



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, September 4, 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# 2025-0385; 6800 Frey Lane; Haidar Hashem; Variance
2. App# 2025-0432; 1488 Mariner Drive; Henriette Losokola for Divine and Favor Residential Care Services; Conditional Use
3. 6050 E. Livingston Avenue; Timothy J. McGrath for MYM Property Management, LLC.; Appeal to Zoning Code and Building Code Violation/Cease and Desist

E. OTHER BUSINESS

1. Zoning Code Update
2. 2026 Calendar

F. ADJOURNMENT

ADJOURNMENT

August 25th, 2025

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

RE: Haidar Hashem: 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 6800 Frey Lane. The 0.05 acres single-family lot is zoned SR, Suburban Residential.
- b. **Surrounding Zoning:** The surrounding zoning consists of SR, Suburban Residential to the East, North and West, and RM, Residential Medium to the South. The surrounding land uses consist of a single-family dwelling to the north, and townhomes to the East, South, and West.
- c. **Applicants Request:** The applicant is requesting a variance to allow an existing unenclosed patio to be located 1 foot from the right property line and 8 inches from the left property line, instead of the required 3 feet from the property line.
- d. **History:** The applicant has submitted a site plan of their property, and pictures of the existing patio, showing that it is located 1 foot from the right property line and 8 inches from the left property line. A permit was pulled on December 6th, 2024 for an existing patio. The applicant was notified on January 2nd, 2025 that a variance would be needed, and notified again on March 25th, 2025 and on June 25th, 2025 that no variance request had been submitted yet.
- e. **Statement of Hardship:** The applicant's statement of hardship states that constructing a patio in compliance with the current standards would have resulted in a significant drop from the back door to ground level, creating a safety hazard for both people and pets exiting the home. That strict enforcement of the code would result in an unsafe condition when exiting the rear of the home. That altering or removing a portion of the existing patio could void their warranty and potentially compromise the structural integrity of the home.
- f. **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 applicant is seeking a variance to Section 1101.13.G.vi, "Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line".
 - i. The applicant is proposing to have the concrete unenclosed patio be located 1 foot from the right property line and 8 inches from the left

property line

- ii. The applicant was originally made aware of this issue by the City of Reynoldsburg Code Enforcement Division regarding Section 1101.13.G.vi on December 5th, 2024 after an inspection.
- b. 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 that the proposed variance is consistent with the general purpose and intent of the zoning regulations for this district and will not cause harm to the surrounding area or public welfare. That the property is not adjacent to any public thoroughfares, and strict adherence to the current standards would negatively affect the property's visual appeal. That the patio is fully enclosed within an existing fence that wraps around the property, ensuring it remains contained and visually cohesive.
 - 2. Staff is of the opinion that granting the variance would not be detrimental to the public welfare.
 - 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 applicant states that the variance does not allow for any use that is not already permitted or conditionally allowed within this zoning district, nor does it authorize any use that is expressly or implicitly prohibited by the Code. That the patio will be used solely for private, residential purposes.
 - 2. Staff is of the opinion that granting this variance would not permit the establishment of any use which is not permitted. This variance is for a patio, which is a permitted accessory land use in SR, Suburban Residential zoning 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 there are specific and unusual conditions affecting this property and its structures that are not commonly found in neighboring properties. That most of the yard consists of poorly draining soil and a downward slope leading into an adjacent property. That without the addition of a patio, the limited level area cannot accommodate lawn furniture or a grill. That the lack of grass growth and persistent drainage issues also result in a muddy,

- unusable yard during rainstorms and throughout the winter months.
2. Staff is of the opinion that there does not appear to be existing special circumstances or conditions with regards to this particular piece of land that would deprive the property owner of the reasonable use of land. The required setback for patios is 3 feet for all residential properties within the City of Reynoldsburg.
- iv. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. The applicant states that without the patio, they would be deprived of the beneficial use of their backyard. That constructing the patio in compliance with the current standards would have resulted in a significant drop from the back door to ground level, creating a safety hazard for both people and pets exiting the home. That prior to the patio, the only outdoor surface was small pavers that shifted, sank and became uneven, creating hazardous conditions for them.
 2. Staff is of the opinion there is no deprivation of beneficial land use by conforming to the zoning code requirement of a 3-foot setback from the property lines.
 - v. 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 constructing a patio in compliance with the current standards would have resulted in a significant drop from the back door to ground level, creating a safety hazard for both people and pets exiting the home. That strict enforcement of the code would result in an unsafe condition when exiting the rear of the home. That altering or removing a portion of the existing patio could void their warranty and potentially compromise the structural integrity of the home.
 2. Staff is of the opinion that the hardship appears to be created by the applicant. The applicant did not turn in the required permit application for a patio. If the applicant had turned in a patio permit, for the exact location of where the patio currently is, they would have been informed of the setback requirement before the patio existed.
 - vi. 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 states that the requested variance is essential to ensure the practical and safe use of the property, and it represents the least amount of deprivation necessary to achieve this goal.
 2. The applicant is requesting the minimum variance, however the

- land can still be used reasonably if the variance is not granted.
- vii. 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 obstruct light or airflow to neighboring properties, contribute to traffic congestion, increase fire risk, pose a public safety hazard, or negatively affect property values in the surrounding area. That on the contrary, the addition of a well-designed and visually appealing patio enhances the overall appearance of the building and could positively impact property values.
 - 2. Staff is of the opinion that granting the variance would not impair the surrounding properties in any manner. The fire department does not have any concern regarding this variance requested.
 - viii. 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 that the variance does not confer any special privilege that is unduly denied by this code to other land, structures, or buildings in the same district.
 - 2. Granting the variance would allow this property owner to have a concrete patio that is 0 feet from the property line, while other properties within the City of Reynoldsburg would have to meet the required 3-foot setback. Granting the variance would allow the owner to have special privileges.
 - ix. 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 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.
 - 2. An unenclosed patio is not a principal land use or structure; it is an accessory land use to the existing dwelling. Granting the variance would not cause the property's land use to become legal-nonconforming, since the principle land use of the site is a dwelling, which is permitted.
 - x. 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 when other remedies are available within the provisions of this Code.
 - 2. The variance request appears to be a matter of convenience, since the patio is currently existing, and would the applicant would like to not have to remove the portion that already exists, instead of

meeting the required Zoning Code.

3. Recommendations

- a. The applicant is requesting a variance to the required 3-foot patio side setback. The patio currently exists and was done without obtaining a zoning certificate. The applicant states concerns that the removal of the existing portion of the concrete patio that extends into the setback could potentially damage their foundation, would cause issues with safety existing from the rear door, and if removed, could void the homes warranty. While staff is sympathetic to their concerns, the applicant has not successfully shown how granting this variance would not set a precedent for all future patios. However, staff is of the opinion that since it is a townhome development, that have the unique characteristic of having a zero-side building setback, and that a zero-foot setback variance have been granted for accessory structures, that a zero-foot side setback for patios may also be appropriate for townhomes. Especially since the zoning code did not address all possible unique characteristics of a townhome development when it was originally written. Staff therefore would be supportive of a recommendation for approval of the variance requested, due to the unique characteristic of townhome developments, such as the zero-side building setback, and allowing patios to have similar side setbacks. Based on these reasons, staff recommends approval of the requested variance.

Reynoldsburg

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

RECEIVED

JUL 21 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#: 2025-385

Date Submitted: 7/21/25

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: 6800 Frey Ln Reynoldsburg ohio 43068	Parcel ID#(s): 060-009470-00
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Haidar Hashem, Imani Mcgee	
Contact Email: haidar@3BrothersHeatingcooling.com	Contact Phone Number: 614-900-7977

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

III. APPLICANT INFORMATION

Applicant Name: Haidar Hashem	Applicant Address: 6800 frey ln
Applicant Phone Number: 614-900-7977	Applicant Email: .Haidar@3Brothersheatingcooling.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.]

Stamped and colored concrete pad in rear of
house 22'x8' 6"

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: Haidar Hashem Date: 7/20/2025
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 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.reynoldsburg.gov>

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.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.

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.

Haidar Hashem

6800 Frey Ln

Reynoldsburg, Ohio 43068

Haidar@3Brothersheatingcooling.com

614-900-7977

7/20/2025

Planning & Zoning Board

7232 East Main Street

Reynoldsburg, Ohio 43068

Dear Planning and Zoning Board,

I am writing to request a variance from the current standards regarding Section

1101.13.G for my property located at 6800 Frey Ln. The reasons for this request are the following:

- The proposed variance is consistent with the general purpose and intent of the zoning regulations for this district and will not cause harm to the surrounding area or public welfare. The property is not adjacent to any public thoroughfares, and strict adherence to the current standards would negatively affect the property's visual appeal. The area near the property line is largely unusable due to the location of an air conditioning unit situated within three feet of the boundary. The addition of a patio would convert this otherwise underutilized space into a functional outdoor area. It's important to note that the patio is fully enclosed within an existing fence that wraps around the property, ensuring it remains contained and visually cohesive.
- The requested variance does not allow for any use that is not already permitted or conditionally allowed within this zoning district, nor does it authorize any use that is expressly or implicitly prohibited by the Code. The patio will be used solely for private, residential purposes.

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JUL 21 2025
REYNOLDSBURG BUILDING DEPT

- There are specific and unusual conditions affecting this property and its structures that are not commonly found in neighboring properties. As detailed in the findings, strict application of the Code would unreasonably restrict our ability to make practical use of the backyard. Most of the yard consists of poorly draining soil and a downward slope leading into an adjacent property, making it unsuitable for typical outdoor use. Without the addition of a patio, the limited level area cannot accommodate lawn furniture or a grill. The lack of grass growth and persistent drainage issues also result in a muddy, unusable yard during rainstorms and throughout the winter months.
- Without the patio, we would be deprived of the beneficial use of our backyard. Constructing the patio in compliance with the current standards would have resulted in a significant drop from the back door to the ground level, creating a safety hazard for both people and pets exiting the home. Prior to the patio installation, the only outdoor surface was a small 2'x2' paver installed by the builder, Ryan Homes. As the backyard began to deteriorate, the pavers shifted, sank, and became uneven, creating a hazardous condition for us and our three dogs.
- The requested variance will not obstruct light or airflow to neighboring properties, contribute to traffic congestion, increase fire risk, pose a public safety hazard, or negatively affect property values in the surrounding area. On the contrary, the addition of a well-designed and visually appealing patio enhances the overall appearance of the building and could positively impact property values. Our neighbor's air conditioning unit, which is also located within three feet of the property line, continues to operate without issue and maintains adequate clearance. Additionally, our patio has not interfered with our neighbor's existing paver patio, which also extends to the property line.
- Strict enforcement of the zoning code would result in an unsafe condition when exiting the rear of the townhome. Altering or removing a portion of the existing patio could void our builder's warranty and may potentially compromise the structural integrity of the home. The requested variance is essential to ensure the practical and safe use of the property, and it represents the least amount of deviation necessary to achieve this goal. The entire patio space is actively utilized, and any reduction would require the removal of functional items and diminish the usability of the area.

- At no point did we attempt to conceal or mislead building or code enforcement regarding the patio installation. We hired Royal Concrete, who assured us that we had the necessary approval to move forward with the project. If the variance is not granted, it would place a significant financial burden on us, as we would be required to hire another contractor to modify or remove the existing patio.

