



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

Wednesday, June 18, 2025

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 06-05-2025
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App # 2025-0295; 6549 E. Livingston Avenue; Sofia Mohamed for Jody Bryant for Bubble Joy Learning Center, LLC; Conditional Use

E. OTHER BUSINESS

1. Zoning Code Update
2. I-Pad Update

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
June 5, 2025**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 05-01-2025

Minutes stand approved.

Planning & Zoning Board - Regular Meeting - 05-15-2025

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

NEW BUSINESS

**App# 2025-0228; 7610 E. Main Street; Doug Kincaid for First Service Federal
Credit Union; Certificate of Appropriateness**

Ms. Buathier presents application 2025-0228 for Doug Kincaid of First Service Federal Credit Union for exterior modifications at 7610 East Main Street.

- The proposed modifications include new white vinyl siding on the east and west sides and painting all existing wood trim white.
- Staff recommends approval due to meeting design guidelines and review criteria.
- Doug Kincaid, representing First Service Federal Credit Union, provides additional details and samples of the proposed siding.
- The board votes unanimously to approve the application.

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

APP# 2025-0195; 7382 E Main Street; Michael Jarrell with Clarizio Properties LLC for Brad Clarizio with Main Street Flats LLC; Certificate of Appropriateness

Ms. Buathier presents application 2025-0195 for Michael Durrell of Clasio Properties LLC for exterior modifications at 7382 East Main Street.

- The proposed modifications include replacing 10 existing doors and 20 existing windows with new ones.
- Staff recommends approval due to meeting design guidelines and review criteria.
- Michael Durrell provides additional details and clarifies the changes.
- The board votes unanimously to approve the application.

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

APP# 2025-0197; 7382 E Main Street, Michael Jarrell with Clarizio Properties LLC for Brad Clarizio with Main Street Flats LLC; Certificate of

Appropriateness

Ms. Buathier presents application 2025-0197 for Michael Durrell of Clasio Properties LLC for painting the exterior of 7382 East Main Street.

- The proposed colors include Sherwin Williams SW 9684 for doors and Sherwin Williams SW 7637 for walls.
- Staff recommends approval due to meeting design guidelines and review criteria.
- Michael Durrell provides additional details and samples of the proposed colors.
- The board votes unanimously to approve the application.

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

APP# 2025-0236; 7374 E Main Street; Michael Jarrell with Clarizio Properties LLC for Brad Clarizio with Main Street Flats LLC; Certificate of Appropriateness

Ms. Buathier presents application 2025-0236 for Michael Durrell of Clasio Properties LLC for exterior modifications at 7374 East Main Street.

- The proposed modifications include replacing eight existing door storefronts and 16 existing windows with new ones.
- Staff recommends approval due to meeting design guidelines and review criteria.
- Michael Durrell provides additional details and clarifies the changes.
- The board votes unanimously to approve the application.

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

APP# 2025-0238; 1606 Lancaster Avenue; Denise Bode for Lancaster Avenue Holdings, LLC; Conditional Use

Ms. Buathier presents application 2025-0238 for Denise Bode of Lancaster Avenue Holdings LLC for a medical clinic at 1606 Lancaster Avenue.

- The proposed use includes providing individual psychotherapy and community-based case management services.
- Staff recommends approval based on meeting conditional use requirements.
- Chelsea Earnhardt, representing the applicant, provides additional details and clarifies the services offered.
- The board votes unanimously to approve the application.

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

APP# 2025-0231; 6530 Birchview Drive; Aida Owens; Variance

Ms. Buathier announces the withdrawal of application 2025-0231 for a variance at 6530 Birch View Drive.

- The board votes unanimously to accept the withdrawal.

RESULT:	Approved to withdraw
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Barnhert, Benner, Brusk, Kleckley, Ward, Furst

6502 Olde Mill Run; Property Maintenance Code Violation; Appeal

Attorney Shook introduced the appeal pursuant to chapter 1722 of the codified ordinance of the City of Reynoldsburg. The code violation was issued to Mr. Lloyd Newman at 6502 Olde Mill Run.

Ali Gazerani, the code enforcement officer, testified about the violation related to oxidation and discoloration on the exterior walls.

