



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
Phoenix Buathier, Planning &
Zoning Administrator

Thursday, August 20, 2026

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 06/18/2026
 2. Planning & Zoning Board - Regular Meeting - 07/30/2026
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2026-0139; 2220 Reynoldsburg-Baltimore Road; Rebecca Green of Blair Image for Reynoldsburg Dutchess, LLC; Variance

D. NEW BUSINESS

E. OTHER BUSINESS

1. Zoning Code

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
June 18, 2026**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF AGENDA

The agenda was approved as submitted.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Mr. Furst.

PUBLIC COMMENT

UNFINISHED BUSINESS

NEW BUSINESS

App# 2026-0052; 6320 E. Main Street, Trent Mayberry for Ridgecrest Reynoldsburg I LLC; Variance

Mr. Meyer read the staff report into the record.

Mr. Furst invited the applicant to the podium to speak and swore in the speaker who was not present when speakers were initially sworn in.

Mr. Trent Mayberry of Told Development Company stated his name and his address as 6483 Broward Street, St. Augustine, Florida. Mr. Mayberry then stated that he was present to answer any questions about their proposed project and gave background on the project to that point, stating that the project would include a Dutch Bros coffee shop and dental clinic called Clear Lakes Dental.

Mr. Furst opened up the floor for questions to the applicant.

Mr. Tuwamo asked about the stacking capacity of the drive-thru.

Mr. Mayberry stated that the drive-thru has a full bypass lane and maximum stacking for ten cars. He explained further that Dutch Bros will have staff that go out into their drive-thru with ipads to keep the drive-thru moving quicker than other coffee shops.

Mr. Tuwamo followed up by asking what happens when vehicles spill out into traffic.

Mr. Mayberry stated that vehicles would not spill out onto Main Street or Brice. Their development has enough drive aisles that they are confident that that won't happen.

Ms. Barnhart stated for the record that this is a unique site, and she appreciates that the applicant has found solutions for the site.

Mr. Mayberry stated that they were happy to work with staff to come up with a plan for the site and were able to shift everything a bit to accommodate the Brice Road realignment project, which he thinks will be great for the area when it is completed.

Mr. Furst stated that he appreciates that this is a unique site, and he can't think of any previous intersection realignments while sitting on City boards. In general, he is pretty satisfied that the requirements for a variance have been met and noted that the site is unique and has sat vacant for a number of years. He then noted that the setback requirement along Main Street is really a concern given the landscape and utility easements on Main Street and, due to those factors, he thinks he is satisfied that a variance is necessary.

Mr. Benner asked if the applicant had looked into and were aware of the zoning requirements when they purchased the property and further asked specifically about the parking lot screening variance.

Mr. Mayberry stated that the configuration of the vehicular access to the site did not allow room for screening to fit and that there would not be any windows on the west elevation of the dental clinic, making the screening of views from that building unnecessary.

Mr. Benner asked if they were using the entire Walgreens building.

Mr. Mayberry stated that they are demolishing a third of the building, bringing the square footage of the building down to 10,000 square feet.

Mr. Benner asked which third of the building they were demolishing.

Mr. Mayberry stated the western elevation along the drive aisle would be removed, and with medical facilities, any windows would have to be covered up to avoid HIPAA violations.

Mr. Benner asked if the applicant owns the whole property and if the City would have to go to them to get right-of-way.

Mr. Mayberry stated, Yes.

Mr. Benner stated that our code says you have to have a hardship, and he's not sure that there is a hardship.

Mr. Mayberry noted that the right-of-way adjustment pinches the site, which creates a hardship there.

Mr. Benner stated that the frontage for Dutch Bros is going to fall within what is needed, and noted that the escape lane makes him reasonably happy, so he's done his due diligence.

Mr. Shook stated that, to be clear to the board, the potential need for the city to acquire right-of-way on this property is not an appropriate consideration.

Mr. Furst thanked Mr. Shook and asked if there were any additional questions or comments for the applicant.

Mr. Brusk asked if this would remain as one lot or would it be split.

Mr. Mayberry stated that there would be a lot split and that they would own both parcels.

Mr. Brusk asked if it would be difficult to build on or change years from now based on the current code.

Mr. Meyer stated that it would be difficult to answer those questions without hearing the specific situation for a specific case.

Mr. Furst asked Mr. Brusk if he was asking whether the new subdivided parcels would inherit the variances that are being requested.

Mr. Brusk clarified that no, he is really worried about future development.

Mr. Mayberry stated that they would not do something that would jeopardize their ability to backfill a space. Both lot would be usable from their perspective. That is something that they look at with all of their projects.

Mr. Furst: This is Mr. Furst. Based on the applicant's testimony and the staff report, I move that we accept this variance as submitted. Do I have a second?

Mr. Brusk: I second that, Norm Brusk.

RESULT:	7-0
MOVER:	Furst
SECONDER:	Brusk
AYES:	Barnhart, Benner, Brusk, Conley, Furst, Tuwamo, Ward

App# 2026-0051; 6320 E. Main Street, Trent Mayberry for Ridgecrest Reynoldsburg I LLC; Conditional Use

Mr. Furst invited the applicant to remain at the podium.

Mr. Meyer read the staff report into the record.

Mr. Furst noted that the applicant at the podium was the speaker from the last item and invited him to give whatever testimony he wished at that time.

Mr. Mayberry stated he's sure they are all familiar with a Dutch Bros coffee shop and that a drive-thru is very imperative to their business operation, which is why they were requesting a conditional use permit.

Mr. Furst asked if they would have any concerns with any of staff's recommended conditions as listed on the screen.

Mr. Mayberry stated he did not.

Mr. Furst asked if there were any additional questions, concerns or comments for the applicant.

Mr. Furst: Well, hearing none, this is Mr. Furst, I move that we approve this conditional use application as submitted. Do I have a second?

Ms. Barnhart: This is Ms. Barnhart, I'll second.

RESULT:	7-0
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Barnhart, Benner, Brusk, Conley, Furst, Tuwamo, Ward

App# 2026-0139; 2220 Reynoldsburg-Baltimore Road; Rebecca Green of Blair Image fro Reynoldsburg Dutchess, LLC; Variance

Mr. Meyer read the staff report into the record.

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

Mr. Jim McFarland of Zoning[Resources.com](https://www.reynoldsburgresources.com) stated his name and his address as 5765 Boucher Drive, Orient, Ohio. Mr. McFarland then stated that this had been a long project that had gone through multiple revisions with staff. They had reduced the amount of nonconformities. The sign would be shorter than it currently is, the area would be equivalent, and the foundation would remain. Dropping the cabinet down to a legally conforming height would not allow for visibility of the price, which would be covered by shrubbery and difficult to view when in traffic. This is a legally nonconforming sign. If it was a vacant site, BP believes that it would be relevant to conform to the code. However, this is an existing sign with minimal changes to the cabinetry and fixtures. BP is open to dropping the variance for five colors down to four. They don't feel it is economically feasible to remove the structure to conform with the setback, they would have to remove the existing fence. He reiterated that the visibility of the cabinetry and prices would be hindered if they removed the monument or dropped the height to six feet to comply with code. He'd be happy to answer any questions.

Mr. Furst asked if there were any questions or concerns for the applicant.

Mr. Tuwamo asked what the true hardships were for this project.

Mr. McFarland stated that visibility would be limited due to the lower sign height. Stated that they would be open to reducing the number of colors. For the sign area, they have two different brands. Three, if you include the type of fuel and limiting the sign area to 24 square feet would force BP to have to choose which of those brands they would have to reduce or remove. If this was a vacant lot with a new monument, there would be lots of room for compliance, but BP believes at present they are close to conformity with what was existing. They would have to completely remove or reduce at least by two feet the monument foundation and cut their

signage in half to conform to code. At this point, it is not something that BP is willing to consider.

Mr. Furst recalled the applicant previously making similar arguments for signage on the building and asked what was wrong with the existing sign.

Mr. McFarland stated that it was to keep up with the national brand and features involved with all BP locations.

Mr. Furst stated he believed they had denied variances for a monument sign for a gas station in the Community Commercial District that advanced similar arguments. On those grounds, he was not sure that they could accept a variance here. The testimony provided reads like a matter of convenience or preference.

Mr. McFarland stated that if that's the case, they'd like to request a table.

Mr. Furst stated certainly, and asked when would be a convenient time for them to come back.

Mr. McFarland stated at the next scheduled hearing.

Mr. Meyer stated that the next meeting would be July 16th and new meeting materials would be required three weeks before the meeting. He recommended the first meeting in August, but was trying to find the date for sure.

Ms. Barnhart stated that the date in August is the 20th.

Mr. Meyer checked his calendar and confirmed the date as the 20th of August and advised it be tabled to no later than August 20th.

Mr. Fursk asked if that would be suitable for the applicant.

Mr. McFarland stated that it would and asked for clarification from staff that if BP chose to reutilize the existing signage, reconfigure and reduce the colors from five to four, would it maintain its legal nonconforming status?

Mr. Meyer explained that they need to review the applicable rules regarding how much of the physical material can be replaced (believing the threshold is around 70–75%, though they're not certain). They offer to evaluate any proposed metal materials beforehand to determine whether they meet code requirements, ideally before the next board meeting. If the board approves tabling the matter until no later than August 20, the applicant can still submit materials before that date, and the review can take place in advance of the August 20 meeting.

Mr. McFarland stated that sounded fine.

Mr. Furst: Okay, hearing that the applicant would like to table this matter until no later than the 20th of August, I so move.

Mr. Benner: Second.

RESULT: 7-0

MOVER: Furst

SECONDER: Benner

AYES: Barnhart, Benner, Brusk, Conley, Furst, Tuwamo, Ward

776 Clark Drive; Lazar and Nelli Mangayan; Appeal to Zoning Certificate App# 2026-0256

Mr. Meyer read the staff report into the record.

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

Mr. Lazar Mangayan stated his name and his address as 776 Clark Drive, Reynoldsburg, Ohio, 43068.

Ms. Nelli Mangayan stated her name as well.

Mr. Furst asked if there was any testimony they wished to give or if they were just there to answer questions. He further explained that several required questions on the home occupation application were left unanswered, which is why staff recommended denial. They ask the applicant to provide the missing information, suggesting that doing so would likely resolve the issue.

Mr. Mangayan explained that the home occupation will serve only as a quiet administrative office for a non-skilled home health care agency. The office is required as part of the agency's setup, based on guidance from a consulting company, and will be used to securely store confidential client information with restricted access.

Ms. Mangayan explained that the application did not specify the office location because they had not yet decided which room to use. They have now selected a separate, lockable room on the second floor that occupies less than 30% of the home. The room will have a locked door, and locked cabinets will be added to

securely store materials if the application is approved.

Mr. Mangayan provided that the square footage of the room is 120 square feet and the square footage of the house is 2,550 square feet so the room is less than 30 percent of the house.

Ms. Mangayan clarified that the business will not provide care or see clients at the home. As a non-skilled home health care agency, services will be provided at clients' residences by the nurse. Any employee meetings or interviews will take place at off-site locations, such as a coffee shop, rather than at the home.

Mr. Furst stated for clarity, you two are both permanent residents of the house and are the only two who are going to be working out of that office. Is that correct?

Mr. and Ms. Mangayan stated that that was correct.

Ms. Mangayan then stated the purpose of the home occupancy is to make calls and store records.

Mr. Mangayan explained that the business will not change the home's exterior or display any signage. It will not increase traffic, parking, or noise because only the two residents will work from the home. The home office is primarily required under Ohio law to securely store business records, while other work will be performed elsewhere, including at an existing office.

Mr. Furst stated that he understood. That a separate office is required by regulation.

Ms. Mangayan explained that, as a new business, operating from their home is the most practical and cost-effective option. They may lease separate office space in the future if the business grows, but for now they are requesting approval to use their home as the business's administrative office.

Mr. Furst stated that made sense and asked if there were any additional questions for the applicant.

Ms. Conley sought clarification, asking the applicants to confirm that, as part of the appeal, the home will not receive any clients or employees and that the business will function solely as an administrative home office with securely locked files.

Ms. Mangayan confirmed.

Mr. Benner: Based on the testimony of the applicant, it would appear that they

meet all of the requirements for the home occupation, and I move that we approve this as submitted.

Mr. Tuwamo: Mr. Tuwamo seconds that.

RESULT:	7-0
MOVER:	Benner
SECONDER:	Tuwamo
AYES:	Barnhart, Benner, Brusk, Conley, Furst, Tuwamo, Ward

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
July 30, 2026**

CALL TO ORDER

ROLL CALL

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

ABSENT: Conley

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 06/04/2026

The regular meeting minutes of 06/04/2026 were 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

UNFINISHED BUSINESS

NEW BUSINESS

**App# 2026-0403; 1311 Lancaster Avenue; Kevin Thompson for Mark Ozment;
Variance Application**

Ms. Buathier read the staff report into the record.

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

Mr. Mark Osment of 1311 Lancaster Avenue explained that he is requesting additional space to expand the home/garage while maintaining the existing house's appearance, structure, and materials. They want to preserve backyard access, views of the creek, and space for entertaining. The request is for approximately 206 additional square feet to accommodate three vehicles, a tractor, zero-turn mower, and other equipment that they currently have to store outside.

Mr. Furst expressed sympathy for the owner's desire for a garage but emphasized that the board cannot use a variance to effectively rewrite the zoning law. The board must evaluate the request based on specific variance criteria, particularly whether there is a hardship that makes the variance necessary.

Mr. Furst went on to state that the application appeared to focus on the owner's needs and wants rather than demonstrating why the existing property could not reasonably be used for its intended purpose, which is a residence, without the variance. They were therefore not convinced the hardship requirement had been met and suggested that a smaller garage might satisfy the owner's needs without requiring a variance.

Mr. Osment acknowledged the board's concerns and indicated they were willing to revise the proposal and reduce the requested size, potentially eliminating the need for the additional 200 square feet.

Mr Furst clarified that 1,044 square feet appears to be the maximum allowable garage size. They suggested that if the applicant reduced the garage slightly to stay within that limit, a variance would not be necessary.

