

Reynoldsburg

OHIO • 1839

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, March 5, 2026

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 02/05/2026
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 6591 E. Main Street; Precise Remodeling and Contracting LTD for Daniel Duckworth of Splash Laundry; Appeal to Zoning Certificate

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

January 30th, 2026

Precise Remodeling and Contracting, LTD
Attn: Rick Murphy
5565 Westerville Road
Westerville, OH 43231

RE: Zoning Certificate Application 2026-0010: Building/Site Modification – 6591 E. Main Street.

To whom it may concern,

The statement and plans provided with Zoning Certificate Application 2026-0010 state that the applicant intends to expand a current legal non-conforming land use of a laundromat, which is located at 6593 E. Main Street, into the neighboring unit at 6591 E. Main Street. This means that Splash Laundry would increase its footprint by occupying both units and combining it into one unit. The interior plan shows a part of an existing interior wall, currently separating the units, would be removed to combine the units together.

The legal non-conforming land use of a laundromat at the current unit addressed as 6593 E. Main Street applied for its Certificate of Occupancy in 2019 and was approved in May of 2020. The application was applied for prior to the adoption of the current Zoning Code. The permit number for the Certificate of Occupancy was 2019-00001549 and stated Dry Cleaning/Laundry as the Primary Use. The land use of laundromat at 6593 E. Main Street became legal non-conforming when the new Zoning Code was approved in March of 2020. Attached is a copy of this approved Certificate of Occupancy to this letter.

Parcel 060-001119, which has both addresses located on it, is located in the BMD, Brice and Main District. Staff has made the determination that a self-serve laundromat, which is not a permitted land use within the Brice and Main Street Zoning District (BMD). That any pre-existing laundromat, prior to the adoption of the Zoning Code, became a legal non-conforming land use, based on Section 1107.13.A., when the overhaul of the Zoning Code and Zoning Map was made in March of 2020.

6591 E. Main Street, prior to this Zoning Certificate Application (2026-0010), received a Zoning Certificate Application on 12/20/2021 for a New Business/Use for a Martial Arts Studio. The Zoning Certificate was approved on 1/5/2022. The Certificate of Occupancy, permit number 2022-00000130 was approved on 2/2/2022. This is the last Certificate of Occupancy on record for this address. The land use of Studio – Gymnastics/martial arts is a permitted land use in the Brice and Main Street District (BMD). Attached is the approved Zoning Certificate Application and Certificate of Plan Approval for Change of Occupancy to this letter.

Section 1107.13.A. of the City of Reynoldsburg's Zoning Code states "If no lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this Code that would not be allowed in the district under the terms of this Code, the lawful use may be continued so long as it remains otherwise lawful, subject to the following

provisions:”

- i. “No existing structure devoted to a use not permitted by this Code in the zone or district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered, except in changing the use of the structure to a use permitted in the zone or district in which it is located.”
 - a. The applicant’s request is to change the existing unit, 6591 E. Main Street, from a prior permitted land use of Studio – Gymnastics/martial arts, which is allowed in the current zoning code, to the land use of a laundromat that is not a permitted land use in the BMD zoning. This section would not apply, due to the previous land use of Studio -Gymnastics/martial arts being a permitted land use.
- ii. “Any nonconforming use may be extended throughout any of the parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Code, but no use shall be extended to occupy any land outside such building.”
 - a. The existing unit, 6591 E. Main Street, is its own unit within a building that has multiple units accessed by their own front door from the outside. To access the unit located at 6591 E. Main Street, you need to walk from outside through their front door into the unit. These two units within the building do not have access between each other without walking outside and then through their front door. Based on the previously approved Certificate of Occupancy for a Martial Arts Studio, the space was not designed for a laundromat at the time the Certificate of Occupancy was issued in 2022. Therefore, the provision would not apply, and the laundromat would not be permitted to expand into an existing separate standalone unit, that was not previously arranged and designed for a laundromat.

Legal-nonconforming land uses cannot be enlarged or expanded, which is what the applicant is proposing to do by combining separate units to serve as a single laundromat. Since the land use of a laundromat is intended to be expanded into a separate unit (6591) that was not a part of the current legal non-conforming land use unit (6593), and was not previously set up or operated as a laundromat but as a martial arts studio, the application has been determined by staff to be expanding a legal non-conforming land use which is not permitted per Section 1107.03. Therefore, based on the information and reasons stated above, your Zoning Certificate Application 2026-0010 – Building/Site Modification is denied.

Please know that Section 1109.23 allows an appeal within 14 days after the day of the decision, notice or order served by the Planning and Zoning Administrator, to appeal the decision to the Planning and Zoning Board in writing.

Section 1109.23 – Appeals states:

- A. Any person directly affected by the decision of the Planning and Zoning Administrator or a notice or order issued under this Zoning Code shall have the right to appeal to the PZB, provided that a written application for appeal is filed within fourteen (14) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted or the provisions of

this code do not fully apply.

- B. Unless otherwise provided in this Code, an applicant refused such approval, exception, certificate or variance shall appeal in writing to Council within thirty (30) days of the date of refusal by the PZB The Council shall set a date for a hearing on the appeal and render a decision on the appeal within thirty (30) days of the receipt of such written request. A resolution stating the decision of Council shall be introduced and passed at the next regular meeting following the hearing.