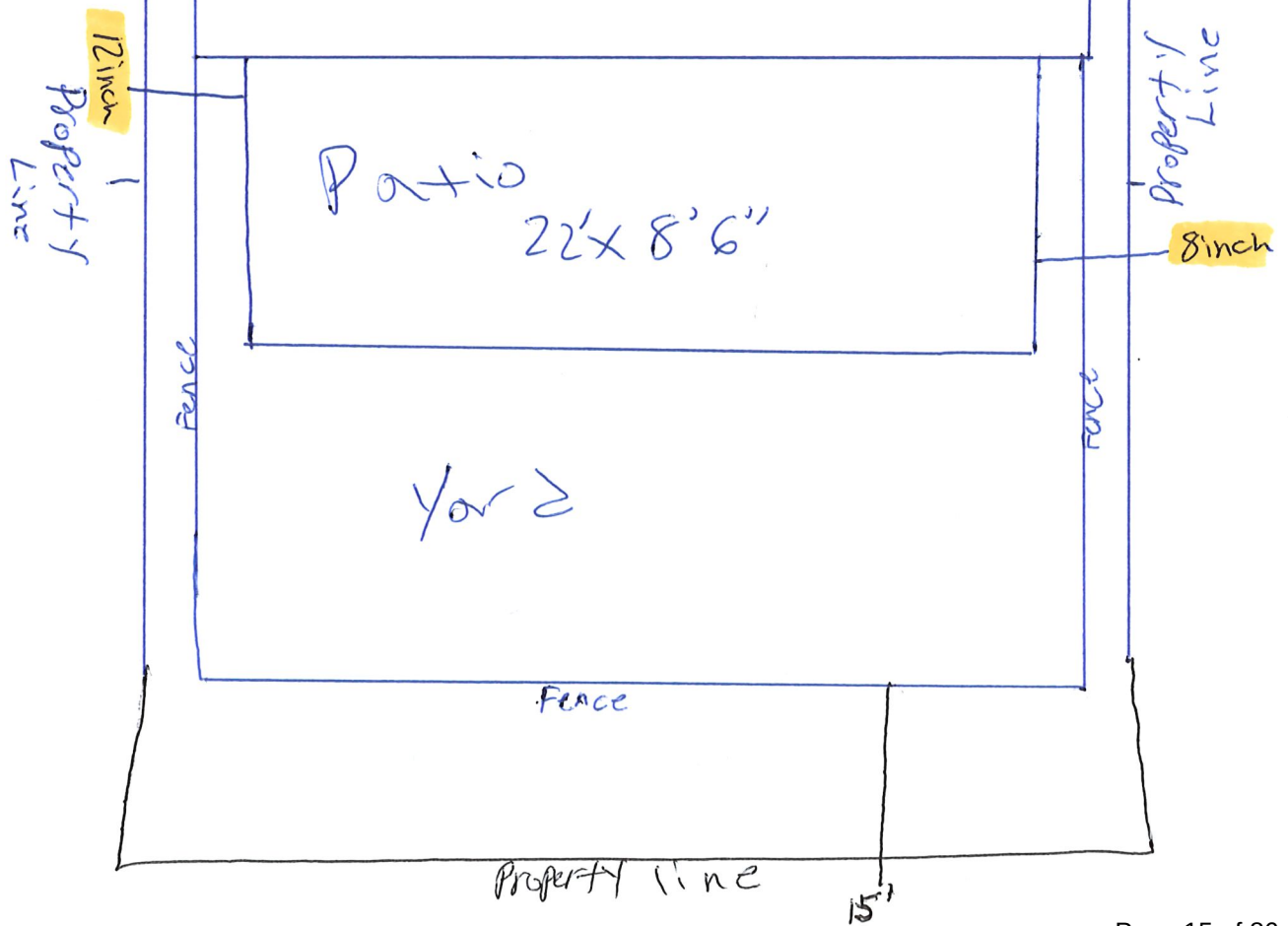
Thank you for your time and thoughtful consideration.

Haidar Hashem

614-900-7977

Haidar@3Brothersheatingcooling.com

Permit
2025-0385
6800 Frey Ln
43068



From: [Nik Obednikovski](#)
To: ["sales@royalconcreteoh.com"](mailto:sales@royalconcreteoh.com)
Subject: Application 2024-889; 6800 Frey Lane
Date: Thursday, January 2, 2025 2:01:00 PM
Attachments: [Variance and Conditional Use Application.pdf](#)

Good Afternoon,

We are in the process of reviewing Application 2024-889 for a patio at 6800 Frey Lane.

Upon our review, it was determined that the patio drawing submitted does not meet our zoning code regulations in Section 1101.13.G, stating: Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line.

The submitted patio meets the 3' setback on 2 of the 3 sides, however on the west property line, the patio is only setback 6".

Since this is an existing patio, a variance will be needed to have a chance at keeping the existing dimensions of the patio.

To pursue a variance: A variance application would need to be completed and submitted with all of the required checklist materials. I have attached the Variance and Conditional Use application for your reference. Only the variance checklists would apply to this case, the Conditional Use checklist can be ignored. Staff would review the variance application and would give their recommendation to the Planning and Zoning Board based on the materials provided, and the Board would ultimately make the final decision. The Planning and Zoning Board meets every first and third Thursday of each month, and applications must be submitted at least 3 weeks prior to the meeting you'd like to attend.

Please note, 11 physical copies of the variance application and attached materials will be required in order for staff and board members to each have a copy. A residential variance application is \$200.

Feel free to review the Variance checklists attached above and reach out if you have any questions. I will also note since you are the same applicant, that 6824 Frey Lane will likely be in the same situation. That application is still being reviewed by our floodplain administrator - therefore I do not have it back yet in order to provide you with comments, but I wanted to give you some notice for that address as well.

If you have any questions regarding the Variance process, you may reach out to our Planning and Zoning Administrator at 614-322-6829.

Best,

Nik Obednikovski
Zoning Assistant

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6851 |

www.reynoldsburg.gov

From: [Phoenixx Buathier](#)
To: [Emma Cepek](#)
Subject: FW: Application 2024-888; 6824 Frey Lane
Date: Wednesday, July 30, 2025 11:19:45 AM

From: Phoenixx Buathier **On Behalf Of** Nik Obednikovski
Sent: Wednesday, June 25, 2025 9:27 AM
To: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: FW: Application 2024-888; 6824 Frey Lane

From: Nik Obednikovski
Sent: Tuesday, March 25, 2025 3:51 PM
To: Royal Concrete Sales <sales@royalconcreteoh.com>
Subject: RE: Application 2024-888; 6824 Frey Lane

Perfect, thank you!

From: Royal Concrete Sales <sales@royalconcreteoh.com>
Sent: Tuesday, March 25, 2025 1:47 PM
To: Nik Obednikovski <nobednikovski@reynoldsburg.gov>
Subject: Re: Application 2024-888; 6824 Frey Lane

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

Thanks Nik I will work on these and try to get them dropped off by the end of the week.

On Tue, Mar 25, 2025 at 1:31 PM Nik Obednikovski <nobednikovski@reynoldsburg.gov> wrote:

Good Afternoon,

I am following up on the three addresses on Frey Lane that will require Variance Applications for setback encroachment.

My apologies for the delay on **6824 Frey Lane**, as it was in floodplain review and I just received it back this week for zoning review. After my review, as predicted this application will also require a variance application in order to have a chance at keeping the existing dimensions. Per Section 1101.13.G, Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line.

As a reminder when we last connected, all three addresses below will require Variances for setbacks:

6800 Frey Lane
6808 Frey Lane
6824 Frey Lane

I have attached the Variance and Conditional Use application that will need to be submitted separately for each address. The application has a checklist for both variance and conditional uses – you will only be looking at the Variance checklist when submitting. Please address each box on the Variance checklist in regards to each address. Physical submissions for each variance application are required along with the required \$200 fee for each application.

If you have any questions regarding variance submissions, please reach out to Phoenix at 614-322-6829. Feel free to reach out with any questions, I typically do not review variance applications but am happy to help as best as I can.

Best,

Nik Obednikovski
Zoning Assistant

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6851 |

www.reynoldsburg.gov

From: Nik Obednikovski
Sent: Monday, January 6, 2025 1:42 PM
To: 'Royal Concrete Sales' <sales@royalconcreteoh.com>
Cc: Jennifer Burnside <jenibu@sbcglobal.net>
Subject: RE: Application 2024-883; 6808 Frey Lane

All three will require a variance if they encroach into any of the 3' setback buffers. I will individually send emails for each address that requires a variance based on what was submitted – I believe I have already reached out for one of the other addresses.

Variance applications will have to be submitted physically in person or mailed in with a payment. A digital copy is also required of the variance application and its additional materials. The digital copy can be sent to developmentdepartment@reynoldsburg.gov upon the submission of physical copies.

Best,

Nik Obednikovski

Zoning Assistant

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6851 |

www.reynoldsburg.gov

From: Royal Concrete Sales <sales@royalconcreteoh.com>

Sent: Monday, January 6, 2025 1:18 PM

To: Nik Obednikovski <nobednikovski@reynoldsburg.gov>

Cc: Jennifer Burnside <jenibu@sbcglobal.net>

Subject: Re: Application 2024-883; 6808 Frey Lane

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

Ok, we completed 3 patios in this neighborhood alone and all 3 are nearly identical in that they come up very close to the neighboring property due to the shared walls for each unit. Are you able to advise if all 3 will require the variance or just this one in particular? Do you accept variance submissions online or only in person? Thanks,

On Mon, Jan 6, 2025 at 12:22 PM Nik Obednikovski <nobednikovski@reynoldsburg.gov> wrote:

Hello,

The setback distance must still be greater than three feet from the property line. If you can prove that it was built at least three feet from the property line, a variance would not be required. Otherwise a variance would be needed for a shorter setback.

If you do need a variance, you would still need to know your exact setback distance, as variances should be requested for the minimum amount needed.

Please let me know if you have any questions.

Best,

Nik Obednikovski

Zoning Assistant

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6851 |

From: Royal Concrete Sales <sales@royalconcreteoh.com>
Sent: Monday, January 6, 2025 9:12 AM
To: Jennifer Burnside <jenibu@sbcglobal.net>; Nik Obednikovski <nobednikovski@reynoldsburg.gov>
Subject: Fwd: Application 2024-883; 6808 Frey Lane

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

Nik, in your email it says you're missing a setback distance on the east property line -- would it be sufficient to just provide this number? Or is the variance going to be required either way?

Thanks,

----- Forwarded message -----

From: Jennifer Burnside <jenibu@sbcglobal.net>
Date: Fri, Jan 3, 2025 at 12:34 PM
Subject: Fwd: Application 2024-883; 6808 Frey Lane
To: Royal Concrete Sales <sales@royalconcreteoh.com>

Begin forwarded message:

From: Nik Obednikovski <nobednikovski@reynoldsburg.gov>
Subject: Application 2024-883; 6808 Frey Lane
Date: January 2, 2025 at 5:19:47 PM EST
To: "jenibu@sbcglobal.net" <jenibu@sbcglobal.net>

Good Evening,

We are in the process of reviewing Application 2024-883 for a patio at 6808 Frey Lane.

Upon our review, it was determined that the patio drawing submitted does not meet our zoning code regulations in Section 1101.13.G, stating: Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line.

The submitted patio meets the 3' property line setback on 2 of its 3 sides, however on the east property line, there is no setback distance noted from the

property line.

Since this is an existing patio, a variance will be needed to have a chance at keeping the existing dimensions of the patio.

To pursue a variance: A variance application would need to be completed and submitted with all of the required checklist materials. I have attached the Variance and Conditional Use application for your reference. Only the variance checklists would apply to this case, the Conditional Use checklist can be ignored. Staff would review the variance application and would give their recommendation to the Planning and Zoning Board based on the materials provided, and the Board would ultimately make the final decision. The Planning and Zoning Board meets every first and third Thursday of each month, and applications must be submitted at least 3 weeks prior to the meeting you'd like to attend.

Please note, 11 physical copies of the variance application and attached materials will be required in order for staff and board members to each have a copy.

Feel free to review the Variance checklists attached above and reach out if you have any questions. If you have any questions regarding the Variance process, you may reach out to our Planning and Zoning Administrator at 614-322-6829.