Mr. Shook Confirmed Mr. Gazerani's position within the City of Reynoldsburg and confirmed he has been in this position since March 2024. Mr. Gazerani confirmed the training he has received as part of his position within the city, which includes becoming a Certified Building Inspector. Mr. Shook asked if Mr. Gazerani has had occasions to enforce the code as part of his job responsibilities. Mr. Gazerani has

had experience and explained some of his experience with enforcing the code, which includes being proactive and responding to complaints. Mr. Gazerani came in contact with the property at Olde Mill Run as part of his daily routes driving through neighborhoods. They do proactively look for violations, but don't single out any individual properties. Mr. Gazerani noticed this property's exterior walls had oxidation, which means discoloration of the siding. Mr. Gazerani went back to the office to do some research on whom the property owner was, printed a violation, then took the violation to the front door at the property.

Mr. Shook showed pictures from the violation and Mr. Gazerani confirmed this was the picture of 6502 Olde Mill Run. He explained the oxidation shown in the picture and why he wrote the violation. Mr. Gazerani had a picture from the other side of the house on his phone and showed the additional water damage and stains. The water damage is section 304.2. Once a violation is issued, it includes corrective action to remedy the violation. In this case, the remedy was that the algae and oxidation needed to be removed, and they were given 28 days to remove it. This violation was issued on May 7th, 2025 with an appeal letter attached to the front door. Mr. Gazerani feels this is ample time to remedy this violation.

Mr. Gazerani explained that when they drive by a location at the posted speed limit and observe an issue, that's when they are prompted to stop and investigate further.

Mr. Shook asked Mr. Gazerani if they recommend a particular method by which to clean the siding when they issue a violation. Mr. Gazerani said they do not. Mr. Shook asked that, based on his experience in his position, how do properties typically resolve this issue? Mr. Gazerani explained that some power wash, but that is not necessary. Usually you can use your hose and dish soap or a little bit of bleach to do a soft wash, and it comes off easily. This is 10-15 minutes based on the size of the property or the stain and oxidation.

Mr. Shook asked if part of the code enforcement job was to look for blighted properties or properties that have unclean conditions. Mr. Gazerani explained they look for all of those. Mr. Gazerani also looks for grass and weeds as a condition for blighted properties.

Mr. Newman asks that the board vacate or expunge this code violation for misapplication and void of vagueness. Mr. Newman explained that Mr. Gazerani left out the word "wood" in his wording of the violation. The current code says wood surfaces and the violation just says surfaces. Mr. Newman further explains that the confirmation of oxidation on the surface is not evident from a distance and requires contact with the surface to confirm. Furthermore, the violation says to remove algae/oxidation from exterior walls. Mr. Newman feels that these terms can't be used as synonymous and can't be interchanged. He continues to explain the arbitrary use of vague laws and ordinances. He noted other properties in the area that could potentially have a violation.

Mr. Shook recited the first sentence of 304.2 that references exterior surfaces. Mr.

Newman agreed that the pictures reflect an exterior surface. Mr. Shook asked if Mr. Newman had any personal knowledge of the houses he referenced that had not been sited with property code violations.

Mr. Newman: Depending on the outcome of this appeal, if necessary, I will be making a request for documentation from the city on all of those properties to confirm whether there has or has not been a citation on those properties in the last year.

Mr. Shook asked if Mr. Newman's position was that the exterior surface, as depicted in the photographs, was in good condition. Mr. Newman says the siding remained flexible with no cracks.

Mr. Benner asked if Mr. Newman had been keeping a close eye on the houses he reported that have had this issue over the past year. Mr. Newman said not a close eye, but the conditions have not changed.

Mr. Benner asked if it was possible that the houses he was talking about might not be the same ones as in the past and that it is not very conducive to figure out what is wrong with the particular issue. Mr. Newman disagreed with Mr. Benner's comment. Mr. Benner explained that part of the argument is that the code isn't applied equally or consistently. The pictures that were provided of neighbors' homes, Mr. Benner doesn't think he would notice driving by. Mr. Newman's is noticeable due to the color and algae that is on the home. Mr. Newman Disagrees. Mr. Benner asked if he agreed that the color is a reflection of how well the algae is seen. Mr. Newman explained that it is too subjective and has too many variables. Mr. Benner asked the applicant what about the siding oxidation he doesn't want to take care of. It isn't that he doesn't want to take care of it, but he is working on the principle that, had he known the code was specific to organics, he would have taken care of it previously.

Mr. Furst: you said you would correct it, and through this process, I believe you have been informed that the city considers organic materials to be subject to the violation in which you were served. So, given that some time has passed now, what has prevented you from remedying the corrective action as specified? Mr. Newman wanted to know the outcome of his objection. He feels that this part of the code is very vague, unlike in the grass section.

