



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 18, 2025

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 8/21/2025
 2. Planning & Zoning Board - Regular Meeting - 9/4/2025
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2025-0385; 6800 Frey Lane; Haidar Hashem; Variance

D. NEW BUSINESS

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
August 21, 2025**

CALL TO ORDER

ROLL CALL

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

ABSENT: Barnhart

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 07/17/2025

Minutes approved as submitted.

Planning & Zoning Board - Regular Meeting - 07/31/2025

Minutes approved as submitted.

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Mr. Furst.

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

App# 2025-0208; 7041 E. Main Street; Driven Brands, Inc. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change; Variance

Ms. Bauthier read the staff report into the record.

Mr. Vacanti, representing Driven Brands/Take Five, presented two variance requests for a narrow lot on Main Avenue. He explained that the site's unique

shape and limited frontage make strict zoning setbacks unworkable, but the proposed redevelopment—demolishing a vacant car wash to build a new oil change facility—aligns with the zoning code’s intent, adds buffering and revised circulation plans, and provides minimal impact on traffic. He emphasized that staff support, operational adjustments, and signage will mitigate stacking concerns, making the project consistent with surrounding uses and beneficial for the community.

Ms. Zachary of Arnold Consulting confirmed that, following the board’s feedback, the site plan was revised to better address concerns about the abort lane. She noted that while a true maneuvering lane isn’t feasible, signage and staff assistance will ensure safety, and otherwise the plan remains consistent with the earlier proposal.

Mr. Furst: I think it is clear that from the layout of the site that its dimensions being so particularly long and narrow, it does present some unique challenges such that I would consider this a unique site, especially in the district where the properties tend to be more wider and shallower. Any objections to my statements? All right, well, I do recommend that we approve these variances as submitted. Do I have a second?

Ms. Kleckley: Second.

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

App# 2025-0207; 7041 E. Main Street; Driven Brands, Inc. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change; Conditional Use

Ms. Bauthier read the staff report into the record.

Mr. Vacanti reiterated agreement with staff’s support, noting that left-turn restrictions onto Main Street due to a planned median will be addressed later in the major development plan process. For the conditional use review, he emphasized the project’s compatibility with surrounding commercial uses, absence of noise impacts, availability of utilities, and inclusion of substantial buffering, concluding there would be no detrimental effects.

Ms. Alabi is present for the meeting.

Mr. Furst: Speaking for myself, I think that the application is pretty clear that since all the factors are met, including the supplemental factors required for the drive-through, that we should approve this application as submitted with staff’s recommended variance requirement language. Are there any questions or comments? Do I have a second?

Ms. Kleckley: Second.

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

NEW BUSINESS

App# 2025-0402; 6334 E. Livingston Avenue; Kendra Soler for Happy Hills Child Care Center, LLC; Conditional Use

Ms. Cepek read the staff report into the record.

Ms. Soler outlined a proposal to adaptively reuse a 5,000-square-foot vacant space in a commercial center at East Livingston and Bryce Road into Happy Hills Child Care. The plan involves interior renovations and minor site improvements, including removing six parking spaces to create a fenced outdoor play area with protective bollards for safety. The project will maintain clear traffic flow, ensure a secure environment for children and staff, and align with the city's Innovation Zone goals by adding a family-oriented service to support Reynoldsburg's growing community.

Ms. Ward: I have a questions about trucks using that area to get to Big Lots, because they're not going to turn around back there. So how close are they going to be to the play area?

Ms. Soler clarified that the outdoor play area will be placed to the side rather than the rear of the building, leaving about 30 feet of clearance near an existing bollard to maintain normal traffic flow. By not designating loading spaces behind the building, truck access for nearby businesses like Big Lots can occur from the opposite side, ensuring this area remains a safe, no-loading zone adjacent to the childcare center.

Mr Benner asked where the proposed play area will be, and Ms. Soler clarified it will be on the right side of the building. Mr. Benner asked about the play area going on the existing concrete and Ms. Soler clarified there would be a softer play area surface going on top.

Mr. Furst: Seeing as how this application meets all the necessary requirements, I do move that we approve it as submitted. Do I have a second?

Ms. Kleckley: Second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Kleckley

AYES:	Brusk, Alabi, Benner, Kleckley, Furst
NAYS:	Ward

App# 2025-0405; 7890 Palmer Road; Thomas and Clara Jones; Variance

Ms. Cepek read the staff report into the record.

Mr. Furst invited the applicant to speak.

Mr. Tom Jones explained that he and his wife are requesting an 180-square-foot area variance to build a shed for their golf cart, tractor, and snow blade to help maintain their large, sloping property. With their garages already used for cars, tools, and hobbies, the shed would provide needed storage, be painted to match their home, and remain discreetly placed out of view. Having lived on the property for 28 years, they emphasized the shed's necessity for upkeep and asked the board for favorable consideration. Mr. Furst: Are there any questions or comments from the applicant from the board?

Ms. Kleckley asked if the home is in an HOA

Mr. Jones answered no, that it is a single family home built in 1952.

Ms. Kleckley stated she did not want the applicant to incur any fines.

Mr. Furst cited variance factor 1109.11.D(3), noting that to justify approval, the applicant must show unique circumstances that distinguish the property from others and demonstrate deprivation of reasonable use, not just loss of value. He asked Mr. Jones to clarify what specific conditions of his property—beyond its size and rolling topography, which seem common in the area—make it uniquely deserving of a variance.

Mr. Jones explained that the steep, rolling slope of their property makes maintenance physically demanding, which is why they rely on a golf cart and tractor to manage yard work and waste. With extensive frontage, trees, and landscaping to care for, the proposed shed would provide proper storage for these tools and equipment, replacing the current practice of tarping items outdoors, which he acknowledged looks tacky.

Mr. Furst asked Mr. Jones whether denial of the variance would prevent him from reasonably using the property as a single-family residence.