Mr. Osment agreed to reduce the garage size to comply with the allowable limit.

Mr. Furst then asked whether the applicant wished to withdraw the variance application.

Mr. Osment agreed to withdraw the application.

Mr. Furst: Okay, based on the applicant's testimony then, I understand this application would like to be withdrawn and I so move. Do I have a second?

Mr. Benner: Second

RESULT: 6-0

MOVER: Furst

SECONDER: Benner

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

App# 2026-0453; Neba Valentine and Omar Nuro of J Hawkins Learning Academy for Blacklick Properties Bishoff Company; Conditional Use Application

Ms. Buathier read the staff report into the record.

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

Mr. Valentine Neba clarified that the trash location shown in the staff denial is only a temporary placement; regular trash pickup occurs at the front of the property on Wednesday mornings. The playground already exists and was previously approved by the City of Reynoldsburg as part of an existing daycare. He intends to transfer their existing daycare from Lancaster to this location because the current daycare operator no longer wants to operate there. The proposed use would not involve physical changes to the existing daycare or playground; they simply want to take over the location and begin operating their existing daycare there.

Mr. Furst said the concerns in the staff report could likely be resolved by providing photos of the existing site. The main issue was the apparent vehicle circulation near the grassy area where the playground is located, which made it unclear from the application whether the playground would be located where vehicles travel. He suggested both problems could be solved by submitting photos of the existing site clearly showing the existing playground location and the designated trash area.

Mr. Neba stated to clarify that the playground is located in the grass towards the trees.

Mr. Furst said the submitted materials did not clearly show the playground and trash locations. They recommended putting the application on hold, so the applicant could provide photos showing where the playground and trash area will be located, consult with staff to identify and address any additional concerns and resubmit the information.

Mr. Shook, Reynoldsburg's City Attorney, suggested that it would be helpful if Mr. Bishoff, the commercial landlord, could attend any continued hearing to clarify how the site layout would work. Mr Shook cited concerns that the proposed playground is not directly behind the applicant's tenant space, meaning children may have to

travel a significant distance behind other businesses and leased areas to reach it. The city has previously had issues with dumpster requirements at the property, including citations for failure to construct required dumpster enclosures. After the dumpsters were removed, tenants were left using regular trash cans, which reportedly became overfilled and contributed to littering. Because the applicant may not have control over these property-wide issues, Mr. Shook believes Mr. Bischoff is better positioned to explain the intended use and management of the rear portion of the property and recommended that, if the hearing is continued, Mr. Bischoff be present to answer these questions and provide clarification.

Mr. Neba agreed.

Mr. Furst noted that the applicant could not speak on behalf of Mr. Bischoff and asked how long the applicant would like the application placed on hold. Since the board generally avoids open-ended continuances, he suggested bringing the application back within 90 days.

Mr. Neba agreed.

Staff pulled up the Planning and Zoning Board meeting calendar for the remainder of the year.

Mr. Furst asked if there was a specific date that worked for the applicant.

Ms. Buathier clarified that and additional information must be submitted 3 weeks prior to the scheduled meeting. The next possible meeting that the applicant could submit for is September 3rd which would have a deadline of August 13th to submit new information.

Mr. Benner suggested extending as far as the applicant could in an effort to try and get Mr. Bischoff to make it to the meeting. The applicant could come to an earlier meeting than what is set provided that additional information is submitted 3 weeks prior to the meeting.

Mr. Furst recommended that the applicant put the application on hold until no later than the meeting scheduled on December 17th and asked if that would be suitable for the applicant.

Mr. Neba asked whether any modifications could be done by himself.

Mr. Meyer explained that the applicant would generally need zoning approval before obtaining a building permit, although the exact requirements depend on the proposed work. They offered to review a written description of the planned work

and direct the applicant to the appropriate city department.

Regarding the application hold, Mr. Meyer clarified that December 17 is the latest possible return date. The applicant may return earlier, including at an upcoming meeting, as long as the required three-week advance submission deadline is met. The board's intent is to provide enough time for the applicant to work with Mr. Bishoff so that he can attend the meetin and resolve the outstanding issues, avoiding repeated requests for extensions. The applicant should provide the proposed work in writing so staff can determine the appropriate process and contacts.

Mr. Furst confirmed that the applicant could return at any point before December 17, rather than waiting until that date. The purpose of the extended timeframe was to give the applicant maximum opportunity to work with the landlord. The applicant could work with staff on the materials for resubmission at any time in the interim.

Mr. Neba agreed.

Mr. Furst: Hearing that the applicant would like to put this application on hold, I move that we do so and place it on hold for any meeting no later than our regularly scheduled meeting December 17th, 2026. Do I have a second?

Mr. Brusk: I have the second. Norm Brusk.

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

**App# 2026-0362; Matt Kirk of EMH&T for M/I Homes of Central Ohio, LLC;
Final Plat Application for Summit Crossing Section 2 Phase A**

Ms. Buathier read the staff report into the record.

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

Mr. Dan Bruin of M/I Homes stated his name and his address as 4131 Worth Avenue. Mr. Bruin stated that they had reviewed staff comments and were amenable to them. They were ready to make the changes and resubmit the plans to staff and asked if the board had any questions for him.

Mr. Furst asked if any other board members had additional questions for the

applicant.

Mr. Furst: All right, hearing that the applicant is amenable to staff's recommendations, as Mr. Furst, I so move that we approve this application as submitted with staff's recommendations.

Ms. Barnhart: I'll second.

Mr. Furst: Second. Please call the roll>

Mr. Benner: Mr. Shook, are you okay with recommendations as opposed to conditions?

Mr. Shook: City Council's gonna have to make the final call anyway. So, if the recommendations, whether you call them conditions or recommendations, is almost immaterial, because if they're not met, Council's not gonna approve.

Ms. Buathier: Roll call, Mr. Chairman?

Mr. Furst: Please and thank you.

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

**App# 2026-0452; Kyle Harmon of EMH&T for M/I Homes of Central Ohio, LLC;
Final Plat Application for Summit Crossing Section 2 Phase B**

Ms. Buathier read the staff report into the record.

Mr. Furst invited the applicant back to the podium noting that the the applicant is the same as item D3 and did not need to restate his name and address.

Mr. Bruin stated that he had the same response. Staff's comments had been reviewed, they are amenable to them and will make the updates and resubmit the application.

Mr. Furst asked if there were any further questions or comments for the applicant.

Mr. Furst: Hearing none, this is Mr. First. I recommend that we approve this application as submitted with the conditions listed in staff's report.

Ms. Barnhart: I'll second.

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

OTHER BUSINESS

Zoning Code

Mr. Meyer provided an update on upcoming zoning code changes. Staff has prepared a roughly 65-page PowerPoint for the August 20th meeting and plans to condense it. The meeting will focus on identifying zoning issues and getting the board's direction and consensus before staff drafts specific code amendments. The anticipated process is that staff drafts changes, they will then get presented to City Council. City Council then sends them to the Planning & Zoning Board. The Planning and Zoning Board the votes on recommendations for City Council then City Council will vote on those recommended changes. Staff hopes to get key direction on August 20, develop the proposed changes, send them to City Council in early October, and then allow the board time to review them. Not every issue will have proposed language at the August workshop; some will simply involve discussing photos/examples and determining whether changes are needed.

Mr. Meyer then also warned that City Hall's council chambers will undergo renovations from late August through December. Planning and Zoning Board meetings are expected to continue there, but beginning in September, attendees should expect some construction-related disruption.

ADJOURNMENT

Planning and Zoning Administrator

Chairman

August 10, 2026

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

RE: Rebecca Green of Blair Image for Reynoldsburg Dutchess, LLC; 2220 Baltimore-Reynoldsburg Road: Variance Application - Signage

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 2220 Baltimore-Reynoldsburg Road. The 1.62-acre site consists of an existing BP/Dutchess Gas Station and Convenience Store. The site is used as a Retail - Convenience with Gasoline. The subject site is zoned CC, Community Commercial.
- b. **Surrounding Zoning:** The surrounding zoning consists of CC, Community Commercial to the north, south, east, and west of the subject site. The surrounding land uses consist of a Vacant Food Service – Full Service Restaurant to the north, a Commercial Center – Outdoor - Large to the east, a Food Service – Full Service Restaurant to the south, and a Commercial Center – Outdoor - Large to the west.
- c. **Applicant's Request:**
 - i. The applicant asks to update their monument sign with a new rectangular cabinet similar in size to that of the current cabinet signage. The current sign is legally nonconforming and does not meet the current zoning code. Replacing the monument sign cabinet requires the monument sign to come into conformance with the current zoning codes sign regulations. The applicant is requesting the following variances from the zoning code:
 1. **VARIANCE 1 to Section 1105.03.C.vii.4:**
 - a. To allow a monument sign to be at a height of 9ft 0.25in. The zoning code allows for a maximum of six feet (6') in height. Granting the variance would allow this sign to exceed the height maximum by 3 feet 0.25 inches (3'0.25").
 2. **VARIANCE 2 to Section 1105.03.C.vii.4:**
 - a. To allow a monument sign at an area of 43.51 square feet. The zoning code permits a monument sign to have a maximum square footage area of twenty-four (24) square feet. Granting the variance would allow the sign to exceed the maximum surface area by 19.51 square feet.
 3. **VARIANCE 3 to Section 1105.03.E.iii:**
 - a. To allow the monument sign to have 5 colors. The zoning code states that "No sign... shall contain more than four (4)

colors, including black and white. Where a corporate logo is used, the logo shall count as one of the four (4) colors. Granting this variance would allow the sign to have one (1) additional color.

4. VARIANCE 4 to Section 1105.03.C.vii.4:

- a. To allow a monument sign with a setback of 7.988 feet from the property line. The zoning code requires that a monument sign “shall be setback a minimum of ten feet (10’) from the property line or easement line, as applicable.” Granting a variance would allow a reduction in the required setback of 2.012 feet.
 - ii. The applicant since coming before the Planning and Zoning Board on 6/18/2026 has now amended their application requesting to a different monument sign. The new monument sign is proposed to be similar in shape to the existing sign based on the limited sign plan provided. The proposed monument sign appears to be arched, instead of having a flat top. The monument sign also appears to be reversed, where the BP portion of the sign will be to the left of the Dutchess and electronic signage. The image also shows a larger sign, increasing the overall sign area, along with increasing the electronic signage area proposed. The applicant also appears to be adding a changeable copy to the sign. The applicant has not provided a site plan for the monument signs setback or addressed if they area still requesting a variance for 5 colors. The only variance request that appears to be the same from the original application and can be verified from the resubmittal is the proposed increase in height of the monument sign. The applicant did not give an updated written document regarding their specific variance requests, their hardship, or a revised variance factors of Section D.
- d. **Statement of Hardship:**
- i. The applicant’s statement of hardship in the original submittal states, “BP asks to update its ground sign and proposing a new rectangular cabinet that is the exact same size. Staff indicates that replacing the cabinet is not considered refacing, but constitutes a new sign. Since the zoning code has been changed since the sign was installed, BP is no longer allowed the same sized cabinet and is restricted to a lesser height and sign area.” The applicant is referencing Zoning Code Section 1105.03.F.ii.1 states, “For all signs, except Wall, Projecting and Awning signs: the size and shape of the sign structure shall not be altered, except that sign face panels may be replaced.”
 - ii. There was not statement of hardship provided in the revised application.
- a. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the CC, Community Commercial district “...should promote businesses that rely on a larger geographic market area for their consumer base, along with offices and companies with a regionally-based workforce that can access the district from adjacent, heavily-traveled corridors”

2. Project Review

- a. Section 1105.03.C.vii.4 Signs in Commercial and Mixed-Use Zones for Monument signs states in their application:
 - i. “One (1) monument sign with a base constructed of stone, brick, stone veneer or brick veneer may be installed in commercial or mixed-use zones. The monument sign may be a maximum of six feet (6’) in height with a maximum surface area of twenty-four (24) square feet. Any monument sign located in accordance with this subsection shall be setback a minimum of ten feet (10’) from the front property line or easement line, as applicable.”
 1. The applicants original request is to replace an existing monument sign. The replacement sign will reuse the existing 4-foot-tall brick base replacing the sign cabinet above the base. The applicant is proposing a new sign cabinet that will be 5’ ¼” tall and 8’ 8” wide. The sign cabinet and brick base will have a combined height of 9’ ¼” and the sign face will total 43.51 square feet in area. The monument sign will be located 7.988 feet from the property line.
 2. The applicant did not provide an updated request. However, based on the document provided, the applicant appears to be replacing the cabinet, putting in a new larger electronic changeable copy sign, and having the monument sign be 5 feet and 6 inches tall and 8 feet and 8 inches wide for a sign area of 47.67 SF. The sign will still be 9 feet and ¼ inches tall. The setbacks of the sign were not shown in the resubmittal. The applicant appears to be adding a changeable regular sign to the monument sign.
- b. Section 1105.03.E.iii Generally Applicable Regulations for all Signs, for Sign Colors states:
 - i. “No sign requiring a permit under the provisions of this chapter shall contain more than four (4) colors, including black and white. Where a corporate logo is used, the logo shall count as one of the four (4) colors. Where a multi-tenant sign is present, no individual sign face panel may contain more than four (4) colors.”
 1. The applicant original application has proposed a sign containing three corporate logos, each counting as one color, and two other colors, white and green, for a total of 5 colors.
 2. The resubmittal sign appears to be 5 colors, however staff is not sure, since the applicant has not addressed this in their resubmittal.
- c. **Variance Standards (i-ix):** The following variance standards are considered below as outlined in Section 1109.11.D:
 - i. The applicant did not provide an updated consideration of 1109.11.D for the variance factors. Staff has left the original review of the original application; however the applicant has increased the monument sign area from the original application, which does not explain how the increased size of the sign is now the minimum necessary variance for factor 1109.11.D.vi of the zoning code. Staff was not able to fully review the

application, since the resubmittal did not contain the factors addressing this section.

