

City of Oxford
Community Development Department
STAFF REPORT
Board of Zoning Appeals

Case # BZA-01-2010

Date –January 20, 2010

APPLICATION

Petitioner:	Peter Schuller, Owner & John deVore, Agent
Location:	17 Quail Ridge Drive
Owner:	Peter Schuller
 Action Request:	 Variance to Section 1141.01(a)(3) front yard fence may not exceed 4' in height.
Current Use:	Single Family
Zoning:	"R1A" Single-Family Low Density Residential
Surrounding Land Uses:	Single Family

DESCRIPTION

The Applicant's property is a "through lot/double frontage lot" located between Quail Ridge Drive and Brookville Road. Section 1141.03(e)(3) of the Planning & Zoning code states:

"Buildings on lots having frontage on two streets, (double frontage lots) need not have a rear yard; however, the required front yard shall be provided on both streets."

This provision requires a 30' front yard setback from both Quail Ridge and Brookville Road. The main entry and position of the house faces Quail Ridge, with the rear of the house facing Brookville Road. This is due in part to the subdivision plat covenants and restrictions that specified no ingress/egress would be permitted on the double frontage lots in this subdivision to have access from Brookville Road.

The Applicant is proposing to install an 8' high privacy fence in the front yard setback along Brookville Road. Only 4' high fences are permitted in a front yard setback. The fence would be setback 10' (2' is required) from the property line/Brookville Road right-of-way, so as not to disturb an existing utility easement.

SITE HISTORY

No Known Prior BZA History.

VARIANCES REQUESTED

- Section 1141.01(a)(3):**
- A. Residential fences, walls, and hedges:
 - 1. May not exceed four feet in height front yards.
 - The Applicant wishes to install an 8' privacy fence in the required 30' front yard setback facing Brookville Road.

AGENCY COMMENTS:

Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police:	Comment received without comment.
Fire:	Comment received without comment.

Engineering: Points out that a shed was installed at 16 Quail Ridge (Note: no BZA case on file). Suggests that privacy is created through landscaping rather than a board on board fence.

Econ. Dev.: Comment received without comment.

ANALYSIS

The Applicant has indicated in their letter that the purpose of the proposed fence is to help reduce noise generated from Brookville Road as well as to provide privacy to the residents when utilizing their yard. The Applicants' reply to Decision Standard question #2 raises the question on the practical difficulty of meeting the height requirement if other neighboring properties have installed landscape vegetation as an alternative to blocking sound and creating privacy, which is further acknowledged in reply #5, but the Applicant wishes for a more immediate result to the nuisance.

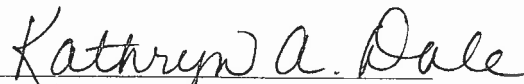
Staff can concur with the response to Decision Standard #1 that the subdivision covenants stipulate that no access shall be had from Brookville Road, thus forcing the rear of the house and what would typically be considered a rear yard to face and be placed along Brookville Road. If this were a traditional lot, this proposed fence would meet the zoning requirements and permit an 8' high fence. In order for the Applicant to meet the standards as a through/double frontage lot, the fence would have to be setback 30' from the Brookville Road right-of-way line because that is the point of where a side yard would be established and the fence height would be allowed.

The property in question will still yield a reasonable return with or without the variance. The Applicant has not addressed how substantial the request is or how it will or will not alter the character or affect the surrounding area; however, no governmental services will be affected and the Applicant has taken great strides to confirm the utility easement to ensure this. The Applicant could potentially obviate the issue, as stated in their narrative statement by installing landscaping. The Applicant has not provided a sufficient argument in their submittal to determine if substantial justice would be done by granting the variance to reduce the noise. The other relevant factor to consider is the restriction of the subdivision's covenants.

RECOMMENDATION

Not Applicable.

