



Pat Zollars, Chair
Alex Furst, Vice-Chair
Teresa Alabi
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, September 21, 2023

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 9/7/2023
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App# 2023-5479; 1551 Ives Avenue; Marie's House of Hope Inc.; Conditional Use
2. App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance
3. App# 2023-5487; 7305 E. Main Street; Richard Holmes; Certificate of Appropriateness

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
September 7, 2023**

CALL TO ORDER

ROLL CALL

PRESENT: Alabi, Barnhart, Benner, Kleckley, Zollars

ABSENT: Bivens, Furst

APPROVAL OF MINUTES

Minutes stand approved

Planning & Zoning Board - Regular Meeting - 7-20-2023

APPROVAL OF AGENDA

The agenda was approved as submitted.

SWEARING IN OF SPEAKERS

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

App# 2023-5471; 7324-7330 E. Main Street; Trivium; Certificate of Appropriateness

Ms. Buathier read the staff report into the record.

Mr. Zollars abstained from the application.

Mr. Spencer from Trivium Development explained that the previous approved plans were still being reviewed and the changes are reflective of tenant improvements. No changes to the materials have been made.

Ms. Barnhart: I move that we accept the application as proposed.

Ms. Alabi: I'll second.

RESULT:	Approved
MOVER:	Barnhart
SECONDER:	Alabi
AYES:	Alabi, Barnhart, Benner, Kleckley
ABSTAIN:	Zollars

1122 Lancaster Avenue; The Oliver Reynoldsburg; Appeal of Code Violation Notices and Invoices

Mr. Meyer turned the application over to Mr. Leist to explain.

Mr. Leist did not see the applicant present. On July 31st, 2023, the city received a notice of appeal by an attorney, Adam Todd, representing Michael Oliver and the Oliver Project in Reynoldsburg. The notice was to appeal three notices of violations. The first violation was issued on July 5th regarding the height requirements of unmowed grass. The violation was for having grass in excess of six inches. His notice of appeal was not submitted until July 31st, 2023. Per code section 1701.06, the requirements for a notice of appeal to a code violation has to be made within 14 days. Mr. Leist asked the panel to find that the appeal to that code violation was not well taken.

As far as the other violation he was objecting to was the characterization of a fallen tree, which our code officer sited them for on July 20th, 2023. The fallen tree was making it difficult to mow the grass in this area. When our code officer went back on July 27th, 2023 to re-inspect the property, the tree was still down. Although this appeal was timely filed only 11 days after the code violation, they are not here to present their appeal. The characterization of this tree as being rubbish could have been brought into another section, like pruning and maintaining of trees on properties adjacent to roadways. For purposes of the enforcement of the violation, it is a minor issue and the violation falls well within the rubbish definition. Again,

we got the appeal on July 31st and they are not here to challenge the appeal. We had our third party service remove the tree and the total cost of that removal was \$590. Additional \$180 in administrative fees. For a total of \$770. Given the fact that we feel as if the code violations are proper and the applicant is not here to present their appeal, we would ask for a motion denying the appeal.

Mr. Benner: I make a motion that we reject this appeal.

Ms. Kleckley: Second.

RESULT:	Denied
MOVER:	Benner
SECONDER:	Kleckley
AYES:	Alabi, Benner, Kleckley, Zollars,
ABSTAIN:	Barnhart

OTHER BUSINESS

None

ADJOURNMENT

Planning and Zoning Administrator

Chairman

September 14, 2023

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

RE: Irvin McDonald; 1551 Ives Avenue: Conditional Use Application – Dwelling - Group

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. The subject site is located at 1551 Ives Avenue. The 0.18 acres current land use is Dwelling – Single-Family Detached. The existing home is approximately 1,600 square feet with a family room, a dining room, 2 full baths and 3 bedrooms per the Franklin County Auditors website. The parcel is zoned SR, Suburban Residential. The applicant is requesting parcel 060-003065 land use be changed to Dwelling – Group, which is identified as a Conditional Use in the Zoning Code.
- b. The surrounding zoning consist of SR, Suburban Residential the north, east, and south of the subject site and OS, Open Space to the west of the subject site. The surrounding land uses consist of Dwellings – Single –Family to the north, east, and south of the subject site, along with a school, Hubert Mills Elementary School to the west of the subject site.
- c. The applicant is requesting a Conditional Use for a Dwelling – Group Home in the SR, Suburban Residential District, since it is a Conditional Permitted Land Use. A Dwelling – Group is defined in the Zoning Code as:
 - i. “A housing unit classified further as one of the following:
 1. A. Group Home, Class I. A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 60 years of age and older and maternity homes.
 2. B. Group Home, Class II. A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes homes for juvenile delinquents, halfway houses providing residence in lieu of institutional sentencing, halfway houses providing residence to those needing correctional and mental institutionalization. This classification also includes emergency shelter during crisis intervention for not more than fifteen (15) victims of crime,

abuse, or neglect, and residential rehabilitation for alcohol and chemical dependence for 15 or fewer individuals.”

2. Project Review

- a. The applicant is seeking a Conditional Use for Dwelling – Group. Conditional Uses are required to meet general standards found in Section 1109.13
 - i. The general standards for consideration are found in Section 1109.13.D, which are:
 1. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 - a. One of the main characteristics of the SR, Suburban Residential zoning district is single family residential subdivisions with single-unit residential structure. The proposed land use of a Dwelling Group is a conditionally permitted land use per the zoning code, however based on the unique characteristics associated with this application; it would affect the character of the zone.
 2. The proposed use shall not adversely affect the use of adjacent property;
 - a. The applicant states that the proposed Dwelling –Group will not affect the use of the adjacent property, however the Marie House of Hope’s list of services include “Sexual Offending Counseling” in their homes, which staff sees as a concern regarding Hubert Mills Elementary School that abuts this property. Hubert Mills is an Elementary School with minors in their care during regular school days and times, and the location of Sexual Offenders at this location would adversely affect the adjacent Elementary School.
 3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 - a. Staff has the same concerns as mentioned above regarding Marie House of Hope’s list of services include “Sexual Offending Counseling” in their homes, which staff sees as a concern regarding Hubert Mills Elementary School that abuts this property. Hubert Mills is an Elementary School with minors in their care during regular school days and times, and the location of Sexual Offenders at this location would adversely affect the adjacent Elementary School. The applicant also did not address this specific general standard in their documentation stating how Section 1109.13.D.iii would be met.

4. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
 - a. 1551 Ives Avenue currently exists as a Dwelling – Single-Family Detached. The applicant states that the existing home is already adequately served by public facilities and services.
5. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
 - a. The applicant states there would not be a traffic impact upon the public right-of-way significantly different from the anticipated permitted uses of the zone.
6. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
 - a. The applicant states the proposed use is in general accordance with the objective of the Zoning Code.
7. The proposed use complies with the applicable specific provisions and standards of this Code;
 - a. The applicant states it will follow applicable specific provisions and standards found in the code.
8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 - a. The proposed use does meet the definition and intent of a use specifically listed as a conditional use in the SR, Suburban Residential zoning district.

3. Recommendations

- a. Staff recommends denial of the proposed conditional use for a Dwelling – Group based on the following reasons:
 - i. The requested conditional use, based on the reasons provided by the City Attorney’s memorandum, and the Project Review (#1-3) of the general standards found in Section 1109.13.D. 1-3, the requested conditional use does not meet the general standards of a Conditional Use. Staff is of the opinion that unique characteristics associated with the application would affect character of the zone. That permitting a Dwelling – Group at this location would be affect the use of adjacent properties, specifically Hubert Mills Elementary School and could affect the health, safety and welfare of persons within the neighborhood. Based on these reasons staff recommends denial of the requested Conditional Use of a Dwelling – Group.

- b. If the Planning and Zoning Board does recommend approval of the Conditional Use Application for a Dwelling –Group, the following conditions are recommended by staff to be placed on the approval:
- i. The applicant should be limited to 1-5 unrelated persons residing in the home, which shall include a properly trained house manager who serves in loco parentis for the residents and who also resides in the home at all times to provide stability of supervision.
 - ii. The applicant shall not have residents, other than the house manager, who have differences in ages ranging more than two (2) years maximum.
 - iii. The applicant shall not have residents who have been adjudicated or convicted as sex offenders.
 - iv. The applicant shall have written policies and procedures in place setting forth proper rules for residents and removal of residents who are unable to comply with these written rules. The City shall have the opportunity to review and approve any such rules, as well as the applicable discipline for violating these rules, which shall include timely removal from the home for any act of physical or sexual violence by a resident against any person, regardless whether the victim resides in the home.
 - v. There shall be no drugs of abuse of any kind on the premises, nor any guns or other dangerous ordnance. This property owner shall be strictly liable for this provision and any violation thereof will result in immediate revocation of the conditional use permit.

MEMORANDUM

TO: Planning and Zoning Board

FROM: Chris Shook, City Attorney

RE: Marie's House of Hope, Inc. Application for Conditional Use

DATE: September 14, 2023

Honorable Members of the Planning and Zoning Board –

This Memorandum will serve to provide a recommendation to deny the conditional use application filed by Marie's House of Hope for "Group Home/Transitional living Ages 7-21" at 1551 Ives. Ave.

A. Background Investigation Into Marie's House of Hope

Marie's House of Hope, Inc. ("MHOH") is an Ohio non-profit corporation organized under the laws of the State of Ohio. MHOH is currently certified by the State of Ohio Department of Job and Family Services for the operation of a group home.

MHOH states, as part of its mission and purpose, that it is a "structured, home-style, group home employing shift staff and 24-hour awake supervision and care in order to serve and meet the needs" of a significant age range of children (7-21) who are not otherwise appropriate for foster care due to, among other issues, behavior, chemical dependence, and under the care of local children's services. The children include, according to the organization's website, "youth with autism, mental health disorders, aggressive behaviors, substance abuse issues, as well as registered sex offenders." (emphasis added) (See <https://www.marieshouseofhopeinc.org/admissions>).

MHOH owns four (4) properties in Montgomery County, Ohio, at least one of which our office has been able to confirm is operated similar to the proposed use in this manner, that being a juvenile transitional housing facility. This facility is located at 122/124 Central Avenue, Dayton, Ohio 45406 ("Central Avenue Facility").

Through a public records request submitted to the City of Dayton Police Department ("DPD"), this office obtained a call log for police runs to the Central Avenue Facility from September 5, 2022 through September 5, 2023. During that time, there were 142 calls to DPD for this address alone. The majority of these calls are for "missing" children; however, there have been

multiple calls to the police for “Assault,” “Fight,” and three calls for “SexOff” (presumed to be sexually-based offenses).¹

This office has other outstanding public records requests related to this organization pending as of the date of this memorandum. This memorandum will be supplemented with any additional relevant information.

B. Location of Proposed Use – 1551 Ives Ave.

The proposed use at 1551 Ives Ave., Reynoldsburg, Ohio 43068 is located directly adjacent to Franklin County Parcel No. 060-003037-00, which is located in the Open Space/School (OS) District. This property is owned by the Reynoldsburg Local School District and is operated as Herbert Mills Elementary School. The property line for the proposed use is located less than 300 feet from the playground area of this school.

C. Application to Conditional Use Factors

There are three (3) specific conditional use factors, as set forth by Reynoldsburg Codified Ordinance Section 1109.15(d), which should be important considerations by this Board. These factors are as follows:

- (1) The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;*

The proposed use is not in harmony with the character of the Suburban Residential (SR) District or the adjacent OS District. While group homes for “juvenile delinquents” are listed as a conditional use in the SR District (Group Home, Class II), there are unique characteristics associated with this application that would affect the character of the zone.

One of the properties the applicant currently owns has approximately one police call every three days. Continuous, ongoing police runs in a residential neighborhood with all the attendant circumstances, next to an operating elementary school, is not consistent with the character of the SR and OS District. This Board should consider the known history of the applicant’s operations, as well as the location of the proposed use next to a school in weighing this factor.

¹ List of police calls is attached hereto.

(2) The proposed use shall not adversely affect the use of adjacent property;

The proposed use would adversely affect adjacent property, most especially the operations and safety of Herbert Mills Elementary School. In addition to the concern for the number of police calls associated with the proposed use, the type of calls, which include sex offenses, and the advertisement of the applicant to house sex offenders, creates a known risk to the age-sensitive students who attend the school, as well as staff.

(3) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

The proposed use would affect the health, safety, morals, and welfare of the people residing in the neighborhood, as well as the students and staff at Herbert Mills Elementary School. The property line for the proposed use is located less than 300 feet from the playground of the school. With concerns that the applicant will be unable to mitigate police calls, violence (including sexual violence) in the home, safety is marked risk for the the neighborhood.

In addition, there are concerns for the safety of the residents who would be living in the home. There is no indication how this organization manages age ranges to protect younger and other more vulnerable children from predatory behavior and violence by older residents. There is no indication whether this organization houses juveniles adjudicated delinquent with juveniles adjudicated dependent. There is no indication whether there is an adult figure who lives in the home full-time with the juveniles who acts in loco parentis, how that individual is trained and certified, and how that individual is adequately compensated to ensure stability, continuity, and professionalism of care. There are indications this organization does not have sufficient measures in place to protect the children.²

D. Conclusion

In summary, this office recommends that the Planning and Zoning Board DENY the conditional use application submitted based on the known history of concerns related to operations of the applicant, as well as the location's close proximity to an elementary school.

² Without such measures, criminal acts such as assault and sexual assault, as reported at another property operated by applicant, are entirely foreseeable. As an example of a serious risk, placing a 7-year-old child adjudicated dependent with a 21-year-old adjudicated a sex offender in a home where there is no consistent, properly trained, professional parental figure present at all times, puts the former at the risk of being victimized by the latter. This is possible with the applicant's proposed use.

If the Board does grant the conditional use application, this office recommends strict conditions associated with such approval as follows:

1. The applicant should be limited to 1-5 unrelated persons residing in the home, which shall include a properly trained house manager who serves in loco parentis for the residents and who also resides in the home at all times to provide stability of supervision.
2. The applicant shall not have residents, other than the house manager, who have differences in ages ranging more than two (2) years maximum.
3. The applicant shall not have residents who have been adjudicated or convicted as sex offenders.
4. The applicant shall have written policies and procedures in place setting forth proper rules for residents and removal of residents who are unable to comply with these written rules. The City shall have the opportunity to review and approve any such rules, as well as the applicable discipline for violating these rules, which shall include timely removal from the home for any act of physical or sexual violence by a resident against any person, regardless whether the victim resides in the home.
5. There shall be no drugs of abuse of any kind on the premises, nor any guns or other dangerous ordnance. This property owner shall be strictly liable for this provision and any violation thereof will result in immediate revocation of the conditional use permit.

/s Chris Shook
Chris Shook, City Attorney

Call Log

Regional Dispatch

#937.333.2677

[\(937\) 225-4357](tel:(937) 225-4357)

Incident Date	Type	Location	Apt	City
9/5/2022 18:00:42	JUVE	122 CENTRAL AVE		DAYTON
9/5/2022 21:34:29	MISC	122 CENTRAL AVE		DAYTON
9/7/2022 12:29:40	MISSING	122 CENTRAL AVE		DAYTON
9/7/2022 16:09:32	FOLLUP	122 CENTRAL AV		
9/7/2022 22:36:13	MISSING	122 CENTRAL AVE		DAYTON
9/9/2022 21:22:51	MISSING	122 CENTRAL AVE		DAYTON
9/10/2022 10:37:36	MISSING	122 CENTRAL AVE		DAYTON
9/11/2022 07:25:48	ASSIST	122 CENTRAL AVE		DAYTON
9/12/2022 17:33:11	MISSING	122 CENTRAL AVE		DAYTON
9/12/2022 23:10:10	MISSING	122 CENTRAL AVE		DAYTON
9/13/2022 22:42:03	MISSING	122 CENTRAL AVE		DAYTON
9/14/2022 18:05:12	JUVE	122 CENTRAL AVE		DAYTON
9/14/2022 23:54:43	MISSING	122 CENTRAL AVE		DAYTON
9/15/2022 16:04:17	MISSING	122 CENTRAL AVE		DAYTON
9/15/2022 20:29:29	MISSING	122 CENTRAL AVE		DAYTON
9/15/2022 21:45:15	MISSING	122 CENTRAL AVE		DAYTON
9/16/2022 14:33:32	MISSING	122 CENTRAL AVE		DAYTON
9/16/2022 23:49:35	MISSING	122 CENTRAL AVE		DAYTON
9/17/2022 15:30:20	MISSING	122 CENTRAL AVE		DAYTON
9/18/2022 18:49:16	MISSING	122 CENTRAL AVE		DAYTON
9/19/2022 12:12:25	JUVE	122 CENTRAL AVE		DAYTON
9/20/2022 01:10:22	MISSING	122 CENTRAL AVE		DAYTON
9/21/2022 12:41:06	MISSING	122 CENTRAL AVE		DAYTON
9/21/2022 15:43:55	MISSING	122 CENTRAL AVE		DAYTON
9/21/2022 18:23:11	MISSING	122 CENTRAL AVE		DAYTON
9/29/2022 19:26:11	JUVE	122 CENTRAL AVE		DAYTON
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10/10/2022 18:27:03	MISSING	122 CENTRAL AVE		DAYTON
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10/28/2022 15:57:00	MISSING	122 CENTRAL AVE		DAYTON
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10/31/2022 20:13:54	MISSING	122 CENTRAL AVE		DAYTON
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11/5/2022 16:27:42	ASSAULT	122 CENTRAL AVE		DAYTON
11/7/2022 09:12:32	ASSIST	122 CENTRAL AVE		DAYTON
11/8/2022 11:36:31	MISSING	122 CENTRAL AVE		DAYTON
11/9/2022 17:57:49	JUVE	122 CENTRAL AVE		DAYTON
11/9/2022 23:48:43	JUVE	122 CENTRAL AVE		DAYTON
11/14/2022 20:38:15	MISSING	122 CENTRAL AVE		DAYTON
11/15/2022 19:31:40	MISSING	122 CENTRAL AVE		DAYTON
11/18/2022 16:17:19	MISSING	122 CENTRAL AVE		DAYTON
12/1/2022 07:41:59	JUVE	122 CENTRAL AVE		DAYTON
12/3/2022 13:42:29	JUVE	122 CENTRAL AVE		DAYTON
12/6/2022 11:38:50	MISSING	122 CENTRAL AVE		DAYTON
12/7/2022 21:26:22	MISSING	122 CENTRAL AVE		DAYTON

12/23/2022 10:50:33	ASSAULT	122 CENTRAL AVE		DAYTON
1/1/2023 00:24:50	MEDICP	122 CENTRAL AVE		DAYTON
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1/3/2023 09:33:49	TRESP	122 CENTRAL AVE		DAYTON
1/5/2023 16:11:54	JUVE	122 CENTRAL AVE		DAYTON
1/5/2023 20:56:30	MISSING	122 CENTRAL AVE		DAYTON
1/6/2023 13:11:19	FOLLUP	122 CENTRAL AVE		DAYTON
2/11/2023 04:19:31	MEDICP	122 CENTRAL AVE		DAYTON
3/8/2023 19:37:12	SEXOFF	122 CENTRAL AVE		DAYTON
3/9/2023 07:34:42	FIGHT	122 CENTRAL AVE		DAYTON
3/9/2023 08:47:07	SEXOFF	122 CENTRAL AVE		DAYTON
3/9/2023 09:03:24	EVCALL	122 CENTRAL AVE		DAYTON
3/11/2023 07:47:32	MEDICP	122 CENTRAL AVE		DAYTON
3/11/2023 08:12:59	JUVE	122 CENTRAL AVE		DAYTON
3/11/2023 14:13:25	JUVE	122 CENTRAL AVE		DAYTON
3/12/2023 14:30:40	MISSING	122 CENTRAL AVE		DAYTON
3/12/2023 16:11:04	MISSING	122 CENTRAL AVE		DAYTON
3/13/2023 14:30:07	MEDICP	122 CENTRAL AVE		DAYTON
3/20/2023 18:47:41	MEDICP	122 CENTRAL AVE		DAYTON
3/22/2023 17:12:13	MISSING	122 CENTRAL AVE		DAYTON
3/25/2023 12:40:44	MISSING	122 CENTRAL AVE		DAYTON
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4/4/2023 15:45:09	MISSING	122 CENTRAL AVE		DAYTON
4/6/2023 12:01:27	FOLLUP	122 CENTRAL AVE		DAYTON
4/12/2023 00:11:39	JUVE	122 CENTRAL AVE		DAYTON
4/12/2023 03:58:27	ASSIST	122 CENTRAL AVE		DAYTON
4/20/2023 15:39:32	FOLLUP	122 CENTRAL AVE		DAYTON
5/6/2023 16:07:26	JUVE	122 CENTRAL AVE		DAYTON
5/10/2023 20:46:25	JUVE	122 CENTRAL AVE		DAYTON
5/21/2023 19:57:52	JUVE	122 CENTRAL AVE		DAYTON
6/7/2023 10:54:16	MISSING	122 CENTRAL AVE		DAYTON
6/12/2023 19:49:35	JUVE	122 CENTRAL AVE		DAYTON
6/14/2023 14:54:43	MISSING	122 CENTRAL AVE		DAYTON
7/27/2023 22:41:14	SEXOFF	122 CENTRAL AVE		DAYTON
7/29/2023 20:50:06	MISSING	122 CENTRAL AVE		DAYTON
8/18/2023 18:30:24	MISSING	122 CENTRAL AVE		DAYTON
8/18/2023 20:34:55	MISSING	122 CENTRAL AVE		DAYTON
8/20/2023 18:40:18	MISSING	122 CENTRAL AVE		DAYTON
8/22/2023 20:06:06	THREAT	122 CENTRAL AVE		DAYTON
8/22/2023 20:19:48	MISSING	122 CENTRAL AVE		DAYTON
8/27/2023 18:39:45	PS	122 CENTRAL AVE		DAYTON
8/28/2023 17:40:04	MISSING	122 CENTRAL AVE		DAYTON
9/1/2023 23:12:26	MISSING	122 CENTRAL AVE		DAYTON
9/1/2023 23:22:24	MISSING	122 CENTRAL AVE		DAYTON
9/2/2023 04:42:25	FOLLUP	122 CENTRAL AVE		DAYTON
9/3/2023 10:00:43	MISSING	122 CENTRAL AVE		DAYTON

9/4/2023 09:27:09	MISSING	122 CENTRAL AVE		DAYTON
9/5/2023 08:59:59	MISSING	122 CENTRAL AVE		DAYTON
9/5/2023 19:22:18	MISSING	122 CENTRAL AVE		DAYTON

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: CC

Property Address: <u>1551 Ives Ave</u>	Parcel ID#(s): <u>060-003065-00</u>
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Mike Roshan</u>	
Contact Email: <u>mroshan@hotmail.com</u>	Contact Phone Number: <u>740-927-4760</u>

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>Marie's House of Hope, Inc.</u>	Contact Name: <u>Irvin McDonald Executive Director</u>
Contact Email: <u>irvin.mcdonald@marieshouseofhopeinc.com</u>	Contact Phone Number: <u>937-305-5119</u>
Description of Use: <u>Group Home / Transitional living Ages 7-21</u>	

III. APPLICANT INFORMATION

Applicant Name: <u>Irvin McDonald</u>	Applicant Address: <u>332 Linwood Street Dayton OH 45405</u>
Applicant Phone Number: <u>937-305-5119</u>	Applicant Email: <u>irvin.mcdonald@marieshouseofhopeinc.com</u>
☐ 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):

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: Irvin McDonald Date: 8-22-2023

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>SR</u>	☐ Major/Minor Site Plan	Date: _____
☒ Olde Reynoldsburg District	☐ Other: _____	☐ Approved as Submitted
		☐ Approved w/ Conditions
		☐ Tabled
		☐ Denied

P&Z Administrator: _____ Date: _____

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

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

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

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

What information must be provided with a Conditional Use?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- ☐ Description of the existing use of the lot and of adjacent lots
- ☐ A statement of the conditional use for which the application is submitted.
- ☐ The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;
- ☐ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- ☐ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

- ☐ A narrative addressing each of the applicable criteria set forth in section 1145.09

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use Permit is three hundred and fifty dollars (\$350).

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.

OR Visit our website at:

<http://www.reynoldsborg.gov/departments/development/zoning-information.aspx>

Marie's House of Hope Inc.
332 Linwood Street, Ohio 45405
Office: 937.529.4946
Fax: 937.529.0055
www.marieshouseofhopeinc.org

Services:

- **Group Home**
- **Foster Care**
- **Independent Living**
- **Crisis Intervention**
- **Case Management**
- **Therapeutic Behavioral Services (TBS)**
- **Evidence – Based Therapy**
- **Biblical Counseling**
- **Sexual Offending Counseling**
- **Trauma Informed Care**
- **Group Counselling/Therapy**
- **Behavioral Activation**
- **Psychiatric Services (CNP, PMHNP)**
- **Medication Management Counseling (MMC)**
- **Finger Prints (FBI & BCI)**

Affirmation Statement

Jeremiah 29:11

For I know the plans I have for you, “declares the Lord, “plans to prosper you and not harm you, plans to give you hope and a future.

MISSION AND PURPOSE

Mission Statement

Marie's House of Hope Inc. Is devoted to providing people ages 0-21 and demographics with evidence based services that will facilitate them in achieving their full potential through secure

and nurturing environments and continuing relationships, all while maintaining high ethical and clinical standards.

Vision

Provide safety, permanency and well-being for all clients and residents placed in the care of Marie's House of Hope by offering an evidence based, comprehensive, liberating training curriculum that will include teaching life skills, coping skills and social skills as well as enhancing all programs offered, including group home, foster care, independent living, psychiatric services, case management, and mental health and counseling.

Core Values

Meaning – Doing meaningful work, in a mature and professional manner.

Honesty – Conducting ourselves at all times in a trustworthy manner.

Oneness – Presenting yourself in a manner that promotes being of one accord.

Hope – Working in a way that provides an optimistic and loving environment for both clients and staff.

Program Definition

Marie's House of Hope, Offers care guidance, and supervision to children, ages 0 to 21, placed in the public foster care system. Children are able to learn transitional living skills for successful emancipation or Adoption.

Staff Design

- The program is operated under the leadership of a Director of Operation with full-time or part-time Youth Care Workers and a full-time Residential Coordinator (House Manager)
- The Director of Operation is responsible for overseeing the program, case planning and supervision of the line staff.
- The full-time or part-time Youth Care Worker oversee the daily routine, do informal counseling and mentoring, act as a role models and provide recreational and cultural activities in and outside the home.
- The Residential Coordinator manages the day-to-day functioning of the environment to assure that Marie's House of Hope, Inc. is as home like as possible and appropriate.
- Relief Youth Care Workers serve to fill in for Youth Care Workers when they need to be absent for training or leave time as well as used to enhance the staff to youth ratio when needed.

Program Structure

- A safe, stable and creative environment with weekly group sessions fostering critical thinking and relationship building.
- Transitional living skills development featuring a curriculum focusing on work ethics, basic living and relationships and delivered in groups, classroom-type settings and individually 1:1 opportunity.
- Trained and skilled staff who provide individual mentoring and tutorial for accomplishing individual case goals.
- Access to youth employment programs, private employment opportunities, work placement agencies and evaluation of career interest for work-development opportunities.
- A structured daily program, including school, educational and recreational activities, with the privilege system that teaches social skills, encourages positive behavior and advocates personal responsibility

Beliefs & Target Population

Youth need adult support and guidance until such a time as they can function as independent adults. A high school diploma or equivalency is critical to future earnings and success as an independent adult for any person. The longer youth can live in a family-style situation the better equipped he or she will be in having a happy and healthy family as an adult. Marie's House of Hope is designed to offer children the training and support to successfully transition into adulthood and, in many cases, exit successfully out of child services. The issues these young people face and bring with them to MHOH range from failure to find permanence in a family to chemical abuse to emotional turmoil. Also providing services for youth with autism, substance abuse, mental health.

Marie's House of Hope is an educational group home for children in need of a last chance to live in a home-like setting while they develop life skills and prepare for the adult world.

Youth are referred from the child-placing agencies (public & private) and can stay until they graduate or get their GED. Residents are required to seek and gain employment while in care and save for their pending independence. Among the criteria includes the lack of a family with which to live.

Criteria for Admission

Marie's House of is a structured, home-style, group home employing shift staff and 24-hour awake supervision and care in order to serve and meet the needs of:

- Children ages of 7-21
- Children not appropriate to foster care as evidence by age, behavior or motivation to be in a family.
- Children under the custody of the Child and family services
- Children in need some structure, adult support, guidance and a safe place to live until emancipation
- Children needing help with emancipation, preparation for independent living and or transitioning to adulthood.
- Children struggling with chemical abuse issues.
- Hyper-mature children needing a facilitative setting with some guidance.
- Children who do not present a significant threat to themselves, others or the community and who's daily needs can be met her at Marie's House of Hope, Inc.

Application

Anyone interested in placing a resident at Marie's House of Hope, Inc. is encouraged to reach out to our intake department to discuss the appropriateness of and details involved in placement. Marie's House of Hope, Inc. require a written application and social history. The completed application can be delivered through secured fax, mailed or emailed. The application will be reviewed and submitted to our admissions committee, comprised of staff of the group home as well as other community agency and referring agency staff with input from staff of Marie's House of Hope, Inc., within 2 weeks in most all cases. Marie's House of Hope, Inc. may need additional information to make any final determination. Marie's House of Hope, Inc. staff will contact the referring person or persons within 24 hours of a decision.

Contact Information

Irvin McDonald (Executive Director)

332 Linwood Street

Dayton Ohio 45405

Phone: 937-529-4946

Fax: 937-529-0055

Cell: 937-305-5119

irvin.mcdonald@marieshouseofhopeinc.com

Craig Anderson Jr. (Director of Operation)

332 Linwood Street
Dayton, Ohio 45405
Phone: 937-529-4946
Fax: 937-529-0055
Cell: 937-586-8401
craig.anderson@marieshouseofhopeinc.com

Melloni Benson (Corporate Compliance Officer)
332 Linwood Street
Dayton, Ohio 45405
Phone: 937-529-4946
Fax: 937-529-0055
Cell: 937-815-9239
melloni.benson@marieshouseofhopeinc.com

Dr. Carmela Shackleford-Daniels (Clinical Director)
332 Linwood Street
Dayton, Ohio 45405
Phone: 937-529-4946
Fax: 937-529-0055
Cell: 937-305-8607
Carmela.sd@marieshouseofhopeinc.com

Sincerely,

Irvin McDonald
Executive Director



Marie's House of Hope Inc.
332 Linwood Street Dayton, Ohio 45405
Office: 937.529.4946
Fax: 937.529.0055
www.marieshouseofhopeinc.org

Marie's House of Hope Inc.

Community Engagement Plan

Jeremiah 29:11

For I know the plans I have for you, "declares the Lord, "plans to prosper you and not harm you, plans to give you hope and a future.

To whom it may concern,

Hello, my name is Irvin McDonald, I am the Executive Director and founder of Marie's House of Hope, Inc. We are a non-profit group Home organization that is devoted to providing youth, ranging from ages 7 through 21, with resources that will facilitate them achieving at their full potential through secure and nurturing environments, continuing relationships, high ethical and certified standards. Marie's House of Hope has educational group homes for children in need of a last chance to live in a home like setting while they develop life skills and prepare for the adult world. Youth are referred from child placing agencies (public and private) and can stay until they graduate high school or get a GED. Residents are required to seek and gain employment while in care and save for their pending independence. Among the criteria includes the lack of a family with which to live. If there are ever any problems or concern, please feel free to contact the facility executive director (Irvin McDonald). We will make sure that your concern is addressed within 30 days of the complaint. A copy of this policy will be provided upon request to any individual requesting a copy of the policy. A Copy of this plan will also be on the agency's website at www.marieshouseofhopeinc.org
Marie's House of Hope, Inc. operates 4 group homes as identified below:

- Robert C. Home
- OYAMA M. Home
- George-McDonald Home
- Barbara & Dorothy House

Contact Information

Irvin McDonald
Marie's House of Hope Inc.
332 Linwood St.
Dayton Ohio 45405
Phone :(937) 529-4946
Fax: (937) 529-4999
Cell: (937) 305-5119
www.marieshouseofhopeinc.org

July 22, 2022

Irvin A. McDonald
Marie's House of Hope Inc.
332 Linwood Street
Dayton, OH 45405

Dear Mr. McDonald:

It is my pleasure to inform you that Marie's House of Hope Inc. has been issued CARF accreditation based on its recent survey. The Three-Year Accreditation applies to the following program(s)/service(s):

Case Management/Services Coordination (Children and Adolescents)
Counseling/Outpatient (Children and Adolescents)
Group Home (Children and Adolescents)

This accreditation will extend through June 30, 2025. This achievement is an indication of your organization's dedication and commitment to improving the quality of the lives of the persons served. Services, personnel, and documentation clearly indicate an established pattern of conformance to standards.

The accreditation report is intended to support a continuation of the quality improvement of your organization's program(s)/service(s). It contains comments on your organization's strengths as well as any consultation and recommendations. A Quality Improvement Plan (QIP) demonstrating your organization's efforts to implement the survey recommendation(s) must be submitted within the next 90 days to retain accreditation. The QIP form is posted on Customer Connect (customerconnect.carf.org), CARF's secure, dedicated website for accredited organizations and organizations seeking accreditation. Please log on to Customer Connect and follow the guidelines contained in the QIP form.

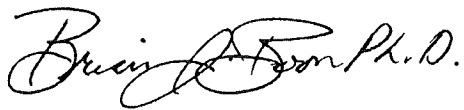
Your organization should take pride in achieving this high level of accreditation. CARF will recognize this accomplishment in its listing of organizations with accreditation and encourages your organization to make its accreditation known throughout the community. Communication of the accreditation to your referral and funding sources, the media, and local and federal government officials can promote and distinguish your organization. Enclosed are some materials that will help you publicize this achievement.

Your organization's complimentary accreditation certificate will be sent separately. You may order additional certificates from Customer Connect (<https://customerconnect.carf.org>).

If you have any questions regarding your organization's accreditation or the QIP, you are encouraged to seek support from Theresa Lindberg by email at tlindberg@carf.org or telephone at (888) 281-6531, extension 7073.

CARF encourages your organization to continue fully and productively using the CARF standards as part of its ongoing commitment to accreditation. CARF commends your organization's commitment and consistent efforts to improve the quality of its program(s)/service(s) and looks forward to working with your organization in its ongoing pursuit of excellence.

Sincerely,

A handwritten signature in black ink, reading "Brian J. Boon Ph.D." in a cursive script.

Brian J. Boon, Ph.D.
President/CEO

Enclosures

State of Ohio
Department of Job and Family Services

Mike DeWine
Governor

This is to Certify that

Marie's House of Hope, Inc.
332 Linwood Street
Dayton, Ohio 45405
Recertification - S-0000003864

Has been inspected pursuant to Chapter 5103, of the Ohio Revised Code and applicable Ohio Administrative Code rules.

The specific functions which the agency is certified to perform are listed below and explained in detail in the
accompanying letter.

Functions:

- To operate or provide Independent Living arrangements.
- To act as a representative of ODJFS in recommending Treatment Foster Homes for certification.
- To participate in the placement of children in Foster Homes.
- To act as a representative of ODJFS in recommending Family Foster Homes for certification.
- To operate a Group Home(s) (GH).

Qualified Residential Treatment Program - effective September 1, 2021

This certificate is effective from January 6, 2022 to January 5, 2024





Behavioral Health Certification Certificate of Services

For

Marie's House of Hope, Inc

Certification Number: 01-8161

Issued: 3/9/2023

Expires: 3/7/2026

In accordance with Section 5119.36 of the Ohio Revised Code, this agency meets the minimum standards and is hereby certified to provide the following behavioral health services and activities at the locations(s) specified.

Director, Ohio Department of Mental Health and Addiction Services

Behavioral Health Certification Number 01-8161

Marie's House of Hope, Inc
Certified Service(s)

<u>Service Name</u>	<u>Certification Type</u>	<u>Effective Date</u>	<u>Expiration Date</u>
Community Psychiatric Supportive Treatment (CPST) Service	Full	03/09/2023	03/07/2026
General Services	Full	03/09/2023	03/07/2026
SUD Case Management Services	Full	03/09/2023	03/07/2026

Behavioral Health Certification Number 01-8161

Marie's House of Hope, Inc
Agency Site Location(s)

- 124 Central Avenue, Dayton, OH 45406
- 122 Central Avenue, Dayton, OH 45406
Marie's House of Hope, Inc. - 332 Linwood St, Dayton, OH 45405
Marie's House of Hope, Inc. - 3615 Cornell Drive, Dayton, OH 45406
Marie's House Of Hope, Inc. - 50 Crown Ave, Dayton, OH 45417



Marie's House of Hope Inc.
332 Linwood Street Dayton, Ohio 45405
Office: 937.529.4946
Fax: 937.529.0055
www.marieshouseofhopeinc.org

Marie's House of Hope Inc.

STANDARDS FOR ALL CONDITIONAL USES / VARIANCE

- Marie's House of Hope, Inc. will be in harmony with the existing or intended character of the district and nearby affected districts. Marie's House of Hope, Inc. will not change the essential character of the districts. The group home will be a family style setting with normal activities within a family that will take place within the home. We will provide 24-hour care to all of our residents. We will have a total of 7 to 8 staff members that will rotate shifts from 1st 2nd and 3rd shifts
- Marie's House of Hope, Inc. will not adversely affect the use of the adjacent property. MHOH will ensure that all resident and staff remain on the property without disturbing the adjacent property. MHOH will ensure that we are not causing in traffic circulations, noise, glare, odor, fumes, vibrations, and storm water, and any measures proposed to mitigate such effects.
- Marie's House of Hope, Inc. will be served adequately by public facilities and services such as, but not limited to road, police and fire protection, storm water facilities, water, sanitary sewer, and school.
- Marie's House of Hope, Inc. will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district. MHOH will abide by all code and regulation that are required within the city.
- Marie's House of Hope, Inc. will be in accord with the general and specific objectives, and the purpose intent of the zoning code and the land use plan and any other plans and ordinance of the city.
- Marie's House of Hope, Inc. complies with the applicable specific provisions and standards of this code.
- Marie's House of Hope, Inc. will meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this zoning code.
- Maries House of Hope, Inc. 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 will not be injurious to the area or otherwise detrimental to the public welfare.
- Marie's House of Hope, Inc. will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this code.

- The purpose of the variance is not based exclusively upon a desire to make more money out of the property; That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by Marie's House of Hope, Inc.; That the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; That the proposed variance will not: Impair an adequate supply of light and air to adjacent property; Substantially increase the hazard from fire or other dangers to said property or adjacent property; Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Town/City; Diminish or impair property values within the neighborhood; Unduly increase traffic congestion in the public streets and highways; Create a nuisance; or Result in an increase in public expenditures. That the variance requesting is the minimum variance that will make possible the reasonable use of the land, building or structure.

Sincerely,

Irisin McDonald
Executive Director

September 13, 2023

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

RE: Richard Holmes; 7305 E. Main Street: 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 7305 E. Main Street. The 0.25 acre site is currently a vacant building. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant states the requested variance is for signage.
- b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the north, west, east and south of the subject site. The surrounding land uses consist of parking lot to the north, a veterinary to the west, retail – small format to the east and dwelling – multi-unit building to the south.
- c. The applicant states on the variance application, that the variance is for the addition of an internally lit barber pole on the rear façade, however the code section identified on the application does not exist. The statement of hardship references a variance to allow the applicant to install more signs on the property, and a third document that was attached to the electronic submittal states the applicant is requesting three sign variances. The variances requested are to increase the number of signs from two to three, to permit an internally illuminated projecting barber pole on the buildings south elevation, and to permit clear plastic material to be used for the projecting Barber Pole sign. All three documents reference signage as needing a variance, however all three documents are not consistent in their variance requests, which will need further clarification.
- d. The applicant did not submitted a site plan showing layout of the site, parking areas, etc. to ensure all regulations regarding zoning are met. The applicant has provided architectural drawings and building elevations, however at the time of submittal, two different architectural drawings were submitted and they do not match. Please see the attached documents.
- e. Prior to this current submittal, the applicant submitted a Certificate of Appropriateness in March of 2023. The applicant was informed by staff that due to the desired changes to the building and signage, that variances would be needed for the signage of the building, prior to getting a Certificate of Appropriateness approval. The applicant applied for sign variances in May of

2023, however did not provide all required materials for a complete application to be thoroughly reviewed. Staff worked with the applicant, the architect and the sign company at the time to provide a list of missing items/information needed with each attempted resubmittal. Staff has had multiple phone calls, detailed emails regarding missing information, and has met with the applicant on the following dates: 3/22/23, 4/10/2023, 6/12/2023, 7/24/2023 and 9/13/2023. During that time, staff has made every attempt to inform the applicant of deficiencies in each submittal, and copies of these emails are provided. The original submittal for both the Certificate of Appropriateness and Variance Requests were closed out on 7/17/2023. The applications were closed out due to no progress/communication to provide a complete application being made on the application for more than 30 day per Section 1109.07.C. The applicant was officially informed of the complete application requirement in a meeting and also in email regarding the 30 days deadline on June 12, 2023.

- f. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.

2. Project Review

- a. Since the applicant submitted two different architectural plans that do not match, along with three documents referencing different signage requests (application, hardship statement and list of variances), staff is unable to thoroughly review the application, or ensure all variances are identified and requested by the applicant.
- b. Staff currently has the following items that need to be addressed regarding this application, to thoroughly review the requested variances, and ensure that no new variances are needed:
 - i. The application to list out the requested variances.
 - 1. Currently the application lists out a section of the zoning code that does not exist, while another document identifies multiple variances.
 - ii. Provide a statement of hardship to address each variance requested, identifying the hardship for each one.
 - 1. Currently the hardship only addresses the number of signage, not the other two variances identified on the attached sheet.
 - iii. To provide architectural drawings that match. The 11” by 17” set of drawings do not match the 24” by 36” set of drawings provided by the applicant. Below are a list of discrepancies between the two sets of architectural drawings:
 - 1. The 11” by 17” shows the wall sign as 480” by 18” (this is 60 SF), while the 24” by 36” set of drawings shows the wall sign as 8” by

½" in size (this is less than 1SF).

- a. The dimensions are not the same, and the sizes do not match.
2. The 11" by 17" does not tell me the material used for the wall sign. If the material is metal, like the 24" by 36", then architectural drawings should state the wall sign is metal letters.
 - a. The wall sign materials should be stated to ensure a variance is not needed for this.
3. The projecting signs dimensions on the 11" by 17" submitted state the projecting sign is 36" by 36" (this is 9 SF), while the 24" by 36" plans submitted state the projecting sign is 24" by 24" (this is 4 SF).
 - a. If the projecting sign is over 6SF then it will need a variance.
4. The 11" by 17" submitted states the projecting sign is internally illuminated and made of a translucent plastic face, while the 24" by 36" plans submitted state the projecting sign is externally lit, and will be made of metal.
 - a. If the sign is intended to be internally illuminated and/or made of translucent plastic face, a variance will be needed for both.
 - b. The type of lighting used for eternally lighting the sign also needs to be identified on the plan, to ensure it is one of the permitted external lit options.
5. The dimensions, the materials and how all signs are illuminated do not match up, and they need to be consistent.
 - a. This is also needed to ensure that all variances needed for the site are identified, so that the Certificate of Appropriateness can then be reviewed by the Planning and Zoning Board.

3. Staff Recommendation

- a. Based on the above listed deficiencies of the current application regarding the additional information needed, staff recommends denial of this application as it is.
- b. If the Planning and Zoning Board would like to allow applicant to provide the required materials/information needed, staff would be ok with holding this application at the applicants request, as long as a reasonable time period was set by the Planning and Zoning Board for the applicant to provide a complete application. Staff recommends after that time period was complete, the application then would come before the Planning and Zoning Board to be reviewed again.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7305 E. Main St. Reynoldsburg, OH	Parcel ID#(s): 06-00022600
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): 1833 French House Holding Company, LLC	
Contact Email: profilerscars@gmail.com	Contact Phone Number: (614) 499-1479

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Styling & Profiling Men's Grooming Lounge	Contact Name: Alexander McCrary
Contact Email: profilerscars@gmail.com	Contact Phone Number: (614) 499-1479
Description of Use: Barber Shop/Spa	

III. APPLICANT INFORMATION

Applicant Name: Richard E. Holmes, AIA	Applicant Address: 135 N. Main St. Dayton OH 45402
Applicant Phone Number: (937) 223-2500 x 23	Applicant Email: holmesr>taguit.com
☐ 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):

Exterior alterations to existing building to create a barber shop, replace windows, add signage, replace front porch and add bifolding doors to back side of building. Requires variance to:

1. Section 1105.03.Cv.2iii: Add internally lit "Barber Pole" on rear facade.

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: **08/21/23**

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

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

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

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

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

What information must be provided with a Conditional Use?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- ☐ Description of the existing use of the lot and of adjacent lots
- ☐ A statement of the conditional use for which the application is submitted.
- ☐ The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;
- ☐ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- ☐ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

- ☐ A narrative addressing each of the applicable criteria set forth in section 1145.09

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use Permit is three hundred and fifty dollars (\$350).