- ii. The applicant states 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. Section 1105.03.A states “Purpose and Applicability. This section regulates the type, number, design, size, time of display, location, maintenance, and other characteristics of signs in order to: protect the public health, safety, and welfare in all zones and districts; promote clarity in sign communications; promote harmony between and among the physical characteristics of signs and the physical characteristics of surrounding land, structures, and other development features; and to promote attractive and orderly appearance in all districts. The provisions of this section shall apply to all existing signs, to all signs erected or installed after the effective date of this Zoning Code, and to any sign which replaces an existing sign or component thereof.”
 - a. Staff finds that the proposed sign variances are not in accord with the general purpose and intent of the Code. The proposed variance would allow physical characteristics not consistent with the zoning code designed to promote an attractive and orderly appearance. That putting up a new monument sign requires the applicant to come into compliance with the sign code.
 - b. Staff does find that the proposed variance would not be injurious to the area or otherwise detrimental to public welfare.
- iii. 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, “The variance will not alter the current use of the property.”
 - a. Staff finds that the requested variances do not permit the establishment of a use otherwise not permitted in this zoning district. The land use of Retail - Convenience with Gasoline is a Conditionally permitted land use in the CC, Community Commercial zoning district.
- iv. 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, “This section of Reynoldsburg – Baltimore Rd is crowded with many retail business that appeal to the

consumers exiting and entering the interchange at 256 and I-70.

The current sign is similar in size as the proposed sign and displays similar information. The same foundation will be used.”

“Gas price is the most significant factor consumers consider when they are choosing a gas station and BP needs to display a gas price that is easily read by possible consumers using Reynoldsburg – Baltimore.”

“Moreover, the current sign is similar in size and height to BP’s closet competitor, Shell, located diagonally across the street. BP’s competitive stance should not be reduced simply because it wants to update the existing sign.”

- a. Staff is of the opinion that the applicant has not given special and unique circumstances or conditions to that parcel that do not generally apply other structures in the area for all of their variance requested. However, staff does acknowledge that the reuse of the existing brick based, which is identified as 4 feet tall and is 7.988 feet from the property line is a unique circumstance in that they are re-using an existing part of the monument sign. While the applicant does not address why needing 5 colors for one monument sign, it is unique, it is not common to have two different businesses identified, operating as one, without it being two different units within a single building.
- v. There is a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. The applicant states “If BP’s sign is not similar in size and height as the Shell across the street consumers will more likely see Shell’s gas price and chose [sic] Shell, placing BP at a disadvantage. Gas price is the most important factor in consumer decisions-making.”
 - a. Staff finds that no deprivation of the beneficial use of land has been demonstrated by the applicant beyond a mere loss of value due to a reduced ability to compete with the Shell across the street. The subject site is still able to be used as a Retail -Convenience with Gasoline store.
- vi. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 1. The applicant states, “If BP’s sign is not similar in size and height as the Shell across the street consumers will more likely see Shell’s gas price and chose Shell, placing BP at a disadvantage. Gas price is the most important factor in consumer decision-making. Placing the gas price at a height of less than 6ft makes it less visible to

potential consumers. And it makes the traffic surrounding the site, less safe as consumers make last minute decisions on whether to turn into BP or turn to other side of the street into Shell.”

- a. Staff is of the opinion that the applicant is using economic hardship as a reason to grant the variance, which is stated in the factor as a ground not for consideration. Further, the applicant has not addressed how the strict application of the code is a hardship not related to economic reasons.
- vii. 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, “The variance requested is reasonable for a gas station with a gas price on its ground sign. The current sign height and area is the minimum variance that is needed. The proposed sign will be installed on the same foundation.”
 - a. Staff is of the opinion that the variance requested for the monument setback is necessary if the existing base is utilized. Staff does believe that with the applicant using the existing based, the requested setback variance is the minimum variance requested by the applicant. However, the applicant has not provided clear enough reasoning as to why increasing the monument signs square footage, height or number of colors is necessary for the reasonable use of the land. Or shown that a 6-foot tall, 24 square foot monument sign with 4 colors could not be accomplished.
- viii. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 1. The applicant states that “The variance will not diminish surround properties or increase congestion. The requested height and area and location is similar to existing conditions.”
 - a. Staff is of the opinion that granting these variances would not impair the adequate supply of light and/or air to the adjacent property, increase congestion on public streets, increase the danger of fire, or endanger public safety.
- ix. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 1. The applicant states that “The variance will not confer a special privilege. Shell, across the street has a similar sign.”
 - a. Staff is of the opinion that granting the height, size and increasing the number of colors would confer the property owner special privileges denied to other properties within the City. While the applicant identifies a similar business

across the street, that sign is a legal non-conforming monument sign and would have to come into compliance with the current zoning code if they too were to put up a new monument sign. Staff is of the opinion that granting these variances will set a precedence for future monument signs throughout the city. While the applicant is trying to use the existing base, the re-use of the base is not unique, just that it is in fact within the foot setback due to the placement of the sign prior to the zoning code update.

- x. 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, “Understood”.
 - a. Staff finds that the applicant repeatedly identifies the nonconforming sign of a property across the street as justification for their variance request. This is not a valid justification for granting a variance.
- xi. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. The applicant states, “The requested variances are not a matter of convenience.”
 - a. Staff finds that the variance requests for height and area are a matter of convenience due to the applicant having the option of putting up a smaller sign that is able to convey the same message meeting the zoning code requirements. The applicant has not shown how a monument sign meeting both height and square footage requirements would not be possible.
Staff is of the opinion, that the variance request for and additional color could be a matter of convenience due to the applicant having the option of putting up a sign that is able to convey the same message with one less color. That the applicant has not addressed how colors are necessary.
Staff believes the variance to reduce the required setback distance is not a matter of convenience, but rather a matter of practicality for the reuse of the existing sign base.

3. Recommendation

The applicant resubmitted a portion of the application, the color sign plan drawings, however the applicant did not revise their statement of hardship, variance request or address the variance factors due to no written documentation being provided with the resubmitted application, other than a transmittal letter.

Based on the new color sign plan drawings, the applicant appears to have increased the sign area of the proposed monument sign from the original request. The applicant also appears to have increased the size of the electronic changeable copy portion of the sign

along with changing the design of it by adding in a changeable copy sign. The applicant did not address if the setback variance was still needed, and a site plan in the revised submittal showing the setbacks was not provided. Finally, the applicant did not address if a variance for the number of colors was still needed.

Staff was not able to fully review this application due to portions of the resubmittal missing, and a lack of and conflicting information provide. Therefore, staff recommends denial of the variance request, due to the reasons stated above and in the staff report.

If the Board would like to place the application on hold and the applicant agrees to place the application on hold, staff would be amenable to placing the variance request on hold. If the applicant does not agree to place the variance request on hold, the Board is required to make a determination on the variance application today.



Submittal made for
08/20/2026 PZB meeting.

*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy 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.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

Property Address:	Parcel ID#(s):
-------------------	----------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Contact Email:	Contact Phone Number:

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

III. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Applicant Phone Number:	Applicant Email:
☐ 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])

Description of Project: _____

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

Applicant Signature: _____ Date: _____

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

****OFFICE USE ONLY****

* Revised 2026

Additional Notes:	Zoning District: _____	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied ☐ Withdrawn
	Additional Approval Required	
	☐ Major/Minor Site Plan ☐ Other: _____	
	P&Z Administrator: _____ Date: _____	

Section 1109.11 VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board (PZB) according to the published meeting Calendar.

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;
- ☐ A description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code (see Section 1109.11.D on next page);
- ☐ Statement of the hardship; and
- ☐ 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 three (3) hard copy packets of all required items. Please also submit a PDF 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 has been deemed complete, it will be reviewed and placed on the next PZB agenda at the discretion of the Planning and Zoning Administrator. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days of the PZB hearing.

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.

Variances may be subject to additional engineering review and multiple reviews may require additional engineering fees.

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 614-322-6850

OR Visit our website at:

<https://www.reynoldsburg.gov/166/Development-Department>

Section 1109.11.D

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Planning and Zoning Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards:

- ☐ 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 conditional use in the zone or district in which the subject property is situated.
- ☐ 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 is 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.

Zoning Resources LLC

84 Skyline Dr. 43103

www.zoningresources.com

614.496-4220



July 22, 2026

Phoenix Buithiar

City of Reynoldsburg

7232 East Main Street

Reynoldsburg, OH 43068

Re: 2220 Reynoldsburg – Baltimore Rd

Hello,

Enclosed are three hard copies of the revised variance application for BP at 2220 Reynoldsburg – Baltimore Rd.

Please let me know if you need anything in addition.

Sincerely,

Rebecca Green

BRANDBOOK CHECKLIST

BRANDBOOK

CLIENT: BP
LOCATION: 2220 Baltimore-Reynoldsburg Rd,
Reynoldsburg, OH 43068

SVB #: 8871634
DATE: 11/01/24
VARIANCE: N/A

TABLE OF CONTENTS

PAGE 1 - Cover Checklist
PAGE 2 - Cover
PAGE 3 - Program Color Specifications
PAGE 4 - Site Plan
PAGE 5 - MID - Existing / Proposed
PAGE 6 - SIA, SIB, SIC, SID, SJD - Details
PAGE 7 - Illumination - Details
PAGE 8 - Code of Conduct / Safety Criteria

DESIGNER CHECK

(Initials)

PJM CHECK

(Initials)

1. INFORMATION ACCURACY

RSF		a) Client Name
RSF		b) Site Address / Location
RSF		c) Project and Sales Order Number
RSF		d) Date and Rendering Revisions w/ Revision Note(s)
RSF		e) Required Item Notes or N/A

2. BRANDING ELEMENTS

RSF		a) Brand Standard document number and revision or N/A
RSF		b) Branding Elements and / or services meet current revision of Brand Standard identified
RSF		c) Branding Elements and descriptions contained in Rendering match Branding Elements and descriptions in Proposal / Quote
DATE CHECKED	7/20/26	DATE CHECKED

CONTACTS

PgM: Justin Kensingler
Email: jkensingler@blairimage.com
Phone: (614) 283-2045
PJM: Tfrany Lunberg
Email: tlunberg@blairimage.com
Phone: (614) 949-8287

DOCUMENT INFO

BLAIR PROJECT #: 124448
SALES ORDER #: 27873
DOC #: AD-BPL-124448-241101-2

REVISIONS

REV	DATE	DESCRIPTION
0	11-01-24	INITIAL RELEASE
1	07-09-25	REVISED PER COMMENTS
2	07-20-25	REVISED PER COMMENTS

blair
IMAGE ELEMENTS

CUSTOMER APPROVAL

☐ Approved ☐ Approved as Noted ☐ Not Approved
Resident with Change

Print Name _____ Title _____

Signature _____ Date _____



BRAND STANDARD
REVISION DATE:

9.4.2023

☐ All provided image elements and / or services meet the current brand revision.
☒ The following image elements and / or services do not meet the current brand standards due to municipal code and / or specific site conditions. **HELIOS NOT STREET-ORIENTED**

BRANDBOOK

CLIENT: BP
LOCATION: 2220 Baltimore-Reynoldsburg Rd,
Reynoldsburg, OH 43068

SVB #: 8871634
DATE: 11/01/24
VARIANCE: N/A

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CONTACTS

PgM: Justin Kensing
Email: jkenanger@blairimage.com
Phone: (614) 283-2045
PJM: Tfrany Lundberg
Email: tlundberg@blairimage.com
Phone: (614) 949-8287

DOCUMENT INFO

BLAIR PROJECT #: 124448
SALES ORDER #: 27873
DOC #: AD-BP-124448-241101-2

REVISIONS

REV	DATE	DESCRIPTION
0	11-01-24	INITIAL RELEASE
1	07-09-25	REVISED PER COMMENTS
2	07-20-26	REVISED PER COMMENTS

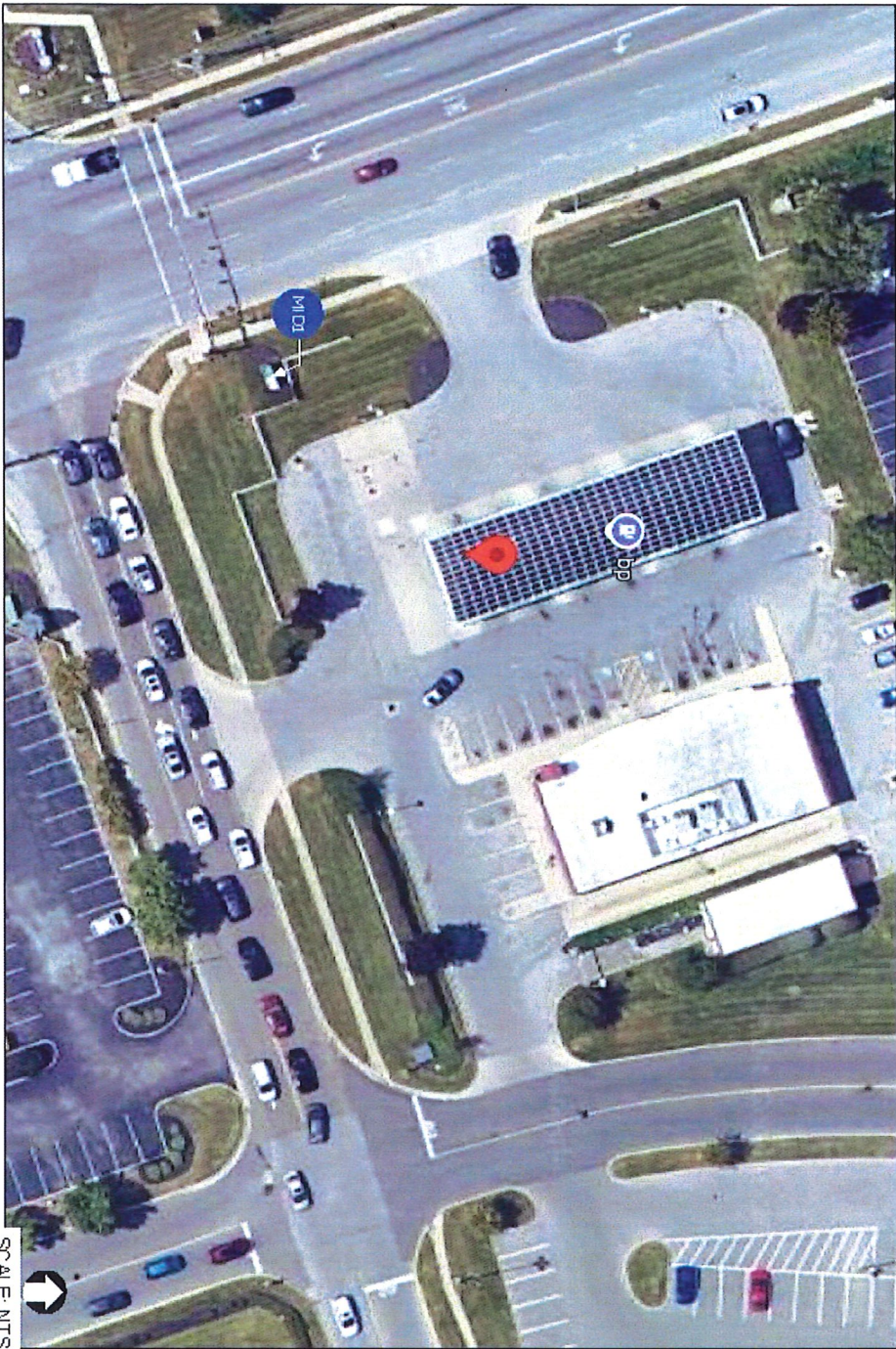
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IMAGE ELEMENTS™