The Zoning Code can be found on the City of Reynoldsburg Website: Reynoldsburg.gov.

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

Sincerely,



Phoenix Buathier
Planning and Zoning Administrator
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068
Phone: 614-322-6829 | Fax: 614-322-6833
pbuathier@reynoldsburg.gov | Reynoldsburg.gov

Daniel Duckworth
Duckworth Enterprises LLC dba Splash Laundry
175 S. Third Street Suite 200 PMB 1027
Columbus, OH 43215

RECEIVED
FEB - 5 2026

February 5, 2026

REYNOLDSBURG BUILDING DEPT

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

RE: Notice of Appeal – Denial of Zoning Certificate Application 2026-0010 (6591 E. Main Street)

To the Planning and Zoning Board,

Pursuant to Section 1109.23 of the City of Reynoldsburg Zoning Code, I am formally filing this appeal regarding the denial of Zoning Certificate Application 2026-0010, issued on January 30, 2026. This appeal is based on the claim that the true intent of the code has been incorrectly interpreted and that the provisions of Section 1107.13.A do not fully apply to the unique circumstances of this property.

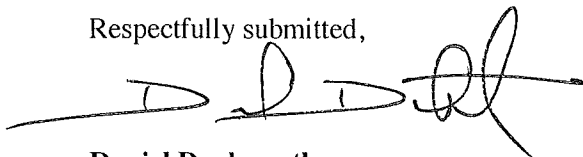
Grounds for Appeal

1. Pre-existing Legal Interest and Unified Parcel Control The denial letter treats 6591 and 6593 E. Main Street as separate standalone units. However, both addresses are located on a single parcel, ID 060-001119-00. Our original Lease Agreement, dated December 4, 2019, grants the Tenant a Right of First Refusal to purchase the land. This legal interest and the intent for unified operation were established prior to the adoption of the current Zoning Code in March 2020.

2. Interior Reconfiguration vs. Land Extension The city cites Section 1107.13.A.ii, which states a nonconforming use shall not be "extended to occupy any land outside such building." Our proposal does not occupy land outside the existing structure; it involves an interior modification to an existing masonry wall to unify two contiguous suites within the same building. We contend that this is a reconfiguration of the interior of a structure where the laundromat use was already a legal, established presence prior to the zoning change.

Conclusion Based on the single-parcel status, the pre-2020 leasehold interests, and the fact that no new land is being occupied, we request that the Board overturn the denial and approve the interior reconfiguration of 6591 and 6593 E. Main Street. This modification will allow our family-owned business to modernize its interior environment and layout within the existing building footprint to better serve the Reynoldsburg community.

Respectfully submitted,



Daniel Duckworth
President, Duckworth Enterprises LLC dba Splash Laundry















ARTICLE XIX - RIGHT OF FIRST REFUSAL

19.01 Right of First Refusal. The parties agree on the following regarding the Tenant's right of first refusal in the event that Landlord decides to sell the Land during the term of this Lease:

Page 15 of 25

3828416.1

19.2 Terms of Right. If Landlord determines during the term of this Lease to sell the Land and receives an offer from a third party for the purchase of the Land acceptable to Landlord, it shall notify Tenant in writing ("Landlord's Sale Notice") of the purchase price and terms of sale offered by the third party. Tenant, within thirty (30) days after receipt of Landlord's Sale Notice may elect in writing to purchase Landlord's interest in the Land at the price and on the precise terms stated in Landlord's Sale Notice, in which event Landlord shall sell and convey Landlord's interest in the Land to Tenant on the terms and at the purchase price set forth in the Landlord's Sale Notice. In the event Tenant fails to exercise this right of first refusal, to acquire Landlord's interest in the Land, Landlord shall have the sole and exclusive right to sell and convey the Land to the third-party offeror at the price and on the terms stated in the Landlord's Sale Notice. If Landlord does not sell and convey its interest in the Land within one hundred twenty (120) days after the time for closing set forth in the third party offer, any later sale by Landlord shall be deemed a new determination by Landlord to sell and convey its interest in the Land and these procedures should be repeated.

Reynoldsburg

Building/Zoning Department
7232 East Main Street
Reynoldsburg, Ohio

RECEIVED
JAN - 5 2025

REYNOLDSBURG BUILDING DEPT

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

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

App./Case#: 2026-0010
Date Submitted: 1/7/26
Fee Amount: \$ 150.00

Paid: ck 9565

ZONING CERTIFICATE APPLICATION

Property Address: <u>6591 E. Main St. Reynoldsburg</u>	Parcel ID#(s): <u>060-001119-00</u>
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>CBR Group LLC.</u>	
Contact Email: <u>Jennifer.Bakewell@CBR4.COM</u>	Contact Phone Number: <u>740-485-0108</u>

III. BUSINESS/TENANT INFORMATION(IF APPLICABLE)

Business Name: <u>Splash Laundry</u>	Contact Name: <u>Daniel Duckworth</u>
Contact Email: <u>DDuckworth386@gmail.com</u>	Contact Phone Number: <u>614-633-7769</u>

IV. APPLICANT APPLICATION

Applicant Name: <u>Precise Remodeling and Contracting LTD</u>	Applicant Address: <u>5565 B Westerville Rd Westerville OH</u>
Applicant Phone Number: <u>614-267-4433</u>	Applicant Email: <u>Rick.Murphy@myyahoo.com</u>
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Owner's Consent Attached.	

