2025 10:11 AM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 7610 E. Main Street - Certificate of Appropriateness

Lt. Schmidt,

I am sending you 7610 E. Main Street Certificate of Appropriateness Application and related items that are scheduled for the June 5TH 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 May 28th so that we can incorporate them in the staff report that goes out first thing on May 29th.

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

From: [Mark Riley](#)
To: [Phoenikx Buathier](#)
Subject: RE: 7610 E. Main Street - Certificate of Appropriateness
Date: Tuesday, May 20, 2025 8:38:13 AM

Public Service has no comments.

Mark

From: Phoenikx Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, May 19, 2025 10:11 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 7610 E. Main Street - Certificate of Appropriateness

Mark,

I am sending you 7610 E. Main Street Certificate of Appropriateness Application and related items that are scheduled for the June 5TH 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 May 28th so that we can incorporate them in the staff report that goes out first thing on May 29th.

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

May 20, 2025

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

RE: Michael Jarrell with Clarizio Properties, LLC for Brad Clarizio with Main Street Flats, LLC;
7382 E. Main Street: Certificate of Appropriateness for Exterior Modifications – Doors & Windows

Planning and Zoning Board:

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

1. Project Summary

- a. **Site Summary:** The subject site is located at 7382 E. Main Street, Parcel ID #060-000010. The parcel is 0.19 acres according to the Franklin County Auditor's website. The land use on the subject site is Retail – Small Format with an attached Dwelling – Multi-Unit Building. The applicant has submitted a Certificate of Appropriateness and has also submitted a Zoning Certificate for the proposed changes of replacing 10 existing doors and 20 existing windows for the apartment section of the building. The applicant will not be changing anything in regards to the front/retail portion of the building. The subject site is zoned ORD-C, Olde Reynoldsburg Commercial District.
- b. **Surrounding Zoning:** The parcel to the north is zoned ORD-N, Olde Reynoldsburg Neighborhood District. The parcels to the west, east and south of the subject site is zoned ORD-C, Olde Reynoldsburg Commercial District. The surrounding land uses consist of Dwelling – Multi-Unit Building to the north, Dwelling – Detached Single-Family to the west, Retail – Small Format to the east, and Personal Care and Beauty Services to the south of the subject site.
- c. **Applicant's Request:** The applicant is requesting a Certificate of Appropriateness for the following exterior modifications:
 - i. The following changes have been proposed:
 1. Replace 10 existing doors, not including the store front, with flush steel custom doors to fit the existing opening.
 2. Replace 20 existing windows on the residential units with white vinyl windows fitting the existing openings.
- d. **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 1103.11.I.Design Guidelines for Olde Reynoldsburg.
 - b. The application 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 1103.11.I. Design Guidelines for General and Specific Standards appear to have been met. The building’s proposed door and window replacements for the existing doors and windows for the apartment portion of the building meet the ORD-C designs guidelines. The applicant has met the exterior modification requirements found in section 1103.11 of the Zoning Code.
3. Recommendations
- a. Approval of the Certificate of Appropriateness due Section 1103.11.I. Design Guidelines for Olde Reynoldsburg and Section 1109.19 Review Criteria being met.

*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: _____

☐ Paid: _____

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: 7382 E Main St, Reynoldsburg, OH, 43068	Parcel ID#(s):
---	----------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Brad Clarizio with Main Street Flats LLC	
Contact Email: ClarizioB@gmail.com	Contact Phone Number: 614-309-2158

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: Michael Jarrell with Clarizio Properties LLC	Applicant Address: PO Box 12638 Columbus, OH 43212
Applicant Phone Number: 614-886-3519	Applicant Email: Jarrellm13@yahoo.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: _____ Paint the exterior apartment section of the building and Doors. This will not include the store front section of the building. We will be using Sherwin Williams SW7637 Oyster white for the exterior walls and vertical surfaces to include fascia and trim. We will use Sherwin Williams SW9684 Azure Tide for the 10 doors on the building (10 units). Replace 10 exterior unit doors with flush steel custom cut doors to fit existing openings. Replace 20 existing windows on residential units with white vinyl windows to fit existing openings. No alterations to be made to the size of the existing openings. All replacements will be custom fit to the existing building openings.			

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: *M. Jarrell* Date: 4/8/25
 *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:	<u>Zoning Information</u> Zoning District: _____	Meeting Date: _____
	☐ Olde Reynoldsburg District	<u>Meeting Results</u> ☐ Approved as Submitted ☐ Tabled ☐ Approved w/ Conditions ☐ Denied
	<u>Additional Approval Required</u> ☐ PZB	P&Z Admin.: _____ Date: _____

Submission Requirements

CERTIFICATE OF APPROPRIATENESS

I. General Requirements

- A. All applications for a certificate of appropriateness shall be received fourteen (14) days prior to the next meeting.
- B. All exhibits required for the permanent file (noted in the following paragraphs) must be folded into an 8 ½ x 11 sized paper. However, larger mounting boards, material samples, or other exhibits not meeting these criteria may be used for Planning and Zoning Board presentation.
- C. Eleven (11) sets of physical plans and One (1) electronic set of plans should be submitted to the Board through the Planning & Zoning Administrator.
- D. An adequate number of photographs are required to illustrate the site, including buildings and other existing features as well as adjacent properties.

II. Building Construction, Exterior Remodeling, and Additions Submittal Requirements

- A. A site plan is required containing the following information:
 - 1. scale and north arrow
 - 2. project name and site address
 - 3. all property and street pavement lines
 - 4. existing and proposed contours
 - 5. gross area of tract stated in square feet
- B. Complete elevations are required containing the following information:
 - 1. scale
 - 2. all signs to be shown on the elevation
 - 3. changes in ground elevation
 - 4. type, color, and texture of all primary materials to be used;
 - 5. fenestration, doorways, and all other projecting and receding elements
- C. Material samples (required for all exterior materials)

III. Free-standing Ground Sign Submittal Requirements

- A. A site plan is required containing the following information:
 - 1. scale and north arrow;
 - 2. address of the site;
 - 3. all property and street pavement lines;
 - 4. proposed ingress and egress, including on-site parking areas, parking stalls, and adjacent streets;
 - 5. location and height of all existing and proposed signs on the site, showing required setbacks
- B. Material samples are required for components

IV. Wall Sign Submittal Requirements

- A. A scaled drawing of each face of the proposed wall sign is required showing the following information;
 - 1. all size specifications, including the size of letters and graphics;
 - 2. description of sign and frame materials and colors;
- B. An elevation drawn to scale of the entire wall of the building to which the sign is to be fixed, correctly locating the sign.
- C. Material samples are required for all components.

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. When any items in the packet exceed 11X17, please also submit a PDF or similar scan of the completed application and packet.

Section 1109.19

STANDARDS FOR REVIEW

All applications for a certificate of appropriateness shall be reviewed to determine if the proposed construction or alteration to an existing structure promotes, preserves and enhances the overall architectural character and integrity of the design review districts in which the structure is proposed to be located and that the proposed structure or alteration would not be at variance with existing structures. In evaluating the design for each new, renovated or expanded structure, the Planning and Zoning Board shall endeavor to assure that exterior appearance and environment of such buildings shall:

- (a) Enhance the attractiveness and desirability of the City.
- (b) Encourage orderly and harmonious design in a manner keeping with the overall architectural character of the districts.
- (c) Preserve distinctive stylistic features, historic features or examples of skilled craftsmanship which characterize a building.
- (d) Comply with the purpose and intent of any specific design guidelines adopted by the Planning and Zoning Board or City Council.



Doors

Material (link for reference):

<https://www.homedepot.com/p/Masonite-36-in-x-80-in-Premium-Flush-Right-Hand-Inswing-Primed-Steel-Prehung-Front-Exterior-Door-No-Brickmold-26801/100092212>

Unit 1-5 rough door opening measurements: 80.5"H x 40"W

Unit 1-5 custom steel door "Masonite 36-in x 78-in x 4-9/16-in Steel No glass Right-hand inswing Primed Prehung Front Door with Brickmould Insulating core"

Unit 6-10 rough door opening measurements: 77.5"H x 40"W

Unit 6-10 custom steel door "Masonite 36-in x 75.5-in x 4-9/16-in Steel No glass Right-hand inswing Primed Prehung Front Door with Brickmould Insulating core"

Door Scope:

The current MDF wooden door slabs will be replaced with identical style steel custom pre-hung doors.



Windows

The “back” of the units contain 8 single pane aluminum frame windows measuring 63” x 44”. The “rear” of the building contains 4 windows measuring 40.5’ x 50.375”. The “front” of the building contains 8 windows measuring 40.5’ x 50.375”.

Material:

<https://sprousewindows.com/index.php>

Window Scope:

Remove existing aluminum framed single pane windows and replace them with new vinyl windows.

LIN	T	PRODUCT	QUANTITY ORDER	QUANTITY SHIP	UOM	UNIT PRICE	EXTENDED PRICE	CONTRACT #
001	F	WN	10.0000	.0000	EA	195.0000	1,950.0000	
		SPROUSE ULTRA REPL DH 38W X 46H TTT WHITE LOW E ARGON W/ HALF SCREENS						
		SPECIAL ORDER PRODUCT - NO RETURNS						
		SUPPLIER.: SPROUSE BUILDING PRODUCTS						SUPPLIER REFERENCE.: PO-190879
002	F	WN	10.0000	.0000	EA	195.0000	1,950.0000	
		SPROUSE DH 39W X 51.50H TTT WHITE						
		SPECIAL ORDER PRODUCT - NO RETURNS						
		SUPPLIER.: SPROUSE BUILDING PRODUCTS						SUPPLIER REFERENCE.: PO-190879
003	F	WN	8.0000	.0000	EA	200.0000	1,600.0000	
		SPROUSE DBL SLDR 61.50W X 41.50H TTT WHITE						
		SPECIAL ORDER PRODUCT - NO RETURNS						
		SUPPLIER.: SPROUSE BUILDING PRODUCTS						SUPPLIER REFERENCE.: PO-190879
004	F	WN	8.0000	.0000	EA	195.0000	1,560.0000	
		SPROUSE DBL SLDR 45.50W X 33.50H TTT WHITE						
		SPECIAL ORDER PRODUCT - NO RETURNS						
		SUPPLIER.: SPROUSE BUILDING PRODUCTS						SUPPLIER REFERENCE.: PO-190879



This is the front of 7382 E main.

The doors will be the same style doors but steel instead of the MDF interior doors currently installed.

The windows will be white vinyl to match existing opening.

The building paint will be Oyster White by Sherwin Williams.

The doors will be painted Azure Tide by Sherwin Williams.

The Area outlined in red is the storefront which faces E Main St. This section of the building will not be altered.

Back of building

The paint will end where the building bumps out to the left in this back corner. The change in direction is where the residential units end and the storefront begins. This will be marked with a red line in all photos.





The space between 7382 e main and the neighboring building make clear depictions of the entire wall impossible. I have included multiple angles to show the entirety of the wall we're painting and the windows that we're replacing. Some of these windows have already been replaced by previous ownership and are not installed properly. We will be fixing this and installing all new matching windows. All vines and grime will be removed from the building beforehand.



This is a view from the back of the property looking toward E Main St. The back wall has 4 windows that will be replaced and we will be painting that entire side of the building.



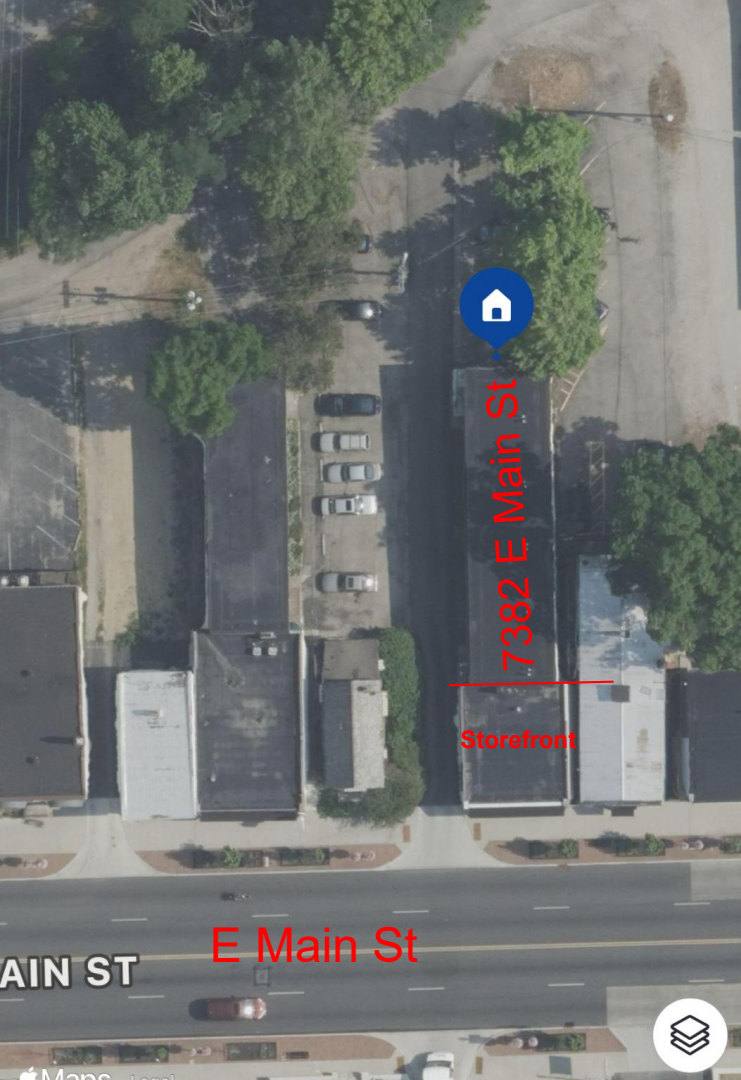
This is a view of the property from E Main Street. The storefront (marked with a red X) will not be touched. Left of the red line is the 10 residential units that will receive new windows, doors and paint.



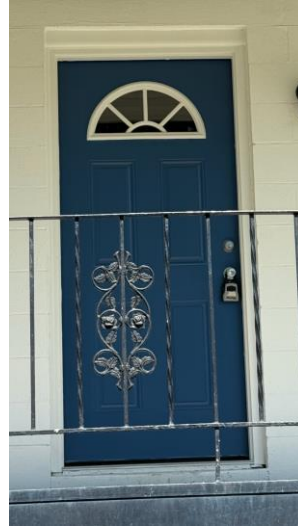
This is what the front of the property looks like in the winter. Right of the red line is the storefront and it will not be touched. Units 1-10 are on the left side of the line and we will be painting the building, replacing the doors, and installing new windows.



This view from the back of the building looking toward the street clearly shows the back of the building and its orientation to the street.



This is an aerial View of the property. This helps show the lot and surrounding buildings. The section above the red line contains the 10 residential units in question. The section below the red line labeled “storefront” will not be touched.



This is a door that is painted in AZURE TIDE by Sherwin williams. This is not the exact door that we will be using but it is a real life exterior door that has been painting in the color that we intend to use. Our doors will be the style shown below which matches the existing doors.





This is an AI generated image that allows us to use our imagination to apply this look to the actual property. We will not be altering the building structurally at all. We will not be altering any window or door opening. We will only be replacing the windows and doors to fit the existing openings. We will be painting the entire residential side of the building. This photo is only a rough representation.

SA

SW 7637

Oyster White

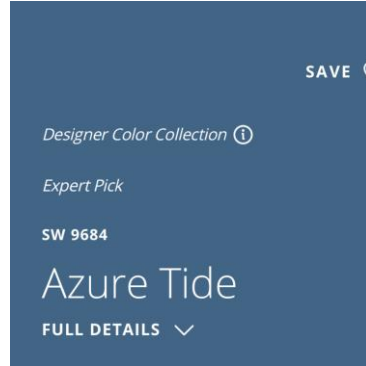
FULL DETAILS ▾

Azure Tide

FULL DETAILS ▾



This is the white vinyl window that we will be using for all windows. The outline of the window shows the white vinyl trim that will be installed.