COLOR SPECIFICATIONS		
VINYL MATCH	PAINT MATCH	
	PMS 348 C BP RETAIL GREEN (PRICER)	PMS 348 GREEN SATIN FINISH
	PMS 355 C BP RETAIL GREEN (HELLOS)	NA
	PMS 368 C BP LIGHT GREEN (HELLOS)	NA
	PMS 109 C BP YELLOW (HELLOS)	NA
	BP WHITE	WHITE SATIN FINISH
	PMS 661 C INVIGORATE BLUE	NA
	PMS PROCESS BLUE INVIGORATE LIGHT BLUE	NA
	DIGITALLY PRINTED CUSTOM GRAPHICS	NA
	SILK SCREENED GRAPHIC	NA
	PANTONE 1795c	N/A
	PANTONE 116c	N/A



These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.

 bp 2220 Baltimore-Reynoldsburg Rd. Reynoldsburg, OH 43068	BP SVB # 8871634	Issue Date : 11/01/24 Drawn By : ADL REV DATE RECHECKED 1 07/20/24 INITIAL REVISOR 2 11/01/24 REVISOR COMMENTS 27-20-25 SWATCHES 00-22-16 STREET 002	PROGRAM COLOR SPECIFICATIONS	Page 3	Rev: 2 Date: 07/20/26 Doc #: AD-BPL-124448-241101-2 Blair Project #: 124448 Blair Sales Order #: 27873	Blair Image Elements 5107 Kissell Avenue Altoona, PA 16601 P: (814) 949 8287 blairimage.com	 blair IMAGE ELEMENTS
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SIGN ID	DESCRIPTION	QTY
MIDI	NEW SIGN WITH EXISTING FOUNDATION	1



BP

2220 Baltimore-Reynoldsburg Rd.
Reynoldsburg, OH 43068

BP

SVB #

8871634

Issue Date: 11/01/24
Drawn By: JCL

REV	DATE	DESCRIPTION
0	11/01/24	INITIAL RELEASE
1	07/20/26	REYNOLDSBURG COMMUNITY
2	07/20/26	REYNOLDSBURG COMMUNITY

Rev: 2
Date: 07/20/26
Doc #: AD-BPL-124448-241101-2
Blair Project #: 124448
Blair Sales Order #: 27873

Blair Image Elements
5107 Kissell Avenue
Allcoona, PA 16601
P: (814) 949-8287
blairimage.com

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IMAGE ELEMENTS

SCOPE OF WORK

- 1. New Monument on Existing Foundation.

NOTE: SUBJECT TO CHANGE DURING ENGINEER REVIEW

ACTION ITEMS REQUIRED PRIOR TO PRODUCTION

- 1. Existing Foundation Requested.

INSTALL SOW

- 1. Follow all safety protocols per API, BP and Blair standards
- 2. Remove and Dispose Existing Faces & Retainers
- 3. Install S1A LED illumination, Helios Face & Retainer
- 4. Install S1B LED illumination, Auxiliary Face & Retainer
- 5. Install S1C LED illumination, Price Faces, Diver Bar & Retainer
- 6. Confirm S1D word plate is accurate
- 7. Install Control System for EPCU3.0 system, connect digits (already on face) and test
- 8. EPCU install instructions & wiring diagram will ship with sign & will be shared via email prior to install
- 9. Leave with store price pad, handheld remote and user instructions
- 10. Before leaving, clean the work area
- 11. Before leaving, complete warranty activation checklist and text completion photo to Blair PM
- 12. Within 24 hours of completion, email signed warranty checklist and complete pack of warranty activation photos to Blair PM



PROPOSED SIGNAGE

TOTAL SF: 43.33



EXISTING SIGNAGE

TOTAL SF: 43.33

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BP
2220 Baltimore-Reynoldsburg Rd.
Reynoldsburg, OH 43068

BP

SVB #
8871634

Issue Date : 11/01/24	
Drawn By: AGL	
REV	DATE
1	11/01/24
2	07/20/26
DESCRIPTION	
1	INITIAL RELEASE
2	REVIEWER COMMENTS
22-20-26 SWITCHED DESIGNS TO STREET LIGHTS	

MID - EXISTING / PROPOSED

Page 5

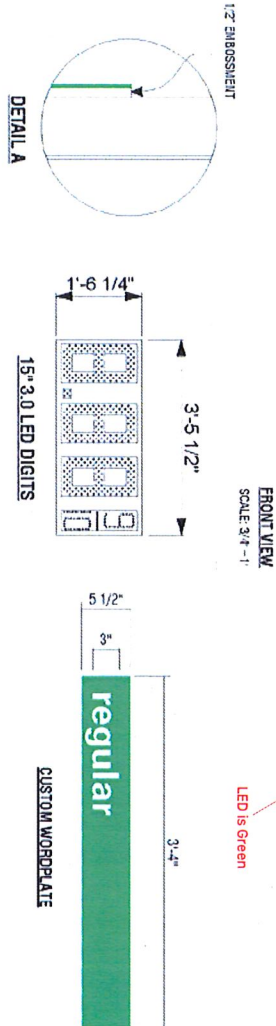
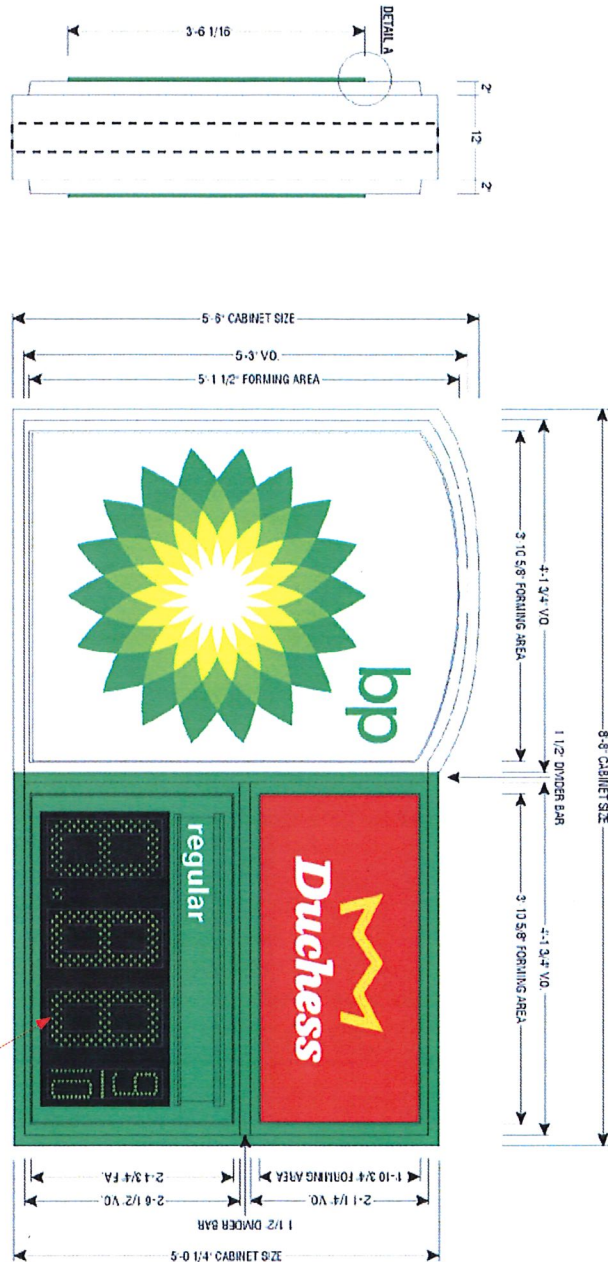
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P: (814) 949-6287
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IMAGE ELEMENTS

SIA - DETAILS - HELIOS SHARED CABINET
 SIB - DETAILS - AUXILIARY SHARED CABINET
 SIC - DETAILS - PRICER SHARED CABINET
 SID - DETAILS - WORDPLATE

Electrical Requirement:
 120VAC / 20A Dedicated Circuit(s)



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bp
 2220 Baltimore Reynoldsburg Rd.
 Reynoldsburg, OH 43068

BP
 SVB # 8871634

Drawn By: AGL
 Date: 11/01/24
 Rev: DATE
 1. 07/20/26 REVISIONS
 2. 07/20/26 07/20/26 07/20/26

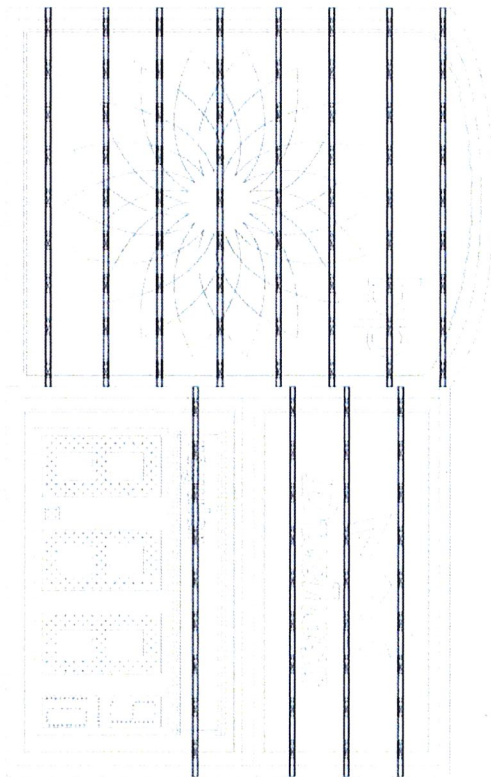
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SIB - DETAILS
SIC - DETAILS
SID - DETAILS
SIE - DETAILS

Rev: 2
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 blairimage.com

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Page 6



Layout for general reference only.
Actual layout of illumination may
vary after site specific engineering.
Refer to lighting layout plan
provided with shipment for
assembly instructions.

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 BP 2220 Baltimore Reynoldsburg Rd. Reynoldsburg, OH 43068		SVB # 8871634		12/28 Date 11/01/24 Drawn By AQL	
REV		DATE		DESCRIPTION	
1		07/20/26		INITIAL RELEASE	
2		07/20/26		REVISED PER COMMENTS	
ILLUMINATION - DETAILS				Rev: 2	
Page 7				Date: 07/20/26	
				Doc #: AD-8PL-124448-241101-2	
				Blair Project #: 124448	
				Blair Sales Order #: 27873	
				Blair Image Elements 5107 Kissell Avenue Allioma, PA 16601 P: (814) 949 8287 blairimage.com	
				blair IMAGE ELEMENTS	

JOB SITE CODE OF CONDUCT and BASIC EXPECTATIONS

SUBCONTRACTOR recognizes and agrees, that while it is an independent Contractor from BLAIR and OWNER, SUBCONTRACTOR is an extension of, and representing, the OWNER as perceived by the general public, SUBCONTRACTOR, and any and all Approved Subcontractors, shall abide by the following Code of Conduct while performing WORK for BLAIR to meet the collective professionalism required by SUBCONTRACTOR, BLAIR and OWNER.

- No profanity.
- No offensive clothing.
- No smoking unless in designated area away from the work area.
- No loud music.
- No Horseplay.
- Be respectful and courteous of the location and work site, customers, patrons and the general public.
- Notify location/site manager upon arrival to and departure from site/location.
- Review work and safety plan with location/site Manager.
- Mark off work areas with cones and caution tape.
- Use proper PPE (Personal Protective Equipment).
- Maintain a clean, organized and orderly work site.
- Dispose of trash properly; recycle as able.
- Do not bring pets or animals to work site.

Active site locations are not to be left unbranded at completion of daily work schedules. Temporary Banner(s) are to be installed at designated location(s).

INSTALLATION INSTRUCTIONS

Contact your Blair Image Elements' Project Manager for full product installation instructions.

Installation instructions will also be provided on the product crate upon delivery. They will typically be in a plastic sleeve attached directly to the product crate.

All necessary hardware to be provided by installer.

COMMUNICATION and WORK IN PROCESS and COMPLETION PHOTOGRAPHS

SUBCONTRACTOR and any and all Approved Subcontractors, will at a minimum, provide routine communication to BLAIR Project Manager with respect to WORK at the site/location, including but not limited to:

- confirmation text within 15 minutes of arrival at site/location
- mid-day text providing WORK status
- text within 15 minutes of leaving site providing completed WORK status and related photographs of completed WORK and work in process
- completion photographs of lit branding elements requires either night time photographs or photographs showing illuminated LEDs or bulbs.