Best,

Nik Obednikovski
Zoning Assistant

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6851 |

www.reynoldsburg.gov

--

Michael Freshwater

Office Admin

Royal Concrete Construction

[\(614\)-787-2827](tel:(614)-787-2827)

sales@royalconcreteoh.com

www.royalconcreteoh.com

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Michael Freshwater

Office Admin

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www.royalconcreteoh.com

From: [Lieutenant Schmidt](#)
To: [Phoenixx Buathier](#)
Cc: [Emma Cepek](#)
Subject: Re: 6800 Frey Lane - Variance Application
Date: Monday, August 25, 2025 8:11:19 AM
Attachments: [image.png](#)

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

Phoenixx,

Good morning.

We do not have any 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: Phoenixx Buathier <pbuathier@reynoldsburg.gov>
Sent: Friday, August 22, 2025 3:07 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 6800 Frey Lane - Variance Application

Lt. Schmidt,

I am sending you 6800 Frey Lane Variance Application and related items that are scheduled for the September 4th 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 August 27th so that we can incorporate them in the staff report that goes out first thing on August 28th.

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

CITY OF REYNOLDSBURG

BUILDING DIVISION

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

Property Maintenance

Code Violation Notice

Owner/Resident/Business/Manager _____
(Optional)

Your property at _____ 6800 Frey Ln _____

VACANT PROPERTY – City will cut if not cut today

Was inspected on 12/05/2024 and found to be in violation of Reynoldsburg City Code

Section(s) _____ 102.3 APPLICATION OF OTHER CODES (ZONING)

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) No permit(s)

You are hereby notified that you have 1 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 obtain the proper permits for the fence and the patio slab.

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: 12/05/2024 Photos Taken: ☒ Y ☐ N

Re-Inspection Date 12/06/2024 Additional Inspections: _____

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







August 26th, 2025

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

RE: Henriette Losokola for Divine and Favor Residential Care Services; 1488 Mariner Drive:
Conditional Use Application – Dwelling - Group

Planning and Zoning Board:

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

1. Project Summary

- a. **Site Summary:** The subject site is located at 1488 Mariner Drive, parcel ID number 060-002187. The 0.28-acre site's current land use is Dwelling – Single-Family Detached. The existing home is approximately 1,152 square feet with 2 full baths and 3 bedrooms per the Franklin County Auditor's website. The parcel is zoned SR, Suburban Residential. The applicant is requesting the site's land use be changed to Dwelling – Group, which is identified as a Conditional Use in the Zoning Code for the SR, Suburban Residential zoning district.
- b. **Surrounding Zoning:** The surrounding zoning consists of SR, Suburban Residential on all sides of the subject site. The surrounding land uses consist of Dwellings – Single-Family Detached on all sides of the subject site.
- c. **Applicant's Request:** The applicant is requesting a Conditional Use for a Dwelling – Group Home in the SR, Suburban Residential District, since it is a Conditional Land Use. The applicant states that the dwelling's activities will primarily consist of providing accommodations and personal care services to three (3) unrelated persons and will be licensed as a residential facility and related activities, with 24 hours of operation being consistent with typical residential living. That the development is anticipated to employ a minimal 6 staff as Direct Support Providers for Homemaker/Personal Care and other service designed to help individuals with developmental disabilities live more independently by assisting with daily living needs and promoting self-sufficiency within the home. That delivery activity will be comparable to that of a standard residential development.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district "...should largely consist of single-family homes situated on medium-sized lots."

2. Project Review

- a. **Definition:** Dwelling – Group: A residential facility providing accommodations and personal care services from one (1) to five (5) unrelated persons and licensed as a residential facility that meets the criteria specified in Ohio Revised Code section 5119.34(B)(1)(b).

- b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D:
- i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts.
 - 1. The applicant states that the Dwelling - Group will align with the established or planned character of the zoning district and neighboring districts and will not fundamentally alter their nature.
 - i. The land use of a Dwelling – Group home is a conditionally permitted land use in the SR, Suburban Residential Zoning District.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 - 1. The applicant states that a Dwelling - Group is not expected to have adverse effects on the use of neighboring properties.
 - i. Staff finds that based on the applicant’s statement, the proposed land use does not appear to adversely affect the use of the 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 use shall not adversely impact the health, safety, morals, or welfare of neighborhood residents or workers.
 - i. Staff finds that the site 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 Dwelling – Group will be adequately served by public infrastructure such as roads, police and fire protection, storm water treatment facilities, water, sanitary sewers and schools.
 - i. Staff finds that the subject site is adequately serviced by public facilities and services. The fire department has no concerns with the application at this time
 - v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
 - 1. The applicant states that the proposed use shall not have an impact on traffic on public roads significantly different from that expected from uses already authorized in this zone.
 - i. Based on the applicants answer, staff does not have any concerns with regards to significant traffic impacts for the proposed land use.
 - vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land

Use Plan and any other plans and ordinances of the City;

1. The applicant states the proposed land use will be consistent with the purposes of the Reynoldsburg Zoning Code, Land Use Plan and other City Ordinances.
 2. Staff finds that a Dwelling -Group Home is a conditionally permitted land use in the SR, Suburban Residential District.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
1. Required off-street parking spaces for Dwelling - Group is detailed in Table 1105.01A and the requirement is 1 parking space per 8 beds plus 1 per employee based on the largest staff shift.
 - i. The applicant states that there will be 6 employees and that the maximum number of residents in the home would be 3. Based on the application, the required number of off-street parking spaces for the applicant would be 7 total. The applicant shows one garage parking space, and two driveway parking spaces.
 - ii. Staff finds that the parking requirement of 7 parking spaces is not provided on site.
- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
1. The proposed use does meet the definition of a Dwelling Group, which is “A residential facility providing accommodations and personal care services from one (1) to five (5) unrelated persons and licensed as a residential facility that meets the criteria specified in Ohio Revised Code Section 5119.34(B)(1)(b)”. The applicant is proposing 3 residents. The applicant has specified clearly that it will meet Ohio Revised Code Section 5119.34.(B)(1)(b).

3. Recommendation

- a. Staff recommends approval of the proposed conditional use for a Dwelling – Group Home with the following conditions:
 - i. That the required license be obtained and provided to the City prior to the commencement of operation.
 - ii. The site will be staffed 24 hours daily.
 - iii. That no commercial activities be conducted on site.
 - iv. That no more than 1 to 5 unrelated persons be permitted to reside on premises, not including staff.
 - v. That the applicant states the largest staff shift on record and provide the required number of off-street parking spaces on the subject site.
 - vi. That if a variance for parking is needed for the site, the applicant obtain the variance or provide the required number of parking spaces on the site based on Section 1105.01 parking requirements.

Reynoldsburg

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

AUG 14 2025

REYNOLDSBURG BUILDING DEPT

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#: 2025-432
Date Submitted: 8/14/25
Fee Amount: 450-

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

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: cash

Property Address: 1488 Mariner Dr, Reynoldsburg OH	Parcel ID#(s): 060-002186
---	------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): PASCAL LOMANDJO x HENRIETTE LOSOKOLA	
Contact Email: LOMANDJO.PAS89@GMAIL.COM	Contact Phone Number: 614-446-2318

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Divine and Favor Residential care service	Contact Name: Henriette LOSOKOLA or Pascal Lomandjo
Contact Email: divineandfavorresidentialcareservices@gmail.com	Contact Phone Number: 217-419-8023 or 614-446-2318
Description of Use: Dwelling - group: A residential facility providing accommodation and care services to 3 unrelated Persons (Peoples).	

III. APPLICANT INFORMATION

Applicant Name: Henriette LOSOKOLA	Applicant Address: 1437 Hentz Dr, Reynoldsburg OH 43068
Applicant Phone Number: 217-419-8023 or 614-446-2318	Applicant Email: hlosokola@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.])

This facility will be a Residential care facility that will provide accommodation and personal care services or respite care services to 3 different unrelated individuals (peoples).

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

Applicant Signature: [Signature] Date: 07/30/25

*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	PZB Meeting
Zoning District: _____	☐ Major/Minor Site Plan	Date: _____
☐ Olde Reynoldsburg District	☐ Other: _____	☐ 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.reynoldsburg.gov>

Section 1109.13.D

STANDARDS FOR ALL CONDITIONAL USES

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

- ① ☐ 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;
- ② ☐ The proposed use shall not adversely affect the use of adjacent property;
- ③ ☐ The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- ④ ☐ The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- ⑤ ☐ The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;
- ⑥ ☐ The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- ⑦ ☐ The proposed use complies with the applicable specific provisions and standards of this Code;
- ⑧ ☐ 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.

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.

PROPERTY INFORMATION

- 1488 Mariner Dr, Reynoldsburg, OH 43068
- Parcel Number : 060-002187
- Best Use Class : R – RESIDENTIAL
- Architectural Style : Ranch
- Building Area Total : 1152 sqft
- Architectural Style : Ranch
- Foundation Details : Slab
- Property Subtype : Single Family Residence
- Exterior Wall Type : 7-Bricks
- Living Units : 1
- Use Code : 510 - ONE-FAM DWLG ON PLATTED LOT
- Year Built : 1959
- County : Franklin
- Source Neighborhood : Truro

SITE CHARACTERISTICS

- Property Status : Developed
- Neighborhood : 06203000
- Elevation : Street Level
- Terrain : Flat
- Street / Road : Paved
- Traffic : Normal
- Utilities 1 : - Public Utilities Available

PROPERTY DETAILS

INTERIOR

- Bedrooms: Bedrooms: 3, Bedrooms: 3
- Bathrooms: Total Bathrooms: 2 , Full Bathrooms: 2
- Other Rooms: Living Room
- Heating and Cooling: Cooling Features: Central Air

EXTERIOR

- Exterior and Lot Features: Fencing: Fenced
- Land Info: - Lot Size Acres: 0.28, - Lot Size Square Feet: 12197
- Garage and Parking: - Garage Spaces: 1

COMMUNITY

- School Information: - School District: REYNOLDSBURG CSD 2509 FRA CO.
- Homeowners Association: Fees: 0

OTHER PROPERTY INFO

- County: Franklin
- Directions: North: Head South On I-270 S. Take Exit 41 For OH-16 E Toward Newark. Merge Onto OH-16 E., Take The Brice Road Exit And Turn Left Onto Brice Road. Turn Right Onto Mariner Drive. South: Head North On I-270 N. Take Exit 46 A For US-40 E/Main Street. Keep Right At The Fork And Merge Onto US-40 E/E Main S Turn Left Onto

Printable page

Parcel ID: 060-002187-00
LOMANDJO PASCAL

Map Routing: 060-N156A-31900
1488 MARINER DR

OWNER

Owner LOMANDJO PASCAL
LOSOKOLA HENRIETTE
Owner Mailing /
Contact Address 1488 MARINER DR
REYNOLDSBURG OH 43068
[Submit Mailing Address Correction Request](#)

Site (Property) Address 1488 MARINER DR
[Submit Site Address Correction Request](#)

Legal Description MARINER DR
HERBERT C HUBER PLAT
36 SEC 2 LOT 245

Calculated Acres .27
Legal Acres 0

Tax Bill Mailing View or Change on the Treasurer's Website
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

Parcel Permalink <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/060-002187-00>

eAlerts [Click here to sign up for or manage your Property eAlerts](#)
The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.

Tools View Google Map
 Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date JUL-26-2023
Transfer Price \$186,500
Instrument Type SU
Parcel Count 1

2024 TAX STATUS

Property Class R - Residential
Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District 060 - CITY OF REYNOLDSBURG
School District 2509 - REYNOLDSBURG CSD (SD Income Tax)
City/Village REYNOLDSBURG CITY
Township TRURO TWP
Appraisal Neighborhood 06203000
Tax Lien No
CAUV Property No
Owner Occ. Credit 2024: No 2025: No
Homestead Credit 2024: No 2025: No
Rental Registration
Rental Exception
Board of Revision No
Zip Code 43068
Pending Exemption No

RECEIVED

MAY 21 2025

REYNOLDSBURG BUILDING DEPT

COMPARE YOUR HOME VALUE

Value Comparison

Compare your property value to other properties in your neighborhood.