This is the color that we will be using the paint the 10 exterior doors. We will only be altering the 10 exterior residential unit doors. The door to the right is the door that we will be using to replace the existing doors. We will be custom ordering the exact size prehung doors currently in place. The make and model of the door are listed on the order sheet. The attached brick molding shown in the photo is the trim we will be using around the door.



SW 7637

Oyster White

FULL DETAILS ▼

Float into any room painted with this creamy white. Its soft, green-beige undertone make this hue both stylish and calming.

This is the color that we will be using to paint the exterior of the building.

From: [Lieutenant Schmidt](#)
To: [Phoenixx Buathier](#)
Cc: [Emma Cepek](#)
Subject: Re: 7382 E. Main Street - Certificate of Appropriateness (Two)
Date: Monday, May 19, 2025 10:53:43 AM
Attachments: [Outlook-myw3frv0.png](#)

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

Phoenixx,

Make sure all apartment doors have the apartment number / letter replaced on all the new doors.

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: Phoenixx Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, May 19, 2025 10:11 AM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 7382 E. Main Street - Certificate of Appropriateness (Two)

Lt. Schmidt,

I am sending you 7382 E. Main Street Certificate of Appropriateness Applications (Two) and related items that are scheduled for the June 5TH 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 May 28th so that we can incorporate them in the staff

report that goes out first thing on May 29th.

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

From: [Mark Riley](#)
To: [Phoenix Buathier](#)
Cc: [Emma Cepek](#)
Subject: RE: 7382 E. Main Street - Certificate of Appropriateness (Two)
Date: Tuesday, May 20, 2025 8:40:27 AM

Public Service has no comments.

Mark

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, May 19, 2025 10:11 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 7382 E. Main Street - Certificate of Appropriateness (Two)

Mark,

I am sending you 7382 E. Main Street Certificate of Appropriateness Applications (Two) and related items that are scheduled for the June 5TH 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 May 28th so that we can incorporate them in the staff report that goes out first thing on May 29th.

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

Sincerely,

Phoenix Buathier
PLANNING AND ZONING ADMINISTRATOR

—

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May 20, 2025

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

RE: Michael Jarrell with Clarizio Properties, LLC for Brad Clarizio with Main Street Flats, LLC;
7382 E. Main Street: Certificate of Appropriateness for Exterior Modifications – Paint

Planning and Zoning Board:

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

1. Project Summary

- a. **Site Summary:** The subject site is located at 7382 E. Main Street, Parcel ID #060-000010. The parcel is 0.19 acres according to the Franklin County Auditor's website. The land use on the subject site is Retail – Small Format with an attached Dwelling – Multi-Unit Building. The applicant has submitted a Certificate of Appropriateness and has also submitted a Zoning Certificate for the proposed changes of painting 10 flush steel doors Sherwin Williams SW9684 Azure Tide and painting the building including the exterior walls and vertical surfaces to include fascia and trim Sherwin Williams SW76377 Oyster White, with the exclusion of the store front section of the building. The applicant will not be changing anything in regards to the front/retail portion of the building. The subject site is zoned ORD-C, Olde Reynoldsburg Commercial District.
- b. **Surrounding Zoning:** The parcel to the north is zoned ORD-N, Olde Reynoldsburg Neighborhood District. The parcels to the west, east and south of the subject site are zoned ORD-C, Olde Reynoldsburg Commercial District. The surrounding land uses consist of Dwelling – Multi-Unit Building to the north, Dwelling – Detached Single-Family to the west, Retail – Small Format to the east, and Personal Care and Beauty Services to the south of the subject site.
- c. **Applicant's Request:** The applicant is requesting a Certificate of Appropriateness for the following exterior modifications:
 - i. The following changes have been proposed:
 1. To paint the 10 flush steel custom doors Sherwin Williams SW9684 Azure Tide.
 2. To paint exterior walls and vertical surfaces to include fascia and trim Sherwin Williams SW7637 Oyster White.
 3. Painting will not include the store front section of the building.
- d. **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 1103.11.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 1103.11.I. Design Guidelines for General and Specific Standards appear to have been met. The proposed paint colors of Sherwin Williams SW7637 Oyster White and SW9684 Azure Tide meet the permitted colors in the ORD-C designs guidelines. The applicant has met the exterior modifcaiton requirements found in section 1103.11 of the Zoning Code.

3. Recommendations

- a. Approval of the Certificate of Appropriateness due Section 1103.11.I. Design Guidelines for Olde Reynoldsburg and Section 1109.19 Review Criteria being met.

*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

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App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: 7382 E Main St, Reynoldsburg, OH, 43068	Parcel ID#(s):
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Contact Email: ClarizioB@gmail.com	Contact Phone Number: 614-309-2158

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: Michael Jarrell with Clarizio Properties LLC	Applicant Address: PO Box 12638 Columbus, OH 43212
Applicant Phone Number: 614-886-3519	Applicant Email: Jarrellm13@yahoo.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

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☐ New Main Building (\$400)	☒ Exterior Modifications/ New Accessory Building (\$200)	☐ Comprehensive Sign Plan (\$150)	☐ Signage (\$75)
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Description of Project: _____
 Paint the exterior apartment section of the building and Doors. This will not include the store front section of the building. We will be using Sherwin Williams SW7637 Oyster white for the exterior walls and vertical surfaces to include fascia and trim. We will use Sherwin Williams SW9684 Azure Tide for the 10 doors on the building (10 units). Replace 10 exterior unit doors with flush steel custom cut doors to fit existing openings. Replace 20 existing windows on residential units with white vinyl windows to fit existing openings. No alterations to be made to the size of the existing openings. All replacements will be custom fit to the existing building openings.

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: *M. Jarrell* Date: 4/8/25
 *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:	<u>Zoning Information</u> Zoning District: _____	Meeting Date: _____
	☐ Olde Reynoldsburg District	Meeting Results
	<u>Additional Approval Required</u> ☐ PZB	☐ Approved as Submitted ☐ Tabled ☐ Approved w/ Conditions ☐ Denied
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- C. Material samples (required for all exterior materials)

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- A. A site plan is required containing the following information:
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 - 4. proposed ingress and egress, including on-site parking areas, parking stalls, and adjacent streets;
 - 5. location and height of all existing and proposed signs on the site, showing required setbacks
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IV. Wall Sign Submittal Requirements

- A. A scaled drawing of each face of the proposed wall sign is required showing the following information;
 - 1. all size specifications, including the size of letters and graphics;
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Doors

Material (link for reference):

<https://www.homedepot.com/p/Masonite-36-in-x-80-in-Premium-Flush-Right-Hand-Inswing-Primed-Steel-Prehung-Front-Exterior-Door-No-Brickmold-26801/100092212>

Unit 1-5 rough door opening measurements: 80.5"H x 40"W

Unit 1-5 custom steel door "Masonite 36-in x 78-in x 4-9/16-in Steel No glass Right-hand inswing Primed Prehung Front Door with Brickmould Insulating core"

Unit 6-10 rough door opening measurements: 77.5"H x 40"W

Unit 6-10 custom steel door "Masonite 36-in x 75.5-in x 4-9/16-in Steel No glass Right-hand inswing Primed Prehung Front Door with Brickmould Insulating core"

Door Scope:

The current MDF wooden door slabs will be replaced with identical style steel custom pre-hung doors.



Windows

The “back” of the units contain 8 single pane aluminum frame windows measuring 63” x 44”. The “rear” of the building contains 4 windows measuring 40.5’ x 50.375”. The “front” of the building contains 8 windows measuring 40.5’ x 50.375”.

Material:

<https://sprousewindows.com/index.php>

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Remove existing aluminum framed single pane windows and replace them with new vinyl windows.

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		SUPPLIER.: SPROUSE BUILDING PRODUCTS						SUPPLIER REFERENCE.: PO-190879
002	F	WN	10.0000	.0000	EA	195.0000	1,950.0000	
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This is the front of 7382 E main.

The doors will be the same style doors but steel instead of the MDF interior doors currently installed.

The windows will be white vinyl to match existing opening.

The building paint will be Oyster White by Sherwin Williams.

The doors will be painted Azure Tide by Sherwin Williams.

The Area outlined in red is the storefront which faces E Main St. This section of the building will not be altered.

Back of building

The paint will end where the building bumps out to the left in this back corner. The change in direction is where the residential units end and the storefront begins. This will be marked with a red line in all photos.





The space between 7382 e main and the neighboring building make clear depictions of the entire wall impossible. I have included multiple angles to show the entirety of the wall we're painting and the windows that we're replacing. Some of these windows have already been replaced by previous ownership and are not installed properly. We will be fixing this and installing all new matching windows. All vines and grime will be removed from the building beforehand.



This is a view from the back of the property looking toward E Main St. The back wall has 4 windows that will be replaced and we will be painting that entire side of the building.



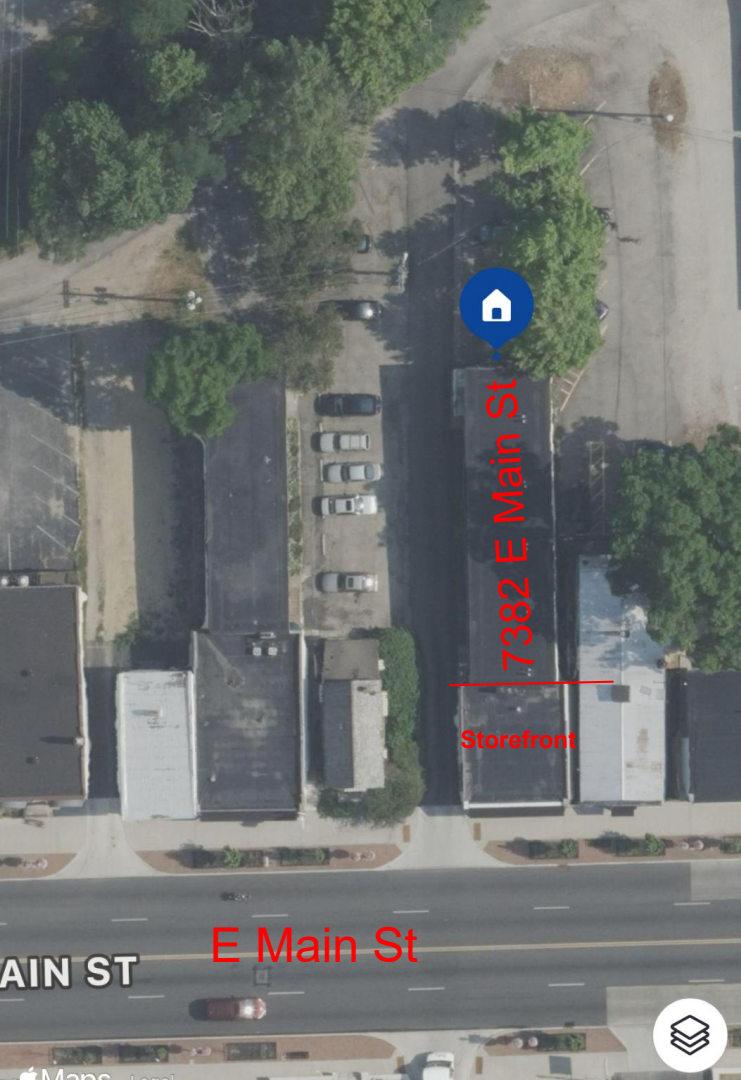
This is a view of the property from E Main Street. The storefront (marked with a red X) will not be touched. Left of the red line is the 10 residential units that will receive new windows, doors and paint.



This is what the front of the property looks like in the winter. Right of the red line is the storefront and it will not be touched. Units 1-10 are on the left side of the line and we will be painting the building, replacing the doors, and installing new windows.



This view from the back of the building looking toward the street clearly shows the back of the building and its orientation to the street.



This is an aerial View of the property. This helps show the lot and surrounding buildings. The section above the red line contains the 10 residential units in question. The section below the red line labeled “storefront” will not be touched.



This is a door that is painted in AZURE TIDE by Sherwin williams. This is not the exact door that we will be using but it is a real life exterior door that has been painting in the color that we intend to use. Our doors will be the style shown below which matches the existing doors.





This is an AI generated image that allows us to use our imagination to apply this look to the actual property. We will not be altering the building structurally at all. We will not be altering any window or door opening. We will only be replacing the windows and doors to fit the existing openings. We will be painting the entire residential side of the building. This photo is only a rough representation.

SA

SW 7637

Oyster White

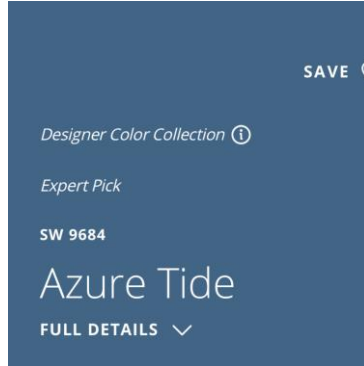
FULL DETAILS ▾

Azure Tide

FULL DETAILS ▾



This is the white vinyl window that we will be using for all windows. The outline of the window shows the white vinyl trim that will be installed.



This is the color that we will be using the paint the 10 exterior doors. We will only be altering the 10 exterior residential unit doors. The door to the right is the door that we will be using to replace the existing doors. We will be custom ordering the exact size prehung doors currently in place. The make and model of the door are listed on the order sheet. The attached brick molding shown in the photo is the trim we will be using around the door.



SW 7637

Oyster White

FULL DETAILS ▼

Float into any room painted with this creamy white. Its soft, green-beige undertone make this hue both stylish and calming.

This is the color that we will be using to paint the exterior of the building.

From: [Lieutenant Schmidt](#)
To: [Phoenixx Buathier](#)
Cc: [Emma Cepek](#)
Subject: Re: 7382 E. Main Street - Certificate of Appropriateness (Two)
Date: Monday, May 19, 2025 10:53:43 AM
Attachments: [Outlook-myw3frv0.png](#)

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

Phoenixx,

Make sure all apartment doors have the apartment number / letter replaced on all the new doors.

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: Phoenixx Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, May 19, 2025 10:11 AM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 7382 E. Main Street - Certificate of Appropriateness (Two)

Lt. Schmidt,

I am sending you 7382 E. Main Street Certificate of Appropriateness Applications (Two) and related items that are scheduled for the June 5TH 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 May 28th so that we can incorporate them in the staff

report that goes out first thing on May 29th.

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

From: [Mark Riley](#)
To: [Phoenixx Buathier](#)
Cc: [Emma Cepek](#)
Subject: RE: 7382 E. Main Street - Certificate of Appropriateness (Two)
Date: Tuesday, May 20, 2025 8:40:27 AM

Public Service has no comments.

Mark

From: Phoenixx Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, May 19, 2025 10:11 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 7382 E. Main Street - Certificate of Appropriateness (Two)

Mark,

I am sending you 7382 E. Main Street Certificate of Appropriateness Applications (Two) and related items that are scheduled for the June 5TH 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 May 28th so that we can incorporate them in the staff report that goes out first thing on May 29th.

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

Sincerely,

Phoenixx Buathier
PLANNING AND ZONING ADMINISTRATOR

—

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www.reynoldsburg.gov

May 21, 2025

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

RE: Michael Jarrell with Clarizio Properties, LLC for Brad Clarizio with Main Street Flats, LLC;
7374 E. Main Street: Certificate of Appropriateness for Exterior Modifications – Doors, Windows & Paint

Planning and Zoning Board:

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

1. Project Summary

- a. **Site Summary:** The subject site is located at 7374 E. Main Street, Parcel ID #060-000176. The parcel is 0.17 acres according to the Franklin County Auditor's website. The land use on the subject site is Retail – Small Format with an attached Dwelling – Multi-Unit Building. The applicant has submitted a Certificate of Appropriateness and has also submitted a Zoning Certificate for the proposed changes of replacing and painting 8 flush steel doors Sherwin Williams SW9684 Azure Tide, replacing 16 existing windows, and painting the building including the exterior walls and vertical surfaces to include fascia and trim Sherwin Williams SW76377 Oyster White, with the exclusion of the store front section of the building. The applicant will not be changing anything in regards to the front/retail portion of the building. The subject site is zoned ORD-C, Olde Reynoldsburg Commercial District.
- b. **Surrounding Zoning:** The parcel to the north is zoned ORD-N, Olde Reynoldsburg Neighborhood District. The parcels to the west, east and south of the subject site are zoned ORD-C, Olde Reynoldsburg Commercial District. The surrounding land uses consist of Dwelling – Multi-Unit Building to the north, Dwelling – Detached Single-Family to the east, Office – Professional Services to the west, and Mortuary to the south of the subject site.
- c. **Applicant's Request:** The applicant is requesting a Certificate of Appropriateness for the following exterior modifications:
 - i. The following changes have been proposed:
 1. Replace 8 existing doors, not including the store front, with flush steel custom doors to fit the existing opening.
 2. To paint the 8 flush steel custom doors Sherwin Williams SW9684 Azure Tide.
 3. Replace 16 existing windows on the residential units with white vinyl windows fitting the existing openings.
 4. To paint exterior walls and vertical surfaces to include fascia and trim Sherwin Williams SW7637 Oyster White.
 5. Painting will not include the store front section of the building.