This communication is required by OWNER who routinely expects daily updates to WORK progress at any given site/location.

SUBCONTRACTOR and any and all Approved Subcontractors, will not begin WORK at site/location, or leave WORK site/location without first communicating with BLAIR Project Manager.

In the event there are questions, concerns, or additional direction is needed, SUBCONTRACTOR and any and all Approved Subcontractors, while on site/location will contact BLAIR Project Manager over the site/location for assistance

Upon completion of WORK, SUBCONTRACTOR and any and all Approved Subcontractors, will obtain written acceptance of completed WORK from site/location Manager and provide a copy of such to BLAIR.

SAFETY CRITERIA

All installers working for Blair must complete the Blair Safety Certification Program.

All Blair subcontractors working on a petroleum site must have a valid API Certification, follow the established guidelines set forth by API as well as follow any local, state, or federal laws.

- Perform a Pre-Task Job Safety Analysis.
- Understand how and where to obtain First-Aid and medical treatment, including CPR.
- Use the proper level of PPE per the assigned task.
- Only use tools that are in safe working order before using them.
- Always use tools for their intended purpose and never over their safe working limit.
- Employees operating vehicles must conform to all DOT requirements as well as API regulations.
- Use proper fall arrest equipment.
- Understand the requirements for working at height on a job site.
- Properly barricade the work area from the public in accordance with Section 8 of the API guidelines.
- Only competent and trained people using approved equipment in a manner in accordance with Section 10 of the API guidelines should perform lifting duties.

Examples of Equipment Include: Personal Protective Equipment, Barricade, Crane, Hoist, Bucket Truck, Scissor Lift, Ladder, Vinyl Applicators (Squeegee or Application Liquid), Welder/Torch, and Hand Tools/Power Tools

SERVICE CONTACT

Service Contact: (814)-949-8287
Service Hours: 8:00 am to 4:40 pm EST, Monday - Friday
website: www.blairimage.com/support
email: service@blairimage.com

For Emergency Only - afterhours, weekends, holidays - call 800-563-9598

Blair will not accept overtime calls to assist with EPCU activation and install related issues.

 BP 2220 Baltimore-Reynoldsburg Rd. Reynoldsburg, OH 43068	SVB # 8871634 Drawn By: AGL REV DATE DESCRIPTION 0 11/10/24 INITIAL RELEASE 1 07/20/26 RE-DESIGN FOR COMMA-INT 2 07/20/26 PARTIAL RE-DESIGN FOR STREET USE	CODE OF CONDUCT/ SAFETY CRITERIA Page 8	Rev: 2 Date: 07/20/26 Doc #: AD-BPL-124448-241101-2 Blair Project #: 124448 Blair Sales Order #: 27873
Blair Image Elements 5107 Kissell Avenue Allioma, PA 16601 P: (814) 949 8287 blairimage.com		blair IMAGE ELEMENTS	

Original Submittal from the 06/18/2026 PZB Meeting

June 10, 2026

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

RE: Rebecca Green of Blair Image for Reynoldsburg Dutchess, LLC; 2220 Baltimore-Reynoldsburg Road: Variance Application - Signage

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 2220 Baltimore-Reynoldsburg Road. The 1.62-acre site consists of an existing BP/Dutchess Gas Station and Convenience Store. The site is used as a Retail - Convenience with Gasoline. The subject site is zoned CC, Community Commercial.
- b. **Surrounding Zoning:** The surrounding zoning consists of CC, Community Commercial to the north, south, east, and west of the subject site. The surrounding land uses consist of a Vacant Food Service – Full Service Restaurant to the north, a Commercial Center – Outdoor - Large to the east, a Food Service – Full Service Restaurant to the south, and a Commercial Center – Outdoor - Large to the west.
- c. **Applicant's Request:** The applicant asks to update their monument sign with a new rectangular cabinet similar in size to that of the current cabinet signage. The current sign is legally nonconforming and does not meet the current zoning code. Replacing the monument sign cabinet requires the monument sign to come into conformance with the current zoning codes sign regulations. The applicant is requesting the following variances from the zoning code:
 - i. **VARIANCE 1 to Section 1105.03.C.vii.4:**
 1. To allow a monument sign to be at a height of 9ft 0.25in. The zoning code allows for a maximum of six feet (6') in height. Granting the variance would allow this sign to exceed the height maximum by 3 feet 0.25 inches (3'0.25").
 - ii. **VARIANCE 2 to Section 1105.03.C.vii.4:**
 1. To allow a monument sign at an area of 43.51 square feet. The zoning code permits a monument sign to have a maximum square footage area of twenty-four (24) square feet. Granting the variance would allow the sign to exceed the maximum surface area by 19.51 square feet.
 - iii. **VARIANCE 3 to Section 1105.03.E.iii:**
 1. To allow the monument sign to have 5 colors. The zoning code states that "No sign... shall contain more than four (4) colors, including black and white. Where a corporate logo is used, the logo shall count as one of the four (4) colors. Granting this

variance would allow the sign to have one (1) additional color.

iv. VARIANCE 4 to Section 1105.03.C.vii.4:

1. To allow a monument sign with a setback of 7.988 feet from the property line. The zoning code requires that a monument sign “shall be setback a minimum of ten feet (10’) from the property line or easement line, as applicable.” Granting a variance would allow a reduction in the required setback of 2.012 feet.

- d. **Statement of Hardship:** The applicant’s statement of hardship states, “BP asks to update its ground sign and proposing a new rectangular cabinet that is the exact same size. Staff indicates that replacing the cabinet is not considered refacing, but constitutes a new sign. Since the zoning code has been changed since the sign was installed, BP is no longer allowed the same sized cabinet and is restricted to a lesser height and sign area.”

The applicant is referencing Zoning Code Section 1105.03.F.ii.1 states, “For all signs, except Wall, Projecting and Awning signs: the size and shape of the sign structure shall not be altered, except that sign face panels may be replaced.”

- a. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the CC, Community Commercial district “...should promote businesses that rely on a larger geographic market area for their consumer base, along with offices and companies with a regionally-based workforce that can access the district from adjacent, heavily-traveled corridors”

2. Project Review

- a. Section 1105.03.C.vii.4 Signs in Commercial and Mixed-Use Zones for Monument signs states:
 - i. “One (1) monument sign with a base constructed of stone, brick, stone veneer or brick veneer may be installed in commercial or mixed-use zones. The monument sign may be a maximum of six feet (6’) in height with a maximum surface area of twenty-four (24) square feet. Any monument sign located in accordance with this subsection shall be setback a minimum of ten feet (10’) from the front property line or easement line, as applicable.”
 1. The applicant is requesting to replace an existing monument sign. The replacement sign will reuse the existing 4-foot-tall brick base replacing the sign cabinet above the base. The applicant is proposing a new sign cabinet that will be 5’ ¼” tall and 8’ 8” wide. The sign cabinet and brick base will have a combined height of 9’ ¼” and the sign face will total 43.51 square feet in area. The monument sign will be located 7.988 feet from the property line.
- b. Section 1105.03.E.iii Generally Applicable Regulations for all Signs, for Sign Colors states:
 - i. “No sign requiring a permit under the provisions of this chapter shall contain more than four (4) colors, including black and white. Where a corporate logo is used, the logo shall count as one of the four (4) colors. Where a multi-tenant sign is present, no individual sign face panel may contain more than four (4) colors.”

1. The applicant has proposed a sign containing three corporate logos, each counting as one color, and two other colors, white and green, for a total of 5 colors.
- c. **Variance Standards (i-ix):** The following variance standards are considered below as outlined in Section 1109.11.D:
 - i. The applicant states 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. Section 1105.03.A states “Purpose and Applicability. This section regulates the type, number, design, size, time of display, location, maintenance, and other characteristics of signs in order to: protect the public health, safety, and welfare in all zones and districts; promote clarity in sign communications; promote harmony between and among the physical characteristics of signs and the physical characteristics of surrounding land, structures, and other development features; and to promote attractive and orderly appearance in all districts. The provisions of this section shall apply to all existing signs, to all signs erected or installed after the effective date of this Zoning Code, and to any sign which replaces an existing sign or component thereof.”
 - a. Staff finds that the proposed sign variances are not in accord with the general purpose and intent of the Code. The proposed variance would allow physical characteristics not consistent with the zoning code designed to promote an attractive and orderly appearance. That putting up a new monument sign requires the applicant to come into compliance with the sign code.
 - b. Staff does find that the proposed variance would not be injurious to the area or otherwise detrimental to 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, “The variance will not alter the current use of the property.”
 - a. Staff finds that the requested variances do not permit the establishment of a use otherwise not permitted in this zoning district. The land use of Retail - Convenience with Gasoline is a Conditionally permitted land use in the CC, Community Commercial zoning district.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the

property owner of the reasonable use of such land or structures.

1. The applicant states, “This section of Reynoldsburg – Baltimore Rd is crowded with many retail business that appeal to the consumers exiting and entering the interchange at 256 and I-70. The current sign is similar in size as the proposed sign and displays similar information. The same foundation will be used.”
“Gas price is the most significant factor consumers consider when they are choosing a gas station and BP needs to display a gas price that is easily read by possible consumers using Reynoldsburg – Baltimore.”
“Moreover, the current sign is similar in size and height to BP’s closet competitor, Shell, located diagonally across the street. BP’s competitive stance should not be reduced simply because it wants to update the existing sign.”
 - a. Staff is of the opinion that the applicant has not given special and unique circumstances or conditions to that parcel that do not generally apply other structures in the area for all of their variance requested. However, staff does acknowledge that the reuse of the existing brick based, which is identified as 4 feet tall and is 7.988 feet from the property line is a unique circumstance in that they are re-using an existing part of the monument sign. While the applicant does not address why needing 5 colors for one monument sign, it is unique, it is not common to have two different businesses identified, operating as one, without it being two different units within a single building.
- iv. There is a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. The applicant states “If BP’s sign is not similar in size and height as the Shell across the street consumers will more likely see Shell’s gas price and chose [sic] Shell, placing BP at a disadvantage. Gas price is the most important factor in consumer decisions-making.”
 - a. Staff finds that no deprivation of the beneficial use of land has been demonstrated by the applicant beyond a mere loss of value due to a reduced ability to compete with the Shell across the street. The subject site is still able to be used as a Retail -Convenience with Gasoline store.
- v. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 1. The applicant states, “If BP’s sign is not similar in size and height as the Shell across the street consumers will more likely see Shell’s

gas price and chose Shell, placing BP at a disadvantage. Gas price is the most important factor in consumer decision-making. Placing the gas price at a height of less than 6ft makes it less visible to potential consumers. And it makes the traffic surrounding the site, less safe as consumers make last minute decisions on whether to turn into BP or turn to other side of the street into Shell.”

- a. Staff is of the opinion that the applicant is using economic hardship as a reason to grant the variance, which is stated in the factor as a ground not for consideration. Further, the applicant has not addressed how the strict application of the code is a hardship not related to economic reasons.
- 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, “The variance requested is reasonable for a gas station with a gas price on its ground sign. The current sign height and area is the minimum variance that is needed. The proposed sign will be installed on the same foundation.”
 - a. Staff is of the opinion that the variance requested for the monument setback is necessary if the existing base is utilized. Staff does believe that with the applicant using the existing based, the requested setback variance is the minimum variance requested by the applicant. However, the applicant has not provided clear enough reasoning as to why increasing the monument signs square footage, height or number of colors is necessary for the reasonable use of the land. Or shown that a 6-foot tall, 24 square foot monument sign with 4 colors could not be accomplished.
- vii. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 1. The applicant states that “The variance will not diminish surround properties or increase congestion. The requested height and area and location is similar to existing conditions.”
 - a. Staff is of the opinion that granting these variances would not impair the adequate supply of light and/or air to the adjacent property, increase congestion on public streets, increase the danger of fire, or endanger public safety.
- viii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 1. The applicant states that “The variance will not confer a special privilege. Shell, across the street has a similar sign.”
 - a. Staff is of the opinion that granting the height, size and

increasing the number of colors would confer the property owner special privileges denied to other properties within the City. While the applicant identifies a similar business across the street, that sign is a legal non-conforming monument sign and would have to come into compliance with the current zoning code if they too were to put up a new monument sign. Staff is of the opinion that granting these variances will set a precedence for future monument signs throughout the city. While the applicant is trying to use the existing base, the re-use of the base is not unique, just that it is in fact within the foot setback due to the placement of the sign prior to the zoning code update.

- 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, “Understood”.
 - a. Staff finds that the applicant repeatedly identifies the nonconforming sign of a property across the street as justification for their variance request. This is not a valid justification for granting a variance.
- x. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. The applicant states, “The requested variances are not a matter of convenience.”
 - a. Staff finds that the variance requests for height and area are a matter of convenience due to the applicant having the option of putting up a smaller sign that is able to convey the same message meeting the zoning code requirements. The applicant has not shown how a monument sign meeting both height and square footage requirements would not be possible.
Staff is of the opinion, that the variance request for and additional color could be a matter of convenience due to the applicant having the option of putting up a sign that is able to convey the same message with one less color. That the applicant has not addressed how colors are necessary.
Staff believes the variance to reduce the required setback distance is not a matter of convenience, but rather a matter of practicality for the reuse of the existing sign base.

3. Recommendation

- a. The applicant is asking for 4 Variances. One variance to increase the permitted height of the monument sign from 6 feet to 9.025 feet. The second variance is to increase the permitted square footage area of the sign from 24 square feet to 43.51 square feet. The third variance is to increase the number of permitted colors of the single sign from 4 to 5 colors. The last variance request is to reduce the required

setback of 10 feet to 7.988 feet. The applicant repeatedly cites competitiveness with a similar establishment diagonal of the site as a reason to grant the variance. The variance factors state that economic reasons or nonconforming uses of neighboring land or structures are not reasons for granting a variance. The applicant has also not stated how there are special circumstances or conditions unique to their site, not similar to other sites, that would make the requested variance necessary. Staff finds that the applicant has not clearly stated why a taller, larger sign with more colors that are setback closer than what is permitted, is necessary and not a matter of convenience. Finally, staff is concerned, that in granting an increase in height, an increase in the number of colors, an increase in sign area and/or a reduction of setback of square footage of the new monument sign would set a precedent for all future monument signs. Especially since the applicant has not stated why the requested variances are not a matter of convenience or that it would deprive the owner of reasonable use of land.