Ms. Barnhart: This is an international code. This is not something that someone in Reynoldsburg wrote. Ms. Barnhart believes this section addresses all surfaces that are exterior. Mr. Newman said that discoloration is not oxidation. Ms. Barnhart said, but it also says it shall be maintained in good condition. Mr. Newman believes that is subjective and doesn't give clear guidelines. Mr. Newman asked if the board would be in a position to clarify that for the citizens. Ms. Barnhart is not in a position to make a judgment on an international code. The matter of laws for this city is a matter for City Council and beyond the purview of this board.

Mr. Furst: I move that we deny this appeal to clarify a vote. A yes is a vote for denial.

Ms. Barnhart: I second.

- The board voted to deny the appeal.

RESULT:	Denied
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Benner, Kleckley, Alabi, Barnhart, Furst
NAYS:	Ward, Brusk

OTHER BUSINESS

ADJOURNMENT

Meeting adjourned at 7:05

Planning and Zoning Administrator

Chairman

June 3, 2025

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

RE: Bubble Joy Learning Center LLC; 6549 E. Livingston Avenue: Conditional Use Application

Planning and Zoning Board:

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

1. Project Summary

- a. **Site Summary:** The subject site is addressed 6505-6575 E Livingston Avenue, parcel ID number 060-003838, and the subject tenant space is located at 6549 E Livingston Avenue. The parcel is 4.12 acres with a large building that is divided into multiple tenant spaces at a total of 34,305 square feet in size. The subject site was previously used as a Child Day Care - Center. The subject site is zoned CC, Community Commercial.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of CC, Community Commercial to the west, east, north, and southeast. Southwest of the subject site is zoned SR, Suburban Residential. The surrounding land uses consist of single family residential to the southwest, retail to the west, vacant restaurant to the north, townhomes to the east, and condos to the southeast.
- c. **Applicant's Request:** The applicant is requesting to use the subject tenant space use for a Child Day Care – Center, which is a conditional use for the CC, Community Commercial zoning district. A Child Day Care - Center is defined as “Any place operated by a person, society, agency, corporation, institution, or any other group that is licensed by the state of Ohio wherein twelve (12) or more children under 17 years of age who are not related to the facility operator and whose parents or guardians are not residents in the same house and with such person, society, agency, corporation, or institution responsible for the control and care of children enrolled therein.” The applicant intends to operate a Daycare at the subject tenant space from 6am to 6pm, Monday through Friday, with an anticipated 10-12 employees. The applicant also states that they will not be undergoing any inside or outside building modifications.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the Community Commercial District is “...[I]ntended to serve residents of Reynoldsburg and the surrounding areas. With easy access to I-70 and I-270, the districts should promote businesses that rely on a larger geographic market area for their consumer base, along with offices and companies with a regionally-based workforce that can access the district from adjacent, heavily-traveled corridors.”

e.

1. 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 use will be in harmony with the existing or intended character of the district and nearby affected districts and will not change the essential character of the zones and districts.
 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 adversely affect the use of adjacent property.
 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 adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.
 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 use will be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools.
 2. The fire department has 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 the proposed use will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district
 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 proposed use of Child Day Care - Center will 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.
 2. Staff finds that the land use of Child Day Care - Center 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. Childcare Centers are required to meet the general standards found in Section 1105.13.H:
 - i. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor.
 - a. The applicant states the lot is not within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor.
 - b. Staff finds that the proposed Child Day Care Center is not within 150ft of any lot or parcel with an approved gasoline station use.
 - ii. All outdoor play areas shall meet the minimum requirements outlined by the State agency with oversight of childcare centers. No play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. No play area shall be constructed in a manner that allows children access to any electrical or telecommunications box/vault.
 - a. The applicant states all outdoor play areas meet the minimum requirements outlined by the State agency with oversight of childcare centers of sixty square feet (60SQFT) per child. That the playground is not located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. That children will not have access to any electrical or telecommunications box/vault.
 - b. Staff finds the existing playground area is not located adjacent to a loading space, nor does it appear to allow children to access an electrical box.
 - iii. No childcare center shall be permitted to operate between the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning Administrator or the Planning and Zoning Board.

- a. The applicant states that the center will not operate between the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning Administrator or the Planning and Zoning Board.
 - b. Staff finds that all requirements of Section 1105.13.H have been met.
- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 - 1. The applicant states the proposed use will 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.
 - 2. Staff has determined that the intended land use of the site, is Child Day Care - Center. Based on the definition of Child Day Care - Center, which is found earlier in the staff report, the applicant meets this requirement.

2. Recommendation

- a. Due to the applicant meeting all required Conditional Use standards, along with the additional regulations in Section 1105.13.H, staff recommends approval of the Child Day Care –Center Conditional Use.