- d. **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 1103.11.I.Design Guidelines for Olde Reynoldsburg.
 - b. The application 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 1103.11.I. Design Guidelines for General and Specific Standards appear to have been met. The building’s proposed door and window replacements for the existing doors and windows for the apartment portion of the building meet the ORD-C designs guidelines. The proposed paint colors of Sherwin Williams SW7637 Oyster White and SW9684 Azure Tide meet the permitted colors in the ORD-C designs guidelines. The applicant has met the exterior modification requirements found in section 1103.11 of the Zoning Code.
- 3. Recommendations
 - a. Approval of the Certificate of Appropriateness due Section 1103.11.I. Design Guidelines for Olde Reynoldsburg and Section 1109.19 Review Criteria being met.

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: 7374 E Main St, Reynoldsburg, OH, 43068	Parcel ID#(s):
---	----------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Brad Clarizio with Main Street Flats LLC	
Contact Email: ClarizioB@gmail.com	Contact Phone Number: 614-309-2158

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: Michael Jarrell with Clarizio Properties LLC	Applicant Address: PO Box 12638 Columbus, OH 43212
Applicant Phone Number: 614-886-3519	Applicant Email: Jarrellm13@yahoo.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)
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Description of Project:

Paint the exterior apartment section of the building and Doors. This will not include the store front section of the building. We will be using Sherwin Williams SW7637 Oyster white for the exterior walls and vertical surfaces to include fascia and trim. We will use Sherwin Williams SW9684 Azure Tide for the 8 doors on the building (8 units). Replace exterior unit doors with flush steel custom cut doors to fit existing openings. Replace 16 existing windows on residential units with white vinyl windows to fit existing openings. No alterations to be made to the size of the existing openings. All replacements will be custom fit to the existing building openings.

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: *M. Jarrell* Date: 4/28/25
 *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:	<u>Zoning Information</u> Zoning District: _____	Meeting Date: _____
	☐ Olde Reynoldsburg District	Meeting Results
	<u>Additional Approval Required</u> ☐ PZB	☐ Approved as Submitted ☐ Tabled ☐ Approved w/ Conditions ☐ Denied
		P&Z Admin.: _____ Date: _____

Submission Requirements

CERTIFICATE OF APPROPRIATENESS

I. General Requirements

- A. All applications for a certificate of appropriateness shall be received fourteen (14) days prior to the next meeting.
- B. All exhibits required for the permanent file (noted in the following paragraphs) must be folded into an 8 ½ x 11 sized paper. However, larger mounting boards, material samples, or other exhibits not meeting these criteria may be used for Planning and Zoning Board presentation.
- C. Eleven (11) sets of physical plans and One (1) electronic set of plans should be submitted to the Board through the Planning & Zoning Administrator.
- D. An adequate number of photographs are required to illustrate the site, including buildings and other existing features as well as adjacent properties.

II. Building Construction, Exterior Remodeling, and Additions Submittal Requirements

- A. A site plan is required containing the following information:
 - 1. scale and north arrow
 - 2. project name and site address
 - 3. all property and street pavement lines
 - 4. existing and proposed contours
 - 5. gross area of tract stated in square feet
- B. Complete elevations are required containing the following information:
 - 1. scale
 - 2. all signs to be shown on the elevation
 - 3. changes in ground elevation
 - 4. type, color, and texture of all primary materials to be used;
 - 5. fenestration, doorways, and all other projecting and receding elements
- C. Material samples (required for all exterior materials)

III. Free-standing Ground Sign Submittal Requirements

- A. A site plan is required containing the following information:
 - 1. scale and north arrow;
 - 2. address of the site;
 - 3. all property and street pavement lines;
 - 4. proposed ingress and egress, including on-site parking areas, parking stalls, and adjacent streets;
 - 5. location and height of all existing and proposed signs on the site, showing required setbacks
- B. Material samples are required for components

IV. Wall Sign Submittal Requirements

- A. A scaled drawing of each face of the proposed wall sign is required showing the following information;
 - 1. all size specifications, including the size of letters and graphics;
 - 2. description of sign and frame materials and colors;
- B. An elevation drawn to scale of the entire wall of the building to which the sign is to be fixed, correctly locating the sign.
- C. Material samples are required for all components.

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. When any items in the packet exceed 11X17, please also submit a PDF or similar scan of the completed application and packet.

Section 1109.19

STANDARDS FOR REVIEW

All applications for a certificate of appropriateness shall be reviewed to determine if the proposed construction or alteration to an existing structure promotes, preserves and enhances the overall architectural character and integrity of the design review districts in which the structure is proposed to be located and that the proposed structure or alteration would not be at variance with existing structures. In evaluating the design for each new, renovated or expanded structure, the Planning and Zoning Board shall endeavor to assure that exterior appearance and environment of such buildings shall:

- (a) Enhance the attractiveness and desirability of the City.
- (b) Encourage orderly and harmonious design in a manner keeping with the overall architectural character of the districts.
- (c) Preserve distinctive stylistic features, historic features or examples of skilled craftsmanship which characterize a building.
- (d) Comply with the purpose and intent of any specific design guidelines adopted by the Planning and Zoning Board or City Council.



Doors

Material (link for reference):

<https://www.homedepot.com/p/Masonite-36-in-x-80-in-Premium-Flush-Right-Hand-Inswing-Primed-Steel-Prehung-Front-Exterior-Door-No-Brickmold-26801/100092212>

Unit 11,12,14,15 rough door opening measurements: 80"H x 39"W

Unit 11,12,14,15 custom steel door

Unit 16,17,18,19 rough door opening measurements: 79.625"H x 39"W

Unit 6-10 custom steel door

Door Scope:

The current MDF wooden door slabs will be replaced with flush steel custom pre-hung doors.



Windows

The “back” of the units contain 8 single pane aluminum frame windows measuring 63” x 44”. The “front” of the building contains 4 windows measuring 40.5’ x 50.375”.

Material:

<https://sprousewindows.com/index.php>

Window Scope:

Remove existing aluminum framed single pane windows and replace them with new vinyl windows.

LIN	T	PRODUCT	QUANTITY ORDER	QUANTITY SHIP	UOM	UNIT PRICE	EXTENDED PRICE	CONTRACT #
001	F	WN	10.0000	.0000	EA	195.0000	1,950.0000	
		SPROUSE ULTRA REPL DH 38W X 46H TTT WHITE LOW E ARGON W/ HALF SCREENS						
		SPECIAL ORDER PRODUCT - NO RETURNS						
		SUPPLIER.: SPROUSE BUILDING PRODUCTS						SUPPLIER REFERENCE.: PO-190879
002	F	WN	10.0000	.0000	EA	195.0000	1,950.0000	
		SPROUSE DH 39W X 51.50H TTT WHITE						
		SPECIAL ORDER PRODUCT - NO RETURNS						
		SUPPLIER.: SPROUSE BUILDING PRODUCTS						SUPPLIER REFERENCE.: PO-190879
003	F	WN	8.0000	.0000	EA	200.0000	1,600.0000	
		SPROUSE DBL SLDR 61.50W X 41.50H TTT WHITE						
		SPECIAL ORDER PRODUCT - NO RETURNS						
		SUPPLIER.: SPROUSE BUILDING PRODUCTS						SUPPLIER REFERENCE.: PO-190879
004	F	WN	8.0000	.0000	EA	195.0000	1,560.0000	
		SPROUSE DBL SLDR 45.50W X 33.50H TTT WHITE						
		SPECIAL ORDER PRODUCT - NO RETURNS						
		SUPPLIER.: SPROUSE BUILDING PRODUCTS						SUPPLIER REFERENCE.: PO-190879



This is the front of 7374 E main.

The doors will be flush custom made to fit steel prehung instead of the MDF interior doors currently installed.

The windows will be white vinyl to match existing opening.

The building paint will be Oyster White by Sherwin Williams.

The 8 exterior entry doors will be painted Azure Tide by Sherwin Williams.

The Area outlined in red is the storefront which faces E Main St. This section of the building will not be altered.

Back of building

The paint will end where the building bumps out to the right in this back corner. The change in direction is where the residential units end and the storefront begins. This will be marked with a red line in all photos.





This is a view from the back of the property looking toward E Main St.



This is the view of the property from E main st. You can see the upper rear corner slightly



This is the back of the building. This door will not be changed. We will be painting the back of this building completely in oyster white, including the door and any trim. Trees will be trimmed away from the building.



This is an AI generated image that allows us to use our imagination to apply this look to the actual property. We will not be altering the building structurally at all. We will not be altering any window or door opening. We will only be replacing the windows and doors to fit the existing openings. We will be painting the entire residential side of the building. This photo is only a rough representation.

SAVE

SW 7637

Oyster White

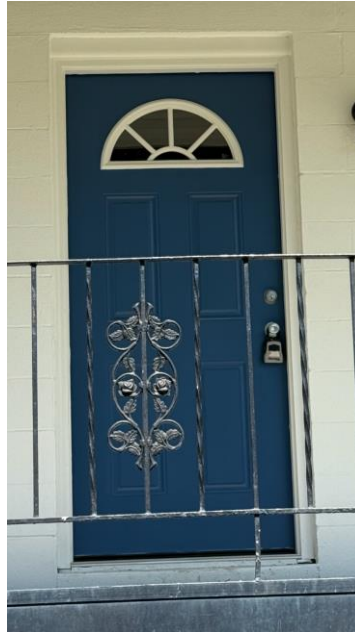
FULL DETAILS ▾

Azure Tide

FULL DETAILS ▾



This is an aerial View of the property. This helps show the lot and surrounding buildings. The section above the red line contains the 8 residential units in question. The section below the red line labeled “storefront” will not be touched.

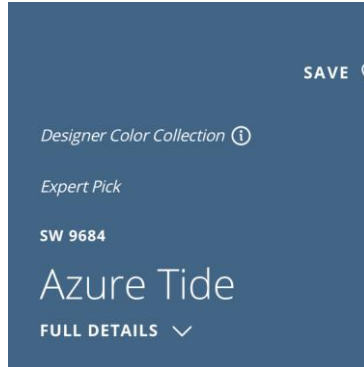


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Oyster White

FULL DETAILS ▼

Float into any room painted with this creamy white. Its soft, green-beige undertone make this hue both stylish and calming.

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From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Emma Cepek](#)
Subject: Re: 7374 E. Main Street - Certificate of Appropriateness
Date: Monday, May 19, 2025 10:40:42 AM
Attachments: [Outlook-wd015iwe.png](#)

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

Phoenix,

Good morning.

Please make sure that the apartment letters / numbers are placed on all the new doors.

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"

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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

From: [Mark Riley](#)
To: [Phoenikx Buathier](#)
Subject: RE: 7374 E. Main Street - Certificate of Appropriateness
Date: Tuesday, May 20, 2025 8:39:19 AM

Public Service has no comments.

Mark

From: Phoenikx Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, May 19, 2025 10:11 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
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Sincerely,

Phoenikx Buathier
PLANNING AND ZONING ADMINISTRATOR

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

www.reynoldsburg.gov

May 28, 2025

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

RE: Denise Bode of Autum Behavioral Health Center for Lancaster Avenue Holding, LLC.;
1606 Lancaster Avenue: Conditional Use Application – Medical - Clinic

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 located at 1606 Lancaster Avenue, parcel ID number 060-001260. The 3.14-acre site contains two existing buildings that are a total of 14,398 square feet according to the Franklin County Auditor's website. The parcel is zoned ORD-N, Olde Reynoldsburg Neighborhood District.
- b. **Surrounding Zoning:** The surrounding zoning consists of ORD-N, Olde Reynoldsburg Neighborhood District to the east and south of the subject site. The surrounding zoning to the west and north of the subject site is R, Rural which is located in Franklin County in Truro Township. The surrounding land uses consist of a cemetery to the north, religious assembly to the east, and Dwellings-Detached Single-Family to the west and south of the subject site.
- c. **Applicant's Request:** The applicant is requesting a Conditional Use for a Medical - Clinic in the ORD-N, Olde Reynoldsburg Neighborhood District, since it is a Conditional Land Use. A Medical Clinic is defined as, "A facility other than a hospital, emergency room or urgent care where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: offices for physicians, dentists, chiropractors, or other health care professionals; outpatient care facilities; urgent care facilities; and other allied health services. These facilities may also include incidental medical laboratories. Patients are not provided with room and board and are not kept overnight on the premises. Medical Services and medical clinics include medical and dental laboratories incidental to the medical office use." The applicant is proposing to provide individual psychotherapy, evaluations and management community-based case management services to those with mental health or substance use disorders. The applicant states that the proposed business will operate Monday-Friday, 8:30am to 5pm and will have a maximum of 5 employees.
- d. **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. **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. The applicant states the proposed land use is located in Blacklick Office Park, which has existed for over 30 years. They state they will continue similar type uses, already offered in this office park.
 2. Staff finds that the proposed use is in harmony with the existing character of the zone and will not change the essential character of the zone/district.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 1. The applicant states they will not affect the adjacent property as the two offices that they currently occupy in the same complex do not affect the uses of the surrounding properties.
 2. 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. The applicant states that the proposed use will not affect the health, safety, morals, or welfare of persons residing or working in the neighborhood as only 5 employees for this location are proposed and the clients will visit by appointment.
 2. Staff finds that the proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or 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. The applicant states that the proposed new business/use is adequately served by existing public facilities and services.
 2. The fire department and public service department had no issues with this application. Staff finds that the site is served adequately.
 - 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 major traffic impact upon the public right-of-way different from the anticipated permitted uses of the zone.
 2. Staff finds that that applicant will not impose a traffic impact upon the public right-of-way significantly different from the anticipated

uses 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 that the intended land use complies with medical office and is located in a complex where similar uses are located.
 - 2. Staff finds that the land use of Medical – Clinic is a conditionally permitted land use and is in the general and specific objectives of the Zoning Code and Land Use Plan.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 - 1. The applicant states the proposed use complies with the specific provisions and standards of the Zoning Code.
 - 2. Staff finds the proposed land use complies with the applicable specific provision of the zoning code.
- 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 applicant states the proposed use will meet the definition and that they will be providing mental health counseling and medication management services in person and/or tele-health behavioral healthcare on the site.
 - 2. Staff has determined that the intended land use of the site, is Medical – Clinic. Based on the definition of Medical – Clinic, which is found earlier in the staff report, the applicant meets this requirement.

3. Recommendation

- a. Staff is of the opinion that the applicant has met all Conditional Use requirements found in Section 1109.13 of the Zoning Code. Based on these reasons, staff recommends approval of the conditional use application for a Medical - Clinic.

Reynoldsburg

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

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

App./Case#: _____

Date Submitted: _____

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

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: <u>1606 Lancaster Ave, Reynoldsburg, OH</u>	Parcel ID#(s): _____
--	-------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Lancaster Ave Holdings, LLC</u>	
Contact Email: <u>ydhital@24sevenhnc.com</u>	Contact Phone Number: <u>614 603 3582</u>

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>Autumn Behavioral Health Ctr.</u>	Contact Name: <u>Denise Bode</u>
Contact Email: <u>dbode@autumntreatment.com</u>	Contact Phone Number: <u>937 403 2823</u>
Description of Use: <u>Outpatient Behavioral health</u>	

III. APPLICANT INFORMATION

Applicant Name: <u>Denise Bode</u>	Applicant Address: <u>1612 Lancaster Ave Reynoldsburg</u>
Applicant Phone Number: <u>937 403 2823</u>	Applicant Email: <u>dbode@autumntreatment.com</u>
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	☐ Owner's Consent Attached.

