

Reynoldsburg

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Alex Furst, Chair
Keith Benner, Vice-Chair
Amy Barnhart
Norman Brusk
Hilary Conley
Yannick Tuwamo
Anita Ward

Planning & Zoning Board

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

Eric Meyer, Development Director

Thursday, February 19, 2026	6:00 PM	Council Chambers
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A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 02/05/2025
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App# 2026-0030; 755 S. Waggoner Road; Brad Southard for Havens Corner & Dixon, LLC; Variance

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT

**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
February 5, 2026**

CALL TO ORDER

ROLL CALL

PRESENT: Barnhart, Brusk, Conley, Tuwamo, Ward, Furst

ABSENT: Benner

Mr. Furst made a motion to excuse Mr. Benner's absence.

Second by Mr. Brusk.

RESULT: 6-0
MOVER: Furst
SECONDER: Brusk
AYES: Barnhart, Conley, Tuwamo, Ward, Brusk, Furst

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 01/15/2026

Minutes approved as submitted.

APPROVAL OF AGENDA

The agenda was approved as submitted.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Mr. Furst.

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

NEW BUSINESS

App# 2026-0020; 7382 E. Main Street; Dipshika Pradhan for Defined Salon and Spa; Certificate of Appropriateness

Ms. Cepek read the staff report into the record.

Mr. Furst invited the applicant to the podium to speak.

The applicant, Ms. Dipshika Pradhan, introduced herself as the co-owner of this salon, with her partner Yoshna Tamang. They are starting this business from the ground up and doing it all by themselves, and they are excited.

Mr. Furst asked if they had any objections to the condition that staff recommended, that they provide staff with the sign's extension from the wall.

Ms. Pradhan said that was fine.

Mr. Furst made a motion to approve the Certificate of Appropriateness.

Second by Mr. Brusk.

RESULT:	6-0
MOVER:	Furst
SECONDER:	Brusk
AYES:	Conley, Barnhart, Tuwamo, Ward, Brusk, Furst

OTHER BUSINESS

Rules of the Reynoldsburg Planning and Zoning Board

Ms. Buathier explained that three updates were proposed to the Planning and Zoning Board's rules, last revised in 2022. The changes include: adding a line noting that the board may choose not to hold meetings in January and July, updating formatting and font, and changing the application deadline from 14 days to 21 days to reflect current practice. These updates couldn't be voted on at the previous meeting because the rules require a vote at the following meeting. She invited any additional suggested changes but otherwise recommended adopting

the amended rules.

Mr. Furst moved to adopt the rules as submitted.

Second by Ms. Barnhart.

RESULT: 6-0
MOVER: Furst
SECONDER: Barnhart
AYES: Brusk, Conley, Tuwamo, Ward, Barnhart, Furst

ADJOURNMENT

Adjourned at 6:07 PM.

Planning and Zoning Administrator

Chairman

February 9th, 2025

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

RE: Brad Southard of ACCi; 755 S. Waggoner Road: 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 along Waggoner Road and would connect to Canton Drive, which is located in the existing Waggoner Hills subdivision. The property consists of one parcel, 060-009615. It is 7.7 acres according to the Franklin County Auditor's website and consists of mostly vacant wooded land with one single family dwelling. The applicant has submitted a Major Site Plan application prior to this application for a 24-unit Single-Family Residential Development, and upon reviewing the MSP necessary variances were identified. The subject site is zoned SR, Suburban Residential.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the north and west, and R, Rural (Franklin County) to the north, east, and south. The surrounding land uses consist of single-family homes to the north, west and southwest, and farm land/vacant land to the east and south.
- c. **Applicant's Request:** The applicant is requesting the following variances:
 - i. Section 1103.17(III) to reduce the required lot frontage at the right-of-way line for Lots 13 and 14. The request is to allow Lot 13 to have 37 feet of frontage and Lot 14 to have 36 feet, instead of the required 50 feet.
 - ii. Section 1103.17(III) to reduce the required minimum lot depth for Lot 1 from 100 feet to 50 feet.
 - iii. Section 1103.17(III) to modify the required setbacks for Lot 1, reducing the front yard setback from 20 feet to 5 feet and the rear yard setback from 30 feet to 5 feet.
 - iv. Section 1111.15(F)(i), which requires side lot lines to run approximately at right angles or radial to the street. The applicant is seeking relief from this subdivision design standard for Lot 1.
 1. Please know that this specific variance is only a recommendation to City Council. City Council during the Final Plat Application process would officially approve or deny this variance request, due to all subdivision regulations stating that variations from the Subdivision regulations must be approved by City Council. Section 1111.01

d. **Statement of Hardship:**

i. “The practical difficulties arise from the application of frontage, setback, and lot-orientation standards to lots affected by unavoidable physical conditions, including cul-de-sac geometry necessitated by topography, drainage features, and environmental constraints. While the subdivision layout is newly proposed, it is directly shaped by these existing site conditions, which limit conventional street extension and lot configuration. Under these circumstances, strict application of the Code standards results in practical difficulty that is suffered directly by the subject properties and is not based on financial considerations or mere convenience. The hardship arises from the interaction of the Code with the physical characteristics of the land, rather than from an arbitrary or elective design choice.”

e. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district “...should largely consist of single-family homes situated on medium-sized lots.”

2. **Project Review**

a. The following variance factors are considered below:

i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

1. The applicant states “the requested variances are fully consistent with the general purpose and intent of the Reynoldsburg Zoning Code and will not be injurious to the surrounding area or otherwise detrimental to the public welfare.”

“The variances allow for the development of detached single-family residential lots that are consistent in use, scale, density, and overall character with existing and approved residential development in the surrounding area. The reduced right-of-way frontage for Lots 13 and 14 reflects a common and anticipated condition associated with cul-de-sac lots and does not compromise access, circulation, emergency response, or neighborhood character, particularly where each lot fully complies with minimum lot width requirements at the building setback line.”

“With respect to Lot 1, the requested variances, including the variance to permit reduced lot depth, directly respond to documented site constraints and the functional realities of the subdivision layout. Due to the termination of the street at Lot 1, the lot does not function with a conventional front-to-rear orientation. As a result, the areas technically designated as front and rear lot lines function in practical terms as side lot lines. While Lot 1 is technically deficient in lot depth based on Code-defined lot line orientation, it is functionally compliant with the intent of the

dimensional standards and operates as a conventional residential lot.”

“Granting the requested variances allows Lot 1 to be developed in a manner that functions consistently with other homes in the subdivision while avoiding unnecessary grading, retaining walls, or disturbance to sensitive site features. The limited dimensional deviations are internal to the subdivision and will be experienced only by residents within the development. The variances will not be visible from, nor have any functional impact on, surrounding properties or the broader neighborhood. As a result, the request does not create any off-site impacts and is not injurious to the area or the public welfare.”

2. Staff is of the opinion that the land use of Dwelling – Detached Single-Family is a permitted land use in the SR, Suburban Residential zoning district. The requested variances, while deviating from the specific SR, Suburban Residential design requirements, does meet the overall intention of a Dwelling-Detached Single-Family land use, which is permitted. That the requested variances will 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 “Approval of the requested variances will not permit the establishment of any use that is not otherwise allowed within the applicable zoning district. The proposed development consists solely of detached single-family residential dwellings, which are expressly permitted, and the application does not seek any change in use classification or authorization of any conditional, special, or nonresidential use.”

“The requested relief is strictly limited to dimensional and subdivision configuration standards affecting Lot 1 and Lots 13 and 14, including setback application, lot line orientation, right-of-way frontage, and lot depth. With respect to Lot 1, the requested variance to permit reduced lot depth does not alter the permitted use of the property and does not enable any development that would otherwise be prohibited by the Code. Rather, it allows the lot to function as intended for a single-family residential use consistent with the subdivision layout and the zoning district’s purpose.”

“Granting the variances preserves the Code’s permitted-use framework and results in residential development that remains

consistent in character, intensity, and land use with what the zoning district is intended to accommodate.”

2. Staff is of the opinion that the intended land use of Dwelling – Detached Single-Family is permitted, and the requested variances would not affect this.
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- 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.
 1. The applicant states “There exist special and unique circumstances applicable to the subject properties that are peculiar to the land and do not apply generally to other properties in the surrounding area. These circumstances arise from the physical characteristics of the site and the subdivision layout that is necessarily responsive to those conditions.”

“Lots 13 and 14 are located along the curved bulb of a cul-de-sac, a configuration that inherently limits lot frontage at the right-of-way line while maintaining adequate lot width at the building setback line. This condition is specific to the geometry of those lots and does not reflect a generalized condition across the subdivision or surrounding neighborhood. Strict application of the minimum right-of-way frontage requirement would impose a dimensional constraint unrelated to the lots’ actual usability or ability to support customary residential development.”

“Lot 1 is subject to distinct and site-specific constraints, including topography, drainage features, and the infeasibility of further street extension beyond the stubbed right-of-way without substantial grading, retaining walls, or disturbance to sensitive site features. These constraints necessitate the termination of the street at Lot 1 and result in an atypical lot orientation. As a result, the areas technically designated as the front and rear of the lot function in practical terms as side lot lines, and the lot is technically deficient in lot depth despite functioning as a conventional residential lot.”