Reynoldsburg

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

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

RECEIVED

MAY 28 2025

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

App./Case#: 2025-295
Date Submitted: 5/28/25
Fee Amount: 450 -

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: CK 7923

Property Address: 6549 E. Livingston Ave Reynoldsburg, OH 43068	Parcel ID#(s): 060-003838-00
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): EV Bishoff Company - Agent Zachary Kirk	
Contact Email: vruesdale@evbco.com	Contact Phone Number: (614) 448-3589

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Bubble Joy Learning Center, LLC	Contact Name: Jody Bryant
Contact Email: jbryant773@gmail.com	Contact Phone Number: 614-419-8326
Description of Use: Daycare	

III. APPLICANT INFORMATION

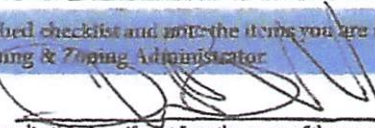
Applicant Name: Sofia Mohamed	Applicant Address: 1140 McNeil Dr., Blacklick, OH 43004
Applicant Phone Number: (614) 370-0542	Applicant Email: sofiaa2@yahoo.com
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached	

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.))

This application is for Conditional Use of an existing daycare change of ownership. No structural changes will be made. No new lighting. The playground is existing in the rear of the building. The daycare will operate M - F 6:00am - 6:00pm. Anticipated number of employees is 10-12. There will no deliveries.

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: 5.24.25

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

PZB Meeting

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

P&Z Administrator: _____ Date: _____

Section 1109.13

CONDITIONAL USES

Initiating a Conditional Use

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

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

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

What information must be provided with a Conditional Use?

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

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

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

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

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

How much will a Conditional Use cost?

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

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

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

Who may I call if I have questions?

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

OR Visit our website at:

<http://www.reynoldsborg.gov>

Section 1109.13.D

STANDARDS FOR ALL CONDITIONAL USES

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

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

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

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

BUBBLE JOY LEARNING CENTER, LLC
6549 Livingston Ave., Reynoldsburg, OH 43068, (614) 370-0542

May 19, 2025

To Whom It May Concern,

My name is Sofia Mohamed. I am the owner of Bubble Joy Learning Center, LLC, 6549 E. Livingston Ave., Reynoldsburg, OH 43068. Bubble Joy Learning Center is requesting Conditional Use to use the space for an existing daycare. The space was very recently approved for daycare use for Bubble Joy Daycare. Bubble Joy Learning Center is requesting a change of ownership only. There will be no alterations to the space. There will be no negative or harmful effects on adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, or storm water.

The lot is not within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor. All outdoor play areas meet the minimum requirements outlined by the State agency with oversight of childcare centers of sixty square feet(60SQFT) per child. The playground is not located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. Children will not have access to any electrical or telecommunications box/vault. The center will not operate between the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning Administrator or the Planning and Zoning Board.

The proposed use will be in harmony with the existing or intended character of the district and nearby affected districts and will not change the essential character of the districts.

The proposed use will not adversely affect the use of adjacent property.

The proposed use will not adversely affect the health, safety, morals, or welfare of people residing or working in the neighborhood.

The proposed use will be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools.

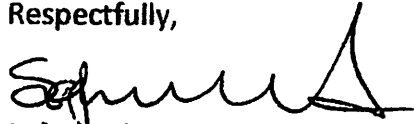
The proposed use will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district.

The proposed use will be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the city.

The proposed use complies with the applicable specific provisions and standards of this Code.