PROJECT INFORMATION

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

Behavioral Health outpatient office
Individual psychotherapy, Evaluation and Management
Community-based Case Management services to those with
mental health or substance use disorders.

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: Denise Bode

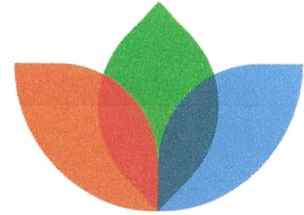
Date: 5/1/2024

*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:

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



5/1/2025

Department of Development Planning and Zoning Division

Re: Conditional Use Request 1606 Lancaster Ave, Reynoldsburg

Please see the application for Conditional Use request for our 1606 Lancaster Ave. Reynoldsburg, OH location.

This location is for outpatient behavioral health care and is located within a strip of office suites. We currently occupy two other suites in the complex that are used for medical - office and medical-clinic. I have attached a property survey from our 1612 Lancaster location application. This location will operate Monday – Friday 8:30 am -5PM and is anticipated to employ approximately 5. We provide in-person or tele-health services.

There are no improvements/changes needed for this location and there is adequate parking for staff and clients. There is adequate signage to identify the professional building within the location.

This location is not impacted nor impacts traffic circulation, noise, glare, odor, fumes, vibrations and storm water.

The location has escape routes posted for staff and client needs to ensure safety.

Best regards,

Denise Bode

Business Support Manager

937.403.2823

April 11, 2024

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 1612 Lancaster Avenue - Conditional Use

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. The following summarizes the characteristics of the site and the surrounding areas:
 - i. The subject lot on which the proposed use will be located covers approximately 6.93 +/- acres and the proposed use is located within one of two commercial office structures on the lot that share surface parking. The site is zoned ORD-N (Olde Reynoldsburg Neighborhood District). Originally occupied in 1990, the proposed use seems to occupy a portion of a 7,698 +/- square foot building toward the western side of the property off of Lancaster Avenue. Another similar structure east of the subject building contains approximately 6,700 +/- square feet. The remaining portion of the site directly to the east is currently vacant.
 - ii. Except for Reynoldsburg Church of Christ, which is located on the property's eastern boundary, the property is mostly surrounded by single-family residences. A cemetery (Silent Home Cemetery) is located on the northern boundary and single-family residences are located across Lancaster Avenue within Truro Township.
 - iii. The site is accessed by a single curb cut off Lancaster Avenue. Off-street parking is located on the southern portion of the site. The parking lot contains 80 parking spaces, including 6 handicap spaces.
 - iv. A ground sign is located perpendicular to Lancaster Avenue has a measured setback of approximately 5.5 feet (area and height unknown) from the Lancaster Avenue right-of-way.
- b. The applicant is seeking a conditional use permit to allow an Outpatient Behavioral Healthcare facility within an existing structure in the ORD-N district. The hours of operation will be Monday - Friday 8:30am - 5pm. It is anticipated that the use will employ around 7 people.

2. Project Review

- a. The proposed use most closely resembles a Medical Office use which is listed as a Conditional Use in Table 1103, B, Allowed Land Uses and Permit Requirements. The amount of floor space the use will require is not indicated and would be useful to know in calculating required parking spaces, etc. Otherwise, the use is consistent with the requirements of Section 1109.13, Conditional Uses.
- a. It appears as though no additional signage is provided, unless the existing directory sign will be updated with the new use included.



3. *Zoning Recommendation*

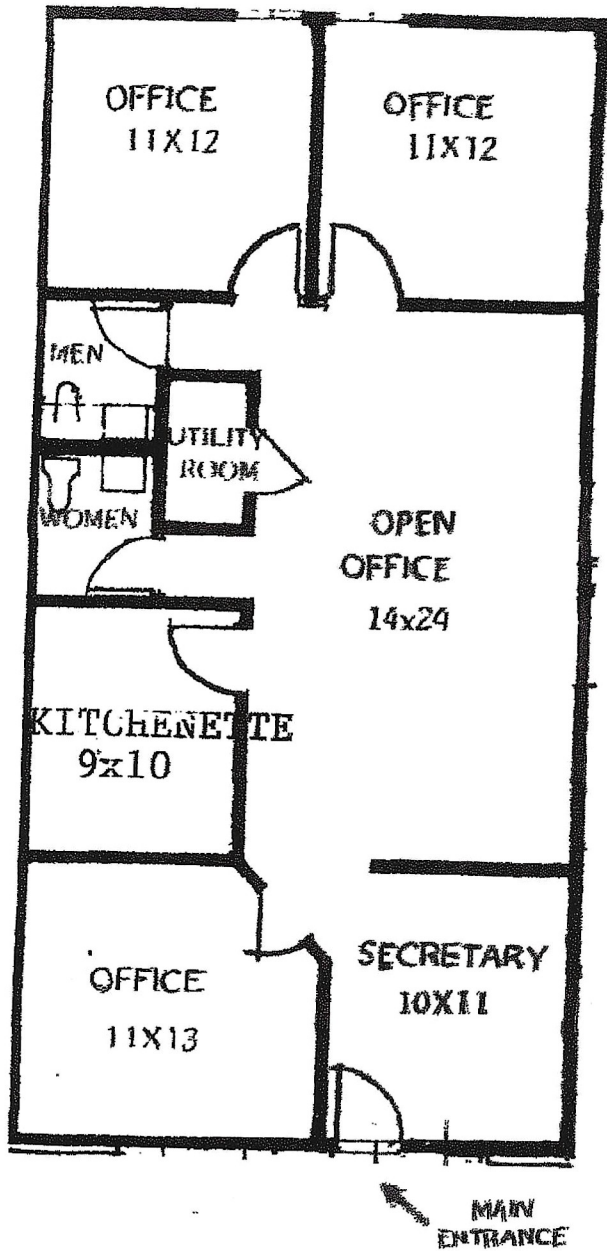
- a. Recommend approval of Medical Office as a conditional use with the following conditions:
 - i. Provide the additional information pertaining to the number of total square feet that will be occupied by the use.

If you have any questions or comment, please feel free to contact us.

Sincerely yours,

Kim Littleton, AICP
Senior Planner/Project Manager

1606 Lancaster Avenue Floor Plan





5/8/2025

Department of Development Planning and Zoning Division
1606 Lancaster Ave

I have been asked to address the Reynoldsburg Zoning Code, Section 1109.19 (D) conditional use, please see responses below:

1. The complex known as the Blacklick Office Park is a group of suites located within two separate buildings. The structures have existed for over 30 years and have been used for office suites. We are currently leasing two other suites located within this complex that we use for the same services that we plan to offer for the 1606 suite. This will be in harmony with the existing or intended character of the zone and district.
2. The Reynoldsburg Church of Christ is located on the property's eastern boundary; a cemetery is located on the northern boundary (Silent Home Cemetery) and single-family residences are located across Lancaster Avenue within Truro Township. We provide mental health counseling and medication management services and will not affect the adjacent property as the two offices that we currently occupy in the same complex do not affect the uses of those properties.
3. The proposed use will not affect the health, safety, morals, or welfare of persons residing or working in the neighborhood as we will employ only 5 employees for this location and their clients that visit for appointments. Off-street parking lot contains 80 parking spaces that provides adequate parking.
4. The Blacklick Office Park is adequately served by the public facilities and services as the building is located in the Olde Reynoldsburg Neighborhood District and is approximately 1 mile from the City of Reynoldsburg municipal building located at 7232 East Main Street. The fire department is located in 1 mile of the complex.



5. The proposed use will not impact traffic as it will only increase the traffic to approximately 15 vehicles a day on Lancaster Avenue. The public right-of-way will not be different from what the permitted uses of the zone or district is currently. Our hours of operation will be 8:30am to 5:00pm.
6. The proposed use is in accord with the general and specific objectives and the purpose and intent of the Zoning Code and Land Use Plan and the ordinances of the City. The proposed use closely resembles a Medical Office use which is listed in the Conditional Use in Table 1103, B, Allowed Land Uses and Permit Requirements.
7. The proposed use complies with the applicable specific provisions and standards of this Code as a medical office. Located within the complex are 2 Home Health Care offices and 2 Behavioral Health offices.
8. The proposed use will meet the definition and intent of a use specifically listed as a conditional use in the zone or district. It resembles a Medical Office which is listed as Conditional Use in Table 1103, B, Allowed Land Uses and Permit Requirements. We provide mental health counseling and medication management services. We provide in-person or tele-health behavioral healthcare. We will not require any additional signage.



From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Emma Cepek](#)
Subject: Re: 1606 Lancaster Avenue - Conditional Use
Date: Monday, May 19, 2025 10:54:40 AM
Attachments: [Outlook-uha1hk3v.png](#)

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

Phoenix,

No commits on 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, May 19, 2025 10:11 AM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 1606 Lancaster Avenue - Conditional Use

Lt. Schmidt,

I am sending you 1606 Lancaster Avenue Conditional Use Application and related items that are scheduled for the June 5TH 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 May 28th so that we can incorporate them in the staff report that goes out first thing on May 29th.

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

From: [Mark Riley](#)
To: [Phoenix Buathier](#)
Cc: [Emma Cepek](#)
Subject: RE: 1606 Lancaster Avenue - Conditional Use
Date: Tuesday, May 20, 2025 8:45:46 AM

Public Service has no comments.

Mark

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, May 19, 2025 10:11 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 1606 Lancaster Avenue - Conditional Use

Mark,

I am sending you 1606 Lancaster Avenue Conditional Use Application and related items that are scheduled for the June 5TH 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 May 28th so that we can incorporate them in the staff report that goes out first thing on May 29th.

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

Sincerely,

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

May 29, 2025

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

RE: Aida Owens: Variance Application

Planning and Zoning Board:

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

1. Project Summary

- a. **Site Summary:** The subject site is located at 6530 Birchview Drive, Parcel ID #060-004618-00. The parcel is 0.29 acres. 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 East, South and West and CC, Community Commercial to the North. The surrounding land uses consist of Dwelling – Two-Family to the West, Dwelling – Detached Single-Family to the East, and South, and Dwelling – Multi-Unit Building Complex to the North.
- c. **Applicant's Request:** The applicant is requesting a Variance to deviate from Section 1105.06.D.ii, which states, “Garages in a residential district facing the street shall not be located more than eight (8) feet in front of the front façade of the structure”. The applicant is requesting that the garage extend an additional 8.67 feet more, than the permitted 8 feet in front of the front façade for a total of 16.67 feet. Based on the applicant's request, the garage would extend a total of 16.67 feet from the front façade.
- d. **Statement of Hardship:** The applicant states their hardship is due to an existing utility easement held by AEP, which affects the useable building area of the lot. That the placement of the easement on the property restricts them due to the strict application of the zoning code regulations. That if the variance is not granted it would not be feasible to construct the house with a functional garage that complies with the code while also accommodating the required setbacks and easement restrictions. The applicant states that the property could not be used without the variance.
- e. **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. The following variance factors are considered below:
 - i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public

welfare.

1. The applicant states the proposed variance aligns with the intent of the zoning code by promoting orderly site design and ensuring the proposed development functions efficiently within its surroundings. That allowing the variance would allow the effective use of the parcel with the utility easements. That would not be detrimental to the public welfare.
2. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use in the zone or district in which the subject property is situated. However, to allow the garage to extend farther than 8 feet from the front façade would not be consistent with the zoning code regulations, but would not be detrimental to the public welfare if granted.
- ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 1. The applicants that the requested variance does not change the permitted uses outlined in the zoning code. The variance requested is to allow for an improved site design.
 2. Staff is of the opinion, the land use of Dwelling – Detached Single-Family is a permitted land use, and allowing the garage to extend farther beyond 8 feet of the front façade will not change the land use that is allowed in the SR, Suburban Residential District.
- iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. The applicant states that their parcel presents unique circumstances that warrant the variance requested such as a utility easement held by AEP that affects the usable building area of the lot. That the 30 feet required along the western and northern portion of the site affects the garage placement/adherence to the zoning code on the site.
 2. Staff is of the opinion that the 20-foot easement and the required total area of 30 feet along the north and west of the parcel are unique to the land. However, the site plan still shows a parcel, even with the easements, that would meet the minimum lot dimensions of 50 feet wide by 100 feet long for a parcel zoned SR, Suburban Residential. With 30 feet removed from and 80-foot-wide parcel and 30 feet removed from the 150-foot-long parcel, the buildable area of the parcel is 50 feet wide by 120 feet long, which meets today's minimum lot width and standards to build upon. Other

parcels that have recently had Dwelling- Single-Family Residential units built upon it, were able to meet the residential design standards.

- iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 - 1. The applicant states that the strict application of the code for the garage standards is depriving the site of its beneficial land use. That limiting the building placement, makes it impossible to develop a functional building footprint and site infrastructure with the modern design standards. That they have a loss of functional use to the site.
 - 2. Staff is of the opinion, that even with 30 feet removed from the western and northern area of the parcel, the parcel itself still meets the minimum lot width and length required of the current zoning code for parcels to be developed upon with single-family homes (see staffs' explanation in iii). That meeting the current zoning code standards is possible, due to the buildable area 50 feet by 120 feet, meeting the minimum lot width and length standards, which other single family are able to meet presently under the current residential design standards to are being built today.
- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 - 1. The applicant has requested variance is the minimum variance request, and that it is necessary for the reasonable use of the property. The applicant states that the site could not be developed without this proposed residential house, which proposed a garage to be 16.67 feet in front of the front façade.
 - 2. Staff is of the opinion that the applicant has not requested the minimum necessary variance to accomplish their purpose, due to 16.67 feet, likely being located where the front porch starts, based on the site plan given. Since the code currently states a maximum of 8 feet from the front façade of the building is permitted, it is likely that the applicant would need to request a maximum of 20 feet of the garage to be from the front facade, or a variance of an additional 12 feet for the garage to extend from the front façade of the building.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

- 
1. The applicant states that the requested variance will not impair the adequate supply of light and air to adjacent property, or substantially increase traffic or congestion in the public streets, or endanger public safety or diminish or impair property values of the adjacent areas.
 2. Staff is of the opinion, that if the variance is granted, it will not impair the supply of light and air, substantially increase congestion, endanger public safety, or significantly impact nearby property values. The Fire Department and Public Service have stated they do not have issues with the requested variance.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
1. The applicant states the requested variance does not confer any special privilege that is unduly denied to other properties. The variance is driven by the unique circumstances and configuration of the parcel which requires greater flexibility. The applicant states the variance is tailored to allow for the reasonable and efficient land use.
 2. Staff is of the opinion, that allowing this variance would in fact grant this property owner special privileges, since surrounding properties appear to meet the 8-foot maximum garage extension from the front façade. That the applicant could adjust the design of their house, with relation to their garage, to meet the residential design standards of the garage not being located more than 8 feet from the front faced of the structures.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
1. The applicant states the variance is based entirely on the unique characteristics and development requirements of the property and is not influenced or justified by any nonconforming use of neighboring land or structures. The applicant states the variance is sought solely to accommodate the reasonable and efficient land use, ensuring the development can meet the site's specific needs
 2. Staff is of the opinion, that the applicant is not using nonconforming neighboring land or structures as grounds for requesting the variance.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
1. The applicant states that the variance is not a matter of convenience but rather a necessity to effectively utilize the property given its unique characteristics with the easement placement that requires flexibility in placement of the garage. That strict adherence to the setback requirements would significantly hinder the property's practical use and prevent construction that

meets the operational needs of development. That a garage that adheres to the standards would not account for 30 feet clearance corridor for utility maintenance truck access. That other remedies within the zoning code would not achieve the same outcome and would result in a less efficient and viable development.