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov/departments/development/zoning-information.aspx>

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- ☐ The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- ☐ The proposed use shall not adversely affect the use of adjacent property;
- ☐ The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- ☐ The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- ☐ The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;
- ☐ The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- ☐ The proposed use complies with the applicable specific provisions and standards of this Code;
- ☐ The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

Section 1109.13 VARIANCES

Initiating a Variance Request

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

What information must be provided for a Variance?

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

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

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

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

What is the time frame for a variance request?

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

Why might you request a Variance?

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

How much will a Variance cost?

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

What are the next steps after a Variance approval?

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

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov/departments/development/zoning-information.aspx>

Section 1109.13 (D)

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)
- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.
- ☐ There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

June 14, 2023

Building and Zoning Department

I am writing this letter to appeal for a variance in regard to the sign regulations for my property located at 7305 E Main St Reynoldsburg, OH 43068. I understand that my request for a variance may seem inappropriate given the current ordinances, but I am hoping to share my situation and the unique circumstances that justify my request.

I purchased this property location just for that It's Location July 2021! I found out quickly that it is The Oldest still standing house in Reynoldsburg built in 1832-33 which makes it 190 years old! During my walk threw I was able to witness a solid structure with old timber that had hand hues bones! Only challenge that I am facing now is for us to comply with the regulations on the size and placement of signage on our property. The property sits at the very intersection Main St and Lancaster Ave, so I have very limited space in the front of the property with the traffic light pole on the right side and my neighbors realtor style business sign on the left. With only a few options to choose from I picked illuminated Projection Sign and non illuminated Wall Sign. I have three different way to be seen in the front of property by protentional customers. By people traveling East and West on Main Street and the third way is at the very intersection sitting perpendicular of Lancaster and Main Street. However, the implementation of new signs on the property can help increase the visibility of the business which will attract more customers towards it and boost revenue.

I recognize that regulatory measures are crucial for maintaining order and promoting safety. However, the curtailment of signage on my property has made it challenging to assist our protental customers in locating our business. I have tried to work with the current sign regulations by keeping the number of signs and their sizes in check, but to no avail.

I am asking for a variance so that I can install more signs on my property, within reasonable limits to avoid any potential disturbance to my neighbors.

I understand that this is a request outside of the law and that it may seem unfair to other property owners in the area. Still, I have attempted to comply with the current regulations while also attempting to grow my business. I respectfully ask that you consider my request for variance in terms of signs on my property.

Thank you for your time and consideration.

Sincerely,



Alexander McCrary

FRENCH HOUSE

7305 East Main St.
Reynoldsburg, Ohio

VARIANCE REQUEST

- (a) Section 1105.03.C.v to increase the number of signs from 2 to 3.
- (b) Section 1105.03.C.iii to permit an internally illuminated Barber Pole projecting sign on the building's South Elevation.
- (c) Section 1105.03.C.v.2 to permit clear plastic material to be used for the Barber Pole sign that is not wood or metal.

P:\2307 FRENCH HOUSE\2307 DOCUMENTS\JUN 14 PACKAGE\2307 VCUA 082123.docx

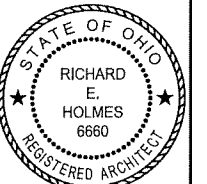
FRENCH HOUSE SPA

RENOVATION

7305 E MAIN ST

REYNOLDSBURG, OHIO 43213

CONSTRUCTION DOCUMENTS



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

the architectural group
135 north main street
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.taguli.com

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This document is a service instrument of THE ARCHITECTURAL GROUP, INCORPORATED and is to be used only in conjunction with this project.

FRENCH HOUSE BARBER SHOP
7305 E MAIN ST
REYNOLDSBURG, OHIO

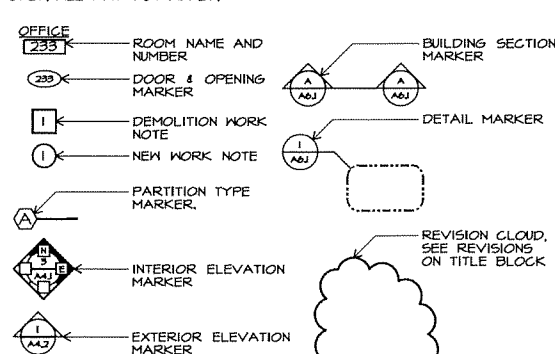
COMMISSION NUMBER:
2307
DRAWN BY:
REH,ACH
REVISION DATES:
DATE:
01/16/23
SHEET TITLE:
Page 49 of 144

ABBREVIATIONS:

AB	ANCHOR BOLT	HWR	HARDWARE	R	RADIUS, RISE
AC	AIR CONDITIONING	HGT	HEIGHT	REF	REFERENCE
ACUST	ACOUSTICAL	HM	HOLLOW METAL	REFR	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	HORIZ	HORIZONTAL	REIN	REINFORCE(D)
ALUM	ALUMINUM	HT	HEIGHT	REGO	REQUIRED
ASPH	ASPHALT	HVAC	HEATING, VENTING, AND AIR CONDITIONING	REV	REVISION
BD	BOARD (BLOCKING)	FNDN	FOUNDATION	RH	RIGHT HAND
BLKG	BEAM	HM	HOT WATER	RM	ROOM
BM	BEAM	HMH	HOT WATER HEATER	RO	ROUGH OPENING
BO	BOTTOM OF	ID	INSIDE DIMENSION	ROW	RIGHT OF WAY
BRG	BEARING	IN	INCH	S	SOUTH
BSMT	BASEMENT	INSUL	INSULATION	SC	SOLID CORE
CJ	CONTROL JOINT	INT	INTERIOR	SCHED	SCHEDULE
CF	CUBIC FEET	JST	JOIST	SECT	SECTION
CL	CENTERLINE	JT	JOINT	SF	SQUARE FOOT
CLS	CEILING	KIT	KITCHEN	SH	SHEET
CLR	CLEAR	LAM	LAMINATE	SHR	SHOPPER
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	SHR	SHOWER
COL	COLUMN	LB	LOADS	SM	SIMILAR
CONC	CONCRETE	LF	LINEAL FEET	SM	SHEET METAL
CONT	CONTINUOUS	LG	LONG	SPEC	SPECIFICATIONS
CT	CERAMIC TILE	LH	LEFT HAND	SQR	SQUARE
CU FT	CUBIC FEET	LL	LIVE LOAD	SQFT	SQUARE FEET
CT	CUBIC YARD	LT HT	LIGHTHEIGHT	SGN	SQUARE INCH
DIA	DIAMETER	MAINT	MAINTENANCE	SS	STAINLESS STEEL
DL	DEAD LOAD	MAS	MASONRY	STD	STANDARD
DN	DOWN	MAX	MAXIMUM	STL	STEEL
DR	DOOR	MECH	MECHANICAL	STOR	STORAGE
DS	DOWNSPOUT	MFR	MANUFACTURER	STRCT	STRUCTURAL
E	EAST	MIN	MINIMUM	SUSP	SUSPENDED
EA	EACH	MIR	MIRROR	SYS	SYSTEM
EF	EXHAUST FAN	MISC	MISCELLANEOUS	T	TREAD
EJ	EXPANSION JOINT	MO	MASONRY OPENING	TEL	TELEPHONE
ELECT	ELECTRIC	MTD	MOUNTED	T6	TEMPERED GLASS
EQ	EQUAL	N	NORTH	T&G	TONGUE AND GROOVE
EXIST	EXISTING	NA	NOT APPLICABLE	THK	THICKNESS
EXP	EXPANSION	NOM	NOMINAL	THRU	THROUGH
EXT	EXTERIOR	NTS	NOT TO SCALE	TOC	TOP OF
FD	FLOOR DRAIN	OA	OVERALL	TOC	TOP OF CONCRETE, TOP OF CURB
FF	FINISHED FLOOR	OC	ON CENTER	TOS	TOP OF FOOTING
FIN	FINISH	OD	OUTSIDE DIAMETER	TOP	TOP OF STUD, TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB
FIN FLR	FINISHED FLOOR	OH	OVERHEAD, OPPOSITE HAND	TPD	TOILET PAPER DISPENSER
FLR	FLOOR	OPNG	OPENING	TYP	TYPICAL
FNDN	FOUNDATION	OPP	OPPOSITE	V	VINYL
FO	FACE OF	PERF	PERFORATED	VB	VAPOR BARRIER
FT	FOOT, FEET	PERP	PERPENDICULAR	VERT	VERTICAL
FTG	FOOTINGS	PL	PLATE, PROPERTY LINE	VOL	VOLUME
FURR	FURRED(ING)	PLAM	PLASTIC LAMINATE	VTR	VENT THROUGH ROOF
GA	GAGE, GAGE	PLB	POLYMER	W	WEST, WIDTH
GALV	GALVANIZED	PLF	POUNDS PER LINEAL FOOT	W	WITH
GFI	GROUND FAULT INTERRUPTER	PAL	PANEL	WC	WATER CLOSET
GL	GLASS	PR	PAIR	WD	WOOD
GLULAM	GLUE LAMINATED	PSF	POUNDS PER SQUARE FOOT	WHD	WIND GLASS
GRD	GROUND	PSI	POUNDS PER SQUARE INCH	WHT	WHITE
GWB	GYPSUM WALL BOARD	PTH	PRESSURE TREATED	WHT	WATER HEATER
GYP	GYPSUM	PTD	PAINTED	WHS	WINDOOR
HB	HOSE BIB	PVC	POLYVINYL CHLORIDE	WR	WATER RESISTANT
HDBD	HARDBOARD	QT	QUANTITY	WTR	WATERSTOP
HDR	HEADER	QTY	QUANTITY	WTH	WELDED WIRE FABRIC

SYMBOL LEGEND:

NOTE: FOR REFERENCE ONLY, ALL MAY NOT APPLY.



CODE REVIEW:

CODE REVIEW

NARRATIVE: THIS PROJECT WILL PROVIDE EXTERIOR ALTERATIONS TO AN EXISTING BUILDING TO CREATE A BARBER SHOP, REPLACE WINDOWS, ADD SIGNAGE, REPLACE FRONT PORCH, AND INSTALL BI FOLDING DOORS ALONG THE SOUTH WALL. PERMIT #2021-1989 WAS ISSUED FEBRUARY 2ND, 2022 AND ADDRESSES INTERIOR ALTERATIONS.

BUILDING DATA

SECOND FLOOR: 1031 SF
FIRST FLOOR: 1393 SF
BASEMENT: 906 SF
PORCH: 124 SF
TOTAL: 3454 SF

OCCUPANCY (OBC CHAPTER 3):

B (BUSINESS) - 2,424 SF
S-1 (BASEMENT STORAGE) - 906 SF

HEIGHT AND AREA LIMITS (CHAPTER 5)

ALLOWABLE HEIGHT: TWO STORIES / 40 FEET (TABLE 504.3 AND 504.4 PER B)
ALLOWABLE TABULAR AREA: 9,000 SF (TABLE 506.2 PER B)
CONSTRUCTION TYPE (OBC CHAPTER 6):
V-B (UNPROTECTED WOOD FRAME)

FIRE PROTECTION SYSTEMS (OBC CHAPTER 9)

FIRE PROTECTION: NOT REQUIRED (OBC 903.2.9 AND 903.2.9.1)
2. B BUSINESS FLOORS < 5,000 SF
4. S-1 BASEMENT STORAGE < 5,000 SF
FIRE ALARM: NOT REQUIRED PER OBC 907.2.2

EGRESS (OBC CHAPTER 10)

OCCUPANT LOAD (OBS TABLE 1004.1.2)
B (OFFICE): 2,424 SF / 100 = 24
S-1 (STORAGE): 906 SF / 300 = 3
TOTAL 27

NUMBER OF EXITS REQUIRED (OBC 1006.3.1): 2 PROVIDED: 2
MAXIMUM TRAVEL DISTANCE (OBC TABLE 1017.2): 200 FEET
MAXIMUM COMMON PATH OF TRAVEL (1006.3.2.2): 75 FEET

ACCESSIBILITY (OBC CHAPTER 11)

COMPLY WITH ANSI A117.1
HANDICAP PARKING AND ACCESSIBLE ENTRANCE PROVIDED ON WEST SIDE OF EXISTING BUILDING
TWO ACCESSIBLE TOILETS ARE IN THE EXISTING BUILDING
VERTICAL AND HORIZONTAL GRAB BARS PROVIDED
5 EXISTING DOORS ARE 36" NOMINAL WIDTH
2 EXISTING DOORS ARE 72" NOMINAL WIDTH
2 EXISTING FRONT ENTRANCE DOORS ARE 30" IN NOMINAL WIDTH
ALL REAR BI-FOLDING DOORS TO BE 60" IN NOMINAL WIDTH

ENERGY EFFICIENCY (OBC CHAPTER 13)

COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE (IECC - 12)
WINDOWS U-VALUE: .32-PROVIDED
ATTIC: R-38
WALLS ABOVE GRADE: R-13 CAVITY + R3.8ci

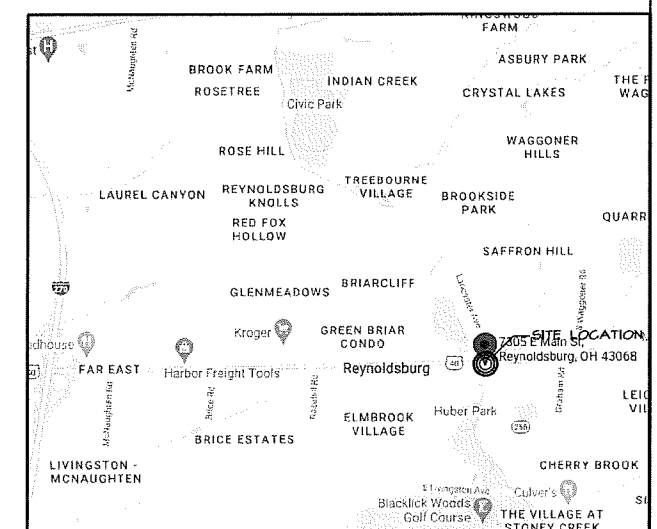
GENERAL NOTES:

- WORK SHALL NOT START UNTIL CONTRACTOR RECEIVES WRITTEN NOTICE TO PROCEED FROM THE OWNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING, ZONING, AND TRADE PERMITS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF DOCUMENTS VARY FROM THESE REGULATIONS.
- ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- MECHANICAL WORK SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO BUILDING CODE, THE OHIO MECHANICAL AND THE OHIO PLUMBING CODE.
- CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AND STORAGE AREA. OSHA SAFETY REQUIREMENTS SHALL BE IMPLEMENTED AND ENFORCED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR COMPLETION OF THE WORK, UNLESS OTHERWISE NOTED IN AGREEMENTS.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR CONSENT OF OWNER AFTER EVALUATION BY THE ARCHITECT.
- THE CONTRACTOR SHALL PREPARE AND PRESENT A SCHEDULE FOR THE COMPLETION OF THE WORK PRIOR TO COMMENCING CONSTRUCTION.
- BARRICADES AND DUST BARRIERS SHALL BE INSTALLED BY THE CONTRACTOR TO PROTECT THE PUBLIC, OWNER'S PERSONNEL AND ADJACENT PROPERTY FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE DRAWINGS AND OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND OBSERVE CONDITIONS OF THE WORK RELATED TO THE CONTRACT DOCUMENTS. THE ARCHITECT SHOULD BE NOTIFIED PROMPTLY OF ANY INCONSISTENCIES FOR CLARIFICATION AND COORDINATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL WARRANT ALL LABOR AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THIS REQUIREMENT SHALL NOT SUPERSEDE OTHER SPECIFIC MATERIAL WARRANTIES WHICH MAY BE LONGER.
- CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS AS APPLICABLE. NO WORK SHALL COMMENCE ON THIS PORTION OF THE WORK UNTIL REVIEWED BY THE ARCHITECT & THE GENERAL CONTRACTOR.
- IN PREPARATION FOR A SUBSTANTIAL COMPLETION INSPECTION THE CONTRACTOR SHALL PREPARE A PUNCH LIST. THE CONTRACTOR SHALL COMPLETE THIS WORK WITHIN ONE MONTH OF DATE ISSUED AND PRIOR TO FINAL PAYMENT.
- SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING FROM THE GENERAL CONTRACTOR AND DISTRIBUTING TO OTHERS CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY, ANY AND ALL COPIES OF THE DOCUMENTS OF PORTIONS THEREOF MUST CONTAIN THE STATUTORY COPYRIGHT NOTICE OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS.
- CONTRACTORS PROVIDING DESIGN/BUILD SERVICES SHALL PREPARE DESIGN DOCUMENTS FOR REVIEW BY THE TENANT, THE GENERAL CONTRACTOR, AND THE ARCHITECT. DRAWINGS SHALL BE TO SAME SCALE AND FORMAT AS ARCHITECT'S DRAWINGS. (NOTE: ARCHITECT MAY PROVIDE ELECTRONIC BASE SHEETS TO CONTRACTORS AT ARCHITECT'S CUSTOMARY AND REASONABLE COSTS.) CONTRACTOR SHALL INCLUDE THE SEAL OF A LICENSED DESIGN PROFESSIONAL AND OBTAIN ALL PERMITS REQUIRED BY JURISDICTION WITH AUTHORITY OVER THIS PROJECT.
- DESIGN/BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR SYSTEMS WITH OTHER TRADES. SPECIFIC REQUESTS FOR ARCHITECTURAL AND STRUCTURAL MODIFICATIONS NEEDED TO ACCOMMODATE SYSTEMS SHALL BE MADE TO THE

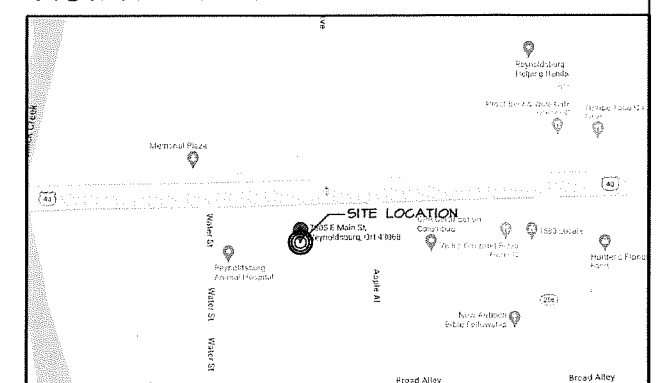
DRAWING INDEX:

T1.1	TITLE SHEET
D1.1	DEMO PLANS
A1.1	FLOOR PLANS
A2.1	CEILING PLANS
A3.1	ELEVATIONS
A4.1	DETAILS

LOCATION MAP:

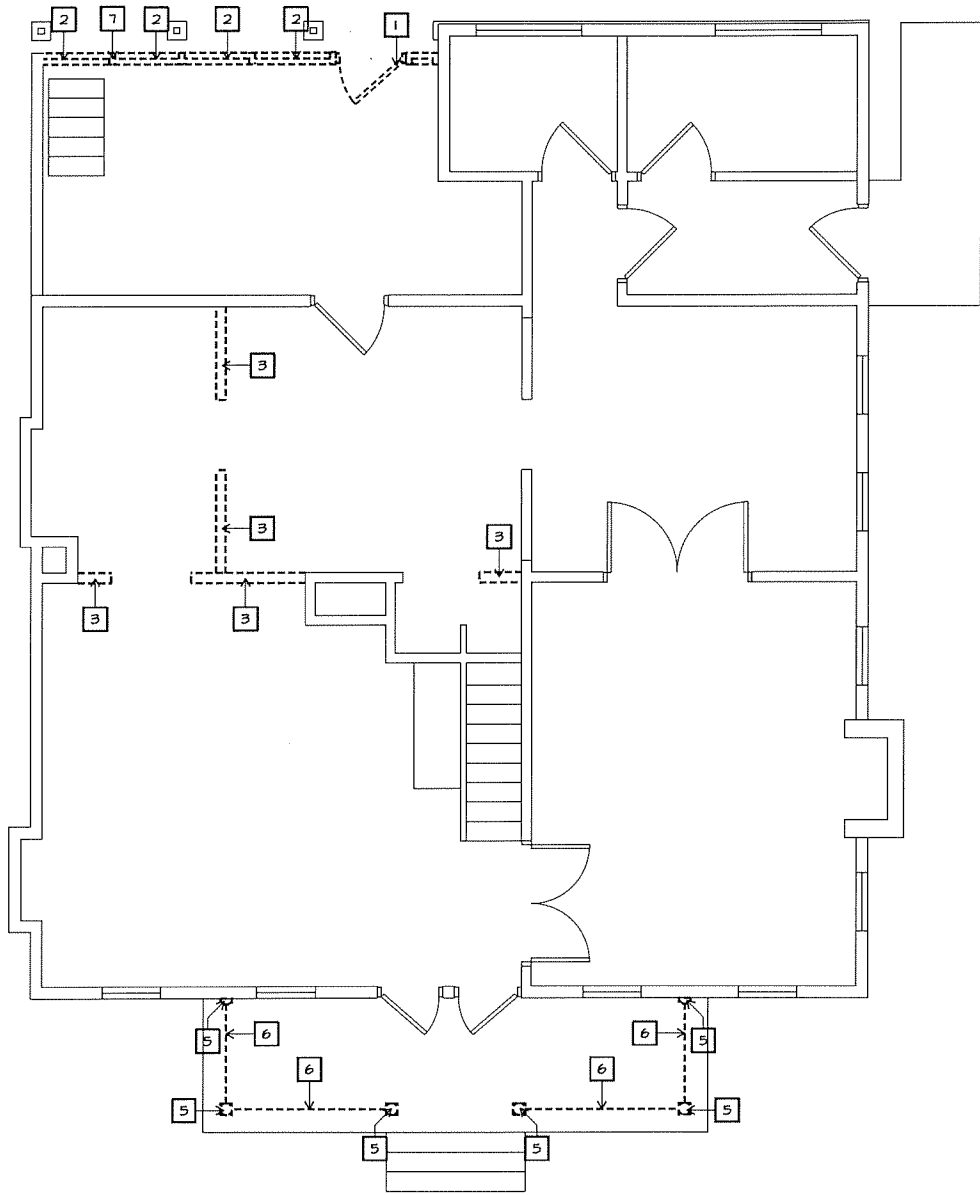


VICINITY MAP:



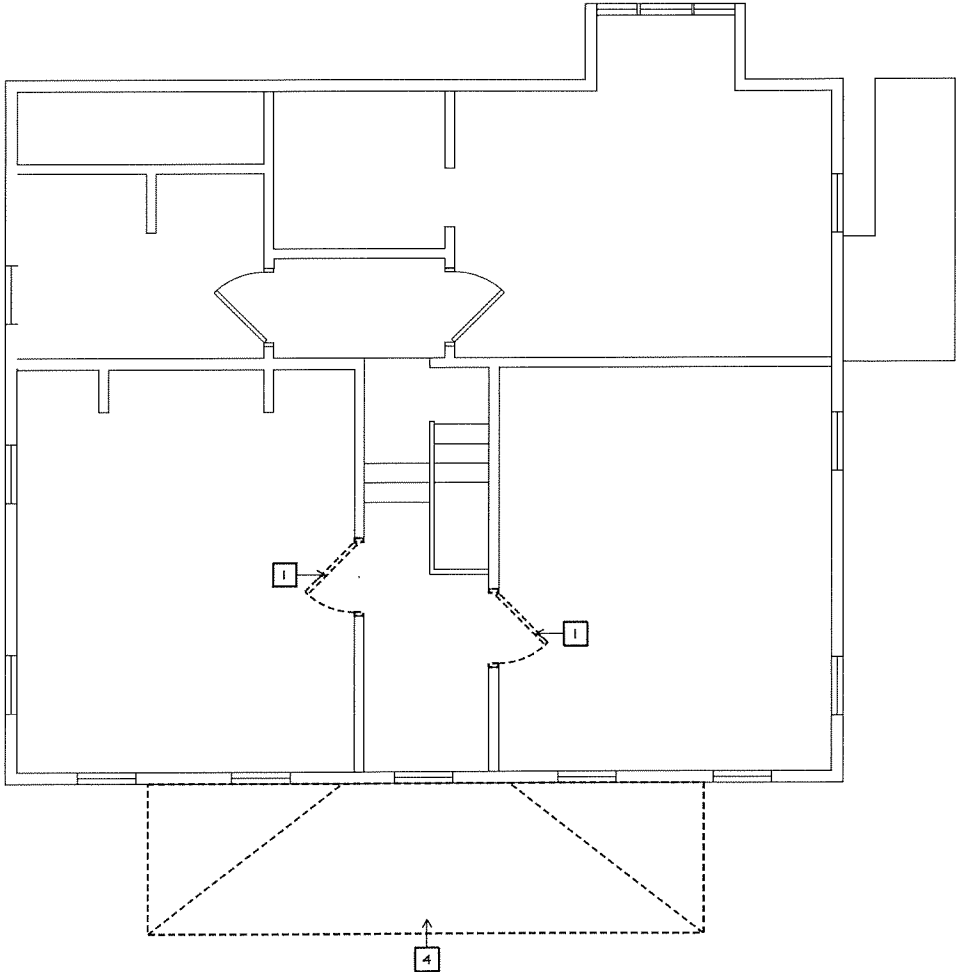
DEMOLITION NOTES:

- 1. REMOVE EXISTING DOORS
- 2. REMOVE EXISTING WINDOWS
- 3. REMOVE EXISTING WALL SEGMENT
- 4. REMOVE EXISTING PORCH ROOF
- 5. REMOVE EXISTING WOOD COLUMNS
- 6. REMOVE EXISTING BALUSTRADE
- 7. REMOVE EXISTING WALL



1 FIRST FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023



135 north main street
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.iaguilt.com

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FRENCH HOUSE BARBER SHOP
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:

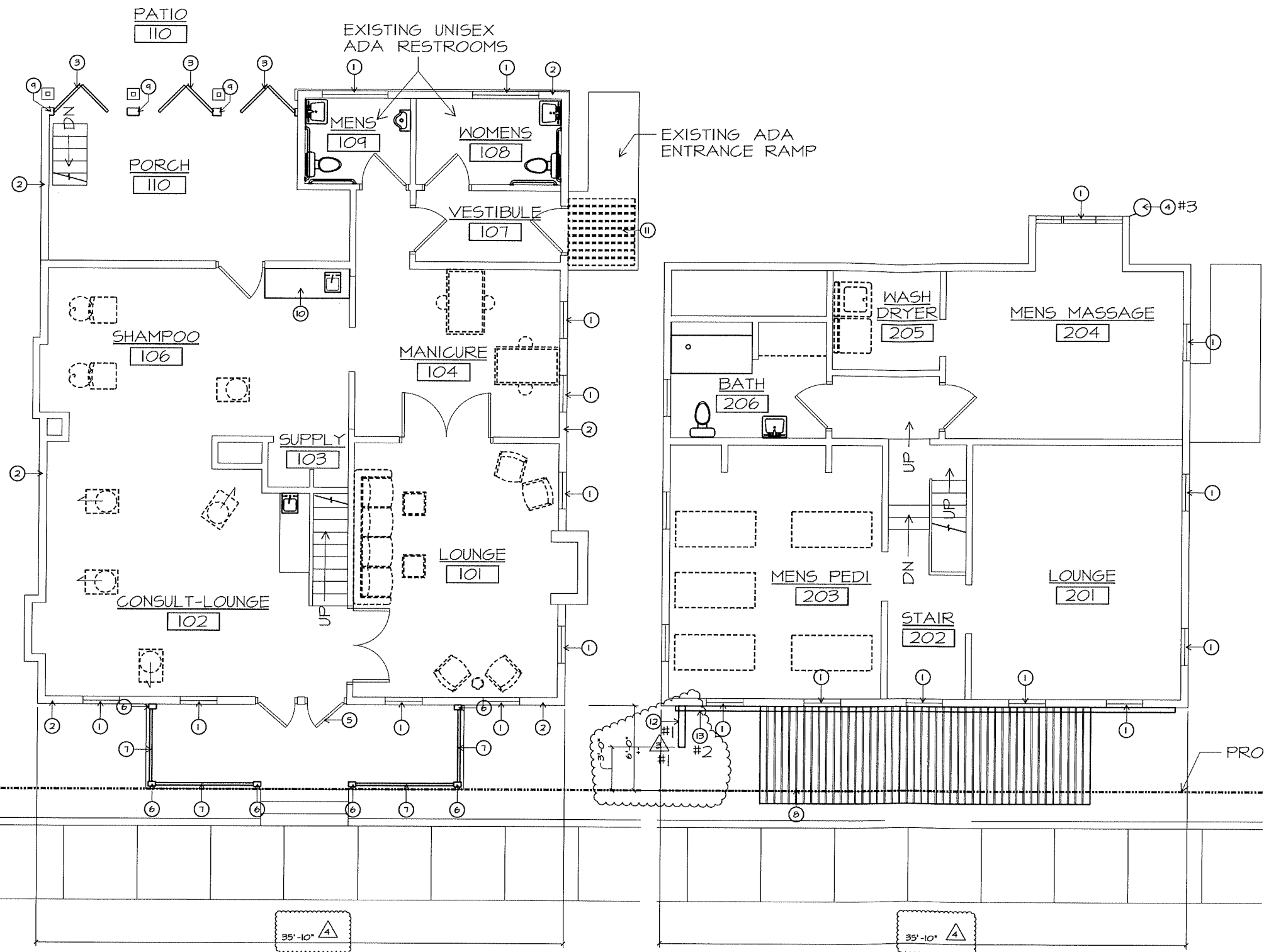
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DRAWN BY:

REH,ACH

REVISION DATES:

DATE: 01/16/23
SHEET TITLE: DEMOLITION



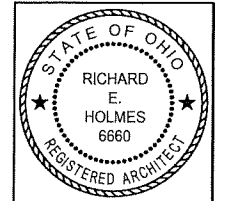
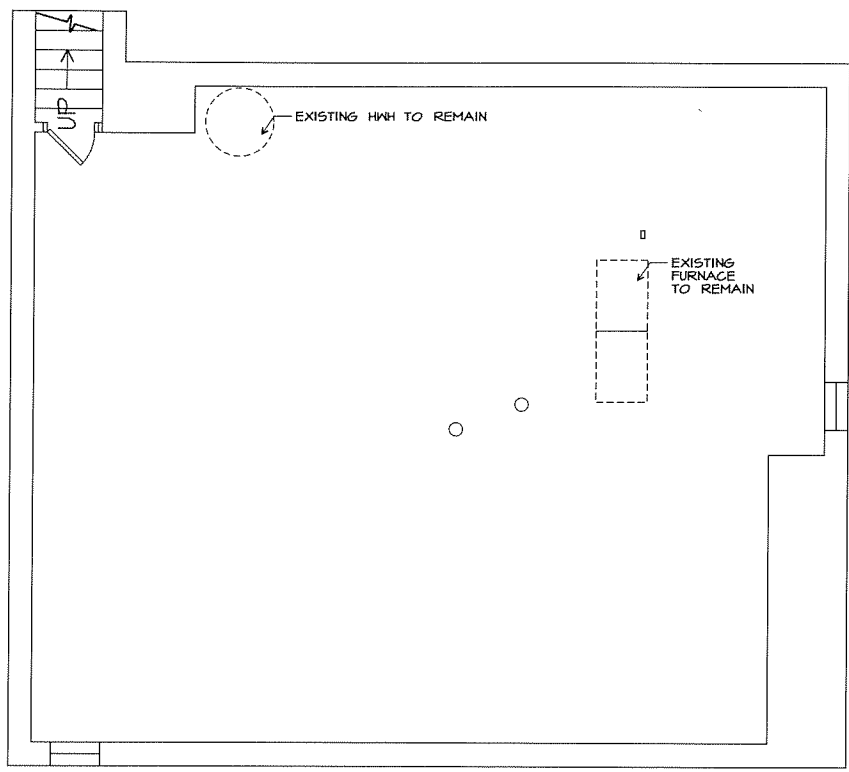
C FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

B SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

A BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NEW WORK NOTES:

1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W ARGON INSULATED, LOW E GLAZING, U=29, SHG=50, AIR INFILTRATION: < 0.3)
2. NEW 3 1/2" (R-13) MIN BATT INSULATION, WILL USE 6" (R-20) WHERE FEASIBLE
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. NEW ILLUMINATED BARBER POLE
5. PAINT EXISTING WOOD DOORS
6. NEW TS 6x4 STEEL TUBE (PAINTED) COLUMN
7. NEW TS 4x2 STEEL TUBE (PAINTED) RAILING SYSTEM
8. NEW STANDING SEAM METAL ROOF
9. RECONSTRUCT WALL
10. PROVIDE AND INSTALL NEW CASEWORK
11. NEW MILL FINISH ALUMINUM ANKING
12. NEW 36" x 36" INTERNALLY LIT PROJECTING SIGN
13. NEW 408" x 18" EXTERNALLY LIT WALL SIGN



REGISTERED DESIGN PROFESSIONAL
 IN RESPONSIBLE CHARGE
 SEAL EXPIRES 12/31/2023

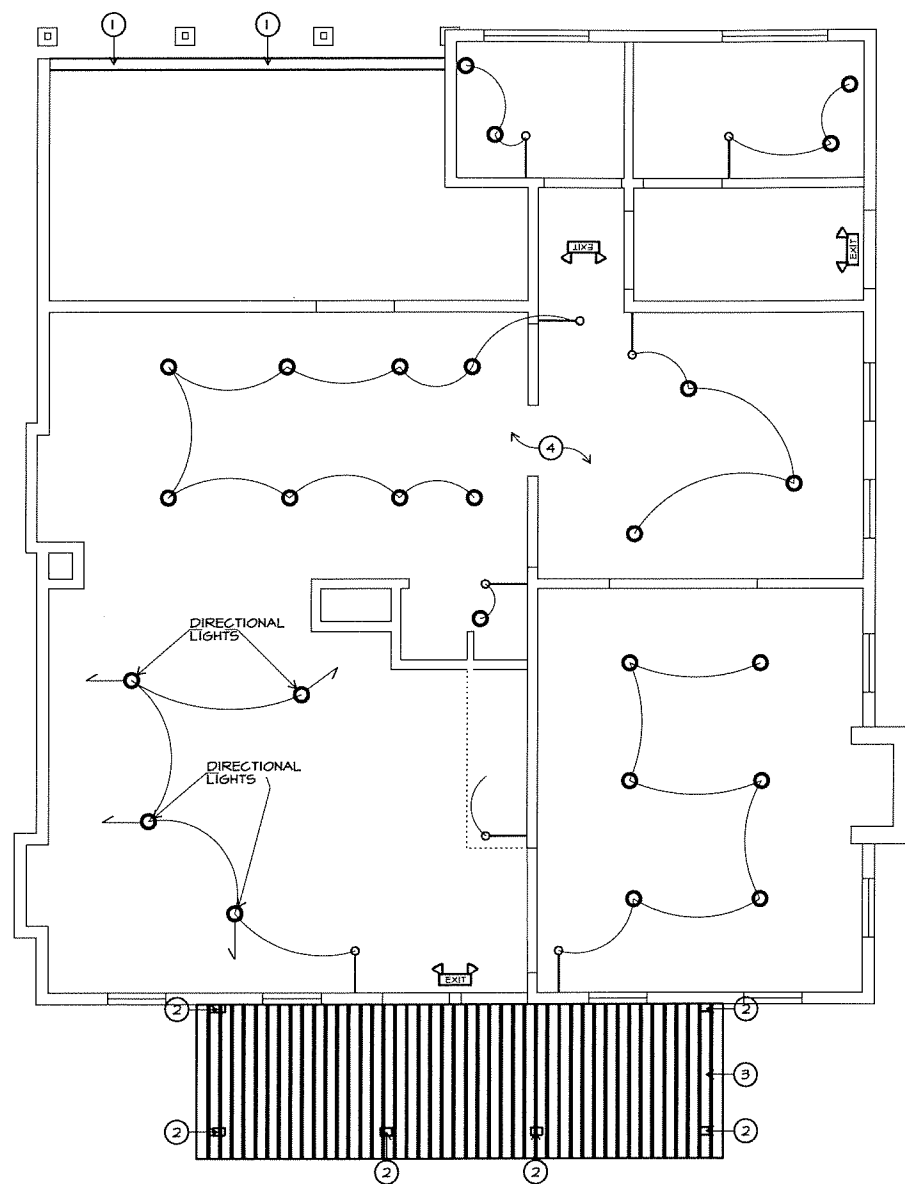
the architectural group
 135 north main street
 dayton, ohio 45402-1730
 tel 937.223.2500
 fax 937.223.0888
 web www.iagut.com

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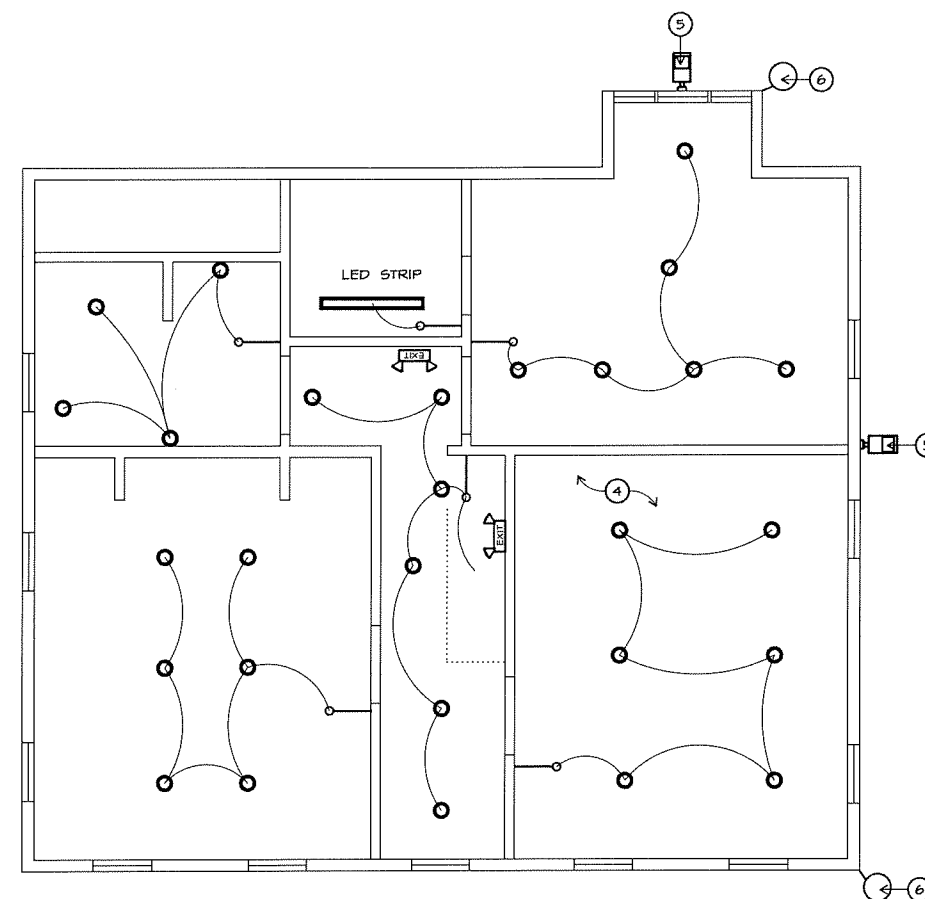
THE FRENCH HOUSE
 ALTERATIONS
 7305 E MAIN ST
 REYNOLDSBURG, OHIO

COMMISSION NUMBER:
 2307
 DRAWN BY:
 REH, ACH
 REVISION DATES:
 04/05/2023
 04/14/2023
 05/22/2023
 06/12/2023

DATE:
 01/16/23
 SHEET TITLE:
 FLOOR PLANS



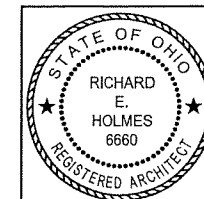
A FIRST FLOOR CEILING PLAN
 SCALE: 1/4" = 1'-0"



B SECOND FLOOR CEILING PLAN
 SCALE: 1/4" = 1'-0"

**NEW WORK NOTES/
 NEW LIGHTING NOTES**

1. RECONSTRUCT WALL AND PLACE 2X(2X6) HEADERS
2. NEW TS 6x4 STEEL TUBE (PAINTED) POSTS
3. NEW STANDING SEAM METAL PORCH ROOF
4. LIGHTING PER PREVIOUS PERMIT
5. NEW LOW CUT-OFF WALL LIGHT (ON TIMER)
6. ILLUMINATED BARBER POLE (ON TIMER)



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 SEAL EXPIRES 12/31/2023



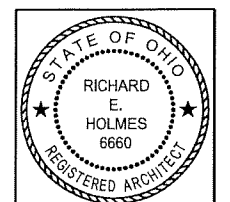
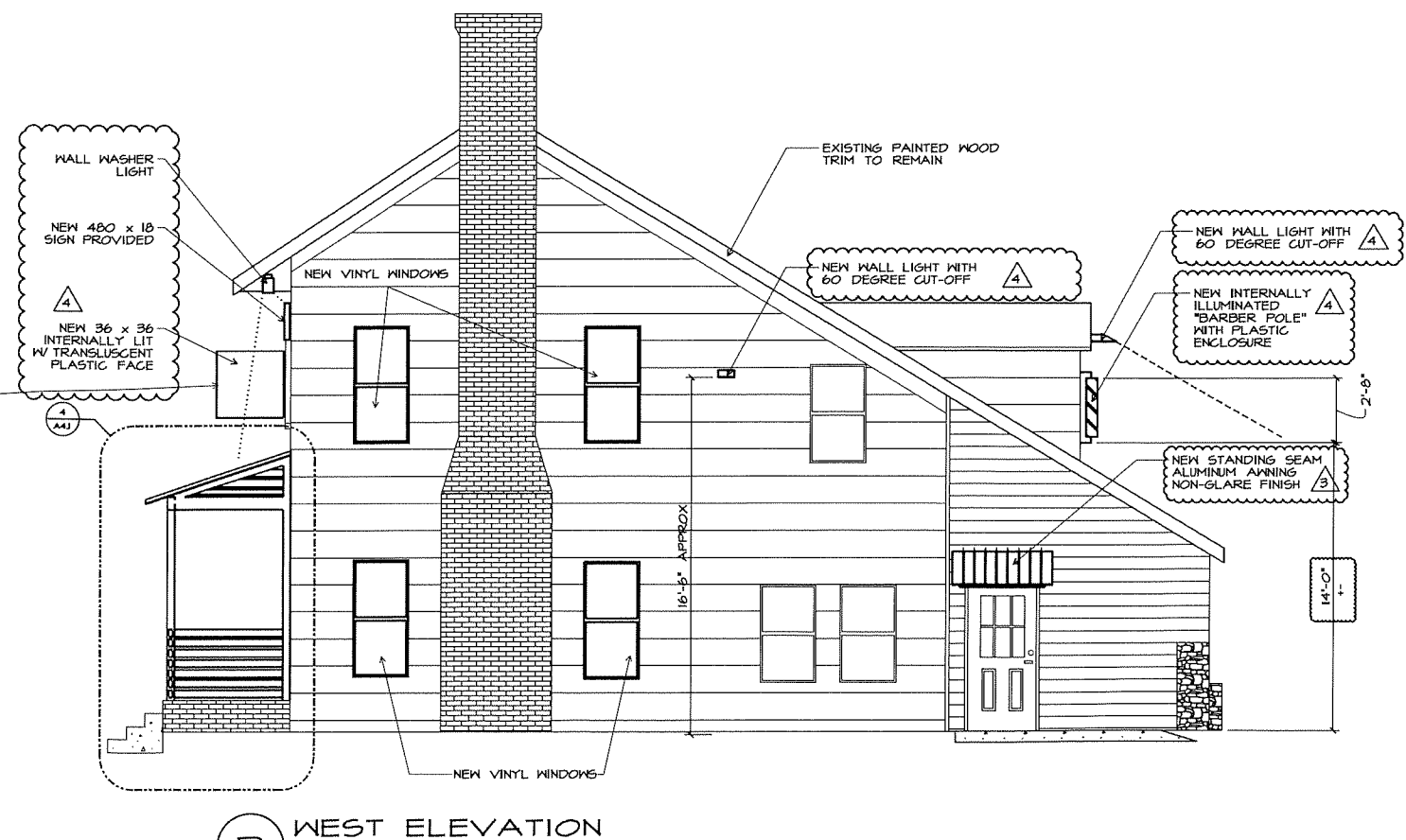
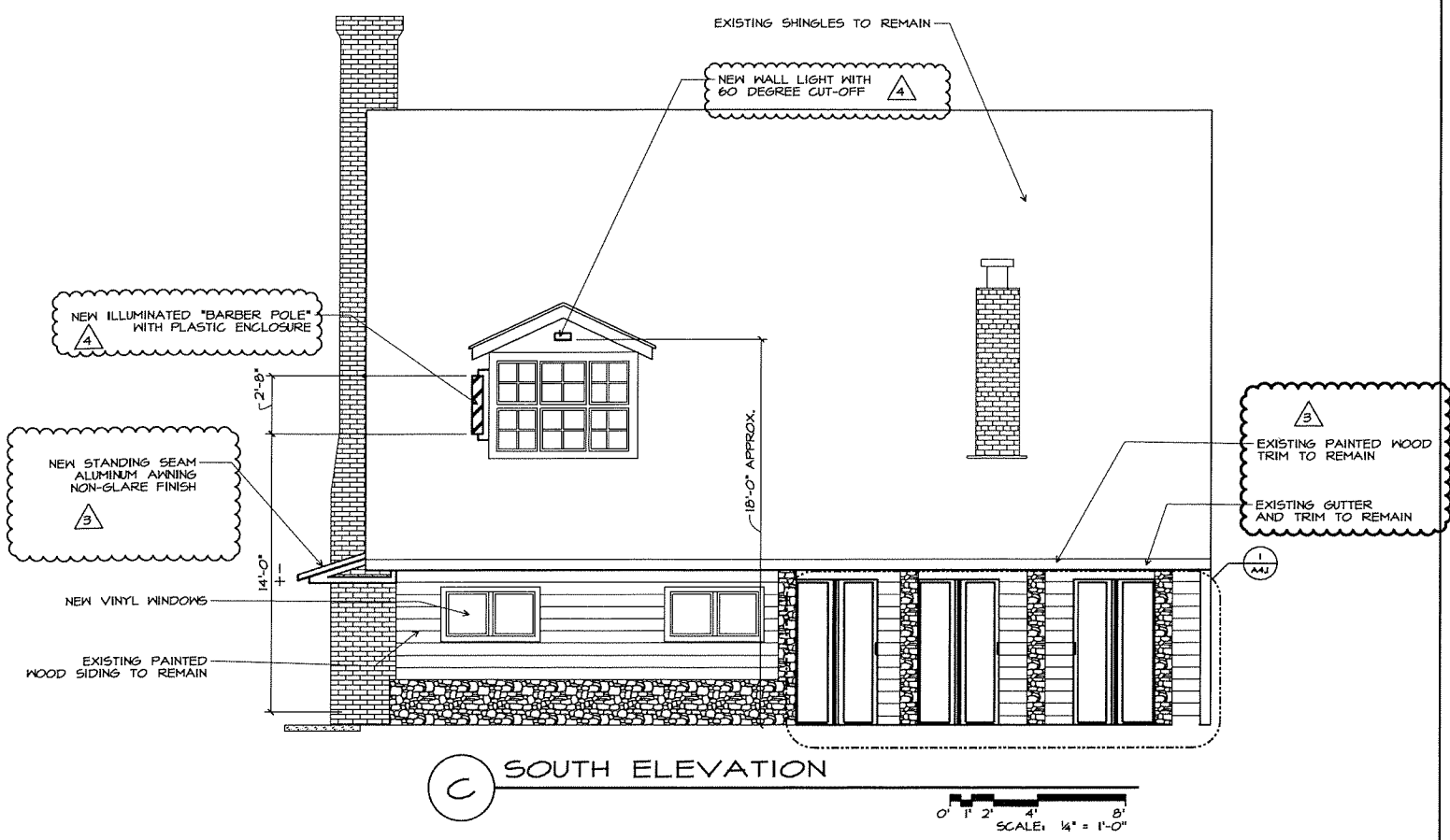
135 north main street
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 fax 937-223-0888
 web www.tagult.com