The proposed use will be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

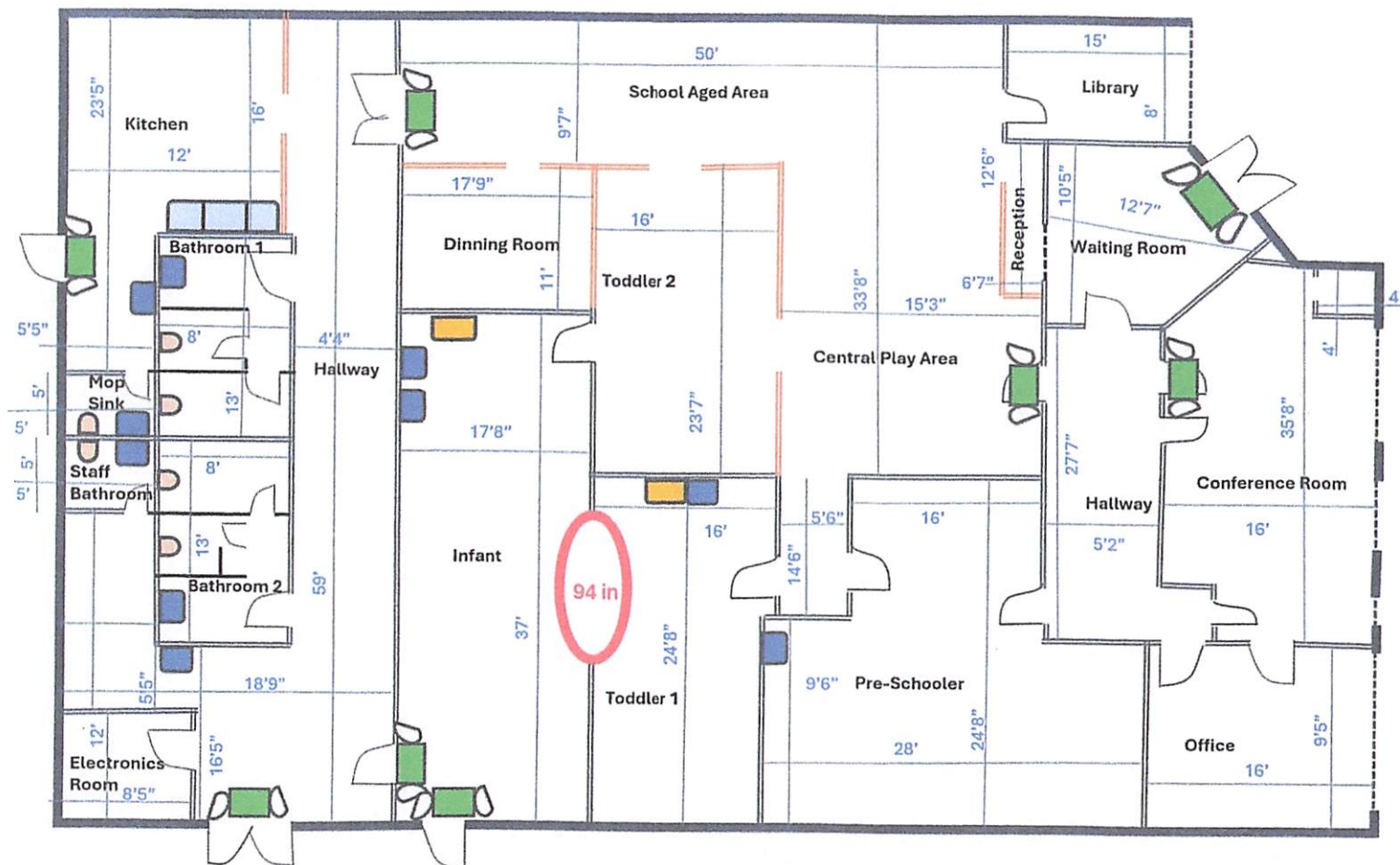
Respectfully,

A handwritten signature in black ink, appearing to read 'Sofia Mohamed', with a stylized, flowing script.

Sofia Mohamed

AERIAL VIEW OF BLACKCLICK PLAZA





All doors are 36" or 3' width



Exit Sign



Temporary Room divider

The Building Interior Height is 8'

Room Name	Age	Capacities
Infants	0 – 12 months	13
Toddlers 1	1 – 2.5 yrs. old	11
Toddlers 2	3 yrs. old	10
Preschoolers	3–5 yrs. old	15
School-age	5 – 12 yrs. old	14

