



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

Planning & Zoning Board

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

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, July 31, 2025

6:00 PM

Council Chambers

A. CALL TO ORDER

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

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App# 2025-0364; 7453 E. Main Street; David Russell for HN Holdings, LLC; Certificate of Appropriateness
2. App# 2025-0340; 7509 E. Main Street; Puran Guatam for Gautam Homes, LLC; Certificate of Appropriateness

E. OTHER BUSINESS

1. Zoning Code Updates

F. ADJOURNMENT

ADJOURNMENT

July 21, 2025

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

RE: David Russell for HN Holdings, LLC; 7453 E. Main Street: Certificate of Appropriateness for Signage

Planning and Zoning Board:

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

1. Project Summary

- a. **Site Summary:** The subject tenant space is located at 7453 E. Main Street. The 0.30-acre site is a Commercial Building in the ORD-C, Olde Reynoldsburg District. The applicant is requesting a sign reface for an existing monument sign located at the front of the property.
- b. **Surrounding Zoning:** The surrounding zoning consists of ORD-C, Olde Reynoldsburg Commercial District to the west, north and east of the site, along with ORD-N, Olde Reynoldsburg Neighborhood District to the south of the site. The surrounding land uses consist of an event center - private to the north, Office – Professional Services to the west, Religious Assembly to the east, and Dwelling – Single-Family Detached to the south.
- c. **Applicant's Request:** The proposed project involves refacing the entire monument sign. All business names and logos will be consolidated onto a single 4' x 6' acrylic panel with vinyl lettering.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.

2. Project Review

- a. The site and building are located in the ORD-C, which requires a Certificate of Appropriateness to be issued, “prior to commencing new construction or any remodeling, reconstruction, or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg District(s)” The sign must also comply with Section 1105.03.C.ii, Signs for the ORD-C.
- 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 1105.03.C.vi.5 states, “Monument Sign. One (1) monument sign with a base constructed of brick, stone, brick veneer or stone veneer may be installed in the ORD-C. The monument sign may be a maximum of six feet (6’) in height with a maximum surface area of twenty-four (24) square feet. Any monument sign located in accordance with this subsection shall be setback a minimum of ten feet (10’) from the front property line or easement line, as applicable.”
- i. The existing structure is a legal non-conforming monument (pole) sign. The proposed monument sign reface appears to meet all Zoning Code requirements for a legal non-conforming monument sign.

3. Recommendation

- a. Staff recommends approval of the Certificate of Appropriateness due Section 1105.03.C.ii Sign Guidelines for Olde Reynoldsburg and Section 1109.19 Review Criteria being met.

Reynoldsburg

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

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

JUL - 7 2025

REYNOLDSBURG BUILDING DEPT

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

App./Case#: 2025-364

Date Submitted: 7/7/25

Fee Amount: 75-

☒ Paid: CC

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: <u>7453 E. Main</u>	Parcel ID#(s): <u>060-000194</u>
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>HN Holdings LLC</u>	
Contact Email: <u>david.russell@ctsgeosystems.com</u>	Contact Phone Number: <u>614-867-3144</u>

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>CEs</u>	Contact Name: <u>David Russell</u>
Contact Email: <u>david.russell@ctsgeosystems.com</u>	Contact Phone Number: <u>614-867-3144</u>

IV. APPLICANT INFORMATION

Applicant Name: <u>David Russell</u>	Applicant Address: <u>7453 E. Main St. Reynoldsburg OH. 43068</u>
Applicant Phone Number: <u>614-867-3144</u>	Applicant Email: <u>david.russell@ctsgeosystems.com</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: <u>Updating sign</u>			

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: David Russell Date: 7/7/2025
*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. *