Mr. Jones responded that, given the size and layout of his property, the shed would be discreetly placed, designed to match the home, and built to high standards. He emphasized that it would not negatively impact the area and would instead be an improvement, providing appropriate storage and enhancing the property's upkeep.

Mr. Furst clarified that while quality materials and aesthetic compatibility are appreciated, they cannot be considered under variance factor 1109.11.D. He stated that, based on the testimony and application so far, he was not yet

convinced the property is unique compared to others in the area, and he invited Mr. Jones to elaborate further if there were distinguishing characteristics that might justify the variance.

Mr. Jones reiterated that his property is distinct from surrounding lots, noting its steep slope, wooded areas, and history of being subdivided from a larger original tract. He emphasized that these features make it unique compared to neighboring parcels, reinforcing his belief that the site is unique.

Mr. Furst sought clarification, asking Mr. Jones whether neighboring properties to the north and west also experienced similar elevation changes.

Mr. Jones clarified that unlike his lot, neighboring properties are mostly flat and lack walkout basements. While one adjacent parcel has some slope, it remains overgrown and unmanaged, making his property's combination of steep grade, maintained woods, and walkout design distinct and, in his view, unique within the area.

Mr. Furst asked what other remedies had been considered.

Mr. Jones said they did not consider other remedies.

Mr. Furst stated he has concerns that granting this variance would confer upon the property your honor special privileges, which are unduly denied by the code to other properties also in the district.

Mr. Brusk stated that granting this variance would set a precedent that he doesn't think the board should set.

Mr. Jones asked if they were going to strike out.

Mr. Brusk apologized and stated he was sympathetic to the applicant's point of view.

Mr. Furst asked if anyone would like to make a motion.

Mr. Benner: I move that we deny this application based on staff's recommendation. The property is not unique, it would set a precedent and quite honestly, there's no hardship. It doesn't meet any of the requirements for a variance.

Mr. Furst asks for a second.

Mr. Brusk: I'll second.

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

App# 2025-0348; 6808 Frey Lane; Jennifer Burnside; Variance

Ms. Cepek read the staff report into the record.

Mr. Furst invited the applicant to speak.

Mr. Dennis Burnside, accompanied by Jennifer Burnside, explained that their contractor normally handled permitting on past projects, but this time they overlooked it and now their patio was built out of compliance. Acknowledging the oversight, he noted that staff has recommended approval of the variance and offered to answer questions or provide further clarification if needed.

Mr. Furst states that anything they can say in support of their application would be useful.

Mr. Burnside explained that he inferred that these setbacks exist mainly to prevent overcrowding and manage stormwater. He argued stormwater isn't an issue here since the property sits near a large floodplain, and runoff is already directed through a proper drain system installed with the patio. He concluded by leaving the decision to the board's discretion.

Mr. Brusk stated that he understands their issue, and stated that since there are no setback requirements for the town homes themselves, there should be no setbacks for patios. He stated while approving the request may set a precedent, they felt it would be an appropriate one for similar townhouse properties and voiced strong support.

Mr. Benner: Apparently Mr. Brusk did everything but make a motion. I move that we approve this. A precedent has been set for other zero setbacks. It would be silly

not to, I think.

Mr. Brusk: I'll second since I didn't do the motion.

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

App# 2025-0365; 6824 Frey Lane; Garic B D Warner; Varaince

Ms. Cepek read the staff report into the record.

Mr. Furst invited the applicant to speak, but the applicant was not present.

Mr. Furst: The precedent clearly has been set on this matter, given our previous application. I would prefer that the applicant be present to address any questions, but barring that, this is Mr. Furst, I do move that we accept this application as submitted. Do I have a second?

Mr. Benner: Second.

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

App# 2025-0404; 7185 E. Main Street; Anup Janardhanan and Jay Boone of Moody Nolan for Metropolitan Housing Partners, Inc.; Variance

Ms. Bauthier read the staff report into the record.

Mr. Furst invited the applicant to the podium.

Ms. Bethany Hahn, Assistant VP of Planning and Development at CMHA, introduced *The Heights on Main*, a 103-unit mixed-income housing project in Reynoldsburg. Of these, 25 units will include project-based vouchers, with the rest available to households earning up to 80% AMI. She highlighted CMHA's growth from 2,500 to 6,000 units in eight years, its commitment to expanding affordable housing across central Ohio, and the strong community and political support that helped secure competitive tax credits. Positioned along a planned bus rapid transit line, the project is seen as innovative in its location, funding, and partnerships, with Moody Nolan serving as architects.

Mr. Furst swore in the rest of the speakers. Mr. Furst asks about building a four story building instead of a five story building.

Mr. Anup Janardhanan of Moody Nolan explained that the Heights on Main design was shaped by funding requirements and site constraints. To meet the 100-unit target set by tax credit feasibility, the team had to work around a north-south sewer line, a floodway, and floodplain restrictions. These conditions limited the layout to an L-shaped configuration and required building upward; while four stories might have been possible on another site, here a five-story design was the only way to achieve the needed unit count.

Mr. Furst noted that variances for Greenfield projects are usually met with skepticism and asked the applicant to explain what alternative site layouts or building configurations were considered. They requested a brief overview of those options to better understand the design process and to show why the submitted plan is the only feasible solution.

Mr. Janardhanan said bar- and E-shaped designs were considered but couldn't meet parking and floodplain constraints, leaving the L-shaped layout as the only feasible option.

Mr. Furst asked if first-floor residential units were added due to funding needs and site constraints like the floodplain and sewer line.

Mr. Janardhanan agreed.

Mr. Brian Szuch, architect on the project, noted that while the zoning code allows five stories at 60 feet, structural and mechanical needs make 12-foot first-floor clearances impractical without reducing upper floors to under 8 feet. They argued the design still meets the intent of providing active retail frontage on Main Street while maintaining more appropriate residential ceiling heights above.

Mr. Furst asked whether the zoning code's height and clearance requirements are unusually restrictive compared to other municipalities the applicant has worked with.

