



Pat Zollars, Chair
Alex Furst, Vice-Chair
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Toni Kleckley
Keith Benner
Amy Barnhart
Lee Bivens

Planning & Zoning Board

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

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, June 15, 2023

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF AGENDA
3. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2023-5185; 7335 E Livingston Ave; Hopewell Health; Variance for Monument Sign

D. NEW BUSINESS

E. OTHER BUSINESS

1. Central SDA Church

F. ADJOURNMENT

ADJOURNMENT

May 10, 2023

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

RE: Brenna Gates; 7335 East Livingston Avenue: Variance Application

Planning and Zoning Board:

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

1. Project Summary

- a. The subject site is located at 7335 East Livingston Avenue. The 2.27 acres contains Hopewell Health Centers, Inc., which is zoned CC, Community Commercial.
- b. The surrounding zoning consist of CC, Community Commercial to the north, east, and south of the subject site. The surrounding land uses consist of offices, retail and food services. The land use to the west is Blacklick Metro Park which is zoned OS, Open Space.
- c. The applicant is requesting a variance for the base of the monument sign, to not be constructed of brick or stone. The applicant would like to use a stone-resembling material to be adhered to the out posts and panels of the monument sign, to simulate the appearance of real stone, instead of using brick or stone.
- d. The applicant has submitted a site plan showing the location of the existing and its setback. The applicant has also provided a sign plan, showing the dimensions of the proposed monument sign.
- e. The applicant's statement of hardship indicates they have been working with the sign company over the past 5 months, reaching out to multiple vendors to do the brick or stone work, and have been unsuccessful in finding a company willing to do the work. The sign company has identified an alternate material that is stone looking, however it is not stone or brick.

2. Project Review

- a. The applicant is seeking a variance to Section 1105.03.C.vii.4 "One (1) monument sign with a base constructed of stone or brick may be installed in commercial or mixed-use zones. In the EMD or BMD the base shall be constructed of brick only. 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."
 - i. The applicants sign plan indicates the sign will be 5.5 feet tall, which meets the maximum height requirement of 6 feet.

- ii. The applicants site plan states the monument sign will be setback 13.1 feet from the front property line, which will meet the minimum 10 foot setback.
 - iii. The applicant is requesting a variance from the required base material of stone or brick, to permit a stone-like adhesive (Evolve Stone Adhesive) as the permitted base material for their monument sign.
 - iv. The applicant has provided samples of the Evolve Stone Adhesive to staff. The following colors are suggested:
 - 1. Morning Aspen, Kodiak Mine, Dune Point and Phantom Shadow.
 - b. The original sign application identifying the new monument sign was approved on November 2, 2022, with the condition that the base material be made of brick or stone.
 - i. The applicant states they were not aware of the brick or stone base requirement when purchasing the sign. Once the brick or stone base requirement was identified, the applicant spent 5 months contacting various masons to see if they were willing to do the job. One mason agreed however, all forms of communication have ceased on the masons end. The applicant has been unsuccessful in finding a contractor to do the brick or stone monument base.
 - ii. The applicant is requesting a “stone-like” adhesive material be permitted as the monuments base, due to the reasons outlined in their statement of hardship.
3. Recommendations
- a. The applicant has worked to meet the required regulations, and has offered a similar looking material to try and meet the required code as much as possible. The variance requested will not permit the establishment of any use which is not otherwise permitted in the zoning district. Not having a monument sign on the subject site, based on the unique location on a service road, would make finding the subject site more difficult since it is not located along a public right-of-way. The applicant has also stated they were not aware of the base requirement when originally applying to change the monument sign. Granting the variance is necessary for reasonable use of land and the building. The variance requested is minimal. The applicant has worked to meet the requirement over a five month period, and is still unable to meet the requirements of this code. Based on the applicant’s statement of hardship, the requested variance should be approved.
 - b. Staff recommends approval with the following conditions:
 - i. The approved material be the Evolve Stone Adhesive, with one of the 4 proposed colors (Morning Aspen, Kodiak Mine, Due Point or Phantom Shadow).
 - ii. Provide a revised monument sign plan, showing the signs approved Evolve Stone Adhesive base material and color for staff’s records.