SUBMITTED BY:


Kathryn A. Dale, AICP
City Planner

DATE: January 8, 2010

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 12/15/09

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: BZA-01-2010

ADDRESS: 17 Quail Ridge Drive

BZA-01-2010 17 Quail Ridge Dr, variance to Section 1141.01(a)(3) front yard
fence may not exceed 4' in height, Peter Schuller, Applicant, Owner

 X Review

 Revisions

 Other

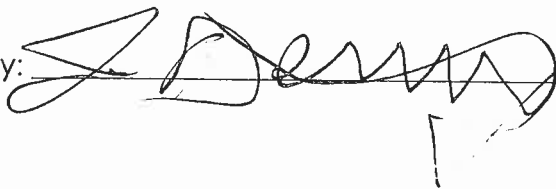
Comments or status update requested by: Lynn Taylor

Please return no later than: **1/05/10** Note: If no comments are received, we will assume the
project meets your department's standards.

.....
Drawings are returned: w/comments

without/comments

Drawings reviewed by:



12/16/09

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 12/15/09

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: BZA-01-2010

ADDRESS: 17 Quail Ridge Drive

BZA-01-2010 17 Quail Ridge Dr, variance to Section 1141.01(a)(3) front yard
fence may not exceed 4' in height, Peter Schuller, Applicant, Owner

 X Review

 Revisions

 Other

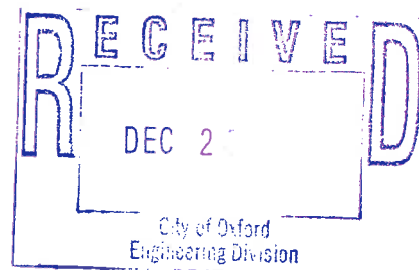
Comments or status update requested by: Lynn Taylor

Please return no later than: **1/05/10** Note: If no comments are received, we will assume the
project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

SEE MEMO DATED 12-30-09

Drawings reviewed by: *A. P. P.* *12-30-09*





Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Victor Popescu, P.E.
City Engineer

RE: Case #: BZA- 01 - 2010
17 Quail Ridge Drive

DATE: December 30, 2009

It is evident that this case evolves around a “proper” definition of a front yard.

The Ordinances state that “Buildings on lots having frontage on two streets... need not have a rear yard; however, the required front yard shall be provided on both streets.” Based on that statement, the height of the fence is regulated.

Following a site visit, the Engineering Division determined that none of the residences on Quail Ridge Drive have entrances from Brookville Road, and, in fact the residence west of subject residence has a shed located in back of the Brookville Road sidewalk. Sheds are normally located in the back yard.

Recommend approval for a fence along Brookville Road, on the condition that the fence is hedges or shrubs, not to exceed 8 feet in height. With proper maintenance, the 8 feet height could be achieved in a couple growing seasons.

P45

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 12/15/09

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: BZA-01-2010

ADDRESS: 17 Quail Ridge Drive

BZA-01-2010 17 Quail Ridge Dr, variance to Section 1141.01(a)(3) front yard
fence may not exceed 4' in height, Peter Schuller, Applicant, Owner

 X Review Revisions Other

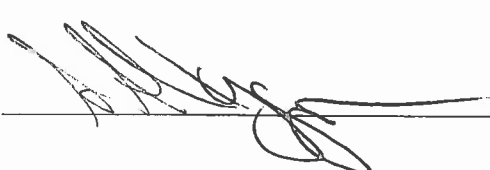
Comments or status update requested by: Lynn Taylor