Mr. Szuch responded that zoning codes vary by age and maturity, and unique cases often reveal unforeseen challenges. In this instance, the project's combination of vertical and horizontal mixed use created a situation the code likely did not anticipate, even if it was well-intentioned.

Mr. Benner asked whether, without the floodplain and sewer constraints, the project could comply with code, noting that parking and fire access also factored in. He also inquired if additional parking would come from the agreement with the YMCA.

Mr. Meyer clarified that only two spaces are available through the YMCA agreement. Taking more would put the YMCA itself out of compliance with its parking requirements, so no additional shared parking is feasible.

Mr. Benner asked if the unique nature of the property was considered when the property was purchased for this project.

Mr. Meyer clarified that the city is contract with the applicant, but the property is still owned by the city.

Ms. Hahn added that the property is under contract but not yet purchased, and the team has worked hard to make the tight site feasible. They noted that because HUD is involved through project-based vouchers, floodplain regulations are even stricter than local requirements, adding to the project's challenges.

Mr. Benner stated he assumed the contract is contingent.

Mr. Furst swore in an additional speaker, and invited them to speak.

Ms. Whitney Welch, a nearby resident, expressed support for affordable housing but opposed the proposed building's five-story height. She explained that her neighborhood consists of smaller, older homes and gardens, and such a large structure would dominate the character of Main Street, becoming its focal point. She also raised concerns about limited parking capacity, urging the board to vote against the project at its current scale.

Mr. Furst acknowledged the neighbor's concerns but noted that other multi-story residential projects of similar scale have already been approved in the area, though not yet built. He thanked the speaker for their input before moving the board toward discussion and a motion.

Mr. Benner emphasized that for new development on open land, compliance with zoning is generally expected. While acknowledging the site's unique challenges, he questioned whether reducing the unit count—such as to 80—had been considered as an alternative that might avoid the need for a height variance. He stressed the board's responsibility to ensure applicants explore all options to meet code before granting variances.

Mr. Szuch stated the code's blanket 12-ft clear first-floor ceiling requirement conflicts with the 60-ft/5-story cap. Meeting both pushes the second floor to ~16 ft and makes four or five stories impractical. He contended a variance is needed to meet the code's intent without compromising upper-floor residential design.

Mr. Benner stated the board is there to uphold the zoning code.

Mr. Furst invited other board members to speak.

Ms. Alabi said she agrees with Mr. Benner and Ms. Welch. She stated five stories is a lot for the area and would like to see it meet the code.

Mr. Brusk stated he sees the problems with the site and does not have a problem moving forward, and that he would vote yes.

Mr. Furst observed that the zoning code does not clearly define "clear ceiling height." He suggested that an applicant could argue the requirement is open to interpretation, meaning the project might comply without needing a variance, depending on how the standard is defined.

Mr. Benner said he was conflicted—while he liked the proposed building, he hesitated to grant a variance solely because the zoning code may be imperfect. He stressed that variances should be based on the site's unique conditions, not flaws in code language, and wanted assurance that every possible alternative had been explored to comply before considering approval.

Mr. Furst acknowledged the applicant's need for 100 units to ensure financial feasibility but asked them to expand on how the site's unique conditions made a

variance unavoidable. He also encouraged more detail on alternative configurations considered, suggesting that such clarification might address board concerns.

Attorney Shook clarified that building height itself cannot be used as a basis for denying the project, since the proposed height complies with what is permitted in the district.

Mr. Meyer reiterated that the proposed height is permitted throughout Main Street districts and not grounds for denial, noting that concerns about height would require a zoning code change. He then asked the City Attorney whether the board has the authority to interpret or define “clear ceiling height,” since the term is not explicitly defined in the code.

Attorney Shook advised that when zoning code language is ambiguous, the board may interpret it, but that interpretation must favor the property owner, since the city bears responsibility for drafting clear regulations.

Mr. Furst noted there’s disagreement on whether elements like ductwork and drop ceilings count toward “clear ceiling height.” He suggested that if the applicant argued such features were excluded, the project’s first-floor height calculations could show compliance with the requirement.

Mr. Brusk asked if a five-story building of any sort could be built there.

Mr. Furst replied yes, as long as it was no higher than 60 feet tall.

Mr. Szuch clarified that the variance request stems only from uncertainty over how “clear ceiling height” is defined. He explained the design already provides a predominant first-floor height above 12 feet, and if that interpretation is accepted, no variance would be necessary—the application was filed only to avoid conflicting with staff’s definition.

Mr. Brusk asked if the uses are permitted.

Mr. Meyer clarified that the proposed uses are permitted under the zoning code. He clarified that the variance request is not about overall building height, which complies with zoning limits, but specifically about the “clear ceiling height” requirement.

Attorney Shook asked whether the variance for the 10-foot clear ceiling height applies to the portion of the building facing East Main Street or to the side facing Davidson.

Mr. Szuch explained that most of the first-floor ceiling height is 12 feet, but when factoring in structural elements and ductwork—as directed under the current interpretation—the measured clear height drops to about 10 feet, which is why the variance was requested.

Attorney Shook stated as he was looking at the language, it referenced a 12 foot minimum clear for first floor ceiling height under the column for East Main Street fronting.

Mr. Szuch confirmed they were told the clear ceiling height requirement also applied on the Davidson-facing side, even for residential areas, which they felt was inappropriate.

Attorney Shook asked whether, under staff's interpretation of "clear ceiling height," any parts of the Main Street-facing portion of the proposed building fall below 12 feet.

Mr. Szuch safes, taking into account items of structure and mechanics.

Mr. Furst asks for staff to clarify the definition of minimum clear ceiling height.

Ms. Bauthier stated that "clear ceiling height" is measured from the floor to the lowest point of the actual ceiling surface, and does not include ductwork, mechanicals, electrical systems, or sprinklers.

Mr. Furst pointed out a discrepancy, noting that staff excluded ductwork and mechanicals from the ceiling height calculation, while the applicant seemed to be including them.