2 Bathrooms for children

1 Bathroom for staffs

1 Mop Sink (Bathroom)



3 Compartment Sink



Hand Sink



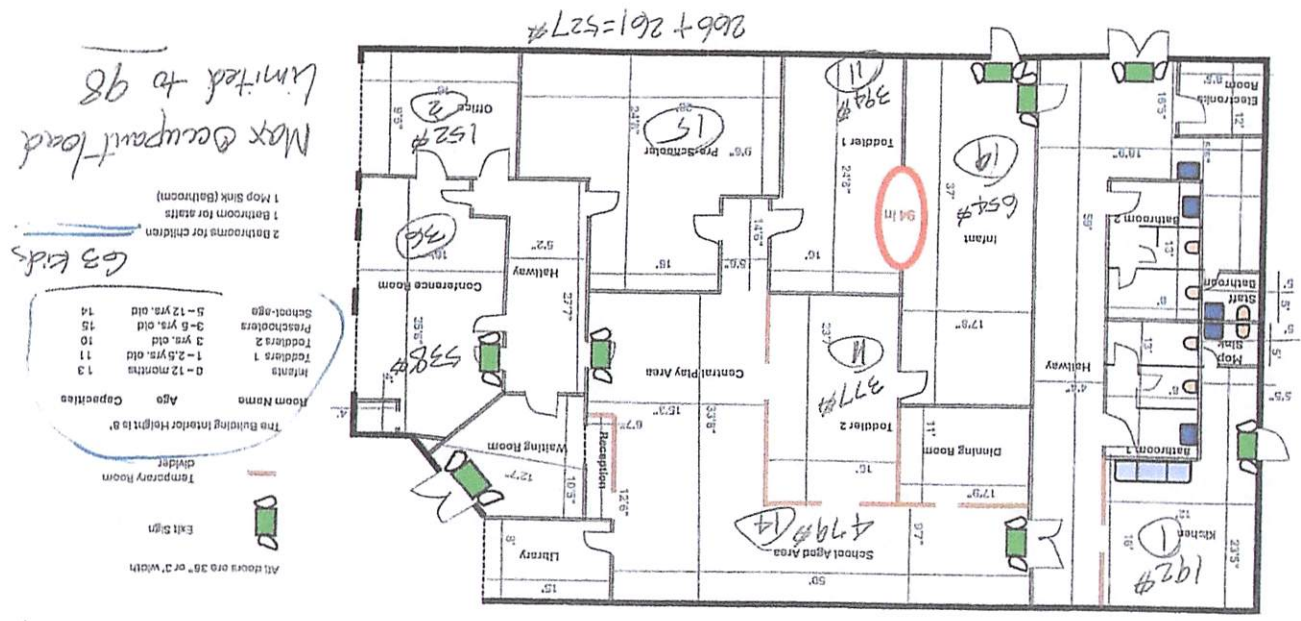
Changing Table & Hand Sink