Based on these reasons listed above and, in the project, review listed in this staff report, staff recommends denial of the following variances:

- i. To Section 1105.03.C.vii.4, to increase the permitted height of the monument sign from 6 feet to 9.025 feet for an increase of 3.025 feet.
- ii. To Section 1105.03.C.vii.4, to increase the permitted square footage area of the sign from 24 square feet to 43.51 square feet, for an increase of 19.51 square feet.
- iii. To Section 1105.03.E.iii, to increase the number of permitted colors of the single sign from 4 to 5 colors, for an increase of 1 color.
- iv. To Section 1105.03.C.vii.4, to reduce the required setback of 10 feet to 7.988 feet, for a reduction of 2.012 feet.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: June 10, 2026

To: Phoenix Buathier, Development Assistant

From: Mitchell Yake, City Engineer

Subject: 2220 Reynoldsburg-Baltimore Road Variance Application – 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 application for 2220 Reynoldsburg-Baltimore Road (SR 256). The proposed project is a request for business signage replacement/updating where the proposed signage location and square footage would no longer conform to Reynoldsburg's current variance requirements. The following summarizes our findings and recommendations.

ROADWAY ACCESS

1. The Applicant is Reynoldsburg Duchess LLC, and the proposed project site is located north of I-70 at the signaled intersection on the northeast corner of SR 256 and Taylor Park Drive.
2. There are two points of entry into the Duchess fuel station, one from Taylor Park Drive and the other from SR 256. Application shows that there will be no changes to the existing access.

UTILITIES / STORMWATER

3. Existing utility services will not be impacted as a result of the proposed project.
4. Existing stormwater services will not be impacted as a result of the proposed project.

VARIANCES

5. *Section 1105.03.C.vii.4 – Ground sign has allowance of 6 feet high.* The existing signage for the property is 9'- 1/4" high. The variance request is to allow Applicant's proposed signage to maintain the existing height which would be an additional 3'-1/4" in height.
6. *Section 1105.03.C.vii.4 – Ground sign square footage has allowance of 24 SF.* The existing signage is 43.51 SF, and the variance request is to allow for the additional 19.51 SF to accommodate for the upgraded sign.
7. *Section 1105.03.E.iii – Ground sign has allowance of 4 colors.* The existing signage has 4 colors, and the proposed signage would include one additional color on the sign, for a variance request of 5 colors.
8. *Section 1105.03.C.vii.4 – Ground sign setback has allowance of 10-ft.* The existing signage has a setback of 7.988 feet from the property line, and the variance request is for 2.012 feet to allow for the existing ground sign to remain in the existing location.

OTHER INFORMATION

9. The existing business signage is located at the southwest corner of the property (closest to intersection), and the 43.51 square footage signage cabinet is on a 4-ft high brick base foundation. The proposed upgraded signage cabinet will have the same signage cabinet dimensions on top of the existing 4-ft brick base.
10. No further engineering review is needed for this variance application.

*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy 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.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

Property Address:	Parcel ID#(s):
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Contact Email:	Contact Phone Number:

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

III. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Applicant Phone Number:	Applicant Email:
☐ 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])

Description of Project:

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

Applicant Signature: _____ Date: _____

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

****OFFICE USE ONLY****

* Revised 2026

Additional Notes:	Zoning District:_____	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied ☐ Withdrawn
	<u>Additional Approval Required</u>	
	☐ Major/Minor Site Plan	
	☐ Other:_____	
P&Z Administrator: _____		Date: _____

Section 1109.11 VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board (PZB) according to the published meeting Calendar.

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;
- ☐ A description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code (see Section 1109.11.D on next page);
- ☐ Statement of the hardship; and
- ☐ 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 three (3) hard copy packets of all required items. Please also submit a PDF 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 has been deemed complete, it will be reviewed and placed on the next PZB agenda at the discretion of the Planning and Zoning Administrator. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days of the PZB hearing.

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.

Variances may be subject to additional engineering review and multiple reviews may require additional engineering fees.

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 614-322-6850

OR Visit our website at:

<https://www.reynoldsburg.gov/166/Development-Department>

Section 1109.11.D

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Planning and Zoning Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards:

- ☐ 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 conditional use in the zone or district in which the subject property is situated.
- ☐ 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 is 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.

BP - 2220 Reynoldsburg Baltimore Rd

Statement in Support

BP asks to update its ground sign and proposing a new rectangular cabinet that is the exact same size. Staff indicates that replacing the cabinet is not considered refacing, but constitutes a new sign. Since the zoning code has been changed since the sign was installed, BP is no longer allowed the same sized cabinet and is restricted to a lesser height and sign area.

The proposed sign will only have green as the illuminated color for the gas price numerals.

The base will remain brick.

Requested Variances

Section 1105.03.C.vii.4 – To allow a ground sign to be at a height of 9ft 0.25in; 6ft is allowed; for a variance of 3ft 0.25in.

Section 1105.03.C.vii.4 – To allow a ground sign at an area of 43.51sf; 24sf is allowed; for a variance of 19.51sf.

Section 1105.03.E.iii – To allow a ground sign to have 5 colors, 4 colors are allowed, for a variance of one color.

Section 1105.03.C.vii.4 – To allow a ground sign with a setback of 7.988ft from the property line, 10ft is allowed, for a variance of 2.012ft.

Criteria of Consideration

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 proposed sign is the same height and area of the existing sign. It will be installed on the same foundation. It will have the same colors. The sign is not injurious to the area or public welfare.

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.

The variance will not alter the current use of the property.

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.

This section of Reynoldsburg – Baltimore Rd is crowded with many retail business that appeal to the consumers exiting and entering the interchange at 256 and I-70. The current sign is similar in size as the proposed sign and displays similar information. The same foundation will be used.

Gas price is the most significant factor consumers consider when they are choosing a gas station and BP needs to display a gas price that is easily read by possible consumers using Reynoldsburg – Baltimore.

Moreover, the current sign is similar in size and height to BP's closet competitor, Shell, located diagonally across the street. BP's competitive stance should not be reduced simply because it wants to update the existing sign.

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

If BP's sign is not similar in size and height as the Shell across the street consumers will more likely see Shell's gas price and chose Shell, placing BP at a disadvantage. Gas price is the most important factor in consumer decision-making.

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.

If BP's sign is not similar in size and height as the Shell across the street consumers will more likely see Shell's gas price and chose Shell, placing BP at a disadvantage. Gas price is the most important factor in consumer decision-making. Placing the gas price at a height of less than 6ft makes it less visible to potential consumers. And it makes the traffic surrounding the site, less safe as consumers make last minute decisions on whether to turn into BP or turn to other side of the street into Shell.

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 requested is reasonable for a gas station with a gas price on its ground sign. The current sign height and area is the minimum variance that is needed. The proposed sign will be installed on the same foundation.

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 diminish surround properties or increase congestion. The requested height and area and location is similar to existing conditions.

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.

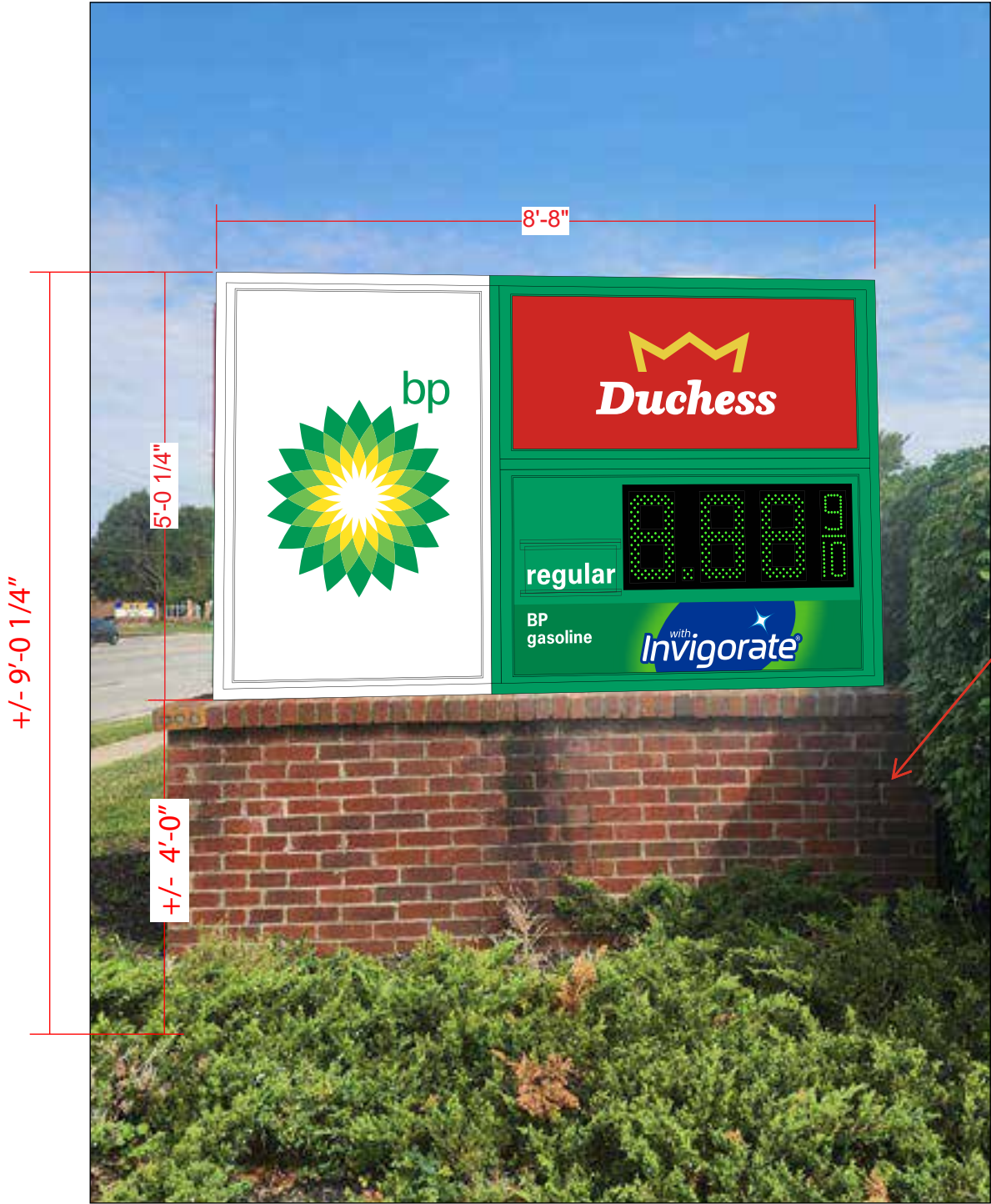
The variance will not confer a special privilege. Shell, across the street, has a similar sign.

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.

Understood.

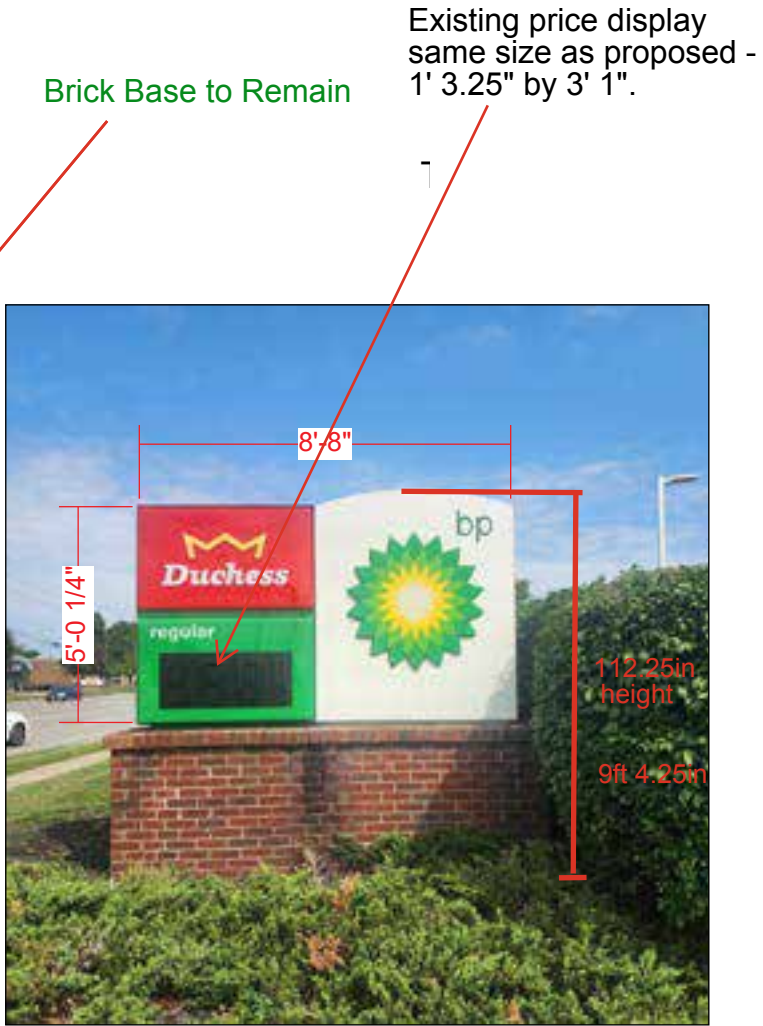
The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

The requested variances are not a matter of convenience.