Reynoldsburg

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

APR 19 2023

App./Case#: 2023-5185

Date Submitted: 4-19-2023

Fee Amount: 450

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: CC

Property Address: 7335 East Livingston Avenue, Reynoldsburg, OH 43068	Parcel ID#(s): 060-003839
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Makalu LLC	
Contact Email: poudeld@gmail.com	Contact Phone Number: 740-851-0607

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Hopewell Health Centers, Inc.	Contact Name: Brenna Gates
Contact Email: brenna.gates@hopewellhealth.org	Contact Phone Number: 614-328-9200
Description of Use: Primary Medical Care Facility	

III. APPLICANT INFORMATION

Applicant Name: Brenna Gates	Applicant Address: 7335 East Livingston Avenue
Applicant Phone Number: 614-328-9200	Applicant Email: brenna.gates@hopewellhealth.org
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance (Non-Residential ☒ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):
Non-residential, non-profit medical facility

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: Brenna Gates Date: 4/11/23

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

OFFICE USE ONLY

Additional Notes:

Zoning Information	Additional Approval Required	PZB Meeting
Zoning District: <u>CC</u>	☐ Major/Minor Site Plan	Date: _____
☒ Olde Reynoldsburg District	☐ Other: _____	☐ Approved as Submitted
		☐ Approved w/ Conditions
		☐ Tabled
		☐ Denied

P&Z Administrator: _____ Date: _____



HOPEWELL

HEALTH CENTERS

Access to Affordable, High Quality,
Integrated Health Care for All

7335 East Livingston Avenue, Reynoldsburg, OH 43068
Phone: 614-328-9200 FAX: 614-328-9300

To: Reynoldsburg Zoning Board
From: Damodar Poudel, MD

To whom it may concern,

I, Damodar Poudel, owner of Makalu LLC and the building at 7335 East Livingston Avenue, Reynoldsburg, OH 43068, give permission to Brenna Gates and Hopewell Health Centers to apply for a zoning variance on my behalf.

Respectfully,

Damodar Poudel
17 April 2023

"Hopewell Health Centers is an equal opportunity provider and employer"

APR 19 2023

Variance Request

Hopewell Health Centers, Inc. requests a variance to the monument sign zoning code requiring the sign be made of stone or brick. We kindly request that our post-and-panel sign be permitted in place of a sign made of stone/brick. Below is a list of statements to each of the standards for variance in the code.

Statements on Standards

- i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 - **Our request to use the post and panel sign will be in the same location already approved by the zoning by the development department. It will in no way injure the area or negatively affect 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.
 - **This variance standard is not applicable to our sign variance request.**
- iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 - **This variance standard is not applicable to our sign variance request.**
- iv. 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.

- viii. 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.
 - **Hopewell health Centers' variance request adheres to this standard because we do not use non-conforming properties to justify the request.**
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - **This request is not a matter of convenience. The site manager, Brenna Gates, has worked for 5 months to find someone to complete this project. She has been unsuccessful. We are now seeing patients with no signage. And we fear patients won't be able to identify Hopewell Health Centers and access their medical care.**