“Strict application of the front and rear setback requirements, lot line orientation standards, and minimum lot depth requirement under these conditions would unreasonably limit the development of Lot 1 and deprive the property owner of reasonable use of the land, notwithstanding compliance with all other applicable zoning and subdivision standards. These special circumstances are unique

to the subject lots and do not apply generally to other properties in the district.”

2. The applicant states that lot 13 and 14 are unique and that special circumstances exist due to the use of a cul-de-sac and its unique curvature. Staff is of the opinion that a cul-de-sac is not a unique or special feature in a residential development. That cul-de-sacs are frequently used in residential developments.

The applicant has provided an alternative site plan showing that if lot 13 and lot 14 were to have 50 feet of frontage, lot 13 could exist without a variance, but lot 14 would fall within the retention basin area. Based upon the alternative site plan, lot 14 could then not exist because a house cannot be built in a retention basin. Staff recognizes that retention basins are generally placed on the lowest point of the development, for storm water mitigation. The location of the retention basin is located at the 890-foot elevation, which appears to be the lowest point in the overall development and the lowest point on the west side of the development. The applicant does not specifically call out the retention basin hardship, however, the applicant also does not specifically say how eliminating lot 14 would deprive the property owner of a subdivision with one less lot. That this subdivision could be built without lot 14 and that the variance to Section 1103.17.III.Lot Dimension. Lot Frontage would not be necessary.

The applicant states for lot 1, that the variances are necessary due to the site-specific constraints, including topography, drainage features and the infeasibility of further street extension beyond the proposed right-of-way. The applicant provided an alternative layout for lot 1, showing that 3 requested variances for lot 1 would not be necessary if developed according to the alternative lot configuration for lot 1. Staff checked with the City Engineer, and the alternative image for lot 1 with the road extending is possible, just like the applicant’s engineered drawing shows. Staff believes developing the subdivision with the lot 1 alternative, which the applicant provided showing that lot 1 could still be developed according to the zoning code requirements with the topography and drainage features addressed, would not deprive the property owner of the reasonable use of land or structures. That the alternative site plan for lot 1 shows variances for lot 1 are not necessary.

- iv. 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 “The practical difficulty presented

constitutes a deprivation of the beneficial use of the land, rather than a mere loss in property value. The requested variances are not sought to enhance profitability or marketability, but to allow the affected lots to be developed for their intended and permitted single-family residential use.”

“Absent the requested variances the lots would be subject to technical frontage, setback, lot orientation, and lot depth requirements that cannot reasonably be satisfied given the cul-de-sac geometry and documented site constraints, including topography and drainage features. With respect to Lot 1, strict application of the minimum lot depth requirement, based on Code-defined front and rear lot line designations that do not reflect the lot’s functional orientation, would prevent the placement of a conforming single-family residence on an otherwise buildable lot.”

“Strict enforcement of these standards would materially limit the ability to reasonably use the land despite compliance with all other applicable zoning and subdivision requirements. Granting the requested variances restores the ability to reasonably and beneficially use the land for customary single-family residential development, which is the use contemplated by the zoning district and the approved subdivision layout.”

2. Staff is of the opinion that the applicant has looked at other options and configurations, without necessarily needing the requested variances for single-family residences. The limitations of the retention basin location do make it impossible for lot 14 to be used based on the alternative location information provided by the applicant. The applicant however does not address how removing a single lot would be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance when reducing the number of lots from 24 to 23. Lot 13, and the rest of the lots, would still be able to be used for dwelling – detached single-family homes. The residential land use of the parcel would still be achieved.

With regards to lot 1, the proposed layout with the requested variances is necessary. However, the applicant did show an alternative layout where the lot depth variance request, the front and rear yard variance request, and the right angle at a public street variance request would not be necessary. In showing this alternative, staff is of the opinion that the applicant can meet the zoning code regulations without the requested variances.

Staff is of the opinion that lots 1 and 13 could reasonably have

single-family dwellings in the alternate options, meeting the zoning code regulations provided by the applicant. That if the applicant could state how eliminating lot 14 would be a deprivation of the beneficial use of land, that is not related to the mere loss in value as justification, staff would be amenable to reviewing this hardship. However, the applicant has not addressed this.

- 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. There is proof of practical difficulty created by the strict application of the Code that is unrelated to economic gain. The requested variances are not sought to increase profitability, but to allow reasonable residential development in a manner that responds to documented site constraints.”

“The practical difficulties arise from the application of frontage, setback, and lot-orientation standards to lots affected by unavoidable physical conditions, including cul-de-sac geometry necessitated by topography, drainage features, and environmental constraints. While the subdivision layout is newly proposed, it is directly shaped by these existing site conditions, which limit conventional street extension and lot configuration.”

“Under these circumstances, strict application of the Code standards results in practical difficulty that is suffered directly by the subject properties and is not based on financial considerations or mere convenience. The hardship arises from the interaction of the Code with the physical characteristics of the land, rather than from an arbitrary or elective design choice.”

2. Staff is of the opinion that there is practical difficulty created by unavoidable physical conditions such as the location of the retention basin and the topography. The applicant has not clearly identified what environmental constraints there are in needing to request their variances or how the geometry of a cul-de-sac creates strict practical difficulty. Staff is also of the opinion that the applicant has not clearly stated how this is not a self-created hardship, due to the applicant creating the subdivision layout on the parcel.

Staff does recognize that lot 14, based on either the proposed site plan or the alternate plan, has a practical difficulty of having a lot 14 without granting the lot frontage variance. The applicant however designed the subdivision, and has not identified how lot 14 is necessary to exist, outside of economic hardship, based on the proposed site plan.

The applicant with regards to Lot 1, does not explain why the road extension on the alternate site plan is not possible, clearly showing on their alternate plan that it is. Staff is of the opinion that the proposed site plan for lot 1 is self-created, since the lot could exist meeting the zoning code regulations, in the alternate site plan proposed. The applicant also does not address how the proposed lot 1 is necessary, or the design layout is not self-created.

- 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 variances are necessary to allow the reasonable use of the land for its intended and permitted single-family residential purpose and represent the minimum relief required to accomplish that purpose.”

“No increase in density, intensity, or scale of development is proposed as a result of the variances. The relief sought is limited to dimensional and lot-configuration standards and allows the affected lots to be developed in a manner that is functionally and visually consistent with other residential lots within the subdivision.”

“Given the documented site constraints, including topography, drainage features, and the resulting cul-de-sac geometry, there are no feasible alternative lot or street configurations that would eliminate the need for the requested variances without requiring disproportionate grading, retaining walls, or disturbance to sensitive site features. As proposed, the variances provide the minimum necessary adjustment to the Code to permit reasonable development while avoiding unnecessary environmental and construction impacts.”

2. The applicant has requested the minimum variances required to accomplish the applicant’s request based on the proposed site plan layout. However, if the applicant were to go with the alternative site plan provided by the applicant for lots 1, 13 & 14, staff is of the opinion that the lot frontage for 13 and 14 would be necessary for a subdivision with 24 lots. But if lot 14 were removed, and the

alternate site plans were used without lot 14, staff is of the opinion that the requested variance would not likely be necessary.

- 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 “Granting the requested variances will not impair the adequate supply of light and air to adjacent properties, substantially increase congestion in public streets, increase the danger of fire, endanger public safety, or diminish or impair property values in the surrounding area.”

“The requested relief does not alter building height, density, or intensity and does not reduce separation between structures beyond what is already permitted within the zoning district. All applicable spacing, access, and safety standards will continue to be met, and the proposed development will function in a manner consistent with established residential patterns within the subdivision and surrounding neighborhood.”

“In addition, the limited dimensional and lot-configuration adjustments are internal to the subdivision and do not affect off-site circulation, emergency access, or visibility. As a result, the variances do not create any adverse physical, safety, or economic impacts on adjacent properties or the public.”

2. The variances, if granted, will not impair the supply of light and air, substantially increase congestion, endanger public safety, or significantly impact nearby property values. The Fire Department has reviewed the application, and does not have concerns regarding the variances requested by the applicant.
- 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 requested variances will not confer any special privilege that is unduly denied to other properties within the same zoning district.”

“Rather than granting an advantage, the variances provide equitable relief to address unique physical and geometric constraints affecting certain lots within the subdivision. Approval of the variances allows those lots to be developed and function in the same practical manner as other single-family residential lots in the district that are not subject to similar site limitations. The

request therefore ensures parity of use and development opportunity, rather than conferring any special or preferential treatment.”

2. Staff is of the opinion that granting these variances may confer special privileges, as the development could be reasonably built with 22 and/or 23 lots instead of 24. It could set a precedent for future residential developments.

Staff however does recognize that the subdivision’s access, which connects to an existing subdivision for its access and not from Waggoner Road, is unique. Staff is of the opinion that the design of the lots, due to the applicant’s proposed configuration, and choosing not to do the alternative configuration for lot 1, would grant this property owner special privilege, since they show lot 1 could meet the zoning code standards.

- 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 within the same zoning district, and no permitted or nonconforming use of land or structures in other districts, has been relied upon or cited as a basis for approval of the requested variances.”

“The variance request is based exclusively on the physical characteristics of the subject properties, including documented site constraints and subdivision geometry, and the manner in which the applicable Code provisions apply to those conditions.”

2. Staff is of the opinion that Dwelling- Detached Single-Family is a conforming use in the SR, Suburban Residential district. That the applicant is not using other districts or neighborhoods as grounds for consideration.
- 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 requested variances are not sought as a matter of convenience, and no reasonable alternative remedies are available within the provisions of the Code. The subdivision layout and lot configuration are the result of documented site constraints, including topography, drainage features, and environmental limitations, which restrict conventional street extension and lot orientation.”