RESIDENTIAL (\$100 each)	NON-RESIDENTIAL (\$150 each)	Project Information (If Applicable)
CHECK IF APPLICABLE: <input type="checkbox"/> Swimming Pool <input type="checkbox"/> New Building (+\$50) <input type="checkbox"/> Patio <input type="checkbox"/> Building Modification <input type="checkbox"/> Deck <input type="checkbox"/> Home Occupation <input type="checkbox"/> Driveway Modification* <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Shed <input type="checkbox"/> Fences (\$50) - All Districts	CHECK IF APPLICABLE: <input type="checkbox"/> New Business/Use <input type="checkbox"/> Accessory Structure <input type="checkbox"/> New Building <input type="checkbox"/> Building/Site Modification <input type="checkbox"/> Zoning Verification Letter (\$50)	Total Square Footage: <u>1200</u> Est. Cost of Construction: <u>300K</u> Est. Additional Employees: _____

Description of Project/Use:
Combine space with splash laundry and add washers and dryers.

Applicant Signature: _____ Date: _____

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

<u>Zoning Information</u>	<u>Additional Approval Required</u>	<u>Additional Requirements</u>
Zoning District: <u>BMO</u>	<input type="checkbox"/> Planning and Zoning Board	<input checked="" type="checkbox"/> Building Permit
<input type="checkbox"/> Olde Reynoldsburg District		<input type="checkbox"/> PGU
		<input type="checkbox"/> Variance
		<input type="checkbox"/> Conditional Use Permit
		<input type="checkbox"/> Certificate of Appropriateness
P&Z Administrator: _____		Date: _____
Floodplain Administrator: <u>N/A</u>		Date: _____

Section 1109.09
ZONING CERTIFICATE REQUIREMENTS

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

1. Locating, erecting, constructing, reconstructing, altering or moving any building/structure, including an accessory structure such as a sign or fence;
2. Occupying or using land or a building or changing the use of land or of a building in whole or in part for a different use;
3. Changing a nonconforming use to a different use of extending or expanding a nonconforming use or structure.
4. Where a non-conforming use has been discontinued, meaning that the structure containing the use has remained vacant, unoccupied, unused or has ceased the daily activities or operations which had occurred, for a period of 3 or more continuous months, the non-conforming use shall be permanently terminated. Please refer to Section 1107 for additional information on Non-Conformities.

ADDITIONAL MATERIALS CHECKLIST	
This application shall be accompanied by two (2) copies of plans to scale showing:	
1. The dimensions and shape of the lot to be built upon;	<input type="checkbox"/>
2. The sizes and locations of existing structures and uses on the lot	<input type="checkbox"/>
3. The size, dimensions and locations of proposed structures, including distances to all lot lines	<input type="checkbox"/>
4. The heights of existing and proposed structures	<input type="checkbox"/>
5. For new businesses/uses and home occupations: A letter detailing the proposed use hours of operation and number of projected staff members <ul style="list-style-type: none"> • Provide floor plan depicting percentage of sale item types (food, produce, clothing, merchandise, etc.) 	<input type="checkbox"/>
6. A digital submission of all applications and plans are required. Submit a digital copy on a flash drive or email copies to both permit@reynoldsburg.gov AND developmentdepartment@reynoldsburg.gov	<input type="checkbox"/>

***Modifications to Driveway Standards as of June 2023:**

- i. Driveways shall be located at least 3 feet away from the property line unless the driveway is extended into the nearest front private or public right of way

Section 1109.17

RESIDENTIAL SITE PLAN REQUIREMENTS

A residential site plan shall be required for a single-family dwelling, two-family dwellings, and multifamily dwelling units.

ADDITIONAL MATERIALS CHECKLIST	
This application shall be accompanied by two (2) copies of plans to scale showing:	
1. Surveyed dimensions and orientations of all lot lines, total area of the lot; seal and signature of the professional surveyor or engineer who prepared the drawing.	<input type="checkbox"/>
2. Identification of the subdivision, lot number, tax parcel number and address	<input type="checkbox"/>
3. Dimensions indicating compliance with all setbacks.	<input type="checkbox"/>
4. Locations of all streets, easements and existing proposed structures	<input type="checkbox"/>
5. Finished floor elevations for first floor, garage floor, basement; area of all floors	<input type="checkbox"/>
6. The location of proposed building and structures.	<input type="checkbox"/>
7. The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty (150') feet of development.	<input type="checkbox"/>
8. Setbacks and building separations shall be noted in accordance with zoning requirements.	<input type="checkbox"/>
9. A landscape concept plan, including approximate location of all new landscape material and plantings, that addresses the applicable district requirements.	<input type="checkbox"/>
10. Such other information as the Planning & Zoning Administrator may require so as to carry out the full intent of the Zoning Code.	<input type="checkbox"/>
11. A digital submission of all applications and plans are required. Submit a digital copy on a flash drive or email copies to both permits@reynoldsburg.gov AND developmentdepartment@reynoldsburg.gov	<input type="checkbox"/>