PROPOSED SIGNAGE

TOTAL SF: 43.51



EXISTING SIGNAGE

TOTAL SF: 43.51

SCOPE OF WORK

- 1. Helios to be oriented street-side.
- 2. New Monument on Existing Foundation.
- * Paint to match Brand Standards

NOTE: SUBJECT TO CHANGE DURING ENGINEER REVIEW

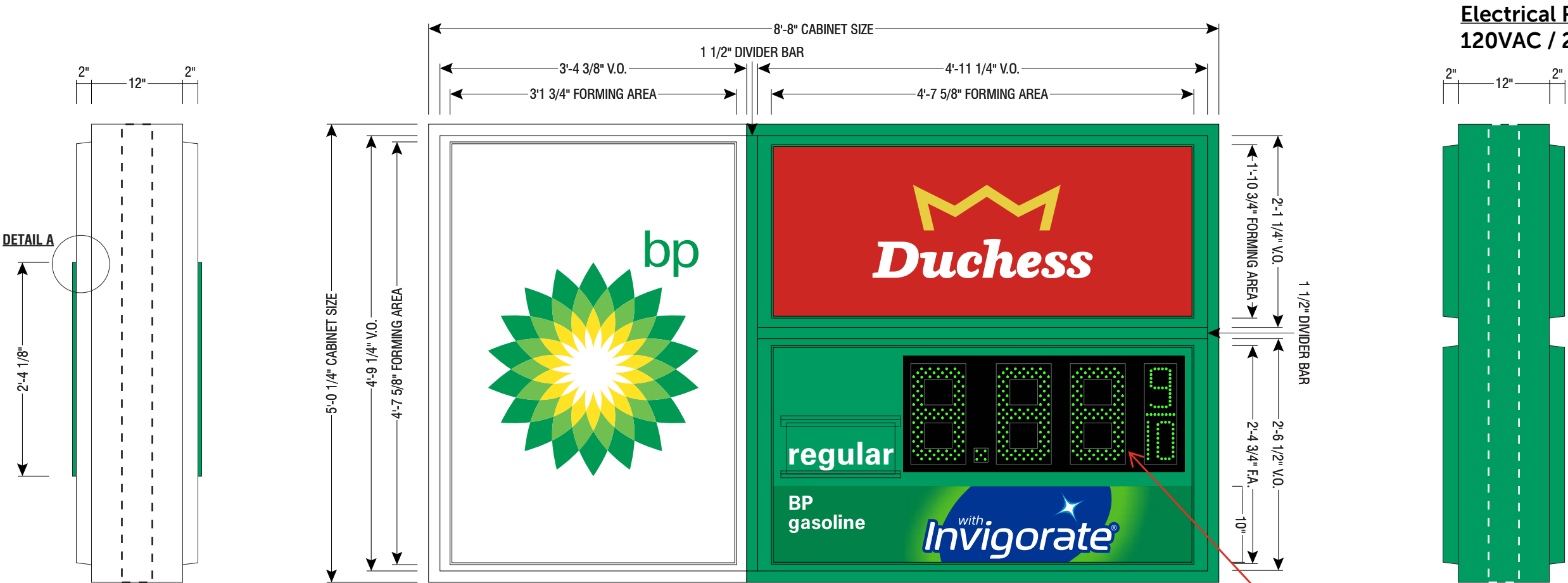
ACTION ITEMS REQUIRED PRIOR TO PRODUCTION

- 1. Existing Foundation Requested.

INSTALL SOW

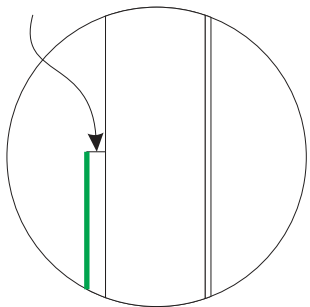
- 1. Follow all safety protocols per API, BP and Blair standards
- 2. Remove and Dispose Existing Faces & Retainers
- 3. Remove and Dispose Existing internal illumination
- 4. Install S1A LED illumination, Helios Face & Retainer
- 5. Install S1B LED illumination, Auxillary Face & Retainer
- 6. Install S1C LED illumination, Pricer/Invigorate Faces, Divider Bar & Retainer
- 7. Confirm S1D word plate is accurate
- 8. Install Control System for EPCU3.0 system, connect digits (already on face) and test
- 9. EPCU install instructions & wiring diagram will ship with sign & will be shared via email prior to install
- 10. Leave with store price pad, handheld remote and user instructions
- 11. Before leaving, clean the work area
- 12. Before leaving, complete warranty activation checklist and text completion photo to Blair PM
- 13. Within 24 hours of completion, email signed warranty checklist and complete pack of warraty activation photos to Blair PM

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.

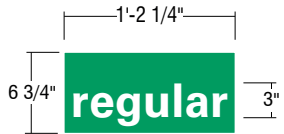


Electrical Requirement:
120VAC / 20A Dedicated Circuit(s)

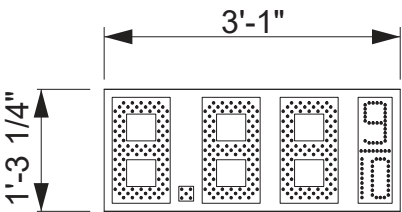
1/2" EMBOSMENT



DETAIL A



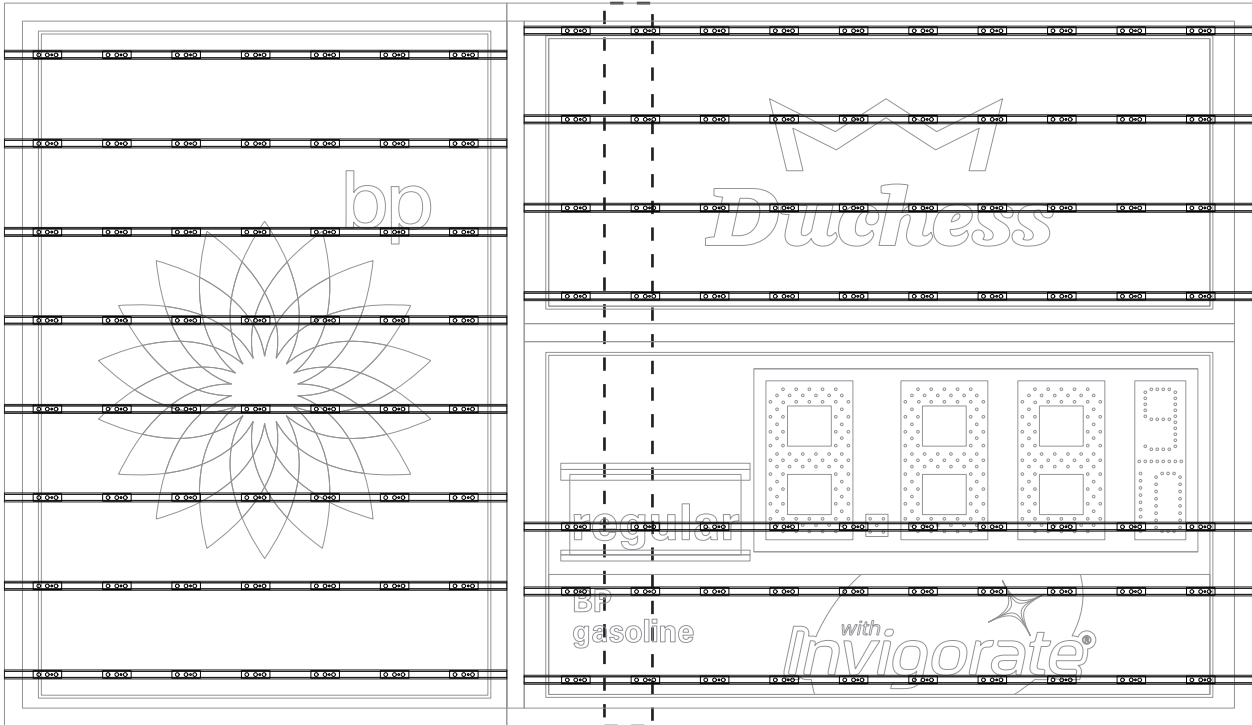
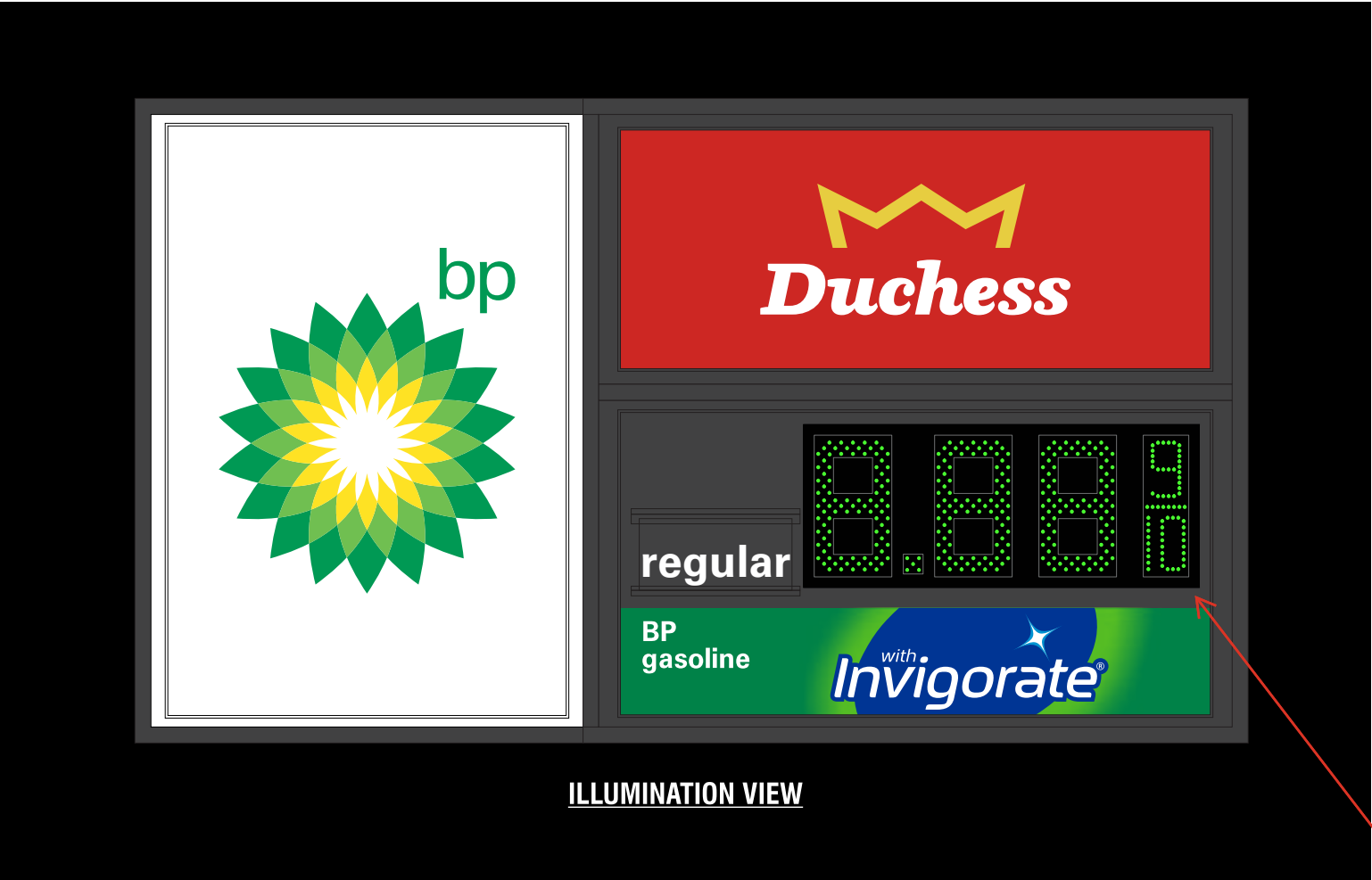
CUSTOM WORDPLATE



12" 3.0 LED DIGITS

LED color is green.

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Layout for general reference only.
Actual layout of illumination may
vary after site specific engineering.
Refer to lighting layout plan
provided with shipment for
assembly instructions.

LED color is green

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JOBSITE CODE OF CONDUCT and BASIC EXPECTATIONS

SUBCONTRACTOR recognizes and agrees, that while it is an Independent Contractor from BLAIR and OWNER, SUBCONTRACTOR is an extension of, and representing, the OWNER as perceived by the general public, SUBCONTRACTOR, and any and all Approved Subcontractors, shall abide by the following Code of Conduct while performing WORK for BLAIR to meet the collective professionalism required by SUBCONTRACTOR. BLAIR and OWNER.

- No profanity.
- No offensive clothing.
- No smoking unless in designated area away from the work area.
- No loud music.
- No Horseplay.
- Be respectful and courteous of the location and work site, customers, patrons and the general public,
- Notify location/site manager upon arrival to and departure from site/location_
- Review work and safety plan with location/site Manager .
- Mark *off* work areas with cones and caution tape.
- Use proper PPE (Personal Protective Equipment).
- Maintain a clean, organized and orderly work site.
- Dispose of trash properly; recycle as able.
- Do not bring pets or animals to work site.

Active site locations are not to be left unbranded at completion of daily work schedules. Temporary Banner(s) are to be installed at designated location(s).

INSTALLATION INSTRUCTIONS

Contact your Blair Image Elements' Project Manager for full product installation instructions.

Installation instructions will also be provided on the product crate upon delivery. They will typically be in a plastic sleeve attached directly to the product crate.

All necessary hardware to be provided by installer.

COMMUNICATION and WORK IN PROCESS and COMPLETION PHOTOGRAPHS

SUBCONTRACTOR and any and all Approved Subcontractors, will at a minimum, provide routine communication to BLAIR Project Manager with respect to WORK at the site/location, including but not limited to:

- confirmation text within 15 minutes of arrival at site/location
- mid-day text providing WORK status
- text within 15 minutes of leaving site providing completed WORK status and related photographs of completed WORK and work in process
- completion photographs of lit branding elements requires either night time photographs or photographs showing illuminated LEDs or bulbs.

This communication is required by OWNER who routinely expects daily updates to WORK progress at any given site/location.

SUBCONTRACTOR and any and all Approved Subcontractors, will not begin WORK at site/location, or leave WORK site/location without first communicating with BLAIR Project Manager.