Mr. Meyer explained that staff used a definition of "clear ceiling height" from NAIOP, a real estate trade group, though it is generally applied in industrial contexts. They acknowledged difficulty finding a definitive source but chose it to provide the board with a professional reference.

Ms. Bauthier clarified that clear ceiling height is measured to the lowest point of any element protruding from the ceiling itself—such as sprinklers below ceiling tiles—rather than the tiles or ceiling surface above.

Mr. Furst asked Ms. Bauthier if anything that produces from the ceiling is the lowest point.

Ms. Bauthier replied yes.

Mr. Furst stated he believes staff's definition is in accord with the applicant's definition.

Mr. Benner asked the applicant to clarify their earlier statement, confirming whether most of the first-floor area along Main Street does, in fact, meet the 12-foot ceiling height requirement.

Mr. Szuch clarified that the Main Street retail frontage has a predominant ceiling height of 12 feet 3 inches, exceeding the requirement. While soffits and ductwork occasionally lower portions of the ceiling, the design intent is to keep the space as open as possible for retail use. He added that applying the same 12-foot standard to small residential units along Davidson is impractical, as it distorts proportions and negatively impacts upper floors, even though the overall height and story limits are met.

Mr. Furst remarked that he had expected the project to require more variances, as is common with large adaptive reuse or greenfield developments. He concluded that this request represents the minimum necessary to meet code requirements while upholding the code's intent.

Mr. Meyer asked if Attorney Shook had anything to add.

Attorney Shook stated the board has tabled less discussed cases in the past, and recommended the case be tabled because of the interpretation of language.

Mr. Meyer emphasized that since the zoning code lacks a definition for "clear ceiling height," staff adopted one as a best attempt but are not strongly attached to it. They acknowledged it was a rough fit, invited consideration of alternative

definitions, and noted the board has at times provided its own interpretations during meetings.

Mr. Furst said the board's decision was uncertain to him at that point, but offered the applicant the option to table the variance request. This would allow time to prepare more materials or work with staff on clarifying the disputed ceiling height definition, without delaying consideration of the applicant's other items that evening.

Mr. Benner asked for clarification if they could vote on the next items without the variance.

Mr. Furst said yes they could vote on the other items with this condition.

Ms. Bauthier clarified that to meet the certificate of appropriateness standards, the applicant must first secure this variance. Approval of the major site plan depends on obtaining the certificate, which in turn requires the variance.

Mr. Meyer asked whether, since a planning and zoning board member was absent, tabling the case would allow that member to participate and weigh in at a later date, clarifying the option for the applicant.

Attorney Shook clarified that an absent board member could participate later only if the hearing remains open for additional testimony; if the hearing is closed for deliberation, they would not be able to weigh in.

Mr. Meyer asked if the board would need to put this language in their motion.

Attorney Shook replied yes.

Mr. Furst added that if the applicant chose to table the request, the board would need to know how much time they required to prepare additional materials. He cautioned that meeting the next regular submission deadline would be difficult but suggested the following meeting as a more realistic option, with the board willing to keep the hearing open if the timeline remained reasonable.

Ms. Bauthier outlined the upcoming submission deadlines: the September 4th deadline had already passed, the deadline for the September 18th meeting was August 28th (one week away), and the deadline for the October 2nd meeting was September 11th.

Mr. Janardhanan asked what kind of clarifications the board was looking for.

Mr. Furst reiterated that the board would like the applicant to provide a stronger narrative about the site's uniqueness and more detail on alternative building configurations considered. Even testimony about initial thoughts—such as whether a three- or four-story design was explored—would help demonstrate that the team gave full consideration to other options before concluding the current plan was the only feasible solution.

Mr. Janardhanan stated a four story building would not work within the floodplain constraint.

Mr. Furst stated he did not understand why that would be the case.

Mr. Janardhanan stated you could not fit 100 units.

Mr. Furst said they cannot consider that argument.

Mr. Janardhanan said they are just trying to be within the 60 foot limit and the

variance is only asking for the ceiling height of the first floor.

Mr. Furst emphasized that while the variance request is minimal, the board expects detailed testimony addressing variance factors—especially site uniqueness and hardship. They asked the applicant to provide more narrative or written explanation about alternative layouts, floor counts, and uses considered, to show due diligence. The board wants assurance that the chosen design wasn't simply preference on a blank site, but the only feasible option given the property's constraints.

Mr. Benner advised the applicant to expand on the alternative designs they briefly mentioned, such as U-shaped or other layouts, and explain why each was unworkable. He stressed that the board isn't concerned with financial feasibility or unit count, but rather with understanding how different options were evaluated and ruled out.

Mr. Szuch detailed the design alternatives considered. They first explored mirroring the L-shape but couldn't build over the sewer line, forcing development to the east side. A U-shaped layout was rejected due to fire access issues—trucks couldn't enter and exit safely—and floodplain encroachment. Even reversing the U created site access problems. Despite these challenges, they managed to meet parking needs (with YMCA's help) and stay within the 60-foot, five-story zoning limits. He stressed the only reason a variance is needed is the ambiguous "clear ceiling height" language, since the design otherwise satisfies code intent.

Mr. Eric Walsh, the project's civil engineer, explained that extensive modeling and coordination with the city's floodplain administrator shaped the site design. The L-shaped footprint was the only viable option because other configurations either intruded too far into the floodway or couldn't meet drainage and grading requirements. Significant grading was required just to achieve compensatory storage and maintain stormwater flow to the stream. Constraints from the YMCA's adjacent hill and parking further limited options, making the chosen design the only feasible way to minimize floodplain impact while meeting city standards.

Mr. Furst thanked the applicants and noted that, based on their testimony, it was clear they had seriously evaluated multiple design alternatives. He emphasized that the board's main concern was ensuring the chosen plan wasn't simply the easiest option, but the result of thorough consideration of the site's constraints.