“Strict compliance with the applicable standards would require extraordinary and unnecessary redesign or construction measures, including substantial grading, retaining walls, or disturbance to sensitive site features, without advancing any legitimate zoning or subdivision objective. Under these circumstances, the requested variances represent the only reasonable means to allow appropriate residential development of the subject lots.”

2. Staff is of the opinion that these variances are a matter of convenience as the development could have 22 lots instead of 24 lots, and none of the requested variances would appear to be needed. While staff does recognize there are topography constraints and drainage feature constraints, the applicant does not identify the environmental limitations they are referring to, therefore staff cannot thoroughly evaluate the environmental limitation the applicant refers to.

The applicant also states that the strict compliance would require extraordinary and unnecessary redesign or construction measures, including grading, retention walls and disturbance to sensitive site features, which are not clearly identified or called out. Staff is of the opinion that grading and retention walls may be a standard part of developing a parcel within the city. Staff is of the opinion that granting the variances for lot 1, which would allow the applicant to avoid additional grading and supplying a retention wall due to not wanting to meet the alternative option shown for lot 1 by the applicant, would be a matter of convenience.

3. Recommendation

The applicant is requesting a variance to reduce the lot frontage for lot 13 and 14 from 50 to 36 (lot 14) and 37 (lot 13) feet. The applicant has provided an alternative site plan showing that if lot 13 and lot 14 were to have 50 feet of frontage, lot 13 could exist without a variance, but lot 14 would fall within the retention basin area. Based upon the alternative site plan, lot 14 could then not exist because a house cannot be built in a retention basin. Staff recognizes that retention basins are generally placed on the lowest point of the development, for storm water mitigation. The location of the retention basin is located at the 890-foot elevation, which appears to be the lowest point in the overall development and the lowest point on the western side of the development. Meaning that if lot 14 were to be located in the alternative option, it would be located in the necessary retention basin area. The applicant does not specifically call out the retention basin hardship, however, the applicant also does not specifically say how eliminating lot 14 would deprive the property owner of a subdivision with one less lot. If the 24-lot subdivision was found to be necessary for hardship reasons, then the variance reducing the lot frontage for lot 13 and 14 would be necessary based on staff's opinion.

The applicant is also requesting 3 variances in regards to lot 1. The applicant is requesting to reduce the required lot depth from 100 feet to 50 feet. To reduce the required front building setback from 20 feet to 5 feet, along with reducing the required rear building setback from 30 feet to 5 feet. Finally, the applicant is requesting a recommendation for relief from the required subdivision standards, which require side lines of the lot to be at a right angle or radial to the street line where frontage on a primary street is involved. The applicant states for lot 1, that the variances are necessary due to the site-specific constraints, including topography, drainage features and the infeasibility of further street extension beyond the proposed right-of-way. The applicant provided an alternative layout for lot 1, showing that the 3 requested variances for lot 1 would not be necessary if developed according to the alternative lot configuration for lot 1. The applicant's engineering drawings show that the street could be developed in a manner that would allow lot 1 to meet the zoning code requirements that the variances are requested for. Staff believes developing the subdivision with the lot 1 alternative, clearly shows that lot 1 could still be developed meeting the zoning code requirements with the topography and drainage feature hardship arguments addressed. That the alternative site plan proposed would not deprive the property owner of the reasonable use of land or structures. Staff is also of the opinion that granting additional variances for lot 1 to avoid additional grading or to need a retention wall due to not wanting to meet the alternative option shown for lot 1 by the applicant, would be a matter of convenience. That the alternative image for lot 1 shows that the requested variances for lot 1 are not necessary, therefore they should not be granted.

Staff is unclear why a 24-lot subdivision is necessary when the subdivision could be developed with 22 or 23 lots without needing the requested variances, based on the alternative site plans provided by the applicant. The practical difficulty appears to be self-created, especially when alternative site plans provided by the applicant show that 3 of the 4 variances requested would not be needed to develop the 24-lot subdivision.

If the applicant did develop a 23-lot subdivision by not developing lot 14, and did develop lots 1 and 13 as shown on the alternative site plan, then all 4 requested variances would likely not be needed. Though many options have been explored by the applicant, it does not appear that the applicant has considered a 22 or 23 lot development. Also, the applicant has not clearly stated how a smaller development with less than 24 lots would be a reasonable hardship.

Based on the reasons mentioned above in the staff recommendation, along with staff's project review of the variance findings of facts, staff recommends denial for the following variances requested:

- Section 1103.17.III.Lot Dimensions.Lot Depth (Min.Ft.)
- Section 1103.17.III.Setbacks.Front Yard and Rear Yard (Min.Ft.)
- Section 1111.15.F.i. (Subdivision Regulations)
 - Please know that this specific variance is only a recommendation

to City Council. City Council during the Final Plat Application process would officially approve or deny this variance request, due to all subdivision regulations stating that variations from the Subdivision regulations must be approved by City Council. Section 1111.01

If the applicant is not able to provide an acceptable hardship to the board's satisfaction for why a 24-lot subdivision is necessary, then staff would recommend denial for the following variance based on staff's recommendation, along with staff's project review of the variance findings of facts:

- Section 1103.17.III.Lot Dimensions. Lot Frontage

If the applicant is able to provide the board with an acceptable hardship for why a 24-lot subdivision is necessary and not a matter of convenience or for economic purposes, then staff would be amenable to granting the requested variance for lot 13 and 14 for the reduction in required lot frontage. Staff would support the variance for lot 13 and 14 due to the unique topography of the site, due to the required location of the retention basin. That the applicant was able to show that lot 14 could not exist on a 24-lot subdivision without a variance, based on the alternative plans provided. Therefore, staff would recommend approval for the following variance if a 24-lot subdivision was deemed an acceptable hardship by the board. That the variance to Section 1103.17.III.Lot Dimensions. Lot Frontage be approved.





Engineers, Surveyors, Planners, Scientists

MEMO

Date: February 11, 2026
To: Phoenix Buathier, Development Assistant
From: Mitchell Yake, City Engineer
Subject: 755 S. Waggoner Road Variance – Staff Report
Copies: Eric Meyer, Director of Development

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Variance project located at 755 Waggoner Road. The proposed project is bounded to the north by Waggoner Hills subdivision as well as Truro Township (above the northeast portion of the proposed project). The Truro Township boundary is also to the south of the project, and the southerly adjacent property in Truro Township is zoned as Rural as is the portion of Truro Township northeast of the proposed project. The following summarizes our findings and recommendations with respect to this project. The Variance requests are detailed in the last item.

ROADWAY ACCESS

1. The project proposes to construct 24 single-family dwelling units and indicates that the site can be accessed via Amelia Drive (extending west from Waggoner Road) to the proposed extension of Caton Drive, which then terminates at Stonebrook Way to the south. Based on the anticipated traffic demand, this roadway network appears to provide adequate access for the development.
2. A proposed street, Teeters Ridge Lane, is located south of Stonebrook Way and is planned as a future extension into the adjacent Truro Township property, which is expected to be annexed into the City. All three proposed streets—Caton Drive, Stonebrook Way, and Teeters Ridge Lane—are designed with a 26-foot pavement width and a 50-foot right-of-way, both of which meet City standards.
3. Sidewalks are proposed on both sides of Caton Drive, Stonebrook Way, and Teeters Ridge Lane, each with a width of 5 feet, which is consistent with City requirements.
4. Based on the Facilities Demand Worksheet, the development is projected to generate less than 50 peak-hour trips (18 AM peak trips and 24 PM peak trips). Therefore, a traffic study is not required for this project.

UTILITIES

5. There is an existing 18-in Sanitary Sewer to the west of the proposed project, and a 12-in Sanitary Sewer located to the east of the project. Both sanitary sewers run north to south and eventually connect approximately 1,000 feet south of the project area as part of the Waggoner Road Area Sanitary Subtrunk Sewer. The project proposes to tie into the 18-in sanitary sewer to the west via a proposed 8-in sanitary sewer that will service the project area.
6. There is an existing 8-in water main that services the Waggoner Hills subdivision to the north of the proposed project and it is stubbed out at the south end of the Caton Drive terminus of Waggoner

Hills. The project proposes to tie into this watermain at the north end of the project on Caton Drive via an 8-in water main.

STORMWATER

7. The project intends to construct a retention basin on the west end of the project site which will collect all storm flows from the proposed project area. A 12-in storm pipe from the retention basin will convey all flow from the west side of the basin to the east edge of the 100-year floodplain (approximately 30 feet west of the basin), where it will eventually feed into the French Run stream. A comment was made to provide details for the retention basin in the future PGU along with a stormwater management report.

DETAILS/ SPECIFICATIONS

8. The proposed site is located within the limits of the City's Capital Improvement Project to Waggoner Road. Waggoner Road Phase 2 is anticipated to begin construction in spring of 2026 with the completion of fall 2027.