View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2024 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	57,800	120,900	178,700
TIF			
Exempt			
Total	57,800	120,900	178,700
CAUV	0		

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	20,230	42,320	62,550
TIF			
Exempt			
Total	20,230	42,320	62,550

2024 TAXES

Net Annual Tax	Total Paid	CDQ
3,279.60	5,650.70	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1959	1,152	5	3	2	

SITE DATA

Frontage	Depth	Acres	Historic District
62	200	.2847	

LAND CHARACTERISTICS

Lot Type	Act Front	Eff Front	Eff Depth	Acres
F1-FRONT FOOT	77.6	62.0	200.0	.28

SITE CHARACTERISTICS

Property Status	Developed
Best Use Class	R - RESIDENTIAL
Neighborhood	06203000
Elevation	Street Level
Terrain	Flat
Street / Road	Paved
Traffic	Normal
Utilities 1	6 - Public Utilities Available
Utilities 2	-
Utilities 3	-
Irregular Shape	No
Excess Frontage	No
Alley	No
Sidewalk	Yes
Corner Lot	No

Wooded Lot	No
Waterfront	No
View	No

RESIDENTIAL BUILDING

Card Number	1
Use Code	510 - ONE-FAM DWLG ON PLATTED LOT
Style	RANCH
Exterior Wall Type	7-BRICK
Year Built	1959
Year Remodeled	
Effective Year	1959
Finished Area Above Grade	1152
Finished Area Below Grade	0
Number of Stories	1.0
Condition	AVERAGE
Attic	NO ATTIC
Fixtures	8
Woodburning Fireplace	Stacks: 0 Openings: 0
Garage Spaces	1
Well\Septic	

Rooms	
Living Units	1
Total Rooms	5
Bed-rooms	3
Family Rooms	
Dining Rooms	0
Full Baths	2
Half Baths	
Basement	NONE
Recreation Room Sq Ft	
Unfinished Area Sq Ft	

FINISHED AREA (SQ FT)

Level 1	1152
Finished Above Grade	1152
Total Finished Area	1152

IMPROVEMENTS

C#	Code	Type	YrBlt	EffYr	Cond	Size	Area
1	RS1	FRAME UTILITY SHED	1998		AVERAGE	8 x 12	96

PERMITS

Date	Est Cost	Description
06-03-09	\$2,100	REPLACE A/C
09-23-98	\$1,100	SHED

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JUL-26-2023	LOMANDJO PASCAL LOSOKOLA HENRIETTE	00012106	SU	1	\$186,100
JUL-05-2006	AUSTIN RUFUS R	15812	GW	1	\$111,000
MAR-17-2006	BORDERS CHARLES	5605	GW	1	\$77,250
OCT-16-2003	FRANKE LOUIS A FRANKE LORETTA F	913701-D	SE	1	\$0
MAY-06-1996	FRANKE LOUIS A	8222	GW	1	\$75,000
JUN-22-1992		905059-F		1	\$0

TRANSFER HISTORY

Historical Parcel Sheets (PDF)

BOR CASE STATUS

Case Number	2023-301373
Year	2023
Tax District	060 - CITY OF REYNOLDSBURG
School District	2509 - REYNOLDSBURG CSD
Hearing Date	
BOR Decision Mailed	08/22/2024
Decision Appealed	
Appeal Case Number	
Case Status	Finalized / Charges Adjusted
Mediation Case	No
Online Documents	

The information contained in this section is for general informational purposes only without any warranty, express or implied, as to its accuracy or completeness. For further information about this case, please contact the Board of Revision at 614-525-3913 or bor@franklincountyohio.gov

CURRENT AGRICULTURAL USE VALUATION (CAUV) PROGRAM

CAUV Status:	No
CAUV Application Received:	No

Your 2025 CAUV renewal application must be received by March 3, 2025.

You can register a parcel not currently on the CAUV program by submitting an initial application (DTE109) with a \$25 filing fee.

For more information on CAUV [Click Here](#)

TAX STATUS

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	060 - CITY OF REYNOLDSBURG
Net Annual Tax	3,279.60
Taxes Paid	5,650.70
CDQ Year	

CURRENT YEAR TAX RATES

Full Rate	120.89
Reduction Factor	.525517
Effective Rate	57.360362
Non Business Rate	.085925
Owner Occ. Rate	.021481

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	20,230	42,320	62,550
TIF			
Exempt			
Total	20,230	42,320	62,550

TAX YEAR DETAIL

	Annual	Adjustment	Payment	Total
Original Tax	7,561.66	0.00		
Reduction	-3,973.76	0.00		
Adjusted Tax	3,587.90	0.00		
Non-Business Credit	-308.30	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Current Tax	3,279.60	0.00	1,639.80	1,639.80
Prior	3,133.92	0.00	3,133.92	0.00
Penalty	156.70	329.06	485.76	0.00
Interest	0.00	0.00	0.00	0.00
SA	782.44	0.00	391.22	391.22
Total	7,352.66	329.06	5,650.70	2,031.02
1st Half	5,321.64	329.06	5,650.70	0.00
2nd Half	2,031.02	0.00	0.00	2,031.02
Future	0.00	0.00	0.00	0.00

SPECIAL ASSESSMENT (SA) DETAIL

	Annual	Adjustment	Payment	Total
19-213	RR NO RESPONSE			
SA Charge	150.00	0.00	75.00	75.00
SA Prior	0.00	0.00	0.00	0.00
SA Penalty	0.00	0.00	0.00	0.00
SA Interest	0.00	0.00	0.00	0.00
SA Total	150.00	0.00	75.00	75.00
SA Future	0.00	0.00	0.00	0.00
SA Pending	0.00	0.00	0.00	0.00
Payoff				75.00

33-600	REYNOLDSBURG DELQ WATER			
SA Charge	632.44	0.00	316.22	316.22
SA Prior	0.00	0.00	0.00	0.00
SA Penalty	0.00	0.00	0.00	0.00
SA Interest	0.00	0.00	0.00	0.00
SA Total	632.44	0.00	316.22	316.22
SA Future	0.00	0.00	0.00	0.00
SA Pending	0.00	0.00	0.00	0.00
Payoff				316.22

PAYMENT HISTORY

To see your payment history, please visit the Treasurer's website by clicking here.

TAX DISTRIBUTION

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT

Tax District	060 - CITY OF REYNOLDSBURG
School District	2509 - REYNOLDSBURG CSD
Township	TRURO TWP
Vocational School	EASTLAND JVSD
City/Village	REYNOLDSBURG CITY
Library	COL.&FRANKLIN COUNTY PUB LIB D
Other	

CURRENT YEAR DISTRIBUTION

County	Amount	Percentage
General Fund	82.75	0.52%
Children's Services	180.94	0.52%
Alcohol, Drug & Mental Health	93.69	0.86%
FCBDD	206.64	0.30%
Metro Parks	34.99	0.07%
Columbus Zoo	20.59	0.63%
Senior Options	53.18	0.62%
Columbus State	20.01	0.61%
School District	1,592.81	0.56%
School District (TIF)	0.00	0.00%
Township	695.56	0.21%
Township (TIF)	0.00	0.00%
Park District	0.00	0.00%
Vocational School	112.59	0.43%
Vocational School (TIF)	0.00	0.00%
City/Village	39.41	0.20%
City/Village (TIF)	0.00	0.00%
Library	146.44	0.47%
Net Annual Tax	3,279.60	

VALUE HISTORY

Year	Auditor's Appraised Value	Taxable Value
2024	178,700	62,550
2023	178,700	62,550
2022	117,600	41,160
2021	117,600	41,160

VALUE HISTORY DETAILS

1 OF 4

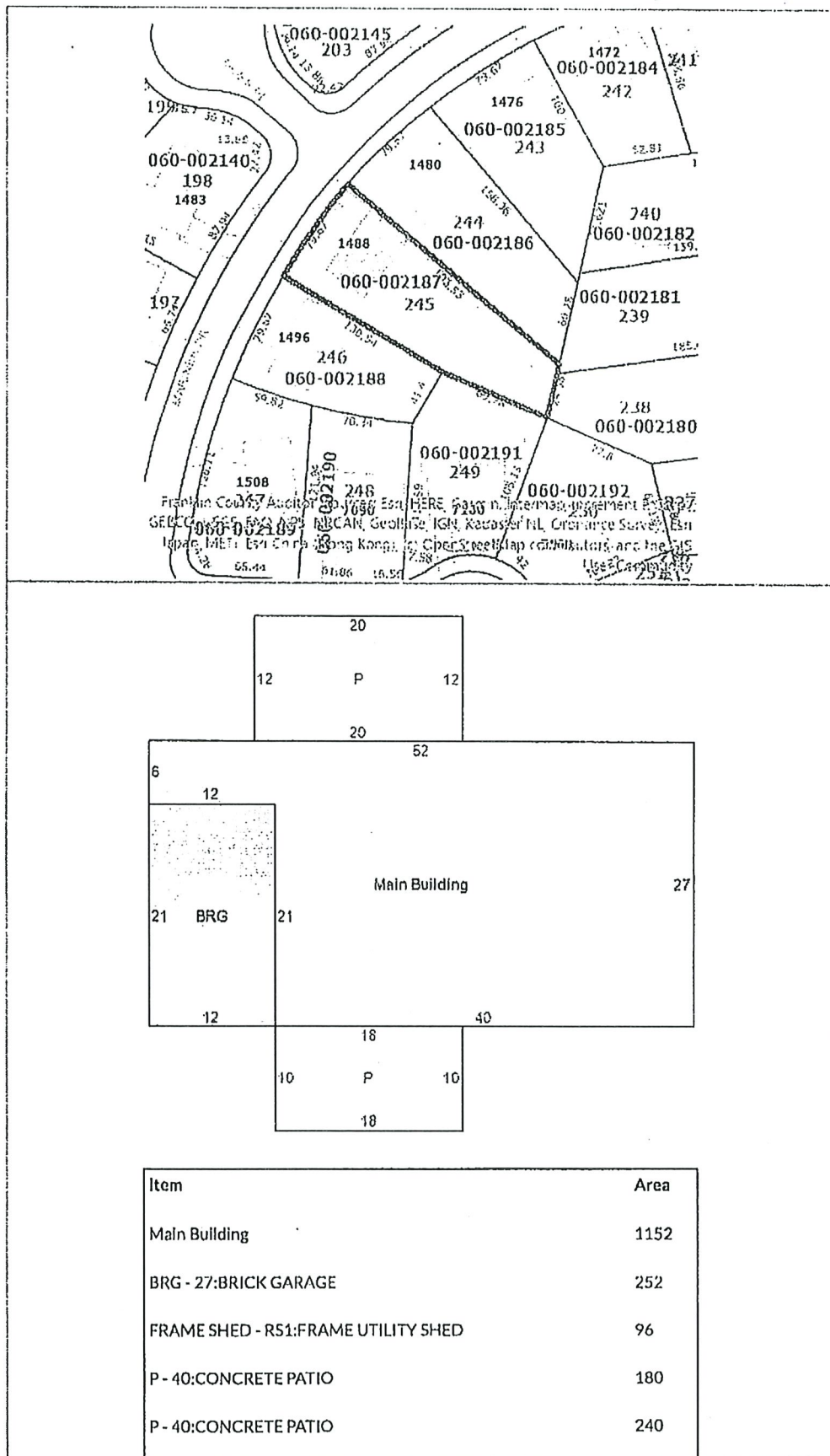
TAX YEAR 2024

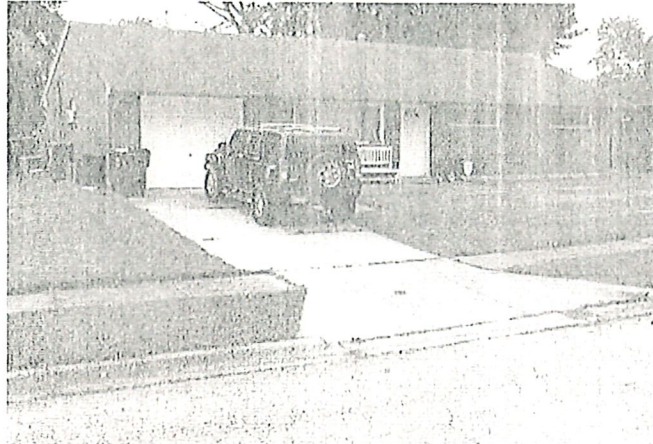
AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	57,800	120,900	178,700
TIF			
Exempt			
Total	57,800	120,900	178,700
CAUV	0		