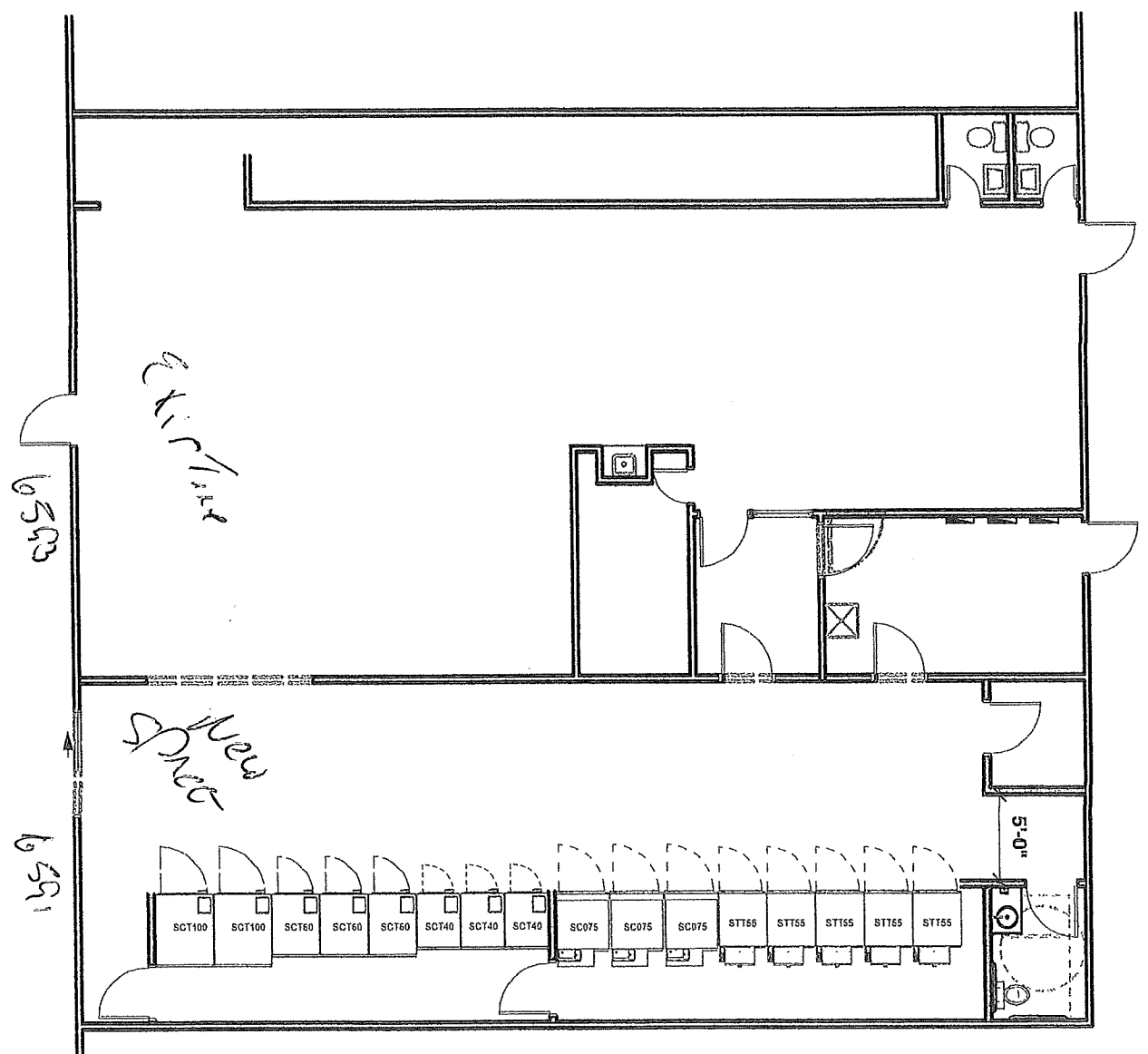
1 Proposed 1
SERIES VIIA


Splash 2

Scheme 1 Bathrooms

18/11/25

SD-3



Note: 1 dryers missing


PAYMENT DATE

01/07/2026

COLLECTION STATION

Building Counter Computer

RECEIVED FROM

PRECISE REMODELING
AND CONTRACTING

DESCRIPTION

City of Reynoldsburg
7232 E. Main Street
REYNOLDSBURG, OH 43068

BATCH NO.

2026-01000028

RECEIPT NO.