Mr. Walsh added that the site's 72-inch sanitary sewer created a major hardship, as it cuts the property at an angle and severely limits building placement. The team explored options including leaving it in place, relocating portions, or rerouting it through Main Street, but each posed major engineering, cost, and operational challenges. Coordinating with both Reynoldsburg and Columbus, they worked to minimize impacts, keep structural loads off the sewer, and meet strict alignment requirements, while also addressing a water main relocation. He emphasized these efforts highlight the site's unique and significant constraints.

Mr. Furst asked for any additional comments or questions for the applicant. He then asked the applicant if they would like to table the case or move forward with a vote.

Mr. Szuch concluded that their variance argument remains unchanged, emphasizing that aside from the ambiguous ceiling height definition, the project meets requirements. He maintained they will deliver functional ceiling heights but cannot satisfy the code's wording as written, and respectfully urged the board to follow through on the request.

Mr. Furst stated he was convinced by the applicant's testimony that unique site conditions create a genuine hardship and that the requested variance is the minimum necessary. He then moved to approve the application as submitted.

Mr. Brusk seconded.

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

App# 2025-0248; 7185 E. Main Street; Anup Janardhanan and Jay Boone of Moody Nolan for Metropolitan Housing Partners, Inc.; Certificate of Appropriateness

Ms. Bauthier read the staff report into the record.

Mr. Furst invited the applicant to speak, noting for the record that the applicant is the same as the previous application.

Mr. Janardhanan clarified that the patios will use brick and the terrace columns will be Hardie material, both of which are approved, noting this detail was missing from the submitted elevations.

Mr. Furst confirmed that the applicant must update the revised application to note the brick and Hardie materials to meet staff's conditions. He then asked whether the applicant had any objections to the listed staff conditions.

Mr. Janardhanan said he had no objections.

Mr. Furst moved to approve the application with conditions as outlined by staff.

Ms. Kleckley seconded.

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

App# 2025-0246; 7185 E. Main Street; Anup Janardhanan and Jay Boone of Moody Nolan for Metropolitan Housing Partners, Inc.; Major Site Plan

Ms. Bauthier read the staff report into the record.

Mr. Furst invited the applicant to speak, noting for the record the applicant is the same as the previous application.

Mr. Janardhanan confirmed for the record that there will be exactly 103 units, since the number of 100 had been used throughout the meeting. He also stated all conditions are acceptable.

Mr. Furst motioned to approve the application with the conditions outlined by staff.

Mr. Benner seconded the motion.

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

App# 2025-0380; 6269 E. Main Street; Brandon Nkengasong for BEZ Auto Detailing, LLC; Appeal to Zoning Certificate

Withdrawn by the applicant.

Motion to accept the applicants withdrawal made by Mr. Furst. Seconded by Mr. Benener.

RESULT:	Withdrawn
MOVER:	Alex Furst
SECONDER:	Keith Benner
AYES:	Furst, Benner, Alabi, Kleckley, Brusk, Ward

OTHER BUSINESS

Zoning Code Update

Tabled until next meeting.

ADJOURNMENT

Adjourned at 8:24 PM.

Planning and Zoning Administrator



Chairman



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
September 4, 2025**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

NEW BUSINESS

App# 2025-0385; 6800 Frey Lane; Haidar Hashem; Variance

Ms. Cepek read the staff report into the record.

Mr. Furst invited the applicant to speak, but the applicant was not in attendance. He said the board typically is not willing to grant variances without the applicant making some kind of presentation.

Mr. Furst motioned to table the application.

Mr. Benner: Second.

RESULT: Tabled

MOVER: Furst

SECONDER: Benner

AYES: Barnhart, Ward, Kleckley, Brusk, Benner, Furst

App# 2025-0432; 1488 Mariner Drive; Henriette Losokola for Divine and Favor Residential Care Services; Conditional Use

Ms. Cepek read the staff report into the record.

Mr. Furst invited the applicant to speak.

Mr. Pascal Lomandjo, speaking on behalf of his spouse and applicant Henriette Losokola, explained that they are seeking approval to convert their property for residential home care use. He noted they already operate an approved agency serving multiple counties but wish to use this property to house clients who lack stable housing. The home is fully furnished and ready, with one client already waiting for approval to move in, highlighting the urgency and need for the board's decision.

Mr. Furst asked the applicant if he had any objections to the conditions as outlined by staff.

Mr. Lomandjo stated he had no objections.

Ms. Bauthier asked the applicant what their largest number of staff on shift at any one time.

Mr. Lomandjo explained that the home would be staffed with three employees per shift, rotating to ensure continuous coverage. Each client would have their own dedicated space and be paired with a specific home care provider (HPC). If all residents require 24-hour care, each would receive one-on-one support, with staff scheduled around the clock to maintain consistent, individualized service.

Ms. Bauthier explained that zoning requires one parking space per eight beds plus spaces for the largest staff shift. With three staff members and one required for the bed, the site must provide four spaces. Currently, only three are available (one in the garage and two in the driveway), leaving the property short by one parking space.

Mr. Lomandjo asked if they could widen the driveway to allow two cars side by side, while also using roadside space for an additional vehicle. This, he suggested, would bring the total to the required four parking spaces without blocking the sidewalk.

Ms. Bauthier clarified that zoning requires four on-site spaces: one for the three beds and three for the largest staff shift. With only three available (garage plus driveway), the property is short one space. They emphasized that per code section 1105.01(G), parking must be located on the parcel itself and cannot be counted from the street.

Mr. Lomandjo responded that they would be willing to temporarily limit the facility to two clients instead of three until an additional on-site parking space can be provided, ensuring compliance with the zoning requirement.

Mr. Furst asks, for clarification, that the largest staff shift would be two at any given time.

Mr. Lomandjo emphasized the urgency of the request, explaining that a client with an immunocompromised condition has been waiting nearly three months and cannot delay placement through the winter. He clarified that while the facility was

planned for three residents, they currently only have one client ready and may take considerable time to find additional clients due to competition in the home care market. For now, they propose starting with that single client and gradually expanding as they meet the parking requirement, ensuring compliance while addressing the immediate need.