2. The applicant states that the variance is not a matter of convenience and that flexibility for the placement of the garage is needed for the site to be able to be developed as a Dwelling – Detached Single-Family residence. The current zoning code standards require the minimum lot width and lot depth to be 50 feet wide and 100 feet long. The remaining portion of the lot, after the 30-foot easement and access area is removed from the existing parcels dimensions, the remaining developable area of the lot is 50 feet wide and 120 feet long. Even with the limitation of the easement and access area, the lot has 50 feet of continuous area and 120 feet of continuous depth. Staff is of the opinion that the site could be developed, meeting the zoning code regulations. That the applicant has not considered all possible options with regards to meeting the garage requirements. That this variance request is a matter of convenience.

3. Recommendation

- a. The applicant states their hardship is due to an existing utility easement held by AEP, which affects the useable building lot area. That the placement of the easement on the property restricts them, due to the strict application of the zoning code regulations such as setbacks. That it would not be feasible to construct the house with a functional garage that complies with the zoning code. That ultimately the site could not be developed without granting their requested variance. Based on the site plan provided by the applicant, the parcel is 80 feet in width and 150 feet in depth. The required lot width and depth for a parcel zoned SR, Suburban Residential is 50 feet in width and 100 feet in depth. Removing 30 feet from the width and depth of the parcel, due to the easement and access requirements from AEP, the parcel would still meet the minimum SR, Suburban Residential requirements. The usable area of the lot, removing the easement and access area would be 50 continuous feet in width and 120 continuous feet in depth, meeting the minimum SR, Suburban residential requirements for a buildable lot, that new subdivisions and/or lots are held to. The building setbacks for SR, Suburban Residential is 20 feet from the front property line, the applicant is providing 36 feet. 30 feet from the rear property line, the applicant is providing 65 feet. 5 feet from both side property lines, the applicant is providing 10 feet on the east side and the required 30 feet, which contains the easement and access area on the west side. Based on the site plan provided, with the exception of the AEP easement and access area, there is additional area on this parcel, where the applicant could potentially reconfigure their intended home's location, to meet all of the residential design standards, such as the garage not being located more than eight feet from the front façade of the structure. Staff is of the opinion, that the parcel has room to reconfigure the design of the house, and that the variance

requested is a matter of convenience, and that not all possible remedies have been looked into. Additionally newer subdivisions in the area have been held to these same minimum parcel dimensions and residential design standards. If this variance is granted, staff is of the opinion, that this would set a precedent for other lots within the city, due to the minimum buildable lot area meeting minimum lot requirements. That granting the variance would give this applicant privileges other newer subdivisions have not been granted. Finally, staff believes the lot could be built upon, due to the area remaining after the easements and access area being provided. Based on these reasons, staff recommends denial of the requested variance.



RECEIVED
APR 30 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

App./Case#: 2025-231
Date Submitted: 4/30/25
Fee Amount: 200-

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

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: CC

Property Address: 6530 Birchview dr Reynoldsburg	Parcel ID#(s): 060-004618-00
---	---------------------------------

I. PROPERTY OWNER OF RECORD OH 43068

Property Owner Name(s): Owens, Aida	
Contact Email: aidamidin64@gmail.com	Contact Phone Number: 614-615-5382

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

III. APPLICANT INFORMATION

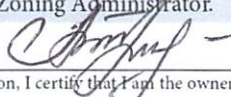
Applicant Name: Dwens, Aida	Applicant Address: 1405 Haft dr APT B9
Applicant Phone Number: 614 615 5382	Applicant Email: aidamidin64@gmail.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

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.))

Garage Standards 1105.06. section D ii
 Variance to extend garage for more than 8 feet
 For new residential single house construction.

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: 4-29-2025
 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 ☐ Major/Minor Site Plan ☐ Other: _____	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Administrator: _____		Date: _____

Section 1109.11

VARIANCES

Initiating a Variance Request

A variance 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).

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

- ☒ Name, address, and telephone number of the property owner(s) and owner's agent(s);
- ☒ Legal description, address, tax district and parcel number of the property;
- ☒ Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);
- ☒ Statement of the hardship;
- ☒ Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

- ☒ Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next PZB agenda. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the PZB is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

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

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the PZB granted a variance shall be valid for a period of 12 months.

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 1109.11.D

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☒ 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.
- ☒ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)
- ☒ 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 deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- ☒ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
- ☒ 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.
- ☒ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
- ☒ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
- ☒ 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.
- ☒ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

- ii. Incorporate at least three of the following features, consistent in design style, that provide articulation and design interest consistently throughout the project:
 - 1. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses;
 - 2. Pitched / variegated roof forms;
 - 3. Roof overhangs at least 12 inches deep;
 - 4. Variety in use of materials, especially at ground level stories, for detailing at porches / entry areas, paneling at bays or at special parts of the building;
 - 5. Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection; and/or
 - 6. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building.

D. Garage Standards.

- i. Side entry garages shall have windows on the front facing wall.
- ii. Garages in a residential district facing the street shall not be located more than eight (8) feet in front of the front façade of the structure.
- iii. For detached single-family only: No garage door or combination of garage doors facing the street shall occupy more than sixty percent (60%) of the width of the ground level façade.

E. Driveway Standards

- i. Driveways shall be located at least 3 feet away from the property line unless the driveway is extended into the nearest front private or public right-of-way. For detached single-family and detached two-family only.

F. Building Orientation, Height, and Form

- i. Divide massing of a structure by limiting building length, or designing buildings with two or more of the following special features to break up building bulk, including:
 - 1. Horizontal and vertical setbacks and stepbacks (instead of a long flat wall);
 - 2. Changes in roof form and height; and/or
 - 3. Major full-height recesses (typically at least 10 feet deep) along the length of the building that successfully break the building into smaller discrete masses.

G. Architectural Design/Materials

- i. Avoid combining structural and decorative characteristics from different architectural styles into a single building.
- ii. Incorporate the surrounding architecture when building in an established neighborhood.
- iii. Utilize durable, high-quality building materials that will last for the life of the building.
- iv. Use exterior siding materials such as stucco, wood siding, masonry, tile, wood shingles, metal panels, and glass panels. Vinyl siding and other plastic materials may be used only in conjunction with other natural materials. Scored plywood (T1-11 or similar), corrugated metal, and cinderblock used for exterior cladding are not permitted.

Variance Justification Letter

Date: April 29, 2025

To: Planning and Zoning Board

From: Aida Owens

RE: Requested Variance for attached Garage Standards Setback for New Single-Family Construction at 6530 Birchview Dr, Reynoldsburg, OH 43068. Parcel #00-004618-00 Lot 69

This letter is regarding the requested variance for the attached Garage Standards Setback for New Single-Family Construction at 6530 Birchview Dr, Reynoldsburg, OH 43068. Parcel #00-004618-00 Lot 69. The variance request is for section **1105.06 D. Garage Standards ii**. Per section, Garages in a residential district facing the street shall not be located more than eight (8) feet in front of the front façade of the structure.

I respectfully request approval of the variance for my property garage to extend more than 8 feet, exactly 16.67 feet in front of the front façade of the structure, with a difference of 8.67 feet .

In compliance with requests received by the city, please see the breakdown of the 10 standards of variance as listed in the Reynoldsburg Variance Application, with my responses in **Red**:

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.

The proposed variance aligns with the intent of the zoning code by promoting orderly site design and ensuring the proposed development functions efficiently within its surroundings. The increased front of the garage will allow for appropriate building placement and enhanced operational flexibility while maintaining compliance with all other zoning and development standards. This request will not be injurious to the area or detrimental to public welfare. The extended garage placement provides additional space to allow for effective use of the parcel with a utility easement.

The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

The requested variance is solely related to the maximum front setback requirement and does not propose any change to the permitted uses outlined in the zoning code. All intended uses for the site are consistent with those permitted within the applicable zoning district, and no non-conforming uses are proposed as part of this development. This variance is strictly intended to allow for improved site design and efficient use of the single parcel without altering the established land use regulations.

The proposed development will remain fully compliant with all permitted uses and applicable zoning requirements.

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.

The subject parcel presents unique circumstances that warrant the requested variance. This request is driven by an existing utility easement held by AEP (American Electric Power) that affects the usable building area of the lot. This lot has been undeveloped for many years, and all surrounding areas have been developed, with the latest houses dating back to 1979. I have purchased this lot with the intent to build my forever home, and was aware that the lot comes with limited space to build on and has an easement placed on it. The easement's placement and size significantly restrict the location and orientation of the home, thereby limiting design flexibility. AEP easement on my property is 20 feet wide along the entire western property line and a 20-foot-wide easement along the entire northern property line. Also, easement requires a minimum width of 30 feet, and a corridor must be available for utility vehicles on the western and northern property lines. Due to the parcel's unique circumstances, strict adherence to the 8 feet maximum garage placement in front of the front facade would significantly limit the developable area and prevent effective site utilization. Enforcing the current setback restriction would unreasonably constrain my ability to develop the site in a manner consistent with its size, intended use, and operational needs. The requested variance will allow for a practical site layout that maximizes the parcel's potential while maintaining proper building and complying with all other zoning and development standards.

There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

The strict enforcement of the garage standards and its location of 8 feet in front of the front façade of the structure would result in a deprivation of the site's beneficial use. Due to the parcel's substantial size and unique situation with utility easement on it, limiting building placement and impossible to develop functional building footprints and site infrastructure that align with modern design standards. Without the requested variance, a significant portion of the site would remain unusable, preventing me from achieving a practical and efficient development layout. This condition represents a clear loss of functional use, not merely a reduction in property value. The variance is essential to ensure the site can be developed in a manner that supports both operational needs and responsible land use.

There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question. The hardship presented by the strict application of the of the garage standards and its location of 8 feet in front of the front façade of the structure is directly tied to the parcel's unique circumstance and configuration, which are beyond the property owner's control. Due to the existing easement of

the which severely restricts the developable area, making it impractical to construct the proposed new construction and effectively utilize the site. This condition creates a significant design constraint directly resulting from the zoning code's setback requirement. The hardship is not self-imposed, nor does it arise from an attempt to achieve greater financial gain. Rather, it stems from the inherent characteristics of the property combined with the zoning code's limitations. I could not achieve a reasonable and functional site layout without the requested variance. The variance is necessary to ensure the site can be developed in a manner that meets practical design and operational needs.

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.

The requested variance is necessary to allow for the reasonable use of the property given its special circumstance and development requirements. Without this variance, I would be unable to construct the proposed residential house in a manner that supports functional use, appropriate building placement, and efficient use of available space. The requested increase in the placement of the garage to 16.67 feet facing front façade from structure represents the minimum variance required to achieve these objectives. This design of the new residential house is specifically calculated to accommodate the placement of the building while maintaining a cohesive and practical site layout. No greater deviation from the zoning code is requested than what is essential to ensure the property's effective and compliant development.

The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

The requested variance will not impair the adequate supply of light and air to adjacent properties. The proposed increase of the garage placement will not result in any obstruction that would significantly block natural light or ventilation to neighboring parcels. Furthermore, the increase of the garage placement will not contribute to increased congestion in public streets, as the site is designed to accommodate the necessary traffic flow and access points without burdening surrounding roadways. Additionally, the variance will not increase fire risk or endanger public safety. The development will comply with all required safety standards, including those related to fire access and emergency response. The proposed extension of the garage placement also ensures that the development does not interfere with fire lanes, proper emergency vehicle access, or safe building separation. Finally, the variance will not substantially diminish or impair property values in the surrounding area. The development will adhere to all other zoning requirements. It will be constructed to a high standard, which is expected to enhance the overall quality and appeal of the Blacklick Heights neighborhood.

The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

The requested variance will not confer any special privilege to me that is unduly denied to other properties within the same district. The proposed adjustment is driven by the unique circumstances and configuration of the parcel, which requires greater flexibility for effective development. This variance is specifically tailored to allow for the reasonable and efficient land use, ensuring compliance with other zoning regulations. It does not grant an undue advantage or deviation from the

code, but rather enables the development of the site in a manner consistent with the intent of the zoning district and its goals for orderly growth. 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 grounds for the variance's approval. This variance request is based entirely on the unique characteristics and development requirements of the subject property. It is not influenced by any nonconforming use of neighboring land or structures within the same district. The request does not rely on, nor is it justified by, the existence of nonconforming uses in adjacent properties or in other districts. The variance is sought solely to accommodate the reasonable and efficient use of the property, ensuring that the proposed development can be completed to meet the site's specific needs while remaining fully compliant with applicable zoning regulations.

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

The requested variance is not a matter of convenience, but rather a necessity to effectively utilize the property given its unique characteristics. The easement placement on this lot requires flexibility in placement of the garage to allow for a functional site design and efficient development. Strict adherence to the current setback requirements would significantly hinder the property's practical use and prevent the construction of the proposed house in a manner that meets the operational needs of the development. Additionally, garage placement in a residential district facing eight (8) feet in front of the front façade of the structure would not account for 30 feet clearance corridor for utility maintenance truck access. Other remedies within the provisions of the zoning code, such as adjusting building configurations or reducing the number of buildings, would not achieve the same outcome and would result in a less efficient and viable development. This variance is essential to fully utilize the property and create a functional and compliant development with the zoning code's broader goals.

Best wishes,

Aida Owens

A handwritten signature in black ink, appearing to be 'Aida Owens', written in a cursive, stylized script.

From: Aida Owens (Owner)
1405 Haft Dr APT B9
614-615-5382

Statement of Hardship

April 29th, 2025
To: Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

Subject: Request for Variance- Attached Garage Standards Setback for New Single-Family Construction at 6530 Birchview Dr, Reynoldsburg, OH 43068, Parcel #00-004618-00 Lot 69

Dear Members of the Planning and Zoning Board,

I am writing to formally request and seek approval of a variance to the zoning ordinance related to the allowable projection of an attached garage for my proposed new single-family residence at 6530 Birchview Drive, parcel number 00-004618-00, Lot 69.

Under the new zoning regulations for new developments in the Suburban Residential Districts, section **1105.06 D. ii** states that attached garages are limited to projecting no more than 8 feet beyond the home's front façade. Due to my lot's unique and specific conditions, I am seeking approval for a variance to allow the garage to extend 16.67 feet. The hardship results from applying this Zoning Code, and the property in question suffers directly from it, and it is not self-created. This strict adherence to Garage requirements would create a unique and unnecessary hardship for my future property, preventing reasonable use or enjoyment.

This request is driven by an existing utility easement held by AEP (American Electric Power) that affects the usable building area of the lot. This lot has been undeveloped for many years, and all surrounding areas have been developed, with the latest houses dating back to 1979. I have purchased this lot with the intent to build my forever home, and was aware that the lot comes with limited space to build on and has an easement placed on it. The placement and the size of the easement significantly restricts the location and orientation of the home, thereby limiting design flexibility.

AEP easement on my property is 20 feet wide along the entire western property line and a 20-foot-wide easement along the entire northern property line. As well, easement requires a minimum width of 30 feet, a corridor must be available for utility vehicles on the western property line and the northern property line.

With all these restricted conditions of the specific property, it would bring hardship upon me if the strict letter of the zoning regulation were to be carried out. Without the requested variance, it is not feasible to construct a house with a functional garage that complies with code while also accommodating the required setbacks and easement restrictions. No reasonable use can be made of this property without a variance. This hardship was not self-imposed, and easement exists in best interests of the public.

This unique hardship only exists on my property in that area and not shared by other properties, with that reason I am asking this variance to be approved. The intent of the garage design is to maintain the character of the neighborhood while ensuring that the home remains practical and livable. The addition of a projection is necessary to maintain safe and convenient vehicular access.

We have made every effort to minimize the impact of the design while preserving neighborhood aesthetics and respecting adjoining properties. We respectfully ask the Board to consider this request for a variance as a reasonable accommodation to a unique and unavoidable site condition that was not self-created. Granting this variance will allow for the appropriate development of the property and will have a positive impact on the neighborhood and the city of Reynoldsburg.

Thank you for your time and thoughtful consideration. I am happy to provide any additional documentation or answer any questions you may have regarding this request.

Sincerely,

Aida Owens

A handwritten signature in black ink, appearing to be 'Aida Owens', written in a cursive style.