Statement of Hardship

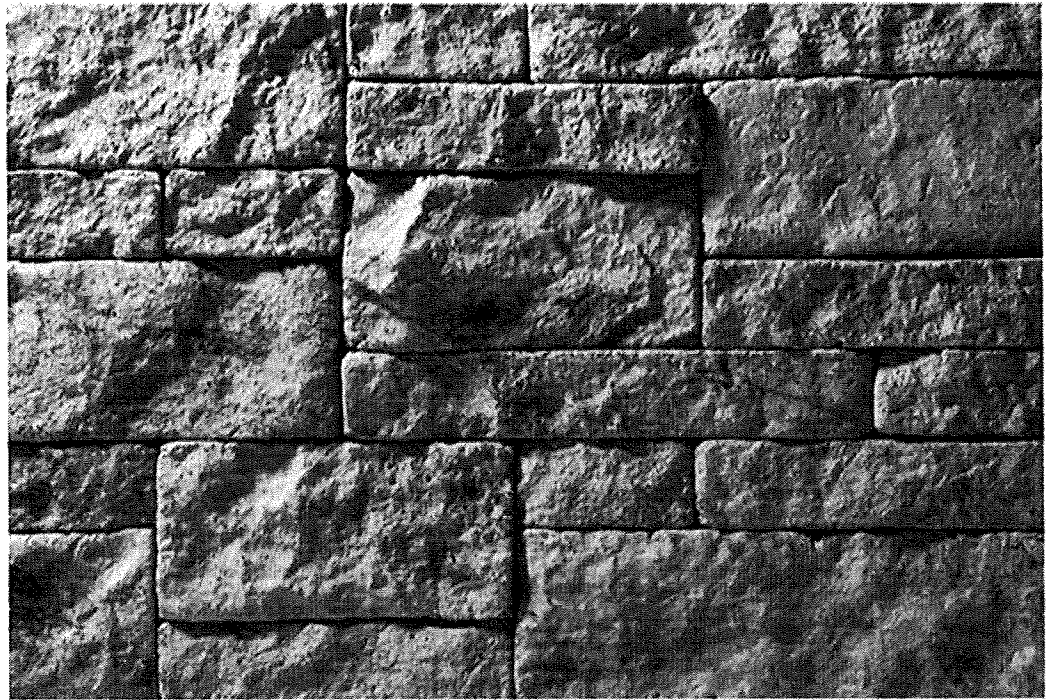
Hopewell Health Centers purchased our signs from Columbus Graphics in Reynoldsburg, OH. Only after the post and panel sign was created did we become aware of the brick/stone monument sign requirements. This occurred during the zoning permit process.

We were conditionally approved for our sign contingent upon the installation of brick or stone around the sign. Since this decision, we worked with Columbus Graphics and independently to find a mason willing to take on our project. We have looked for months and found only 1 mason willing to build a brick base for our sign, but he has since stopped responding to all correspondence from Hopewell Health Centers or Columbus Graphics, referencing a brick shortage before ending all communication. After losing this mason, various masons declined the project for being too small, and others only offered 'brick-like' or 'stone-like' adhesives that attach to a plastic or metal frame surrounding the sign. For 5 months, I have searched for an alternative and have found no option that will meet the zoning code of a brick/stone base.

Hopewell Health Centers is a not-for-profit, federally qualified health center, offering affordable and accessible primary healthcare to patients of all ages, gender, ethnicities, and socioeconomic statuses. We have now opened to the public, seeing patients in-person. We worry that without proper signage, patients won't be able to find us and prospective patients won't have the opportunity to hear about or see us. It is our humble hope that you enable us to best serve our community by approving our sign variance request.

Proposal for Sign Alternatives at the Hopewell Reynoldsburg Site

1. Post and panel sign as is: to-scale drawings provided. This is our preferred option and would have fresh landscaping around the sign.
2. Evolve Stone Adhesive, an adhesive stone-resembling material attached to out post and panel sign to simulate the Appearance of real stone: pictured below.



EXTERIOR SIGNAGE
POST & PANEL ADDRESS ID - QUANTITY 1



Project: Hopewell Health Reynoldsburg
 Contractor: Brenna Gates
 Approved: yes/no
 Signed: _____
 Date: 09/26/2022 - REV3

EXTERIOR SIGN
POST & PANEL

QUANTITY: 1

[DOUBLE-SIDED]
 [FACEPAINTED]
 [SURFACE PRINT]
 [ACRYLIC] PANEL SIGN

Background Color:
 Pantone 427 C
 Border Color:
 Pantone 5463 C
 Icon Colors:
 Surface printed Pantone 5463C, 7505 C,
 122 C, & 626 C

Text/Copy:
HOPEWELL
 5" H painted Track
HEALTH CENTERS
 2" H painted Track
ADDRESS
 3" H painted Track
 Font Color:
LOGO COPY
 Pantone 5463 C
ADDRESS
 Pantone 427 C

Mounting:
 Two (x2) 3" L x 2" W x 90" H aluminum
 posts painted Pantone 427 C; posts
 mounted 24" in ground w/ concrete

*ALL SHOWN, TO BE APPROVED BY OWNER

REVISION NUMBER

Revision 0 08/18/2022
 Revision 1 09/06/2022
 Revision 2 09/15/2022
 Revision 3 09/26/2022

COLUMBUS GRAPHICS

7295 RICKY STREET (614) 577-9360
 REYNOLDSBURG, OH 43068 cgl1980@cgl.com

scale 3/32" = 1"

To: Brenna Gates

From: Steven Hesch, Columbus Graphics

Re: Masonry base around sign

Date: March 28, 2023

Hi Brenna, as we have talked numerous times, I am struggling as you are to find a masonry company that would do the job of building a small masonry base around the legs of the post & panel sign that we fabricated for you. The one place that appeared promising has stopped communicating with us several months back and will not return my notes or calls.