2026-00000874

CASHIER

Lisa Figueroa

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																														
PERMIT PAYMENT	PERMIT PAYMENT Permit Type and Number NON-RESIDENTIAL ZONING CERT - 2026-00000010	\$150.00																														
<p style="text-align: right;">Payments:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type</th> <th style="text-align: left;">Detail</th> <th style="text-align: right;">Amount</th> </tr> </thead> <tbody> <tr> <td>Check</td> <td>9565</td> <td style="text-align: right;">\$150.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Cash</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Check</td> <td style="text-align: right;">\$150.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Charge</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Wire</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Other</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Remitted</td> <td style="text-align: right;">\$150.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Change</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Received</td> <td style="text-align: right;">\$150.00</td> </tr> </tbody> </table>	Type	Detail	Amount	Check	9565	\$150.00	Total Cash		\$0.00	Total Check		\$150.00	Total Charge		\$0.00	Total Wire		\$0.00	Total Other		\$0.00	Total Remitted		\$150.00	Change		\$0.00	Total Received		\$150.00	
Type	Detail	Amount																														
Check	9565	\$150.00																														
Total Cash		\$0.00																														
Total Check		\$150.00																														
Total Charge		\$0.00																														
Total Wire		\$0.00																														
Total Other		\$0.00																														
Total Remitted		\$150.00																														
Change		\$0.00																														
Total Received		\$150.00																														
Total Amount:		\$150.00																														

SITE COPY

Customer Copy

Adam Wheeler

From: Rick Murphy <rick.murphy@myyahoo.com>
Sent: Tuesday, January 6, 2026 1:49 PM
To: Adam Wheeler; Jennifer.Bakewell@CBR4.com; DDuckworth386@gmail.com
Cc: Phoenix Buathier
Subject: Re: Zoning Certificate Application - 6591 E. Main Street

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

Would you please check the box under non-residential building site modification or me thank you

From: Adam Wheeler <AWheeler@reynoldsburg.gov>
Sent: Tuesday, January 6, 2026 9:52 AM
To: Jennifer.Bakewell@CBR4.com <Jennifer.Bakewell@CBR4.com>; DDuckworth386@gmail.com <DDuckworth386@gmail.com>; Rick.Murphy@myyahoo.com <Rick.Murphy@myyahoo.com>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Zoning Certificate Application - 6591 E. Main Street

To Whom it may concern,

The attached Zoning Certificate application for 6591 E. Main Street was submitted yesterday, January 5, 2026. No box was checked on the form to identify the project type for this application. We cannot process the application without this information.

Please submit a new application form, or reply to this email to indicate the project type for this application.

Sincerely,

Adam Wheeler
Zoning Assistant

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6851 | F 614-322-6830

www.reynoldsburg.gov

Phoenix Buathier

From: Rick Murphy <rick.murphy@myyahoo.com>
Sent: Wednesday, January 21, 2026 2:06 PM
To: Emma Cepek
Cc: Phoenix Buathier
Subject: Re: 6591 E. Main Street - New Business/Use - 2026-0010

Follow Up Flag: Follow up
Flag Status: Flagged

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

QUESTION #1 Yes, customers can come in and do their own laundry or they can drop off their laundry to be done by the attendant that is there from open to close.

Question # 2 Yes that is correct. The new space is needed for dryers to eliminate the wait time for clients and the attendant. The current amount of dryer is insufficient because of the time difference between washing and drying clothes. An opening between the two spaces will allow access to both sides and bring the amount of dryers to an acceptable number.

Question # 3 The square footage of the existing space at 6593 E Main is 2400 Square feet. The square footage of 6591 is 1200 square feet. The new space is needed to add dryers to the entire facility.

From: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Wednesday, January 21, 2026 9:44 AM
To: Rick Murphy <rick.murphy@myyahoo.com>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 6591 E. Main Street - New Business/Use - 2026-0010

Mr. Murphy,

Staff has a few questions regarding your new business/use application.

1. Can you please confirm that the existing unit where Splash Laundry is currently in operation at 6593 E. Main Street is a self-serve laundromat. This means customers come in and do their own laundry within the facility. Please confirm.
2. Based on the interior layout provided in the application, you are intending to expand the laundromat self-serve, where customers do their own laundry into the new unit located at 6591 E. Main Street, by taking down part of an interior wall? Please confirm.
3. Please provide the square footage of the existing Splash Laundry facility at 6593 E. Main Street.

Please respond as soon as possible so we can continue our review and make a determination on the application.

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

Emma Cepek

From: Rick Murphy <rick.murphy@myyahoo.com>
Sent: Thursday, January 22, 2026 8:02 AM
To: Emma Cepek
Cc: Phoenix Buathier
Subject: Re: 6591 E. Main Street - New Business/Use - 2026-0010

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

One other thing about this business it has been operating in your city since 1964 , it is a very clean professionally run business.

From: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Wednesday, January 21, 2026 9:44 AM
To: Rick Murphy <rick.murphy@myyahoo.com>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 6591 E. Main Street - New Business/Use - 2026-0010

Mr. Murphy,

Staff has a few questions regarding your new business/use application.

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3. Please provide the square footage of the existing Splash Laundry facility at 6593 E. Main Street.

Please respond as soon as possible so we can continue our review and make a determination on the application.

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



CITY OF REYNOLDSBURG
 BUILDING DIVISION
 7232 EAST MAIN STREET • REYNOLDSBURG, OH 43068

COMMERCIAL CERTIFICATE OF OCCUPANCY

THIS CERTIFICATE REPRESENTS AN APPROVAL THAT IS VALID ONLY WHEN THE BUILDING AND ITS FACILITIES ARE USED AS STATED AND IS CONDITIONAL UPON ALL BUILDING SYSTEMS BEING MAINTAINED AND TESTED IN ACCORDANCE WITH THE APPLICABLE EQUIPMENT OR SYSTEM SCHEDULES. THIS CERTIFIES CONFORMANCE WITH CHAPTERS 3781 AND 3791 OF THE REVISED CODE AND THE APPLICABLE PROVISIONS OF THE RULES OF THE OHIO BOARD OF BUILDING STANDARDS. THIS CERTIFICATE IS PURSUANT TO THE 2017 OHIO BUILDING CODE.