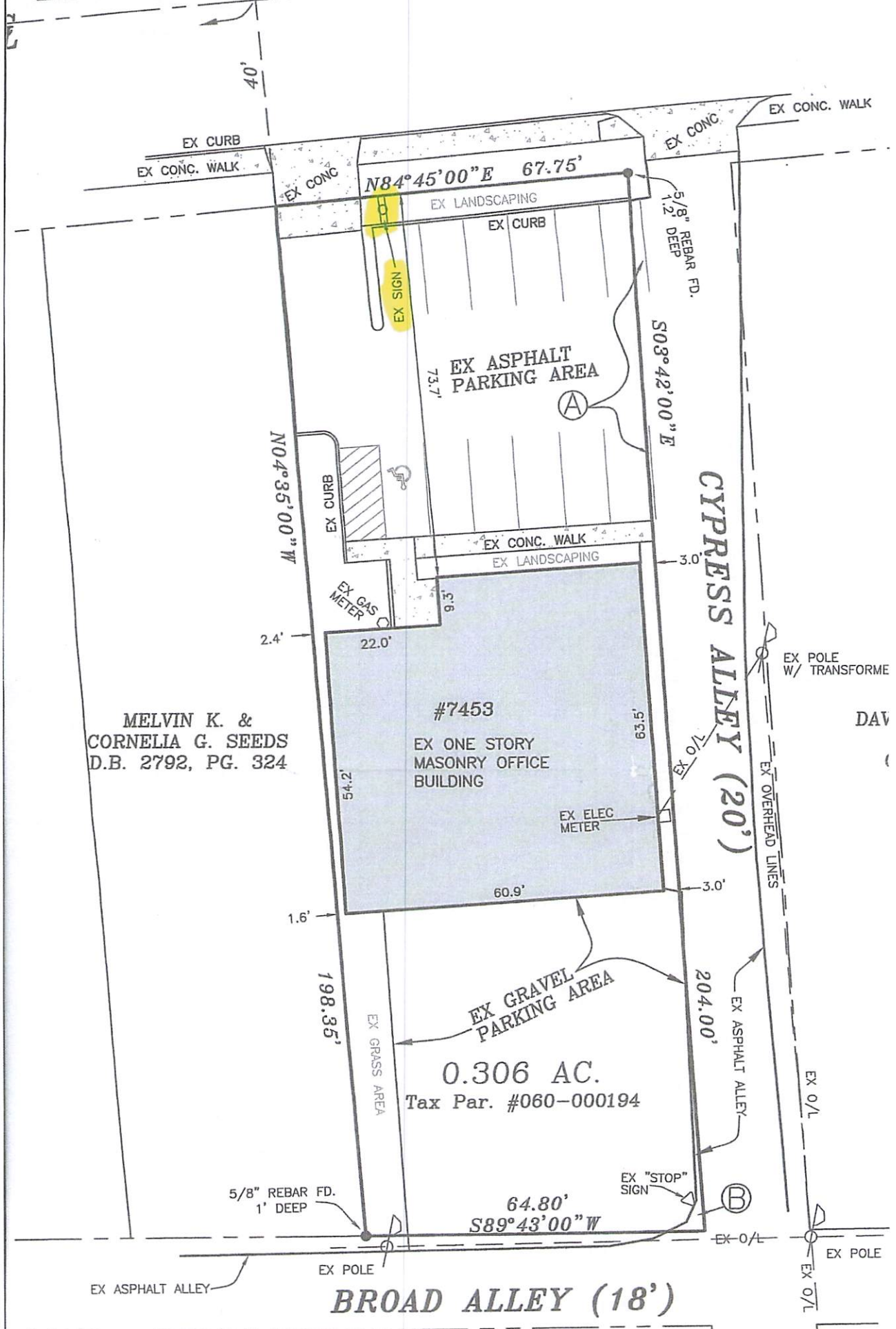
OFFICE USE ONLY

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





EAST MAIN ST. ~ S.R. 40 (80)



From: [David Russell](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#)
Subject: Re: Zoning Certificate Application - 7453 E. Main Street - SIGN PERMIT, NEW BUSINESS/USE
Date: Saturday, July 12, 2025 1:00:52 PM

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

You are correct the sign is one piece of acrylic that is 4x6 with vinyl lettering
Sent from my iPhone

On Jul 11, 2025, at 3:33 PM, Emma Cepek <ecepek@reynoldsburg.gov> wrote:

Hello,

We have been working on your application. For our records, please confirm per our phone conversation that the entire sign, including all 4 business logos and names, is only one sign that is 4x6, and not separate signs for each business. Please also confirm the material as acrylic with vinyl lettering.