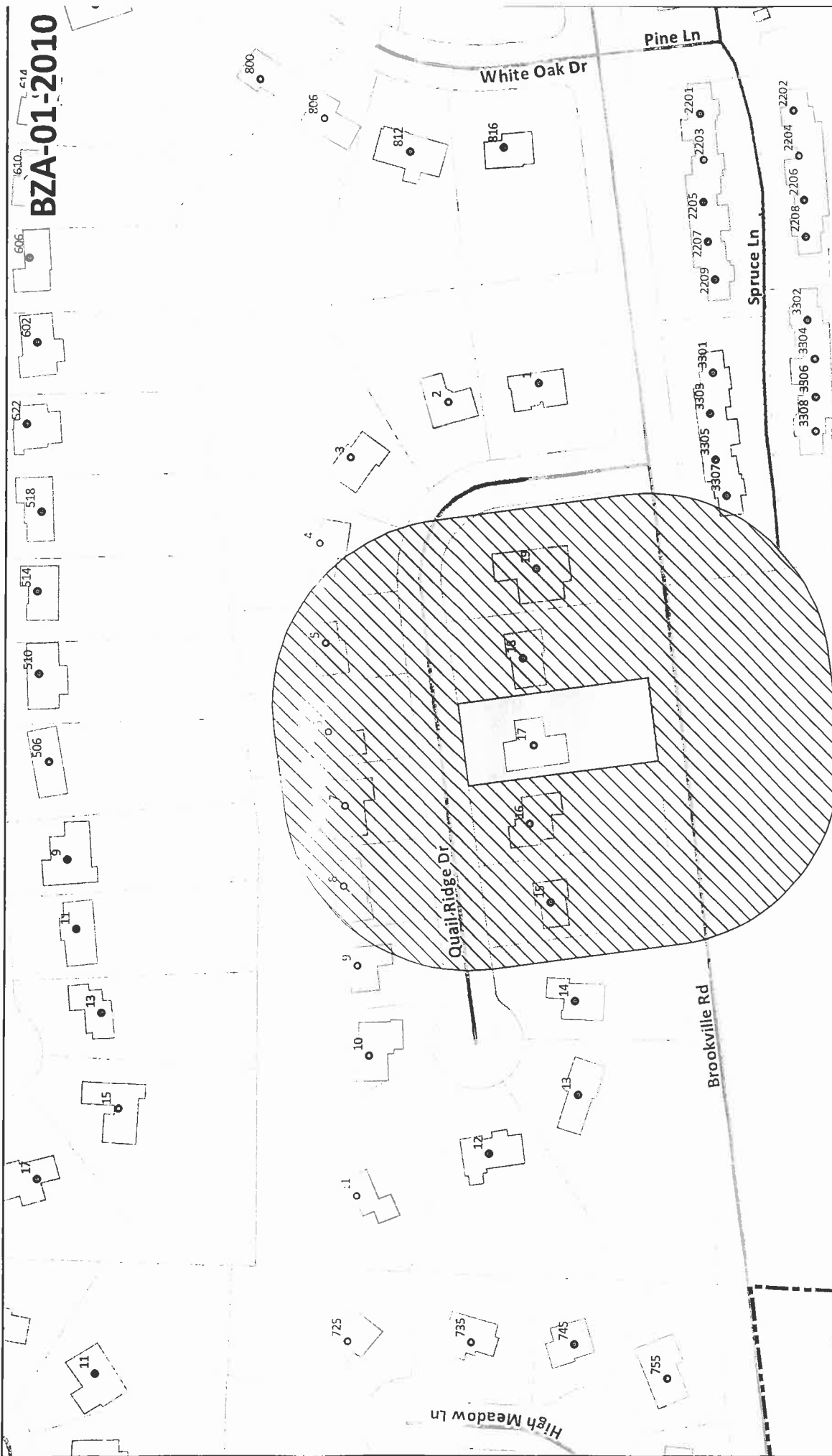
Please return no later than: **1/05/10** Note: If no comments are received, we will assume the
project meets your department's standards.

.....

Drawings are returned: w/comments without/comments

Drawings reviewed by: _____





Legend

- Oxford Corporation Limit
- 17 Quail Ridge Dr.
- 200 Ft. Buffer
- Parcels

1 inch = 150 feet

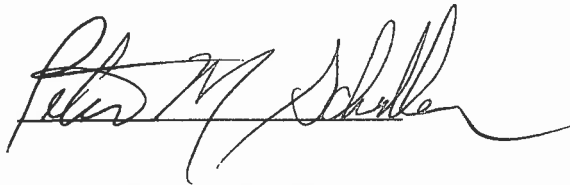
Adjoining Properties

LETTER OF AGENCY

To whom it may concern:

Please be advised that **John deVore** has permission to represent our interest with the City of Oxford and act on our behalf for the Board of Zoning Appeals hearing on **January 20, 2010** regarding the erecting of a **privacy fence** on our property located at **17 Quail Ridge Drive** Oxford, Ohio, 45056.

Yours truly,

A handwritten signature in black ink, appearing to read "Peter M. Schuller", with a long horizontal flourish extending to the right.

December 10, 2009

Peter M. Schuller, co-owner with wife of house and property at said location.

Petition for Zoning Variance
City of Oxford, Ohio

1/20/10
mtg.