In the event there are questions, concerns, or additional direction is needed, SUBCONTRACTOR and any and all Approved Subcontractors. while on site/location will contact BLAIR Project Manager over the site/location for assistance

Upon completion of WORK, SUBCONTRACTOR and any and all Approved Subcontractors, will obtain written acceptance of completed WORK from site/location Manager and provide a copy of such to BLAIR.

SAFETY CRITERIA

All installers working for Blair must complete the Blair Safety Certification Program.

All Blair subcontractors working on a petroleum site must have a valid API Certification, follow the established guidelines set forth by API as well as follow any local, state. or federal laws.

- Perform a Pre-Task Job Safety Analysis.
- Understand how and where to obtain First-Aid and medical treatment. including CPR.
- Use the proper level of PPE per the assigned task.
- Only use tools that are insafe working orderbefore using them.
- Always use tools for their intended purpose and never over their safe working limit.
- Employees operating vehicles must conform to all DOT requirements as well as API regulations.
- Use proper fall arrest equipment.
- Understand the requirements for working at height on a job site.
- Properly barricade the work area from the public in accordance with Section 8 of the API guidelines.
- Only competent and trained people using approved equipment in a manner in accordance with Section 10 of the API guidelines should perform lifting duties.

Examples of Equipment Include: Personal Protective Equipment. Barricade, Crane, Hoist, Bucket Truck, Scissor Lift, Ladder, Vinyl Applicators (Squeegee or Application Liquid). Welder/Torch. and Hand Tools/Power Tools

SERVICE CONTACT

Service Contact: (814)-949-8287
Service Hours: 8:00 am to 4:40 pm EST, Monday - Friday
website: www.blairimage.com/support
email: service@blairimage.com

For Emergency Only - afterhours, weekends, holidays - call 800-563-9598

Blair will not accept overtime calls to assist with EPCU activation and install related issues.

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.

FEE \$.....

EXEMPT #.....M.....

County Auditor, Fairfield County, Ohio

TRANSFERRED

JAN 22 2016

County Auditor, Fairfield County, Ohio

201600001083
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
01-22-2016 At 10:43 am.
DEED 28.00
OR Book 1701 Page 3442 - 3443

QUIT-CLAIM DEED

F. W. ENGLEFIELD IV, a married man, and BENJAMIN B. ENGLEFIELD, a married man, as Grantors, for valuable consideration paid, grant to REYNOLDSBURG DUCHESS, LLC, an Ohio limited liability company, as Grantee, whose tax mailing address is 447 James Parkway, Heath, Ohio 43056, all of their interest in the following real property ("Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 2220 Baltimore Reynoldsburg Road, Reynoldsburg, Ohio 43068

Parcel Nos.: 044-03792-00

Subject to taxes and assessments, which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

The Property conveyed herein is further subject to those certain Use and Operating Restrictions, Rights of Access and Entry, and all other restrictions and conditions set forth in that Limited Warranty Deed between BP Products North America, Inc. and F.W. Englefield IV and Benjamin B. Englefield dated March 9, 2009, including Exhibit B attached thereto, as recorded in Instrument No. 200900004157 with the Fairfield County, Ohio Recorder.

Prior Instrument Reference: Instrument number 200900004157, Book 1511, Page 688, of the Official Records of Fairfield County, Ohio

KIMBERLY A. ENGLEFIELD, spouse of F. W. ENGLEFIELD IV, and LISA L. ENGLEFIELD, spouse of BENJAMIN B. ENGLEFIELD, each release all rights of dower in the Property.

Executed this 8th day of October, 2015.

F. W. ENGLEFIELD IV

BENJAMIN B. ENGLEFIELD

KIMBERLY A. ENGLEFIELD

LISA L. ENGLEFIELD

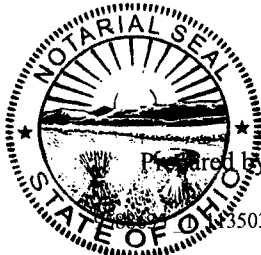
STATE OF OHIO

:
: SS

COUNTY OF LICKING

:

Acknowledged before me this 8th day of October, 2015, by F. W. ENGLEFIELD IV, KIMBERLY A. ENGLEFIELD, BENJAMIN B. ENGLEFIELD, and LISA L. ENGLEFIELD.



TERRY L. SWARTZ
Notary Public, State of Ohio
My Commission Expires 02-10-2017

Notary Public

Prepared by Erika L. Haupt, Esq., Roetzel & Andress, 155 E. Broad St., 12th Fl., Columbus, OH 43215.

3503.0005

EXHIBIT A

SITUATE IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF REYNOLDSBURG, BEING PART OF SECTION 20, TOWNSHIP 16, RANGE 20, REFUGEE LANDS AND BEING 1.619 ACRES OF LAND OUT OF A CALLED 1.924 ACRES OF THE HANNAH J. ASHTON TRACT; AS GRANTED TO BP EXPLORATION & OIL INC., AN OHIO CORPORATION AND RECORDED IN DEED BOOK 667, PAGES 529-538 AND A CALLED 0.353 ACRES OUT OF THAT TRACT OF LAND AS GRANTED TO BP EXPLORATION & OIL INC., AN OHIO CORPORATION, AS RECORDED IN DEED BOOK 679, PAGES 909-912, RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT FRANKLIN COUNTY GEODETIC SURVEY MONUMENT NUMBER 2219 AT THE INTERSECTION OF THE FRANKLIN-FAIRFIELD LICKING COUNTY LINES, AS PER DEED BOOK 1417, PAGES 3221-3243; SAID POINT BEING LOCATED AT THE NORTH-SOUTH 1/2 SECTION LINE OF SAID SECTION 20, TOWNSHIP 16, RANGE 20;

THENCE SOUTH $81^{\circ}31'40''$ WEST, A DISTANCE OF 2370.86 FEET TO A SET P-K NAIL AND THE TRUE POINT OF BEGINNING; SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. 256, AND ALSO BEING 613.09 FEET, NORTH $19^{\circ}25'25''$ WEST AND 36.96 FEET, NORTH $70^{\circ}34'35''$ EAST FROM A MONUMENT BOX AT STATION 38+00 IN THE CENTERLINE OF THE SURVEY OF STATE ROUTE NO. 256 BEING MADE IN CONJUNCTION WITH A CENTERLINE OF A SURVEY MADE IN 1964 BY THE OHIO DEPARTMENT OF HIGHWAYS OF INTERSTATE ROUTE NO. 70 AS PER SAID DEED BOOK 679, PG. 909-912;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE SAID STATE ROUTE NO. 256, NORTH $24^{\circ}00'05''$ WEST, A DISTANCE OF 87.19 FEET TO A P-K NAIL SET, SAID BEING 30.00 FEET RIGHT OF STATION 45+00 OF THE CENTERLINE SURVEY OF THE SAID STATE ROUTE NO. 256;

THENCE SOUTH $70^{\circ}34'35''$ WEST, A DISTANCE OF 30.00 FEET TO A P-K NAIL SET IN THE CENTERLINE OF THE SAID STATE ROUTE NO. 256;

THENCE ALONG THE CENTERLINE OF THE SAID STATE ROUTE NO. 256, NORTH $19^{\circ}25'25''$ WEST, A DISTANCE OF 113.09 FEET TO A P-K NAIL SET;

THENCE NORTH $70^{\circ}34'35''$ EAST, A DISTANCE OF 380.00 FEET, (PASSING A FOUND $5/8$ " IRON PIN AT 261.96 FEET), TO A SET $5/8$ " IRON PIN AT A POINT OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE, HAVING A RADIUS OF 569.44 FEET; A CENTRAL ANGLE OF $23^{\circ}02'30''$, A CHORD BEARING OF SOUTH $04^{\circ}42'17''$ EAST, A CHORD DISTANCE OF 227.46 FEET; (PASSING A SET P-K NAIL AT A CHORD BEARING AND DISTANCE OF SOUTH $02^{\circ}41'01''$ EAST, 187.97 FEET) AND A TOTAL ARC DISTANCE OF 229.00 FEET TO A FOUND $5/8$ " IRON PIN;

THENCE SOUTH $70^{\circ}34'35''$ WEST, A DISTANCE OF 220.00 FEET TO A SET $5/8$ " IRON PIN;

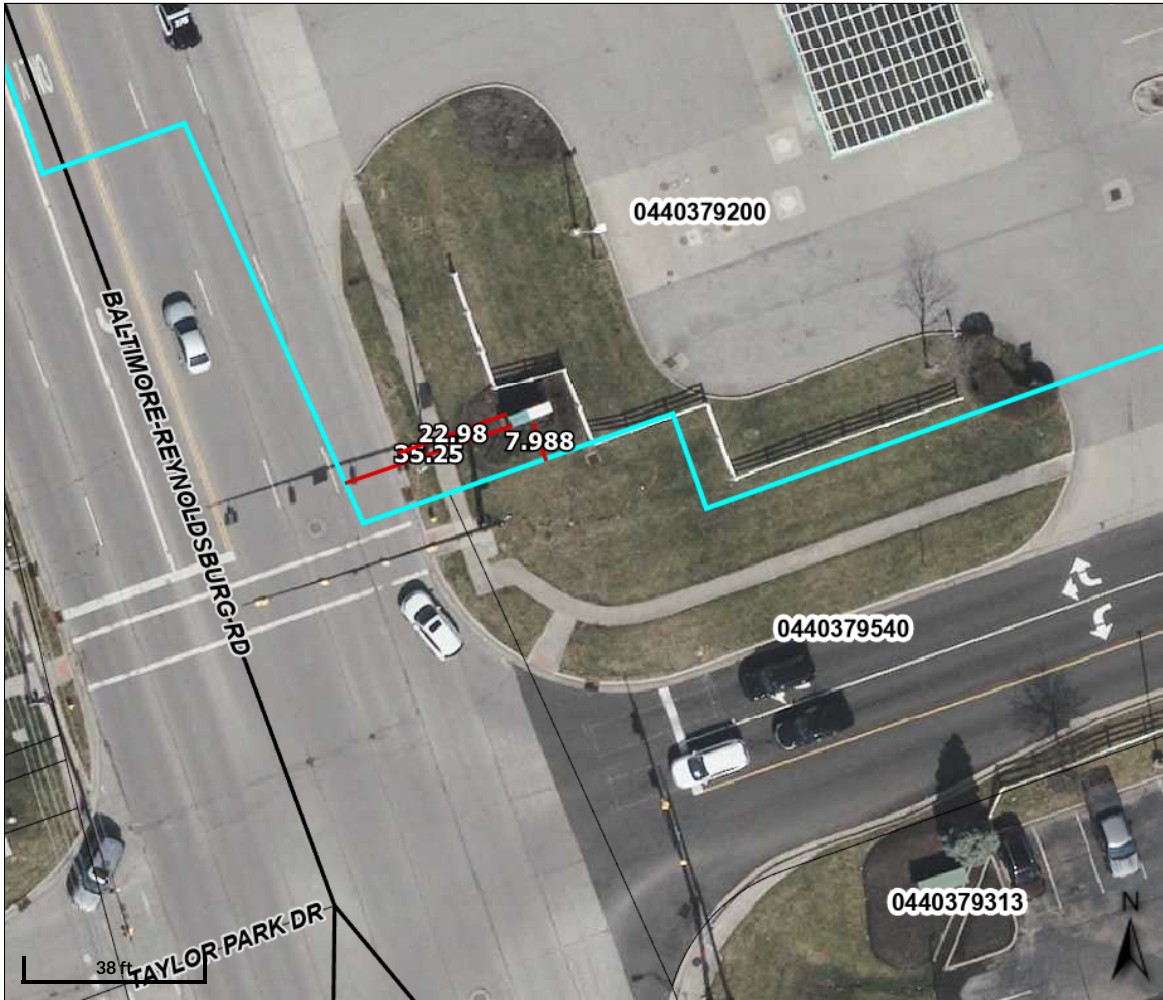
THENCE NORTH $19^{\circ}25'25''$ WEST, A DISTANCE OF 20.00 FEET TO A SET $5/8$ " IRON PIN;

THENCE SOUTH $70^{\circ}34'35''$ WEST, A DISTANCE OF 65.25 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.619 ACRES, MORE OR LESS, OF WHICH 0.0661 ACRE, MORE OR LESS, LIES WITHIN THE EASTERLY RIGHT-OF-WAY LINE OF THE SAID STATE ROUTE NO. 256, LEAVING A NET USABLE ACREAGE OF 1.5534 ACRES, MORE OR LESS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS WRITTEN OR RECORDED.

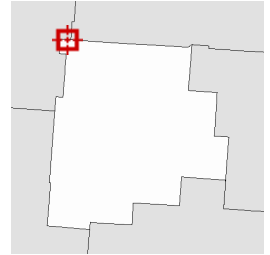
PARCEL NOS. 044-03792-00

DESCRIPTION REVIEWED AND APPROVED
FOR THE FAIRFIELD COUNTY
AUDITOR'S TAX MAPS.

BY CLT DATE 1-21-16
044-03792-00



Overview



Legend

- Parcels
- Streets
 - Unaccepted Built Roads
 - Unaccepted Roads
 - Private
 - Private/Dedicated Roads
 - Alleys
 - Municipal Roads
 - Township Roads
 - County Roads
 - State Routes
 - US Routes
 - Interstate Routes
 - Ramps
 - Unknown

Parcel ID	0440379200	Alternate ID	n/a	Owner Address	REYNOLDSBURG DUCHESS LLC
Property Address	2220 BALTIMORE-REYNOLDSBURG RD REYNOLDSBURG	Class	C - COMMERCIAL		447 JAMES PKWY
		Acreage	1.62		HEATH, OH 43056
District	(044) VI TWP-RY CORP RCSD				
Brief Tax Description	REYNOLDSBURG CORP R 20 T 16 S 20 NW T.I.F.				
	(Note: Not to be used on legal documents)				

Date created: 5/28/2026
Last Data Uploaded: 5/28/2026 8:00:38 AM

Developed by SCHNEIDER
GEOSPATIAL