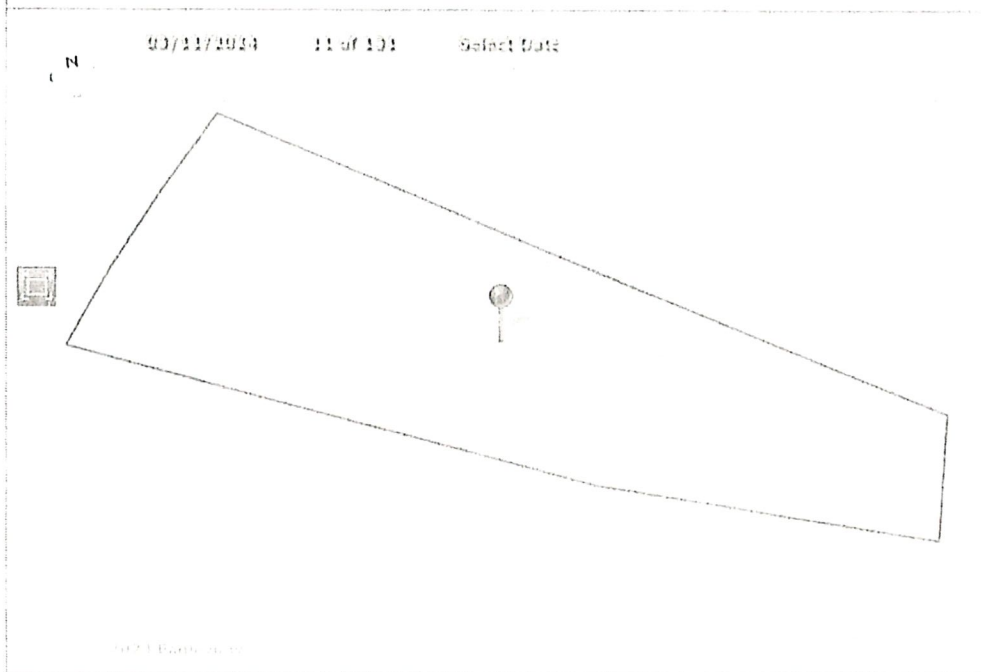
TAXABLE VALUE

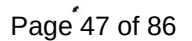
	Land	Improvements	Total
Base	20,230	42,320	62,550
TIF			
Exempt			
Total	20,230	42,320	62,550





060-002187 07/23/2022





Aerial



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1. DESCRIPTION OF THE EXISTING USE OF THE LOT AND OF ADJACENT LOTS

The property at 1488 Mariner Dr in Reynoldsburg, OH, is a single-family ranch-style brick house built in 1959. It has three bedrooms, two full bathrooms, one kitchen, one car garage, and a fenced-in backyard on a 0.28-acre lot. This home is part of a residential neighborhood within Reynoldsburg, a community known for its family-friendly atmosphere, parks, and convenient access to amenities and highways.

The neighborhood around Mariner Drive is characterized by a mix of residential styles, including ranch homes and split-level homes from the 1950s-70s. There are also examples of historic American foursquares and colonials in the nearby Olde Reynoldsburg area

The neighborhood, described as part of the Reynoldsburg City attendance zone, is generally considered walkable and friendly, with a diverse population enjoying activities like walking, gardening, and swimming. The nearby properties along Mariner Drive and adjacent streets like Ellen Court consist of similar single-family homes, with varying bedroom counts and lot sizes.

Based on Reynoldsburg's zoning code, the presence of single-family homes and related uses suggests the area is likely zoned for residential purposes. Reynoldsburg has several residential zoning districts, including R-1, R-2, and R-3, all of which are intended to primarily promote single-family housing and related educational, cultural, and religious land uses in a residential environment. R-1 and R-2 districts are similar but the R-2 district has smaller lots and higher residential densities than R-1. The R-3 district is intended for smaller lots and higher residential density in subdivisions and established neighborhoods. The Suburban Residential (SR) zone is also intended to accommodate various forms of single-family development. The zoning for the area likely falls under a residential category, such as "Suburban Residential - SR" or "Residential Medium - RM," based on the available zoning information for Reynoldsburg. These classifications typically allow for single-family homes and may have restrictions on lot sizes and building height

The neighborhood also boasts proximity to Huber Park, a 42-acre park with a sports complex, bike paths, and walking trails. The Reynoldsburg Community Center YMCA, with its fitness center, activities, and pools, is also within walking distance. The neighborhood is considered very walkable and bikeable.

In summary, 1488 Mariner Dr is located within a established, family-oriented neighborhood of Reynoldsburg, predominantly characterized by single-family residences.

2. THE STATEMENT OF THE CONDITIONAL USE OF WHICH THE APPLICATION IS SUBMITTED

This application is submitted for a conditional use permit to establish a dwell-group at 1488 Mariner Dr, Reynoldsburg, Ohio, within the Residential Medium (RM)] Zoning District. The proposed dwell-group will consist of a three bedroom dwelling units, designed and operated in accordance with the following:

Harmony with Character of District: The proposed dwell-group will be designed to be architecturally consistent with the surrounding neighborhood's aesthetic and character, ensuring it integrates seamlessly without negatively altering the area's essential character.

No Adverse Impact: The development will not generate excessive traffic, noise, or other negative impacts detrimental to the use and enjoyment of neighboring properties or the health, safety, and welfare of residents in the vicinity.

Adequate Public Facilities: The proposed dwell-group will be adequately served by existing public facilities and services, including roads, water and sewer infrastructure, police and fire protection, and school capacity, or necessary improvements will be made to accommodate the development.

Traffic Impact: The project will incorporate appropriate traffic management and access design to ensure it minimizes traffic congestion and maintains safe access to the public right-of-way.

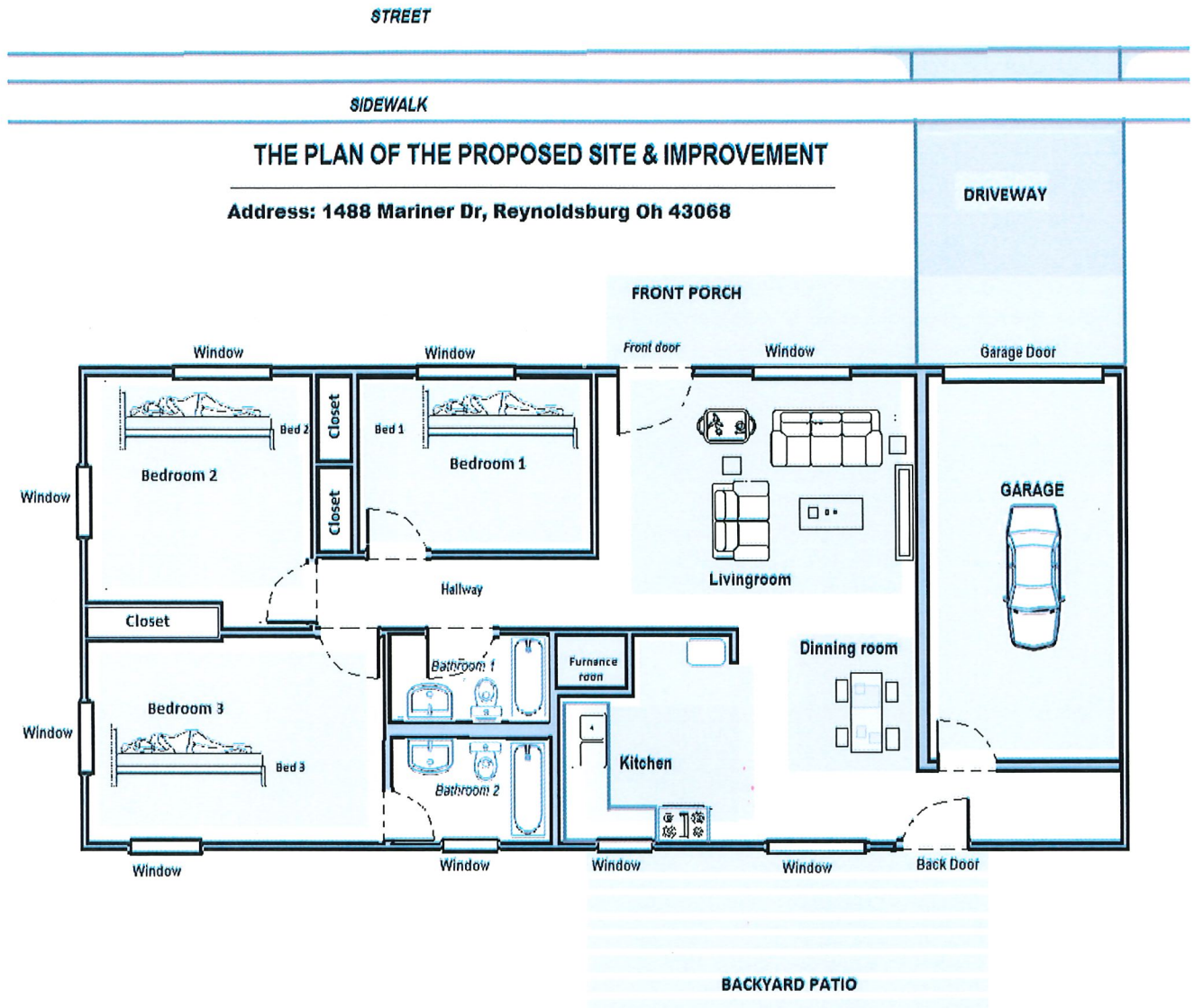
Consistency with Plans and Objectives: The proposed conditional use aligns with the general and specific objectives of the Reynoldsburg Zoning Code and Land Use Plan.

3. DESCRIPTION OF ACTIVITIES:

The dwell-group's activities will primarily consist of providing accommodations and personal care services to three (3) unrelated persons and licensed as residential facility and related activities, with 24 hours of operation being consistent with typical residential living. The development is anticipated to employ a minimal 6 staff as Direct Support Provider for Homemaker/Personal Care and other service designed to help individuals with developmental disabilities live more independently by assisting with daily living needs and promoting self-sufficiency within the home. Delivery activity will be comparable to that of a standard residential development.

This application and supporting documentation demonstrate that the proposed dwell-group meets all required standards for conditional use approval and will not negatively affect the surrounding community.

4. THE PLAN OF THE PROPOSED SITE AND IMPROVEMENTS



5. NARRATIVE STATEMENT DISCUSSING THE COMPATIBILITY OF THE PROPOSED USE WITH THE EXISTING USES OF ADJACENT LOTS FOR

1488 Mariner Drive in Reynoldsburg, Ohio is currently a single-family ranch brick home built in 1959. The lot size is 0.28 acres. The surrounding area is likely residential, it's located within a Suburban Residential (SR) zoning district, according to the Reynoldsburg, Ohio, zoning map. The immediate vicinity consists of other single-family homes, creating a neighborhood characterized by this housing type.