Sincerely,

Emma Cepek
PLANNER I

—

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

www.reynoldsburg.gov

From: David Russell <david.russell@ctsgeosystems.com>
Sent: Wednesday, July 9, 2025 8:38 AM
To: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: Re: Zoning Certificate Application - 7453 E. Main Street - SIGN PERMIT, NEW BUSINESS/USE

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

We do construction surveying construction staking and data prep.
The data prep is giving the contractor quantities of how many cubic yards of dirt needs to be moved in or out of the job site.

On Mon, Jul 7, 2025 at 12:26 PM Emma Cepek <ecepek@reynoldsburg.gov>

wrote:

Hi David,

Thank you for the information, but I still have some questions to clear up some confusion.

So, it appears that the whole sign, including the Helping Hands and Dentist signs, is 4'x6'. I need to know the dimensions of the individual CTS and CES signs. Are you also replacing the Helping Hands and Dentist signs? Compared to the existing sign right now, I am seeing two new signs (CTS and CES) that make up the area of the existing Site Engineering sign. Each sign will be its own application. And in this case, it would not be a sign reface since two new signs are going in that are not the same dimensions as the original Site Engineering sign.

That being said, will there be two different businesses occupying the one tenant space? I see Construction Technology Solutions and Construction Engineering Solutions, are they the same business?

I still need a description of the previous business and the new business. I understand it is staying the same, but I do not know what the business does, and I need to know in order for me to determine the correct land use.

I also still need an aerial image.

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

Sincerely,

Emma Cepek
PLANNER I

—

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

www.reynoldsburg.gov

From: David Russell <david.russell@ctsgeosystems.com>

Sent: Monday, July 7, 2025 11:23 AM

To: Emma Cepek <ecepek@reynoldsburg.gov>

Subject: Re: Zoning Certificate Application - 7453 E. Main Street - SIGN PERMIT, NEW BUSINESS/USE

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

The sign is a monument and the dimensions is 4x6

Suite 3 1742 Sq. Ft. total

The business is staying the same just changing names

Sign material is Acrylic

On Tue, Jun 24, 2025 at 10:27 AM Emma Cepek

<ecepek@reynoldsburg.gov> wrote:

Mr. Russel,

I am contacting you regarding Permits 2025-0333 and 2025-0332 for 7453 E. Main Street regarding SIGN PERMIT and NEW BUSINESS/USE and have the following comments:

2025-0333: Sign Permit

1. You have marked that the sign will be projecting on the application, however the image provided is a monument sign.
 1. Please clarify what kind of sign it will be.
2. Provide the dimensions of the existing sign that the proposed sign is replacing, to ensure that the proposed sign reface is the exact same dimensions.
 1. This is needed to ensure that this application is a face replacement for the exact same sign size, otherwise it would be considered a "New Sign".
 2. We also need a picture of the existing sign.
3. Please provide an aerial image site plan of the property that shows exactly where the sign is.
4. No material is listed for the sign material.
 1. Please indicate what the proposed sign will be made out of.
5. The proposed wall sign is located in the ORD-C, Olde Reynoldsburg Commercial District.

1. Signs located in the ORD-C, require a Certificate of Appropriateness to be approved by the Planning and Zoning Board.
2. Please see the attached Certificate of Appropriateness application.

2025-0332: New Business/Use

1. Please provide a description of your business and what you will be doing so we can determine the correct land use.
2. Please provide a description of the previous business that was located in the space.
3. Please provide the square footage of the tenant space.