REQUIRED INFORMATION

Name of Petitioner:

PETER M. SCHULLER

(Attach a Letter of Agency if the Applicant is not the property owner.)

Mailing Address:

17 QUAIL RIDGE DRIVE OXFORD OH 45058

Telephone Number(s):

(513) 523-4950

Email Address

schullerpm@muohio.edu

Name of Property Owner:

PETER M. & JUDITH H. SCHULLER

Mailing Address:

17 QUAIL RIDGE DR OXFORD OH 45058

Telephone Number(s):

(513) 523-4950

Requested Variance:

(Indicate nature of variance
and applicable section(s)
of the Zoning Code.)

8' PRIVACY FENCE

1141.01 (a) (3): RESIDENTIAL FENCES

MAY NOT EXCEED 4' IN HEIGHT IN
"FRONT YARDS"

Location of Requested Variance:

LOT # 2436 (17 QUAIL RIDGE DR)

Legal Description:

DEED BOOK 6472 PAGE 1792 EMERALD WOODS SUBDIVISION

Zoning District:

R1A

Total Acreage:

Acres

SOUTH #5 SUB

Existing Use of Site:

BACKYARD OF 1 FAMILY HOUSE - REMAINS SAME

Proposed Use: (if applicable)

A description of operations, including
type of goods sold, services performed,
and expected number of customers,
clientele, delivery, and service vehicles,
and the hours of operation.

8' TALL PRIVACY FENCE AT SOUTH END

OF BACK YARD (AKA FRONT YARD #2)

AND IN "FRONT YARD" SETBACK

"REPLACES" IN FUNCTION (PARTIAL) 11 MATURE
TREES & SHRUBS DESTROYED BY DRUNK DRIVER 9/6/09

REQUIRED INFORMATION

Eight complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. The applicant is encouraged to contact the Zoning Administrator prior to submitting an application to discuss the submission requirement. If any information is submitted in color or on non-standard paper, more copies may be required.

(1) SITE PLAN – A scaled site plan shall include the following information in detail and must be prepared by an Ohio licensed surveyor. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.

- North arrow
- Scale
- Vicinity map
- All existing and proposed lot lines within the site
- Dimensions of all lots and of the entire site and any adjacent rights-of-way
- Location, height, and use of all proposed and existing structures
- Location and design of all proposed vehicle management areas
- Location, size, and type of all proposed signs
- Location, height, and type of all proposed screening and landscaping
- Distances to residential zoning districts if within 1,000 feet
- The use of land and location of structures on adjacent property and across adjacent rights-of-way
- An indication of the regulation from which the variance is requested
- Other information as required by the Board of Zoning Appeals.

(2) **ELEVATIONS** – Elevations of proposed structure, or typical elevations if structures are not yet designed, may be required by the Zoning Administrator if the proposed location, height, or bulk of the structure is such that it may negatively affect an adjacent use.

(3) **OTHER** – Photographs of the existing use and its surroundings and other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by the Board of Zoning Appeals.

(4) On a separate sheet, provide the names and mailing addresses of all property owners within 200 feet of all boundaries of the property in question, provide parcel numbers as well. NOTE: The Butler County website (www.butlercountyohio.org/auditor) is very helpful when searching for the mailing address of adjoining property owners. Once the site is up, click on online searches, then click on real estate. It will allow you to search by owner, address or parcel number.

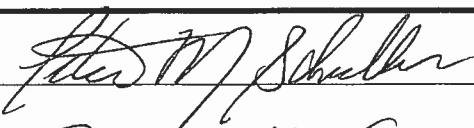
(5) A separate narrative statement that explains how the proposed variance satisfies each of the following Decision Standards required to grant a variance. A separate response is required for each subsection. In determining whether practical difficulties exist sufficient to warrant a variance, the Board shall consider and weigh the following factors:

- a) Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;
- b) Whether the variance is substantial;
- c) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- d) Whether the variance would adversely affect the delivery of governmental services (i.e., water, sewer, garbage);
- e) Whether the property owner purchased the property with knowledge of the zoning restriction
- f) Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
- g) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
- h) Any other relevant factor.