This job is probably not big enough for anyone to take on. It is a project that will cover several days of work and only a couple hours each day. They can use their time and their team's time more effectively on larger projects.

At this point it may be good to ask for a variance and provide other options for putting something around the base of the sign. As I mentioned, railroad ties can be put around the base and a flower garden planted inside of the interior space. Another option is the faux masonry pieces that can be put on the outside of a wooden box. Again, a flower garden can be planted inside of the interior space. In both cases the inside walls would be protected by a waterproof wrap or tar-like material.

I think either of these options would look good and provide the aesthetic look the city wants.

Steven Hesch

PAYMENT DATE
04/19/2023

COLLECTION STATION
Building Counter Computer

RECEIVED FROM
GATES, BRENNNA

DESCRIPTION

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

BATCH NO.
2023-04000610

RECEIPT NO.
2023-00016431

CASHIER
Grant Molnar

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																																	
PERMIT PAYMENT	PERMIT PAYMENT Permit Type and Number ZONING VARIANCE - 2023-00005185	\$450.00																																	
Payments:	<table><tr><th>Type</th><th>Detail</th><th>Amount</th></tr><tr><td>Charge</td><td>Credit Card Type: Credit Card Number: xxxx4476 Authorization Code: 02833Z</td><td>\$450.00</td></tr><tr><td>Service Fee</td><td></td><td>\$12.38</td></tr><tr><td colspan="2">Total Cash</td><td>\$0.00</td></tr><tr><td colspan="2">Total Check</td><td>\$0.00</td></tr><tr><td colspan="2">Total Charge</td><td>\$450.00</td></tr><tr><td colspan="2">Total Wire</td><td>\$0.00</td></tr><tr><td colspan="2">Total Other</td><td>\$0.00</td></tr><tr><td colspan="2">Total Remitted</td><td>\$462.38</td></tr><tr><td colspan="2">Change</td><td>\$0.00</td></tr><tr><td colspan="2">Total Received</td><td>\$450.00</td></tr></table>	Type	Detail	Amount	Charge	Credit Card Type: Credit Card Number: xxxx4476 Authorization Code: 02833Z	\$450.00	Service Fee		\$12.38	Total Cash		\$0.00	Total Check		\$0.00	Total Charge		\$450.00	Total Wire		\$0.00	Total Other		\$0.00	Total Remitted		\$462.38	Change		\$0.00	Total Received		\$450.00	
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Total Received		\$450.00																																	
Total Amount:		\$450.00																																	
Customer Copy																																			

Customer Copy

replacing this, same spot for new monument sign

OCT 27 2022



Printed Date: 10/27/2022

Reynoldsburg GIS

Map Title

1" = 47'

0 20 40 80 Feet



Reynoldsburg
OHIO • 1839

Franklin County Auditor's Office

Auditor Michael Stinziano

Map Produced November 2, 2022

Planimetric Legend

- Source: 2021 Aerial Photography
- Edge of Pavement
 - Roadway Centerlines
 - Railroad Centerlines
 - Building Footprints
 - Building Under Construction
 - Creeks, Streams, Ditches
 - Rivers & Ponds

Topographic Legend

- Source: OSIP - 2019 LIDAR Collection
- Spot Elevation
 - Index Contour
 - Intermediate Contour

Appraisal Legend

- Source: Franklin County Auditor & Engineer
- Parcel IDs
 - Parcel Dimensions
 - Lot Numbers
 - Site Address
 - Parcel Boundary
 - Subdivision Boundary
 - Condominium Boundary
 - County Boundary
 - City or Village Boundary
 - Tax District Boundary
 - School District Boundary
 - Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered the authoritative source of information. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>