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

Sincerely,

Emma Cepek

PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6800. ext. 6720 | **F** 614-322-6830

www.reynoldsburg.gov

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Emma Cepek](#)
Subject: Re: 7453 E. Main Street - Certificate of Appropriateness Application
Date: Tuesday, July 15, 2025 7:18:56 AM
Attachments: [Outlook-i0rxwiw4.png](#)

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

Phoenix,

The fire department does not have any commits regarding this project at this time.

Thanks,

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



"Our Community, Our Commitment"

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, July 14, 2025 11:18 AM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 7453 E. Main Street - Certificate of Appropriateness Application

Lt. Schmidt,

I am sending you 7453 E. Main Street Certificate of Appropriateness Application and related items that are scheduled for the July 31st 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 July 23rd so that we can incorporate them in the staff report that goes out first thing on July 24th.

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

July 21, 2025

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

RE: Puran Guatam for Guatam Homes, LLC; 7509 E Main Street: Certificate of Appropriateness Application

Planning and Zoning Board:

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

1. Project Summary

- a. **Site Summary:** The subject site is located at 7509 E Main Street. The 1.23-acre site is currently used as an Office – Professional Services. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant states the Certificate of Appropriateness is for a fence for screening around a dumpster.
- b. **Surrounding Zoning:** The surrounding zoning consists of ORD-C, Olde Reynoldsburg Commercial District to the north, west and east of the subject site. The parcel to the south is zoned ORD-N, Olde Reynoldsburg Neighborhood District. The surrounding land uses consist of a Commercial Center - Outdoor to the north, Dwelling – Detached Single-Family to the west, Office – Medical to the east, and a Dwelling – Detached Single-Family to the south.
- c. **Applicant's Request:** The applicant is proposing to install a 6-foot-high lumber fence for the purpose of screening a dumpster. The fence is proposed to be 33 feet away from the property line to the east, 14 feet away from Broad Alley to the south of the site, and 64 feet from the building. The applicant is also proposing the enclosure to be on three sides of the dumpster.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.

2. Project Review

- a. The site and building are located in the ORD-C, which requires a Certificate of Appropriateness to be issued, “prior to commencing new construction or any remodeling, reconstruction, or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg District(s)”
 - i. The Certificate of Appropriateness application appears to meet the following criteria established in Section 1109.19, Certificate of

Appropriateness – Olde Reynoldsburg Districts:

1. Enhances the attractiveness and desirability of the district.
 2. Encourages the orderly and harmonious development in a manner in keeping with the overall character of the district.
 3. Improves residential amenities and any adjoining residential neighborhood.
 4. Enhances and protects the public and private investment in the value of all land and improvements within the district.
 5. Satisfies the applicable guidelines set forth under Chapter 1103; and
 6. Overall effects of the project or development on the appearance and environment of the district.
- b. The ORD-C fence requirements allow fencing to be a maximum of 6 feet in height, 100% opacity, zero feet from lot line and made of approved materials.
- i. The proposed dumpster fencing is intended to be 6 feet in height, be 100% opacity, located 33 feet from the eastern property line and 14 from the alley, and made of wood.
 1. The applicant will meet all fencing requirements found in Section 1105.11 of the zoning code.
- c. Service Structures screening requirements allow service structures to be made of a solid, opaque fence of wall or earth berm that encloses the structure on all sides, unless the structure must be frequently accessed, in which case the screening on all but 1 side is required.
- i. The proposed dumpster screening is made of wood fencing that will enclose the dumpster on 3 sides, except for one, since the structure will be frequently accessed.
 1. The applicant will meet all fencing requirements found in Section 1105.07.K of the zoning code.

3. Recommendation

- a. Staff recommends approval of the proposed 6 foot tall wooden fence to screen the dumpster on the subject site due to all zoning code requirements met.