Submit this application with required attachments and a **\$150.00 filing fee**, made payable to the City of Oxford, to the office of the Community Development Director, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Any questions should be directed to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

NOTE: Notification and publication requirements must be adhered to. Submit materials 35 days prior to the proposed Board of Zoning Appeals meeting at which the action is requested. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

SIGNATURE OF APPLICANT:  Date: 12/10/2009

PRINTED NAME OF APPLICANT: PETER M. SCHULLER

FEE / RECEIPT

\$150 Fee Paid / Receipt Number: 15176.102

PROPOSED SOUND BARRIER/PRIVACY FENCE

SCHULLER RESIDENCE

17 Quail Ridge Dr.
Oxford, Ohio

PURPOSE

We are proposing the installation of an 8 foot high privacy fence that would double as a sound barrier. The goal of this installation is to create privacy for the residents in their back garden as well as reduce the significant noise from the increasing traffic on Brookville Rd.

PLACEMENT

The proposed fence would parallel to the south property line, set back 10'. The length would be 88' to allow for a one foot set back from the east and west property lines. The fence would run 76' along the east side, and 40' along the west side. Please see the accompanying drawing.

The fence would be 10-11' north of the sidewalk that runs along Brookville Rd. This would be outside of the 10' utility easement.

CONSTRUCTION

The fence would be constructed with 6x6 treated posts, 4' into the soil, and set into concrete. It would be board on board construction with no gaps between 1x6 rough sawn treated poplar boards. The fence would be double sided, making it a very good looking structure on both sides. A gate with a latch would be included to allow passage through the fence for maintenance on the south side, including mowing the tree lawn between the walk and Brookville Rd.