COMMERCIAL ALTERATION

#2019-00001549

PROPERTY INFORMATION

SITE ADDRESS: 6593 MAIN ST.E

PARCEL NUMBER: 060-001119-00

OCCUPANT LOAD: 20

CONSTRUCTION TYPE: III B

USE GROUPS

PRIMARY: B - DRY CLEANING/LAUNDRY

USE GROUP(S) DESCRIPTION: BUSINESS GROUP B OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR OFFICE, PROFESSIONAL, OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

FIRE PROTECTION SYSTEM

FIRE SPRINKLER REQUIRED: N/A

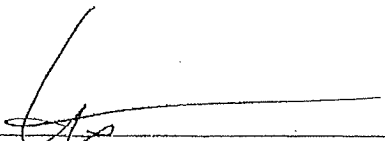
SPRINKLER SYSTEM DEMAND: N/A

STANDPIPE SYSTEM DEMAND: N/A

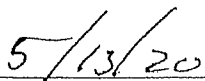
HAZARD CLASSIFICATION: N/A

CONDITIONS OF APPROVAL

- ADD RTU MECHANICAL UNIT, DUCTING AND UPGRADE ELECTRIC SERVICE.



BUILDING OFFICIAL



DATE

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION

Non-profit organization

5

R CITY OF REYNOLDSBURG

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

Received

DEC 21 2021

Reynoldsburg Planning Division
Section 1143.02

App./Cert.#: 2021-5579

Date Submitted: 12-20-21

Fee Amount: 80.00

Paid: Visa

ZONING CERTIFICATE APPLICATION

I. PROPERTY INFORMATION

Property Address: 6591 East main street, Reynoldsburg, Ohio Parcel ID#(s): 060-001119-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): CBR Group LLC
Contact Email: Jennifer.Bakewell@cbg.com Contact Phone Number: 614-207-4433

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Transamerican Association of Shito-Ryu Karate/Kick-boxing Contact Name:
Contact Phone Number: 704-805-0121 Contact Email:

IV. APPLICANT INFORMATION

Applicant Name: Yady Kuikel Applicant Address: 2184 Belltree dr Reynoldsburg, OH 43068
Applicant Phone Number: 704-805-0121 Applicant Email: yadukuikel20@gmail.com

Property Owner Business Owner/Tenant Contractor Architect/Engineer

RESIDENTIAL (\$50)	NON-RESIDENTIAL (\$80)	Project Information (If Applicable)
CHECK IF APPLICABLE: <input type="checkbox"/> New Building (+\$50) <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Building Modification <input type="checkbox"/> Patio <input type="checkbox"/> Home Occupation (\$75) <input type="checkbox"/> Deck <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Driveway Modification <input type="checkbox"/> Shed <input type="checkbox"/> FENCE (\$35) (All Dists.)	CHECK IF APPLICABLE: <input checked="" type="checkbox"/> New Business/Use <input type="checkbox"/> Accessory Structure <input type="checkbox"/> New Building <input type="checkbox"/> Building/Site Modification <input type="checkbox"/> MIN. SITE PLAN (+\$250)	Total Square Footage: 1150 square ft Est. Cost of Construction: open Est. Additional Employees: Kuikel/Pritika Sharma

Description of Use/Project: To run Karate and Kickboxing for physical exercise which will help people to build their healthy life ahead.

Applicant Signature: [Signature] Date: 12-20-21

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.

City of Reynoldsburg, Ohio

****OFFICE USE ONLY****

Additional Notes:
Division of Planning & Zoning
Date: 1/5/2022
[Signature]
Planning & Zoning Administrator
APPROVED

Zoning Information
Zoning District: _____
 Historic District
 CC Overlay
Add'l Approvals Req'd
 PC
 BZBA

Additional Requirements
 CoA Variance
 Special Exception Use Permit
 PGU Building Permit

P&Z Admin.: [Signature] Date: 1/5/22
Floodplain Admin.: _____ Date: _____

*Must apply for sign when ready

Hours of operation Monday to Sunday 7am to 9:30pm

WILLIAM DORMAN
SERVICE DIRECTOR

JOE BEGENY
MAYOR

YEONG T. JIANG
BUILDING OFFICIAL

CERTIFICATE OF PLAN APPROVAL

February 2, 2022

Permit Application No.: 2022-00000130

Job Address: 6591 East Main Street, Reynoldsburg, Ohio 43068

Owner: CBR Group, LLC
Contractor: CBR Group, LLC

Description: Change of occupancy from a mercantile space to a new martial arts studio.