Reynoldsburg

Building/Zoning Department

7232 East Main Street

Reynoldsburg, Ohio 43068

JUN 23 2025

REYNOLDSBURG BUILDING DEPT

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: 7509 E main St. Reynoldsburg, OH 43068	Parcel ID#(s): 060-000158-00
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Gautam Homes LLC (Puran Gautam)	
Contact Email: Puran.gautam@gautaminsurance.com	Contact Phone Number: (614) 804-0209

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

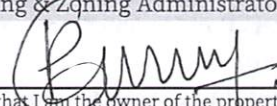
IV. APPLICANT INFORMATION

Applicant Name: Puran Gautam	Applicant Address: 991 Zodiac Ave, Columbus OH 43230			
Applicant Phone Number: (614) 804-0209	Applicant Email: Puran.gautam@gautaminsurance.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: Dumpster Enclosure.			

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: _____

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>	Meeting Date: _____
	Zoning District: _____	
	☐ Olde Reynoldsburg District	<u>Meeting Results</u>
	<u>Additional Approval Required</u>	☐ Approved as Submitted ☐ Tabled
	☐ PZB	☐ 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.

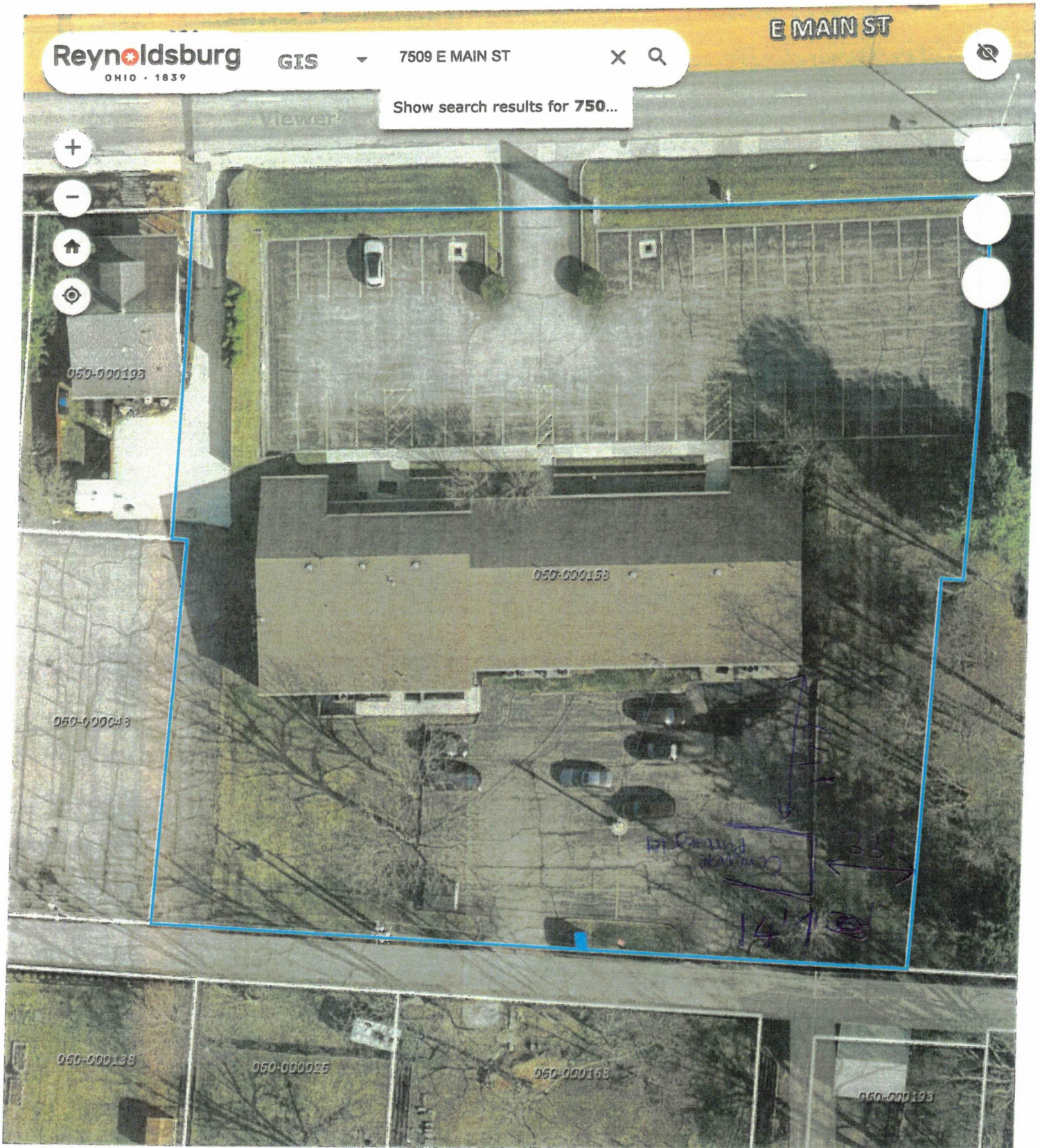
Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. When any items in the packet exceed 11X17, please also submit a PDF or similar scan of the completed application and packet.