VARIANCE REQUESTS

9. Code Section 1103.17(III) Lot Dimensions-Lot depth (Code requires a minimum lot depth of 100 feet) - The Applicant requests a Variance for Lot #1 to reduce the required lot depth by 50 feet, thereby permitting a Lot depth of 50 feet. The Applicant contends that this Variance is necessary due to site-specific constraints of the Lot and the street layout.
10. Code Section 1103.17(III) Setbacks-Front and rear yards (Code requires a minimum front yard setback of 20 feet and a minimum rear yard setback of 30 feet) - The Applicant requests a Variance for Lot #1 to reduce the front yard setback by 15 feet and the rear yard setback by 25 feet, thus permitting a 5 foot front and rear yard setback. The Applicant contends that the Variance is necessary due to the unique configuration of the Lot given Stonebrook Way terminates at the property line from the west.
11. Code Section 1111.15(F)(i) Subdivision Regulations-Lots and blocks (Code requires side lines of lots be approximately at right angles or radial to the street line) – The Applicant requests a Variance for Lot #1 for the same reasoning as in Item 10; the configuration of the Lot due to the fact that Stonebrook Way terminates at the lot from the west side. As a result, the layout of Lot #1 would not allow for a right-angle sideline or radial to the street since the Lot lines would not be parallel to a street given there would not be a street in front of the unit. The Applicant contends that the Variance would allow the Lot to be more consistent with the proposed development pattern and surrounding lots.
12. Code Section 1103.17(III)- Lot Dimensions-Lot frontage at the right-of-way line. (Code requires a minimum of 50 feet of lot frontage measured at the R/W line) - The Applicant requests a Variance for both Lots #13 and #14, to reduce the lot frontage to 37 feet and 36 feet (respectively) since both Lots are located at the curved bulb area of the cul-de-sac. Both Lots would otherwise comply with all other code requirements for lot development based on the Site Plan provided.

Reynoldsburg

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

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

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

Paid: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

Property Address: 755 S. Waggoner Road	Parcel ID#(s): 060-009615
--	-------------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Havens Corner & Dixon LLC	
Contact Email: brad@accidb.com	Contact Phone Number: 614.559.2393

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

III. APPLICANT INFORMATION

Applicant Name: Brad Southard	Applicant Address: 1301 Research Road, Gahanna, Ohio 43230
Applicant Phone Number: 614.559.2393	Applicant Email: brad@accidb.com

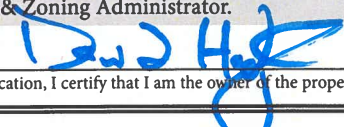
Property Owner Business Owner/Tenant Contractor Architect/Engineer Owner's Consent Attached.

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.])

Construction of a 24-lot, single-family residential subdivision. Please see attached Statement of Practical Difficulty.

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

Applicant Signature:  Date: 1/29/2026
 *By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

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

Section 1109.13 VARIANCES

Initiating a Variance Request

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

What information must be provided for a Variance?

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

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

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

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

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

Why might you request a Variance?

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

How much will a Variance cost?

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

What are the next steps after a Variance approval?

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

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.13 (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.

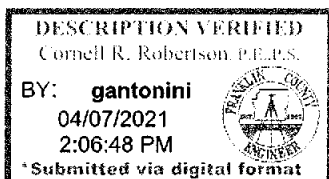
- The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
- The variance will not permit the establishment of any use which is not 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.

Exhibit "A"
Legal Description
For File: 72163595

Situated in the State of Ohio, County of Franklin and in the Township of Truro and bounded and described as follows:

Being a part of Half Section 6, Township 16, Range 20, Refugee Lands, beginning at a railroad spike in the center line of Waggoner Road at the intersection of said line with the South line of Half Section 6; thence with the South line of Half Section 6, S. 89 deg. 56' W., 1330.65 feet to an iron pin at the Southeast corner of Lot 6 of the Floyd Good Subdivision, P.B. 23, Page 44; thence with the East line of said lot, N.0 deg. 27' W., 256.52 feet to an iron pin; thence N. 89 Deg. 56' E 1385.57 feet to a railroad spike in the centerline of Waggoner Road, thence with said line, S.11 deg. 39' W., 261.98 feet to the place of beginning, containing 8.00 acres, more or less, subject to any easements of record.

**Known As: 755 Waggoner Rd., Reynoldsburg, OH 43068
Parcel No. 263-001065-00**



STATEMENT OF PRACTICAL DIFFICULTIES

Applicant / Property Owner: Havens Corner & Dixon LLC
Attorney: David Hodge, Underhill & Hodge LLC
Property Address: 755 S. Waggoner Road
Date: January 29, 20265

I. VARIANCE REQUESTS

The Applicant requests the following variances in order to develop a 24-lot detached single-family residential subdivision. The requested variances are appropriate, reasonable, and fulfill the standards of Reynoldsburg Zoning Code Sections 1109.11(D) as well as 1111.01. The following variances are requested:

Lot 1

1. Section 1103.17(III) – Lot Dimensions – Lot depth.

This section of the Code requires a minimum lot depth of 100 feet. The Applicant requests a variance to reduce the required lot depth by 50 feet, permitting a lot depth of 50 feet for Lot 1. While Lot 1 is technically deficient in lot depth based on the Code's front and rear lot line designation, the lot is functionally compliant with the intent of the standard. Due to the orientation of the lot relative to the proposed street, the sides of the lot function as the front and rear, and vice versa. As a result, the lot functions as a standard residential lot with a functional depth of approximately 50 feet and a functional width consistent with surrounding development.

The reduced technical lot depth is the result of site-specific constraints and the necessary street layout, rather than an attempt to circumvent dimensional standards. Strict application of the 100-foot lot depth requirement under these circumstances would create a practical difficulty by precluding reasonable development of Lot 1 for a permitted single-family residential use. The requested variance allows for a functional, buildable lot that meets the intent of the Code and is consistent with the overall subdivision design and development pattern.

2. Section 1103.17(III) – Setbacks – Front and rear yards.

This section of the Code requires a minimum front yard setback of 20 feet and a minimum rear yard setback of 30 feet. The Applicant requests variances to reduce the required front yard by 15 feet, permitting a 5-foot front yard, and to reduce the rear yard by 25 feet, permitting a 5-foot rear yard, for Lot 1. Due to the unique configuration of the lot, where the street terminates directly into the property, Lot 1 does not function with a conventional front-to-rear orientation. Instead, the areas that are technically designated as the front and rear yards function in practical terms as side yards, consistent with the majority of the lots within the development. Applying the standard front

and rear yard setbacks to this lot would impose a practical difficulty that does not further the intent of the Code and would result solely from the unusual lot and street geometry, rather than the proposed development. The requested reductions allow reasonable use of the property while maintaining setbacks that are consistent with the functional development pattern of the surrounding lots.

3. Section 1111.15(F)(i) – Subdivision Regulations – Lots and blocks.

This section of the Code requires that side lines of lots shall be approximately at right angles or radial to the street line where frontage on a primary street is involved. The Applicant requests a variance from this requirement for Lot 1. Due to the planned configuration of the street, which terminates directly into the lot, the lines that are technically designated as side lot lines function in practical terms as the front and rear lot lines. As a result of this geometry, these lot lines run generally parallel to the street rather than at right angles or radial to it. Strict application of this standard to Lot 1 would not advance the intent of the subdivision regulations, as the lot's size, shape, and orientation remain appropriate to the location and proposed development. The requested variance allows the lot to function consistently with the surrounding development pattern while maintaining adequate setbacks, access, and overall lot usability.

Lots 13 and 14

4. Section 1103.17(III) – Lot Dimensions - Lot frontage at the right-of-way line.

This section of the Code requires a minimum of 50 feet of lot frontage measured at the right of way line. The Applicant requests a variance to permit reduced frontage of 37 feet for Lot 13 and 36 feet for Lot 14. Both lots are located along the curved bulb of a cul de sac, which is a common and typical subdivision configuration where frontage at the right of way is naturally reduced. Importantly, each lot complies with the minimum 50-foot lot width requirement, a separate development standard, which is measured at the building setback line. The requested variance does not create an undersized or impractical lot, as each lot maintains adequate width at the building setback line and sufficient yard areas to support reasonable residential development.

II. VARIANCE CRITERIA

1. “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 requested variances are fully consistent with the general purpose and intent of the Reynoldsburg Zoning Code and will not be injurious to the surrounding area or otherwise detrimental to the public welfare.

The variances allow for the development of detached single-family residential lots that are consistent in use, scale, density, and overall character with existing and approved residential development in the surrounding area. The reduced right-of-way frontage for Lots 13 and 14 reflects a common and anticipated condition associated with cul-de-sac lots and does not compromise

access, circulation, emergency response, or neighborhood character, particularly where each lot fully complies with minimum lot width requirements at the building setback line.

With respect to Lot 1, the requested variances, including the variance to permit reduced lot depth, directly respond to documented site constraints and the functional realities of the subdivision layout. Due to the termination of the street at Lot 1, the lot does not function with a conventional front-to-rear orientation. As a result, the areas technically designated as front and rear lot lines function in practical terms as side lot lines. While Lot 1 is technically deficient in lot depth based on Code-defined lot line orientation, it is functionally compliant with the intent of the dimensional standards and operates as a conventional residential lot.

Granting the requested variances allows Lot 1 to be developed in a manner that functions consistently with other homes in the subdivision while avoiding unnecessary grading, retaining walls, or disturbance to sensitive site features. The limited dimensional deviations are internal to the subdivision and will be experienced only by residents within the development. The variances will not be visible from, nor have any functional impact on, surrounding properties or the broader neighborhood. As a result, the request does not create any off-site impacts and is not injurious to the area or the public welfare.

2. “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.”