For the Dwell Group's proposed use of this property to be compatible with existing adjacent uses, it would ideally align with the established character of the surrounding area. Since 1488 Mariner Drive is currently a single-family home in a suburban residential area, and if this proposed use aligns with typical residential activities, such as continued single-family occupancy, or a similar low-impact residential use that maintains the residential character of the area and density then it's would likely be considered compatible with the existing uses of adjacent lots.

However, if the Dwell Group's proposed use departs significantly from a traditional single-family residence, it could raise compatibility concerns. For instance, a proposed use that generates substantial traffic increases, necessitates extensive exterior modifications that alter the neighborhood's aesthetic, or involves activities that could negatively impact noise levels or privacy for surrounding residents, might not be compatible.

Therefore, to ensure compatibility with existing uses on Mariner Drive, the Dwell Group's proposed use should adhere to the established residential nature of the neighborhood and minimize any potential disruption to the surrounding properties. It's crucial for the Dwell Group to consult with the Reynoldsburg Planning and Zoning Department to understand specific regulations and ensure their plans align with the Suburban Residential zoning district requirements and the overall vision for the community.

6. A NARRATIVE ADDRESSING EACH OF THE APPLICABLE CRITERIA SET FORTH IN SECTION 11093.D

The property at 1488 Mariner Dr is currently identified as a single-family residence, built in 1959. This property will require careful consideration of its potential impacts on the existing infrastructure. A comprehensive analysis of traffic, stormwater, and utilities has been undertaken to ensure the project integrates harmoniously with the surrounding environment and minimizes any adverse effects.

- **Traffic Impact Analysis** (TIA): Reynoldsburg requires a Traffic Impact Study (TIS) for proposed developments generating 100 or more trips (entering plus exiting traffic) in the highest peak hour. The city engineer can require a TIS even for developments generating fewer trips if the access location or volume could negatively affect the adjacent roadway. The proposed dwell-group would likely necessitate a TIA to assess the potential impact on traffic flow on Mariner Dr and the surrounding street network. The TIA must be prepared by a qualified professional, ideally a registered professional engineer in Ohio. [according to the Gahanna, OH website](#). The TIA would need to evaluate existing traffic conditions, project future traffic based on the proposed dwell-group's size and occupancy, analyze the performance of intersections and roadways, and identify any necessary improvements.
- **Stormwater Analysis**: New development and redevelopment in Reynoldsburg are subject to the city's stormwater management program. This includes measures for controlling construction site stormwater runoff and managing post-construction stormwater. The city has a Stormwater Design Manual, and developments creating more than 5,000 square feet of impervious surface must comply with these requirements. A stormwater analysis would be crucial for a dwell-group proposal at 1488 Mariner Dr. It would ensure adequate drainage and prevent downstream impacts. The analysis would need to detail how the proposed development will manage stormwater runoff, potentially including features like bioswales, rain gardens, or detention ponds. Ohio's standards for stormwater management are defined in the Rainwater and Land Development manual, published by the Ohio EPA.
- **Utility Impact Analysis**: A Utilities Impact Study is a required component of a Major Site Plan application in Reynoldsburg. This study would need to assess the capacity of existing water, sewer, and other utilities to handle the increased demand from the proposed dwell-group. If upgrades or extensions are necessary, the study would outline those requirements and their associated costs. The property currently has access to public sewer and water. However, a larger development could overwhelm the existing infrastructure, necessitating improvements.

Summary: Developing a dwell-group at 1488 Mariner Dr, Reynoldsburg, OH, would require a comprehensive analysis to demonstrate compliance with local zoning and development regulations. This would include, at a minimum, a Traffic Impact Analysis, a Stormwater Analysis, and a Utilities Impact Analysis. The specifics of these analyses and the project's feasibility depend on the property's specific zoning and the proposed scale and design of the dwell-group. Further consultation with Reynoldsburg's Development Department is essential for determining the specific requirements and navigating the approval process.

THE DWELL-GROUP AT 1488 MARINER DR WILL ADDRESS THE FOLLOWING

8 CONDITIONAL USE FACTORS

When considering a conditional use permit for the Dwell-Group in Reynoldsburg, Ohio, which refers to a residential facility providing accommodations and personal care services, (often described as group homes), the proposed Dwell-Group will meet the city's comprehensive zoning code standards to ensure that the proposed use is compatible with the surrounding area and does not negatively impact the neighborhood. These can be broken down to meet the spirit of a "8 Factors of Conditional Use" review process.

1. HARMONY WITH EXISTING AND PLANNED CHARACTER:

- The Dwell-Group will align with the established or planned character of the zoning district and neighboring districts and must not fundamentally alter their nature.

2. IMPACT ON ADJACENT PROPERTIES:

- The Dwell-Group will not be expected to have adverse effects on the use of neighboring properties.

3. NEIGHBORHOOD HEALTH, SAFETY, AND WELFARE:

- The use shall not adversely impact the health, safety, morals, or welfare of neighborhood residents or workers.

4. ADEQUACY OF PUBLIC FACILITIES AND SERVICES:

- The Dwell-Group will be adequately served by public infrastructure such as roads, police and fire protection, storm water treatment facilities, water, sanitary sewers and schools.

5. IMPACT ON TRAFFIC:

- The Dwell-Group shall not have an impact on traffic on public roads significantly different from that expected from uses already authorized in this zone.

6. CONSISTENCY WITH PLANS AND ORDINANCES:

- The Dwell-Group will be consistent with the purposes of the Reynoldsburg Zoning Code, Land Use Plan and other City Ordinances.

7. ACTIVITIES AND POTENTIAL IMPACTS:

- A detailed description of the proposed activities, including hours of operation, number of employees, and delivery information, is necessary to understand the use and its potential impacts.

8. SITE PLAN DETAILS:

- A plan of the proposed site is provided, illustrating the location of structures, parking, streets, open spaces, utilities and landscaping.

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Emma Cepek](#)
Subject: Re: 1488 Mariner Drive - Conditional Use Application
Date: Monday, August 25, 2025 8:17:12 AM
Attachments: [image.png](#)

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

Phoenix,

Good morning.

We do not have any 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: Friday, August 22, 2025 3:09 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: 1488 Mariner Drive - Conditional Use Application

Lt. Schmidt,

I am sending you 1488 Mariner Drive Conditional Use Application and related items that are scheduled for the September 4th 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 August 27th so that we can incorporate them in the staff report that goes out first thing on August 28th.

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



7232 E. Main Street Reynoldsburg, Ohio

(614) 322-6840

www.ci.reynoldsburg.oh.us

NOTICE OF ZONING CODE & BUILDING CODE VIOLATION

July 29, 2025

Attn: Ahmed Jamal Mahmood Sami
MYM Property Management LLC
6050 E. Livingston Avenue
Reynoldsburg, Ohio 43068

RE: ZONING CODE & BUILDING CODE VIOLATION/CEASE AND DESIST

Dear Property Owner:

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

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

If you believe this Notice is in error and that you are not in violation of the Zoning Code of the City of Reynoldsburg, you have the right to appeal this Notice within fourteen (14) days by filing a written request for a hearing with the Clerk of Council. Pursuant to Section 1109.23, the Planning and Zoning shall hear any appeals from this Notice.

Also pursuant to Section 1305.04 of the City of Reynoldsburg Code of Ordinances, no new building, or structure shall be used or occupied, and no change of occupancy as defined in the Ohio Building Code thereof, shall be made until the Chief Building Official has issued a certificate of occupancy. This includes any new business moving into a vacant building or space, change of occupancy causing increase in life and fire risk, and change of ownership in the existing occupancy. Based on our observation and records, you were notified in writing by code enforcement on September 4, 2024 that a Certificate of Occupancy was necessary for operation. You are currently operating the business at the above referenced building without a certificate of occupancy.

You are hereby ordered to **CEASE ALL BUSINESS OPERATIONS** at the above referenced building immediately and to apply for a change of occupancy building permit to complete the process for a certificate of occupancy. Failure to comply with this letter of instructions may result in further legal actions pursuant



7232 E. Main Street Reynoldsburg, Ohio

(614) 322-6840

www.ci.reynoldsburg.oh.us

to the city code, including, but not limited to, the filing of a civil action in Franklin Count Environmental Court for an injunction.

Sincerely,

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

John Graham, Code Enforcement
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068
Phone: 614-322-6818

Jeff Taborn, Chief Building Official
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068
Phone: 614-322-6824

6050
E. Livingston Ave.
taken on August 4th, 2025



LAW OFFICES OF
STRIP, HOPPERS, LEITHART, McGRATH & TERLECKY CO.

A LEGAL PROFESSIONAL ASSOCIATION

A.C. STRIP
JOHN WM. HOPPERS
PAUL W. LEITHART, II
TIMOTHY J. McGRATH
MYRON N. TERLECKY
NELSON E. GENSHAFT
KENNETH R. GOLDBERG*
AARON C. FIRSTENBERGER

575 S. THIRD STREET
COLUMBUS, OHIO 43215
(614) 228-6345
FAX: (614) 228-6369
tjmcgrath@columbuslawyer.net

JOHN W. KENNEDY
CHAD A. FOISSET
LONI R. SAMMONS
KIRSTEN M. COX

Of Counsel:
GARY PAUL PRICE

*Certified Family Relations Law Specialist

August 12, 2025

Melissa Butler
Clerk of Counsel
City of Reynoldsburg, Ohio
7232 East Main Street
Reynoldsburg, Ohio 43068

Sent via email: mbutler@reynoldsburg.gov

**Re: Board of Zoning and Building Appeals Notice of Appeal of MYM Property Management, LLC
Property at 6050 East Livingston Avenue**

Dear Clerk:

We are filing herewith a Notice of Appeal and Request for Hearing to be filed on behalf of our client MYM Property Management, LLC., relating to the property at 6050 East Livingston Avenue, Columbus, Ohio 43232.

Please confirm receipt as soon as convenient.

We will be glad to assist with any further documentation if needed.

Respectfully yours,



Timothy J. McGrath

TJM/slm
Attachment

Cc: Christopher Shook, Esquire, Reynoldsburg City Attorney
Jeff Taborn, Chief Building Official
John Graham, Code Enforcement
Phoenix Buathier, Planning and Zoning Administrator
Ahmed Sami

**BOARD OF ZONING AND BUILDING APPEALS
CITY OF REYNOLDSBURG, OHIO**

MYM PROPERTY MANAGEMENT, LLC :
2160 Sutter Parkway :
Dublin, Ohio 43016 :

Appellant,

v.

CITY OF REYNOLDSBURG, OHIO, :
DEPARTMENT OF DEVELOPMENT :
PLANNING AND ZONING :
ADMINISTRATOR :
7332 E. Main Street :
Reynoldsburg, Ohio 43068 :

Appellee.

CASE NO. _____

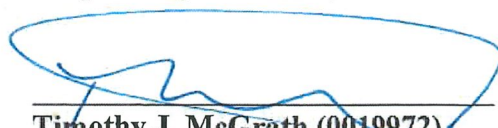
NOTICE OF APPEAL AND REQUEST FOR HEARING

Appellant, MYM Property Management, LLC., hereby gives Notice of its Appeal of the determination by the City of Reynoldsburg that Appellants property located at 6050 E. Livingston Avenue is in violation of the Zoning Code of the City of Reynoldsburg. The Notice of Violation Appealed from dated July 29, 2025 is attached as Exhibit A.

Appellant further requests a Hearing on this Appeal pursuant to Code Section 1109.23.

Appellant's use of the property is a continuation of a pre-existing legally conforming use for the Property.