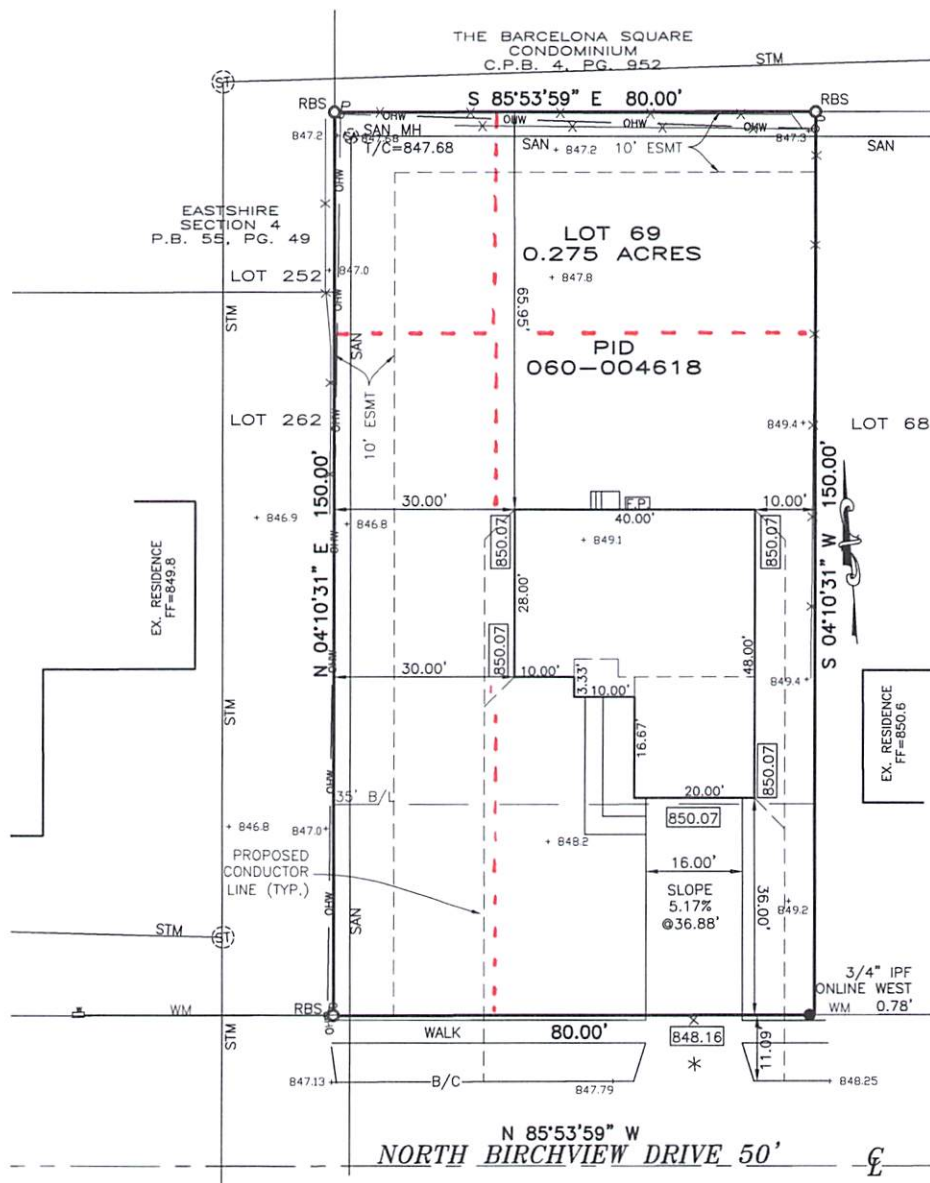
690 LAKEVIEW PLAZA BLVD. SUITE A
 WORTHINGTON OH. 43085
 PHONE: (614) 485-9000
 WWW.LANDMARKSURVEY.COM

ORDER NO. AIS1-JOB3

REVISIONS	DESCRIPTION

DATE: 03/03/25

FOR AIS RENOVATIONS HOUSE STYLE CUSTOM COUNTY OF FRANKLIN
 LOT/SUBDIVISION LOT 69 BLACKLICK HEIGHTS NO. 3 CITY/TWP OF REYNOLDSBURG
 ADDRESS 6530 BIRCHVIEW DRIVE SCALE 1" = 20' DRAWN BY: NV
 MINIMUMS: R: 30' S: 8' (20' TOTAL) BK: 40 PG: 12 MAXIMUM BUILDING HEIGHT = 35'



LOT CALCULATIONS	
LOCATION	AREA S.F.
LOT	12000
HOUSE	1553
DRIVE	590
APPROACH	176
SER WALK	90
WALK	241
SOD	10221
LOT COV	12.94%

THIS PROPERTY IS LOCATED
 IN FLOOD ZONE X
 MAP NO. 39049C0354K
 EFF. DATE: 6/17/2008

STANDARD	
BLOCK COURSES	= 11.50
FINISH FLOOR	= 851.73
TOP OF FOUNDATION	= 850.73
FINISH GRADE	= 850.07
GARAGE PAD	= 850.07
BASEMENT FLOOR	= 843.56
TOP OF FOOTER	= 843.06
DRIVE SLOPE DISTANCE	= 36.88



* STABILIZE CONSTRUCTION ENTRANCE.
 LOT CALCULATIONS ARE FOR ESTIMATING
 PURPOSES ONLY, AND SHOULD BE VERIFIED
 BY THE BUILDER OR CONTRACTOR.

BUILDER TO INSTALL AND MAINTAIN
 EROSION CONTROL THROUGHOUT ALL
 PHASES OF CONSTRUCTION. FIELD
 MODIFICATIONS MAY BE NECESSARY.
 WE HEREBY CERTIFY THAT THE FOREGOING
 PLOT PLAN WAS PREPARED FROM
 INFORMATION PROVIDED BY THE CLIENT
 AND DATA OBTAINED FROM ENGINEERED
 SUBDIVISION PLANS. THIS PLOT PLAN IS
 TO BE USED BY THE CLIENT FOR THE
 SOLE PURPOSE OF OBTAINING A BUILDING
 PERMIT. THE USE OF THE PLOT PLAN FOR
 ANY OTHER USE IS STRICTLY PROHIBITED.

Scott D. Grunel 03/05/25
 SCOTT D. GRUNEL, P.S.
 REGISTERED SURVEYOR NO. 8047



BOUNDLESS ENERGY™

700 Morrison Road | Gahanna, Ohio 43230 | 614.883.7772

April 28, 2025

Aida Owens
6530 Birchview Dr
Reynoldsburg, OH 43068

**RE: Dwelling Construction at 6530 Birchview Dr, Reynoldsburg, OH 43068
Franklin County APN: 060-004618-00**

Ms. Owens,

Per your request, the Ohio Power Company (AEP Ohio) has reviewed the existing electric facilities on your property located at 6530 Birchview Dr in Reynoldsburg, also known as Franklin County APN: 060-004618-00, as they pertain to necessary clearances required for new dwelling construction.

Per AEP Design Standards and the National Electric Safety Code (NESC), the dwelling should maintain a minimum clearance of ten (10) feet from energized overhead electric facilities. Given the location of the overhead electric facilities on your property, the new dwelling shall be constructed a minimum of twenty (20) feet from the western and northern property lines of your property to ensure the minimum clearances are maintained. As well a minimum corridor width of 30 feet must be available for large utility vehicles to drive the length of the right-of-way without restriction for maintenance purposes.

Please keep in mind, the aforementioned clearance requirements do not take into account OSHA standards for working in proximity to overhead electric lines. Please work closely with your general contractor to ensure proper clearances are maintained. Also please be aware of the State of Ohio Utility Protection requirements.

Since your dwelling may be constructed in close proximity to underground utilities, it is very important that you call OUPS (**Ohio Utility Protection Service**) at 1-800-362-2764 or 811. This is a toll-free call and a free service. They will come out within 48 hours and mark the approximate locations of the underground electric facilities. Please be aware of the following:

- (1) You must call at least **48 hours in advance** before starting any excavation.
- (2) You must call to update your ticket/markings every 10 days (excluding Saturdays, Sundays, and legal holidays).
- (3) All excavation must be **18" to 24"** away from either side of the markings.
- (4) If you must dig or do any excavation **within 24" of the markings, it must be "hand dug"**.
- (5) If any markings become eradicated, you must call immediately to have the area remarked.
- (6) If any damage occurs, stay away from the damage and call OUPS to report it immediately.

For additional information on OUPS laws, please reference Ohio Revised Code Sections 3781.25 through 3781.32. Please remember, this is required by Ohio state law.

Sincerely,

Matt Schwind
Right of Way Agent, Sr.
AEP Ohio
700 Morrison Road
Gahanna, Ohio 43230
614.883.7772
mjschwind@aep.com

EASEMENT

16902

887-918 (R 6-68)
158

In consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, the Grantor(s):

R. & F. Builders Inc.

SEC 211

do hereby grant unto COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, its successors, assigns, lessees and licensees (hereinafter called the Company), so long as the same may be used for the purposes herein contemplated, the right and easement to construct, reconstruct, enlarge, repair, replace, remove, operate and maintain facilities, whether pole or underground, for the transmission and distribution of electric energy, together with all such facilities, including poles, wires, guys, guy stubs, conduits, manholes, fixtures and appurtenances, as it may require or deem proper therefor, and for the attachment and carrying of the wires and cables of other companies using energy in the conduct of their business, upon, across, in, over and/or under the property and/or the highway, crossing the property situated in R. 21, T. 12, Sec. 42, Fr. Survey, and known as 71.214 acres, more or less, as the same is more particularly described in the deed dated 13 Sept. 1962 from Leona Hughey, et al to R. & F. Builders Inc.

and recorded in Deed Book 2426, Page 544, Record of Deeds in Recorder's office, Franklin County, Ohio. A part of the above described acreage now a proposed Subdivision and to be known as Blacklick Heights No. 3, Lots 46 through 99 inclusive.

Said lines shall be constructed according to the following course: Within the limits of certain strips of land, the locations of which are shown and delineated by shaded areas upon the attached plat marked Exhibit "A" and made a part hereof. The granting of this easement does not preclude the use of the easement area by water, sewer, gas or telephone facilities.

APPROVED AS
TO FORM
R. S. I. & P.

In the case of underground services, the Company is hereby granted the right and easement to install the necessary service facilities, which shall remain the property of the Company, from its distribution feeder lines, in such location or locations as may be necessary to serve with electric energy the building or buildings, existing or to be constructed on the subject property or lots.

If at any time the Company is required by the State Highway Department or any other governmental authority having control over said highway to relocate any or all of the facilities of said line, then the Company may and is hereby granted the right to relocate said facilities along the highway as it now exists or may hereafter exist.

Said easement includes the right to trim any trees or shrubbery which may hereafter interfere with the construction, reconstruction, operation and/or maintenance of said line, within the limits of the easement and within the limits of a strip of land five feet in width on each side, adjacent and parallel to the easement and to trim or cut, any trees or shrubbery that now interfere with the construction or reconstruction of said line.

The Company hereby agrees to pay for damages to the stock, crops, fences, or structures of the Grantor(s), done by the Company or its employees while engaged in the construction or maintenance of said transmission line.

The Company shall have the right of ingress to and egress from the site occupied or to be occupied by said line and appurtenances, and the right to do any and all things necessary, proper or incidental to the successful operation and maintenance thereof. It is specially provided, however, that the facilities of said lines shall be so located as not to interfere with the undersigned's ingress to and egress from said property, and the Grantor(s) shall have the right to use said right-of-way and easement for purposes not inconsistent with Grantee's full enjoyment of the rights hereby granted.

WITNESS my hand this 2nd day of August, 1967.
Signed and acknowledged in the presence of:

Joseph E. Sanderell
Joseph E. Sanderell

Andrew H. Baker
Andrew H. Baker

R. & F. BUILDERS INC.

John J. Reimerfeld
JOHN J. REIMERFELD, President

James A. Schaefer
JAMES A. SCHAEFER, Recorder

AUG 15 1967

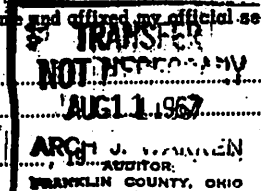
STATE OF OHIO, COUNTY, SS:

Before me, a Notary Public in and for said county and state, personally appeared the above named who acknowledged that did sign the foregoing instrument and that the same is free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this day of , 19.

Commission expires day of

in and for



Notary Public
County,

This instrument was prepared by COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY

67-6403-001

SEC. 211

BLACKLICK HEIGHTS NO. 3

FILE NO. 18972

Before me, a Notary Public in and for said county and state, personally appeared the above named

who acknowledged that _____ did sign the foregoing instrument and that the same is _____ free act and deed.

In WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this _____ day of _____, 19____

_____, Notary Public
in and for _____ County,
Commission expires _____ day of _____, 19____

STATE OF _____
COUNTY, SS:

Before me, a Notary Public in and for said county and state, personally appeared the above named

who acknowledged that _____ did sign the foregoing instrument and that the same is _____ free act and deed.

In WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this _____ day of _____, 19____

_____, Notary Public
in and for _____ County,
Commission expires _____ day of _____, 19____

(The above form of acknowledgment is to be used if the Grantors are individuals.)

Serial No.	Recorder's File No.	TO	Columbus and Southern Ohio Electric Company	Right of Way and Easement	Name	Address	Line	Township	County	Date	TRANSFER NOT NECESSARY	County Auditor	19____	Rec'd for Record	Record	In Volume	Page	Recorder	County, Ohio
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STATE OF Ohio
Franklin COUNTY, SS.

Personally came before me, this 2nd day of August, 1967, the above named

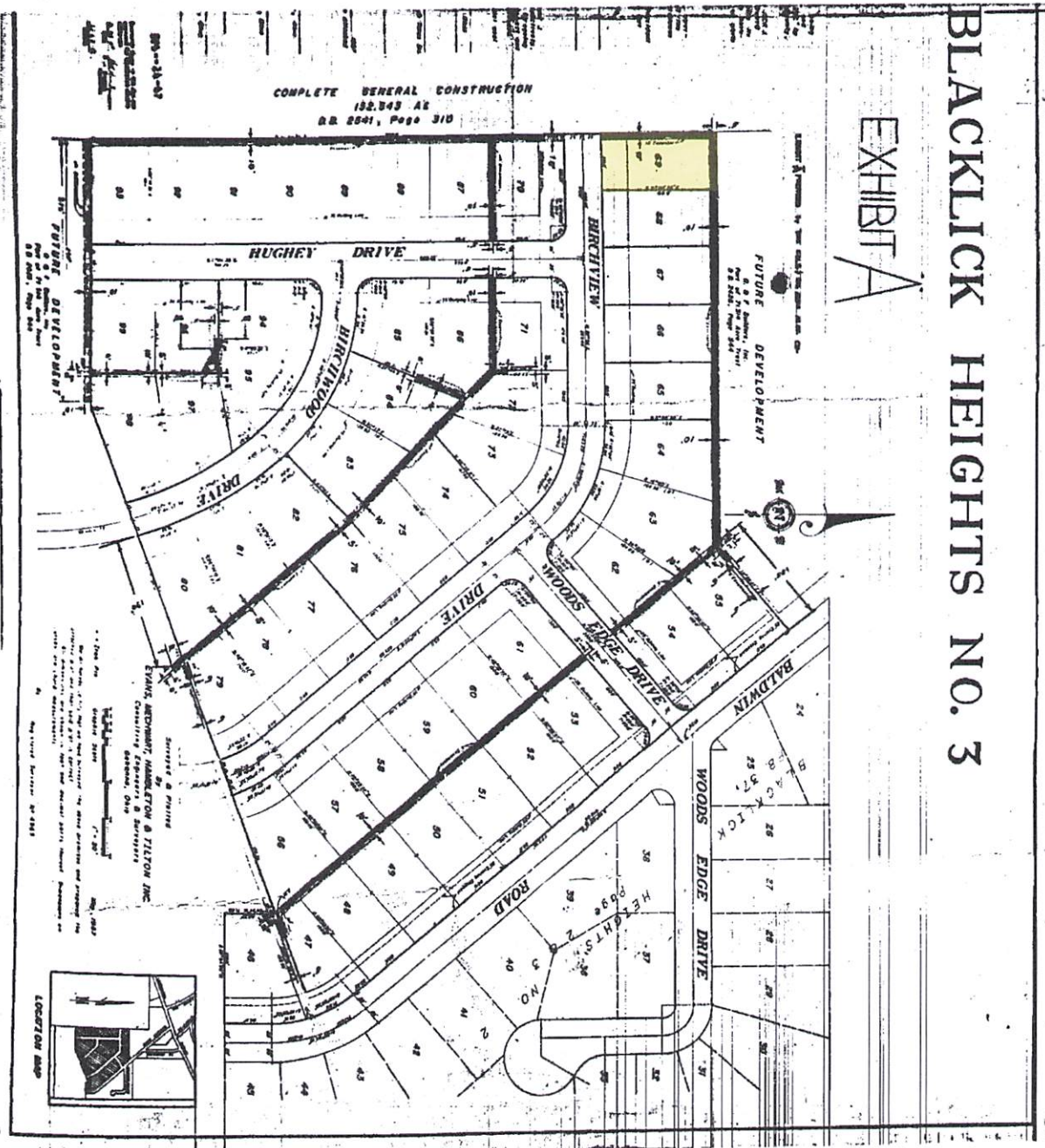
and John J. Reinhold to me known to be the President
and representative of the above named corporation, and by me duly sworn, did severally
depose and say that they executed the foregoing instrument for and on behalf of said corporation as such officers,
being duly authorized to do so, and further did severally depose and say that they are such officers of said cor-
poration and that the seal affixed to said instrument is the seal of said corporation.