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FRENCH HOUSE BARBER SHOP
 7305 E MAIN ST
 REYNOLDSBURG, OHIO

COMMISSION NUMBER:	2307
DRAWN BY:	REH,ACH
REVISION DATES:	04/14/2023

DATE: **Page 32 of 144**
 SHEET TITLE:



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the architectural group

135 north main street
dayton, ohio
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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:	2307
DRAWN BY:	REH, ACH
REVISION DATES:	
1	04/05/2023
2	04/14/2023
3	05/22/2023
4	06/12/2023

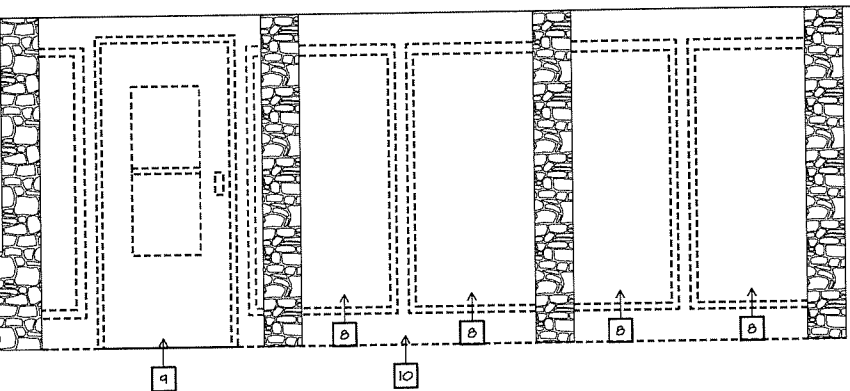
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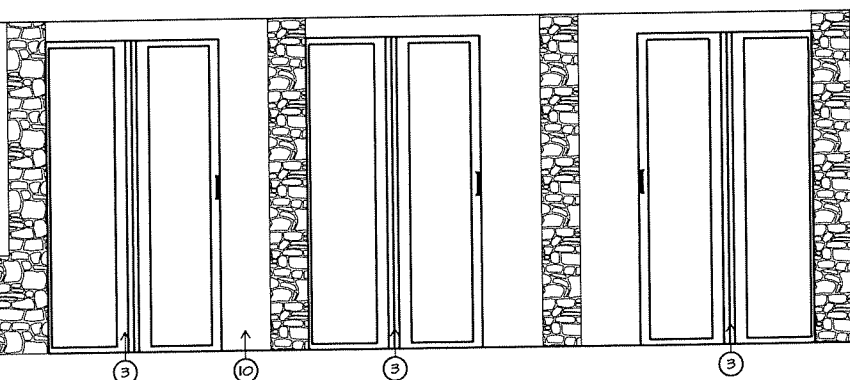
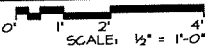
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-WEN #V4500 W/ ARGON INSULATED, LOW E GLAZING, U-F, 24; SHG, 50; AIR INFILTRATION: < 0.3)
2. NEW 3/4" (R-13 MIN) BATT INSULATION, WILL USE 6" (R-20) WHERE FEASIBLE)
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. NEW ILLUMINATED BARBER POLE
5. PAINT EXISTING WOOD DOORS
6. NEW STANDING SEAM METAL ROOF
7. NEW TS 6x4 STEEL TUBE (PAINTED) POSTS
8. NEW TS 8x4 STEEL TUBE (PAINTED) HEADER
9. NEW TS 4x2 STEEL TUBE (PAINTED) RAILING SYSTEM
10. RECONSTRUCT WALL

DEMOLITION NOTES:

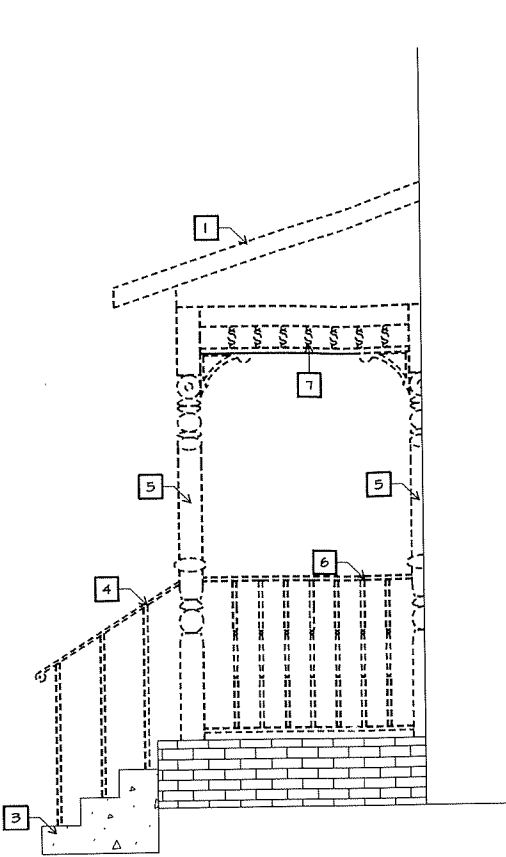
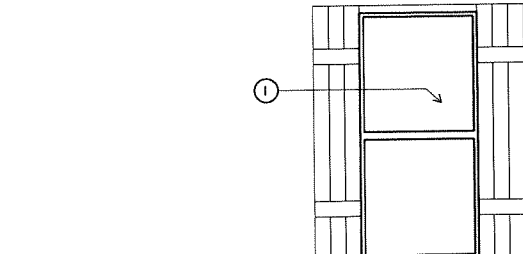
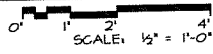
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALLUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING DOOR
10. REMOVE EXISTING WALL



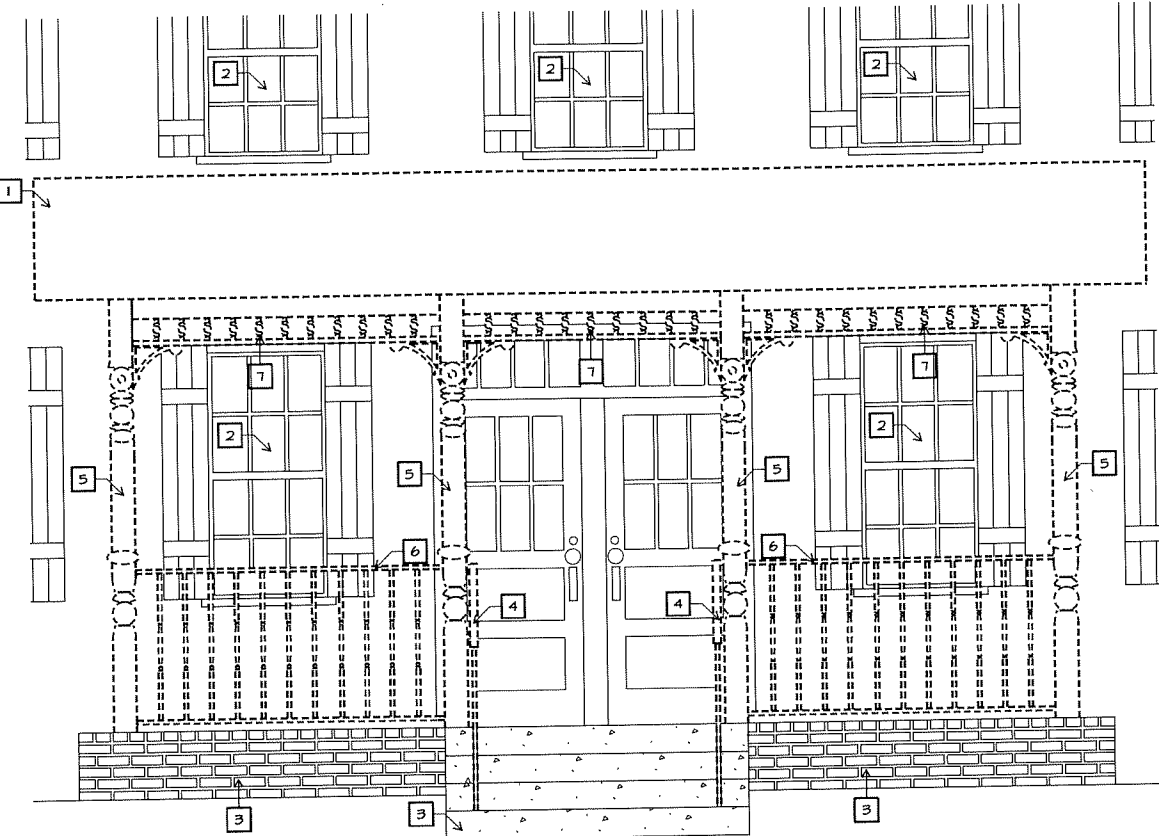
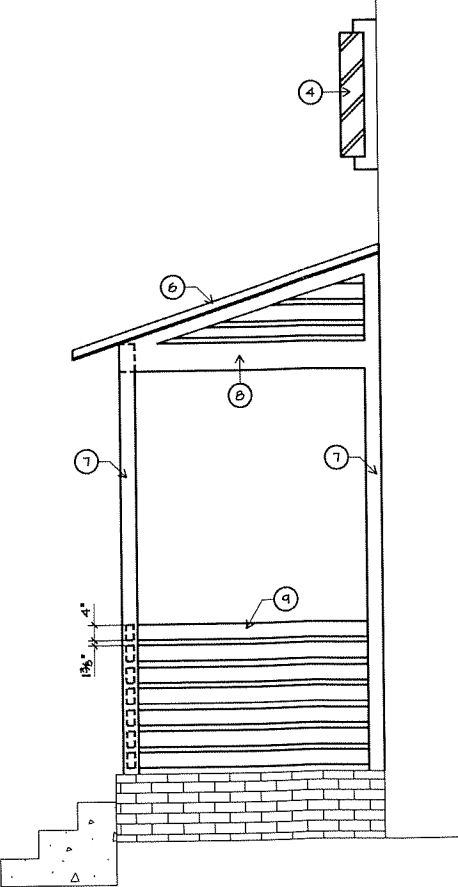
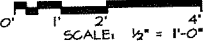
1 SOUTH ELEVATION WINDOW DEMOLITION



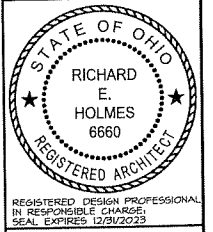
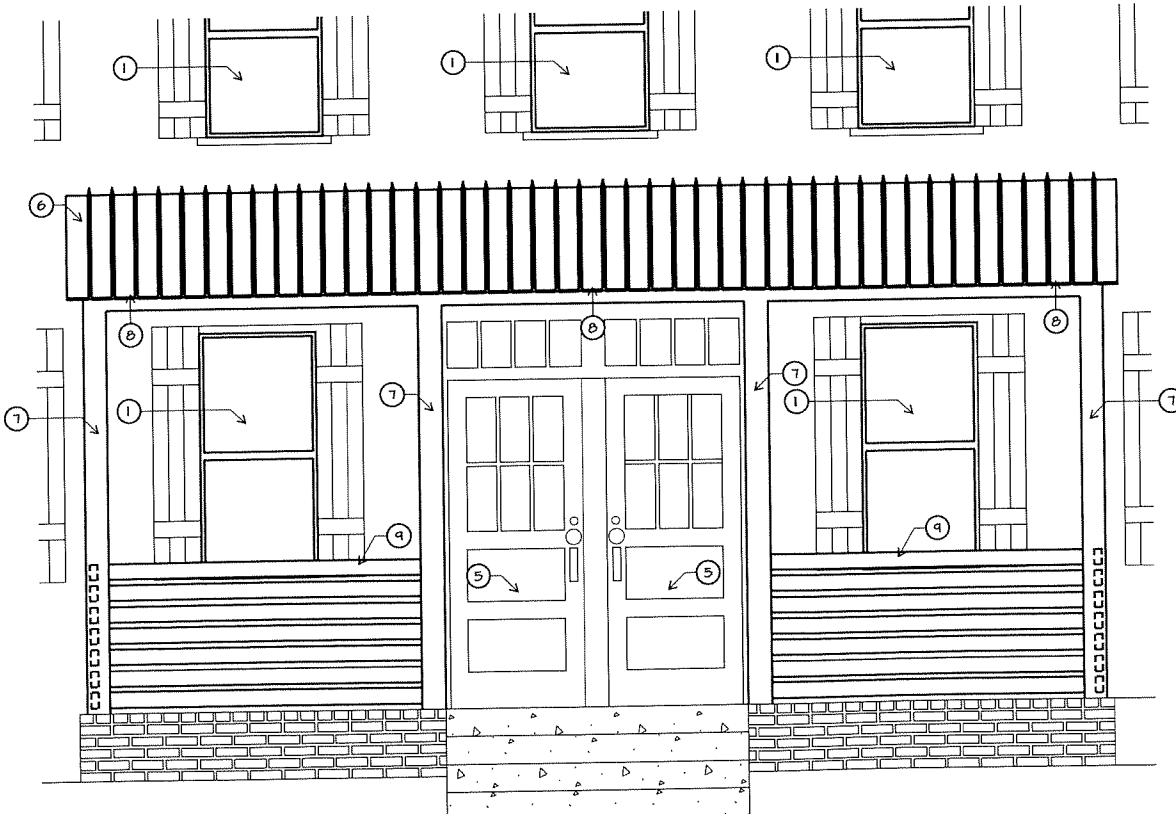
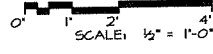
1A PROPOSED BIFOLDING DOORS



3 EAST ELEVATION PORCH DEMOLITION



4 NORTH ELEVATION PORCH DEMOLITION



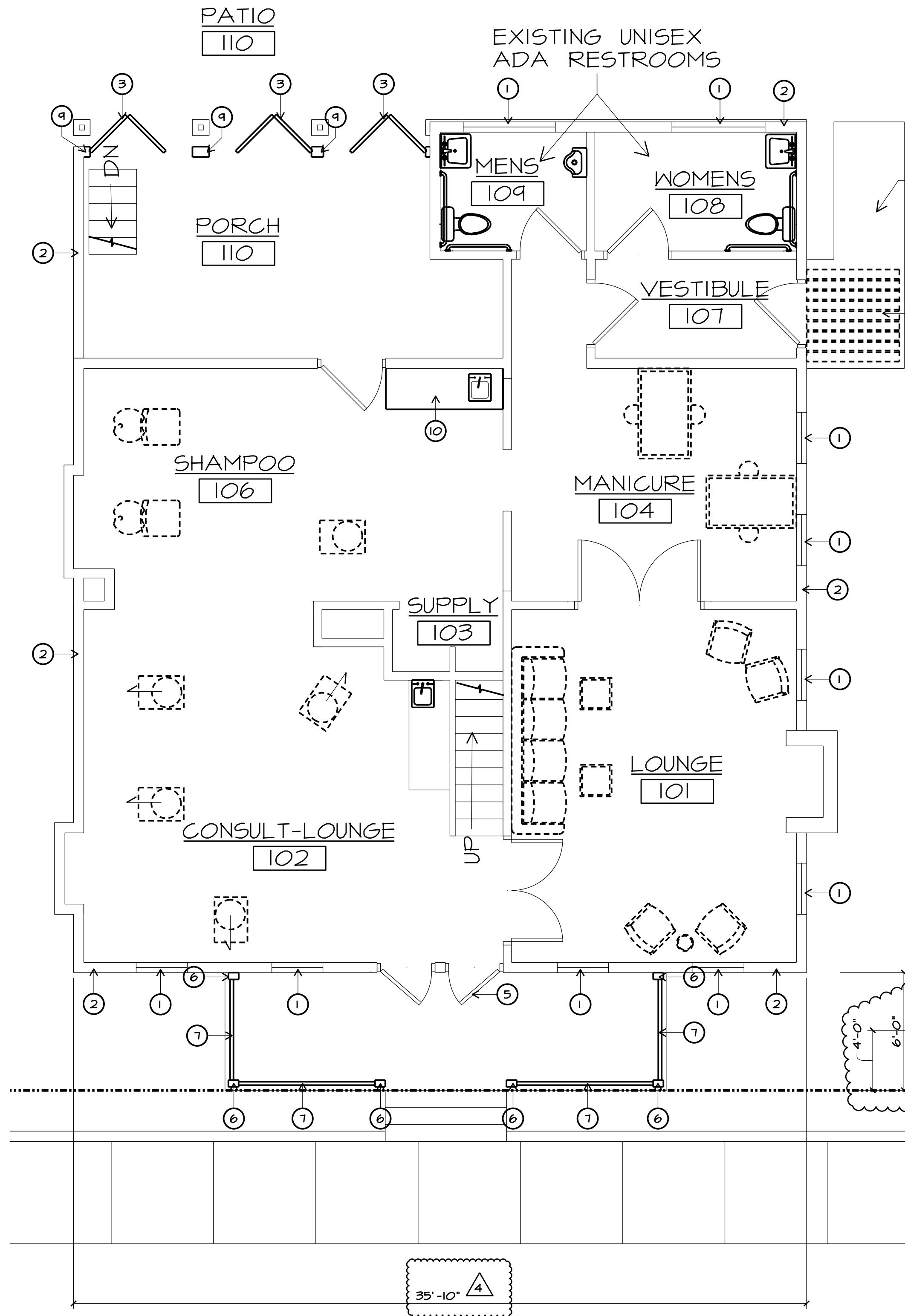
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dayton, ohio 45402-1730
tel 937.223.2500
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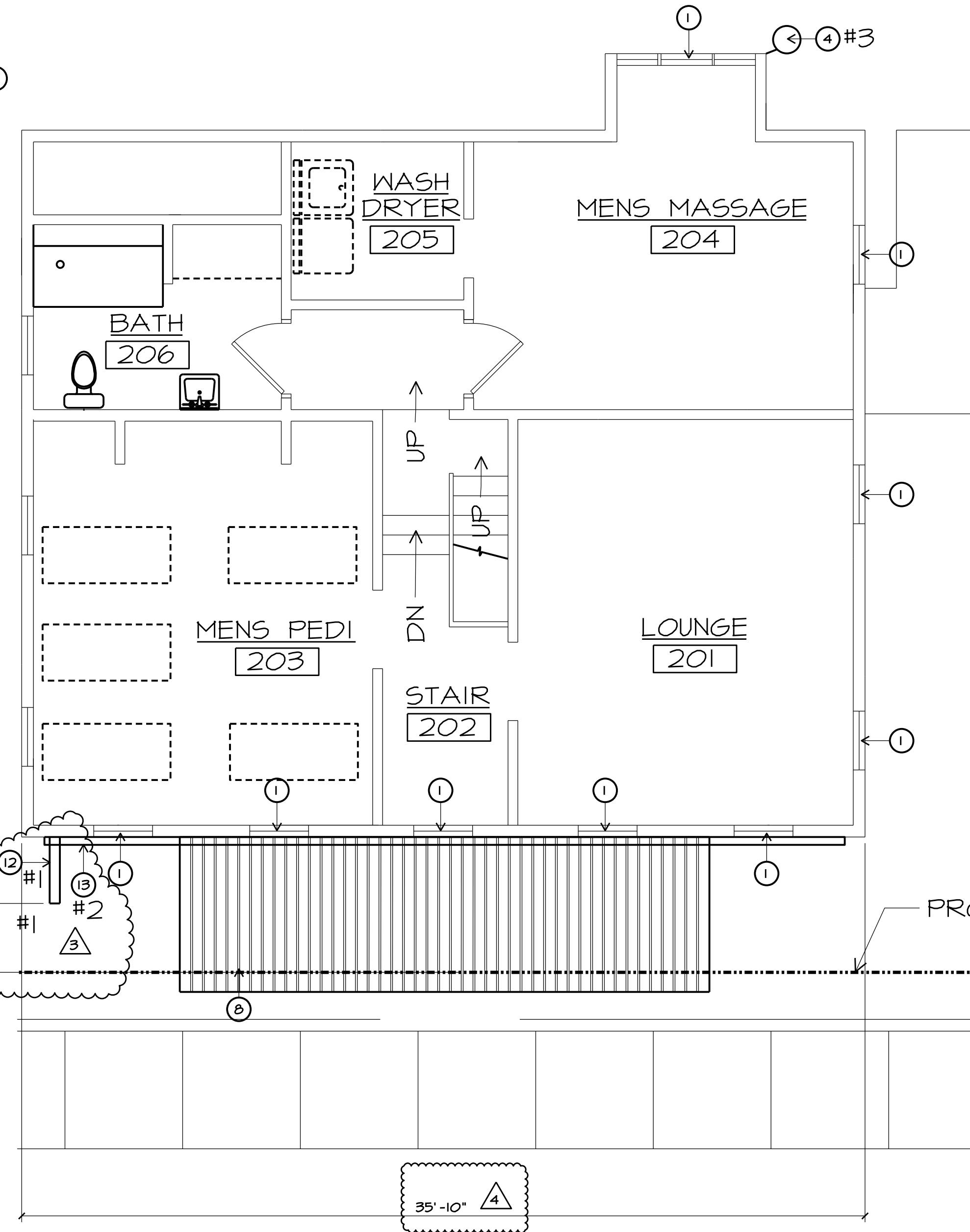
FRENCH HOUSE BARBER SHOP
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:	2307
DRAWN BY:	REH, ACH
REVISION DATES:	04/14/2023
DATE:	01/16/23
SHEET TITLE:	DETAILS

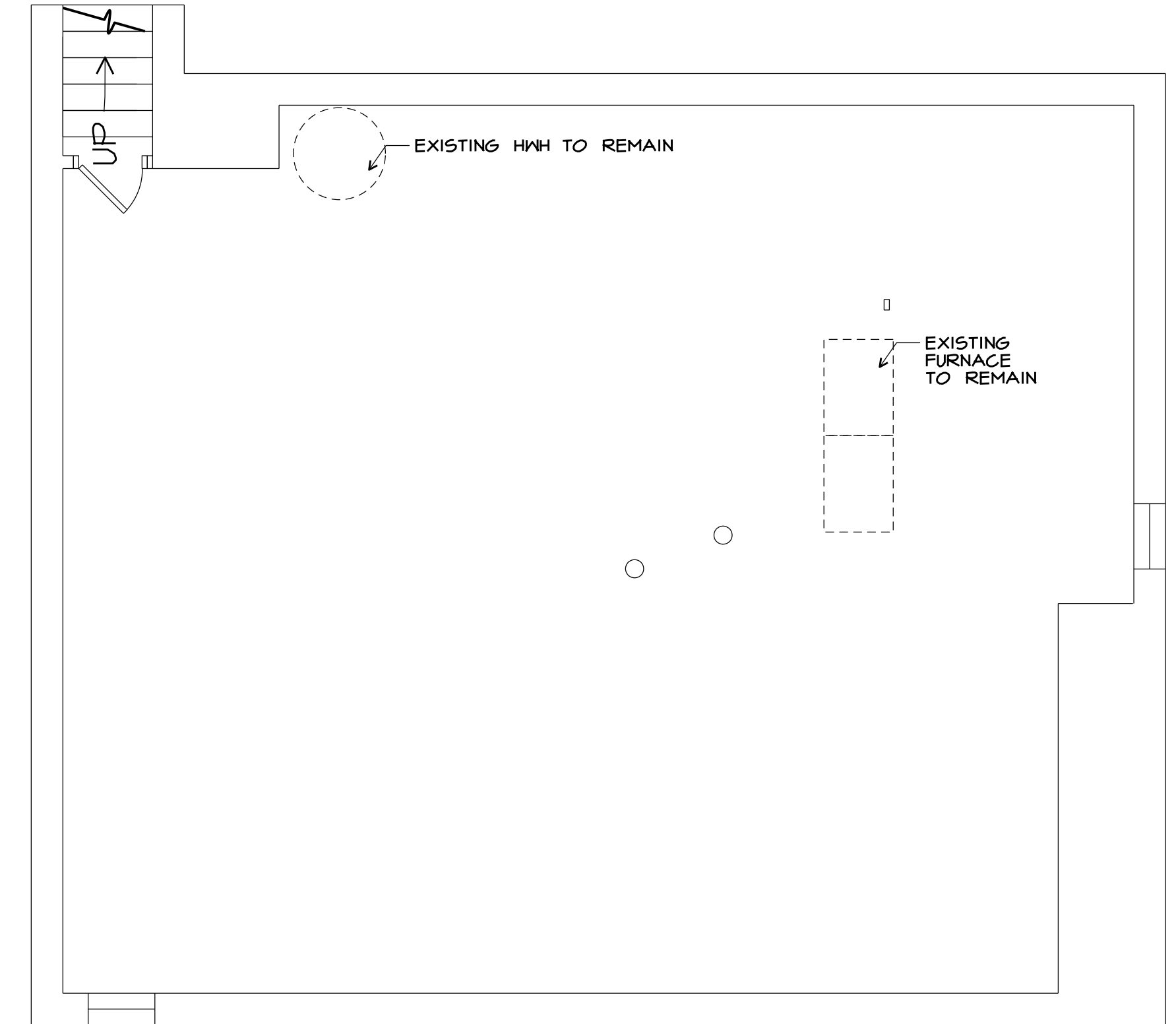
P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A.I.1 FLOOR PLANS.DGN



C FIRST FLOOR PLAN



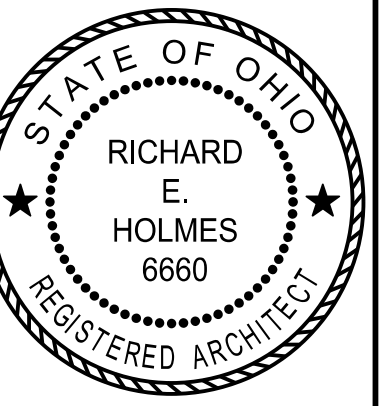
B SECOND FLOOR PLAN



A BASEMENT FLOOR PLAN

NEW WORK NOTES:

1. NEW VINYL DOUBLE-HUNG WINDOWS (JELD-KEN #V4500 W/ ARGON INSULATED LOW E GLAZING, U=24, SHG= .50; AIR INFILTRATION: < 0.3)
2. NEW 3/4(R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE)
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. NEW ILLUMINATED BARBER POLE
5. PAINT EXISTING WOOD DOORS
6. NEW T5 6x4 STEEL TUBE (PAINTED) COLUMN
7. NEW T5 4x2 STEEL TUBE (PAINTED) RAILING SYSTEM
8. NEW STANDING SEAM METAL ROOF
9. RECONSTRUCT WALL
10. PROVIDE AND INSTALL NEW CASEWORK
11. NEW MILL FINISH ALUMINUM ANKING
12. NEW 24" x 24" EXTERNALLY LIT PROJECTING METAL SIGN
13. NEW 1/2" x 8" EXTERNALLY LIT WALL SIGN (INDIVIDUAL METAL LETTERS)



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the architectural group
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THE FRENCH HOUSE
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4 06/12/2023
5 08/21/2023

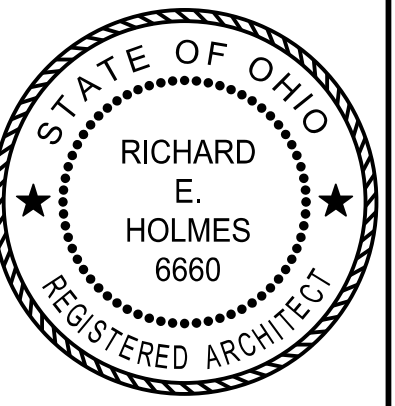
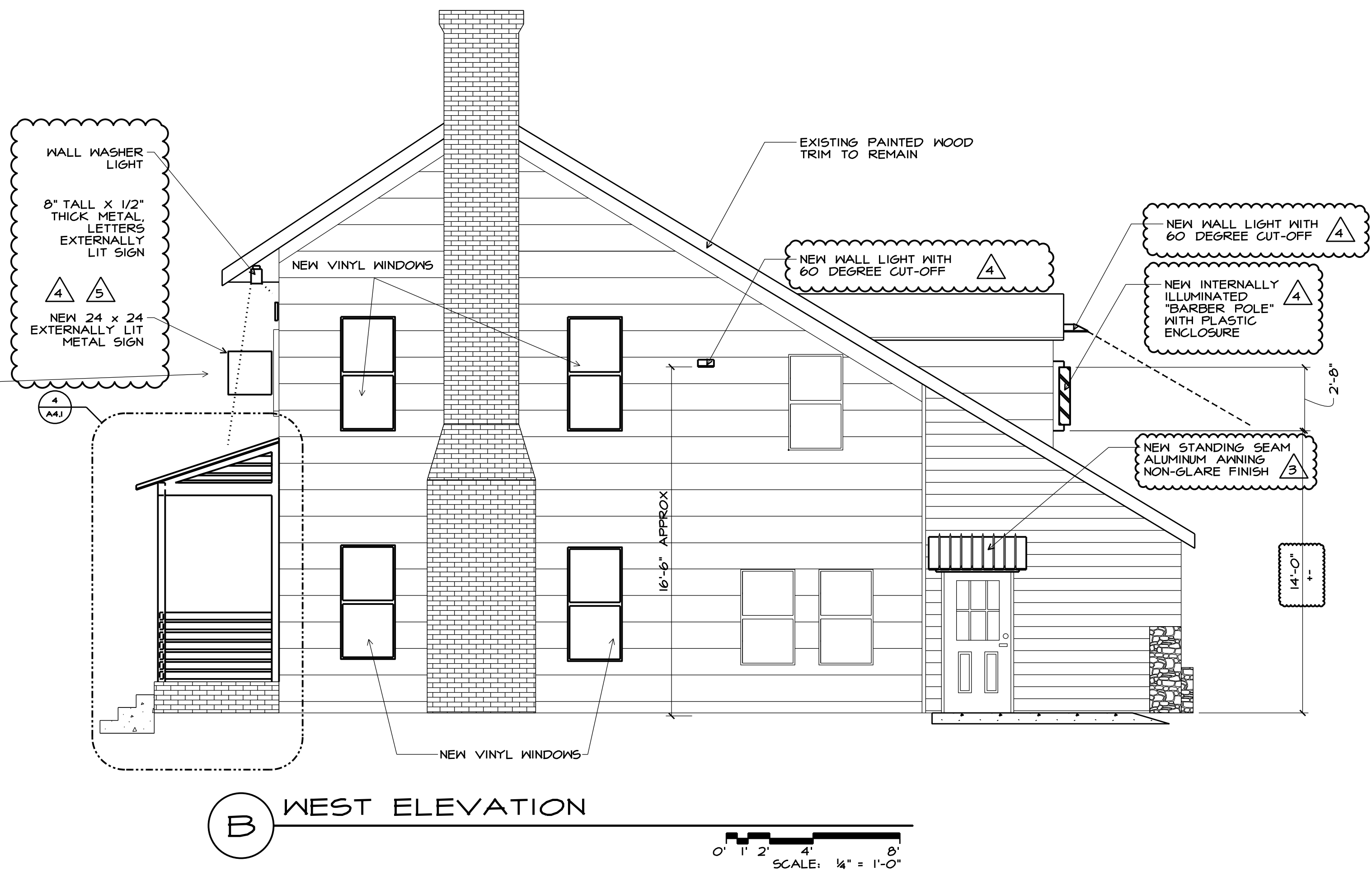
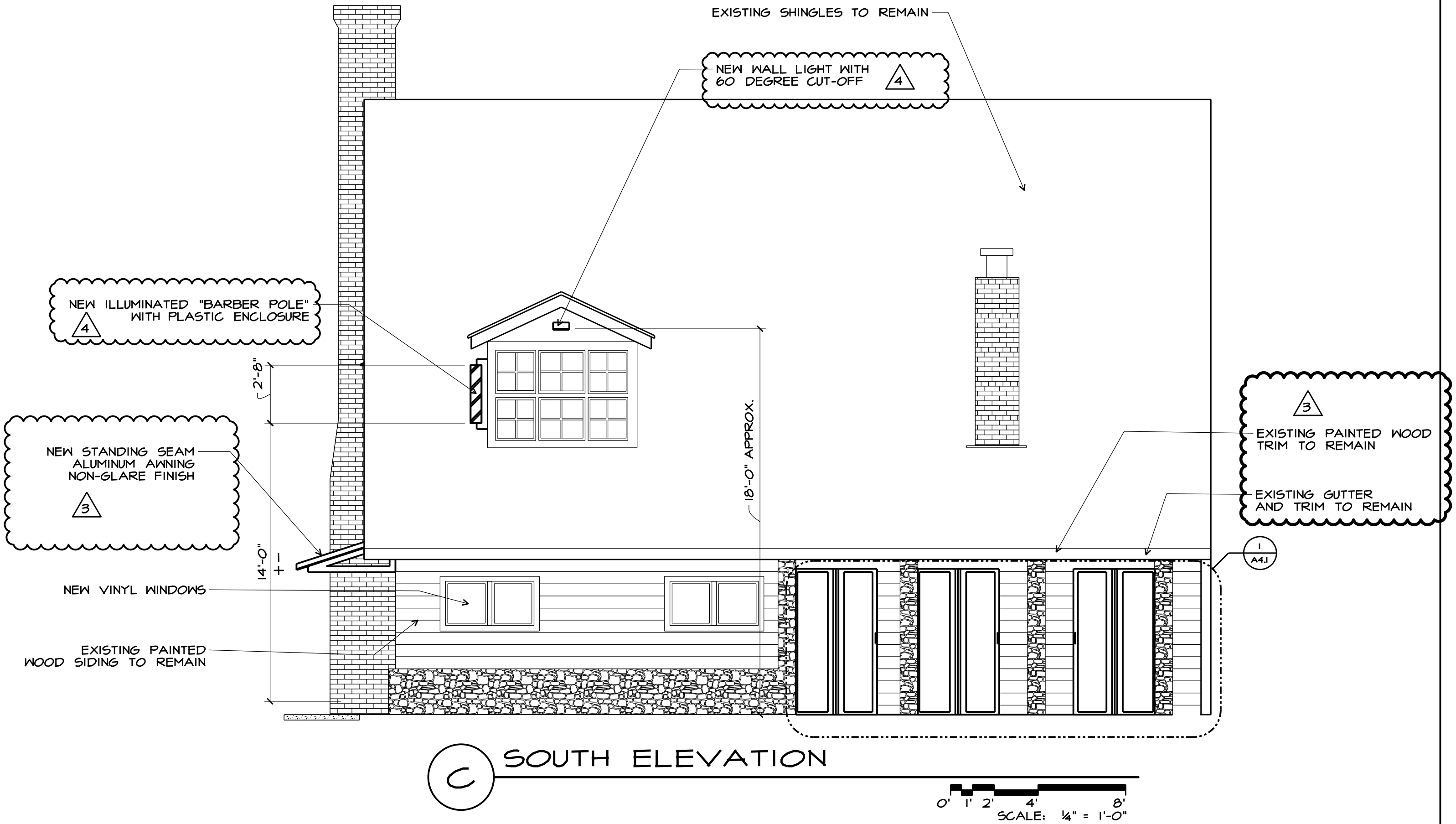
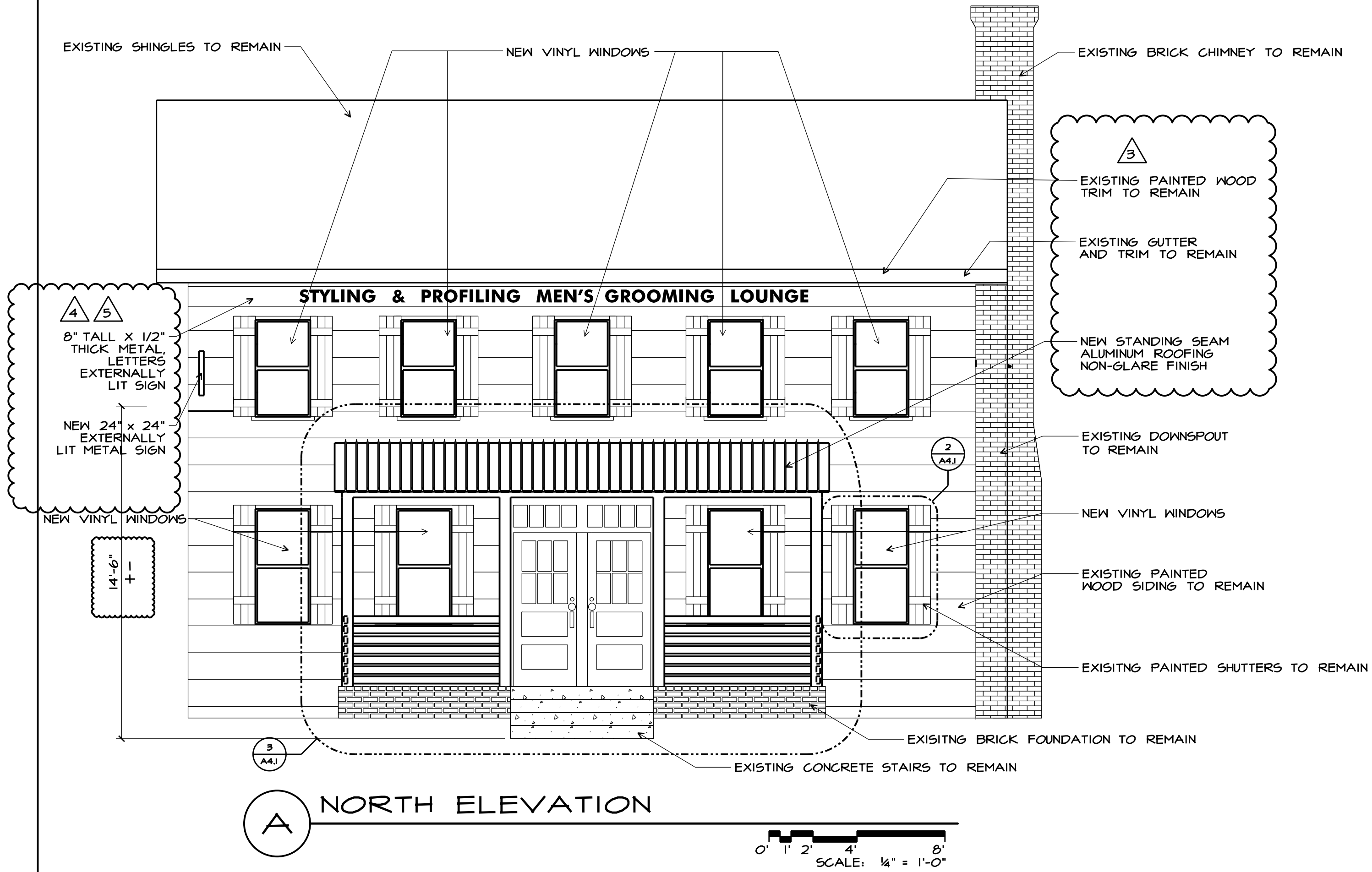
DATE:
01/16/23

SHEET TITLE:
FLOOR PLANS

SHEET NO.:

A.I.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A3.1 ELEVATIONS.DGN



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IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

the architectural group
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tel 937.223.2500
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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
A 04/05/2023
B 04/14/2023
C 05/22/2023
D 06/12/2023
E 08/21/2023