Respectfully submitted,



Timothy J. McGrath (0019972)
**Strip, Hoppers, Leithart, McGrath &
Terlecky Co., L.P.A.**
575 S. Third St.
Columbus, Ohio 43215
(614) 228-6345 - telephone
(614) 228-6369 – fax
tjm@columbuslawyer.net
Attorney for Appellant
MYM Property Management, LLC.

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true copy of the foregoing Notice was served via ordinary U.S. mail on this 12th day of August, 2025, upon:

Christopher Shook, Esquire, Reynoldsburg City Attorney
7232 East Main Street
Reynoldsburg, OH 43068

Jeff Taborn, Chief Building Official
7232 East Main Street
Reynoldsburg, OH 43068

John Graham, Code Enforcement
7232 East Main Street
Reynoldsburg, OH 43068

Phoenikx Buathier, Planning and Zoning Administrator
7232 East Main Street
Reynoldsburg, OH 43068



Timothy J. McGrath (0019972)
Attorney for Appellant
MYM Property Management, LLC.

EXHIBIT A



7232 E. Main Street Reynoldsburg, Ohio

(614) 322-6840

www.ci.reynoldsburg.oh.us

NOTICE OF ZONING CODE & BUILDING CODE VIOLATION

July 29, 2025

Attn: Ahmed Jamal Mahmood Sami
MYM Property Management LLC
6050 E. Livingston Avenue
Reynoldsburg, Ohio 43068

RE: ZONING CODE & BUILDING CODE VIOLATION/CEASE AND DESIST

Dear Property Owner:

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

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

If you believe this Notice is in error and that you are not in violation of the Zoning Code of the City of Reynoldsburg, you have the right to appeal this Notice within fourteen (14) days by filing a written request for a hearing with the Clerk of Council. Pursuant to Section 1109.23, the Planning and Zoning shall hear any appeals from this Notice.

Also pursuant to Section 1305.04 of the City of Reynoldsburg Code of Ordinances, no new building, or structure shall be used or occupied, and no change of occupancy as defined in the Ohio Building Code thereof, shall be made until the Chief Building Official has issued a certificate of occupancy. This includes any new business moving into a vacant building or space, change of occupancy causing increase in life and fire risk, and change of ownership in the existing occupancy. Based on our observation and records, you were notified in writing by code enforcement on September 4, 2024 that a Certificate of Occupancy was necessary for operation. You are currently operating the business at the above referenced building without a certificate of occupancy.

You are hereby ordered to **CEASE ALL BUSINESS OPERATIONS** at the above referenced building immediately and to apply for a change of occupancy building permit to complete the process for a certificate of occupancy. Failure to comply with this letter of instructions may result in further legal actions pursuant



7232 E. Main Street Reynoldsburg, Ohio

(614) 322-6840

www.ci.reynoldsburg.oh.us

to the city code, including, but not limited to, the filing of a civil action in Franklin Count Environmental Court for an injunction.

Sincerely,

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

John Graham, Code Enforcement
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068
Phone: 614-322-6818

Jeff Taborn, Chief Building Official
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068
Phone: 614-322-6824

Item 1 – Sign Permits, submitted 7/25/25.

ZONING SIGN APPLICATION

☐ Paid: _____

Property Address: <u>6050 E Livingston Ave</u>	Parcel ID#(s): <u>06 000 7296</u>
---	--------------------------------------

PROPERTY OWNER OF RECORD

Property Owner Names: <u>My M Properties Management LLC</u>	
Contact Email: <u></u>	Contact Phone Number: <u>614-657-1684</u>

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>Plus Engine & Total Care</u>	Contact Name: <u>Ahmed</u>
Contact Email: <u>plus.totalcare@gmail.com</u>	Contact Phone Number: <u>614-657-1684</u>
Description of Use: <u>Auto Repair</u>	

III. APPLICANT INFORMATION

Applicant Name: <u>R+R Sign LLC</u>	Applicant Address: <u>PO Box 121, Carroll, OH 43112</u>
Applicant Phone Number: <u>740-475-9295</u>	Applicant Email: <u>randrsign@gmail.com</u>
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

SIGNAGE INFORMATION

Type of Signage: ☐ New Sign ☒ Sign Reface	Sign Fees are \$100 per sign. Please fill out a single application for each sign.
Sign Type: ☐ Monument ☐ Wall ☐ Projecting ☐ Awning ☐ Roof ☒ Other <u>Pole</u>	
Sign Illumination: ☒ Internal ☐ External ☐ Non-Illuminated	Type of Illumination: <u>LED</u>
Signs Dimensions (width and height): <u>4</u> feet by <u>8</u> feet	Signs Square Footage: <u>32</u>
Setback of Monument Sign: <u>17.6</u> feet	Sign Material: <u>Plastic FALCS</u>

Applicant Signature: James Reed

Date: 7/23/25

By signing this application, I certify that I am the owner of 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

P&Z Administrator: _____

Floodplain Administrator: _____

Additional Approvals Required

☐ Planning and Zoning Board

Additional Requirements:

☐ Certificate of Appropriateness

☐ Variance

☐ Building Permit

Date: _____

Date: _____



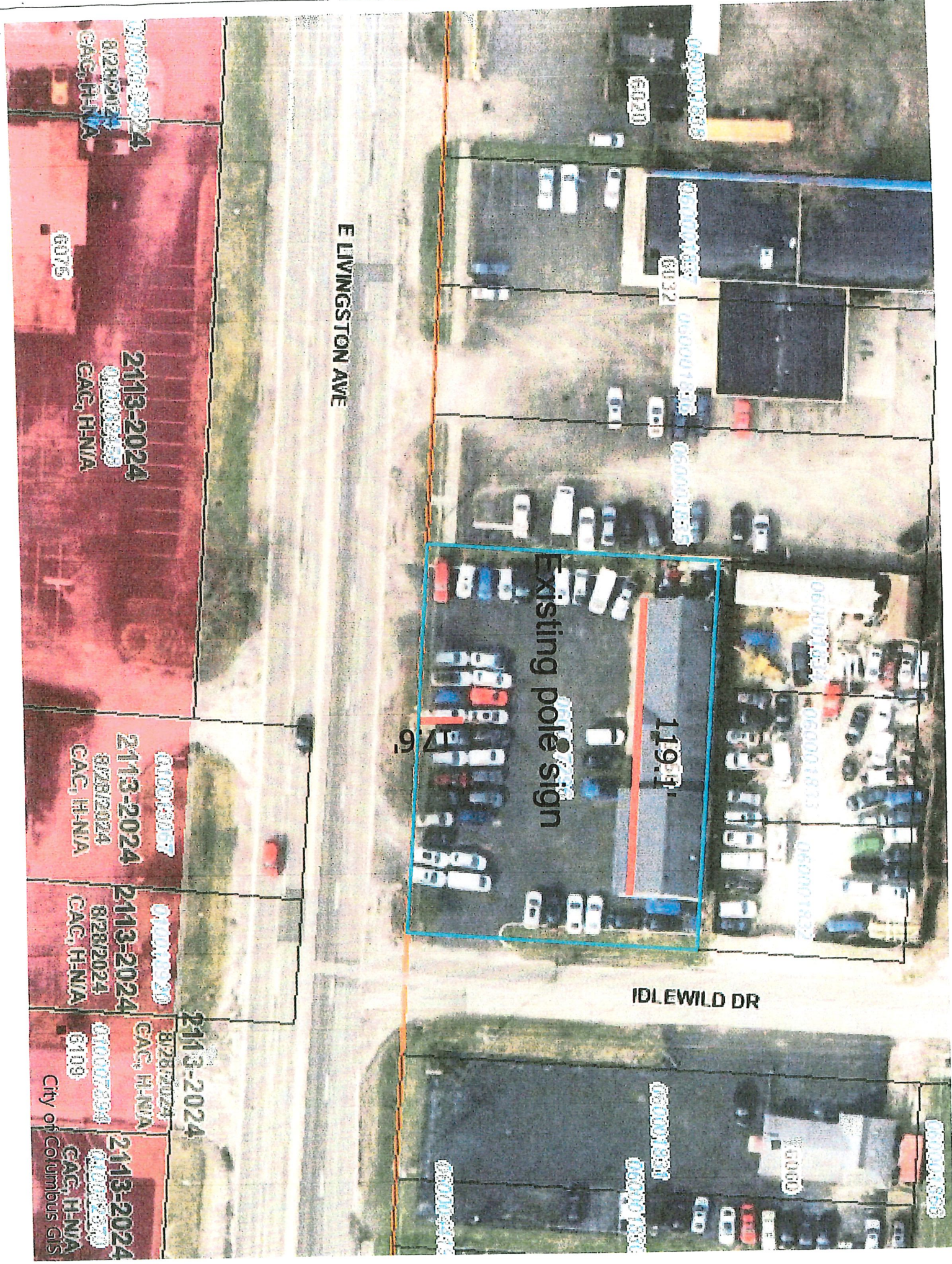
8'



4'

Existing pole sign

20' oah



0600018318

60210

0600018317 6032

0600018316

0600018315

0600018314

0600018313

0600018312

119.1'

Existing pole sign

61

IDLEWILD DR

0600018310

0600018311

0600018312

0600018313

21103-2024

8/28/2024

CAC, H-N/A

21103-2024

8/28/2024

CAC, H-N/A

6075

0100018317

21103-2024

8/28/2024

CAC, H-N/A

0100018320

21103-2024

8/28/2024

CAC, H-N/A

8/28/2024

21103-2024

8/28/2024

CAC, H-N/A

City of Columbus GIS

ZONING SIGN APPLICATION

☐ Paid: _____

Property Address: <u>6050 E Livingston Ave</u>	Parcel ID#(s): <u>060007296</u>
---	------------------------------------

PROPERTY OWNER OF RECORD

Property Owner Names: <u>My m Property Management LLC</u>	
Contact Email: <u></u>	Contact Phone Number: <u>614-657-1684</u>

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>Plus Engine & Total Care</u>	Contact Name: <u>Ahmed</u>
Contact Email: <u>plus.totalcare@gmail.com</u>	Contact Phone Number: <u>614-657-1684</u>
Description of Use: <u>Auto Repair</u>	

III. APPLICANT INFORMATION

Applicant Name: <u>R&R Sign LLC</u>	Applicant Address: <u>PO Box 121, Carroll, OH 43112</u>
Applicant Phone Number: <u>740-475-9295</u>	Applicant Email: <u>candrsign@gmail.com</u>

☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

SIGNAGE INFORMATION

Type of Signage: ☒ New Sign ☐ Sign Reface	Sign Fees are \$100 per sign. Please fill out a single application for each sign.
Sign Type: ☐ Monument ☒ Wall ☐ Projecting ☐ Awning ☐ Roof ☐ Other _____	
Sign Illumination: ☐ Internal ☐ External ☒ Non-Illuminated	Type of Illumination: _____
Signs Dimensions (width and height): <u>4</u> feet by <u>10</u> feet	Signs Square Footage: <u>40</u>
Setback of Monument Sign: _____ feet	Sign Material: <u>Aluminum</u>