Mr. Furst asked the applicant if they would still like to move forward understanding it may not be possible for them to add an additional parking space on the property.

Mr. Lomandjo responded yes.

Ms. Barnhart asked the applicant about the status of the license.

Mr. Lomandjo confirmed that their agency has been licensed since last year, though the Ohio Department of Developmental Disabilities does not issue a traditional paper license. Instead, approval is provided via official email, listing the services authorized under the agency's assigned number. He offered to share this documentation with the board as proof of licensure.

Ms. Barnhart asked if they certify each location they operate or if it is just an overall license for the agency.

Mr. Lomandjo clarified it is an overall license in which they can operate in any county in Ohio.

Mr. Furst asked if staff is satisfied that the facility is adequately parked.

Ms. Bauthier cautioned that if approval is granted with a two-resident limit, the applicant must return to the board for permission to add a third. Failing to follow the set conditions could result in revocation of the conditional use approval.

Mr. Benner asked the applicant if they are already operating a home health care where they visit clients in their home. He also asked if the license they have includes operating a building without it being inspected or approved by the agency.

Mr. Lomandjo clarified that their agency is already approved to provide various services—such as respite care, in-home care, and non-medical transportation—but to operate this property as a residential care facility, they first need zoning approval from the board. Once granted, they can then pursue site-specific licensure and certification from the Department of Developmental Disabilities for the property itself.

Mr. Benner asked that even though they have someone on the waitlist, they have to wait for the license to come before they house that person.

The applicant responded yes.

Mr. Furst made a motion to approve the application with conditions as outlined by staff, and the additional condition that the maximum number of residents this facility can house is two.

Mr. Benner: Second.

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

6050 E. Livingston Avenue; Timothy J. McGrath for MYM Property Management, LLC.; Appeal to Zoning Code and Building Code Violation/Cease and Desist

The applicant agreed to table the case until the October 2nd Planning and Zoning Board meeting.

Motion to table made by Mr. Furst.

Second by Ms. Kleckley.

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

OTHER BUSINESS

Zoning Code Update

- During a review of site plans and variances, staff found the landscaping tables in the zoning code had become mixed up through past updates. To fix this, they are moving the tables to their correct sections and eliminating a duplicate set of interior lot landscaping standards for commercial properties, keeping only the version most commonly used.
- Staff explained that a *sign face* is the surface where the message is displayed, and while sign face panels on legal non-conforming signs may be replaced, the structural box or cabinet cannot be replaced without it being considered a new sign under Section 1105.03.F.iii. This has led to variance requests when businesses rebrand—examples include Culver’s, Bath & Body Works, Walmart, and Sherwin-Williams. In contrast, newer code-compliant styles, like OhioHealth’s individual lettering, reflect current trends. Staff is asking the board’s opinion on proposed changes that would allow sign refacing (same size or smaller) without it being classified as a new sign, provided the existing width, height and square footage is not exceeded.
- Staff proposed updated wall sign regulations specifically for *Food Sales-Large Format Grocery & Retail – Extra Large Format* uses. The change would allow a wall sign at every public entrance, one brand sign, and additional signs for businesses located inside the main store (e.g., Starbucks, Ohio Liquor). These allowances would apply only in the CC,

BMD, and EMD districts. The proposal also includes permitting a designated *pickup area wall sign* for any business in those districts that operates a pickup location.

- Staff noted that many commercial centers currently use monument signs that don't meet today's standards, and the code lacks clear guidance for large shopping centers with multiple entrances and exits. To address this, they are considering an update that would allow a monument sign at each ingress/egress point to the site and an additional monument sign identifying the overall commercial center. This approach would better accommodate large, multi-tenant sites while ensuring consistency as older signs are upgraded.
- Staff outlined proposed Large Site Block Standards intended to ensure that big development sites are designed in a walkable and connected pattern. The purpose of these standards is to encourage the inclusion of new streets and blocks, pedestrian-oriented frontages, and public open spaces. They would apply within the EMD, BMD, CC, and Innovation zoning districts. Two plan types are envisioned: a Minor Block Plan, which would apply to sites under ten acres, and a Major Block Plan, which would apply to sites over ten acres.
- The city does not currently have commercial design standards for zoning districts that permit commercial development, except in the ORD-C and ORD-N districts. The proposed standards would extend to all new construction, renovations valued at more than 50 percent of a building's assessed value, and any changes in use within the CC, BMD, and EMD districts. The proposed standards would require building ground floors along primary streets to have at least 60 percent transparency, with upper floors maintaining a minimum of 30 percent. Entrances would need to be clearly identifiable and, for multi-tenant buildings, spaced no more than 75 feet apart. Roofing and lighting would follow design guidelines, including accent lighting that is fully shielded and pedestrian-scaled fixtures. Permitted materials would include glass, architectural metal panels, wood or fiber cement, stone or cast stone, and brick, with accent options such as stucco, decorative tile, and natural wood elements. Prohibited materials would include vinyl siding, EIFS, mirrored or opaque glass, unfinished concrete block, and synthetic stone panels without detailing.
- Staff introduced the Bryce Road Overlay, explaining that it applies to about 23–24 former single-family homes on the east side of Bryce Road that are now commercial or mixed-use properties. The goal is to preserve neighborhood character while recognizing that these smaller lots present

redevelopment challenges. After internal discussion, staff concluded that before advancing any proposal to council, they should engage directly with the affected property owners to ensure the overlay aligns with their needs. The corridor is narrow, bordered by suburban residential subdivisions, making large-scale redevelopment highly unlikely. Because of these constraints, staff's strategy is to first raise the issue with the board, then undertake outreach to the relatively small group of property owners, and finally return with a refined plan based on that input. They emphasized this is an early-stage effort that will require more engagement before moving forward, but wanted the board to be aware in case cases from this area arise in the meantime.