DATE:
01/16/23

SHEET TITLE:
ELEVATIONS

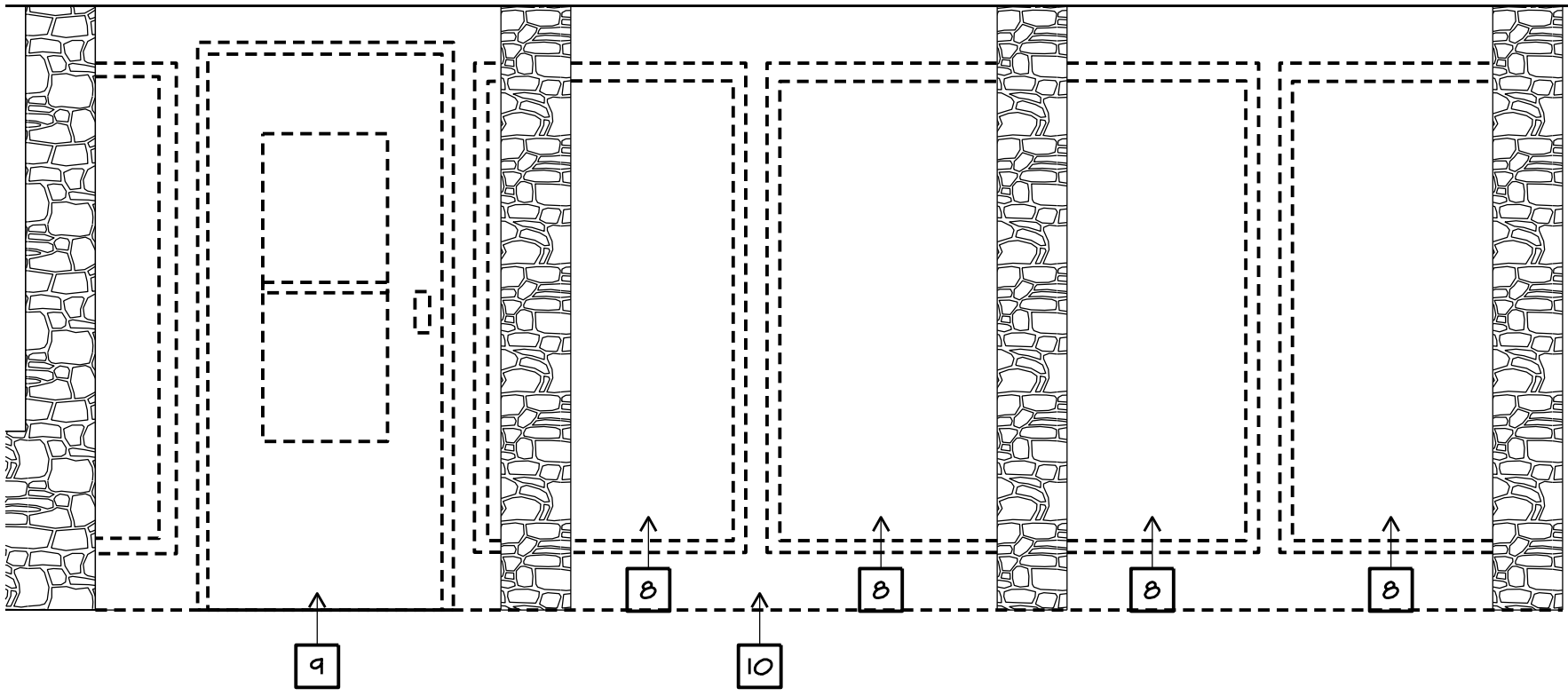
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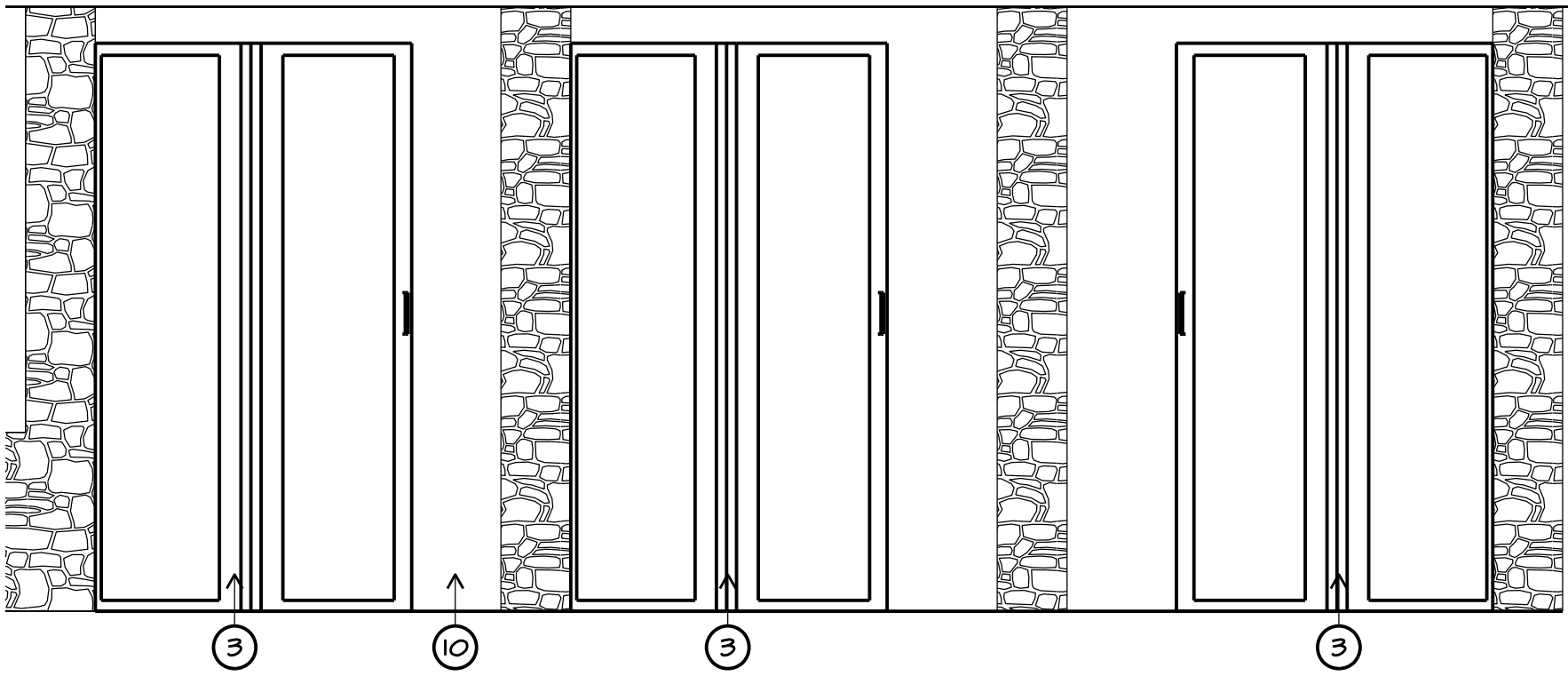
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON-INSULATED LOW E GLAZING, U-29.5H@-50, AIR INFILTRATION: < 0.3)
2. NEW 3/4"(R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE)
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. NEW ILLUMINATED BARBER POLE
5. PAINT EXISTING WOOD DOORS
6. NEW STANDING SEAM METAL ROOF
7. NEW TS 6x4 STEEL TUBE (PAINTED) POSTS
8. NEW TS 8x4 STEEL TUBE (PAINTED) HEADER
9. NEW TS 4x2 STEEL TUBE (PAINTED) RAILING SYSTEM
10. RECONSTRUCT WALL

DEMOLITION NOTES:

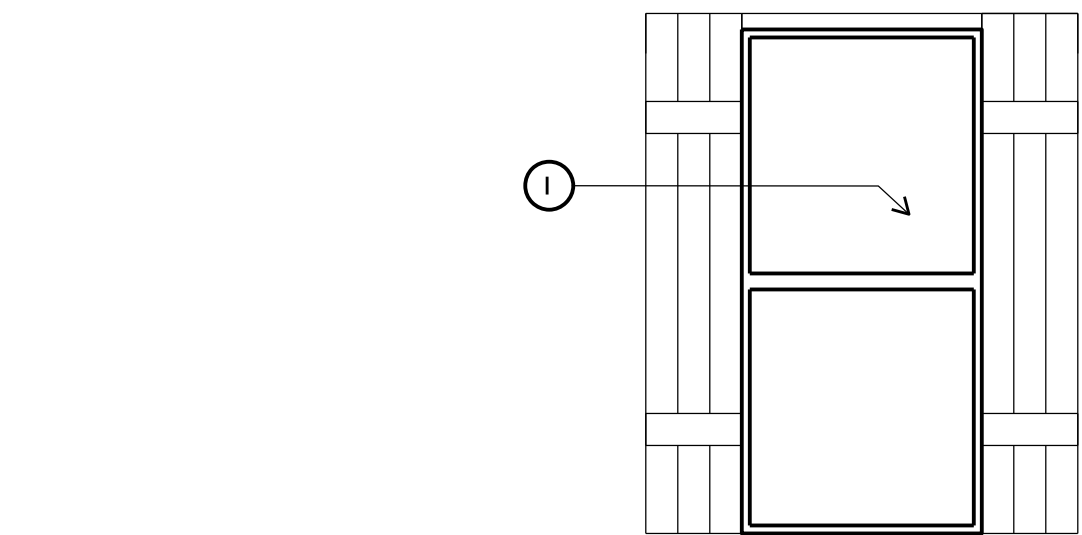
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALLUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING DOOR
10. REMOVE EXISTING WALL



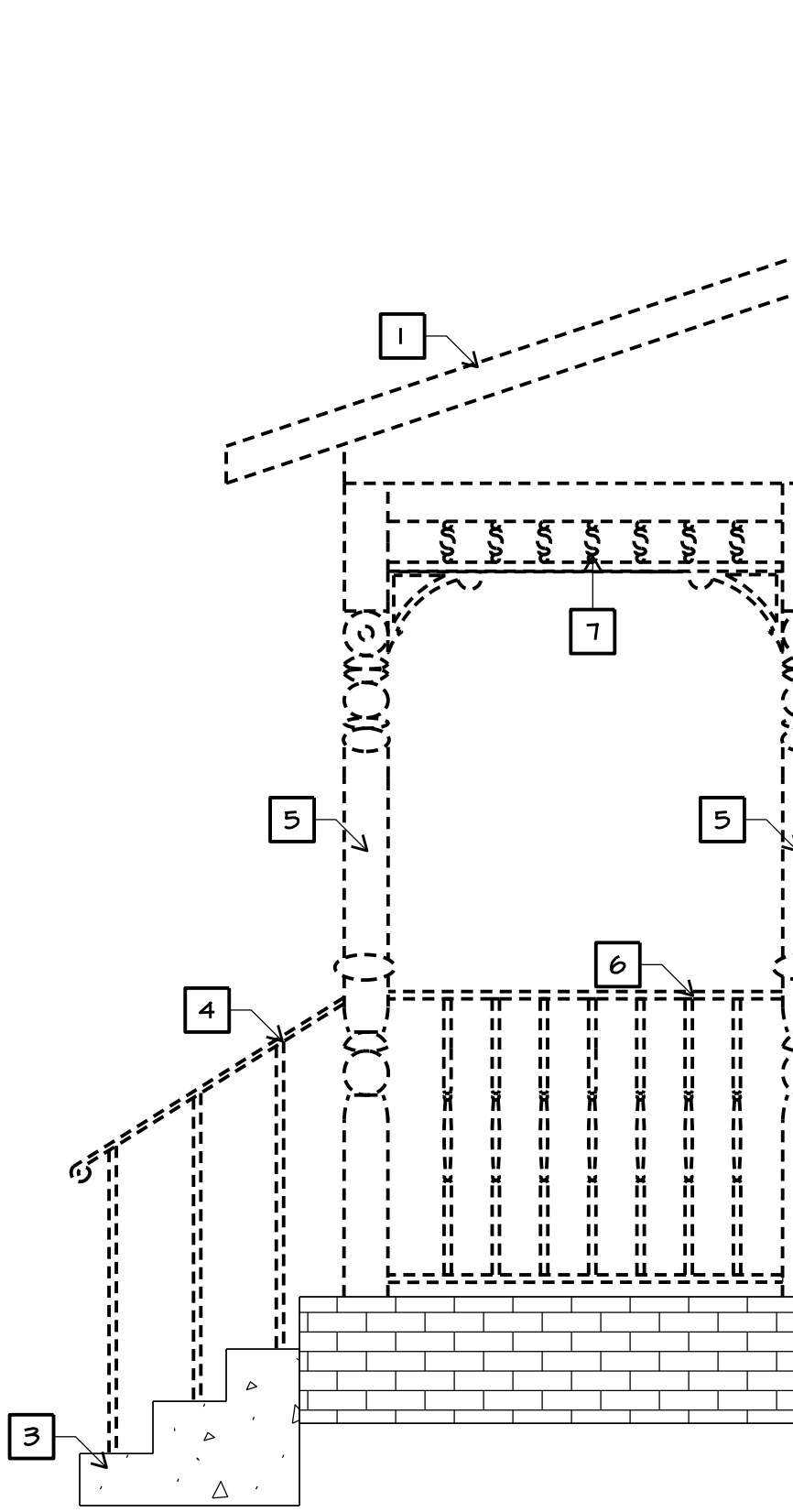
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



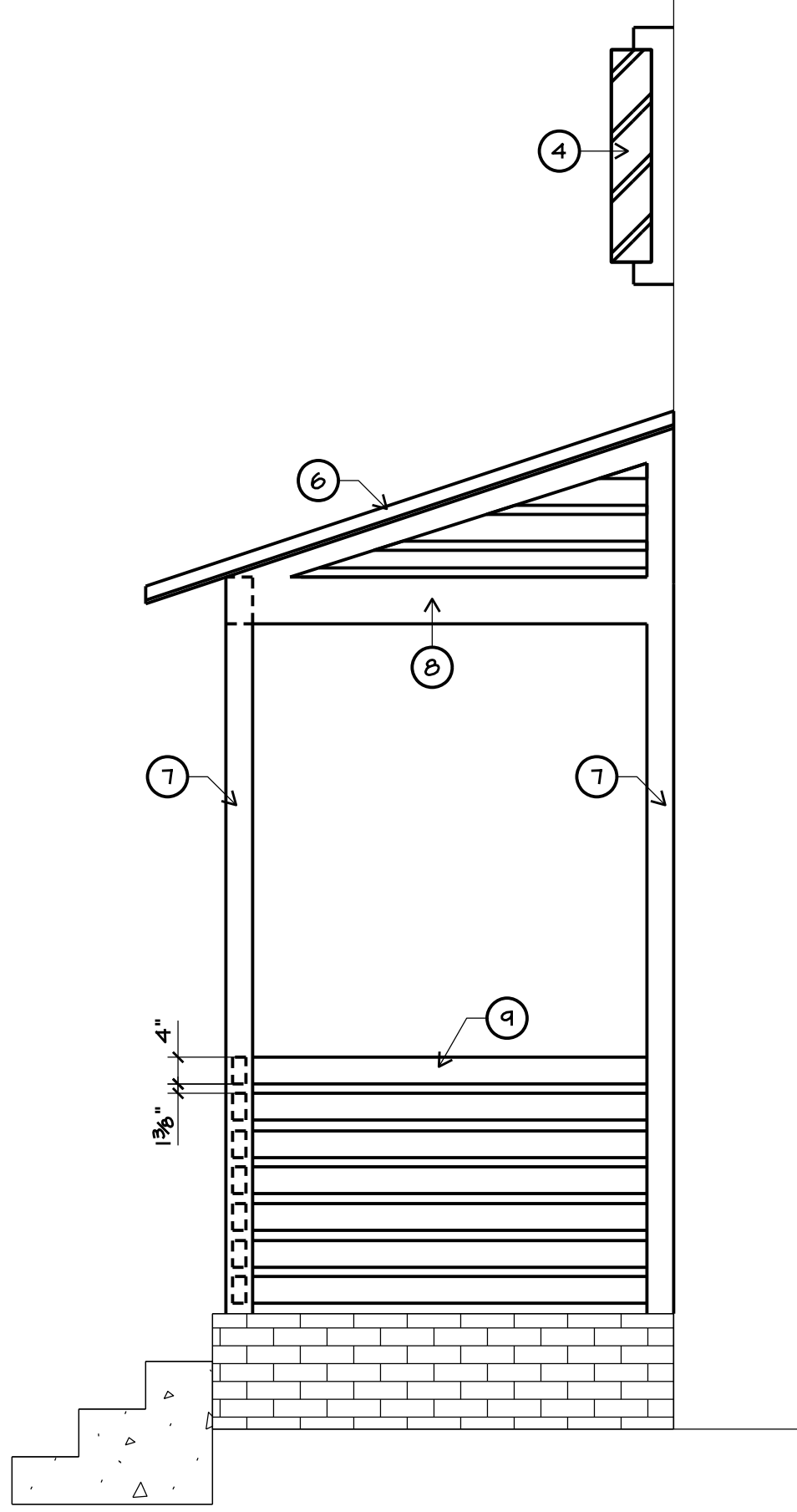
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



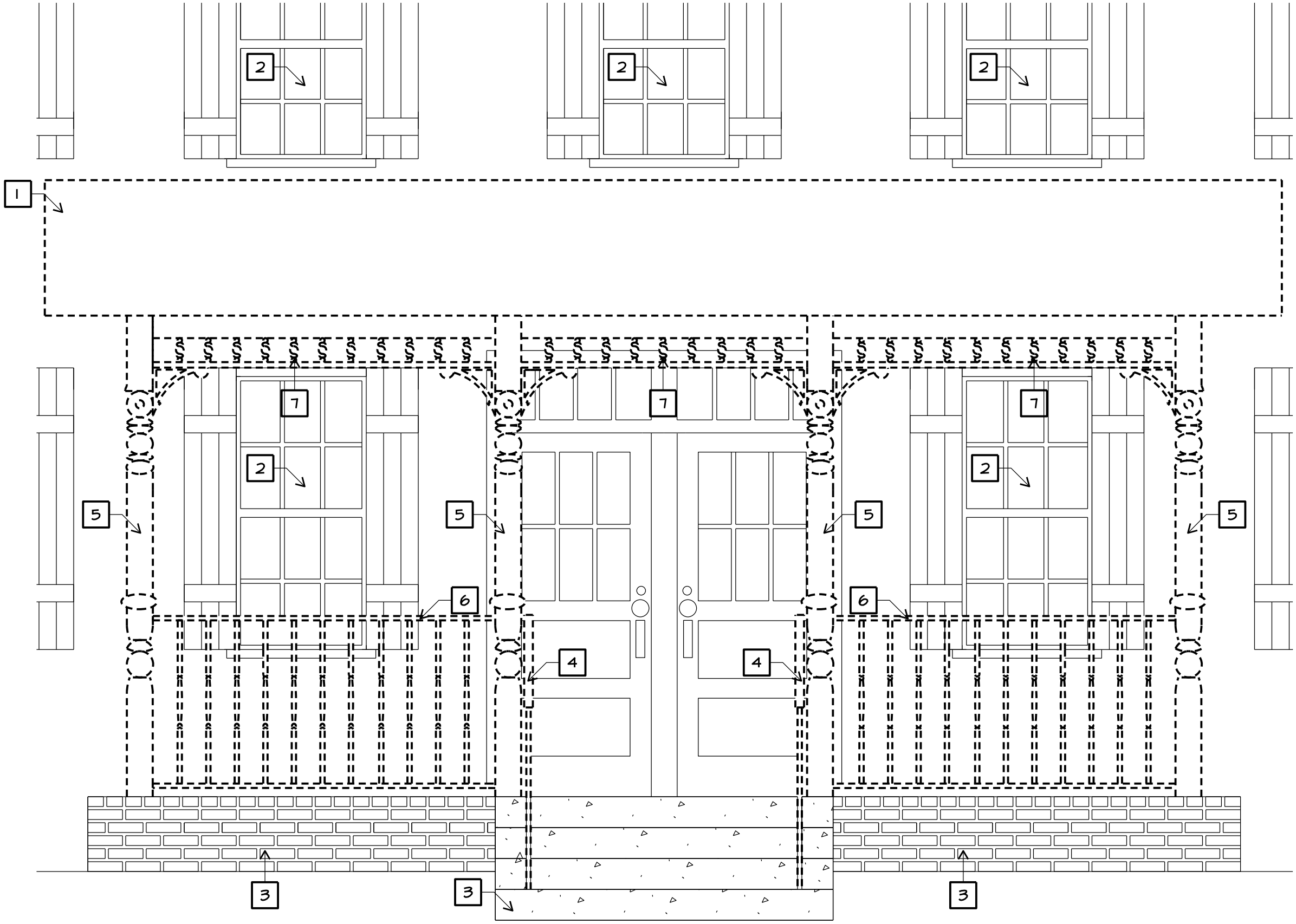
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



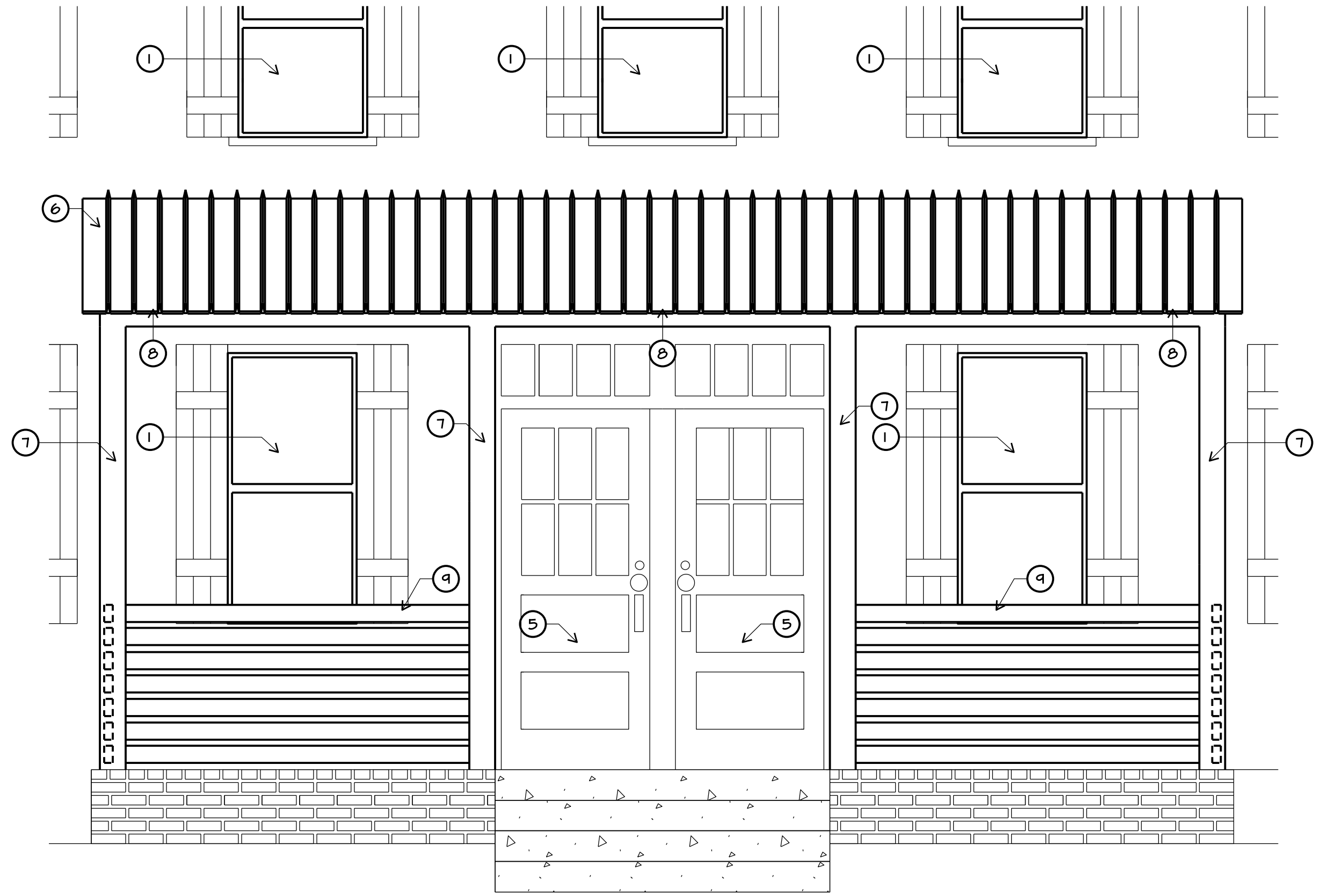
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



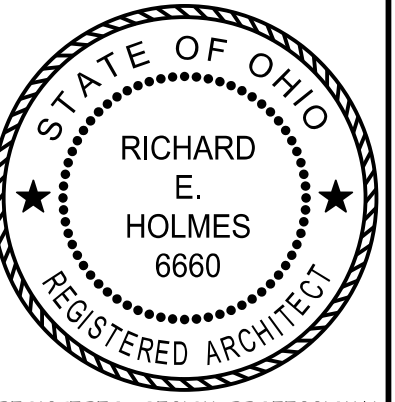
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



4 NORTH ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



4A NORTH ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



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the architectural group

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FRENCH HOUSE BARBER SHOP
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
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REH, ACH

REVISION DATES:
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01/16/23

SHEET TITLE:
DETAILS

SHEET NO:
A4.1





Minerva 32" Barber Pole

Description

Our basic barber pole is an affordable way to display your barber heritage! Features a 7" globe, 2 lights (pole and globe), and separate switches for lights and rotation. Indoor use only. 22W/120V.

Specs

SKU	1115
Color	White
Manufacturer	Minerva Beauty
Warranty	1 Year Warranty
Assembly Notes	Minor assembly required



STYLING & PROFILING MEN'S GROOMING





STYLING & PROFILING MEN'S GROOMING LOUNGE

7305



72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit

by JELD-WEN ★★★★★ (23) ❤️ 108

SPECIAL BUY **\$3865⁸⁰** Save \$682.20 (15%)

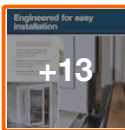
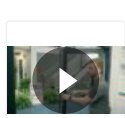
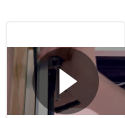
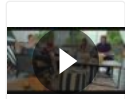
[Product Details](#) [Specifications](#) [Questions & Answers](#) [Customer Reviews](#)

[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Patio Doors](#)

Internet #309442270 Model #THDJW235200001 Store SKU #1004313774

JELD-WEN
72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit

★★★★★ (23) [Questions & Answers \(74\)](#)



Engineered for easy installation

- Unique bottom mounted hardware that simplifies retrofit installations
- Updated weight distribution to relocate overall weight to the bottom of the unit
- Relocated hardware and updated weight distribution allow for smooth operation
- Increased stability, which makes overall operation more manageable



Hover Image to Zoom

SPECIAL BUY **\$3865⁸⁰** ~~\$4548.00~~ Save \$682.20 (15%)

\$323.00 /mo* suggested payments with 12 months* financing [Apply Now](#)

Door Hanging: **Left-Hand Folding**

Left-Hand Folding

[Right-Hand Folding](#)

Pickup at [Miamisburg](#)

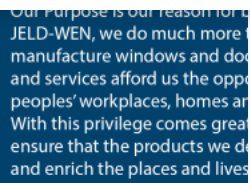
Delivering to [45449](#)

Feedback

Chat



\$3865⁸⁰ Save \$682.20 (15%)



Additional Resources

From the Manufacturer

Actual Door Height (in.)	79.5 in
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	71.5 in
Door Height (in.)	79.5 in
Door Thickness (in.)	1.75 in
Door Width (in.)	71.313 in
Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	72 in
Rough Opening Height (In.)	72 in
Rough Opening Width (In.)	80 in

Bore Type	No Bore
Color Family	Off White
Color/Finish	Primed
Core Type	Solid Core
Door Configuration	Double Door
Door Glass Insulation	Low-E
Door Handing	Left-Hand Folding
Door Type	Folding Patio Door





72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit
by JELD-WEN

\$3865⁸⁰ Save \$682.20 (15%)

Hinge Type	Ball Bearing
Included	Hardware
Material	Fiberglass
Number of Lites	1 Lite
Product Weight (lb.)	238 lb
Returnable	90-Day

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern
Manufacturer Warranty	5-Year Limited

How can we improve our product information? Provide feedback.

Questions & Answers

74 Questions

Customer Reviews

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This Item

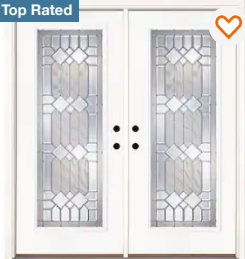


☒ Select



☒ Select

Top Rated



☒



JELD-WEN
72 in. x 80 in. Primed
Fiberglass Left-Hand Full...

★★★★☆ (23)

\$3865⁸⁰
~~\$4548.00~~
Save \$682.20 (15%)

JELD-WEN
72 in. x 75 in. Reversible
White Aluminum Prehung...

★★★★☆ (22)

\$1348⁰⁰

Feather River Doors
74 in. x 81.625 in. Mission
Pointe Zinc Full Lite...

★★★★☆ (75)

\$2318⁰⁰

Arr
50
77.

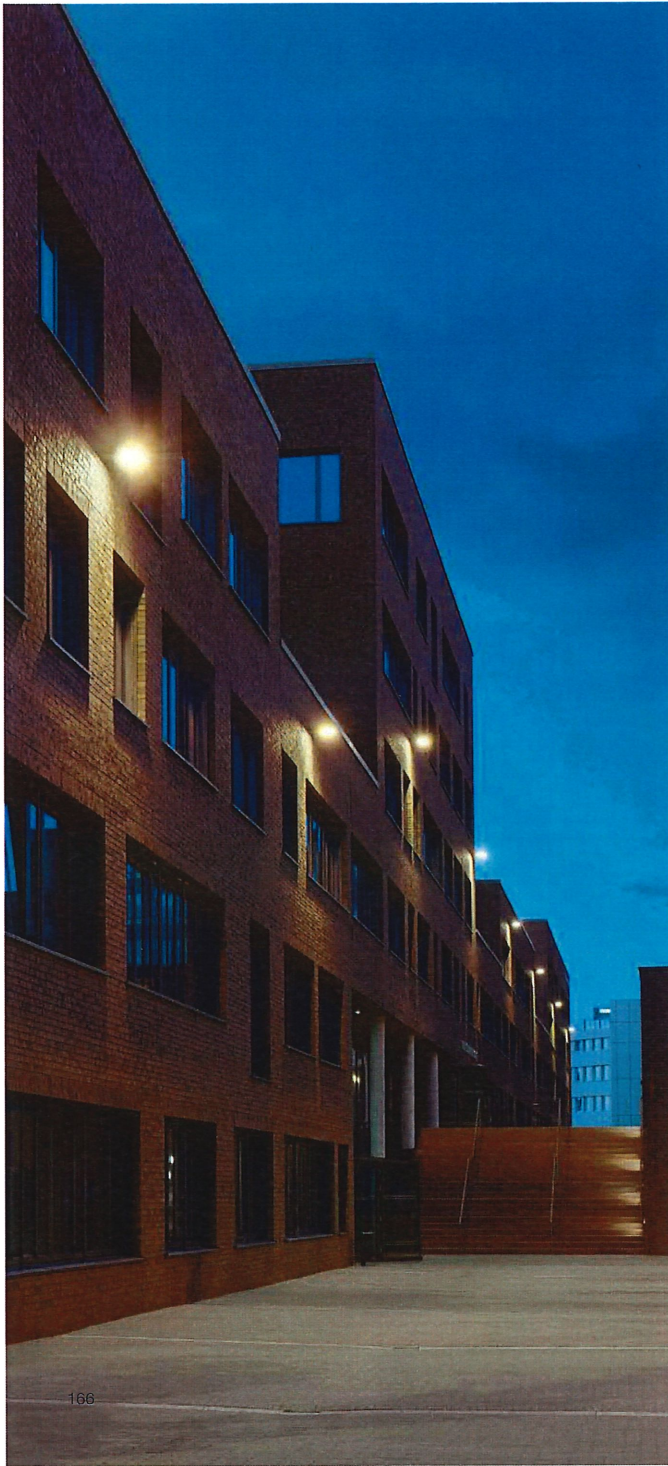
\$7

Subtotal: **\$7609⁰⁷**

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166

Wall luminaire
Surface washer

Adjustable wall mounted luminaires with asymmetric light distribution.
Ideal for illuminating horizontal surfaces from vertical mounting surfaces.

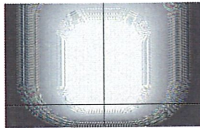
Die-cast aluminum · Safety glass · Reflector made of pure anodized aluminum

LED color temperatures: 2700K, 3000K, 3500K, 4000K

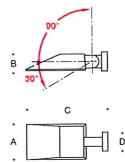
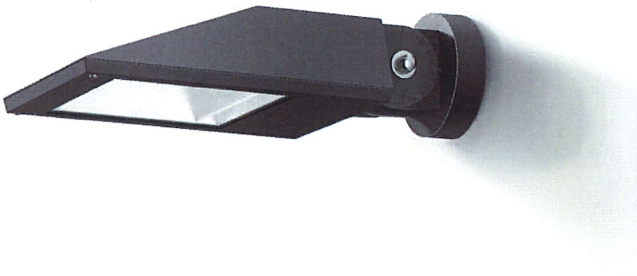
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

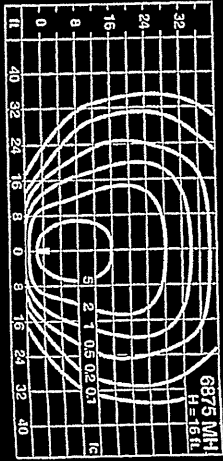
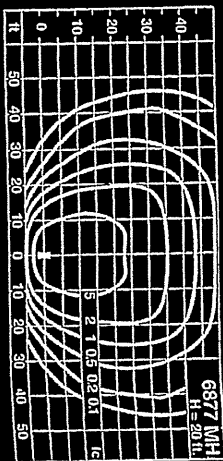
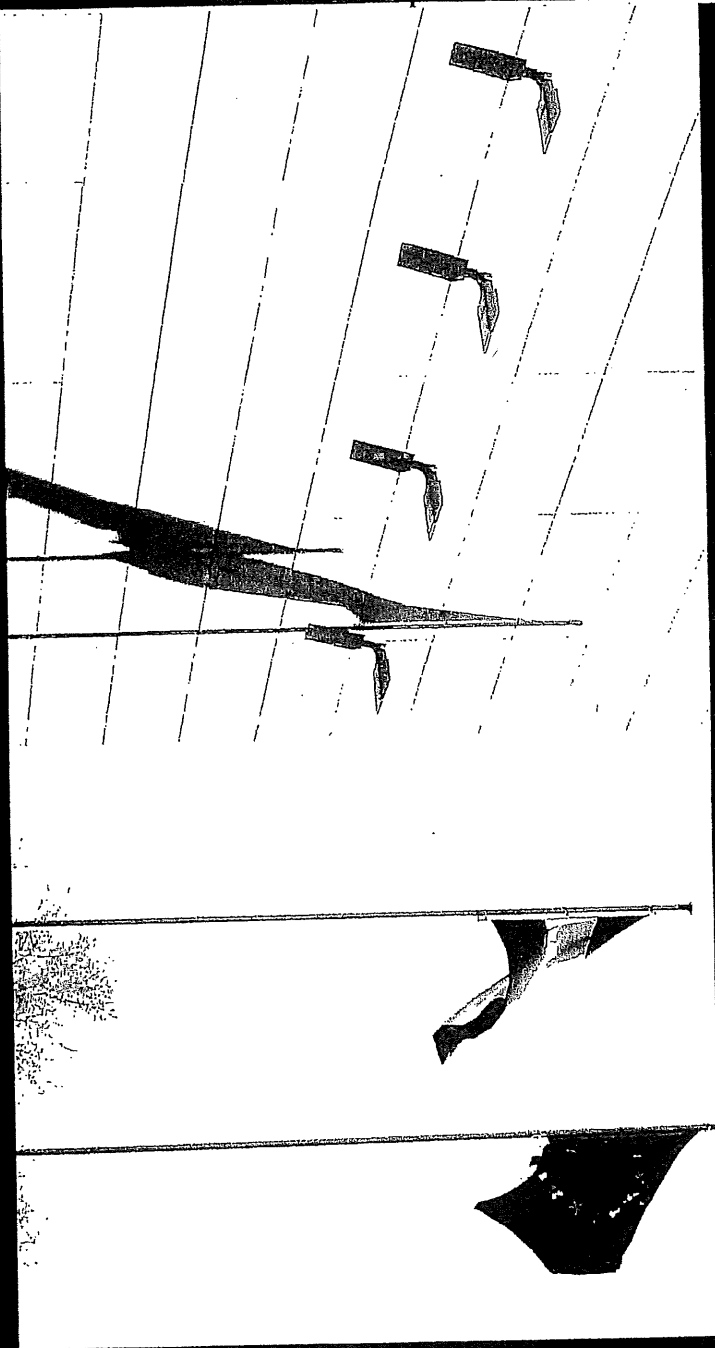
NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Asymmetric light distribution



Asymmetric light distribution					
	LED	A	B	C	D
24351	21.3 W	8 7/8	4 1/8	19 1/8	5 1/4
24816	55.3 W	8 7/8	4 1/8	19 1/8	5 1/4
24352	98.3 W	12 3/8	4 7/8	22 1/2	5 1/4











From: [Phoenix Buathier](#)
To: ["profilerscars"](#); [Rick Holmes](#); [William Delong](#)
Cc: [Melissa Butler](#); [Eric Meyer](#); [Brandon Anderson](#); [Grant Molnar](#)
Bcc: [Darrin Leist](#)
Subject: 7305 E. Main Street - Certificate of Appropriateness/New Business
Date: Friday, April 7, 2023 2:17:00 PM
Attachments: [ConditionalUses](#) [Variances](#) [Updated2023](#) [final.pdf](#)

Mr. McCray,

Below are my comments regarding your recently received electronic submittal for a certificate of appropriateness. Please know that the application submitted did not have all of the required information and is considered an incomplete application. Below are staffs comments regarding what information is still needed for a complete submittal. Please know I will be returning the documents provided to me through the mail today at Mondays meeting at 3pm. You will need to resubmit the application along with all required information regarding the Certificate of Appropriateness. Please also know that the next submittal deadline for the May 4th meeting is April 20, 2023 by close of business. I have attached a variance application to this email also, in case this is needed. We can discuss this more at the Monday meeting, if you think you will need it.

1. Please provide the type of material that the columns will be on the front of the building. Section 1103.13.D.1.iii
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
2. Please provide the type of material that the railings and balustrades will be on the front of the building. Section 1103.13.D.1.iv
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
3. Provide the materials of the new doors in the rear of the building will be. Section 1103.13.D.1.v
4. Please provide the type of material that the mill finish standing seam roof will be. Section 1103.13.D.1.vi
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
5. Please provide the type of illumination of the proposed signs. Section 1105.03.C.iii
 - a. Is the sign internally illuminated, externally illuminated, or non-illuminated?
6. The building elevations show the location of two projecting signs on the front façade of the building. One is the styling & proofing men's grooming lounge. The other is the new illuminated barber pole.
 - a. Please know that section 1105.03.C.v.2 only permits one projecting sign
 - i. The removal of one projecting sign would be needed to meet this code; or
 - ii. A variance from Section 1105.03.C.v.2 would be needed.
 1. Please see the attached variance application.
7. The sign plan does not state the material of the proposed signs.
 - a. Please provide the material of the sign per Section 1105.03.C.v.2
8. Please provide the mounting material used for each sign. Section 1105.03.C.v.2

9. Please show on the sign plan, how the projecting signs will be projected perpendicular to the wall of the building at a 90 degree angle. Section 1105.03.C.v.2
10. The sign plan states the sign is 48" by 48" for a total square footage of 16SF. The maximum square footage permitted of a projecting sign is 6 SF. Section 1105.03.C.v.2
 - a. A variance would be needed to permit a projecting sign over 6 SF
11. Provide the sign dimensions for the proposed illuminated barber pole. Section 1105.03.C.v.2
12. The sign plan states the projecting sign is 48" wide, Section 1105.03.C.v.2 stats that the projecting sign should not be more than 3 feet from the building. Please also show this for the barber pole too. Section 1105.03.C.v.2
 - a. Please provide the width of the sign projected from the building to the edge of the sign.
13. Provide on the sign plan, the height of the signs, in relation to the ground level/walkway. Section 1105.03.C.v.2
 - a. Please know that the minimum height of a projecting sign is 9 feet above ground level or a walkway.
14. Please provide a site plan, showing the location of all proposed signs, and their setbacks from the right-of-way. Section 1105.03.C.v.2
 - a. Please know that if the projecting signs extend over a public right-of-way, the applicant will need to provide a hold-harmless agreement with the City.
15. Please know that all of the requirements listed above for the front façade projecting sign, also apply to the rear barber pole. Section 1105.03.C.v.2
 - a. Please also provide all required information
16. Provide an image of the front façade and rear façade of the existing building.
 - a. Please include the whole façade of the building in this image.
17. The site drawings show a new wall light.
 - a. Please show/provide the required information needed, to show that all of Section 1105.09.B is met.
 - i. This will include details about what type of lighting is proposed.
18. Provide the square footage of the existing building.
 - a. This is needed to determine if additional parking would or would not be needed.

Below is a link to the zoning code:

<https://www.reynoldsborg.gov/DocumentCenter/View/1878/Reynoldsborg-Zoning-Code-Book-?bidId=>

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

Sincerely,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: [Phoenix Buathier](#)
To: ["profilerscars"](#); ["Rick Holmes"](#); [William Delong](#)
Cc: [Melissa Butler](#); [Eric Meyer](#); [Brandon Anderson](#); [Grant Molnar](#)
Subject: RE: 7305 E. Main Street - Certificate of Appropriateness/New Business
Date: Friday, April 21, 2023 4:54:00 PM

Mr. McCray,

After receiving your architects re-submittal for the French House, the following Items are needed for a complete Certificate of Appropriateness Application and Variance Application:

1. 10 more copies of the Certificate of Appropriateness Application.
2. 10 more copies of the Variance Application.
3. 10 more copies of the information regarding your back door installation.
4. 11 copies of the exterior lighting information in color. The black and white version is not acceptable.
5. 8 more copies of the construction drawings.
6. Digital copy of all of the materials provided.
7. The variance fee of \$450 is needed.

I also took some time to review what was submitted. Below is a response to your architects resubmittal regarding their information provided:

1. Please provide the type of material that the columns will be on the front of the building. Section 1103.13.D.1.iii
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
 - i. **A variance from section 1103.13.D.1.iii and 1103.13.D.vii will be needed to permit steel/metal**
2. Please provide the type of material that the railings and balustrades will be on the front of the building. Section 1103.13.D.1.iv
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
 - i. **A variance from section 1103.13.D.1.iii and 1103.13.D.vii will be needed to permit steel/metal**
3. Provide the materials of the new doors in the rear of the building will be. Section 1103.13.D.1.v
 - a. **Resolved**
4. Please provide the type of material that the mill finish standing seam roof will be. Section 1103.13.D.1.vi
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
 - i. **A variance from section 1103.13.D.1.iii and 1103.13.D.vii will be needed to permit steel/metal**
5. Please provide the type of illumination of the proposed signs. Section 1105.03.C.iii
 - a. Is the sign internally illuminated, externally illuminated, or non-illuminated?
 - i. **Please clarify if this is for all signs or one clearly on the sign plan? This information is not provided by the sign company or in the sign plan. Internal illumination will require a variance for any sign that is internally illuminated. Each sign that needs a variance will need to be individually**

called out on the application.

6. The building elevations show the location of two projecting signs on the front façade of the building. One is the styling & proofing men's grooming lounge. The other is the new illuminated barber pole.
 - a. Please know that section 1105.03.C.v.2 only permits one projecting sign
 - i. The removal of one projecting sign would be needed to meet this code; or
 - ii. A variance from Section 1105.03.C.v.2 would be needed.
 1. Please see the attached variance application.
 - a. Variance received
7. The sign plan does not state the material of the proposed signs.
 - a. Please provide the material of the sign per Section 1105.03.C.v.2
 - i. No revised drawings received from Signarama. Not enough information to determine if the code is met, or if a variance would be needed.
8. Please provide the mounting material used for each sign. Section 1105.03.C.v.2
 - i. No revised drawings received from Signarama. Not enough information to determine if the code is met, or if a variance would be needed.
9. Please show on the sign plan, how the projecting signs will be projected perpendicular to the wall of the building at a 90 degree angle. Section 1105.03.C.v.2
 - a. No Plan B. Not provided on A-1.1. Not angled out on the sheets, needs to be clearly identified.
10. The sign plan states the sign is 48" by 48" for a total square footage of 16SF. The maximum square footage permitted of a projecting sign is 6 SF. Section 1105.03.C.v.2
 - a. A variance would be needed to permit a projecting sign over 6 SF
 - i. Variance received.
11. Provide the sign dimensions for the proposed illuminated barber pole. Section 1105.03.C.v.2
 - a. This needs to be shown as a sign plan, including color renderings, materials, illumination, etc. Possible variance may or may not be needed. Not enough information provide.
12. The sign plan states the projecting sign is 48" wide, Section 1105.03.C.v.2 stats that the projecting sign should not be more than 3 feet from the building. Please also show this for the barber pole too. Section 1105.03.C.v.2
 - a. Please provide the width of the sign projected from the building to the edge of the sign.
 - i. No revised drawings received from Signarama. Not enough information to determine if the code is met, or if a variance would be needed.
13. Provide on the sign plan, the height of the signs, in relation to the ground

level/walkway. Section 1105.03.C.v.2

- a. Please know that the minimum height of a projecting sign is 9 feet above ground level or a walkway.

- i. **Resolved**

14. Please provide a site plan, showing the location of all proposed signs, and their setbacks from the right-of-way. Section 1105.03.C.v.2

- a. Please know that if the projecting signs extend over a public right-of-way, the applicant will need to provide a hold-harmless agreement with the City.

- i. **Need an overall view/site plan of the site, shoing the location of all the signs. The front setback for all projecting signs needs to be provided, to determine if the projecting signs are on the parcel or in the right-of-way. The site plan is also needed to show that the required parking is met for the Zoning Certificate Application.**

15. Please know that all of the requirements listed above for the front façade projecting sign, also apply to the rear barber pole. Section 1105.03.C.v.2

- a. Please also provide all required information

- i. **This information has not been provided, and will need to be provided for the rear and front barber poles.**

16. Provide an image of the front façade and rear façade of the existing building.

- a. Please include the whole façade of the building in this image.

- i. **Resolved**

17. The site drawings show a new wall light.

- a. Please show/provide the required information needed, to show that all of Section 1105.09.B is met.

- i. This will include details about what type of lighting is proposed.

- 1. **A photo metric plan will be needed showing how the 4ft candle maximum is met.**

18. Provide the square footage of the existing building.

- a. This is needed to determine if additional parking would or would not be needed.

- i. **Need a site plan showing the number of provided and required parking spaces on the subject site. 1 parking space is required.**

19. **The construction drawings identify that there will be a wall in the rear reconstructed, however the material is not provided.**

- a. **Please provide the exterior material of the building on the plan, to ensure that it meets C of A requirements.**

Please know that if any drawing changes, i.e. sign plans, construction drawings, lighting information, etc. 11 copies of the new updated information will be needed, along with a digital updated copy.

Please also know that since there are variance needed for the site, the variances would need

to be approved prior to the Certificate of Appropriateness being approved.

The next deadline for the next meeting, which is May 18, 2023 is April 27, 2023. A complete application, including all required materials is needed, prior to being accepted to go before the Planning and Zoning Board.

If you have any questions, please feel free to reach out.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Phoenix Buathier

Sent: Friday, April 7, 2023 2:17 PM

To: 'profilerscars' <profilerscars@gmail.com>; Rick Holmes <holmesr>taguit.com>; William Delong <wdelong@reynoldsburg.gov>

Cc: Melissa Butler <MButler@reynoldsburg.gov>; Eric Meyer <emeyer@reynoldsburg.gov>; Brandon Anderson <banderson@reynoldsburg.gov>; Grant Molnar <gmolnar@reynoldsburg.gov>

Subject: 7305 E. Main Street - Certificate of Appropriateness/New Business

Mr. McCray,

Below are my comments regarding your recently received electronic submittal for a certificate of appropriateness. Please know that the application submitted did not have all of the required information and is considered an incomplete application. Below are staffs comments regarding what information is still needed for a complete submittal. Please know I will be returning the documents provided to me through the mail today at Mondays meeting at 3pm. You will need to resubmit the application along with all required information regarding the Certificate of Appropriateness. Please also know that the next submittal deadline for the May 4th meeting is April 20, 2023 by close of business. I have attached a variance application to this email also, in case this is needed. We can discuss this more at the Monday meeting, if you think you will need it.