Previous Use Group:	M	Fire Suppression System:	N/A
Proposed Use Group:	B	Fire Suppression System Location:	N/A
Construction Type:	IIB	NFPA Hazard Classification:	N/A
Occupant Load:	12	Storage / Aisle Widths:	N/A
S.F. of Occupied Space:	1,198	Sprinkler Demand at BOR:	N/A
Flood Plain:	N/A	Standpipe Demand at BOR:	N/A
Open Area:		Valuation:	

Stipulations, Variances, Special Occupancy Provisions:

The documents have been reviewed for conformance to the requirements of the 2017 Ohio Building Code (OBC). A plan approval with the following conditions has been issued per Section 105.1.2 OBC.

1. The documents are sealed by architect James Dorenbusch, registration No. 9109791.
2. A set of documents shall be kept at the site of the work and shall be available for reference by the Building Official per OBC §107.7.
3. The altered areas of work shall not be occupied until the building official has issued the certificate of occupancy per OBC §111.1.2.

City of Reynoldsburg, Building Department



Yeong T. Jiang PE, CBO
Chief Building Official

JUNCTION ARCHITECTURE & DESIGN, LLC
 833 YORK ROAD, PATASKALAH, OH 43082
 PHONE: 748.877.2800

CLIENT
 Mr. Yuhui KUIKEL
 714 Main Street, OH 43068
 Tel: (794) 805-0121

CONSULTANT

PROJECT OR CLIENT NAME
 KUIKEL KARATE STUDIO
 6591 E. MAIN ST.
 REYNOLDSBURG, OH 43068

DRAWING SHEET

REVISIONS
 1. 11/11/2021

DATE
 02/01/2022
PROJECT NUMBER
 2022-0006-130

SHEET NUMBER

T100

Received
 FEB 01 2022
 Reynoldsburg Building Division

KUIKEL KARATE STUDIO

6591 E. MAIN ST. REYNOLDSBURG, OH 43068

Yuhui Kuikel
 910 9791
 JAMES DOERENFUSC
 Exp. 12.31.22

CITY OF REYNOLDSBURG
 REVISIONS

COMPLIANCE
 Building Official: Y. JIANG

Plans Examined
SHEET INDEX Date 2/2/2022
 2022-0006-130

DESCRIPTIVE SUMMARY OF WORK

PROJECT IS A CHANGE OF USE FOR AN EXISTING TENANT SUITE. NEW TENANT WILL BE A KARATE STUDIO SO NO CONSTRUCTION RENOVATION IS REQUIRED. ALL EXISTING PARTITION WALLS TO REMAIN. COVER EXISTING FLOORING AT KARATE EXERCISE LOCATIONS.

PROJECT INFORMATION

- PROPOSED USE: TENANT SPACE CHANGE OF USE (BUSINESS USE GROUP (B) (FORMERLY MERCHANTILE USE))
- CURRENT CODES:
 - BUILDING CODE: 2017 OHIO BUILDING CODE OBC
 - PLUMBING CODE: 2017 OHIO PLUMBING CODE OBC
 - MECHANICAL CODE: 2017 OHIO MECHANICAL CODE OBC
 - ELECTRICAL CODE: 2017 OHIO ELECTRICAL CODE OBC
 - ENERGY CODE: 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 - FIRE / LIFE SAFETY CODE: 2016 NATIONAL FIRE ALARM CODE
 - ACCESSIBILITY CODE: 2010 ADAAG + 2009 ICCA 117.1
- CODE COMPLIANCE SUMMARY:
 - OCCUPANCY GROUP: B BUSINESS USE (SMALL ASSEMBLY SPACE O.B.C. 303.1.1)
 - CONSTRUCTION TYPE: II-B (NON-SPRINKLERED)
 - BUILDING HEIGHT: SINGLE STORY
 - TOTAL BUILDING AREA: 9,760 S.F.
 - TENANT SUITE AREA: 1,198 S.F.
- PARKING SUMMARY: EXISTING PARKING TO REMAIN UNCHANGED
- SITE AND PARKING: EXISTING PARKING TO REMAIN UNCHANGED

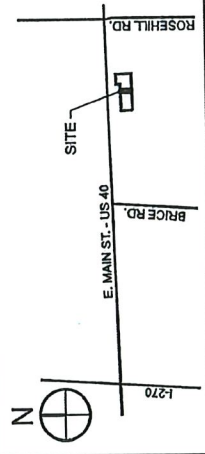
PLUMBING FACILITY ANALYSIS

OCCUPANT LOAD PER BUSINESS USE IS 12.
 SERVICE SINK NOT REQUIRED IN BUSINESS OCCUPANCY WITH OCCUPANT LOAD LESS THAN 15.
 SEPARATE FACILITIES ARE NOT REQUIRED IN BUSINESS OCCUPANCY WITH 25 OR FEWER OCCUPANTS.
 SEPARATE FACILITIES PROVIDED. (EXISTING)