- Staff described a proposal to address commercial parcels without direct street frontage, which are mostly found in the BMD and EMD districts. The purpose is to ensure safe access, prevent traffic issues, and support the redevelopment of landlocked sites. Under the proposed rules, no new parcel could be created without legal access to a public or private street. Access could be provided through a 30-foot recorded easement, a shared driveway, or a new private street or service road meeting city standards. New lots would need at least 50 feet of frontage or a cross-access agreement with a neighboring property. Private and shared drives would have to be clearly signed and striped, and supported by legal maintenance agreements. In addition, redevelopment would trigger requirements for new streets or cross-access if traffic volumes exceed 50 peak-hour trips, if existing access is inadequate, or if multiple parcels are developed together.
- Staff proposed removing "Dwelling – Developmental Disability" as a separate definition and land use category from all sections of the zoning code. Instead, such facilities would be consolidated under the broader category of "Dwelling – Group." They also discussed possibly putting geographical limits on new locations of Dwelling - Groups.
- Staff stated that the whole legal-nonconforming section of the zoning code is under review, specifically noting that legal-nonconforming status may be increasing from three months to six months.
- Staff explained that the city's zoning code currently has conflicting rules for home occupations: the definition allows up to 35% of a dwelling's floor area, while Section 1105.13 limits it to 15% and also differs on whether signage is permitted. After discussions with the city attorney, staff recommends clarifying the regulations to make them consistent—limiting home occupations to the primary dwelling unit, capping the area at about 30%, and prohibiting signage. The intent is to ensure that home businesses do not

create traffic or disrupt the residential character of neighborhoods, ideally operating in a way that neighbors would not even realize they exist.

- Staff explained that a zoning certificate is required before any new use of land, building, or structure begins, or before any construction or alteration takes place. Recently, issues have arisen when businesses change owners or names but keep the same use. Even in those cases, a new certificate of occupancy is required, which first necessitates zoning approval. To avoid confusion and ensure proper documentation—especially for legal nonconforming uses—staff is proposing to add language clarifying that a zoning certificate is required for any new business or new use, including when ownership or the business name changes.
- Staff noted that the third variance finding of fact should be separated into two separate bullet points. To correct this, it will be renumbered as item 4, and the existing items 4 through 9 will be shifted to 5 through 10.
- Staff explained that while banner signs are currently limited to 45 days per year in commercial districts, temporary signs lack a defined time restriction. To create consistency, staff proposes applying the same rule so that temporary signs may also be displayed for no more than 45 days per year, with campaign signs excluded from this limit.
- Staff reviewed parking requirements for extra-large retail stores, noting that under the current 1 space per 200 sq. ft. standard, Target is required to provide 660 spaces and Walmart over 1,000. However, aerial counts from 2017 and 2019 show far fewer cars in use, with demand decreasing further due to online shopping, delivery, and pickup services. To better reflect current trends, staff proposes a new standard for retail buildings over 50,000 sq. ft., reducing parking to 1 space per 600 sq. ft. Under this rule, Target would need about 220 spaces and Walmart about 335, significantly less than current requirements.

2026 Calendar

Staff told the board that a draft of the 2026 Calendar had been made. The board will likely vote on the schedule in October, and members were invited to raise any

concerns.

ADJOURNMENT

Adjourned at 7:36 PM.

Planning and Zoning Administrator

Chairman

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.

RECEIVED
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.

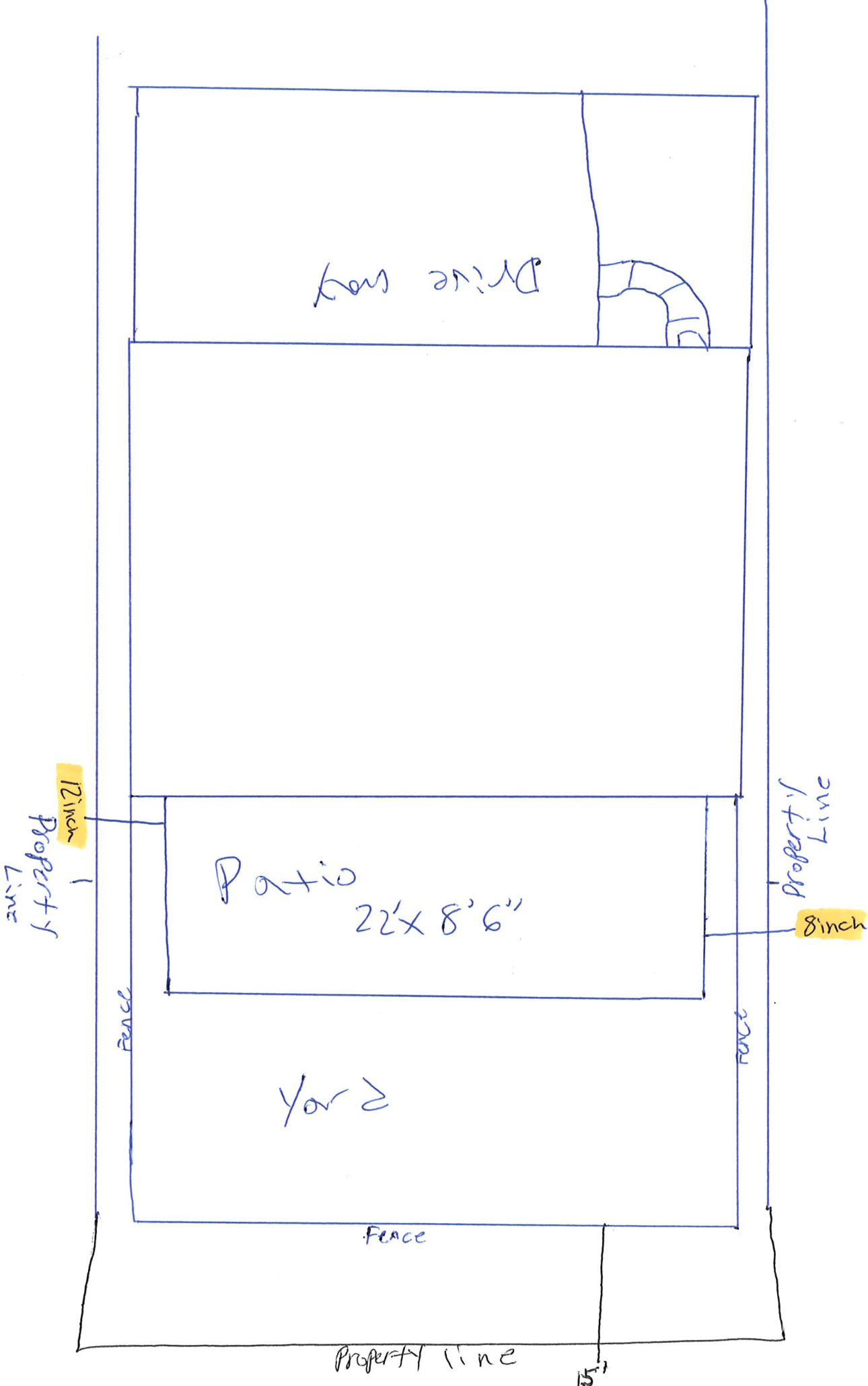
Thank you for your time and thoughtful consideration.