Approval of the requested variances will not permit the establishment of any use that is not otherwise allowed within the applicable zoning district. The proposed development consists solely of detached single-family residential dwellings, which are expressly permitted, and the application does not seek any change in use classification or authorization of any conditional, special, or nonresidential use.

The requested relief is strictly limited to dimensional and subdivision configuration standards affecting Lot 1 and Lots 13 and 14, including setback application, lot line orientation, right-of-way frontage, and lot depth. With respect to Lot 1, the requested variance to permit reduced lot depth does not alter the permitted use of the property and does not enable any development that would otherwise be prohibited by the Code. Rather, it allows the lot to function as intended for a single-family residential use consistent with the subdivision layout and the zoning district’s purpose.

Granting the variances preserves the Code’s permitted-use framework and results in residential development that remains consistent in character, intensity, and land use with what the zoning district is intended to accommodate.

3. “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 exist special and unique circumstances applicable to the subject properties that are peculiar to the land and do not apply generally to other properties in the surrounding area. These circumstances arise from the physical characteristics of the site and the subdivision layout that is necessarily responsive to those conditions.

Lots 13 and 14 are located along the curved bulb of a cul-de-sac, a configuration that inherently limits lot frontage at the right-of-way line while maintaining adequate lot width at the building setback line. This condition is specific to the geometry of those lots and does not reflect a generalized condition across the subdivision or surrounding neighborhood. Strict application of the minimum right-of-way frontage requirement would impose a dimensional constraint unrelated to the lots’ actual usability or ability to support customary residential development.

Lot 1 is subject to distinct and site-specific constraints, including topography, drainage features, and the infeasibility of further street extension beyond the stubbed right-of-way without substantial grading, retaining walls, or disturbance to sensitive site features. These constraints necessitate the termination of the street at Lot 1 and result in an atypical lot orientation. As a result, the areas technically designated as the front and rear of the lot function in practical terms as side lot lines, and the lot is technically deficient in lot depth despite functioning as a conventional residential lot.

Strict application of the front and rear setback requirements, lot line orientation standards, and minimum lot depth requirement under these conditions would unreasonably limit the development of Lot 1 and deprive the property owner of reasonable use of the land, notwithstanding compliance with all other applicable zoning and subdivision standards. These special circumstances are unique to the subject lots and do not apply generally to other properties in the district.

4. “There is a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.”

The practical difficulty presented constitutes a deprivation of the beneficial use of the land, rather than a mere loss in property value. The requested variances are not sought to enhance profitability or marketability, but to allow the affected lots to be developed for their intended and permitted single-family residential use.

Absent the requested variances the lots would be subject to technical frontage, setback, lot orientation, and lot depth requirements that cannot reasonably be satisfied given the cul-de-sac geometry and documented site constraints, including topography and drainage features. With respect to Lot 1, strict application of the minimum lot depth requirement, based on Code-defined front and rear lot line designations that do not reflect the lot’s functional orientation, would prevent the placement of a conforming single-family residence on an otherwise buildable lot.

Strict enforcement of these standards would materially limit the ability to reasonably use the land despite compliance with all other applicable zoning and subdivision requirements. Granting the requested variances restores the ability to reasonably and beneficially use the land for customary single-family residential development, which is the use contemplated by the zoning district and the approved subdivision layout.

5. “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.”

There is proof of practical difficulty created by the strict application of the Code that is unrelated to economic gain. The requested variances are not sought to increase profitability, but to allow reasonable residential development in a manner that responds to documented site constraints.

The practical difficulties arise from the application of frontage, setback, and lot-orientation standards to lots affected by unavoidable physical conditions, including cul-de-sac geometry necessitated by topography, drainage features, and environmental constraints. While the subdivision layout is newly proposed, it is directly shaped by these existing site conditions, which limit conventional street extension and lot configuration.

Under these circumstances, strict application of the Code standards results in practical difficulty that is suffered directly by the subject properties and is not based on financial considerations or mere convenience. The hardship arises from the interaction of the Code with the physical characteristics of the land, rather than from an arbitrary or elective design choice.

6. “The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.”

The requested variances are necessary to allow the reasonable use of the land for its intended and permitted single-family residential purpose and represent the minimum relief required to accomplish that purpose.

No increase in density, intensity, or scale of development is proposed as a result of the variances. The relief sought is limited to dimensional and lot-configuration standards and allows the affected lots to be developed in a manner that is functionally and visually consistent with other residential lots within the subdivision.

Given the documented site constraints, including topography, drainage features, and the resulting cul-de-sac geometry, there are no feasible alternative lot or street configurations that would eliminate the need for the requested variances without requiring disproportionate grading,

retaining walls, or disturbance to sensitive site features. As proposed, the variances provide the minimum necessary adjustment to the Code to permit reasonable development while avoiding unnecessary environmental and construction impacts.

7. “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.”

Granting the requested variances will not impair the adequate supply of light and air to adjacent properties, substantially increase congestion in public streets, increase the danger of fire, endanger public safety, or diminish or impair property values in the surrounding area.

The requested relief does not alter building height, density, or intensity and does not reduce separation between structures beyond what is already permitted within the zoning district. All applicable spacing, access, and safety standards will continue to be met, and the proposed development will function in a manner consistent with established residential patterns within the subdivision and surrounding neighborhood.

In addition, the limited dimensional and lot-configuration adjustments are internal to the subdivision and do not affect off-site circulation, emergency access, or visibility. As a result, the variances do not create any adverse physical, safety, or economic impacts on adjacent properties or the public.

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

The requested variances will not confer any special privilege that is unduly denied to other properties within the same zoning district.

Rather than granting an advantage, the variances provide equitable relief to address unique physical and geometric constraints affecting certain lots within the subdivision. Approval of the variances allows those lots to be developed and function in the same practical manner as other single-family residential lots in the district that are not subject to similar site limitations. The request therefore ensures parity of use and development opportunity, rather than conferring any special or preferential treatment.

9. “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.”

No nonconforming use of neighboring land or structures within the same zoning district, and no permitted or nonconforming use of land or structures in other districts, has been relied upon or cited as a basis for approval of the requested variances.

The variance request is based exclusively on the physical characteristics of the subject properties, including documented site constraints and subdivision geometry, and the manner in which the applicable Code provisions apply to those conditions.

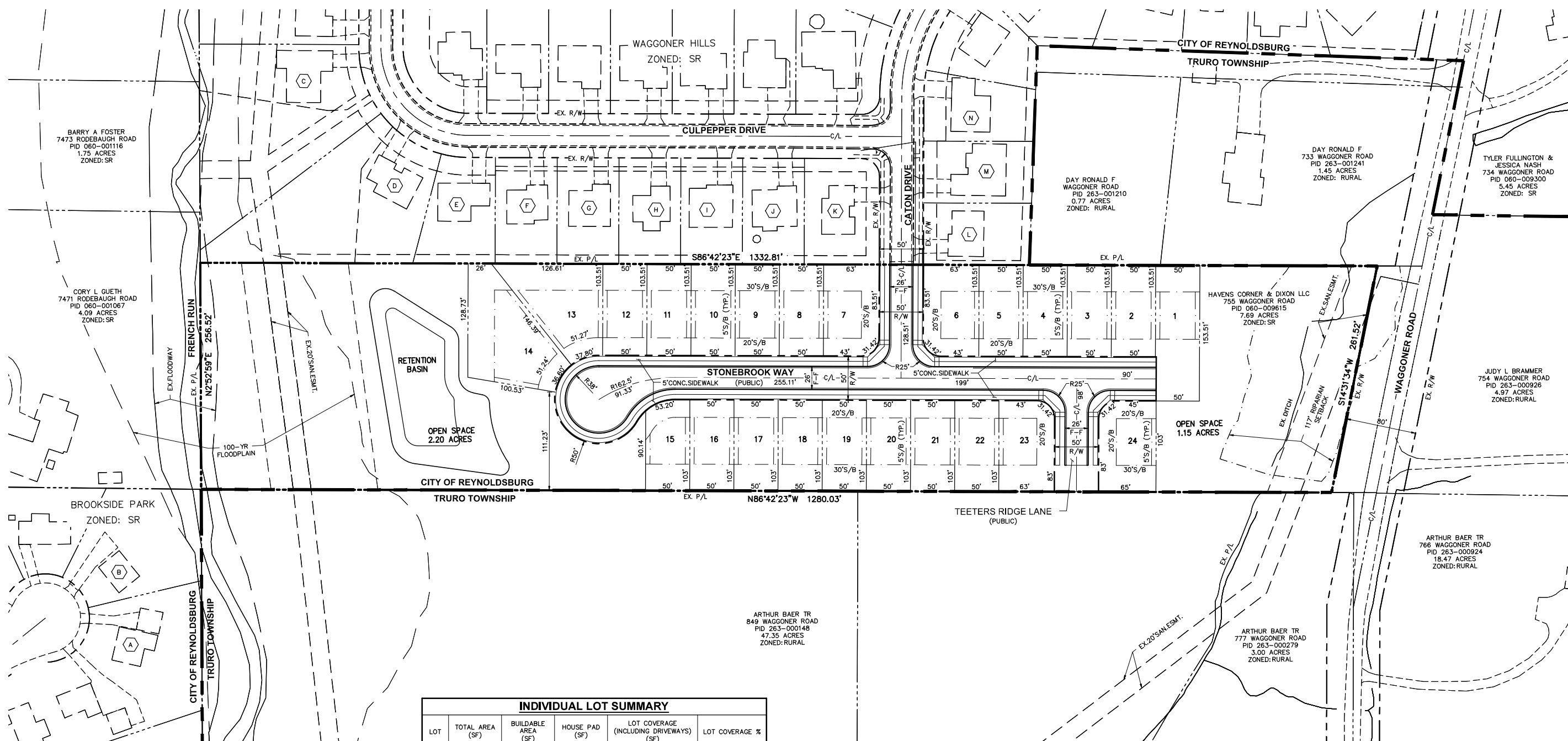
10. “The variance is not a matter of convenience when other remedies are available within the provisions of this Code.”