HVAC & ELECTRICAL SYSTEMS

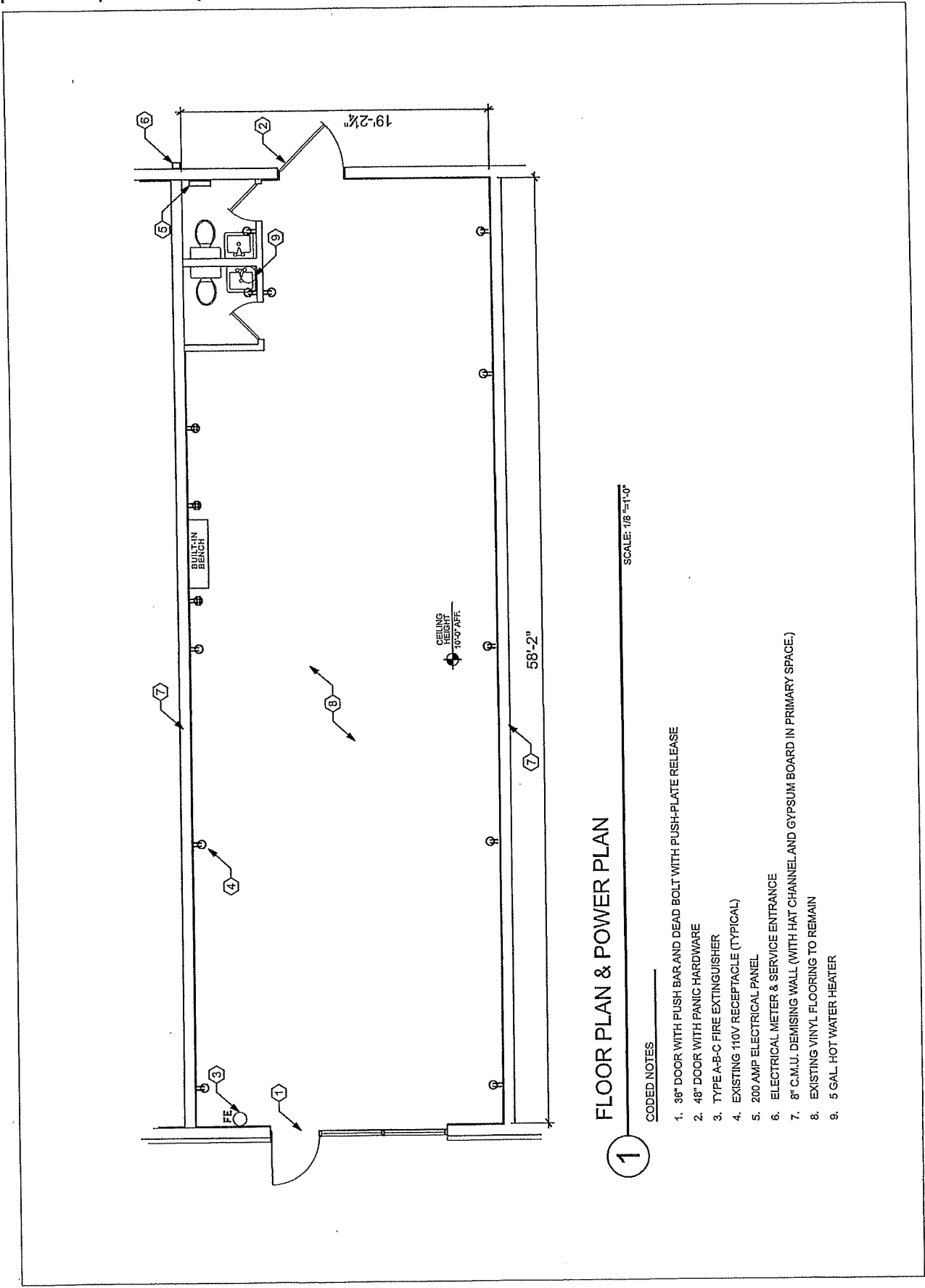
EXISTING 200 AMP ELECTRICAL PANEL AND ALL CIRCUITS TO REMAIN AS CURRENTLY EXISTING. NEW TENANT HAS MINIMAL ELECTRICAL USAGE REQUIREMENTS AND EXISTING CIRCUITS ARE MORE THAN ADEQUATE. EXISTING HVAC SYSTEM IS A 80,000 BTU GAS SPLIT SYSTEM. SYSTEM IS ADEQUATE FOR NEW OCCUPANCY.

VICINITY MAP



ACCESSIBILITY

THE SUITE ENTRY IS ACCESSIBLE. THE EXISTING RESTROOMS DO NOT MEET CURRENT ACCESSIBILITY GUIDELINES. PER O.B.C. SECTION 3411.7.1 PARAGRAPH 1.2, WORK TO MAKE THE RESTROOMS COMPLIANT WOULD QUALIFY AS DISPROPORTIONATE COST.



FLOOR PLAN & POWER PLAN

1

CODED NOTES

1. 36" DOOR WITH PUSH BAR AND DEAD BOLT WITH PUSH-PLATE RELEASE
2. 48" DOOR WITH PANIC HARDWARE
3. TYPE A-B-C FIRE EXTINGUISHER
4. EXISTING 110V RECEPTACLE (TYPICAL)
5. 200 AMP ELECTRICAL PANEL
6. ELECTRICAL METER & SERVICE ENTRANCE
7. 8" C.M.U. DEMISING WALL (WITH HAT CHANNEL AND GYPSUM BOARD IN PRIMARY SPACE.)
8. EXISTING VINYL FLOORING TO REMAIN
9. 5 GAL. HOT WATER HEATER

SCALE: 1/8" = 1'-0"