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- a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
2. Please provide the type of material that the railings and balustrades will be on the front of the building. Section 1103.13.D.1.iv
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
3. Provide the materials of the new doors in the rear of the building will be. Section 1103.13.D.1.v
4. Please provide the type of material that the mill finish standing seam roof will be. Section 1103.13.D.1.vi
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
5. Please provide the type of illumination of the proposed signs. Section 1105.03.C.iii
 - a. Is the sign internally illuminated, externally illuminated, or non-illuminated?
6. The building elevations show the location of two projecting signs on the front façade of the building. One is the styling & proofing men's grooming lounge. The other is the new illuminated barber pole.
 - a. Please know that section 1105.03.C.v.2 only permits one projecting sign
 - i. The removal of one projecting sign would be needed to meet this code; or
 - ii. A variance from Section 1105.03.C.v.2 would be needed.
 1. Please see the attached variance application.
7. The sign plan does not state the material of the proposed signs.
 - a. Please provide the material of the sign per Section 1105.03.C.v.2
8. Please provide the mounting material used for each sign. Section 1105.03.C.v.2
9. Please show on the sign plan, how the projecting signs will be projected perpendicular to the wall of the building at a 90 degree angle. Section 1105.03.C.v.2
10. The sign plan states the sign is 48" by 48" for a total square footage of 16SF. The maximum square footage permitted of a projecting sign is 6 SF. Section 1105.03.C.v.2
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11. Provide the sign dimensions for the proposed illuminated barber pole. Section 1105.03.C.v.2
12. The sign plan states the projecting sign is 48" wide, Section 1105.03.C.v.2 states that the projecting sign should not be more than 3 feet from the building. Please also show this for the barber pole too. Section 1105.03.C.v.2
 - a. Please provide the width of the sign projected from the building to the edge of the sign.
13. Provide on the sign plan, the height of the signs, in relation to the ground level/walkway. Section 1105.03.C.v.2
 - a. Please know that the minimum height of a projecting sign is 9 feet above ground level or a walkway.
14. Please provide a site plan, showing the location of all proposed signs, and their setbacks from the right-of-way. Section 1105.03.C.v.2
 - a. Please know that if the projecting signs extend over a public right-of-way, the

- applicant will need to provide a hold-harmless agreement with the City.
15. Please know that all of the requirements listed above for the front façade projecting sign, also apply to the rear barber pole. Section 1105.03.C.v.2
 - a. Please also provide all required information
 16. Provide an image of the front façade and rear façade of the existing building.
 - a. Please include the whole façade of the building in this image.
 17. The site drawings show a new wall light.
 - a. Please show/provide the required information needed, to show that all of Section 1105.09.B is met.
 - i. This will include details about what type of lighting is proposed.
 18. Provide the square footage of the existing building.
 - a. This is needed to determine if additional parking would or would not be needed.

Below is a link to the zoning code:

<https://www.reynoldsburg.gov/DocumentCenter/View/1878/Reynoldsburg-Zoning-Code-Book-?bidId=>

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

Sincerely,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: [Phoenix Buathier](#)
To: ["profilerscars"](#)
Cc: [Eric Meyer](#); [Melissa Butler](#)
Subject: 7305 E. Main Street
Date: Tuesday, May 30, 2023 4:52:00 PM

Mr. McCray,

I am emailing you to inform you that the application submitted is not complete and there is conflicting information regarding what is submitted. At this point, I feel it is best that everyone involved including your architect, sign person, yourself and myself, sit down and go over the response letter on what is missing, what does not match, and what is still needed for this application to be complete. Please let me know what day and time works for you all, and I will try to make that time happen in my schedule. The only day that does not work, is this Friday afternoon, June 2nd.

The next application deadline June 15th for a July 6th meeting. I am hoping that all matters can be resolved and a complete application can be submitted.

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

Sincerely,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | **F** 614-322-6830

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From: [Phoenix Buathier](#)
To: ["profilerscars"](#); ["Rick Holmes"](#)
Cc: [Eric Meyer](#); [Alex Smith](#); [Darrin Leist](#)
Subject: RE: French House Variance and Conditional Use Application
Date: Monday, July 17, 2023 3:36:00 PM

Mr. McCray,

I am following up from the previous email below, to let you know that both the Certificate of Appropriateness Application 2023-5089 and Variance Application 2023-5260 have been closed out, due to an incomplete application and not meeting the deadline mentioned below in the email. Please know that if you choose to move forward with either application in the future, you will need to resubmit the application, materials and fees.

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

Sincerely,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Phoenix Buathier
Sent: Monday, June 12, 2023 4:54 PM
To: 'profilerscars' <profilerscars@gmail.com>; Rick Holmes <holmesr>taguit.com>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Alex Smith <asmith@reynoldsburg.gov>; Darrin Leist <dleist@reynoldsburg.gov>
Subject: French House Variance and Conditional Use Application

Mr. McCray,

Attached are the notes I made on the documents regarding what is needed. Below is a list of what is still needed to have a complete application:

Architectural Stuff

1. Correct variance application and request the 6 necessary variances on the application which are:
 - a. Section 1105.03.C.v to increase the number of signs from 2 to 3
 - b. Section 1105.03.C.v.2 to increase the projecting sign area to 9 feet from 6 feet
 - c. Section 1105.03.C.iii to permit an internally illuminated Barber Pole projecting sign

- on the buildings South Elevation
 - d. Section 1105.03.C.iii to permit an internally illuminated projecting sign on the buildings North Elevation
 - e. Section 1105.03.C.v.2 to permit _____ material to be used for the Barber Pole sign that is not wood or metal
 - f. Section 1105.03.v.2 to permit _____ material to be used for the projecting sign that is not wood or metal
2. A statement of hardship needs to be provided for all variances requested. Attached are the highlighted 9 factors that are considered when applying for a variance by staff and the Planning and Zoning Board.
 3. The dimensions of the wall sign and projecting sign on the front of the building need to match the dimensions provided on the sign plan. The construction documents and the sign plan documents need to be the same.
 - a. Based on my conversation with the applicant, the wall sign will be 180" by 18" and the projecting sign will be 36" by 36".
 4. The dimensions of the Barber Pole need to be provided on the image/data description showing the barber pole, and on the Construction Plans.
 - a. Based on my conversation with the applicant, the Barber Pole is 32" by 8".
 5. The material of the Barber Pole needs to be provided on the barber pole image/data description.
 6. State on the Barber Pole image/data description that the Barber Pole is internally illuminated.
 7. Provide the length of the front of the building on the construction drawings.
 - a. This is needed to ensure there is enough sign area allowed for the wall sign.
 8. Identify on the lighting package, the type of light fixture. Is this a cut-off, a full cut-off, etc.
 9. Need 10 copies of the following corrected materials:
 - a. Variance Application
 - b. Statements of Hardship
 - c. Barber Pole Image/data description (color copies)
 - d. Lighting Package (color copies)
 - e. Construction Drawings

Sign Stuff

10. Need the wall sign materials/sign face materials provided on the sign plan.
11. Need the projecting sign materials/sign face materials provided on the sign plan.
12. Provide the correct wall sign dimensions, which are 480" by 18" on the sign plan.
13. Provide the correct projecting sign dimensions, which are 36" by 36" on the sign plan.
14. Identify on the sign plan that the wall sign is non-illuminated.
15. Identify on the sign plan that the projecting sign is non-illuminated.
16. Show both signs (projecting and wall sign) on the front elevation together.
17. Need 10 copies of the following corrected materials:
 - a. Sign Plan that shows both signs together on the front of the building, with the dimensions, materials and the illumination status. (color copies)

Applicant

18. Please know that a Photometric Plan will likely be required as a condition for the Certificate of Appropriateness.
19. A Hold Harmless letter for the roof porch encroaching into the public right-of-way will likely be required as a condition for the Certificate of Appropriateness.
20. Meeting the mounting material requirements of Section 1105.03.C.v.2 will likely be required as a condition for the Certificate of Appropriateness.
21. That as of today, you have 30 days (July 12) to turn in a complete application for the Certificate of Appropriateness and Variance Requests, before these application will be closed out and a new application and fee will be needed.
22. Please know that if the sign variances are granted and the certificate of appropriateness is approved, then sign applications will be needed for all 3 signs prior to putting them up.

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

Sincerely,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

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www.reynoldsburg.gov

From: [Phoenix Buathier](#)
To: ["profilerscars"](#); [Chris Shook](#); [Joe Begeny](#)
Cc: ["shiningstarts614@gmail.com"](#)
Subject: RE: New sign
Date: Friday, August 18, 2023 8:23:00 AM
Attachments: [ConditionalUses Variances Updated2023 final \(5\).pdf](#)
[CERTIFICATE OF APPROPRIATENESS Final 1 \(3\).pdf](#)
[ZoningCertificateApplication Updated2023 8 6 \(4\).pdf](#)
[Zoning Sign Permit Application \(PDF\) 1 \(1\).pdf](#)

Mr. McCray,

I also wanted to attach the applications referenced below.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Phoenix Buathier
Sent: Thursday, August 17, 2023 4:26 PM
To: 'profilerscars' <profilerscars@gmail.com>; Chris Shook <cshook@reynoldsburg.gov>; Joe Begeny <jbegeny@reynoldsburg.gov>
Cc: 'shiningstarts614@gmail.com' <shiningstarts614@gmail.com>
Subject: RE: New sign

Mr. McCray,

The following applications will need to be submitted and approved by zoning, to be good with zoning (this is in the general order that you need to submit them):

1. A variance application for the proposed signage. This application would include a site plan, the signage information, a list of the variances requested and a statement of hardship for each variance requested.
 - a. Please see the comments regarding signage to understand what variances are needed.
 - i. Please know that 11 physical copies and 1 electronic copy of all materials, including the application, will be needed when submitting for a variance.
 1. Please know that the variance will need to be approved prior to the approval for the Certificate of Appropriateness for the proposed signage.

2. A Certificate of Appropriateness Application
 - a. For the proposed exterior changes to your building.
 - b. For the proposed signage.
 - i. Please know that you can do two different Certificate of Applications, one for just the exterior changes to your building and the other for the proposed signage if you would like. Or you can do one Certificate of Appropriateness application for both.
 1. The Certificate of Appropriateness will need to include a site plan, all sign information, the architectural drawings for all changes to the exterior of the building, a photometric plan for the new proposed lighting, and a hold harmless letter to the city regarding the roof of the porch encroaching into the public right-of-way (this is based on the last set of plans seen, where the roof encroached into the public right-of-way).
 2. Please know that 11 physical copies and 1 electronic copy of all materials, including the application, will be needed when submitting for a Certificate of Appropriateness.
 - a. Please know that the variance will need to be approved prior to the approval for the Certificate of Appropriateness for the proposed signage.
3. A Zoning Certificate Application
 - a. Building/Site Modification for the exterior work.
 - i. This is the zoning portion that is needed prior to the building application. This application cannot be approved, until the Certificate of Appropriateness Application is approved by the Planning and Zoning Board.
 - ii. This application will require a site plan, and the architectural drawings for the exterior changes proposed for the building.
 1. Please know that (2) two physical copies and (1) one electronic copy of all materials is needed when submitting this application.
 - b. A New Business/Use for the new land use proposed on the site.
 - i. This is the zoning portion that is needed prior to building issuing a certificate of occupancy.
 1. This application will required a site plan, showing the parking, square footage of the building and the intended land use for the site.
 - a. Please know that (2) two physical copies and (1) one electronic copy of all materials is needed when submitting this application
4. A Sign Permit Application
 - a. This application is needed for each sign (projecting, wall and pole signs)
 - i. This application will required a site plan showing the location of the proposed signs, sign plans showing the required information (which is listed below), and an image of the building showing the length of the building.
 1. Pleas know that two physical copies and (1) one electronic copy of all materials is needed when submitting this application.
5. Please know that each application stands alone, when submitting materials. Copies

submitted for a variance cannot be used for a Zoning Certificate Application and vice versa.

6. All applications are submitted to the Permitting Department, which is found in the Building Department on the first floor of City Hall. The building hours of 9am to 4pm Monday through Friday except holidays.

Below is the information needed for each sign based off of your previous email:

1. With regards to the projecting sign on the front of the building, the following information is needed:
 - a. A sign plan, showing the colors of the proposed sign. There is a maximum of 4 colors permitted on a sign per Section 1105.03.E.iii
 - b. The pictures of the projecting sign show color, while the architectural drawings show a sign in black and white. This should be consistent for the board to review.
 - c. Provide the type of exterior illumination used for the sign. There are certain types of exterior illumination permitted per section 1105.03.C.iii
2. With regards to the wall sign, the following information is needed:
 - a. A sign plan showing the height and the width of the proposed wall sign.
 - i. This is needed to calculate the proposed square footage of the sign. Section 1105.03.C.v.1
 - b. A sign plan stating the sign materials. Section 1105.03.C.v.1
 - i. The architectural drawings state the wall sign will be plastic letters, you email below states they will be wood painted. Please clarify the materials used for the wall sign, and ensure the proposed material is a permitted material per Section 1105.03.C.v.1
 - c. Provide the type of exterior illumination used for the sign. There are certain types of exterior illumination permitted per section 1105.03.C.iii
 - d. The length of the front of the building will need to be provided, to ensure there is enough permitted sign area, for the proposed wall sign.
3. With regards to the projecting sign on the rear of the building, the following information is needed:
 - a. A sign plan, showing the image of the barber pole in color.
 - b. A sign plan, showing the dimensions of the barber pole (width and length)
 - c. A sign plan, stating how the barber pole is illuminated.
 - i. If the barber pole is illuminated internally, then a variance from Section 1105.03.C.iii to permit and internally illuminated projecting sign on the South Elevation will be needed
 - ii. If the barber pole is externally illuminated, then the type of external illumination will be needed to state on the sign plan. There are certain types of exterior illumination permitted per section 1105.03.C.iii
 - d. A variance for the type of materials for the barber pole will be needed.
 - i. A variance from Section 1105.03.V.2 to permit clear plastic material to be used for the Barber Pole sign that is not wood or metal is needed.
4. An aerial of the overall site, showing the parcel and identifying where the signs will be located.
5. A variance from Section 1105.03.C.v will also be needed to increase the number of signs from 2 to 3.

- a. Section 1105.03.C.v states a maximum of (2) two of any combination of the following sign types (wall sign, projecting sign, roof sign, awing sign or monument sign) shall be permitted per lot in the ORD-C.

Please also provide, when submitting anything regarding the exterior changes for the building, to include the other architectural sheets that has all the required information we have gone over in previous emails. The details regarding the back door changes and the front porch material changes were not in your email on Wednesday. While that does not pertain to the signage, I did want to make sure you were aware that you would need that information when submitting for the Certificate of Appropriateness for the exterior building changes, and the Building Modification Application/Zoning Certificate Application.

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

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: profilerscars <profilerscars@gmail.com>

Sent: Tuesday, August 15, 2023 3:48 PM

To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Chris Shook <cshook@reynoldsburg.gov>; Joe Begeny <jbegeny@reynoldsburg.gov>

Subject: New sign

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

Phoenix

I have a new amazing sign guy! I have drawings of the new sign designs see attachment.

Blade sign is going to be metal 2ft by 2ft exterior lighted sign

Wall sign is going to be individual letters 6-7" tall wood painted white exterior lighted sign

Question what is need from the development & zoning department to get these approved, please advise?

Alex

Sent from my Verizon, Samsung Galaxy smartphone

From: [Phoenix Buathier](#)
To: ["Rick Holmes"](#)
Cc: ["profilerscars@gmail.com"](mailto:profilerscars@gmail.com)
Subject: RE: French House
Date: Monday, August 21, 2023 2:39:00 PM

Mr. Holmes,

Please reference the email that I sent Mr. McCray below. Based on just a look at this information, the applications are not complete and I would advise against trying to turn in an incomplete application, since there is a 30 day time limit that starts once it is turned in, and then it will be closed out if incomplete. A new application along with fees will have to be provided again. You are also missing a statement of hardship for the variance requested, along with a site plan, not enough sign info, etc. Below is a copy of that email in black sent last week regarding these same electronic documents:

Mr. McCray,

The following applications will need to be submitted and approved by zoning, to be good with zoning (this is in the general order that you need to submit them):

1. A variance application for the proposed signage. This application would include a site plan, the signage information, a list of the variances requested and a statement of hardship for each variance requested.
 - a. Please see the comments regarding signage to understand what variances are needed.
 - i. Please know that 11 physical copies and 1 electronic copy of all materials, including the application, will be needed when submitting for a variance.
 1. Please know that the variance will need to be approved prior to the approval for the Certificate of Appropriateness for the proposed signage.
2. A Certificate of Appropriateness Application
 - a. For the proposed exterior changes to your building.
 - b. For the proposed signage.
 - i. Please know that you can do two different Certificate of Applications, one for just the exterior changes to your building and the other for the proposed signage if you would like. Or you can do one Certificate of Appropriateness application for both.
 1. The Certificate of Appropriateness will need to include a site plan, all sign information, the architectural drawings for all changes to the exterior of the building, a photometric plan for the new proposed lighting, and a hold harmless letter to the city regarding the roof of the porch encroaching into the public right-of-way (this is based on the last set of plans seen, where the roof encroached into the public right-of-way).
 2. Please know that 11 physical copies and 1 electronic copy of all materials, including the application, will be needed when submitting

for a Certificate of Appropriateness.

- a. Please know that the variance will need to be approved prior to the approval for the Certificate of Appropriateness for the proposed signage.

3. A Zoning Certificate Application

- a. Building/Site Modification for the exterior work.
 - i. This is the zoning portion that is needed prior to the building application. This application cannot be approved, until the Certificate of Appropriateness Application is approved by the Planning and Zoning Board.
 - ii. This application will require a site plan, and the architectural drawings for the exterior changes proposed for the building.
 1. Please know that (2) two physical copies and (1) one electronic copy of all materials is needed when submitting this application.
- b. A New Business/Use for the new land use proposed on the site.
 - i. This is the zoning portion that is needed prior to building issuing a certificate of occupancy.
 1. This application will required a site plan, showing the parking, square footage of the building and the intended land use for the site.
 - a. Please know that (2) two physical copies and (1) one electronic copy of all materials is needed when submitting this application

4. A Sign Permit Application

- a. This application is needed for each sign (projecting, wall and pole signs)
 - i. This application will required a site plan showing the location of the proposed signs, sign plans showing the required information (which is listed below), and an image of the building showing the length of the building.
 1. Pleas know that two physical copies and (1) one electronic copy of all materials is needed when submitting this application.
5. Please know that each application stands alone, when submitting materials. Copies submitted for a variance cannot be used for a Zoning Certificate Application and vice versa.
6. All applications are submitted to the Permitting Department, which is found in the Building Department on the first floor of City Hall. The building hours of 9am to 4pm Monday through Friday except holidays.

Below is the information needed for each sign based off of your previous email:

1. With regards to the projecting sign on the front of the building, the following information is needed:
 - a. A sign plan, showing the colors of the proposed sign. There is a maximum of 4 colors permitted on a sign per Section 1105.03.E.iii
 - b. The pictures of the projecting sign show color, while the architectural drawings show a sign in black and white. This should be consistent for the board to review.
 - c. Provide the type of exterior illumination used for the sign. There are certain types of exterior illumination permitted per section 1105.03.C.iii
2. With regards to the wall sign, the following information is needed:
 - a. A sign plan showing the height and the width of the proposed wall sign.

- i. This is needed to calculate the proposed square footage of the sign.
Section 1105.03.C.v.1
 - b. A sign plan stating the sign materials. Section 1105.03.C.v.1
 - i. The architectural drawings state the wall sign will be plastic letters, you email below states they will be wood painted. Please clarify the materials used for the wall sign, and ensure the proposed material is a permitted material per Section 1105.03.C.v.1
 - c. Provide the type of exterior illumination used for the sign. There are certain types of exterior illumination permitted per section 1105.03.C.iii
 - d. The length of the front of the building will need to be provided, to ensure there is enough permitted sign area, for the proposed wall sign.
3. With regards to the projecting sign on the rear of the building, the following information is needed:
- a. A sign plan, showing the image of the barber pole in color.
 - b. A sign plan, showing the dimensions of the barber pole (width and length)
 - c. A sign plan, stating how the barber pole is illuminated.
 - i. If the barber pole is illuminated internally, then a variance from Section 1105.03.C.iii to permit and internally illuminated projecting sign on the South Elevation will be needed
 - ii. If the barber pole is externally illuminated, then the type of external illumination will be needed to state on the sign plan. There are certain types of exterior illumination permitted per section 1105.03.C.iii
 - d. A variance for the type of materials for the barber pole will be needed.
 - i. A variance from Section 1105.03.V.2 to permit clear plastic material to be used for the Barber Pole sign that is not wood or metal is needed.
4. An aerial of the overall site, showing the parcel and identifying where the signs will be located.
5. A variance from Section 1105.03.C.v will also be needed to increase the number of signs from 2 to 3.
- a. Section 1105.03.C.v states a maximum of (2) two of any combination of the following sign types (wall sign, projecting sign, roof sign, awing sign or monument sign) shall be permitted per lot in the ORD-C.

Please also provide, when submitting anything regarding the exterior changes for the building, to include the other architectural sheets that has all the required information we have gone over in previous emails. The details regarding the back door changes and the front porch material changes were not in your email on Wednesday. While that does not pertain to the signage, I did want to make sure you were aware that you would need that information when submitting for the Certificate of Appropriateness for the exterior building changes, and the Building Modification Application/Zoning Certificate Application.

Sincerely,
Phoenix Buathier
 DEPARTMENT OF DEVELOPMENT
 Planning and Zoning Administrator

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Rick Holmes <holmesr>taguit.com>
Sent: Monday, August 21, 2023 2:30 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Cc: 'profilerscars@gmail.com' <profilerscars@gmail.com>
Subject: French House

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

Phoenix,

Please find the following documents attached:

VARIANCE & CONDITIONAL USE APPLICATION
ZONING CERTIFICATE APPLICATION
ZONING SIGN APPLICATION
CERTIFICATE of APPROPRIATENESS APPLICATION (Exterior and Sign)
A-1.1 FLOOR PLAN (08/21/23)
A-3.1 ELEVATIONS (08/21/23)
LOGO (Colored)
FACE VIEW (Colored)
ANGLE VIEW (Colored)

Alex McCrary will be hand delivering 10 copies of each.

Rick

Richard E. Holmes, AIA NCARB
14 West First St. Suite 306
Dayton, Ohio 45402

(937) 223-2500

***** Our Office has moved! It's just upstairs but we will have a brand new address after August 1st! Please make sure to update our address in your system.**

—

The new address is:

14 West First St.

Suite 306

Dayton, OH 45402

-

Everything else remains the same ****

September 13, 2023

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

RE: Richard Holmes; 7305 E. Main Street: Certificate of Appropriateness Application

Planning and Zoning Board:

Below is the staff review of the above referenced Certificate of Appropriateness Application.

1. Project Summary

- a. The subject site is located at 7305 E. Main Street. The 0.25 acre site is currently a vacant building. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant states the Certificate of Appropriateness is for exterior alterations such as window replacement, front porch replacement, rear renovations and new signage.
- b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the north, west, east and south of the subject site. The surrounding land uses consist of parking lot to the north, a veterinary to the west, retail – small format to the east and dwelling – multi-unit building to the south.
- c. The applicant did not submitted a site plan showing layout of the site, parking areas, etc. to ensure all regulations regarding zoning are met. The applicant has provided architectural drawings and building elevations, however at the time of submittal, two different architectural drawings were submitted and they do not match. Please see the attached documents.
- d. Prior to this current submittal, the applicant submitted a Certificate of Appropriateness in March of 2023. The applicant was informed by staff that due to the desired changes to the building and signage, that variances would be needed for the signage of the building, prior to getting a Certificate of Appropriateness approval. The applicant applied for sign variances in May of 2023, however did not provide all required materials for a complete application to be thoroughly reviewed. Staff worked with the applicant, the architect and the sign company at the time to provide a list of missing items/information needed with each attempted resubmittal. Staff has had multiple phone calls, detailed emails regarding missing information, and has met with the applicant on the following dates: 3/22/23, 4/10/2023, 6/12/2023, 7/24/2023 and 9/13/2023. During that time, staff has made every attempt to inform the applicant of deficiencies in each submittal, and copies of these emails are provided. The original submittal for both the Certificate of Appropriateness and Variance Requests were closed out on 7/17/2023. The applications were closed out, due

to no progress/communication to provide a complete application being made on the application for more than 30 day per Section 1109.07.C. The applicant was officially informed of the complete application requirement in a meeting and also in email regarding the 30 days deadline on June 12, 2023.

- e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.

2. Project Review

- a. With the applicant, submitting two different architectural plans that do not match. Staff is unable to thoroughly review the application to ensure all Olde Reynoldsburg Commercial District design standards are met for this site, due to conflicting information.
- b. Staff currently has the following items that need to be addressed regarding this application to thoroughly reviewed for a Certificate of Appropriateness. The following items are:
 - i. To provide architectural drawings that match. The following issues exist due to the architectural drawings not matching:
 - 1. The 11” by 17” set of drawings do not match the 24” by 36” set of drawings provided by the applicant. Below are a list of discrepancies between the two sets of architectural drawings:
 - a. The 11” by 17” shows the wall sign as 480” by 18” (this is 60 SF), while the 24” by 36” set of drawings shows the wall sign as 8” by ½” in size (this is less than 1SF).
 - i. The dimensions are not the same, and the sizes don’t match up.
 - 2. The 11” by 17” does not tell me the material used for the wall sign. If the material is metal, like the 24” by 36”, then it should state the wall sign is metal letters.
 - a. The wall sign materials should be stated to ensure a variance is not needed for this.
 - 3. The projecting signs dimensions on the 11” by 17” submitted state the projecting sign is 36” by 36” (this is 9 SF), while the 24” by 36” plans submitted state the projecting sign is 24” by 24” (this is 4 SF).
 - a. If the projecting sign is over 6SF then it will need a variance.
 - 4. The 11” by 17” submitted states the projecting sign is internally illuminated and made of a translucent plastic face, while the 24” by 36” plans submitted state the projecting sign is externally lit, and will be made of metal.

- a. If the sign is intended to be internally illuminated and/or made of translucent plastic face, a variance will be needed for both.
 - 5. The dimensions, the materials and how all signs are illuminated do not match up, and they need to be consistent.
 - ii. Identify on the architectural drawings, the color the existing wood doors and what color it will be painted. (#5 “New Work Notes”)
 - 1. Please know that if it is the same color as the existing color (black), there is no Certificate of Appropriateness requirements since it is considered maintenance.
 - 2. If the applicant is using a color other than the existing black door color, it will need to be approved by the Planning and Zoning Board. Please provide the color of the intended door on the architectural plans.
 - iii. Provide the color of the proposed painted fiberglass door, steel tube posts, steel tube header and steel tube railing system (#3, 7, 8 & 9 under “New Work Notes”)
 - iv. Identify of the color of the of the New Standing Seam Metal Roof over the porch (#6 “New Work Notes”)
 - v. Identify on the architectural drawings the material and color used for the reconstruction of the wall in the rear of the building. Please ensure it is one of the permitted building materials found in Section 1103.13.VIV.D.1 Specific Standards for Building Materials and Details. (#10 “New Work Notes”)
 - vi. The building is adding on additional lighting to the front, side and rear of the building. Please provide a photometric site plan, meeting the exterior lightning requirements found in Section 1105.09.
 - vii. Since the architectural drawings (Sheet A1.1) show the new porch overhang over the property line, into the public right-of-way, please provide a hold-harmless agreement with the City. Please have the City Attorney’s office deem the agreement sufficient, prior to a Certificate of Appropriateness being issued.
3. Staff Recommendation
- a. Based on the above listed deficiencies of the current application regarding the additional information needed, staff recommends denial of this application as it is.
 - b. If the Planning and Zoning Board would like to allow applicant to provide the required materials/information needed, staff would be ok with holding this application at the applicants request, as long as a reasonable time period was set by the Planning and Zoning Board for the applicant to provide a complete application. Staff recommends after that time period was complete, the application then would come before the Planning and Zoning Board to be reviewed again.

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: 7305 E. MAIN ST.	Parcel ID#(s): 060-000226-00
--	--

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): 1833 FRENCH HOUSE HOLDING COMPANY, LLC	
Contact Email: PROFILERSCARS@GMAIL.COM	Contact Phone Number: (614) 499-1479

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Styling & Profiling Men's Grooming Lounge	Contact Name: Alexander McCrary
Contact Email: Profilerscars@gmail.com	Contact Phone Number: (614) 499-1479

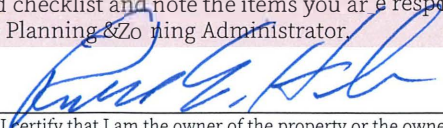
IV. APPLICANT INFORMATION

Applicant Name: Richard E. Holmes, AIA	Applicant Address: 135 N. Main St. Dayton, OH 45402
Applicant Phone Number: (937) 223-2500	Applicant Email: holmesr@taguit.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

☐ New Main Building (\$400)	☒ Exterior Modifications/ New Accessory Building (\$200)	☐ Comprehensive Sign Plan (\$150)	☐ Signage (\$75)
Description of Project: <u>Exterior alterations to create a Barber Shop, Replace windows, add signage and replace Front Porch.</u>			

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:  **4/6/23** Date: **02/21/23**

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:	<u>Zoning Information</u> Zoning District: _____	Meeting Date: _____
	☐ Olde Reynoldsburg District	Meeting Results
	<u>Additional Approval Required</u>	☐ Approved as Submitted ☐ Tabled
	☐ PZB	☐ Approved w/ Conditions ☐ Denied
P&Z Admin.: _____ Date: _____		

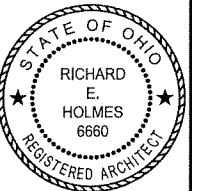
FRENCH HOUSE SPA

RENOVATION

7305 E MAIN ST

REYNOLDSBURG, OHIO 43213

CONSTRUCTION DOCUMENTS



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

the architectural group
135 north main street
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.taguli.com

© 2023 THE ARCHITECTURAL GROUP, INCORPORATED
This document is a service instrument of THE ARCHITECTURAL GROUP, INCORPORATED and is to be used only in conjunction with this project.

FRENCH HOUSE BARBER SHOP
7305 E MAIN ST
REYNOLDSBURG, OHIO

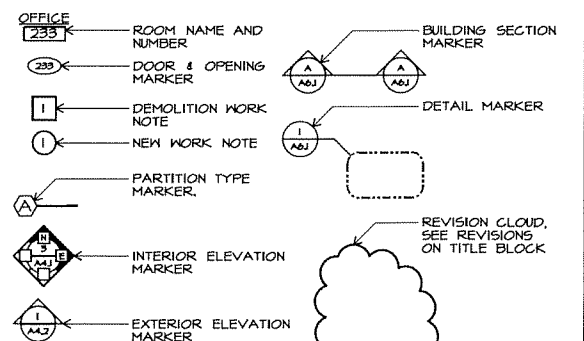
COMMISSION NUMBER:
2307
DRAWN BY:
REH,ACH
REVISION DATES:
DATE:
01/16/23
SHEET TITLE:
Page 99 of 144

ABBREVIATIONS:

AB	ANCHOR BOLT	HWR	HARDWARE	R	RADIUS, RISE
AC	AIR CONDITIONING	HGT	HEIGHT	REF	REFERENCE
ACUST	ACOUSTICAL	HM	HOLLOW METAL	REFR	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	HORIZ	HORIZONTAL	REIN	REINFORCE(ED)
ALUM	ALUMINUM	HT	HEIGHT	REGO	REQUIRED
ASPH	ASPHALT	HVAC	HEATING, VENTING, AND AIR CONDITIONING	REV	REVISION
BD	BOARD (BLOCKING)	FNDN	FOUNDATION	RH	RIGHT HAND
BLKG	BEAM	HM	HOT WATER	RM	ROOM
BM	BEAM	HMH	HOT WATER HEATER	RO	ROUGH OPENING
BO	BOTTOM OF	ID	INSIDE DIMENSION	ROW	RIGHT OF WAY
BRG	BEARING	IN	INCH	S	SOUTH
BSMT	BASEMENT	INSUL	INSULATION	SC	SOLID CORE
CJ	CONTROL JOINT	INT	INTERIOR	SCHED	SCHEDULE
CF	CUBIC FEET	JST	JOIST	SECT	SECTION
CL	CENTERLINE	JT	JOINT	SF	SQUARE FOOT
CLS	CEILING	KIT	KITCHEN	SH	SHEET
CLR	CLEAR	LAM	LAMINATE	SHR	SHOPPER
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	SM	SIMILAR
COL	COLUMN	LB	LOADS	SM	SHEET METAL
CONC	CONCRETE	LF	LINEAL FEET	SPEC	SPECIFICATIONS
CONT	CONTINUOUS	LG	LONG	SPCR	SPEAKER
CT	CERAMIC TILE	LH	LEFT HAND	SQ	SQUARE
CU FT	CUBIC FEET	LL	LIVE LOAD	SQFT	SQUARE FEET
CT	CUBIC YARD	LT HT	LIGHTHEIGHT	SGN	SQUARE INCH
DIA	DIAMETER	MAINT	MAINTENANCE	SS	STAINLESS STEEL
DL	DEAD LOAD	MAS	MASONRY	STD	STANDARD
DN	DOWN	MAX	MAXIMUM	STL	STEEL
DR	DOOR	MECH	MECHANICAL	STOR	STORAGE
DS	DOWNSPOUT	MFR	MANUFACTURER	STRCT	STRUCTURAL
E	EAST	MIN	MINIMUM	SUSP	SUSPENDED
EA	EACH	MIR	MIRROR	SYS	SYSTEM
EF	EXHAUST FAN	MISC	MISCELLANEOUS	T	TREAD
EJ	EXPANSION JOINT	MO	MASONRY OPENING	TEL	TELEPHONE
ELECT	ELECTRIC	MTD	MOUNTED	T6	TEMPERED GLASS
EQ	EQUAL	N	NORTH	T&G	TONGUE AND GROOVE
EXIST	EXISTING	NA	NOT APPLICABLE	THK	THICKNESS
EXP	EXPANSION	NOM	NOMINAL	THRU	THROUGH
EXT	EXTERIOR	NTS	NOT TO SCALE	TOC	TOP OF
FD	FLOOR DRAIN	OA	OVERALL	TOC	TOP OF CONCRETE, TOP OF CURB
FF	FINISHED FLOOR	OC	ON CENTER	TOS	TOP OF FOOTING
FIN	FINISH	OD	OUTSIDE DIAMETER	TOP	TOP OF STUD, TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB
FIN FLR	FINISHED FLOOR	OH	OVERHEAD, OPPOSITE HAND	TPD	TOILET PAPER DISPENSER
FLR	FLOOR	OPNG	OPENING	TYP	TYPICAL
FNDN	FOUNDATION	OPP	OPPOSITE	V	VINYL
FO	FACE OF	PERF	PERFORATED	VB	VAPOR BARRIER
FT	FOOT, FEET	PERP	PERPENDICULAR	VERT	VERTICAL
FTG	FOOTINGS	PL	PLATE, PROPERTY LINE	VOL	VOLUME
FURR	FURRED(ING)	PLAM	PLASTIC LAMINATE	VTR	VENT THROUGH ROOF
GA	GAGE, GAGE	PLB	POUNDS PER LINEAL FOOT	W	WEST, WIDTH
GALV	GALVANIZED	PLF	POUNDS PER LINEAL FOOT	WTH	WITH
GFI	GROUND FAULT INTERRUPTER	PAL	PANEL	WC	WATER CLOSET
GL	GLASS	PR	PAIR	WD	WOOD
GLULAM	GLUE LAMINATED	PSF	POUNDS PER SQUARE FOOT	WHD	WIND GLASS
GRD	GROUND	PSI	POUNDS PER SQUARE INCH	WHT	WHITE
GWB	GYPSUM WALL BOARD	PT	PRESSURE TREATED	WHT	WATER HEATER
GYP	GYPSUM	PTD	PAINTED	WHD	WINDOOR
HB	HOSE BIB	PVC	POLYVINYL CHLORIDE	WR	WATER RESISTANT
HDBD	HARDBOARD	QT	QUARTY TILE	WST	WATERSTOP
HDR	HEADER	QTY	QUANTITY	WTH	WELDED WIRE FABRIC

SYMBOL LEGEND:

NOTE: FOR REFERENCE ONLY, ALL MAY NOT APPLY.



CODE REVIEW:

CODE REVIEW

NARRATIVE: THIS PROJECT WILL PROVIDE EXTERIOR ALTERATIONS TO AN EXISTING BUILDING TO CREATE A BARBER SHOP, REPLACE WINDOWS, ADD SIGNAGE, REPLACE FRONT PORCH, AND INSTALL BI FOLDING DOORS ALONG THE SOUTH WALL. PERMIT #2021-1989 WAS ISSUED FEBRUARY 2ND, 2022 AND ADDRESSES INTERIOR ALTERATIONS.

BUILDING DATA

SECOND FLOOR:	1031 SF
FIRST FLOOR:	1393 SF
BASEMENT:	906 SF
PORCH:	124 SF
TOTAL:	3454 SF

OCCUPANCY (OBC CHAPTER 3):

B (BUSINESS) -	2,424 SF
S-1 (BASEMENT STORAGE) -	906 SF

HEIGHT AND AREA LIMITS (CHAPTER 5)

ALLOWABLE HEIGHT: TWO STORIES / 40 FEET (TABLE 504.3 AND 504.4 PER B)
ALLOWABLE TABULAR AREA: 9,000 SF (TABLE 506.2 PER B)
CONSTRUCTION TYPE (OBC CHAPTER 6):
V-B (UNPROTECTED WOOD FRAME)

FIRE PROTECTION SYSTEMS (OBC CHAPTER 9)

FIRE PROTECTION: NOT REQUIRED (OBC 903.2.9 AND 903.2.9.1)
2. B BUSINESS FLOORS < 5,000 SF
4. S-1 BASEMENT STORAGE < 5,000 SF
FIRE ALARM: NOT REQUIRED PER OBC 907.2.2

EGRESS (OBC CHAPTER 10)

OCCUPANT LOAD (OBS TABLE 1004.1.2)

B (OFFICE):	2,424 SF / 100 = 24
S-1 (STORAGE):	906 SF / 300 = 3
TOTAL	27

NUMBER OF EXITS REQUIRED (OBC 1006.3.1): 2 PROVIDED: 2
MAXIMUM TRAVEL DISTANCE (OBC TABLE 1017.2): 200 FEET
MAXIMUM COMMON PATH OF TRAVEL (1006.3.2.2): 75 FEET

ACCESSIBILITY (OBC CHAPTER 11)

COMPLY WITH ANSI A117.1

HANDICAP PARKING AND ACCESSIBLE ENTRANCE PROVIDED ON WEST SIDE OF EXISTING BUILDING

TWO ACCESSIBLE TOILETS ARE IN THE EXISTING BUILDING
VERTICAL AND HORIZONTAL GRAB BARS PROVIDED

5 EXISTING DOORS ARE 36" NOMINAL WIDTH
2 EXISTING DOORS ARE 72" NOMINAL WIDTH
2 EXISTING FRONT ENTRANCE DOORS ARE 30" IN NOMINAL WIDTH
ALL REAR BI-FOLDING DOORS TO BE 60" IN NOMINAL WIDTH

ENERGY EFFICIENCY (OBC CHAPTER 13)

COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE (IECC - 12)
WINDOWS U-VALUE: .32-PROVIDED

ATTIC: R-38
WALLS ABOVE GRADE: R-13 CAVITY + R3.8ci

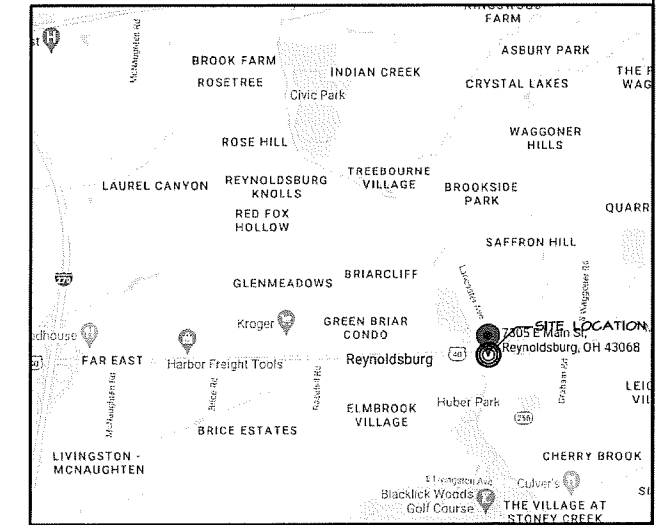
GENERAL NOTES:

- WORK SHALL NOT START UNTIL CONTRACTOR RECEIVES WRITTEN NOTICE TO PROCEED FROM THE OWNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING, ZONING, AND TRADE PERMITS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF DOCUMENTS VARY FROM THESE REGULATIONS.
- ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- MECHANICAL WORK SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO BUILDING CODE, THE OHIO MECHANICAL AND THE OHIO PLUMBING CODE.
- CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AND STORAGE AREA. OSHA SAFETY REQUIREMENTS SHALL BE IMPLEMENTED AND ENFORCED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR COMPLETION OF THE WORK, UNLESS OTHERWISE NOTED IN AGREEMENTS.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR CONSENT OF OWNER AFTER EVALUATION BY THE ARCHITECT.
- THE CONTRACTOR SHALL PREPARE AND PRESENT A SCHEDULE FOR THE COMPLETION OF THE WORK PRIOR TO COMMENCING CONSTRUCTION.
- BARRICADES AND DUST BARRIERS SHALL BE INSTALLED BY THE CONTRACTOR TO PROTECT THE PUBLIC, OWNER'S PERSONNEL AND ADJACENT PROPERTY FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE DRAWINGS AND OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND OBSERVE CONDITIONS OF THE WORK RELATED TO THE CONTRACT DOCUMENTS. THE ARCHITECT SHOULD BE NOTIFIED PROMPTLY OF ANY INCONSISTENCIES FOR CLARIFICATION AND COORDINATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL WARRANT ALL LABOR AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THIS REQUIREMENT SHALL NOT SUPERSEDE OTHER SPECIFIC MATERIAL WARRANTIES WHICH MAY BE LONGER.
- CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS AS APPLICABLE. NO WORK SHALL COMMENCE ON THIS PORTION OF THE WORK UNTIL REVIEWED BY THE ARCHITECT & THE GENERAL CONTRACTOR.
- IN PREPARATION FOR A SUBSTANTIAL COMPLETION INSPECTION THE CONTRACTOR SHALL PREPARE A PUNCH LIST. THE CONTRACTOR SHALL COMPLETE THIS WORK WITHIN ONE MONTH OF DATE ISSUED AND PRIOR TO FINAL PAYMENT.
- SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING FROM THE GENERAL CONTRACTOR AND DISTRIBUTING TO OTHERS CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY, ANY AND ALL COPIES OF THE DOCUMENTS OF PORTIONS THEREOF MUST CONTAIN THE STATUTORY COPYRIGHT NOTICE OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS.
- CONTRACTORS PROVIDING DESIGN/BUILD SERVICES SHALL PREPARE DESIGN DOCUMENTS FOR REVIEW BY THE TENANT, THE GENERAL CONTRACTOR, AND THE ARCHITECT. DRAWINGS SHALL BE TO SAME SCALE AND FORMAT AS ARCHITECT'S DRAWINGS. (NOTE: ARCHITECT MAY PROVIDE ELECTRONIC BASE SHEETS TO CONTRACTORS AT ARCHITECT'S CUSTOMARY AND REASONABLE COSTS.) CONTRACTOR SHALL INCLUDE THE SEAL OF A LICENSED DESIGN PROFESSIONAL AND OBTAIN ALL PERMITS REQUIRED BY JURISDICTION WITH AUTHORITY OVER THIS PROJECT.
- DESIGN/BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR SYSTEMS WITH OTHER TRADES. SPECIFIC REQUESTS FOR ARCHITECTURAL AND STRUCTURAL MODIFICATIONS NEEDED TO ACCOMMODATE SYSTEMS SHALL BE MADE TO THE

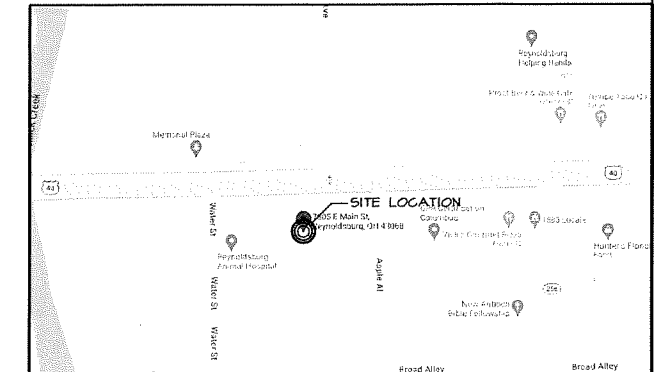
DRAWING INDEX:

T1.1	TITLE SHEET
D1.1	DEMO PLANS
A1.1	FLOOR PLANS
A2.1	CEILING PLANS
A3.1	ELEVATIONS
A4.1	DETAILS

LOCATION MAP:

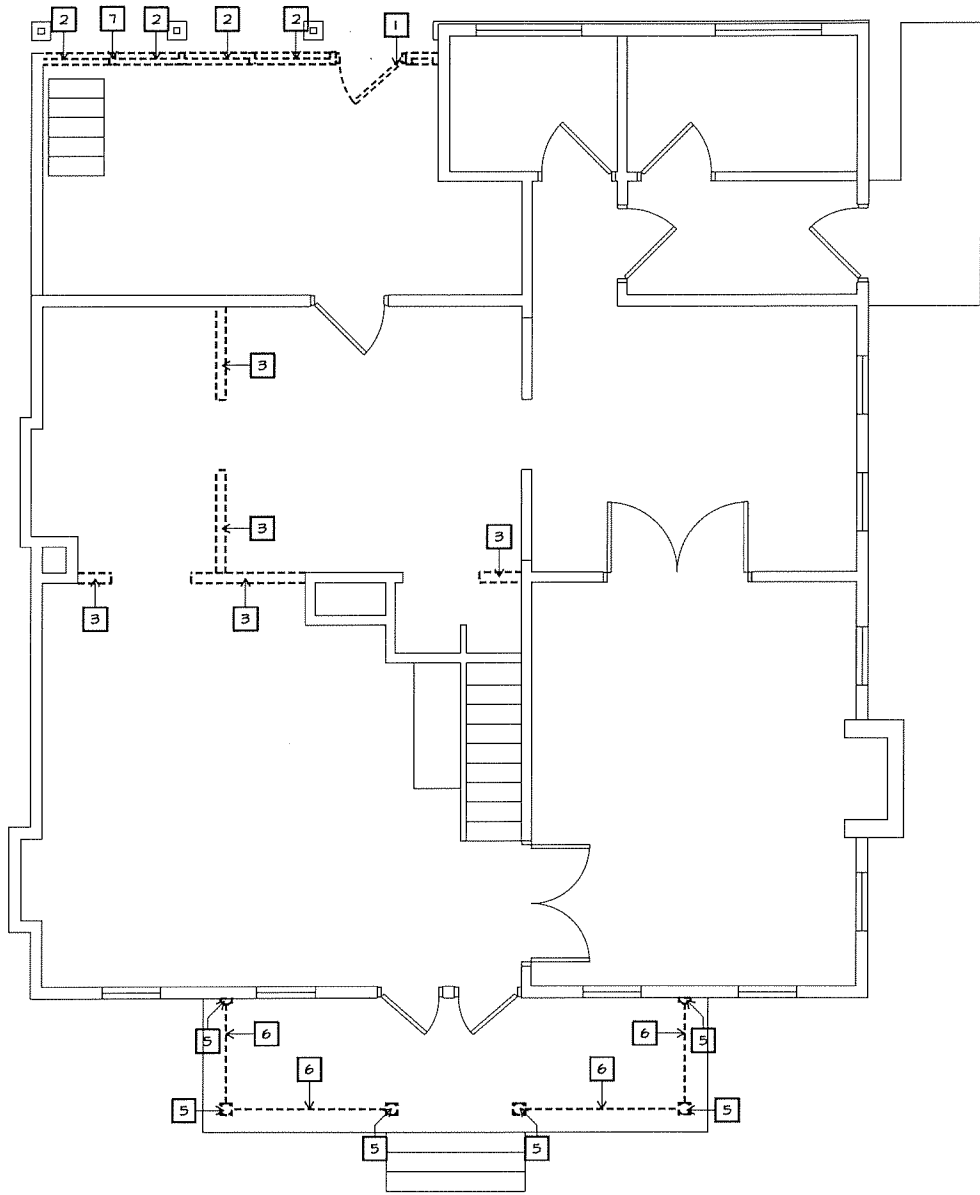


VICINITY MAP:

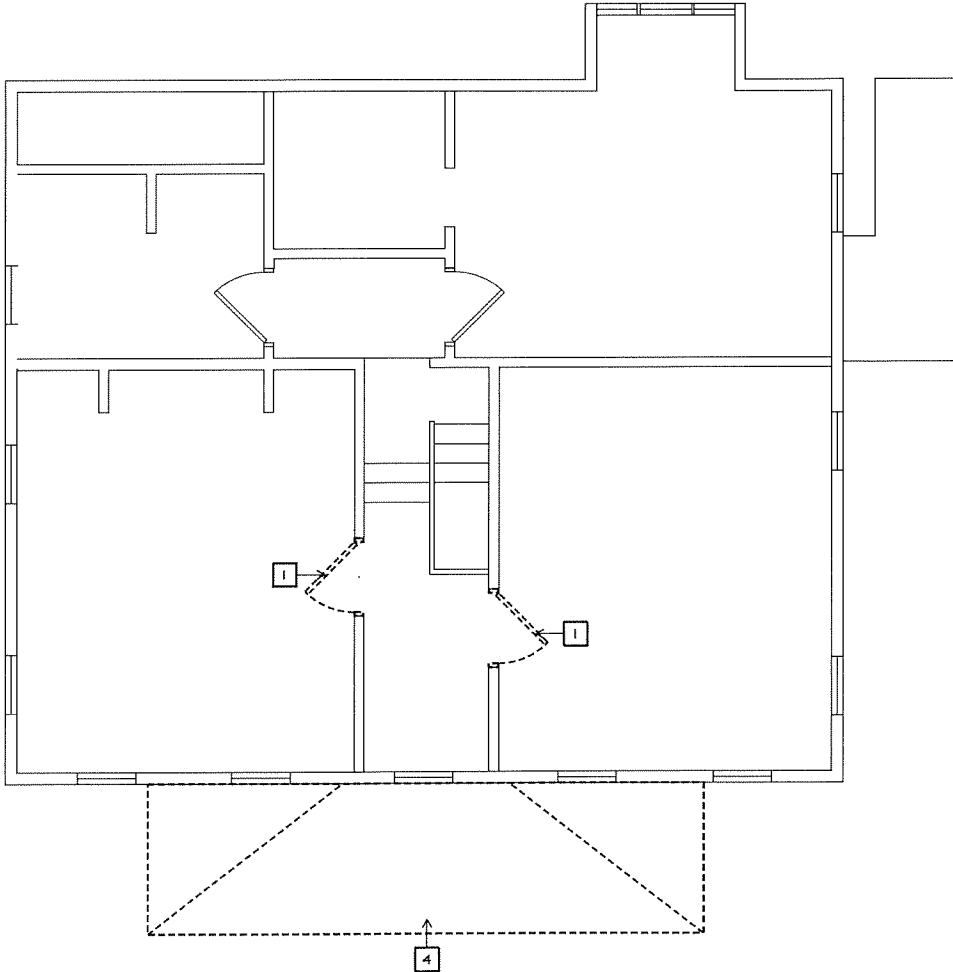


DEMOLITION NOTES:

- 1. REMOVE EXISTING DOORS
- 2. REMOVE EXISTING WINDOWS
- 3. REMOVE EXISTING WALL SEGMENT
- 4. REMOVE EXISTING PORCH ROOF
- 5. REMOVE EXISTING WOOD COLUMNS
- 6. REMOVE EXISTING BALUSTRADE
- 7. REMOVE EXISTING WALL



1 FIRST FLOOR DEMOLITION PLAN



2 SECOND FLOOR DEMOLITION PLAN

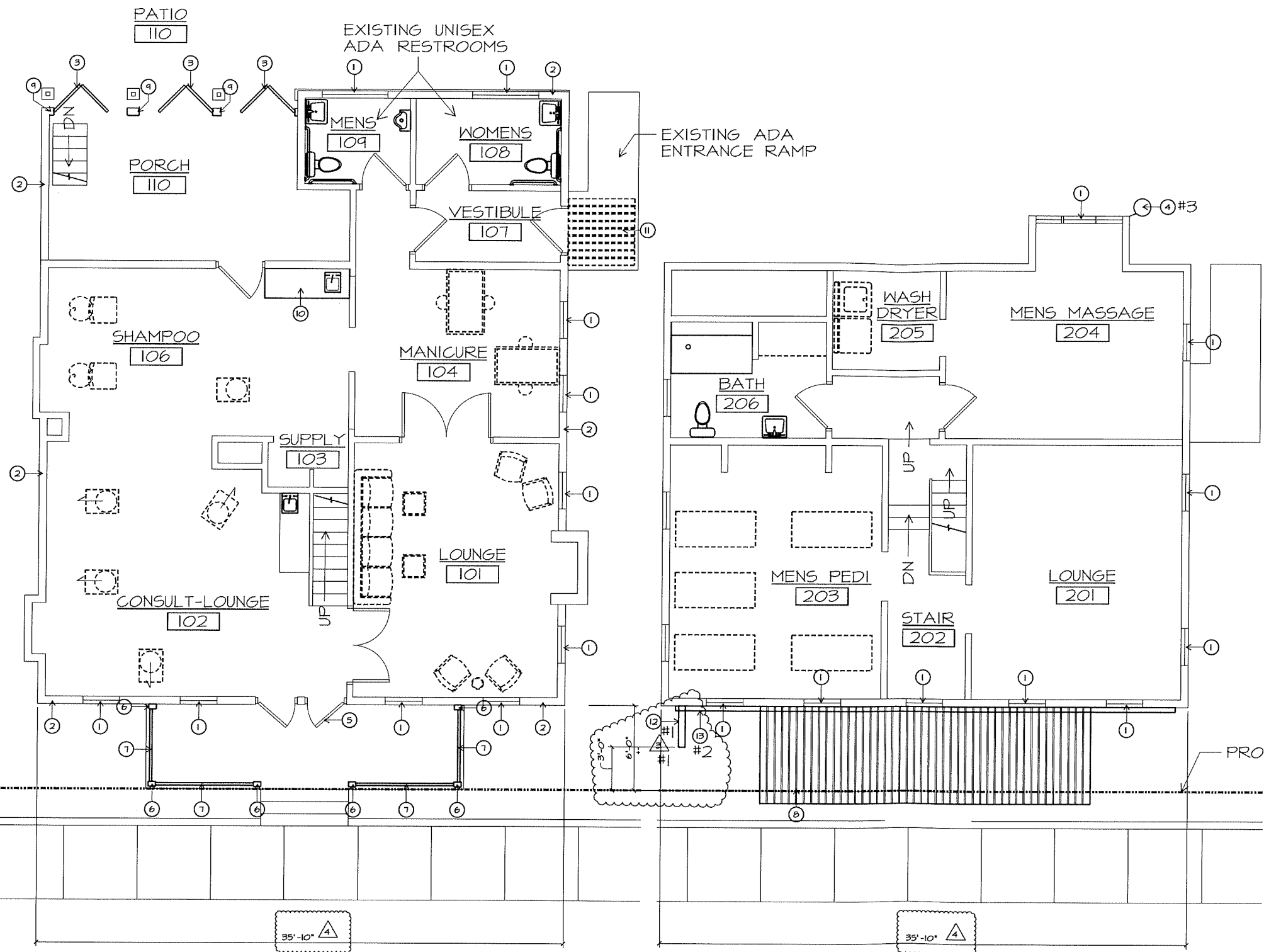
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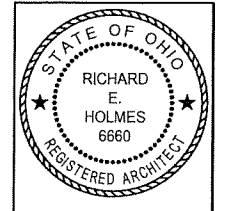
FRENCH HOUSE BARBER SHOP
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:	2307
DRAWN BY:	REH,ACH
REVISION DATES:	
DATE:	01/16/23



NEW WORK NOTES:

- NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON INSULATED, LOW E GLAZING, U=29, SHG=50, AIR INFILTRATION: < 0.3)
- NEW 3/4" (R-13) MIN BATT INSULATION, WILL USE 6" (R-20) WHERE FEASIBLE)
- NEW PAINTED FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
- NEW ILLUMINATED BARBER POLE
- PAINT EXISTING WOOD DOORS
- NEW TS 6x4 STEEL TUBE (PAINTED) COLUMN
- NEW TS 4x2 STEEL TUBE (PAINTED) RAILING SYSTEM
- NEW STANDING SEAM METAL ROOF
- RECONSTRUCT WALL
- PROVIDE AND INSTALL NEW CASEWORK
- NEW MILL FINISH ALUMINUM KICKING
- NEW 36" x 36" INTERNALLY LIT PROJECTING SIGN
- NEW 408" x 18" EXTERNALLY LIT WALL SIGN



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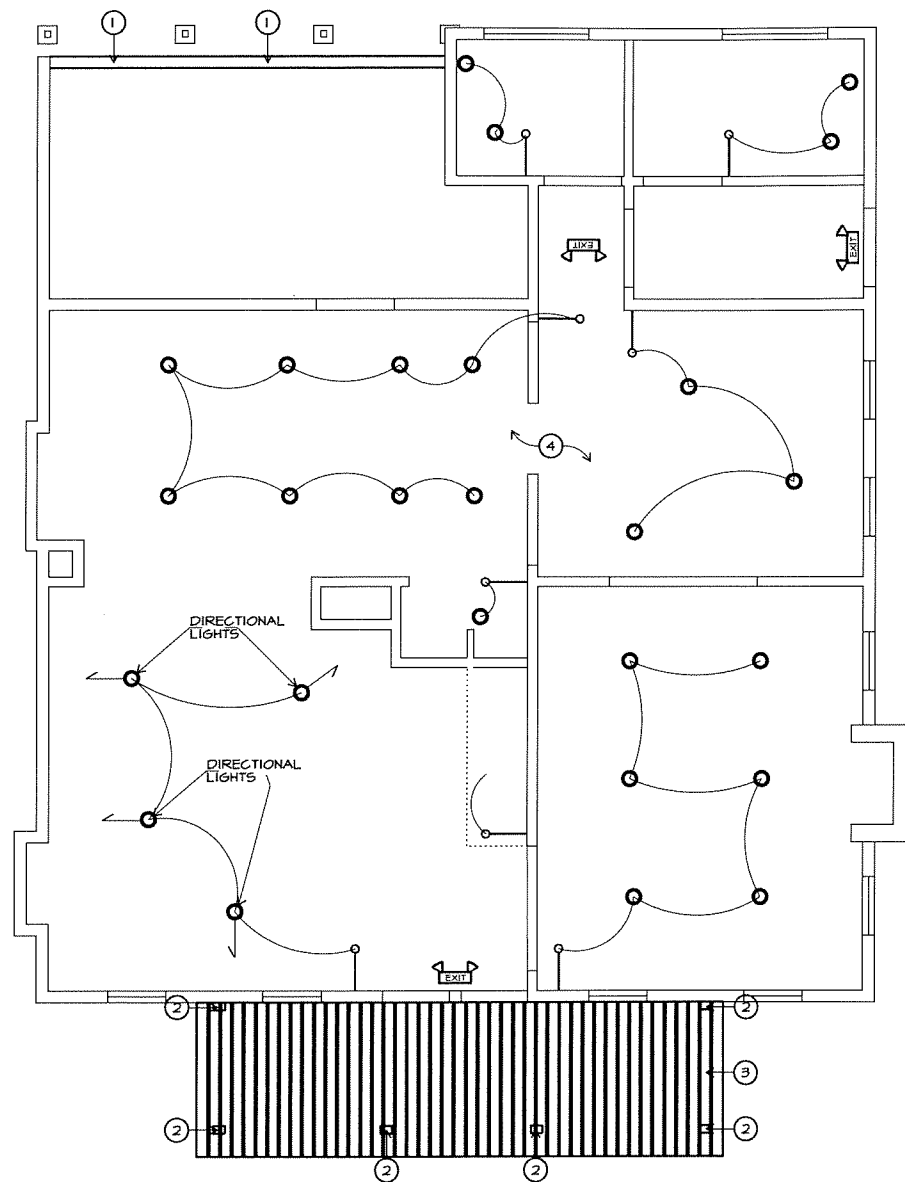
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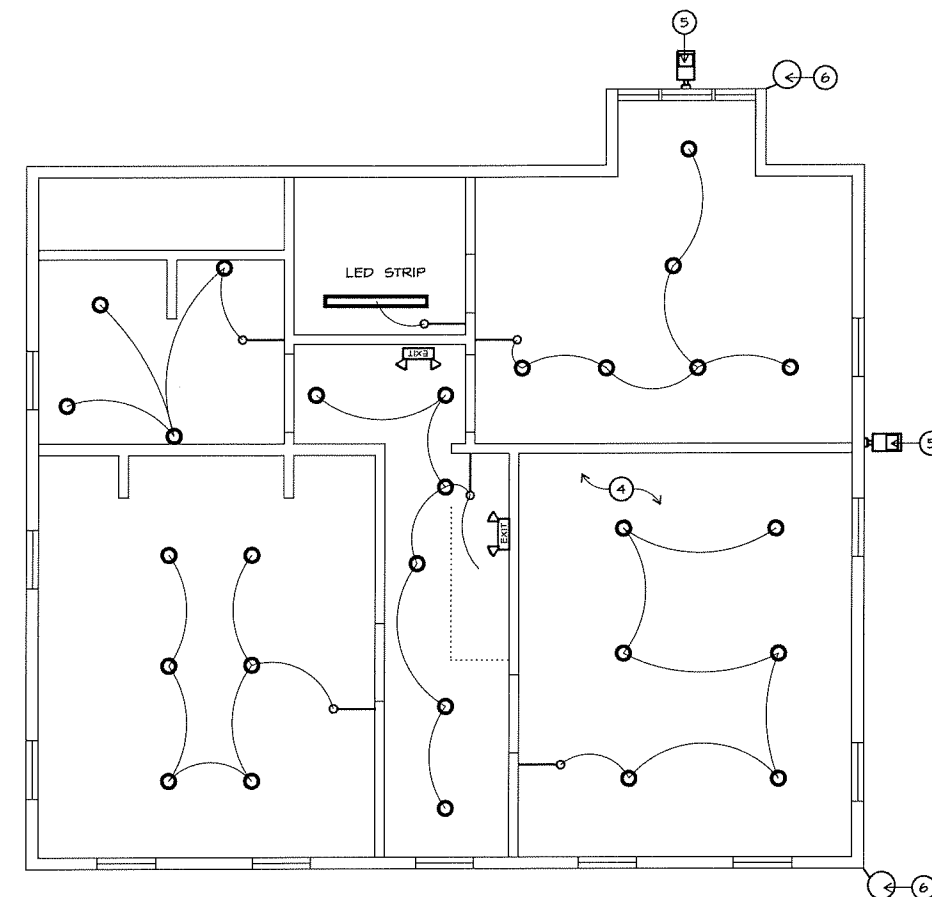
THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
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DRAWN BY:
REH, ACH
REVISION DATES:
04/05/2023
04/14/2023
05/22/2023
06/12/2023

DATE:
01/16/23
SHEET TITLE:
FLOOR PLANS



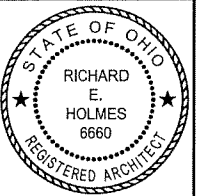
A FIRST FLOOR CEILING PLAN
 SCALE: 1/4" = 1'-0"



B SECOND FLOOR CEILING PLAN
 SCALE: 1/4" = 1'-0"

**NEW WORK NOTES/
 NEW LIGHTING NOTES**

1. RECONSTRUCT WALL AND PLACE 2X(2X6) HEADERS
2. NEW TS 6x4 STEEL TUBE (PAINTED) POSTS
3. NEW STANDING SEAM METAL PORCH ROOF
4. LIGHTING PER PREVIOUS PERMIT
5. NEW LOW CUT-OFF WALL LIGHT (ON TIMER)
6. ILLUMINATED BARBER POLE (ON TIMER)

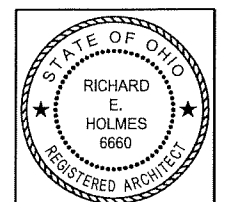
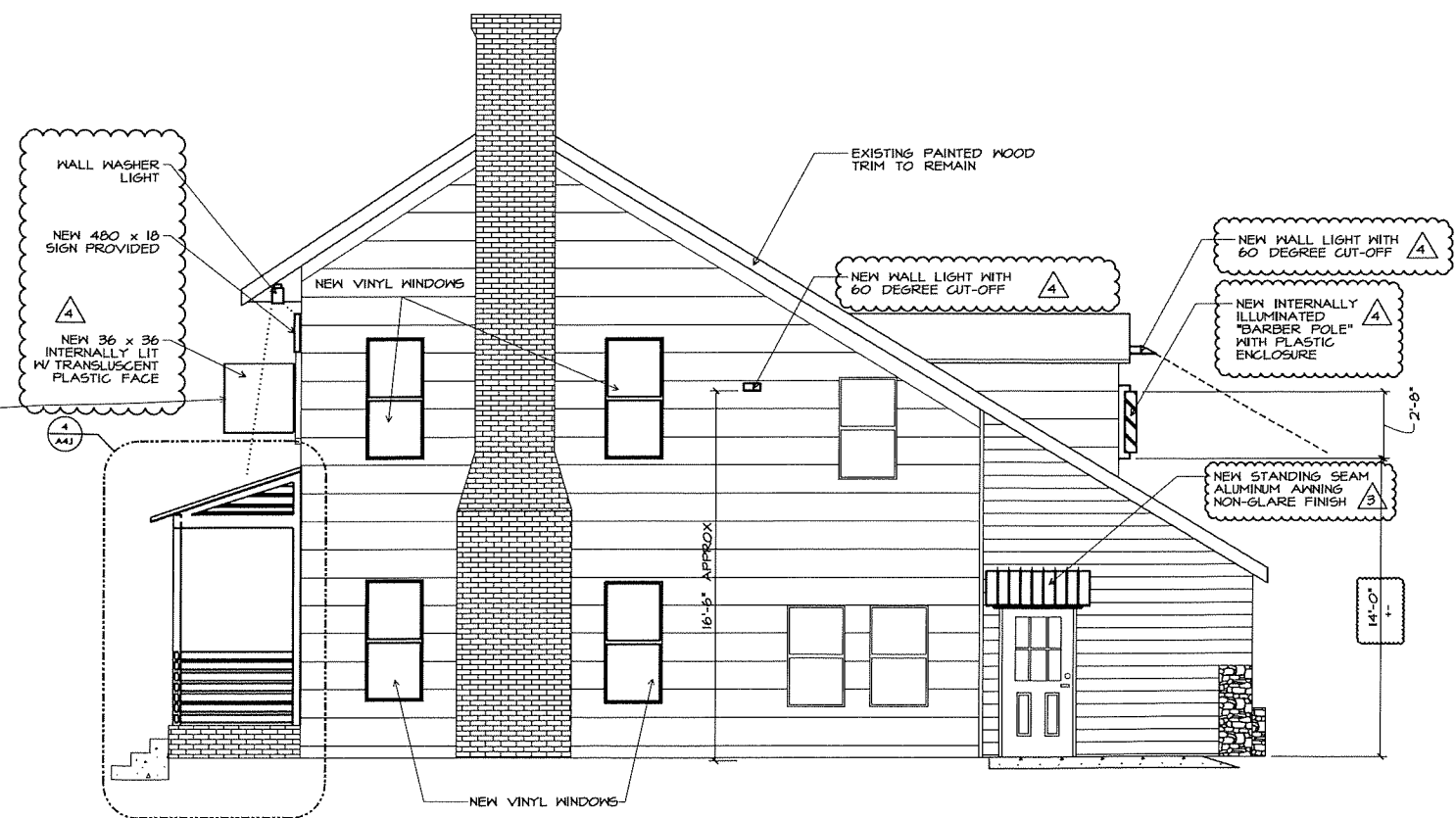
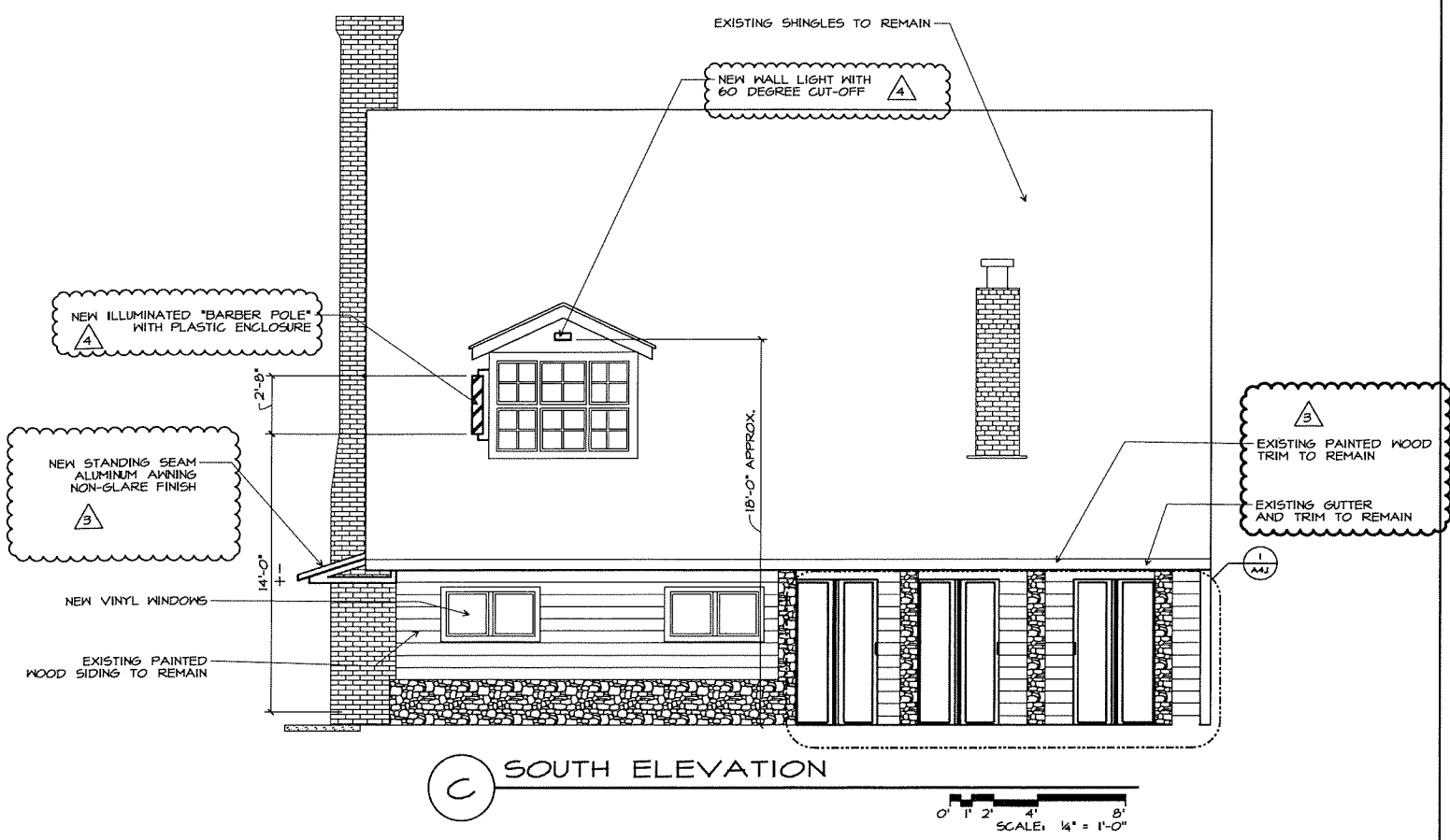


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FRENCH HOUSE BARBER SHOP
 7305 E MAIN ST
 REYNOLDSBURG, OHIO

COMMISSION NUMBER:	2307
DRAWN BY:	REH,ACH
REVISION DATES:	04/14/2023
DATE:	
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**THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO**

COMMISSION NUMBER:	2307
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REVISION DATES:	
1	04/05/2023
2	04/14/2023
3	05/22/2023
4	06/12/2023

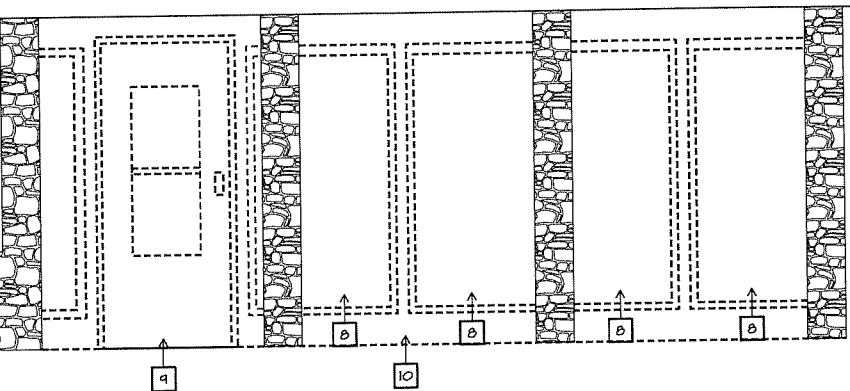
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NEW WORK NOTES:

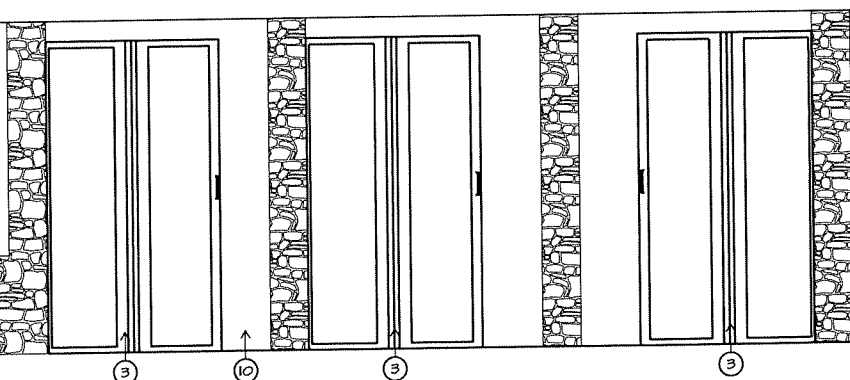
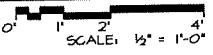
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-WEN #V4500 W/ ARGON INSULATED, LOW E GLAZING, U-F, 24; SHG, 50; AIR INFILTRATION: < 0.3)
2. NEW 3/4" (R-13 MIN) BATT INSULATION, WILL USE 6" (R-20) WHERE FEASIBLE)
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION))
4. NEW ILLUMINATED BARBER POLE
5. PAINT EXISTING WOOD DOORS
6. NEW STANDING SEAM METAL ROOF
7. NEW TS 6x4 STEEL TUBE (PAINTED) POSTS
8. NEW TS 8x4 STEEL TUBE (PAINTED) HEADER
9. NEW TS 4x2 STEEL TUBE (PAINTED) RAILING SYSTEM
10. RECONSTRUCT WALL

DEMOLITION NOTES:

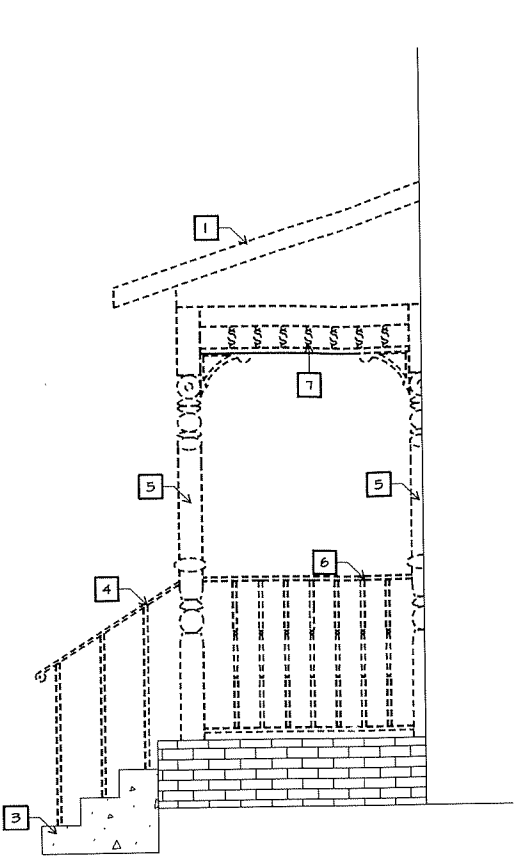
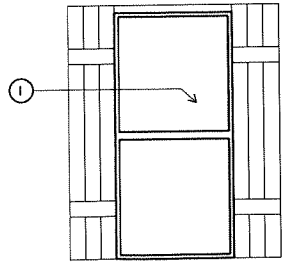
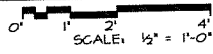
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALLUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING DOOR
10. REMOVE EXISTING WALL



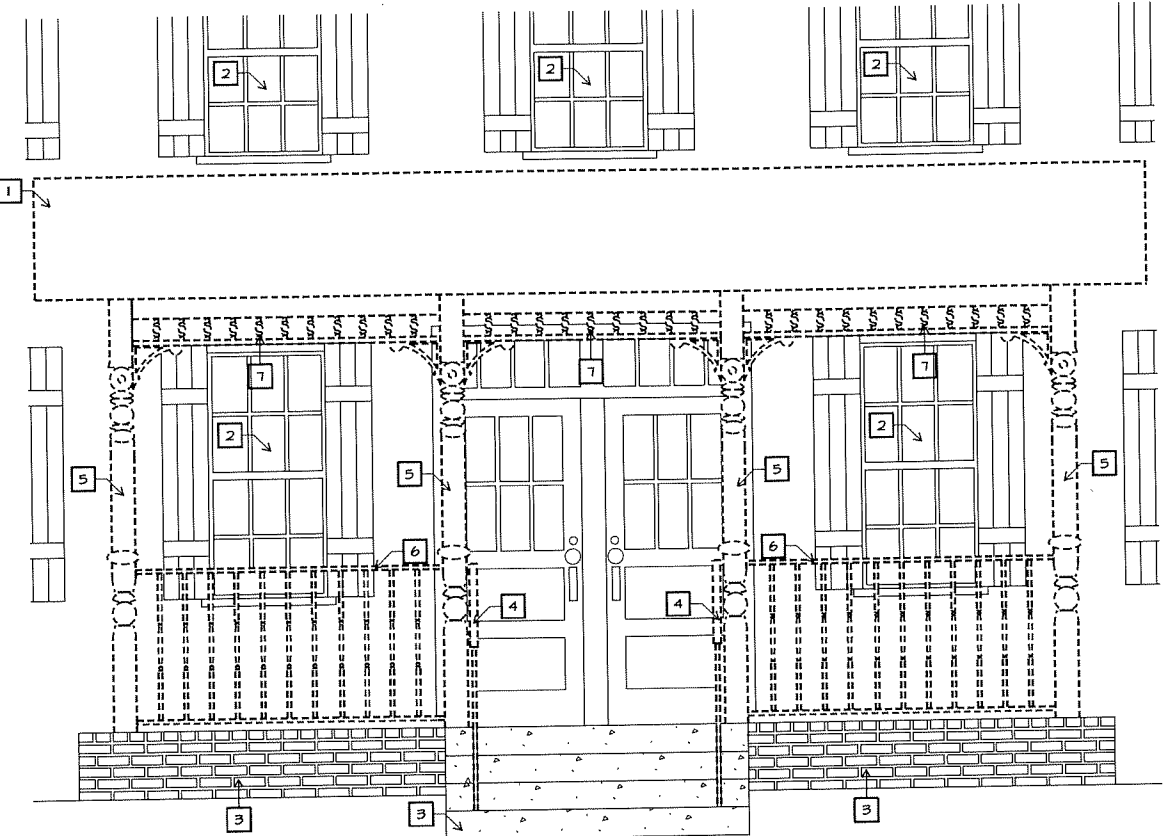
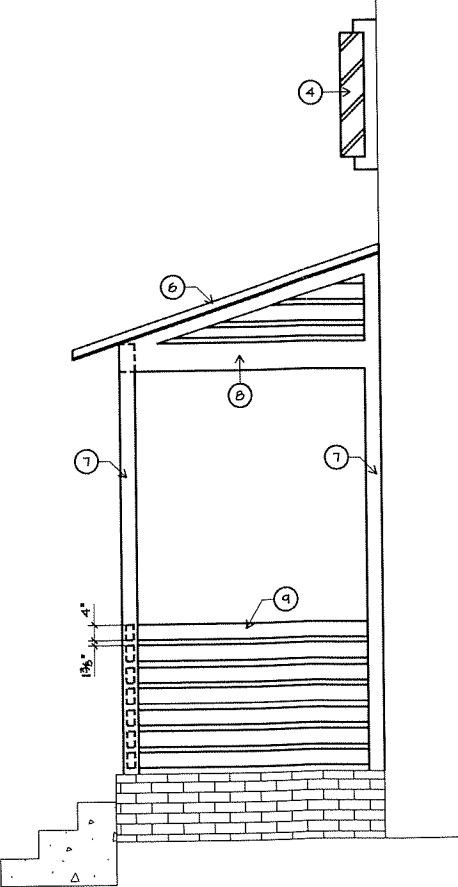
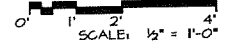
1 SOUTH ELEVATION WINDOW DEMOLITION



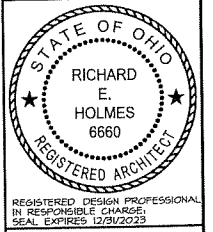
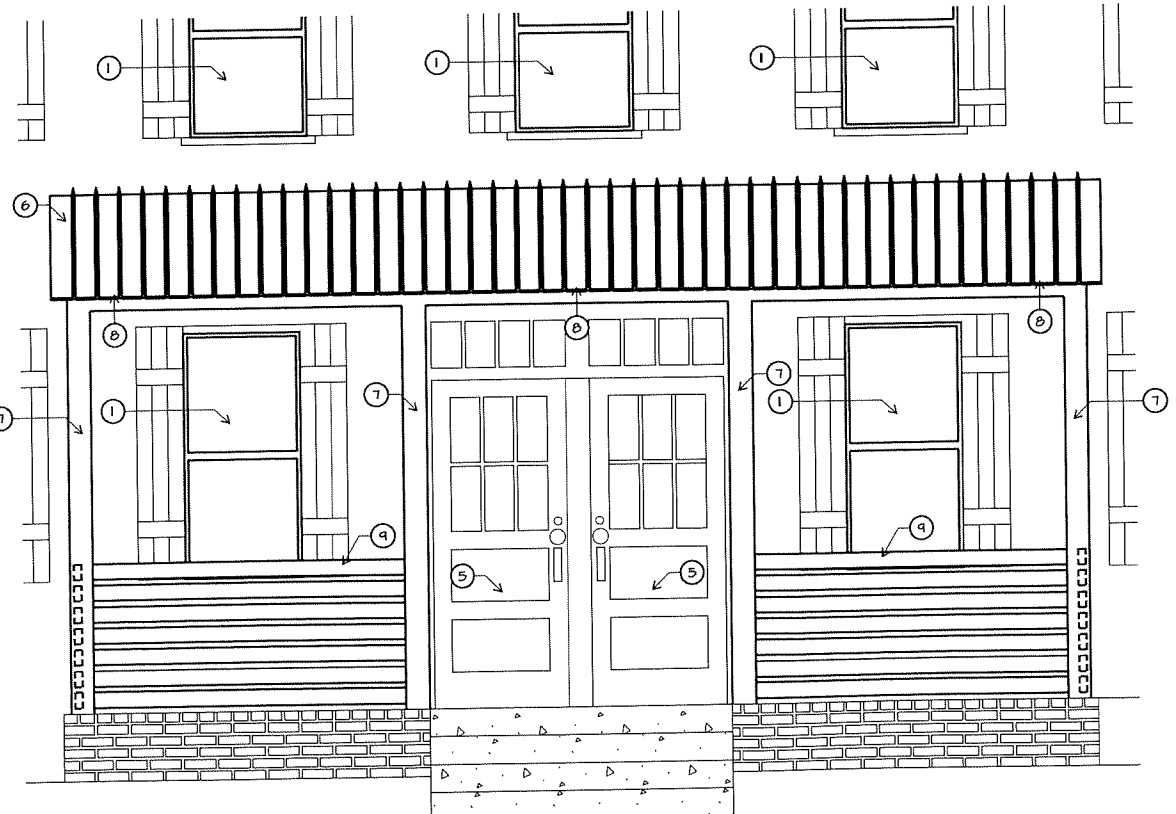
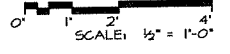
1A PROPOSED BIFOLDING DOORS



3 EAST ELEVATION PORCH DEMOLITION



4 NORTH ELEVATION PORCH DEMOLITION



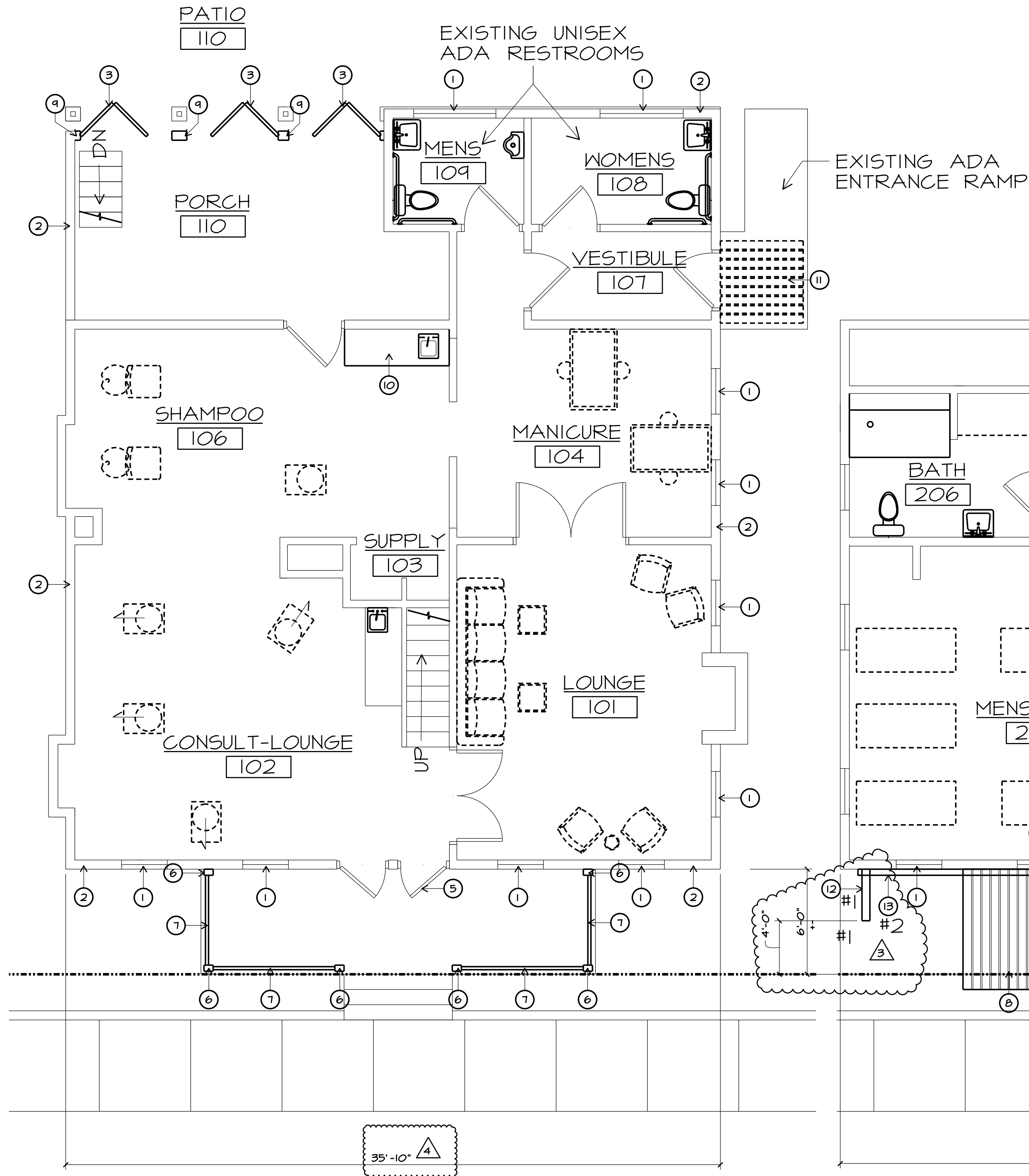
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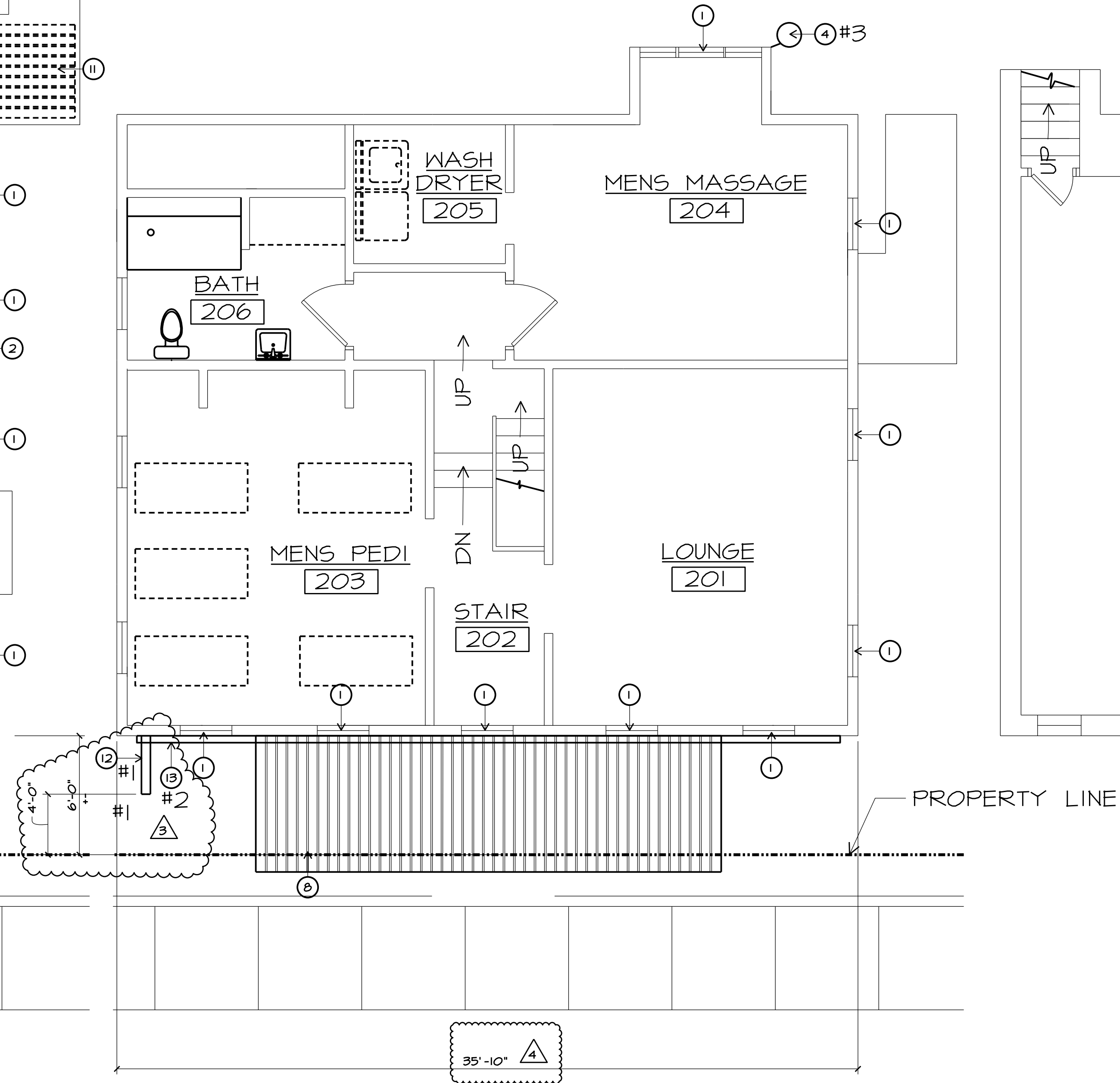
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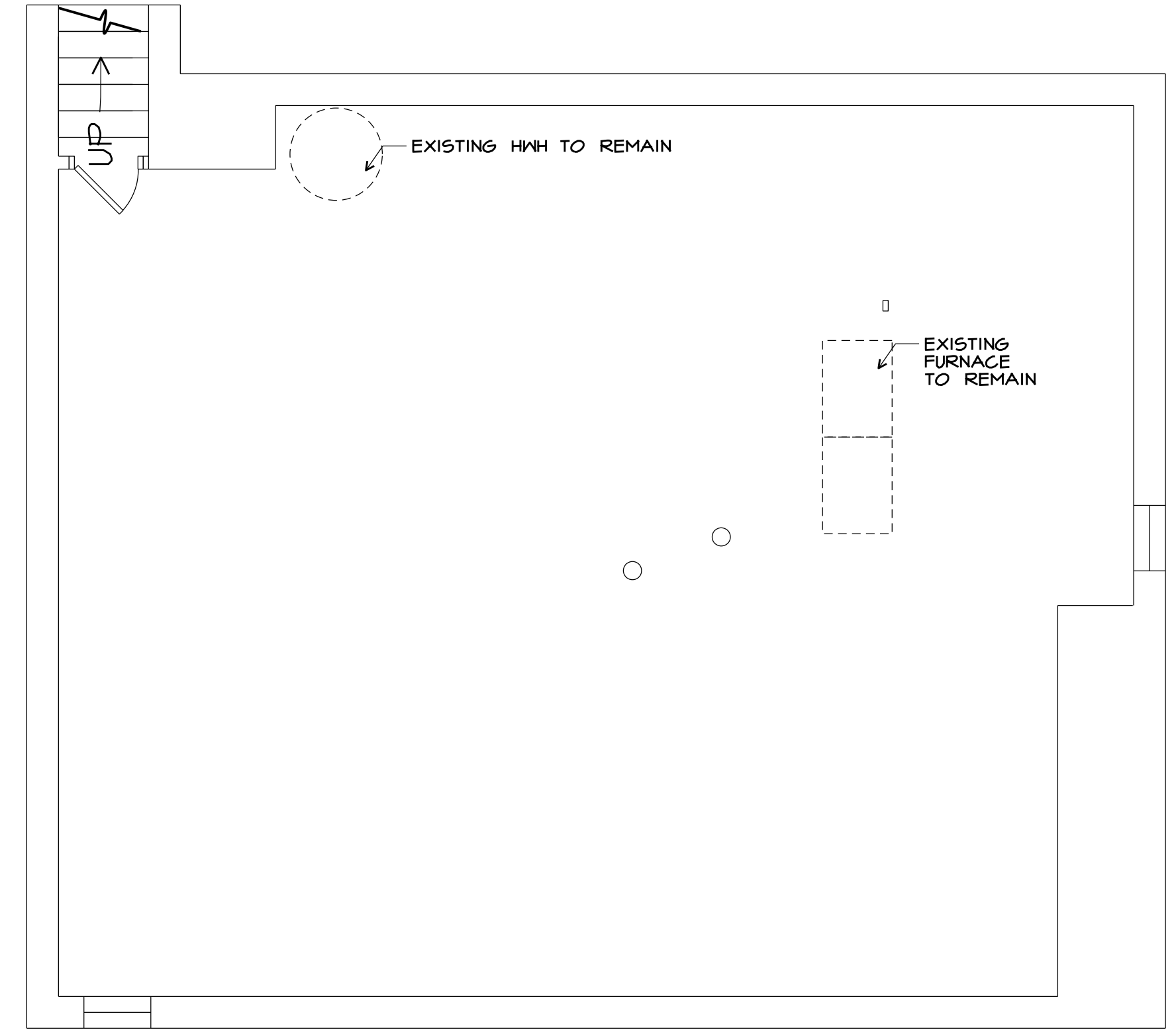
P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A.I.1 FLOOR PLANS.DGN



C FIRST FLOOR PLAN



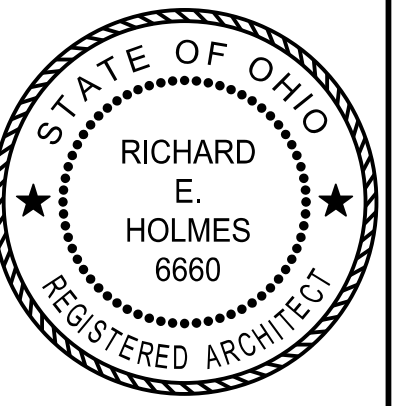
B SECOND FLOOR PLAN



A BASEMENT FLOOR PLAN

NEW WORK NOTES:

1. NEW VINYL DOUBLE-HUNG WINDOWS (JELD-KEN #V4500 W/ ARGON INSULATED LOW E GLAZING, U=24, SHG= .50; AIR INFILTRATION: < 0.3)
2. NEW 3/4"(R-13) MIN BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE)
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. NEW ILLUMINATED BARBER POLE
5. PAINT EXISTING WOOD DOORS
6. NEW T5 6x4 STEEL TUBE (PAINTED) COLUMN
7. NEW T5 4x2 STEEL TUBE (PAINTED) RAILING SYSTEM
8. NEW STANDING SEAM METAL ROOF
9. RECONSTRUCT WALL
10. PROVIDE AND INSTALL NEW CASEWORK
11. NEW MILL FINISH ALUMINUM ANKING
12. NEW 24" x 24" EXTERNALLY LIT PROJECTING METAL SIGN
13. NEW 1/2" x 8" EXTERNALLY LIT WALL SIGN (INDIVIDUAL METAL LETTERS)



REGISTERED DESIGN PROFESSIONAL
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THE FRENCH HOUSE
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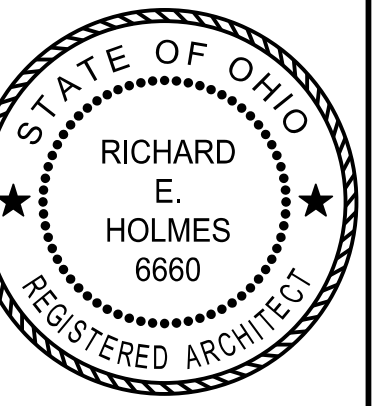
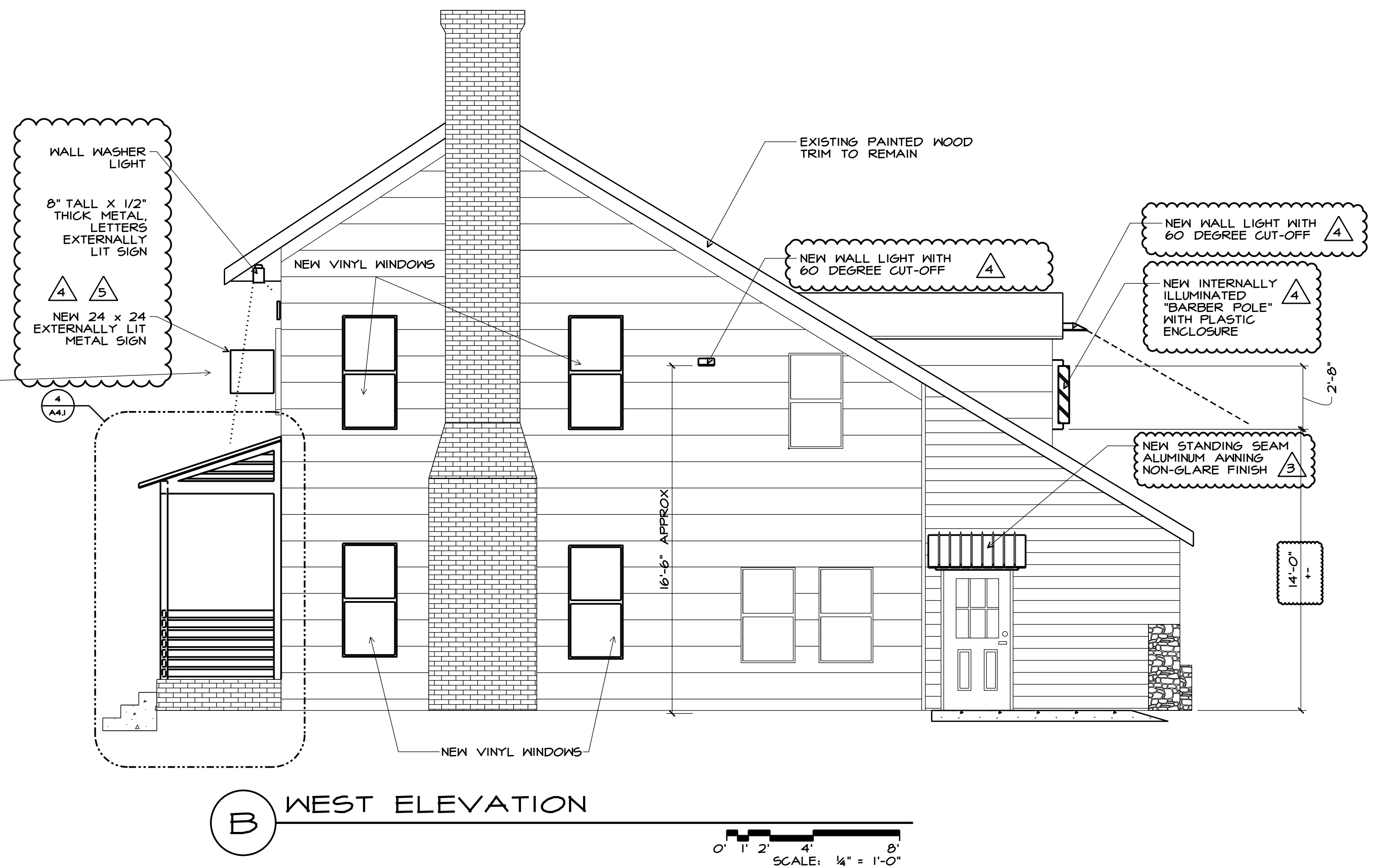
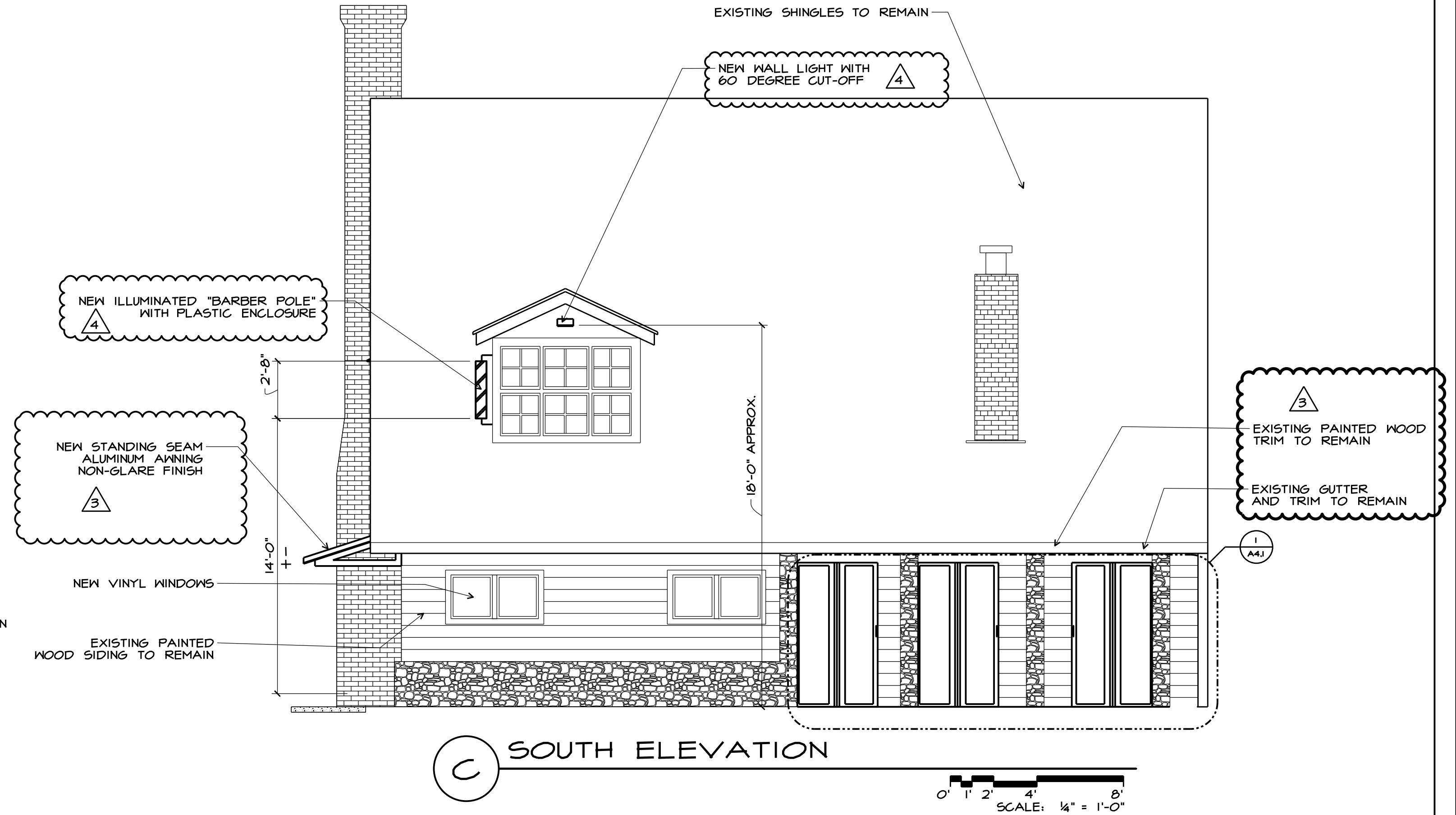
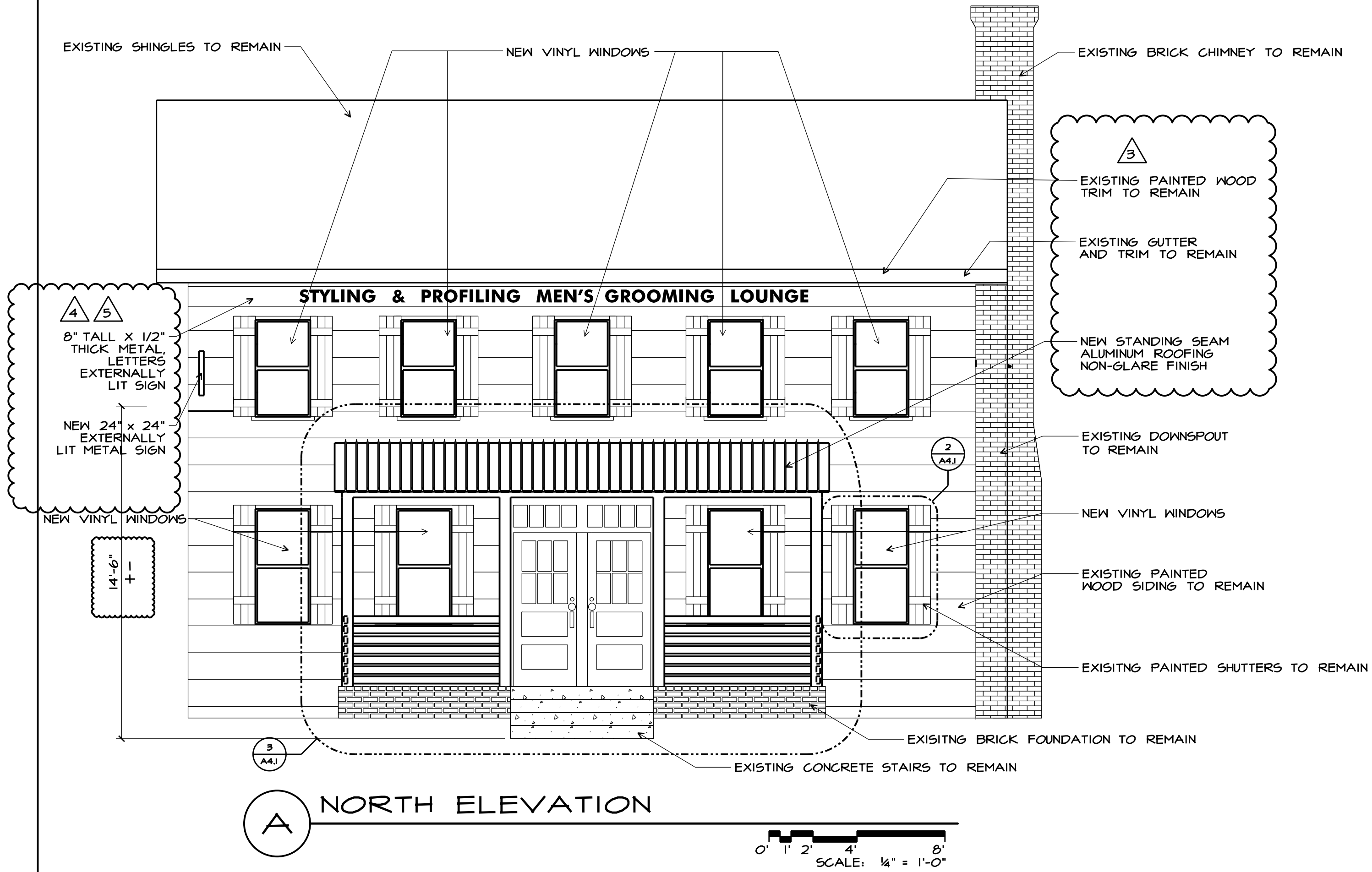
REVISION DATES:
1 04/05/2023
2 04/14/2023
3 05/22/2023
4 06/12/2023
5 08/21/2023

DATE:
01/16/23

SHEET TITLE:
FLOOR PLANS

SHEET NO:
A.I.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A3.1 ELEVATIONS.DGN



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

the architectural group
135 north main street
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.tagult.com

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This document is a service instrument of THE ARCHITECTURAL GROUP, INCORPORATED, and it is to be used only in conjunction with this project.

THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
A 04/05/2023
A 04/14/2023
3 05/22/2023
A 06/12/2023
5 08/21/2023

DATE:
01/16/23

SHEET TITLE:
ELEVATIONS

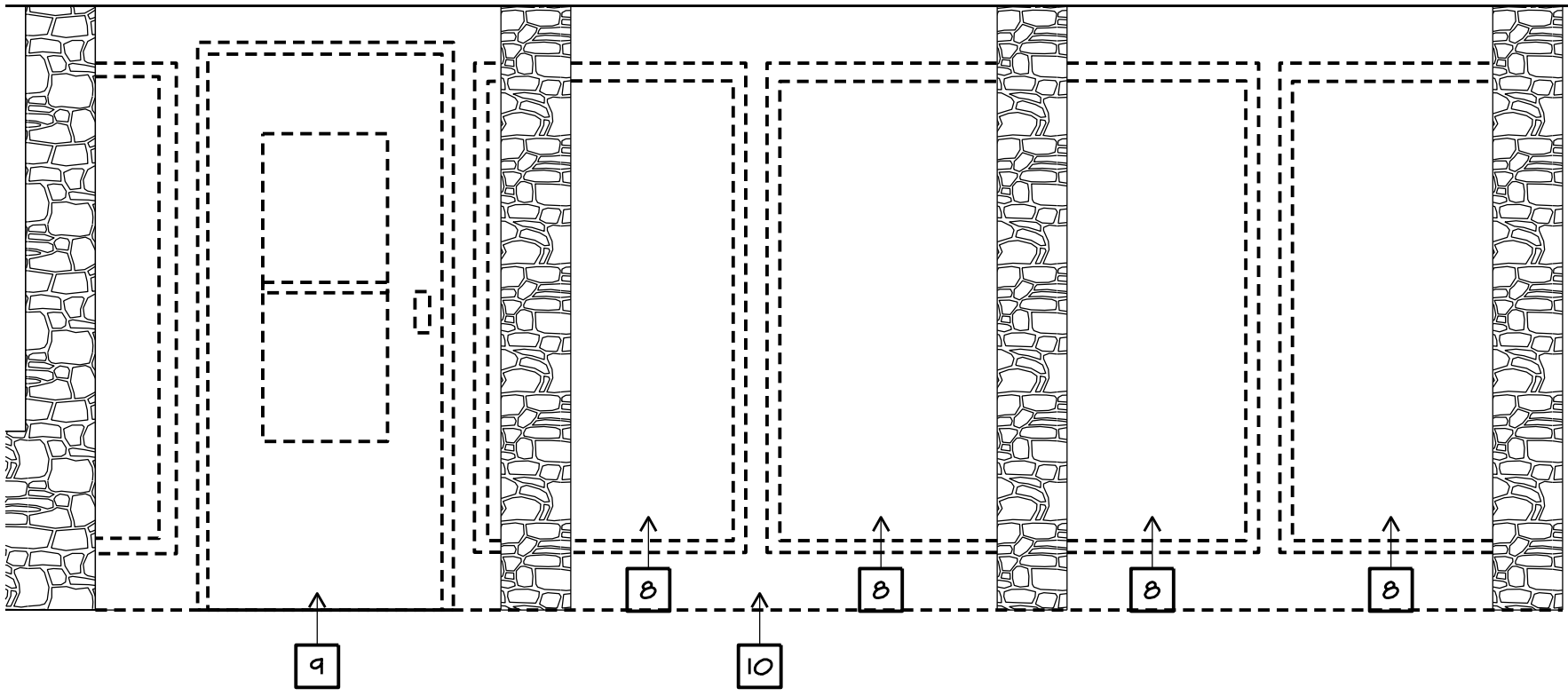
SHEET NO:
A3.1

NEW WORK NOTES:

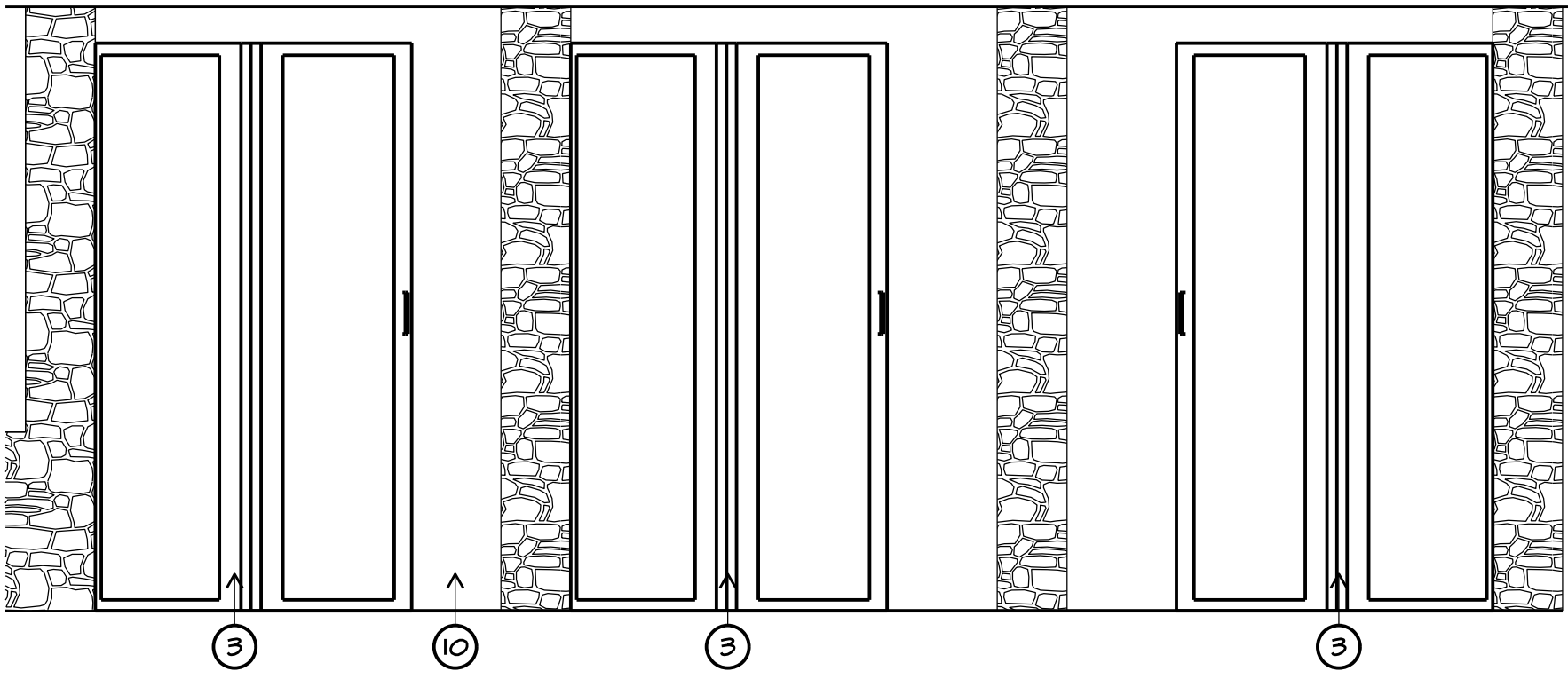
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V-4500 W/ ARGON-INSULATED LOW E GLAZING, U-F: 0.24, SHG: .50, AIR INFILTRATION: < 0.3)
2. NEW 3/4"(R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE)
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. NEW ILLUMINATED BARBER POLE
5. PAINT EXISTING WOOD DOORS
6. NEW STANDING SEAM METAL ROOF
7. NEW TS 6x4 STEEL TUBE (PAINTED) POSTS
8. NEW TS 8x4 STEEL TUBE (PAINTED) HEADER
9. NEW TS 4x2 STEEL TUBE (PAINTED) RAILING SYSTEM
10. RECONSTRUCT WALL

DEMOLITION NOTES:

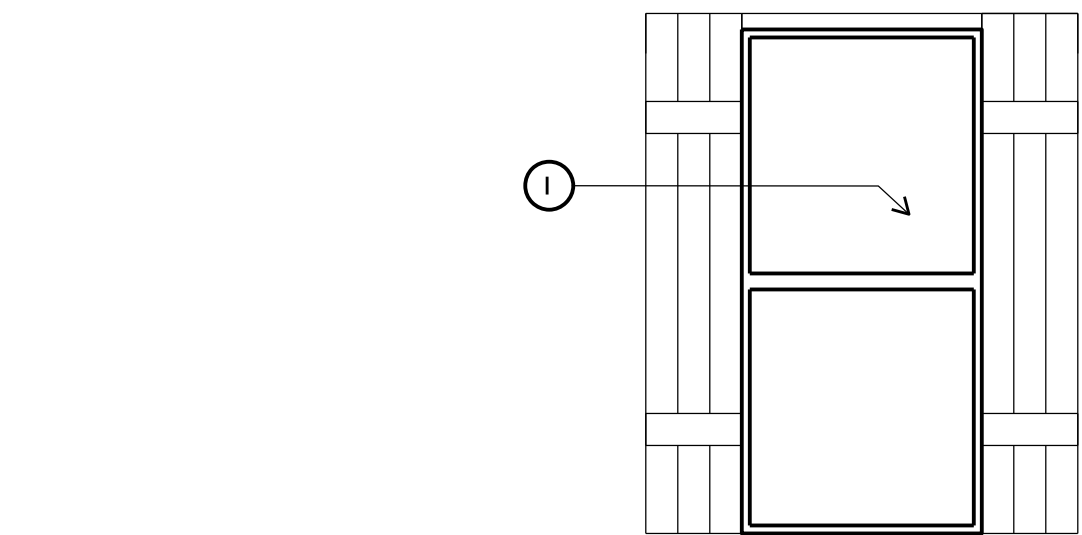
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALLUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING DOOR
10. REMOVE EXISTING WALL



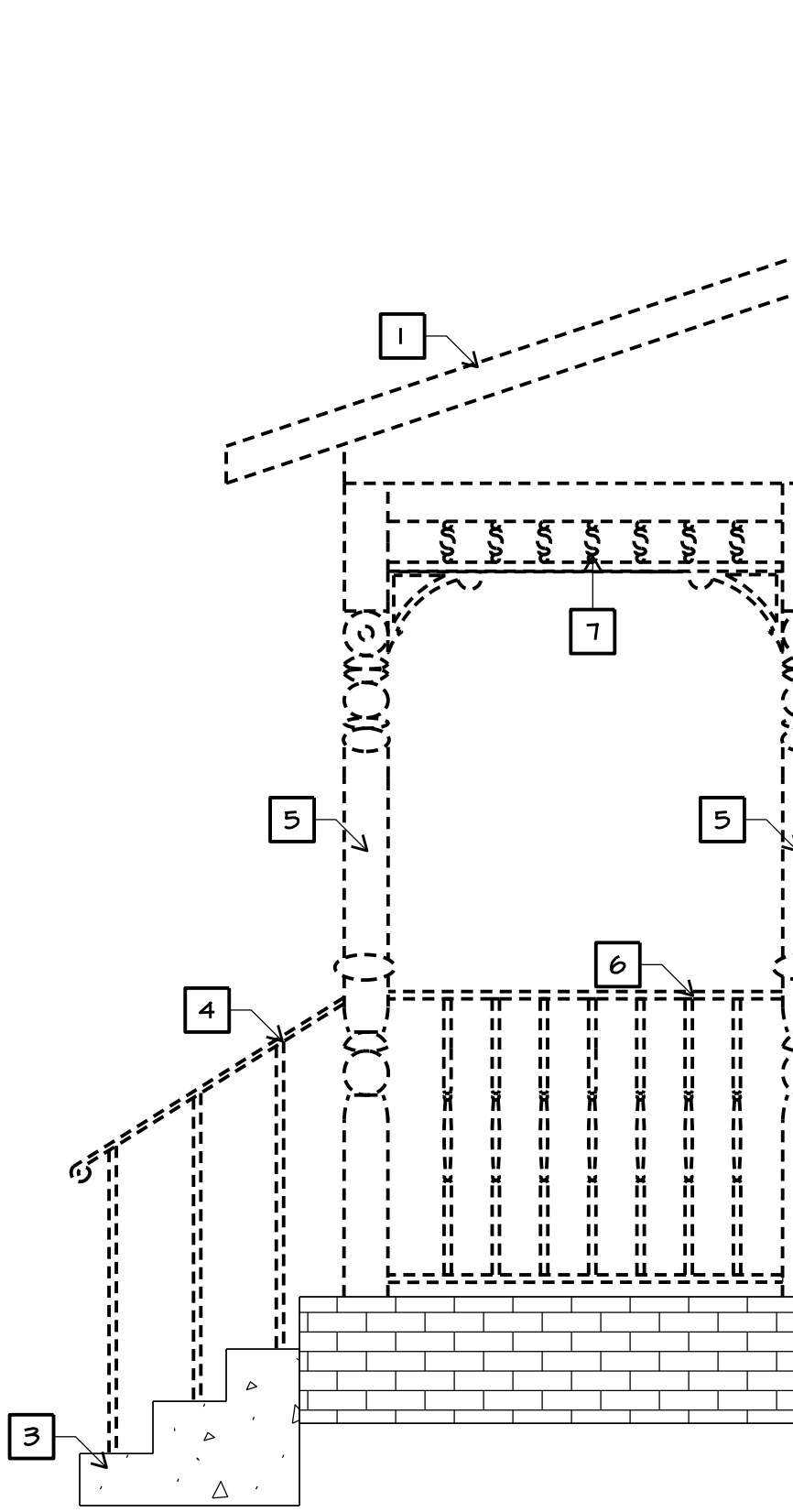
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



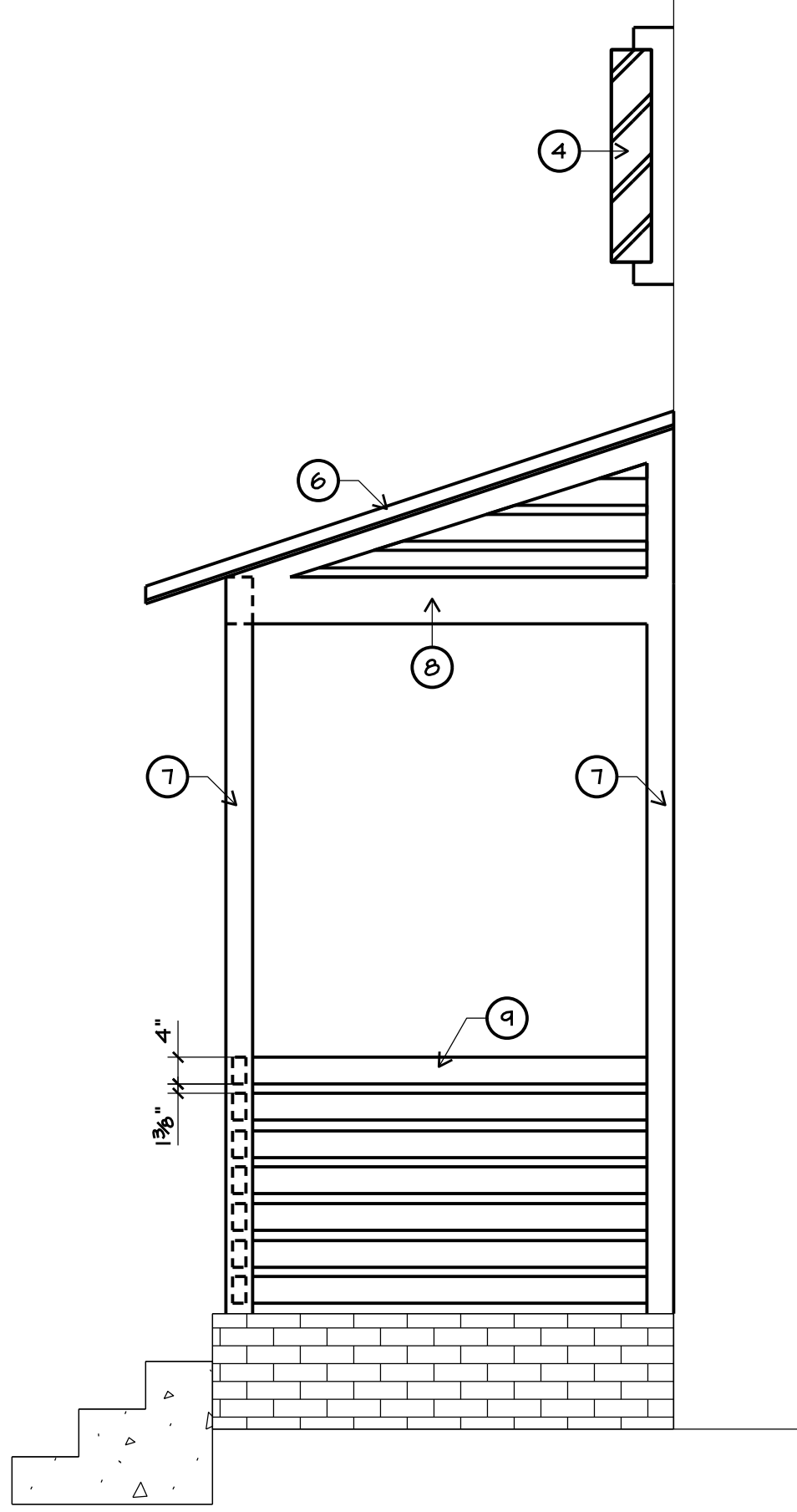
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



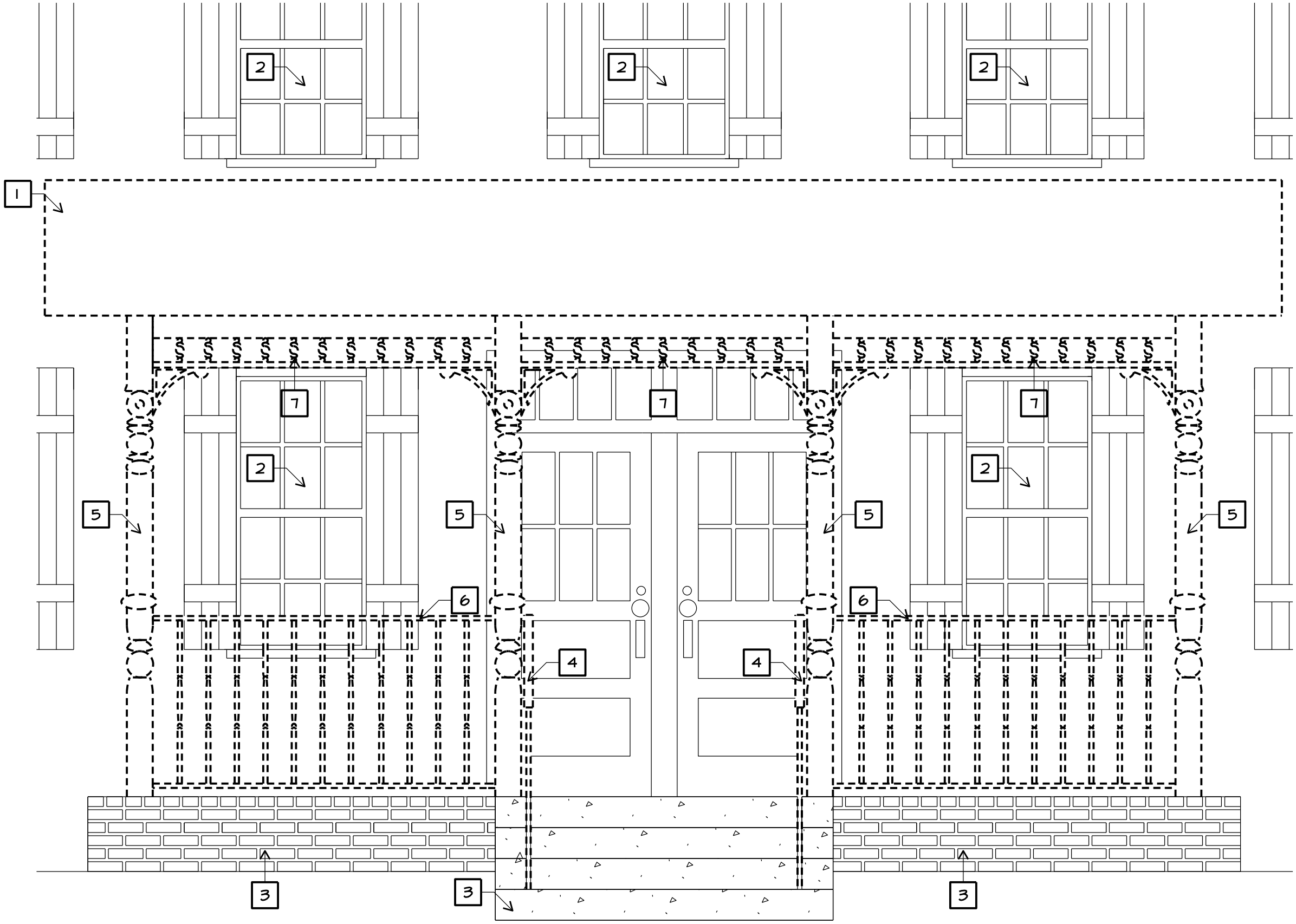
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



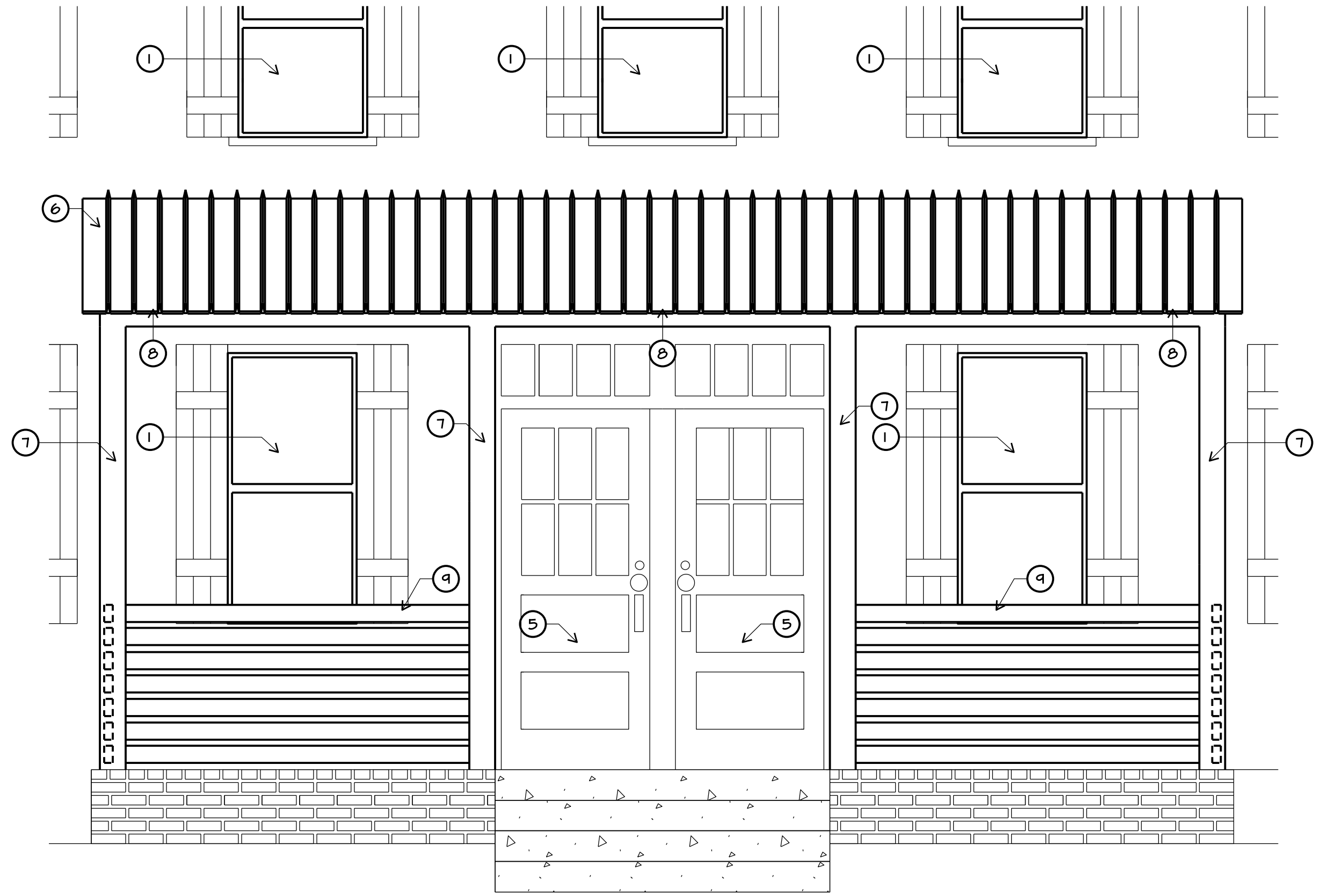
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



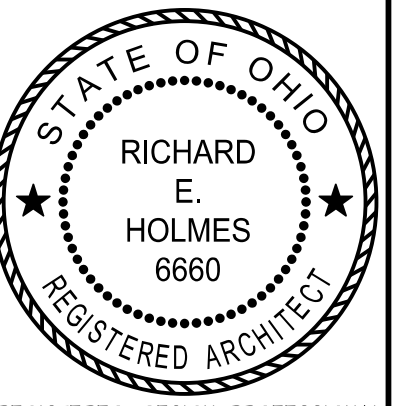
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



4 NORTH ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



4A NORTH ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

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web www.iagui.com

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This document is a service instrument of THE ARCHITECTURAL GROUP, INCORPORATED, and it is to be used only in conjunction with this project.

FRENCH HOUSE BARBER SHOP
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
04/14/2023

DATE:
01/16/23

SHEET TITLE:
DETAILS

SHEET NO:
A4.1





Minerva 32" Barber Pole

Description

Our basic barber pole is an affordable way to display your barber heritage! Features a 7" globe, 2 lights (pole and globe), and separate switches for lights and rotation. Indoor use only. 22W/120V.

Specs

SKU	1115
Color	White
Manufacturer	Minerva Beauty
Warranty	1 Year Warranty
Assembly Notes	Minor assembly required



STYLING & PROFILING MEN'S GROOMING





STYLING & PROFILING MEN'S GROOMING LOUNGE

7305



72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit

by JELD-WEN ★★★★★ (23) ❤️ 108

\$3865⁸⁰ Save \$682.20 (15%)

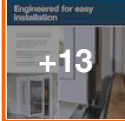
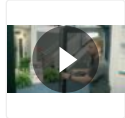
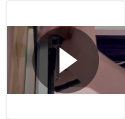
[Product Details](#) [Specifications](#) [Questions & Answers](#) [Customer Reviews](#)

[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Patio Doors](#)

Internet #309442270 Model #THDJW235200001 Store SKU #1004313774

JELD-WEN
72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit

★★★★★ (23) [Questions & Answers \(74\)](#)



Engineered for easy installation

- Unique bottom mounted hardware that simplifies retrofit installations
- Updated weight distribution to relocate overall weight to the bottom of the unit
- Relocated hardware and updated weight distribution allow for smooth operation
- Increased stability, which makes overall operation more manageable



Hover Image to Zoom

\$3865⁸⁰ Save \$682.20 (15%)

\$323.00 /mo* suggested payments with 12 months* financing [Apply Now](#)

Door Hanging: **Left-Hand Folding**

Left-Hand Folding [Right-Hand Folding](#)

Pickup at [Miamisburg](#) Delivering to [45449](#)

Feedback

Chat



72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit
by JELD-WEN

\$3865⁸⁰ Save \$682.20 (15%)



JELD-WEN F-2500 fiberglass folding patio doors are a unique and reliable way to create a beautiful transition from indoors to outdoors. Smooth fiberglass offers durability and an upscale look that mimics traditional painted wood doors. These fiberglass folding patio doors are engineered to resist warping, rotting and splitting, making them an economical option that's both long lasting and attractive. In addition, they are built to be secure, easy to care for and energy efficient for many years to come.

Additional Resources
From the Manufacturer



Specifications



Dimensions

Actual Door Height (in.)	79.5 in
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	71.5 in
Door Height (in.)	79.5 in
Door Thickness (in.)	1.75 in
Door Width (in.)	71.313 in
Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	72 in
Rough Opening Height (In.)	72 in
Rough Opening Width (In.)	80 in

Details

Bore Type	No Bore
Color Family	Off White
Color/Finish	Primed
Core Type	Solid Core
Door Configuration	Double Door
Door Glass Insulation	Low-E
Door Handing	Left-Hand Folding
Door Type	Folding Patio Door





72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit
by JELD-WEN

\$3865⁸⁰ Save \$682.20 (15%)

Hinge Type	Ball Bearing
Included	Hardware
Material	Fiberglass
Number of Lites	1 Lite
Product Weight (lb.)	238 lb
Returnable	90-Day

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern
Manufacturer Warranty	5-Year Limited

How can we improve our product information? Provide feedback.

Questions & Answers

74 Questions

Customer Reviews

3.4 out of 5 (23)

Frequently Bought Together

☒ Select

This Item

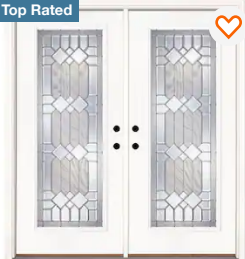


☒ Select



☒ Select

Top Rated



☒ Select



JELD-WEN
72 in. x 80 in. Primed
Fiberglass Left-Hand Full...

★★★★☆ (23)

\$3865⁸⁰
~~\$4548.00~~
Save \$682.20 (15%)

JELD-WEN
72 in. x 75 in. Reversible
White Aluminum Prehung...

★★★★☆ (22)

\$1348⁰⁰

Feather River Doors
74 in. x 81.625 in. Mission
Pointe Zinc Full Lite...

★★★★☆ (75)

\$2318⁰⁰

Arr
50
77.

\$7

Subtotal: **\$7609⁰⁷**

Add 4 Items to Cart

Feedback

Chat



Wall luminaire
Surface washer

Adjustable wall mounted luminaires with asymmetric light distribution.
Ideal for illuminating horizontal surfaces from vertical mounting surfaces.

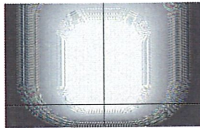
Die-cast aluminum · Safety glass · Reflector made of pure anodized aluminum

LED color temperatures: 2700K, 3000K, 3500K, 4000K

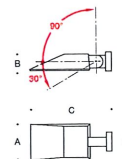
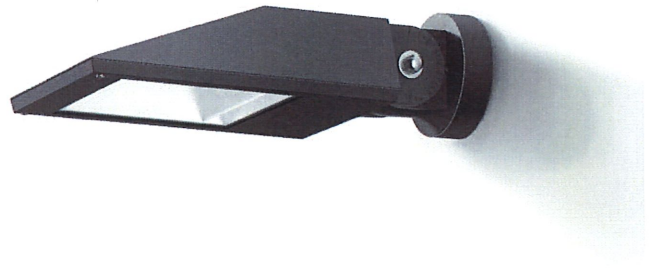
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

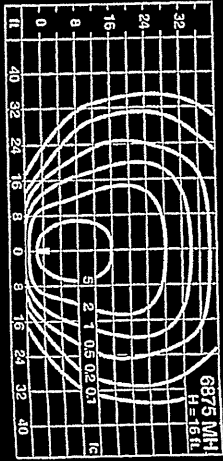
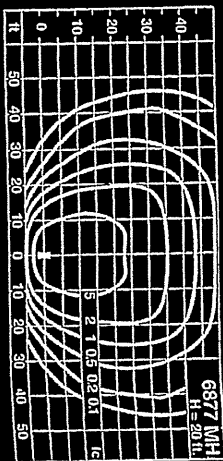
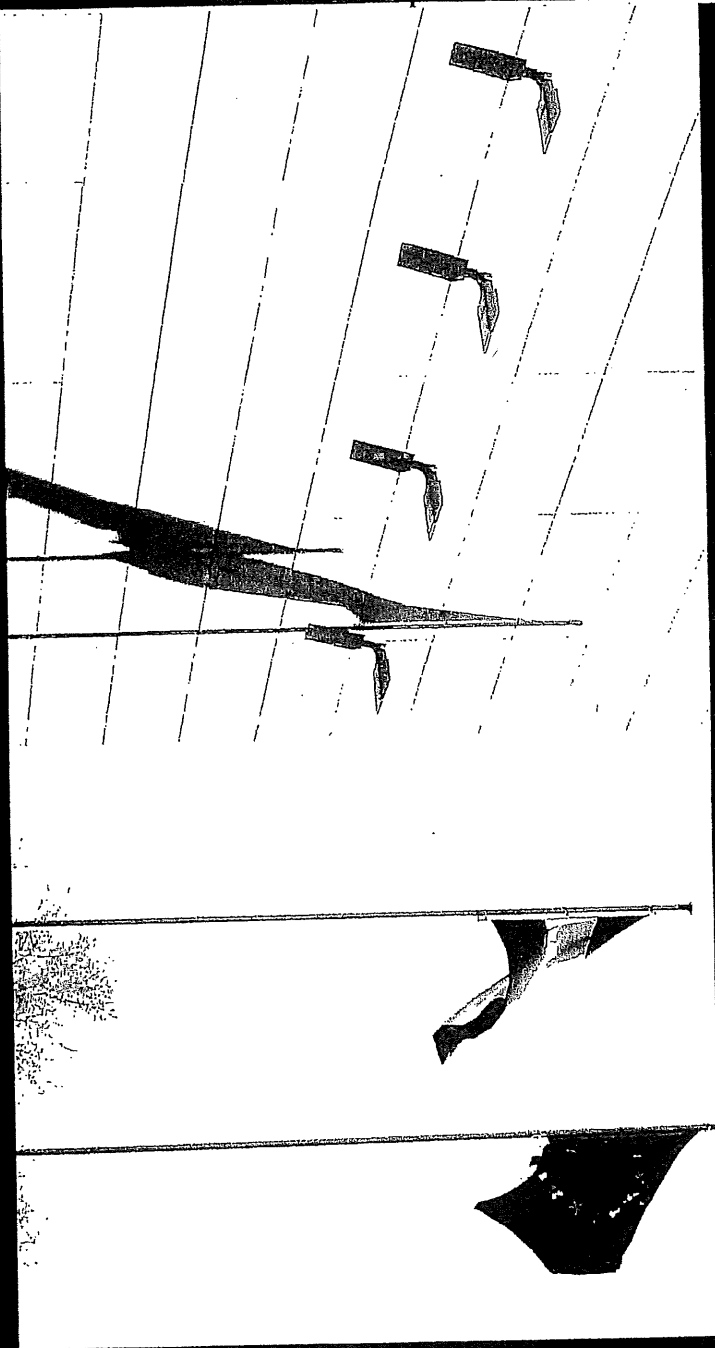
NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Asymmetric light distribution



Asymmetric light distribution					
	LED	A	B	C	D
24351	21.3 W	8 7/8	4 1/8	19 1/8	5 1/4
24816	55.3 W	8 7/8	4 1/8	19 1/8	5 1/4
24352	98.3 W	12 3/8	4 1/8	22 1/2	5 1/4











From: [Phoenix Buathier](#)
To: ["profilerscars"](#); [Rick Holmes](#); [William Delong](#)
Cc: [Melissa Butler](#); [Eric Meyer](#); [Brandon Anderson](#); [Grant Molnar](#)
Bcc: [Darrin Leist](#)
Subject: 7305 E. Main Street - Certificate of Appropriateness/New Business
Date: Friday, April 7, 2023 2:17:00 PM
Attachments: [ConditionalUses](#) [Variances](#) [Updated2023](#) [final.pdf](#)

Mr. McCray,

Below are my comments regarding your recently received electronic submittal for a certificate of appropriateness. Please know that the application submitted did not have all of the required information and is considered an incomplete application. Below are staffs comments regarding what information is still needed for a complete submittal. Please know I will be returning the documents provided to me through the mail today at Mondays meeting at 3pm. You will need to resubmit the application along with all required information regarding the Certificate of Appropriateness. Please also know that the next submittal deadline for the May 4th meeting is April 20, 2023 by close of business. I have attached a variance application to this email also, in case this is needed. We can discuss this more at the Monday meeting, if you think you will need it.

1. Please provide the type of material that the columns will be on the front of the building. Section 1103.13.D.1.iii
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
2. Please provide the type of material that the railings and balustrades will be on the front of the building. Section 1103.13.D.1.iv
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
3. Provide the materials of the new doors in the rear of the building will be. Section 1103.13.D.1.v
4. Please provide the type of material that the mill finish standing seam roof will be. Section 1103.13.D.1.vi
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
5. Please provide the type of illumination of the proposed signs. Section 1105.03.C.iii
 - a. Is the sign internally illuminated, externally illuminated, or non-illuminated?
6. The building elevations show the location of two projecting signs on the front façade of the building. One is the styling & proofing men's grooming lounge. The other is the new illuminated barber pole.
 - a. Please know that section 1105.03.C.v.2 only permits one projecting sign
 - i. The removal of one projecting sign would be needed to meet this code; or
 - ii. A variance from Section 1105.03.C.v.2 would be needed.
 1. Please see the attached variance application.
7. The sign plan does not state the material of the proposed signs.
 - a. Please provide the material of the sign per Section 1105.03.C.v.2
8. Please provide the mounting material used for each sign. Section 1105.03.C.v.2

9. Please show on the sign plan, how the projecting signs will be projected perpendicular to the wall of the building at a 90 degree angle. Section 1105.03.C.v.2
10. The sign plan states the sign is 48" by 48" for a total square footage of 16SF. The maximum square footage permitted of a projecting sign is 6 SF. Section 1105.03.C.v.2
 - a. A variance would be needed to permit a projecting sign over 6 SF
11. Provide the sign dimensions for the proposed illuminated barber pole. Section 1105.03.C.v.2
12. The sign plan states the projecting sign is 48" wide, Section 1105.03.C.v.2 stats that the projecting sign should not be more than 3 feet from the building. Please also show this for the barber pole too. Section 1105.03.C.v.2
 - a. Please provide the width of the sign projected from the building to the edge of the sign.
13. Provide on the sign plan, the height of the signs, in relation to the ground level/walkway. Section 1105.03.C.v.2
 - a. Please know that the minimum height of a projecting sign is 9 feet above ground level or a walkway.
14. Please provide a site plan, showing the location of all proposed signs, and their setbacks from the right-of-way. Section 1105.03.C.v.2
 - a. Please know that if the projecting signs extend over a public right-of-way, the applicant will need to provide a hold-harmless agreement with the City.
15. Please know that all of the requirements listed above for the front façade projecting sign, also apply to the rear barber pole. Section 1105.03.C.v.2
 - a. Please also provide all required information
16. Provide an image of the front façade and rear façade of the existing building.
 - a. Please include the whole façade of the building in this image.
17. The site drawings show a new wall light.
 - a. Please show/provide the required information needed, to show that all of Section 1105.09.B is met.
 - i. This will include details about what type of lighting is proposed.
18. Provide the square footage of the existing building.
 - a. This is needed to determine if additional parking would or would not be needed.

Below is a link to the zoning code:

<https://www.reynoldsborg.gov/DocumentCenter/View/1878/Reynoldsborg-Zoning-Code-Book-?bidId=>

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

Sincerely,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: [Phoenix Buathier](#)
To: ["profilerscars"](#); ["Rick Holmes"](#); [William Delong](#)
Cc: [Melissa Butler](#); [Eric Meyer](#); [Brandon Anderson](#); [Grant Molnar](#)
Subject: RE: 7305 E. Main Street - Certificate of Appropriateness/New Business
Date: Friday, April 21, 2023 4:54:00 PM

Mr. McCray,

After receiving your architects re-submittal for the French House, the following Items are needed for a complete Certificate of Appropriateness Application and Variance Application:

1. 10 more copies of the Certificate of Appropriateness Application.
2. 10 more copies of the Variance Application.
3. 10 more copies of the information regarding your back door installation.
4. 11 copies of the exterior lighting information in color. The black and white version is not acceptable.
5. 8 more copies of the construction drawings.
6. Digital copy of all of the materials provided.
7. The variance fee of \$450 is needed.

I also took some time to review what was submitted. Below is a response to your architects resubmittal regarding their information provided:

1. Please provide the type of material that the columns will be on the front of the building. Section 1103.13.D.1.iii
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
 - i. **A variance from section 1103.13.D.1.iii and 1103.13.D.vii will be needed to permit steel/metal**
2. Please provide the type of material that the railings and balustrades will be on the front of the building. Section 1103.13.D.1.iv
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
 - i. **A variance from section 1103.13.D.1.iii and 1103.13.D.vii will be needed to permit steel/metal**
3. Provide the materials of the new doors in the rear of the building will be. Section 1103.13.D.1.v
 - a. **Resolved**
4. Please provide the type of material that the mill finish standing seam roof will be. Section 1103.13.D.1.vi
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
 - i. **A variance from section 1103.13.D.1.iii and 1103.13.D.vii will be needed to permit steel/metal**
5. Please provide the type of illumination of the proposed signs. Section 1105.03.C.iii
 - a. Is the sign internally illuminated, externally illuminated, or non-illuminated?
 - i. **Please clarify if this is for all signs or one clearly on the sign plan? This information is not provided by the sign company or in the sign plan. Internal illumination will require a variance for any sign that is internally illuminated. Each sign that needs a variance will need to be individually**

called out on the application.

6. The building elevations show the location of two projecting signs on the front façade of the building. One is the styling & proofing men's grooming lounge. The other is the new illuminated barber pole.
 - a. Please know that section 1105.03.C.v.2 only permits one projecting sign
 - i. The removal of one projecting sign would be needed to meet this code; or
 - ii. A variance from Section 1105.03.C.v.2 would be needed.
 1. Please see the attached variance application.
 - a. Variance received
7. The sign plan does not state the material of the proposed signs.
 - a. Please provide the material of the sign per Section 1105.03.C.v.2
 - i. No revised drawings received from Signarama. Not enough information to determine if the code is met, or if a variance would be needed.
8. Please provide the mounting material used for each sign. Section 1105.03.C.v.2
 - i. No revised drawings received from Signarama. Not enough information to determine if the code is met, or if a variance would be needed.
9. Please show on the sign plan, how the projecting signs will be projected perpendicular to the wall of the building at a 90 degree angle. Section 1105.03.C.v.2
 - a. No Plan B. Not provided on A-1.1. Not angled out on the sheets, needs to be clearly identified.
10. The sign plan states the sign is 48" by 48" for a total square footage of 16SF. The maximum square footage permitted of a projecting sign is 6 SF. Section 1105.03.C.v.2
 - a. A variance would be needed to permit a projecting sign over 6 SF
 - i. Variance received.
11. Provide the sign dimensions for the proposed illuminated barber pole. Section 1105.03.C.v.2
 - a. This needs to be shown as a sign plan, including color renderings, materials, illumination, etc. Possible variance may or may not be needed. Not enough information provide.
12. The sign plan states the projecting sign is 48" wide, Section 1105.03.C.v.2 stats that the projecting sign should not be more than 3 feet from the building. Please also show this for the barber pole too. Section 1105.03.C.v.2
 - a. Please provide the width of the sign projected from the building to the edge of the sign.
 - i. No revised drawings received from Signarama. Not enough information to determine if the code is met, or if a variance would be needed.
13. Provide on the sign plan, the height of the signs, in relation to the ground

level/walkway. Section 1105.03.C.v.2

- a. Please know that the minimum height of a projecting sign is 9 feet above ground level or a walkway.

- i. **Resolved**

14. Please provide a site plan, showing the location of all proposed signs, and their setbacks from the right-of-way. Section 1105.03.C.v.2

- a. Please know that if the projecting signs extend over a public right-of-way, the applicant will need to provide a hold-harmless agreement with the City.

- i. **Need an overall view/site plan of the site, shoing the location of all the signs. The front setback for all projecting signs needs to be provided, to determine if the projecting signs are on the parcel or in the right-of-way. The site plan is also needed to show that the required parking is met for the Zoning Certificate Application.**

15. Please know that all of the requirements listed above for the front façade projecting sign, also apply to the rear barber pole. Section 1105.03.C.v.2

- a. Please also provide all required information

- i. **This information has not been provided, and will need to be provided for the rear and front barber poles.**

16. Provide an image of the front façade and rear façade of the existing building.

- a. Please include the whole façade of the building in this image.

- i. **Resolved**

17. The site drawings show a new wall light.

- a. Please show/provide the required information needed, to show that all of Section 1105.09.B is met.

- i. This will include details about what type of lighting is proposed.

- 1. **A photo metric plan will be needed showing how the 4ft candle maximum is met.**

18. Provide the square footage of the existing building.

- a. This is needed to determine if additional parking would or would not be needed.

- i. **Need a site plan showing the number of provided and required parking spaces on the subject site. 1 parking space is required.**

19. **The construction drawings identify that there will be a wall in the rear reconstructed, however the material is not provided.**

- a. **Please provide the exterior material of the building on the plan, to ensure that it meets C of A requirements.**

Please know that if any drawing changes, i.e. sign plans, construction drawings, lighting information, etc. 11 copies of the new updated information will be needed, along with a digital updated copy.

Please also know that since there are variance needed for the site, the variances would need

to be approved prior to the Certificate of Appropriateness being approved.

The next deadline for the next meeting, which is May 18, 2023 is April 27, 2023. A complete application, including all required materials is needed, prior to being accepted to go before the Planning and Zoning Board.

If you have any questions, please feel free to reach out.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Phoenix Buathier

Sent: Friday, April 7, 2023 2:17 PM

To: 'profilerscars' <profilerscars@gmail.com>; Rick Holmes <holmesr>taguit.com>; William Delong <wdelong@reynoldsburg.gov>

Cc: Melissa Butler <MButler@reynoldsburg.gov>; Eric Meyer <emeyer@reynoldsburg.gov>; Brandon Anderson <banderson@reynoldsburg.gov>; Grant Molnar <gmolnar@reynoldsburg.gov>

Subject: 7305 E. Main Street - Certificate of Appropriateness/New Business

Mr. McCray,

Below are my comments regarding your recently received electronic submittal for a certificate of appropriateness. Please know that the application submitted did not have all of the required information and is considered an incomplete application. Below are staffs comments regarding what information is still needed for a complete submittal. Please know I will be returning the documents provided to me through the mail today at Mondays meeting at 3pm. You will need to resubmit the application along with all required information regarding the Certificate of Appropriateness. Please also know that the next submittal deadline for the May 4th meeting is April 20, 2023 by close of business. I have attached a variance application to this email also, in case this is needed. We can discuss this more at the Monday meeting, if you think you will need it.

1. Please provide the type of material that the columns will be on the front of the building. Section 1103.13.D.1.iii

- a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
2. Please provide the type of material that the railings and balustrades will be on the front of the building. Section 1103.13.D.1.iv
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
3. Provide the materials of the new doors in the rear of the building will be. Section 1103.13.D.1.v
4. Please provide the type of material that the mill finish standing seam roof will be. Section 1103.13.D.1.vi
 - a. Please be aware of the prohibited materials found in Section 1103.13.D.1.vii
5. Please provide the type of illumination of the proposed signs. Section 1105.03.C.iii
 - a. Is the sign internally illuminated, externally illuminated, or non-illuminated?
6. The building elevations show the location of two projecting signs on the front façade of the building. One is the styling & proofing men's grooming lounge. The other is the new illuminated barber pole.
 - a. Please know that section 1105.03.C.v.2 only permits one projecting sign
 - i. The removal of one projecting sign would be needed to meet this code; or
 - ii. A variance from Section 1105.03.C.v.2 would be needed.
 1. Please see the attached variance application.
7. The sign plan does not state the material of the proposed signs.
 - a. Please provide the material of the sign per Section 1105.03.C.v.2
8. Please provide the mounting material used for each sign. Section 1105.03.C.v.2
9. Please show on the sign plan, how the projecting signs will be projected perpendicular to the wall of the building at a 90 degree angle. Section 1105.03.C.v.2
10. The sign plan states the sign is 48" by 48" for a total square footage of 16SF. The maximum square footage permitted of a projecting sign is 6 SF. Section 1105.03.C.v.2
 - a. A variance would be needed to permit a projecting sign over 6 SF
11. Provide the sign dimensions for the proposed illuminated barber pole. Section 1105.03.C.v.2
12. The sign plan states the projecting sign is 48" wide, Section 1105.03.C.v.2 states that the projecting sign should not be more than 3 feet from the building. Please also show this for the barber pole too. Section 1105.03.C.v.2
 - a. Please provide the width of the sign projected from the building to the edge of the sign.
13. Provide on the sign plan, the height of the signs, in relation to the ground level/walkway. Section 1105.03.C.v.2
 - a. Please know that the minimum height of a projecting sign is 9 feet above ground level or a walkway.
14. Please provide a site plan, showing the location of all proposed signs, and their setbacks from the right-of-way. Section 1105.03.C.v.2
 - a. Please know that if the projecting signs extend over a public right-of-way, the

- applicant will need to provide a hold-harmless agreement with the City.
15. Please know that all of the requirements listed above for the front façade projecting sign, also apply to the rear barber pole. Section 1105.03.C.v.2
 - a. Please also provide all required information
 16. Provide an image of the front façade and rear façade of the existing building.
 - a. Please include the whole façade of the building in this image.
 17. The site drawings show a new wall light.
 - a. Please show/provide the required information needed, to show that all of Section 1105.09.B is met.
 - i. This will include details about what type of lighting is proposed.
 18. Provide the square footage of the existing building.
 - a. This is needed to determine if additional parking would or would not be needed.

Below is a link to the zoning code:

<https://www.reynoldsburg.gov/DocumentCenter/View/1878/Reynoldsburg-Zoning-Code-Book-?bidId=>

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

Sincerely,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: [Phoenix Buathier](#)
To: ["profilerscars"](#)
Cc: [Eric Meyer](#); [Melissa Butler](#)
Subject: 7305 E. Main Street
Date: Tuesday, May 30, 2023 4:52:00 PM

Mr. McCray,

I am emailing you to inform you that the application submitted is not complete and there is conflicting information regarding what is submitted. At this point, I feel it is best that everyone involved including your architect, sign person, yourself and myself, sit down and go over the response letter on what is missing, what does not match, and what is still needed for this application to be complete. Please let me know what day and time works for you all, and I will try to make that time happen in my schedule. The only day that does not work, is this Friday afternoon, June 2nd.

The next application deadline June 15th for a July 6th meeting. I am hoping that all matters can be resolved and a complete application can be submitted.

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

Sincerely,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov

From: [Phoenixx Buathier](#)
To: ["profilerscars"](#); ["Rick Holmes"](#)
Cc: [Eric Meyer](#); [Alex Smith](#); [Darrin Leist](#)
Subject: RE: French House Variance and Conditional Use Application
Date: Monday, July 17, 2023 3:36:00 PM

Mr. McCray,

I am following up from the previous email below, to let you know that both the Certificate of Appropriateness Application 2023-5089 and Variance Application 2023-5260 have been closed out, due to an incomplete application and not meeting the deadline mentioned below in the email. Please know that if you choose to move forward with either application in the future, you will need to resubmit the application, materials and fees.

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

Sincerely,

Phoenixx Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Phoenixx Buathier
Sent: Monday, June 12, 2023 4:54 PM
To: 'profilerscars' <profilerscars@gmail.com>; Rick Holmes <holmesr@taguit.com>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Alex Smith <asmith@reynoldsburg.gov>; Darrin Leist <dleist@reynoldsburg.gov>
Subject: French House Variance and Conditional Use Application

Mr. McCray,

Attached are the notes I made on the documents regarding what is needed. Below is a list of what is still needed to have a complete application:

Architectural Stuff

1. Correct variance application and request the 6 necessary variances on the application which are:
 - a. Section 1105.03.C.v to increase the number of signs from 2 to 3
 - b. Section 1105.03.C.v.2 to increase the projecting sign area to 9 feet from 6 feet
 - c. Section 1105.03.C.iii to permit an internally illuminated Barber Pole projecting sign

- on the buildings South Elevation
 - d. Section 1105.03.C.iii to permit an internally illuminated projecting sign on the buildings North Elevation
 - e. Section 1105.03.C.v.2 to permit _____ material to be used for the Barber Pole sign that is not wood or metal
 - f. Section 1105.03.v.2 to permit _____ material to be used for the projecting sign that is not wood or metal
2. A statement of hardship needs to be provided for all variances requested. Attached are the highlighted 9 factors that are considered when applying for a variance by staff and the Planning and Zoning Board.
 3. The dimensions of the wall sign and projecting sign on the front of the building need to match the dimensions provided on the sign plan. The construction documents and the sign plan documents need to be the same.
 - a. Based on my conversation with the applicant, the wall sign will be 180" by 18" and the projecting sign will be 36" by 36".
 4. The dimensions of the Barber Pole need to be provided on the image/data description showing the barber pole, and on the Construction Plans.
 - a. Based on my conversation with the applicant, the Barber Pole is 32" by 8".
 5. The material of the Barber Pole needs to be provided on the barber pole image/data description.
 6. State on the Barber Pole image/data description that the Barber Pole is internally illuminated.
 7. Provide the length of the front of the building on the construction drawings.
 - a. This is needed to ensure there is enough sign area allowed for the wall sign.
 8. Identify on the lighting package, the type of light fixture. Is this a cut-off, a full cut-off, etc.
 9. Need 10 copies of the following corrected materials:
 - a. Variance Application
 - b. Statements of Hardship
 - c. Barber Pole Image/data description (color copies)
 - d. Lighting Package (color copies)
 - e. Construction Drawings

Sign Stuff

10. Need the wall sign materials/sign face materials provided on the sign plan.
11. Need the projecting sign materials/sign face materials provided on the sign plan.
12. Provide the correct wall sign dimensions, which are 480" by 18" on the sign plan.
13. Provide the correct projecting sign dimensions, which are 36" by 36" on the sign plan.
14. Identify on the sign plan that the wall sign is non-illuminated.
15. Identify on the sign plan that the projecting sign is non-illuminated.
16. Show both signs (projecting and wall sign) on the front elevation together.
17. Need 10 copies of the following corrected materials:
 - a. Sign Plan that shows both signs together on the front of the building, with the dimensions, materials and the illumination status. (color copies)

Applicant

18. Please know that a Photometric Plan will likely be required as a condition for the Certificate of Appropriateness.
19. A Hold Harmless letter for the roof porch encroaching into the public right-of-way will likely be required as a condition for the Certificate of Appropriateness.
20. Meeting the mounting material requirements of Section 1105.03.C.v.2 will likely be required as a condition for the Certificate of Appropriateness.
21. That as of today, you have 30 days (July 12) to turn in a complete application for the Certificate of Appropriateness and Variance Requests, before these application will be closed out and a new application and fee will be needed.
22. Please know that if the sign variances are granted and the certificate of appropriateness is approved, then sign applications will be needed for all 3 signs prior to putting them up.

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

Sincerely,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

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

From: [Phoenix Buathier](#)
To: ["profilerscars"](#); [Chris Shook](#); [Joe Begeny](#)
Cc: ["shiningstarts614@gmail.com"](#)
Subject: RE: New sign
Date: Friday, August 18, 2023 8:23:00 AM
Attachments: [ConditionalUses_Variances_Updated2023_final\(5\).pdf](#)
[CERTIFICATE OF APPROPRIATENESS_Final_1\(3\).pdf](#)
[ZoningCertificateApplication_Updated2023_8_6\(4\).pdf](#)
[Zoning Sign Permit Application \(PDF\)_1\(1\).pdf](#)

Mr. McCray,

I also wanted to attach the applications referenced below.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Phoenix Buathier
Sent: Thursday, August 17, 2023 4:26 PM
To: 'profilerscars' <profilerscars@gmail.com>; Chris Shook <cshook@reynoldsburg.gov>; Joe Begeny <jbegeny@reynoldsburg.gov>
Cc: 'shiningstarts614@gmail.com' <shiningstarts614@gmail.com>
Subject: RE: New sign

Mr. McCray,

The following applications will need to be submitted and approved by zoning, to be good with zoning (this is in the general order that you need to submit them):

1. A variance application for the proposed signage. This application would include a site plan, the signage information, a list of the variances requested and a statement of hardship for each variance requested.
 - a. Please see the comments regarding signage to understand what variances are needed.
 - i. Please know that 11 physical copies and 1 electronic copy of all materials, including the application, will be needed when submitting for a variance.
 1. Please know that the variance will need to be approved prior to the approval for the Certificate of Appropriateness for the proposed signage.

2. A Certificate of Appropriateness Application
 - a. For the proposed exterior changes to your building.
 - b. For the proposed signage.
 - i. Please know that you can do two different Certificate of Applications, one for just the exterior changes to your building and the other for the proposed signage if you would like. Or you can do one Certificate of Appropriateness application for both.
 1. The Certificate of Appropriateness will need to include a site plan, all sign information, the architectural drawings for all changes to the exterior of the building, a photometric plan for the new proposed lighting, and a hold harmless letter to the city regarding the roof of the porch encroaching into the public right-of-way (this is based on the last set of plans seen, where the roof encroached into the public right-of-way).
 2. Please know that 11 physical copies and 1 electronic copy of all materials, including the application, will be needed when submitting for a Certificate of Appropriateness.
 - a. Please know that the variance will need to be approved prior to the approval for the Certificate of Appropriateness for the proposed signage.
3. A Zoning Certificate Application
 - a. Building/Site Modification for the exterior work.
 - i. This is the zoning portion that is needed prior to the building application. This application cannot be approved, until the Certificate of Appropriateness Application is approved by the Planning and Zoning Board.
 - ii. This application will require a site plan, and the architectural drawings for the exterior changes proposed for the building.
 1. Please know that (2) two physical copies and (1) one electronic copy of all materials is needed when submitting this application.
 - b. A New Business/Use for the new land use proposed on the site.
 - i. This is the zoning portion that is needed prior to building issuing a certificate of occupancy.
 1. This application will required a site plan, showing the parking, square footage of the building and the intended land use for the site.
 - a. Please know that (2) two physical copies and (1) one electronic copy of all materials is needed when submitting this application
4. A Sign Permit Application
 - a. This application is needed for each sign (projecting, wall and pole signs)
 - i. This application will required a site plan showing the location of the proposed signs, sign plans showing the required information (which is listed below), and an image of the building showing the length of the building.
 1. Pleas know that two physical copies and (1) one electronic copy of all materials is needed when submitting this application.
5. Please know that each application stands alone, when submitting materials. Copies

submitted for a variance cannot be used for a Zoning Certificate Application and vice versa.

6. All applications are submitted to the Permitting Department, which is found in the Building Department on the first floor of City Hall. The building hours of 9am to 4pm Monday through Friday except holidays.

Below is the information needed for each sign based off of your previous email:

1. With regards to the projecting sign on the front of the building, the following information is needed:
 - a. A sign plan, showing the colors of the proposed sign. There is a maximum of 4 colors permitted on a sign per Section 1105.03.E.iii
 - b. The pictures of the projecting sign show color, while the architectural drawings show a sign in black and white. This should be consistent for the board to review.
 - c. Provide the type of exterior illumination used for the sign. There are certain types of exterior illumination permitted per section 1105.03.C.iii
2. With regards to the wall sign, the following information is needed:
 - a. A sign plan showing the height and the width of the proposed wall sign.
 - i. This is needed to calculate the proposed square footage of the sign. Section 1105.03.C.v.1
 - b. A sign plan stating the sign materials. Section 1105.03.C.v.1
 - i. The architectural drawings state the wall sign will be plastic letters, you email below states they will be wood painted. Please clarify the materials used for the wall sign, and ensure the proposed material is a permitted material per Section 1105.03.C.v.1
 - c. Provide the type of exterior illumination used for the sign. There are certain types of exterior illumination permitted per section 1105.03.C.iii
 - d. The length of the front of the building will need to be provided, to ensure there is enough permitted sign area, for the proposed wall sign.
3. With regards to the projecting sign on the rear of the building, the following information is needed:
 - a. A sign plan, showing the image of the barber pole in color.
 - b. A sign plan, showing the dimensions of the barber pole (width and length)
 - c. A sign plan, stating how the barber pole is illuminated.
 - i. If the barber pole is illuminated internally, then a variance from Section 1105.03.C.iii to permit and internally illuminated projecting sign on the South Elevation will be needed
 - ii. If the barber pole is externally illuminated, then the type of external illumination will be needed to state on the sign plan. There are certain types of exterior illumination permitted per section 1105.03.C.iii
 - d. A variance for the type of materials for the barber pole will be needed.
 - i. A variance from Section 1105.03.V.2 to permit clear plastic material to be used for the Barber Pole sign that is not wood or metal is needed.
4. An aerial of the overall site, showing the parcel and identifying where the signs will be located.
5. A variance from Section 1105.03.C.v will also be needed to increase the number of signs from 2 to 3.

- a. Section 1105.03.C.v states a maximum of (2) two of any combination of the following sign types (wall sign, projecting sign, roof sign, awing sign or monument sign) shall be permitted per lot in the ORD-C.

Please also provide, when submitting anything regarding the exterior changes for the building, to include the other architectural sheets that has all the required information we have gone over in previous emails. The details regarding the back door changes and the front porch material changes where not in your email on Wednesday. While that does not pertain to the signage, I did want to make sure you were aware that you would need that information when submitting for the Certificate of Appropriateness for the exterior building changes, and the Building Modification Application/Zoning Certificate Application.

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

Sincerely,

Phoenikx Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: profilerscars <profilerscars@gmail.com>

Sent: Tuesday, August 15, 2023 3:48 PM

To: Phoenikx Buathier <pbuathier@reynoldsburg.gov>; Chris Shook <cshook@reynoldsburg.gov>; Joe Begeny <jbegeny@reynoldsburg.gov>

Subject: New sign

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

Phoenikx

I have a new amazing sign guy! I have drawings of the new sign designs see attachment.

Blade sign is going to be metal 2ft by 2ft exterior lighted sign

Wall sign is going to be individual letters 6-7" tall wood painted white exterior lighted sign

Question what is need from the development & zoning department to get these approved, please advise?

Alex

Sent from my Verizon, Samsung Galaxy smartphone

From: [Phoenix Buathier](#)
To: ["Rick Holmes"](#)
Cc: ["profilerscars@gmail.com"](mailto:profilerscars@gmail.com)
Subject: RE: French House
Date: Monday, August 21, 2023 2:39:00 PM

Mr. Holmes,

Please reference the email that I sent Mr. McCray below. Based on just a look at this information, the applications are not complete and I would advise against trying to turn in an incomplete application, since there is a 30 day time limit that starts once it is turned in, and then it will be closed out if incomplete. A new application along with fees will have to be provided again. You are also missing a statement of hardship for the variance requested, along with a site plan, not enough sign info, etc. Below is a copy of that email in black sent last week regarding these same electronic documents:

Mr. McCray,

The following applications will need to be submitted and approved by zoning, to be good with zoning (this is in the general order that you need to submit them):

1. A variance application for the proposed signage. This application would include a site plan, the signage information, a list of the variances requested and a statement of hardship for each variance requested.
 - a. Please see the comments regarding signage to understand what variances are needed.
 - i. Please know that 11 physical copies and 1 electronic copy of all materials, including the application, will be needed when submitting for a variance.
 1. Please know that the variance will need to be approved prior to the approval for the Certificate of Appropriateness for the proposed signage.
2. A Certificate of Appropriateness Application
 - a. For the proposed exterior changes to your building.
 - b. For the proposed signage.
 - i. Please know that you can do two different Certificate of Applications, one for just the exterior changes to your building and the other for the proposed signage if you would like. Or you can do one Certificate of Appropriateness application for both.
 1. The Certificate of Appropriateness will need to include a site plan, all sign information, the architectural drawings for all changes to the exterior of the building, a photometric plan for the new proposed lighting, and a hold harmless letter to the city regarding the roof of the porch encroaching into the public right-of-way (this is based on the last set of plans seen, where the roof encroached into the public right-of-way).
 2. Please know that 11 physical copies and 1 electronic copy of all materials, including the application, will be needed when submitting

for a Certificate of Appropriateness.

- a. Please know that the variance will need to be approved prior to the approval for the Certificate of Appropriateness for the proposed signage.

3. A Zoning Certificate Application

- a. Building/Site Modification for the exterior work.
 - i. This is the zoning portion that is needed prior to the building application. This application cannot be approved, until the Certificate of Appropriateness Application is approved by the Planning and Zoning Board.
 - ii. This application will require a site plan, and the architectural drawings for the exterior changes proposed for the building.
 1. Please know that (2) two physical copies and (1) one electronic copy of all materials is needed when submitting this application.
- b. A New Business/Use for the new land use proposed on the site.
 - i. This is the zoning portion that is needed prior to building issuing a certificate of occupancy.
 1. This application will required a site plan, showing the parking, square footage of the building and the intended land use for the site.
 - a. Please know that (2) two physical copies and (1) one electronic copy of all materials is needed when submitting this application

4. A Sign Permit Application

- a. This application is needed for each sign (projecting, wall and pole signs)
 - i. This application will required a site plan showing the location of the proposed signs, sign plans showing the required information (which is listed below), and an image of the building showing the length of the building.
 1. Pleas know that two physical copies and (1) one electronic copy of all materials is needed when submitting this application.
5. Please know that each application stands alone, when submitting materials. Copies submitted for a variance cannot be used for a Zoning Certificate Application and vice versa.
6. All applications are submitted to the Permitting Department, which is found in the Building Department on the first floor of City Hall. The building hours of 9am to 4pm Monday through Friday except holidays.

Below is the information needed for each sign based off of your previous email:

1. With regards to the projecting sign on the front of the building, the following information is needed:
 - a. A sign plan, showing the colors of the proposed sign. There is a maximum of 4 colors permitted on a sign per Section 1105.03.E.iii
 - b. The pictures of the projecting sign show color, while the architectural drawings show a sign in black and white. This should be consistent for the board to review.
 - c. Provide the type of exterior illumination used for the sign. There are certain types of exterior illumination permitted per section 1105.03.C.iii
2. With regards to the wall sign, the following information is needed:
 - a. A sign plan showing the height and the width of the proposed wall sign.

- i. This is needed to calculate the proposed square footage of the sign.
Section 1105.03.C.v.1
 - b. A sign plan stating the sign materials. Section 1105.03.C.v.1
 - i. The architectural drawings state the wall sign will be plastic letters, you email below states they will be wood painted. Please clarify the materials used for the wall sign, and ensure the proposed material is a permitted material per Section 1105.03.C.v.1
 - c. Provide the type of exterior illumination used for the sign. There are certain types of exterior illumination permitted per section 1105.03.C.iii
 - d. The length of the front of the building will need to be provided, to ensure there is enough permitted sign area, for the proposed wall sign.
- 3. With regards to the projecting sign on the rear of the building, the following information is needed:
 - a. A sign plan, showing the image of the barber pole in color.
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 - c. A sign plan, stating how the barber pole is illuminated.
 - i. If the barber pole is illuminated internally, then a variance from Section 1105.03.C.iii to permit and internally illuminated projecting sign on the South Elevation will be needed
 - ii. If the barber pole is externally illuminated, then the type of external illumination will be needed to state on the sign plan. There are certain types of exterior illumination permitted per section 1105.03.C.iii
 - d. A variance for the type of materials for the barber pole will be needed.
 - i. A variance from Section 1105.03.V.2 to permit clear plastic material to be used for the Barber Pole sign that is not wood or metal is needed.
- 4. An aerial of the overall site, showing the parcel and identifying where the signs will be located.
- 5. A variance from Section 1105.03.C.v will also be needed to increase the number of signs from 2 to 3.
 - a. Section 1105.03.C.v states a maximum of (2) two of any combination of the following sign types (wall sign, projecting sign, roof sign, awing sign or monument sign) shall be permitted per lot in the ORD-C.

Please also provide, when submitting anything regarding the exterior changes for the building, to include the other architectural sheets that has all the required information we have gone over in previous emails. The details regarding the back door changes and the front porch material changes were not in your email on Wednesday. While that does not pertain to the signage, I did want to make sure you were aware that you would need that information when submitting for the Certificate of Appropriateness for the exterior building changes, and the Building Modification Application/Zoning Certificate Application.

Sincerely,
Phoenix Buathier
 DEPARTMENT OF DEVELOPMENT
 Planning and Zoning Administrator

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Rick Holmes <holmesr>taguit.com>
Sent: Monday, August 21, 2023 2:30 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Cc: 'profilerscars@gmail.com' <profilerscars@gmail.com>
Subject: French House

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

Phoenix,

Please find the following documents attached:

VARIANCE & CONDITIONAL USE APPLICATION
ZONING CERTIFICATE APPLICATION
ZONING SIGN APPLICATION
CERTIFICATE of APPROPRIATENESS APPLICATION (Exterior and Sign)
A-1.1 FLOOR PLAN (08/21/23)
A-3.1 ELEVATIONS (08/21/23)
LOGO (Colored)
FACE VIEW (Colored)
ANGLE VIEW (Colored)

Alex McCrary will be hand delivering 10 copies of each.

Rick

Richard E. Holmes, AIA NCARB
14 West First St. Suite 306
Dayton, Ohio 45402

(937) 223-2500

****** Our Office has moved! It's just upstairs but we will have a brand new address after August 1st! Please make sure to update our address in your system.**

—

The new address is:

14 West First St.

Suite 306

Dayton, OH 45402

-

Everything else remains the same ****