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.

Show search results for 750...



64' from Building

6' tall fence.

14' from South property line

33' from East property line

-82.797 39.955 Degrees

40ft



Proposed Design of Dumpster Fence



Proposed Location of Dumpster Fence

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Emma Cepek](#)
Subject: Re: 7509 E. Main Street - Certificate of Appropriateness Application
Date: Tuesday, July 15, 2025 7:19:17 AM
Attachments: [Outlook-et04fuja.png](#)

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

Phoenix,

The fire department does not have any commits regarding this project at this time.

Thanks,

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



"Our Community, Our Commitment"

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, July 14, 2025 11:17 AM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 7509 E. Main Street - Certificate of Appropriateness Application

Lt. Schmidt,

I am sending you 7509 E. Main Street Certificate of Appropriateness Application and related

st

items that are scheduled for the July 31 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 July 23rd so that we can incorporate them in the staff report that goes out first thing on July 24th.

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: [William Dorman](#)
To: [Phoenix Buathier](#)
Cc: [Emma Cepek](#)
Subject: RE: 7509 E. Main Street - Certificate of Appropriateness Application
Date: Monday, July 14, 2025 1:49:43 PM

Emma,

In regards to the CA application for 7590 East Main Street the City's Public Service Department comments are as follows:

- Regarding the location of the proposed trash dumpster. How will the enclosure open?
 - It should not open onto a public roadway for safety reasons.
 - If it opens on the west, it would only be accessible to via the adjacent property and require a cross access easement.
 - Do the setbacks listed (from R/W, or adjacent property line) meet, or exceed the City's standards?

Thank you,

William Dorman
Public Service/Building Director

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800
www.reynoldsburg.gov

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, July 14, 2025 11:17 AM
To: William Dorman <wdorman@reynoldsburg.gov>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 7509 E. Main Street - Certificate of Appropriateness Application

William,

I am sending you 7509 E. Main Street Certificate of Appropriateness Application and related items that are scheduled for the July 31st 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 July 23rd so that we can incorporate them in the staff report that goes out first thing on July 24th.

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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www.reynoldsburg.gov

ZONING CODE:

1. Innovation Development Standards & Parking
2. Setbacks regarding townhomes and accessory structures for townhome developments
3. Electric Vehicles
4. Storage Containers
5. Parking standards in general such as club house
6. Fencing – Innovation
7. Supplementary use for pools & temporary uses (mayor direction) for street sales on main street
8. Land Uses & Definitions
9. Lighting Standards

*A PowerPoint will be a part of the Planning and Zoning Board meeting, where visuals will be used to discuss the topics listed above. Text changes may be provided, however this is more for general consideration before providing a set of changes during the formal review process.