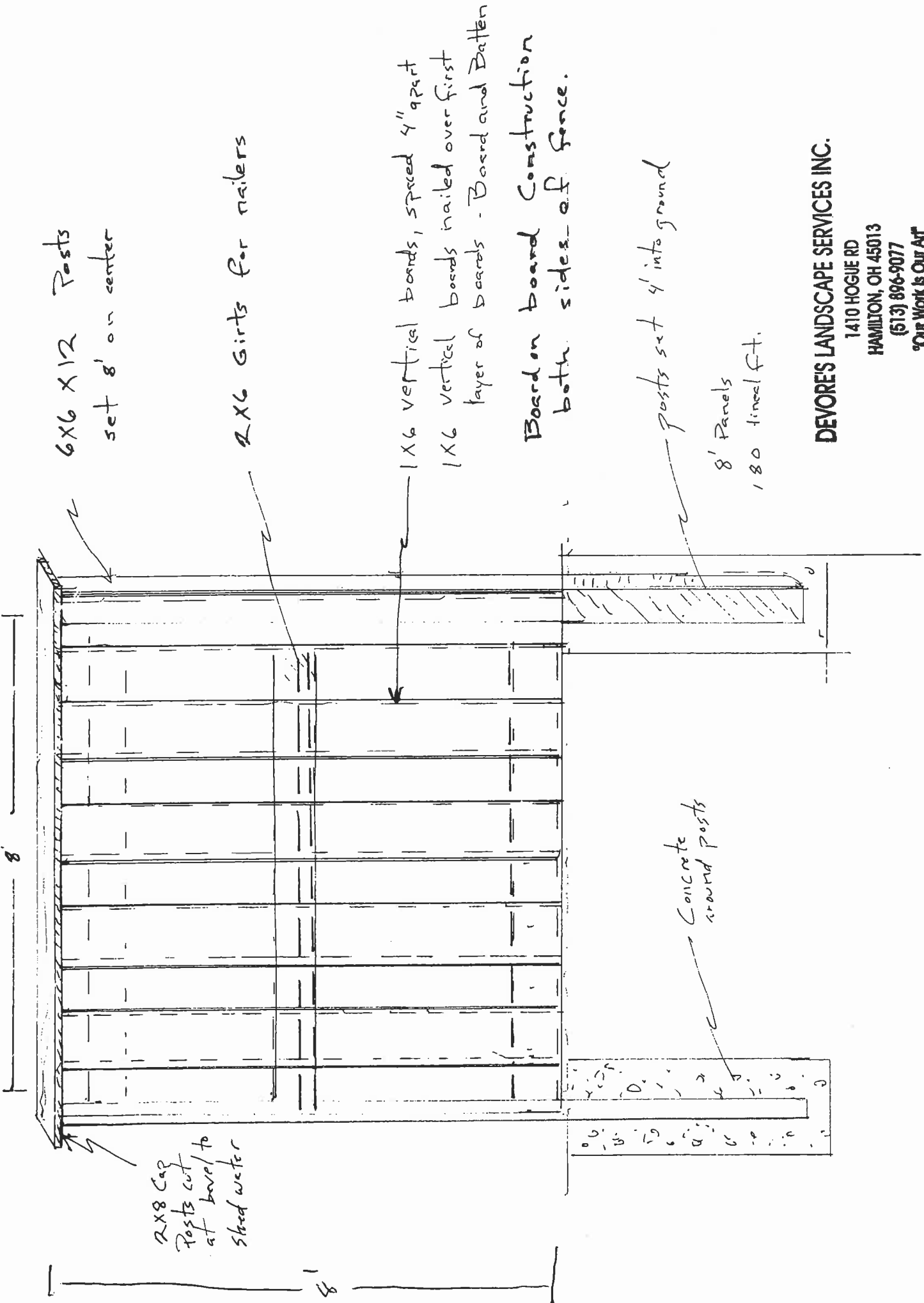
LANDSCAPE PLANTINGS

The fence would be installed to accommodate the existing trees to the greatest possible extent. The area between the walk and fence would be planted to shrubs and perennials to beautify and soften the appearance of the fence.

In addressing the Decision Standards to be considered, these are some observations.

1. The proposed fence in most other residential applications would require no variance because it already fits the codes with a normal back yard.
2. Many of the lots that border both Quail Ridge Dr. and Brookville Rd. have shrub and tree borders to achieve privacy from the road. There are also existing shrub borders between the lots to achieve privacy from the neighbors.
3. Because we are proposing the fence be setback 10' from the rear property line, the utility easement will be unobstructed.
4. The 30' setback from the rear property line was a surprise to all involved. Actually the 10' utility easement was as well.
5. In considering the alternatives to a fence, the obvious solution to visual screening is a hedge or shrub border. This would take several years to fill in and require a significant amount of maintenance. For sound mitigation, foliage is basically non functional, as are standard fences. Since the goal includes both privacy and sound reduction there are not other options that are within reason.
6. Since the zoning to call the back yard a front yard is basically made redundant by the "no through access" clause on the deed, it seems obvious that the back yard will always be a back yard. Therefore the variance request simply brings it back to the accepted zoning of a back yard.





DEVORE'S LANDSCAPE SERVICES INC.

1410 HOGUE RD
HAMILTON, OH 45013
(513) 896-9077
"Our Work is Our Art"

EMERALD WOODS SUBDIVISION SOUTH
PART of LOT 1667 CITY OF OXFORD
BUTLER COUNTY OHIO
FOR
COGO CO., OHIO, OHIO

Scale 1" = 50'

By **J. PATRICK COGAN, May 16, 1983**
 Engineer, S.E., Ohio
 Oxford, Ohio

f. R. R. Co.

As to the matter of the proposed subdivision, the City of Oxford has no objection to the proposed subdivision, provided that the proposed subdivision is in accordance with the provisions of the City of Oxford Ordinance No. 13000, as amended, and the City of Oxford Ordinance No. 13001, as amended.

Approved by the City of Oxford Planning Commission on this 13th day of May, 1983.

Approved by the City of Oxford Engineer on this 16th day of May, 1983.

Approved by the City of Oxford Council on this 16th day of May, 1983.

Ordinance No. 13000, as amended.

The ordinance of the City of Oxford, Ohio, is hereby accepted by the State of Ohio, as amended.

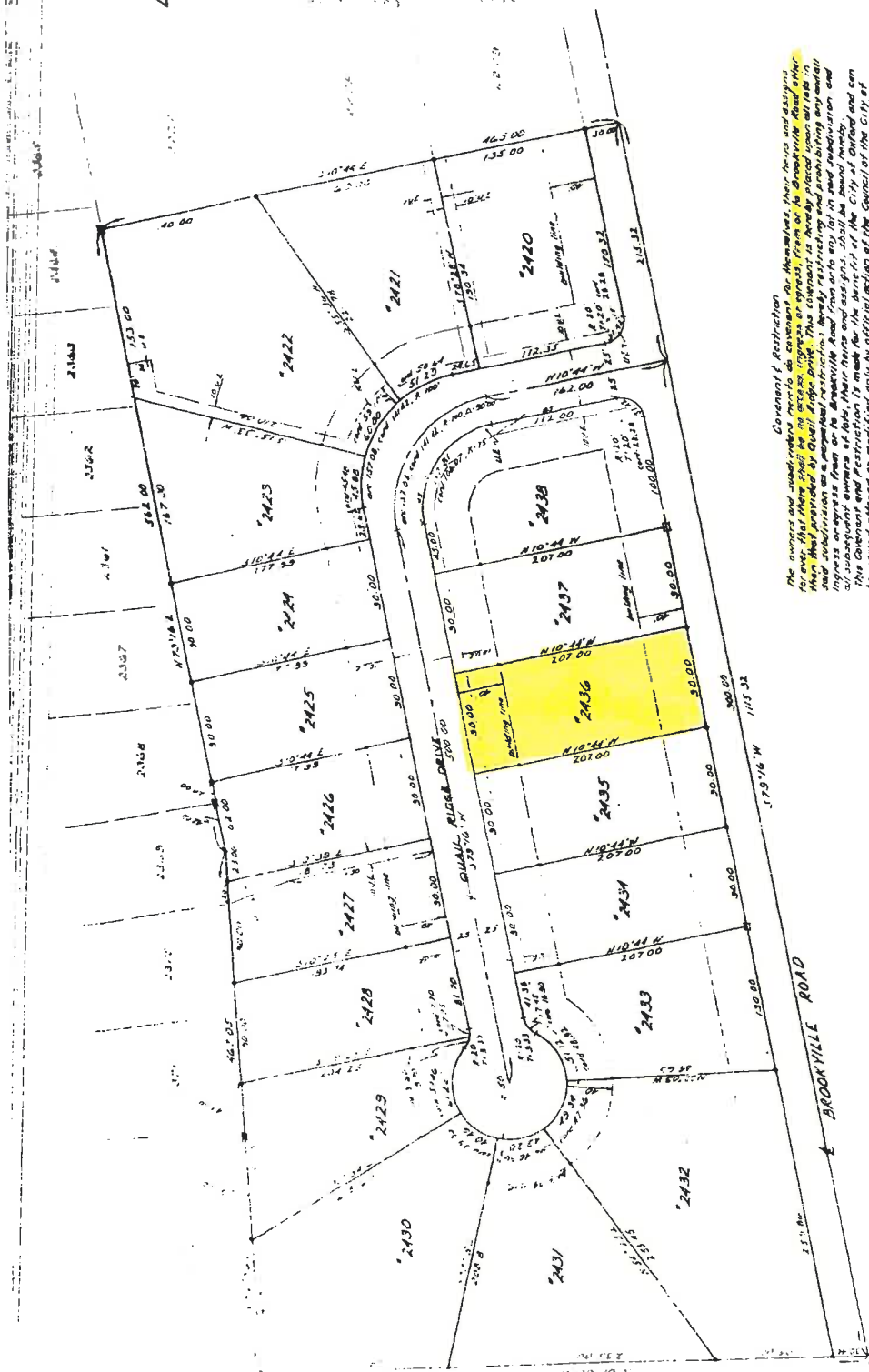
Witness my hand and seal this 21st day of May, 1983.

[Signature]
 Mayor, City of Oxford

First for Record, April 21, 1983, at 2:45 P.M.

Recorded April 21, 1983, at 2:45 P.M.

[Signature]
 Deputy Recorder



Government's Restriction

The survey and subdivision map is submitted to the City of Oxford, Ohio, for its review and approval. The City of Oxford, Ohio, is hereby authorized to accept the survey and subdivision map, provided that the proposed subdivision is in accordance with the provisions of the City of Oxford Ordinance No. 13000, as amended, and the City of Oxford Ordinance No. 13001, as amended.