The requested variances are not sought as a matter of convenience, and no reasonable alternative remedies are available within the provisions of the Code. The subdivision layout and lot configuration are the result of documented site constraints, including topography, drainage features, and environmental limitations, which restrict conventional street extension and lot orientation.

Strict compliance with the applicable standards would require extraordinary and unnecessary redesign or construction measures, including substantial grading, retaining walls, or disturbance to sensitive site features, without advancing any legitimate zoning or subdivision objective. Under these circumstances, the requested variances represent the only reasonable means to allow appropriate residential development of the subject lots.

III. CONCLUSION

Having demonstrated conformance to the established variance standards of the Reynoldsburg Zoning Code, the Applicant respectfully requests approval of the variance to allow the further creation of needed single-family residential housing in the community.



OWNERSHIP INFORMATION

- (A) SHUSTER JAMESON EARL
7494 SMITHFIELD CT
PN: 060-001592
- (B) BIGHAM KEVIN L
7492 SMITHFIELD CT
PN: 060-001593
- (C) OSBORN RANDY R
681 CULPEPPER DR
PN: 060-007966
- (D) OXENREIDER JEFFREY A
685 CULPEPPER DR
PN: 060-007965
- (E) KAFLE BHAKTA B
687 CULPEPPER DR
PN: 060-007964
- (F) YOUNG GREGORY R
689 CULPEPPER DR
PN: 060-007963
- (G) LEE DAVID W
691 CULPEPPER DR
PN: 060-007962
- (H) CHADWELL G BRADLEY
693 CULPEPPER DR
PN: 060-007961
- (I) TANCEVSKI NIKOLA
697 CULPEPPER DR
PN: 060-007960
- (J) JOLLY JANET M
701 CULPEPPER DR
PN: 060-007959
- (K) LOGAN GERALD
709 CATON DR
PN: 060-007803
- (L) MCBRIDE SHAWN
708 CATON DR
PN: 060-007802
- (M) KIRKMAN CANDACE A
700 CATON DR
PN: 060-007801
- (N) HOPE AARON
692 CATON DR
PN: 060-007799

LOT	TOTAL AREA (SF)	BUILDABLE AREA (SF)	HOUSE PAD (SF)	LOT COVERAGE (INCLUDING DRIVEWAYS) (SF)	LOT COVERAGE %
1	7,625.71	2,140.57	2,000	3,264	42.80%
2	5,175.71	2,140.57	2,000	2,336	45.13%
3	5,175.71	2,140.57	2,000	2,336	45.13%
4	5,175.71	2,140.57	2,000	2,336	45.13%
5	5,175.71	2,140.57	2,000	2,336	45.13%
6	6,435.56	2,033.54	1,900	2,236	34.74%
7	6,435.56	2,033.54	1,900	2,236	34.74%
8	5,175.71	2,140.57	2,000	2,336	45.13%
9	5,175.71	2,140.57	2,000	2,336	45.13%
10	5,175.71	2,140.57	2,000	2,336	45.13%
11	5,175.71	2,140.57	2,000	2,336	45.13%
12	5,175.71	2,140.57	2,000	2,336	45.13%
13	8,986.73	3,958.91	2,000	2,359	26.25%
14	10,637.66	4,879.87	2,000	2,352	22.11%
15	5,014.83	1,964.17	1,744	2,127	42.41%
16	5,150.00	2,120.00	2,000	2,336	45.36%
17	5,150.00	2,120.00	2,000	2,336	45.36%
18	5,150.00	2,120.00	2,000	2,336	45.36%
19	5,150.00	2,120.00	2,000	2,336	45.36%
20	5,150.00	2,120.00	2,000	2,336	45.36%
21	5,150.00	2,120.00	2,000	2,336	45.36%
22	5,150.00	2,120.00	2,000	2,336	45.36%
23	6,403.16	2,014.00	1,900	2,236	34.92%
24	6,609.16	2,120.00	2,000	2,336	35.34%

SITE DATA TABLE:

ZONING: SUBURBAN RESIDENTIAL
 ZONING ADDRESS: 755 WAGGONER ROAD
 REYNOLDSBURG, OHIO 43068

SITE AREA:

GROSS AREA = 7.69 AC TOTAL

LAND AREA = 7.69 ACRES (335,114.50 SF)
 LOTS = 24 LOTS (3.12 LOTS/ACRE)
 OPEN SPACE = 3.35 ACRES (146,017 SF) (43.6%)
 RIGHT-OF-WAY = 1.11 ACRES (48,318 SF) (14.4%)

PARKING REQUIREMENTS:

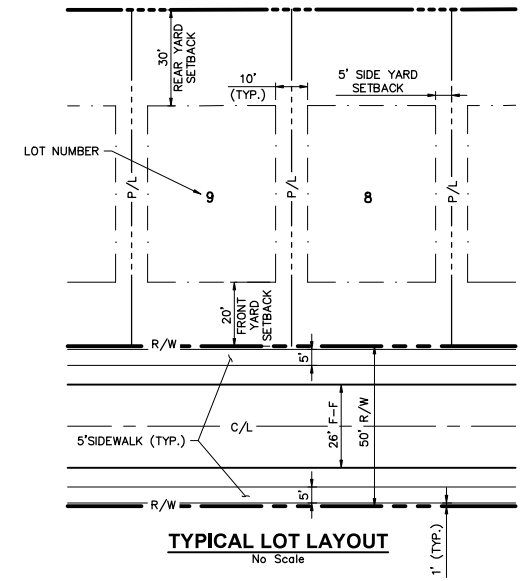
PARKING REQUIRED = 24 ENCLOSED, 24 UNENCLOSED
 PARKING PROVIDED = 48 ENCLOSED, 48 UNENCLOSED

BUILDING HEIGHT:

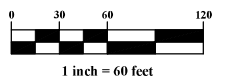
MAXIMUM BUILDING HEIGHT = 35 FEET
 PROVIDED BUILDING HEIGHT = VARIES, MAX HEIGHT OF 35 FEET

LOT COVERAGE:

MAXIMUM LOT COVERAGE = 4.61 AC (201,069 SF) (60%)
 PUBLIC STREET = 0.62 AC (27,227.66 SF)
 5' SIDEWALK = 0.20 AC (8,603.76 SF)
 DRIVEWAY = 0.21 AC (9,078.42 SF)
 LOT BUILDABLE AREA = 1.27 AC (55,249.75 SF)
 PROPOSED LOT COVERAGE = 2.30 AC (100,160 SF) (29.9%)



GRAPHIC SCALE



NOTES

- PUBLIC STREETS SHALL BE PER CITY OF REYNOLDSBURG STANDARD CONSTRUCTION DRAWING R-13.
- STREET PAVEMENT SECTION SHALL BE ASPHALT PER CITY OF REYNOLDSBURG STANDARD DRAWING R-18.
- DRIVEWAYS BETWEEN THE PUBLIC SIDEWALK AND HOUSE SHALL BE ASPHALT.
- DRIVEWAY APPROACHES SHALL BE CONCRETE PER CITY OF REYNOLDSBURG STANDARD DRAWING R-11.
- SIDEWALKS SHALL BE CONCRETE PER CITY OF REYNOLDSBURG STANDARD DRAWING R-9.

PLAN PREPARED BY: **ADVANCED CIVIL DESIGN**
 761 Science Boulevard, Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