Andrew H. Baker
Notary Public in and for
Franklin County, Ohio

Commission expires _____ day of _____, 19____

(This acknowledgment is to be executed if the Grantor is a corporation.)

(E) 18977



BLACKLICK HEIGHTS NO. 3

BOOK 40 PAGE 12

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, being part of lot section 42 of Section 24, Township 12, Range 21, Refuge Lands, and being 15.012 acres of the 71.314 acre tract conveyed to R. B. F. BUILDERS, INC. by deed of record in Deed Book 2426, Page 544, Recorder's Office, Franklin County, Ohio.

The undersigned, "R. B. F. BUILDERS, INC." by JOHN J. REINCHOLD, President, and JACK J. SCHECHTER, Vice President, who authorized in the premises by action of its Board of Directors, hereby certify that the attached plat correctly represents its "BLACKLICK HEIGHTS NO. 3" subdivision of Lots 46 to 99 inclusive, and a 2' Reserve, was held by record 1214 part of same and dedicated to public use as such all of parts of the drives and road shown herein and not heretofore dedicated.

Easements are reserved where indicated on the plat for the construction, operation and maintenance of public utilities above and beneath the surface of the ground and where necessary are for the construction, operation and maintenance of service connections to adjacent lots and for storm water drainage.

In Witness Whereof, JOHN J. REINCHOLD and JACK J. SCHECHTER as President and Vice President respectively of "R. B. F. BUILDERS, INC." have hereunto set their hands this 21st day of June 1967.

WITNESSES
 George H. New
 David A. Worley
 "R. B. F. BUILDERS, INC."
 John J. Reinhold, President
 Jack J. Schechter, Vice President

STATE OF OHIO S.S.
 COUNTY OF FRANKLIN
 Before me a Notary Public, in and for said County, personally came JOHN J. REINCHOLD and JACK J. SCHECHTER as President and Vice President, respectively, of the said "R. B. F. BUILDERS, INC." who acknowledge the signing of the foregoing instrument to be their voluntary act and deed and the voluntary corporate act and deed of said "R. B. F. BUILDERS, INC." for the uses and purposes herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 21st day of June 1967.

Notary Public, Franklin County, Ohio
 My Commission Expires 5-10-1969

Approved and accepted this 21st day of June 1967, By: W. P. Hambleton
 Evans, Mechwart, Hambleton & Tilton Inc.
 City Engineer

Approved and accepted this 14th day of June 1967, By: Helen Plunkett
 Planning Commission

Approved and accepted by Ordinance 126-67 passed on the 26th day of June 1967 wherein the drives and road or parts thereof, dedicated to public use on the attached plat are accepted as such by the Council of the City of Reynoldsburg, Ohio.

Charles W. Hambleton
 City of Reynoldsburg, Ohio
 George W. Tilton
 Mayor, City of Reynoldsburg, Ohio

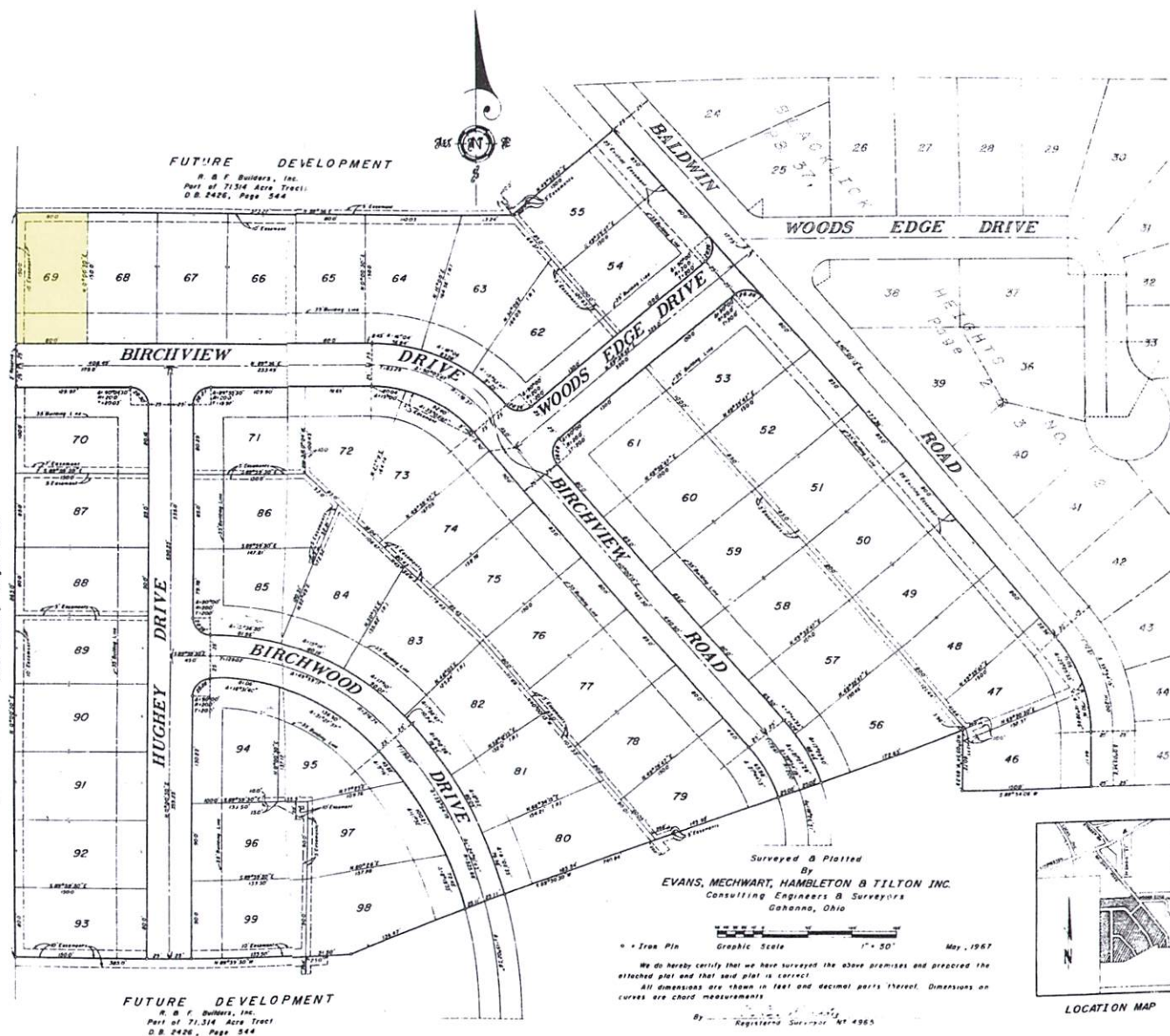
Transferred this 21st day of August 1967
 Arch J. Warren
 Auditor, Franklin County, Ohio

Filed for Record this 21st day of August 1967 at 1:30 P.M.

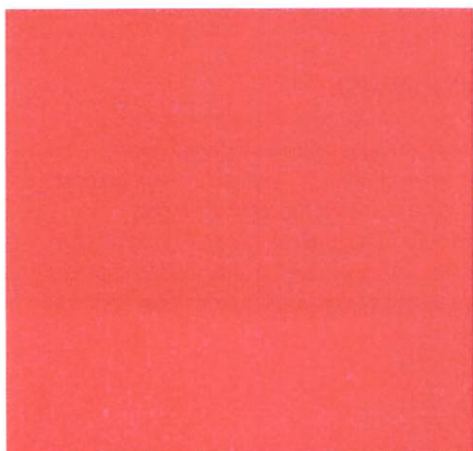
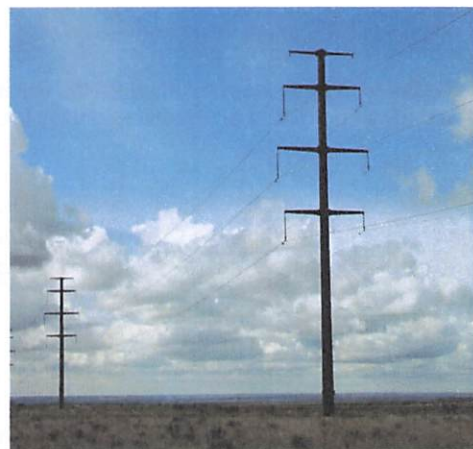
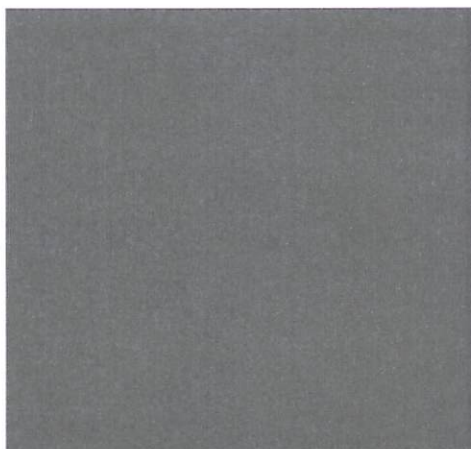
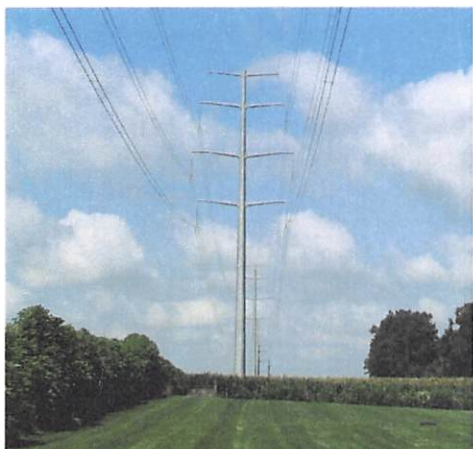
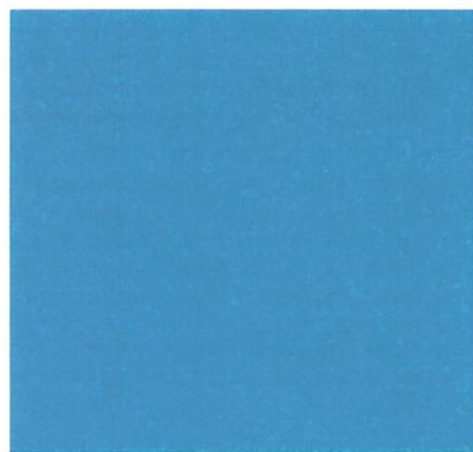
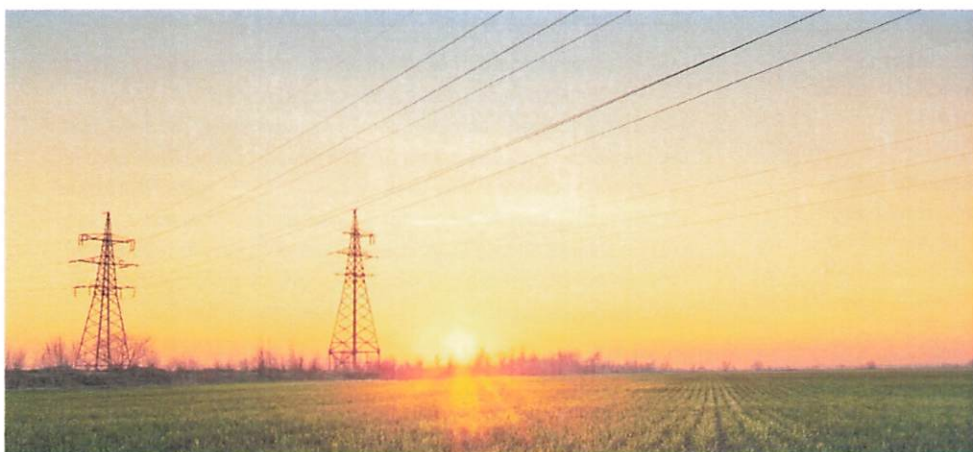
Recorded this 22nd day of August 1967 in Plat Book 40, Page 12
 for 126°

File No. 6982
 Ray A. Sizer
 Recorder, Franklin County, Ohio
 Deputy Recorder

COMPLETE GENERAL CONSTRUCTION CO.
 152,543 A2
 D.B. 2541, Page 310



ENCROACHMENTS ON TRANSMISSION RIGHTS-OF-WAY



ENCROACHMENTS ON TRANSMISSION RIGHTS-OF-WAY

The purpose of this brochure is to inform property owners about “dos and don’ts” in and around electric line easements. Easements (also called rights of way) enable the operating units of American Electric Power (AEP) to use another person’s property to construct and maintain electric power transmission facilities, mainly lines and towers. AEP also needs access to its facilities to perform maintenance.

Landowners generally can continue to use their property in the right-of-way if the use is compatible with the purpose of the easement, in AEP’s case, the transmission of electricity.

Incompatible uses in a right-of-way constitute encroachments; the subject of this publication.

AEP is very concerned about safety around its electric lines and urges landowners and others to exercise caution when under or near any overhead electric lines.

Restrictions on how landowners can use their property within rights-of-way are designed to protect landowners from injury and electrical facilities from damage. Encroachments may be unsafe to the landowner and may impair the safe operation of AEP’s electric transmission lines. That’s why AEP patrols its rights-of-way and inspects its lines. AEP can require a landowner to remove an encroachment at the landowner’s expense if the use is not compatible with the company’s easement.

Most easements do not expire; they are perpetual in duration. As such, when property is sold and conveyed to another, the easements remain in effect and are binding on the new owner.

Please read on to learn more about the issue of encroachment and about permitted and prohibited uses in easements.

BUYER BEWARE

Buyers should inspect property before buying to determine whether an electric transmission line easement affects the property. While an easement can have a significant impact on the buyer’s plans to use the property, in many cases an easement allows compatible uses.

EASEMENTS

Simply put, a landowner grants certain rights to use property to another person or entity through an easement. Webster’s dictionary defines an easement as “a legal interest in real property that grants the right to use in some specified manner the property of another.” Many landowners prefer to grant an easement, covering surface rights only, rather than an outright sale of land for right-of-way. With an easement the landowner may reserve the right to use the property for planting crops or pasturing animals in rural areas, for example. But the use must not be incompatible with the rights granted in the easement.

Most utility line easements today specify the location and width of the right-of-way. Some older easements were frequently “blanket easements” allowing a utility to cross property wherever it needed. Due to the many versions of easements over the years, it is important for landowners or prospective purchasers of land to review the

terms of an easement. This review should provide guidance about permitted uses within the boundaries of a right-of-way easement. The National Electric Safety Code (NESC) specifies minimum horizontal and vertical clearance requirements for overhead lines. These clearance requirements must be complied with. Specific easement agreements may require more clearance. The following chart lists typical right-of-way widths for various electric line voltages and locations.