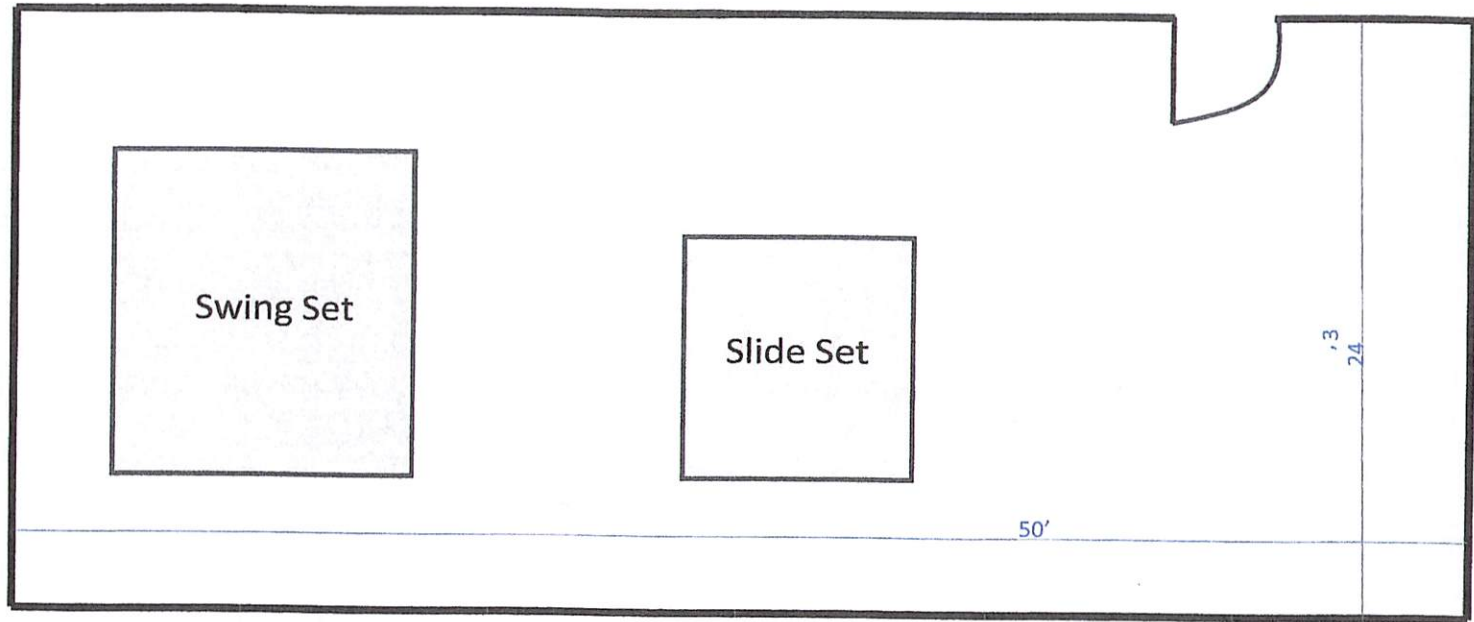
Changing Table

Bubble Joy Learning Center LLC

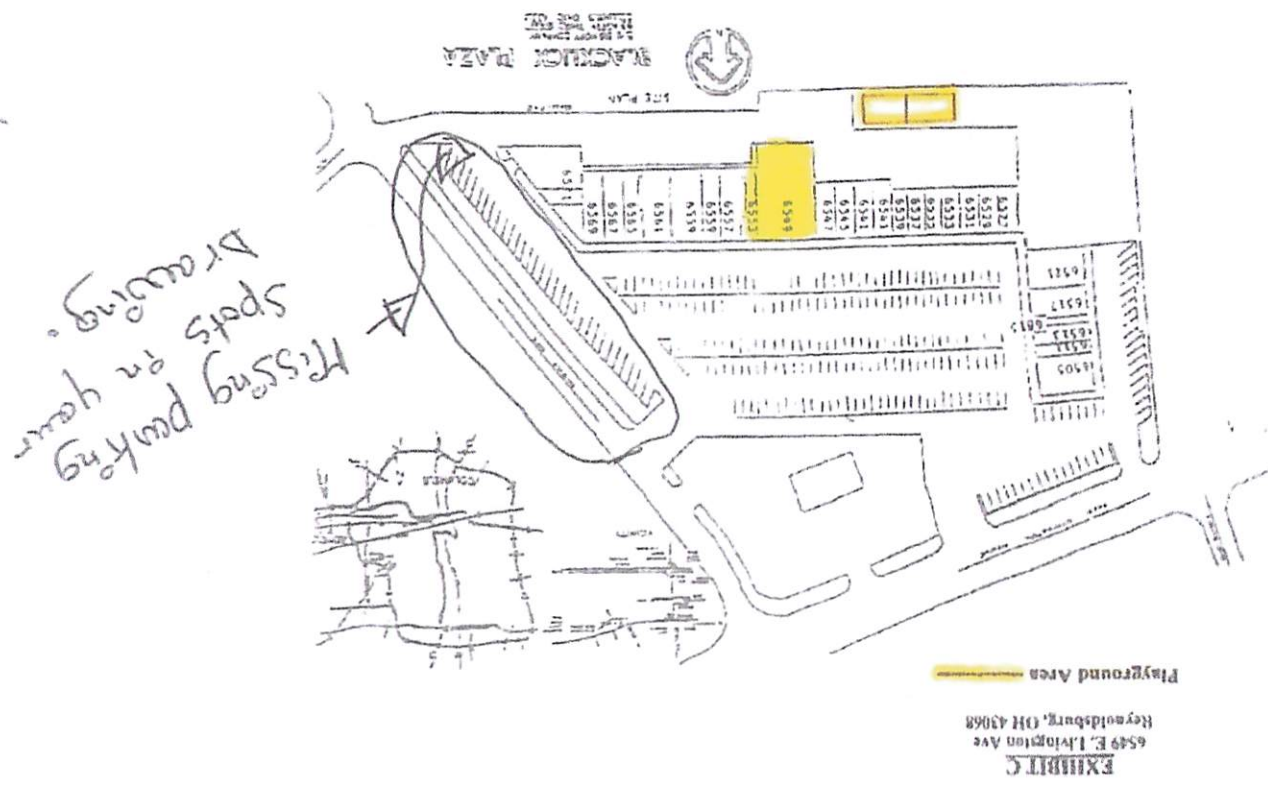
6549 E. Livingston Ave. Reynoldsburg, OH. 43068