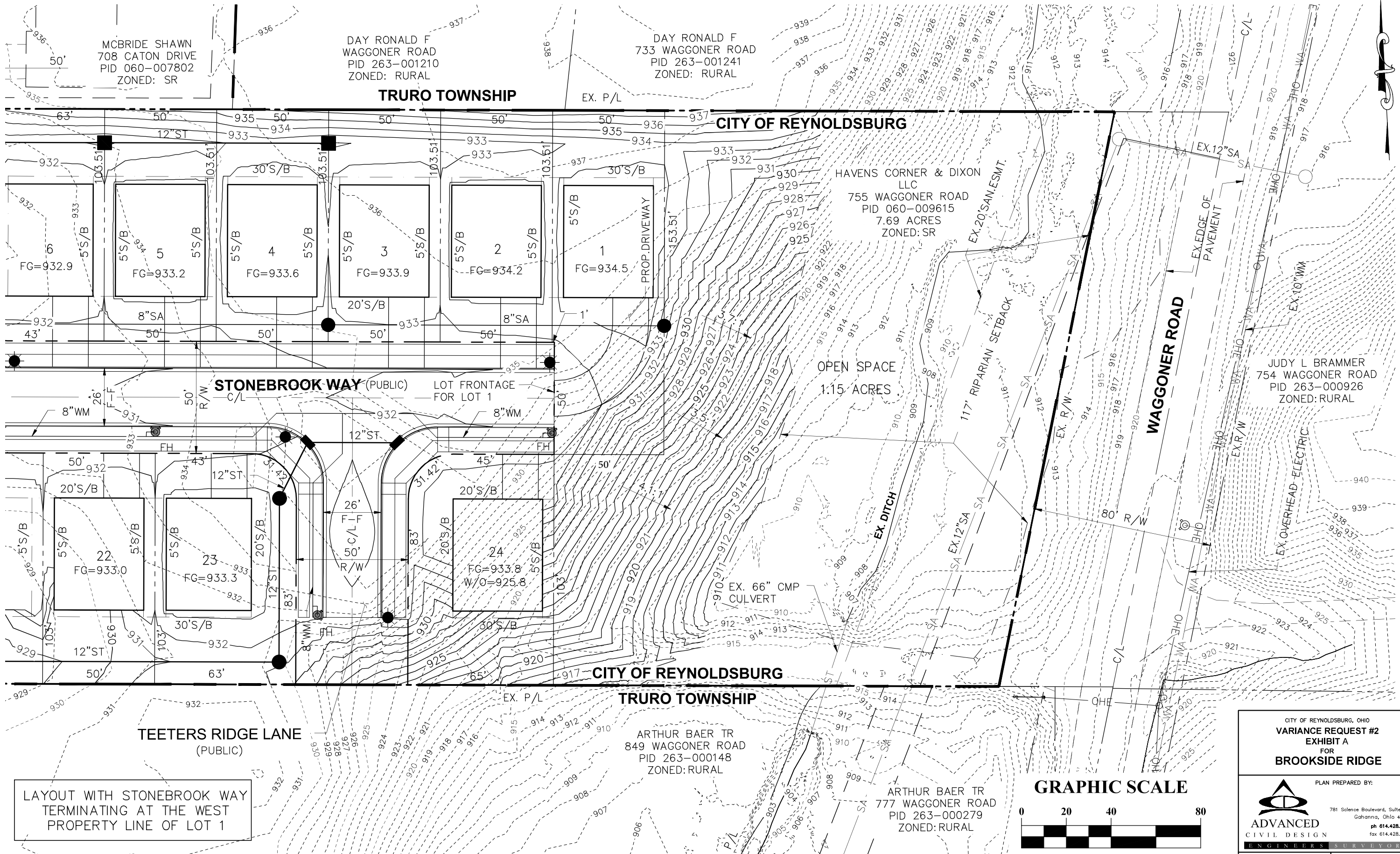
PLAN PREPARED FOR: **HAVENS CORNER & DIXON LLC**
 1301 RESEARCH ROAD
 GAHANNA, OH 43230

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO

MAJOR SITE PLAN FOR BROOKSIDE RIDGE

SITE & TRANSPORTATION PLAN

Issue Date: _____
 Date: 9/9/2025
 Scale: 1" = 60'
 Drawn By: JPG
 Checked By: DDD
 Project Number: 21-002-1097
 Drawing Number: 3 / 5



MCBRIDE SHAWN
708 CATON DRIVE
PID 060-007802
ZONED: SR

DAY RONALD F
WAGGONER ROAD
PID 263-001210
ZONED: RURAL

DAY RONALD F
733 WAGGONER ROAD
PID 263-001241
ZONED: RURAL

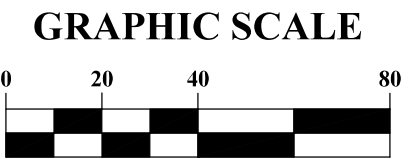
HAVENS CORNER & DIXON
LLC
755 WAGGONER ROAD
PID 060-009615
7.69 ACRES
ZONED: SR

JUDY L BRAMMER
754 WAGGONER ROAD
PID 263-000926
ZONED: RURAL

ARTHUR BAER TR
849 WAGGONER ROAD
PID 263-000148
ZONED: RURAL

ARTHUR BAER TR
777 WAGGONER ROAD
PID 263-000279
ZONED: RURAL

LAYOUT WITH STONEBROOK WAY
TERMINATING AT THE WEST
PROPERTY LINE OF LOT 1



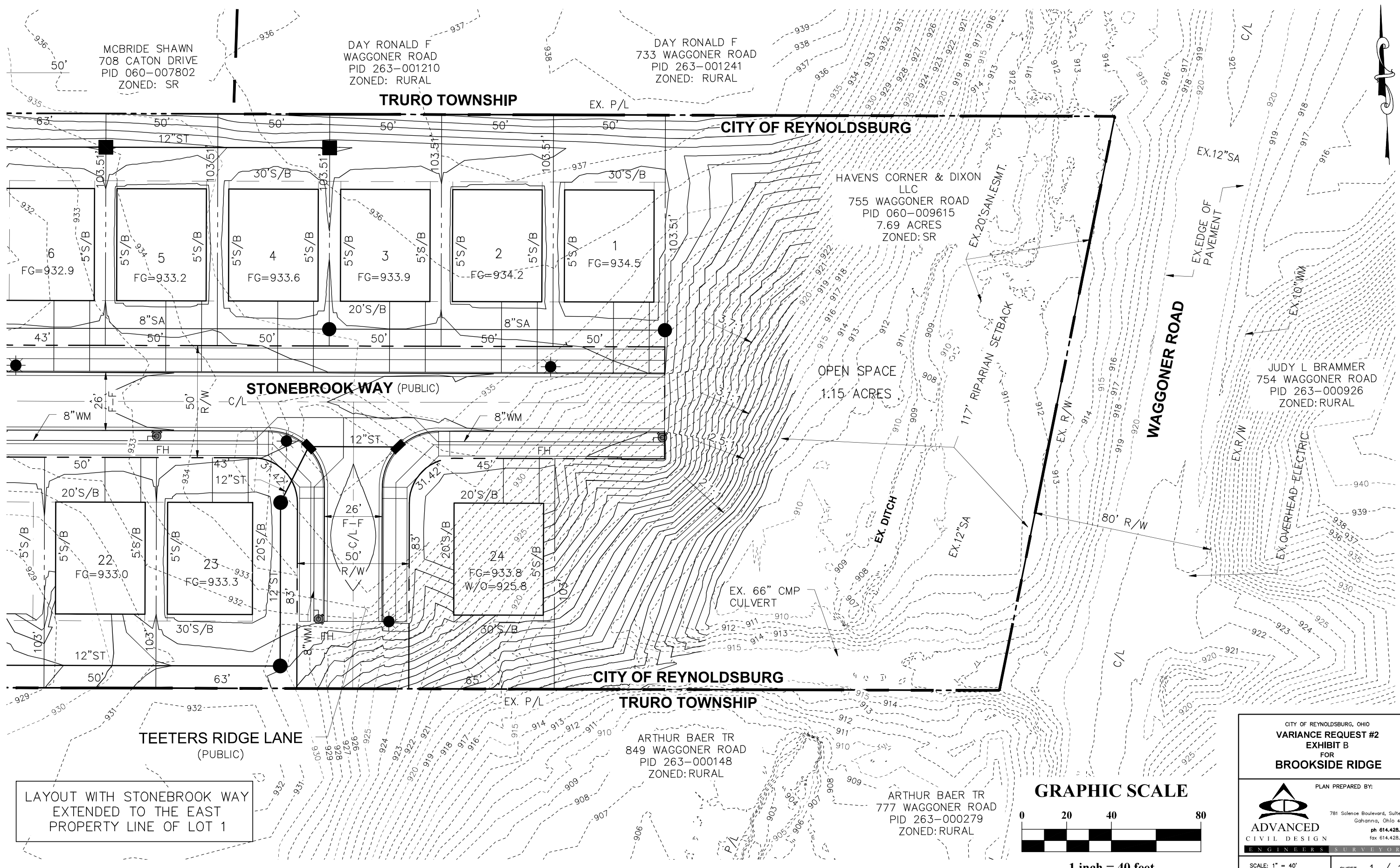
CITY OF REYNOLDSBURG, OHIO
**VARIANCE REQUEST #2
EXHIBIT A
FOR
BROOKSIDE RIDGE**

PLAN PREPARED BY:

**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 40'
DATE: JANUARY 12, 2026 SHEET 1 / 1



MCBRIDE SHAWN
708 CATON DRIVE
PID 060-007802
ZONED: SR

DAY RONALD F
WAGGONER ROAD
PID 263-001210
ZONED: RURAL

DAY RONALD F
733 WAGGONER ROAD
PID 263-001241
ZONED: RURAL

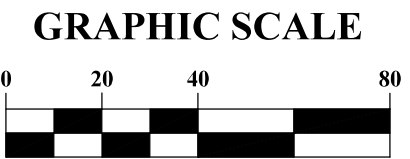
HAVENS CORNER & DIXON
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755 WAGGONER ROAD
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754 WAGGONER ROAD
PID 263-000926
ZONED: RURAL