VOLTAGE	URBAN	TYPICAL WIDTH (FEET)	RURAL
34 kilovolts (kV)	50-100		100
46 kV	50-100		100
69 kV	50-100		100
115 kV	70-100		100
138 kV	70-100		100
161 kV	100-120		120
230 kV	120-150		150
345 kV	150		150
765 kV	200		200

Prior to closing the purchase of property, the buyer should determine whether an easement exists on the property. The buyer should inspect the property and ask the closing attorney or the seller about the presence of an easement. Sometimes, property title searches for lending institutions may go back only 30 to 40 years. The law in most states puts a buyer on notice if the electric transmission line can be seen during an inspection. Easements remain valid even if they are not shown in a title report. AEP maintains a database of recorded easements granted to its operating companies.

ENCROACHMENTS

Buildings, building extensions and additions (homes, businesses, garages, barns), swimming pools, above ground fuel tanks, tall signs or billboards, tall trees, obstructions and mounding of soil in the right-of-way are encroachments that are prohibited. Any road construction involving raising the natural grade and any topographic changes require AEP’s review and approval in writing in advance. If any such encroachment is found to be under construction, AEP will request immediate stoppage and removal of the encroachment. If installed, AEP will request removal of the encroachment. Most easements identify objects that are not allowed in the easement. Other easements state that objects that interfere with safe operation of a line are not permitted. Should a landowner refuse to cooperate, AEP will seek legal recourse to have the object removed.

VARIANCES

When a variance or consent to encroach is requested, AEP will review the pertinent easement as well as operational and code compliance requirements. AEP will respond to the landowner and present its findings in writing.

RIGHT-OF-WAY MAINTENANCE

Once an electric power line is installed on an easement, AEP must keep the line free from outages and interruptions due to contact from vegetation, trees or objects. Vegetation management methods include clear cutting or total removal of trees and vegetation, trimming and herbicide spraying, generally in rural areas. It is important to note that most easements enable AEP to cut trees and limbs outside the easement where trees or limbs may endanger AEP’s lines.

USES IN RIGHTS-OF-WAY

Landowners should be aware of the following guidelines and issues.

- AEP must review and approve in writing changes in ground elevation in a right-of-way. Placement of fill dirt in the right-of-way reduces conductor-to-ground clearance. This is not allowed without prior AEP approval. (See contact information below.) An unapproved fill could require AEP to raise its electric lines at the landowner's expense.
- Roads or lanes generally are permitted to cross rights-of-way. While such crossing should be located close to a transmission structure, the actual location must be reviewed and approved by AEP. Proximity to a tower provides maximum vertical clearance between energized conductors and vehicles.
- No dirt or spoil shall be stored or deposited – even temporarily – on a right-of-way for any reason.
- Any excavation in the right-of-way must have a minimum 40-foot-radius buffer of undisturbed soil around all transmission structures, including guy wires and anchors, for 345 kV and above lines. A 30-foot-radius buffer is required for 34 -161 kV lines. AEP must approve any excavation that affects its access to a transmission structure.
- AEP must approve all electric, gas, telephone, cable TV, water, sewer and other lines in the right-of-way. These lines must be placed at least 40 feet from all structures, and overhead clearances must be maintained.
- No pond, lake or other water detention area is allowed to cover the entire width of an electric transmission line right-of-way. A minimum corridor width of 30 feet must be available for large utility vehicles to drive the length of the right-of-way without restriction for maintenance purposes.
- Light standards or poles in the right-of-way must be approved in advance by AEP to maintain proper clearance.
- Erosion problems from landowner actions are the landowner's responsibility. If a problem threatens the integrity of AEP's power lines, the landowner should notify AEP immediately and take corrective action.
- No temporary or permanent structures, buildings, in-ground or above ground pools, playground equipment or other fixed improvements should be erected in the right-of-way.
- Ingress and egress (right of passage in and out of property) to AEP lines are critical. Therefore, any fences along the entire width of a right-of-way should have a 14-foot-wide gate with an AEP lock in the locking chain.
- All fences with metal components should be grounded to prevent nuisance shocks.
- Row crops – corn, wheat, cotton, soybeans, for example – are permitted in rural right-of-way, but not tree farms. Keep in mind that line trucks traveling along a right-of-way can damage crops. Compensation terms for crop damage from maintenance work are covered in the easement.
- In urban areas, many easements are used for lawns, gardens and recreational areas. These are acceptable as long as they do not endanger the safe operation of the line. Parking lots are usually acceptable under lines up to 161 kV. Higher voltage lines could produce induced voltage shocks that may be uncomfortable to some users. Landowners should contact AEP regarding parking vehicles under or near 230 kV to 765 kV lines. Planting trees, especially taller-growing and/or nut-bearing varieties, is not permitted in an easement. Low-growing fruit trees or shrubs are generally acceptable. Contact AEP at the number listed below with questions. AEP reserves the right to trim or remove trees at its discretion.

ELECTRIC FIELDS AND NUISANCE SHOCKS

An electric field or e-field contains invisible lines of force produced by electric voltage. An e-field surrounds any wire or conductor that has voltage placed upon it. When energized, power lines, electrical wiring, appliances, TV sets, hair dryers, computers and other electrical devices produce e-fields. An e-field is a natural force that cannot be eliminated or confined. Its strength varies with distance from the conductor. E-field strength is stronger near its source and decreases with distance from the conductor.

E-fields cause induced-voltage nuisance shocks when a person touches an ungrounded metal object or other conductor, such as a vehicle parked on or slightly off the right-of-way. A nuisance shock will not harm the recipient but could be startling.

The prospect of such shocks is influenced by many factors, including:

- line voltage
- conductor ground clearance (vertical distance) and horizontal distance
- type of material (conducting or non-conducting)
- type of soil (resistance to electrical charge)
- location and size of vehicle or object
- atmospheric conditions and personal physiology
- insulating capability of one's shoes

LOCATION MATTERS

The location of a vehicle or object within a right-of-way is the primary factor in nuisance shocks. Typically, nuisance shocks occur with vehicles parked in or next to the right-of-way of a 345 kV (or larger) line. Larger conductive objects (tall or long trucks, for example) are more likely to build up a greater charge. Thus, they may deliver a potentially annoying shock when a person's body provides a path to ground for electric current. In some cases backyard metallic objects such as swings, portable grills and parked lawnmowers can deliver shocks if located in or close to an extra high voltage line's right-of-way. Contact with an ungrounded metal fence can also deliver a shock. Someone cleaning gutters on a structure near the edge of a high voltage line can get a shock.

Predicting the likelihood of nuisance shocks is impossible. As mentioned, e-field strength is determined by distance from the source. Institute of Electrical and Electronics Engineers (IEEE) guidelines and calculated e-field magnitudes were used to create the table below – Likelihood of Shock Occurring with Vehicles Parked in the Right-of-Way. This table contains general information and is intended for general public education about e-fields and the potential for nuisance shocks. It was prepared to show the types transmission lines with vehicles parked in the right-of-way that could produce nuisance shocks.

LIKELIHOOD OF SHOCK OCCURRING

VOLTAGE (KV)	STRUCTURE TYPE	VEHICLE DESCRIPTION ID						
		1	2	3	4	5	6	7
34-46	All	N	N	N	N	N	N	N
69	H-Frame	N	N	N	N	N	N	N
69	Single Pole Horizontal Post Insulator	N	N	N	N	N	N	N
138	H-Frame	P	P	N	P	N	N	N
138	Single Pole Horizontal Post Insulator	N	N	N	N	N	N	N
138	Single Pole Davit Arm Suspension	N	N	N	N	N	N	N
345	Single Circuit Lattice Tower	Y	Y	N	Y	Y	P	P
345	Single Pole Structure	Y	Y	N	Y	Y	N	N
345	Double Circuit Lattice	Y	Y	N	Y	N	N	N
765	Guyed V Tower (Existing)	Y	Y	P	Y	Y	Y	Y
765	Guyed V Tower (New)	Y	Y	Y	Y	Y	Y	Y
765	Lattice Tower	Y	Y	Y	Y	Y	Y	Y
ID	VEHICLE DESCRIPTION							
1	Large Tractor Trailer (52' long)							
2	Large School Bus (34' long)							
3	Small Farm Tractor							
4	John Deere Combine							
5	Full-Size Van (20' long)							
6	Pickup Truck							
7	Automobile							

CONTACTING AEP

AEP OHIO

1-800-672-2231

APPALACHIAN POWER

Tennessee: 1-800-967-4237

Virginia: 1-800-956-4237

West Virginia: 1-800-982-4237

KENTUCKY POWER:

1-800-572-1113

AEP TEXAS:

1-877-373-4858

INDIANA MICHIGAN POWER

Indiana: 1-800-311-4634

Michigan: 1-800-311-6424

PUBLIC SERVICE COMPANY OF OKLAHOMA:

1-888-216-3523

SOUTHWESTERN ELECTRIC POWER COMPANY

East Texas, Louisiana, Arkansas: 1-888-216-3523

North Texas Panhandle: 1-800-723-7430

6533 Birchview Dr
Reynoldsburg OH 43068

Statement from Neighbor

To the Zoning Board of the City of Reynoldsburg:

I am writing to the Zoning Board of Appeals to express my support for the proposed variance for the new proposed residential construction property at 6530 Birchview Dr to allow an attached garage to be located 16.67 feet in front of the façade of the structure. I support this variance because the project will not impair the property values of the adjacent area, and this project will enhance the neighborhood's character by closing the gap(empty lot in developed neighborhood) and building a new residential house. I foresee the potential positive impact on the aesthetics of our neighborhood.

Best regards,

Gloria Bish

Gloria Bish
614-843-3423

6540 Birchview Dr
Reynoldsburg OH 43068

Statement from Neighbor

To the Zoning Board of the City of Reynoldsburg:

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Best regards,

Tebong, Linda

4/25/2025

atuh_Linda@yahoo.com

6519 Birchview Dr
Reynoldsburg OH 43068

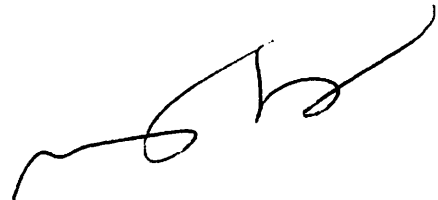
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Best regards,

Ashley Robinson
614-951-9121

A stylized handwritten signature in black ink, likely belonging to Ashley Robinson, located at the bottom right of the page.

Parcel ID: 060-004618-00
OWENS AIDA

Map Routing: 060-N156G -067-00
6530 BIRCHVIEW DR



From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Emma Cepek](#)
Subject: Re: 6530 Bichview Drive - Variance Application
Date: Monday, May 19, 2025 10:35:58 AM
Attachments: [Outlook-clknkoxz.png](#)

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

Phoenix,

Good morning.

We currently do not have any comments 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, May 19, 2025 9:43 AM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 6530 Bichview Drive - Variance Application

Lt. Schmidt,

I am sending you 6530 Birchview Drive for the Variance Applications and related items that are

scheduled for the June 5TH 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 May 28th so that we can incorporate them in the staff report that goes out first thing on May 29th.

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

From: [Mark Riley](#)
To: [Phoenix Buathier](#)
Cc: [Emma Cepek](#)
Subject: RE: 6530 Bichview Drive - Variance Application
Date: Tuesday, May 20, 2025 8:37:21 AM

Good morning Phoenix,

Public Service has no comments.

Regards,
Mark

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, May 19, 2025 9:54 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: RE: 6530 Bichview Drive - Variance Application

Sorry I forgot the attachments, here they are.

From: Phoenix Buathier
Sent: Monday, May 19, 2025 9:44 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 6530 Bichview Drive - Variance Application

Mark,

I am sending you 6530 Birchview Drive for the Variance Applications and related items that are scheduled for the June 5TH 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 May 28th so that we can incorporate them in the staff report that goes out first thing on May 29th.

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

Sincerely,
Phoenix Buathier
PLANNING AND ZONING ADMINISTRATOR

—

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

May 12, 2025

6502 Olde Mill Run
Reynoldsburg, OH 43068

Reynoldsburg Board of Zoning and Building Appeals
7232 East Main Street
Reynoldsburg, OH 43068

RE: Request for appeal before Reynoldsburg Board of Zoning and Building Appeals.

I am Lloyd David John Newman, owner of the property identified as 6502 Olde Mill Run, legal description Olde Mill Run, Red Fox Hollow 125. Ali On May 7, 2025, a code violation notice was severed at the address being rolled and rubber banded to the storm door handle. The violation references section 302.4 PROTECTIVE TREATMENT with other violations cited *"Exterior surfaces, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, chipping paint shall be eliminated and surfaces repainted. Oxidation stains shall be removed from exterior surfaces."* In addition, other corrective actions stated *"Please remove algae/oxidation from exterior walls and siding."*

Please accept this letter as a formal request for appeal. Here are facts that support why this code violation is an overextended abuse of power by the code enforcement officer.

- 1) Reynoldsburg Code Part 17, 1711.02, Chapter 3, section 304.2 does not refer to protective treatment for vinyl siding. The residence does not have wood or metal siding.
- 2) Reynoldsburg Code 1711.02, Chapter 3, section 304.2 does not refer to or describe a requirement for abatement for naturally occurring organic substances including but not limited to algae, moss, lichen, mold, or mildew, which are acts of god.
- 3) Organic materials are naturally occurring on outside surfaces and do not pose a threat or endanger the health, life, limb or property of any person, or cause any hurt, harm, damage, injury, or loss to any person.
- 4) Organic materials on vinyl siding are not a sign of dilapidation, decay, unsafe or unsanitary conditions, nor is it detrimental to the health, morals, safety, public welfare or wellbeing of the community, endanger the life or property or conducive to ill health, delinquency, or crime.
- 5) Organic materials on vinyl siding are not a blighting influence, depreciating nearby property values.

- 6) The vinyl siding, vinyl finishing trim, and vinyl outside corners (joints) attached to the residence are intact without cracks, holes, flakes, chips, or missing parts.

This code violation notice should be overruled because:

- a) The compliance officer added algae before the word oxidation, thus reinterpreting and expanding the meaning of section 304.2 independently, thus establishing their own code without the approval of City Council.

Additionally, Reynoldsburg Code Part 17, 1711.02, Chapter 3, section 304.2 states "*Exterior wood surfaces, **other than decay-resistant woods...***" (emphasis added). If the residence had cedar siding, with cedar being a commonly known decay and rot-resistant wood, not requiring treatment, organic substances, including but not limited to algae, moss, and lichen would still grow naturally on untreated cedar siding. In addition, algae, moss, and lichen may grow on painted surfaces, block, stucco and brick. Reynoldsburg Code Part 17, including section 304.2, contains no provisions addressing the growth of organic substances on home exteriors.

Thank you for considering this request for appeal of the code violation notice executed on May 7, 2025 against the property identified as 6502 Ole Mill Run. I anticipate a timely reply.

Respectfully,



Lloyd D.J. Newman

Owner, 6502 Olde Mill Run

CITY OF REYNOLDSBURG

BUILDING DIVISION
7232 East Main Street, Reynoldsburg, Ohio 43068
(614) 322-6814

Property Maintenance

Code Violation Notice

Owner/Resident/Business/Manager _____

Your property at _____ (Optional)
6502 Old Mill Run

VACANT PROPERTY – City will cut if not cut today

Was inspected on 5/7/25 and found to be in violation of Reynoldsburg City Code
Section(s) 304.2 PROTECTIVE TREATMENT

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) Exterior surfaces, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Oxidation stains shall be removed from exterior surfaces.

You are hereby notified that you have 28 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 remove algae/oxidation from exterior walls and siding.

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.

Ali Gazerani

Thank you for your immediate attention and cooperation

Code Compliance Official

Office Use Only: Initialed: AG File # _____ Entered: 5-7-25 Photos Taken: ☒ Y ☐ N

Re-Inspection Date 6-4-25 Additional Inspections: _____

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