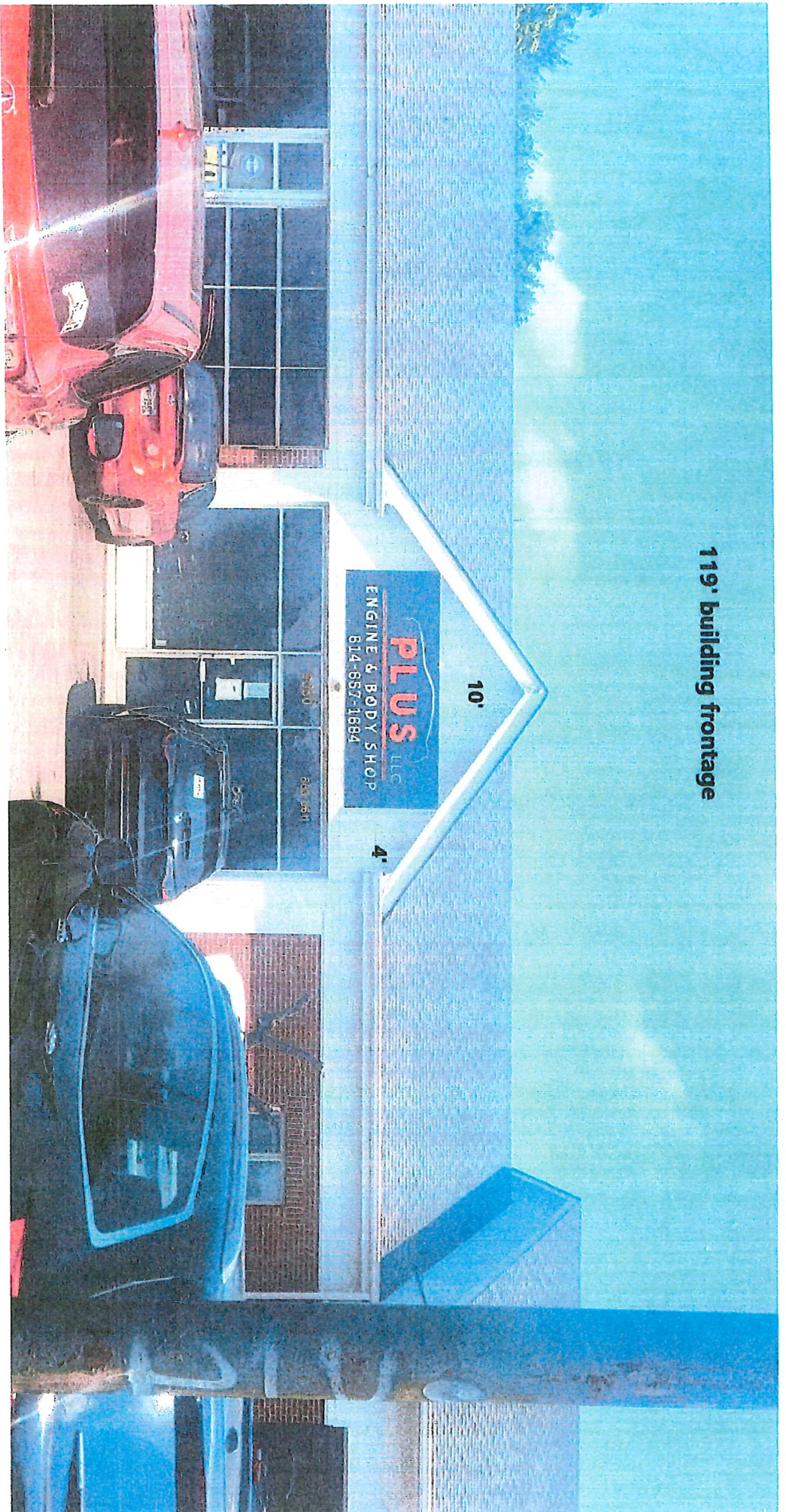
Applicant Signature: James Reed Date: 7/23/25

By signing this application, I certify that I am the owner of 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 Approvals Required	Additional Requirements:
	Zoning District: _____	☐ Planning and Zoning Board	☐ Certificate of Appropriateness
	☐ Olde Reynoldsburg District		☐ Variance
	P&Z Administrator: _____		☐ Building Permit
	Floodplain Administrator: _____		Date: _____

119' building frontage





Item 2 – Code Enforcement citation from 9/4/2024. Cited for no certificate of occupancy.

CITY OF REYNOLDSBURG

BUILDING DIVISION

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

Property Maintenance

Code Violation Notice

Owner/Resident/Business/Manager MYM Property Management LLC

(Optional)

Your property at 6050 E Livingston Ave

VACANT PROPERTY – City will cut if not cut today

Was inspected on 9/4/2024 and found to be in violation of Reynoldsburg City Code

Section(s) 102.3 APPLICATION OF OTHER CODES

To Wit: Section 302.4 – Plant growth in excess of 6 inches on property

Section 975.08 – Trash cans and/or recycle bins stored improperly.

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

You are hereby notified that you have 14 days to correct the violation by:

Cutting and trimming grass and maintaining at 6 inches or lower

Storing trash cans at the side or rear of the house or shielded from public view

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

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

Thank you for your immediate attention and cooperation

[Signature]
Code Compliance Official

Office Use Only: Initialed: JA File # Entered: 9/9/2024 Photos Taken: ☒ Y ☐ N

Re-Inspection Date 9/23/2024 Additional Inspections:

Citation Date: Citation No: Date of Compliance:







Item 3- New Business/Use approved by zoning on 11/22/2022. No building permits (i.e. certificate of occupancy) were ever submitted, therefore, the zoning approval expired.

Reynoldsburg

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

Received

NOV 15 2022

Reynoldsburg Building Division

App./Case#: 2022-5454

Date Submitted: 11/15/22

Fee Amount: \$150.00

☒ Paid: Cash

I. PROPERTY INFORMATION

ZONING CERTIFICATE APPLICATION

Property Address: 6050 E. Livingston Ave, Col OH 43232	Parcel ID#(s):
---	----------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Ahmed M. Sami / MYM Property Management LLC.	
Contact Email:	Contact Phone Number: 614-620-2602

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Plus Engine & Body shop LLC	Contact Name: Ahmed M. Sami
Contact Email: Plus-totalcare@gmail.com	Contact Phone Number: 614-657-1684

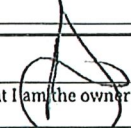
IV. APPLICANT INFORMATION

Applicant Name: Samuel S. Ogris	Applicant Address: P.O. Box 20026, Col OH 43220
Applicant Phone Number: 614-484-3248	Applicant Email: sam-ogris@yahoo.com

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

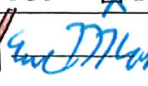
RESIDENTIAL (\$100)	NON-RESIDENTIAL (\$150)	Project Information (If Applicable)
CHECK IF APPLICABLE: ☐ New Building (+\$50) ☐ Swimming Pool ☐ Building Modification ☐ Patio ☐ Home Occupation (\$100) ☐ Deck ☐ Accessory Structure ☐ Driveway Modification* (See page 3) ☐ Shed ☐ FENCE (\$50) (All Dists.)	CHECK IF APPLICABLE: ☒ New Business/Use ☐ Accessory Structure ☐ New Building ☐ Building/Site Modification ☐ MIN. SITE PLAN (+\$250)	Total Square Footage: _____ Est. Cost of Construction: 0.00 Est. Additional Employees: 3

Description of Use/Project: Continue to use as an Auto-repair facility.

Applicant Signature:  Date: 11-15-2022

*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: Vehicular repair service - Major	Zoning Information Zoning District: I ☐ Historic District	Additional Requirements ☐ CoA ☐ Variance ☐ Special Exception Use Permit ☐ PGU ☒ Building Permit
	Add'l Approvals/Rec'd ☐ PC ☐ BZBA	FILE COPY P&Z Admin.  Date: 11/15/2022
	Floodplain Admin.: _____ Date: _____	

Section 1109.11

ZONING CERTIFICATE

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

1. Locating, erecting, construction, reconstructing, altering, or moving any building/structure, including an accessory structure such as a sign or fence;
2. Occupying or using land or a building, or changing the use of land or of a building, in whole or in part, for a different use;
3. Changing a nonconforming use to a different use or extending or expanding a nonconforming use or structure.

ADDITIONAL MATERIALS CHECKLIST

This application shall be accompanied by two (2) copies of plans to scale showing:

- | | |
|--|--------------------------|
| 1. The dimensions and shape of the lot to be built upon; | ☐ |
| 2. The sizes and locations of <u>existing structures</u> and uses on the lot; | ☐ |
| 3. The size, dimensions and locations of proposed structures, including distances to all lot lines; and | ☐ |
| 4. The heights of existing and proposed structures. | ☐ |
| 5. For new businesses/uses and home occupations: <u>A letter detailing the proposed use, hours of operation, and number of projected staff members.</u> | ☐ |
| 6. A digital submission of all applications and plans are required.
Please email application and plans to permit@ci.reynoldsburg.oh.us or provide a USB at time of paper submittal. | ☐ |

Section 1143.03(e)

RESIDENTIAL SITE PLAN REQUIREMENT

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

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

***Modifications to Driveway Standards as of April 2022:**

- 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
- ii. Driveways are permitted to be 10 feet in width for each primary garage space.
- iii. No driveway is permitted to be located beyond the front setback line of the primary structure unless there is a side entry garage, in which case the garage may not extend beyond the rear of the primary structure.

Section 1143.03(d)

MINOR SITE PLAN REQUIRED

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

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



CONSTRUCTION & RENOVATION

P.O. Box 20026 - Columbus, Ohio 43220 - (614)484-3248 - BudgetBCR@Gmail.com

Request letter to the Planning & Zoning division, requesting a Zoning Certificate

Reynoldsburg Department of Development
Planning & Zoning Division

November 14, 2022

Received

NOV 15 2022
Reynoldsburg Building Division

Property information:

Address: 6050 E. Livingston Ave., Columbus, OH. 43232

Municipality & Township: Truro

County: Franklin

Lot Size: 0.43 Acres (158' x 119.6')

Lot Dimensions: 158' x 119.6'

Tax District: 060 – City of Reynoldsburg

Parcel Number: 060-007296-00

Property Owner's Agent: Samuel Oasis

Address: P.O. Box 20026

Phone Number: (614) 484-3248

E-Mail: sam_oasis@yahoo.com

Dear Community Development Department,

This letter is to request a Zoning Certificate for the commercial property at the above-mentioned address. The property was used as auto repair services and will remain and re-open as auto repair services under the new owner.

The property is approximately 3,600 square feet of building that includes 6 bays for automotive servicing and repairs; and 11,500 square feet of paved parking area, and currently has 15 parking spaces. No construction activities needed.

The proposed use is in total harmony with existing character of the district and does not adversely affect the use of adjacent property. The adjacent lot west of the property is a **Goodyear store**, an auto tire sales/repairs and auto repairs business. Across the street on the east side of the property is **Action Auto Sales**, a used car sales business.

There are no special conditions or circumstances applying to the property involved that does not generally apply to other properties in the same zoning district.

Respectfully submitted,

Samuel Oasis

Owner's Agent

sam_oasis@yahoo.com

(614) 484-3248

FILE COPY

ZONING CODE:

1. Landscaping Standards
2. Signage
3. Large Developments – That can parcel off later*
4. Commercial Design Standards*
5. Brice Road Overlay*
6. Setbacks for Landlocked Parcels on E. Main Street and Brice*
7. Non-Conforming Section*
8. Dwelling – Group Home/ Dwelling – Developmental Disabilities
9. Home Occupation
10. Zoning Certificates
11. Conditional Use Factors
12. Temporary - Define

*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.

2026 Reynoldsburg Planning and Zoning Board

January						
S	M	T	W	T	F	S
				X	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	X	20	21	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	X	17	18	19	20	21
22	23	24	25	26	27	28

March						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
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17	18	19	20	21	22	23
24	X	26	27	28	29	30
31						

June						
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7	8	9	10	11	12	13
14	15	16	17	18	X	20
21	22	23	24	25	26	27
28	29	30				

July						
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
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						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
S	M	T	W	T	F	S
		1	2	3	4	5
6	X	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
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8	9	10	X	12	13	14
15	16	17	18	19	20	21
22	23	24	25	X	X	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	X	X	26
27	28	29	30	X		

	Planning and Zoning Board - 6:00 pm
	Council/Committee Mtgs - 6:30 pm
X	Holiday- City Offices Closed