ARTHUR BAER TR
849 WAGGONER ROAD
PID 263-000148
ZONED: RURAL

ARTHUR BAER TR
777 WAGGONER ROAD
PID 263-000279
ZONED: RURAL

LAYOUT WITH STONEBROOK WAY
EXTENDED TO THE EAST
PROPERTY LINE OF LOT 1



CITY OF REYNOLDSBURG, OHIO
VARIANCE REQUEST #2
EXHIBIT B
FOR
BROOKSIDE RIDGE

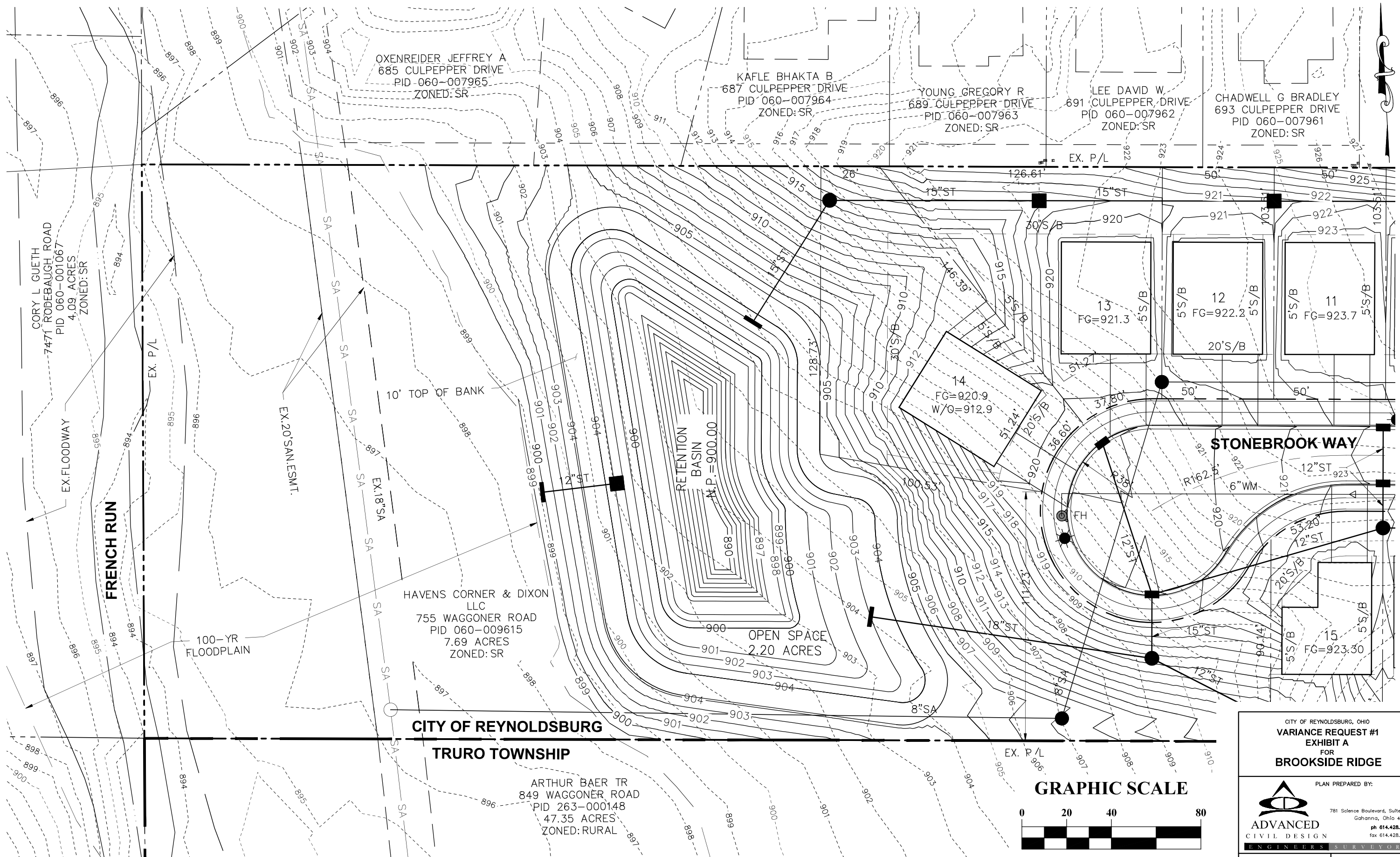
PLAN PREPARED BY:

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CIVIL DESIGN
ENGINEERS SURVEYORS

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Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755


SCALE: 1" = 40'
DATE: JANUARY 12, 2026

SHEET 1 / 1

Z:\21-0002-1097\DWG\PRODUCTION DRAWINGS\EXHIBIT\Variances Request\BR_Variance 1 Exhibit A.dwg Exhibit A Jun 06, 2026 - 2:40:52pm jrguenbiller

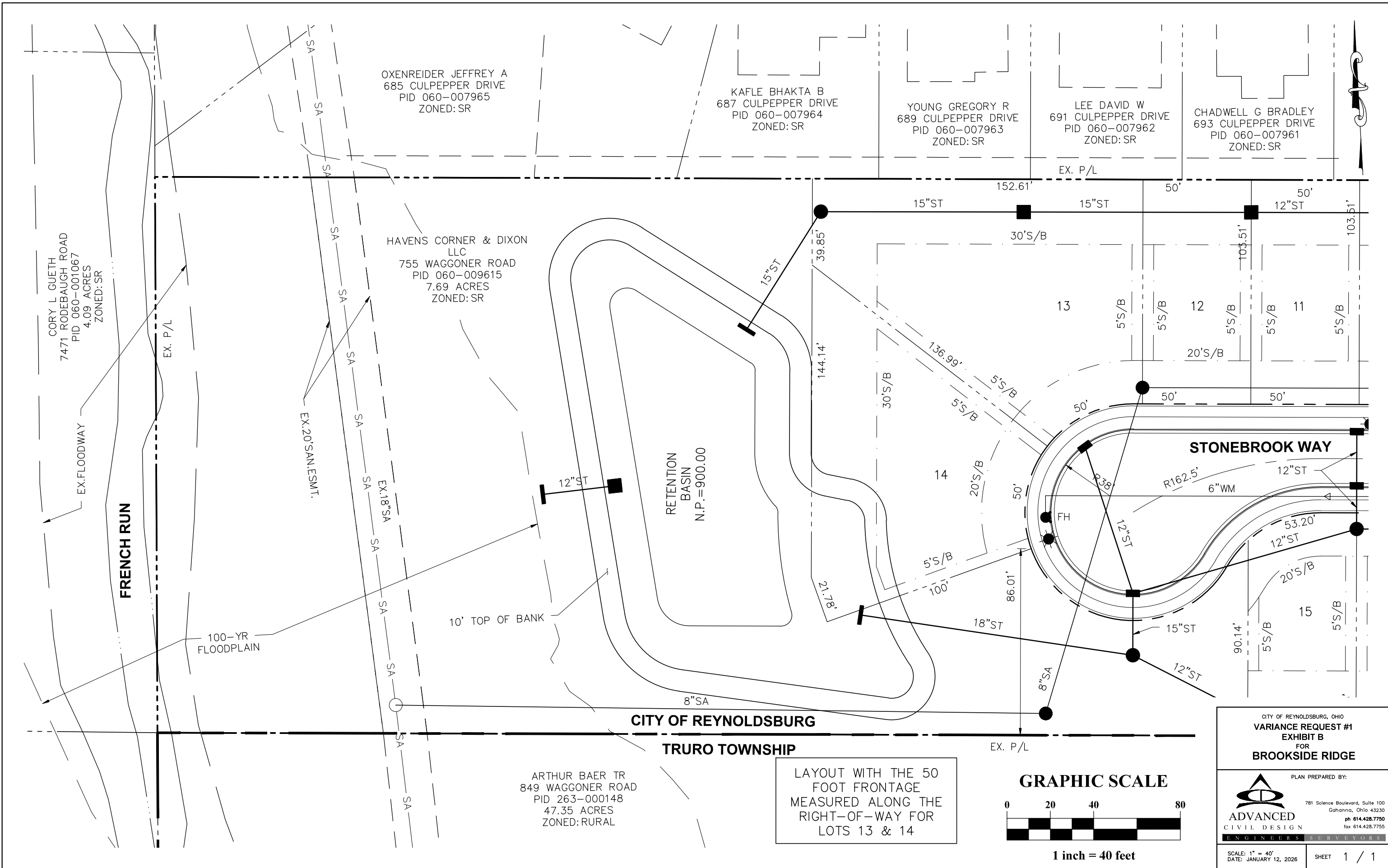


CITY OF REYNOLDSBURG, OHIO
VARIANCE REQUEST #1
EXHIBIT A
FOR
BROOKSIDE RIDGE

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

SCALE: 1" = 40'
 DATE: JANUARY 12, 2026 SHEET 1 / 1



From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#)
Subject: Re: 755 S. Waggoner Road - Variance - Brookside Ridge - UPDATED
Date: Wednesday, February 4, 2026 11:13:07 AM
Attachments: [Outlook-evermelw.png](#)

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

Ms. Cepek,

Good morning.

We currently do not have any commits regarding this project.

Thanks,

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



"Our Community, Our Commitment"

From: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, February 2, 2026 2:20 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 755 S. Waggoner Road - Variance - Brookside Ridge - UPDATED

Lt. Schmidt,

I am sending you 755 S. Waggoner Road's UPDATED Variance Application and related items that are scheduled for the February 19th, 2026 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 Tuesday February 10th so that we can incorporate them into the staff report that goes out first thing on February 12th.

You may have seen that we sent this a few weeks ago, but the case has been pushed to the February 19th meeting since they sent in an updated application.

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

Sincerely,

Emma Cepek, MPA

PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Direct 614-322-6800. ext. 6720 **Zoning Line** 614-322-6850

E ecepek@reynoldsburg.gov

www.reynoldsburg.gov