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

From: Phoenix 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 Burnsides <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 Burnsides <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

--

Michael Freshwater

Office Admin

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Michael Freshwater

Office Admin

Royal Concrete Construction

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

sales@royalconcreteoh.com

www.royalconcreteoh.com

From: [Lieutenant Schmidt](#)
To: [Phoenix 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.]

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 3:07 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.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: _____







From: [Emma Cepek](#)
To: ["Haidar Hashem"](#)
Subject: RE: 6800 Frey Lane - Variance Application
Date: Friday, September 5, 2025 11:59:00 AM

Unfortunately, I do not know what questions they had. My best advice would be to try your best to attend, and if it turns out you get called for an emergency, please be in contact with me and I will relay your situation to the board.

Sincerely,

Emma Cepek, MPA
PLANNER I

—

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

www.reynoldsburg.gov

From: Haidar Hashem <haidar@3brothersheatingcooling.com>
Sent: Friday, September 5, 2025 11:04 AM
To: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: Re: 6800 Frey Lane - Variance Application

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

Sorry, any way to answer the question a head of time? I will try to attend but unfortunately I'm on call for emergencies in the evening so it's very hard for me to Plan ahead.

On Fri, Sep 5, 2025 at 10:53 AM Emma Cepek <ecepek@reynoldsburg.gov> wrote:

It is not required, but it is highly recommended to attend in the case the board has questions. The board did have questions and you were not present, which is why they tabled it.

Sincerely,

Emma Cepek, MPA
PLANNER I

—

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

www.reynoldsburg.gov

From: Haidar Hashem <haidar@3brothersheatingcooling.com>

Sent: Friday, September 5, 2025 10:50 AM

To: Emma Cepek <ecepek@reynoldsburg.gov>

Subject: Re: 6800 Frey Lane - Variance Application

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

I was told being present wasn't required. My neighbor wasn't present and his was approved.

On Fri, Sep 5, 2025 at 10:46 AM Emma Cepek <ecepek@reynoldsburg.gov> wrote:

Hello,

Your case was tabled because the board prefers the applicant to be present for variance cases. It will now go before the board at the September 18th meeting. Again, the board prefers to vote on variance cases with the applicant present to answer any questions they may have, therefore, we recommend that you attend the next meeting.

Sincerely,

Emma Cepek, MPA

PLANNER I

—

[City of Reynoldsburg](https://www.cityofreynoldsburg.org/)

[7232 East Main Street | Reynoldsburg, OH 43068](https://www.cityofreynoldsburg.org/7232-East-Main-Street-Reynoldsburg-OH-43068)

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

www.reynoldsburg.gov

From: Haidar Hashem <haidar@3brothersheatingcooling.com>

Sent: Thursday, September 4, 2025 8:36 PM

To: Emma Cepek <ecepek@reynoldsburg.gov>

Subject: Re: [6800 Frey Lane](#) - Variance Application

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

Hey just checking in, I tried viewing the live stream for the meeting today but I didnt see my case brought up, was it rescheduled?

On Thu, Jul 31, 2025, 5:14 PM Emma Cepek <ecepek@reynoldsburg.gov> wrote:

Hello,

I am following up on this email requesting additional information for the variance application. Please provide this information by August 14th to ensure your case can be on the September 4th meeting agenda.

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

Sincerely,

Emma Cepek

PLANNER I

—

[City of Reynoldsburg](#)

[7232 East Main Street | Reynoldsburg, OH 43068](#)

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

www.reynoldsburg.gov

From: Emma Cepek

Sent: Wednesday, July 23, 2025 12:45 PM

To: 'Haidar Hashem' <haidar@3brothersheatingcooling.com>

Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Subject: [6800 Frey Lane](#) - Variance Application

Hello,

I am contacting you regarding Permit 2025-0385 for [6800 Frey Lane](#) regarding a Variance Application and have the following comments:

1. We have started to review your application and have determined that you need to submit a site plan of your property that includes the property lines and dimensions of your patio. I have attached an example image of what we are looking for.
2. Please know that the site plan will need to have the exact distance of the patio from both side property lines. Variances require a specific number, and the setback needs to be clearly stated on the site plan.
 - a. You should be able to use something like Microsoft Word/Google Docs or PowerPoint to make the lines and dimensions. You could get an aerial view image from google maps, or you may have a survey of your house that they gave you when you bought it. You could also look on your county's auditor website for an aerial image. Another option is

to simply draw it. We will let you know if we need any more information or clarification when you submit it.

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

Sincerely,

Emma Cepek

PLANNER I

—

[City of Reynoldsburg](#)

[7232 East Main Street | Reynoldsburg, OH 43068](#)

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

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