Playground

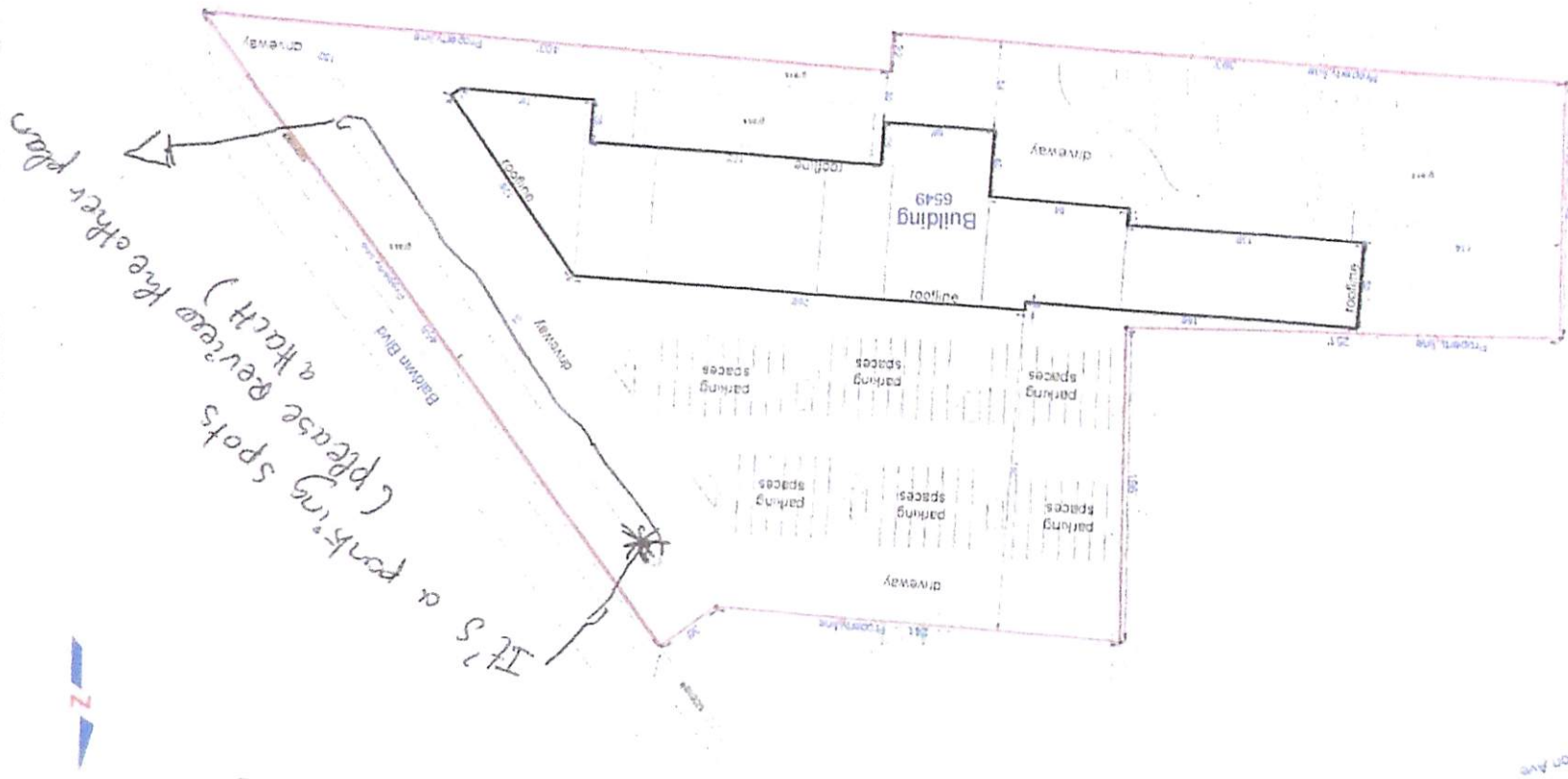


Plan approved by Building Division



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FROM: JAMES L. BROWN
 TO: JAMES L. BROWN
 SUBJECT: 6549 BUCKINGHAM BLVD
 ADDRESS: 6549 BUCKINGHAM BLVD
 CITY: BIRMINGHAM, AL 35205
 COUNTY: BIRMINGHAM, AL 35205
 SCALE: 1"=20'



E Livingston Ave



From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#)
Subject: Re: 6549 E. Livingston Avenue - Conditional Use
Date: Tuesday, June 3, 2025 10:50:07 AM
Attachments: [Outlook-sh3vr44l.png](#)

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

Emma,

Good morning,

We do not have any commits or issues with this project. A fire inspection on the address was performed within the last 60 days, with no violations found.

If you need anything else, please let me know.

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: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Tuesday, June 3, 2025 9:57 AM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 6549 E. Livingston Avenue - Conditional Use

Lt. Schmidt,

I am sending you 6549 E. Livingston Avenue Conditional Use Application and related items that are scheduled for the June 18TH Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by June 10th so that we can incorporate them in the staff report that goes out first thing on June 11th.

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

Sincerely,

Emma Cepek

PLANNER I

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City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov