

# CITY OF REYNOLDSBURG

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City Council  
Monday May 22, 2017

Public Hearing:        Following Committee Meetings

Place: Council Chambers  
7232 E. Main St, Reynoldsburg, OH 43068

President:            DOUG JOSEPH

Ward Members:     Ward I - Stephen M. Cicak  
                          Ward II – Brett Luzader  
                          Ward III – Marshall Spalding  
                          Ward IV - Mel Clemens

At Large Members: Barth R. Cotner  
                          Chris Long  
                          Dan Skinner, Esq.

## COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Clemens  
Safety:                    Chmn Long, Cicak, Clemens, Spalding  
Service:                 Chmn Luzader, Clemens, Spalding, Cicak  
Finance:                 Chmn Cotner, Long, Luzader, Skinner

\* \* \* \* \*

Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow*  
*Clerk of Council*

REYNOLDSBURG City Council  
*Public Hearing*  
Council Chambers, 7323 East Main Street  
*May 22, 2017*

1. Call to Order
2. Roll Call
3. Public Hearing Special Exception Use Permit
  - a. RESOLUTION APPROVING/DENYING SPECIAL EXCEPTION USE PERMIT #177163 - (6415 E. Livingston Avenue; Proposed Use – Child Care Center); Applicant, Jeanne Cabral, AND DECLARING AN EMERGENCY

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ADJOURNMENT

**Clerk of Council**

**April Beggerow**  
**7232 E. Main Street**  
**Reynoldsburg OHIO 43068**  
**614-322-6836 Phone**

**RESOLUTION REQUEST**


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**DATE:**           **May 22, 2017**

**TO:**               **City Council**

**RE:**               RESOLUTION \_\_\_\_\_ SPECIAL EXCEPTION USE PERMIT  
#177163 - (6415 E. Livingston Avenue; proposed use - Child Care  
Center); applicant, Jeanne Cabral, AND DECLARING AN  
EMERGENCY.

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6415 E. Livingston Ave.; Application #177163; Applicant Jeanne Cabral, Architect; Special Exception Use Permit - Child Care Center.

Per Reynoldsburg City Code Section 1145.07:

(a) Approval of a special exception shall be subject to approval by Council. Upon recommendation of approval of a special exception use permit by the Board, the Planning Administrator shall cause notice of the Board's action to be transmitted to the Clerk of Council within seven (7) days. Upon receipt of notice of the Board's action, Council may elect to hold a public hearing on the special exception prior to its next regular meeting. If Council elects to a hold a public hearing, the Clerk of Council shall notify the applicant, Planning Administrator and Board of the time and place the hearing shall be held. A resolution stating the decision of Council shall be introduced and passed at the next regular meeting following that public hearing. If Council elects not to hold a public hearing by its next regular meeting following notification of the Board's action, the decision of the Board shall be confirmed.



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

Application #: 177163

Permit #:

Date Submitted: 3/16/17

Fee Amount: \$75.00

Paid: 1566

Section 1139

BOARD OF ZONING & BUILDING APPEALS  
APPLICATION

I. PROPERTY INFORMATION

Property Address: 6415 E. LIVINGSTON AVE. REYNOLDSBURG, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): SOI PROPERTIES #15 LLC Cal Shtayyeh

Contact Email: calshtayyeh@hotmail.com Contact Phone Number: 513-259-9243

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: Contact Name:

Contact Phone Number: Contact Email:

Description of Use: Child Care Center

IV. APPLICANT INFORMATION

Applicant Name: Jeanne Cabral, Architect Applicant Address: 2939 Bexley Park Road Columbus, OH 43209

Applicant Phone Number: 614-239-9484 Applicant Email: jeannecabral@aol.com

- Property Owner  Business Owner/Tenant  Contractor  Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Variance ( Non-Residential (\$450) /  Residential (\$100)):

\_\_\_\_\_

Special Exception Use Permit (\$350): Child Care Center

Other: \_\_\_\_\_

Applicant shall submit **ten (10) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Jeanne Cabral Date: 3-15-17

\*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.\*

Additional Notes:	<b>**OFFICE USE ONLY**</b>	
	Zoning Information Zoning District: <u>CO</u>	BZBA Meeting Date: <u>4/20/17</u>
	<input type="checkbox"/> Historic District <input checked="" type="checkbox"/> CC Overlay Add'l Approvals Req'd <input type="checkbox"/> Planning Commission <input type="checkbox"/> DRB	City Council Meeting Date: _____ <input type="checkbox"/> No Action Taken <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied
	P&Z Admin.: _____ Date: _____	Clerk of Council: _____ Date: _____

Attachment: Application #177163 (1765 : 6415 E. Livingston Ave.; Application #177163; Applicant Jeanne Cabral)

**Jeanne Cabral Architects**

2939 Bexley Park Road  
Columbus, OH 43209-2236  
614-239-9484  
614-537-2654 Cell  
614-754-5113 Fax  
e-mail: [jeannecabral@aol.com](mailto:jeannecabral@aol.com)

**DAYCARE CENTER  
PARCEL 060-001808  
6415 E. LIVINGSTON AVE.  
REYNOLDSBURG, OH 43068**

**ACTIVITIES PROPOSED**

One story medical office building (9,400 S.F.) to be converted through the change of use permit process to a daycare center.

Day care will be available for children 1 month of age to 5 years plus after school care for children 5 and up (grades K-8).

Hours of operation to be 6 AM to 6 PM Monday through Friday.

Number of employees to be approximately 22. There are currently 34 parking spaces. Three will be designated as loading spaces for the parents. Two are handicapped spaces. One will be deleted to accommodate a dumpster enclosure. Three new spaces can be created on the lot by striping. This gives 31 spaces available for employees.

Deliveries consist of a daily delivery of the catered food for the day. Random deliveries may occur on a once a week basis such as paper or office products.

Entry to the building is in the same location on the south side of the building. This entry location gives added security and safety for the children. There are no exits on the north side of the building facing Livingston Ave.

After-school students will be picked up at school with the center's van and dropped off at the center in the mid-afternoon. Parents will pick up their children at various times during the day. The parent is required to walk their child into the center.

**COMPATIBILITY WITH ADJACENT LOTS**

Since all activities, other than outside play during good weather, will occur inside, there will be little, if any, interaction with the adjacent lots. The property is fenced on the shared lot lines except to the commercial building to the right. The building to the east is a vet clinic zoned CC. There is a little strip of land (unusable) to the west zoned CO. There are houses to the south with AR-2 zoning.

Other than a new fenced play area to the southeast corner of the property and the relocation of the dumpster with a new dumpster enclosure, no other changes will be done to the site. Curb cut from Livingston and parking lot paving are existing and will remain.

**SECTION 1145.03**

MAJOR SITE PLAN: SEE ATTACHED SHEET FOR SITE PLAN.  
PER 1143.03 (b) : SITE PLANS EXEMPTED. A Site Plan Exemption should apply to this Special Exception since the site will be minimally altered, there are no additions proposed for the building and there is no need for additional parking.

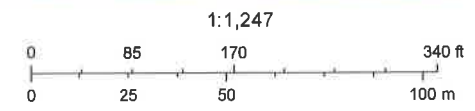
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March 15, 2017

**DAY CARE CENTER**  
**PARCEL 060-001808**  
**6415 E. LIVINGSTON AVE.**  
**REYNOLDSBURG, OH 43068**

**JEANNE CABRAL,**  
**ARCHITECT**  
**2939 BEXLEY PARK ROAD**  
**COLUMBUS, OH 43209**  
**3-15-17**



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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