All homes on lots 2420 through 2438 shall have their front entry on Quail Ridge Drive.

STATE OF OHIO, COUNTY OF BUTLER, SS.

I, the undersigned, being the owner of part of a lot in the City of Oxford, Butler County, Ohio, do hereby certify that the survey and subdivision map is in accordance with the provisions of the City of Oxford Ordinance No. 13000, as amended, and the City of Oxford Ordinance No. 13001, as amended.

My Commission Expires January 1, 1984.

[Signature]
 Notary Public

ALL LOTS 2420 THROUGH 2438, BEING THE SOUTHERN PORTION OF LOT 1667 IN THE CITY OF OXFORD, BUTLER COUNTY, OHIO, ARE HEREBY SUBDIVIDED INTO THE LOTS SHOWN ON THE SURVEY AND SUBDIVISION MAP, AND THE SURVEY AND SUBDIVISION MAP IS HEREBY ACCEPTED BY THE CITY OF OXFORD, OHIO, AS AMENDED.

The undersigned, being the owner of part of a lot in the City of Oxford, Butler County, Ohio, do hereby certify that the survey and subdivision map is in accordance with the provisions of the City of Oxford Ordinance No. 13000, as amended, and the City of Oxford Ordinance No. 13001, as amended.

My Commission Expires January 1, 1984.

[Signature]
 Notary Public

WITNESS my hand and seal this 11th day of May, 1983.

COGO CO. *[Signature]*

[Signature]
 Attorney at Law

[Signature]
 Attorney at Law

Brookville Road

88'

Sidewalk

gate

10' from Walk to proposed fence

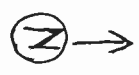
30' Setback line

8' Privacy Fence

SCHULLER RESIDENCE

17 QUAIL RIDGE DR

1/8" = 1'



House

Stone Wall and water feature

City of Oxford
Community Development Department
STAFF REPORT
Board of Zoning Appeals

Case # BZA-02-2010

Date –December 16, 2009

APPLICATION

Petitioner: David Kellums, Agent
Location: 307 N. Campus
Owner: Thomas Conrad

Action Request: Variances to Sections 1143.03(c)(2)(B), 1143.03(c)(3)C.2 rear yard setback and lot coverage for a new Single Family house.

Current Use: Vacant Parcel
Zoning: "R1MS" Single-Family Mile Square Residential District
Surrounding Land Uses: Single and Multi-Family

DESCRIPTION

The Applicant is proposing to construct a new single-family structure on a property that is a nonconforming lot. According to Section 1137.05(a):

"A lot in a residential zoning district that does not satisfy the dimensional regulations for any permitted use in that district may have erected on it a single-family dwelling if the lot has a minimum area of 3,000 square feet and a minimum lot width of 33 feet. This provision shall apply even though the lot fails to meet the requirements for lot areas, lot depth, lot width, or any combination thereof that are generally applicable in the zoning district provided that the new single-family conforms to the height, lot coverage, vehicular access and yard or setback requirements of the district where the property is located."

The lot meets the minimum requirements to construct a new single-family dwelling, under this section of the code; however, the rear yard setback and total lot coverage requirements for the "R1MS" Single-Family Mile Square Residential District are not satisfied.

The application has not officially been submitted or reviewed and denied as part of the construction permit process. The elevation drawings at this time are not necessary for the requests as presented. Building details submitted commonly at the time for construction permits will be reviewed for zoning compliance. Further review for zoning compliance may alter the design of the building; any issues related to building height, proposed uses, design regulations etc., that do not conform to the Zoning Code may require additional review by this Board and possibly other City Boards and Commissions.

SITE HISTORY

No Known Prior BZA History.

VARIANCES REQUESTED

Section 1143.03(c)(2)(B):

The minimum rear yard setback in the "R1MS" Single-Family Mile Square Residential District shall be 35 feet.

- The Applicant is proposing an 18.33 foot rear yard setback.

Section 1143.03(c)(3)C.2:

The maximum lot coverage of all enclosed buildings for lots with vehicular access from a public street in the "R1MS" Single-Family Mile Square Residential District shall not exceed 25% of the lot.

- The Applicant is proposing 28.3% in total building coverage.

AGENCY COMMENTS:

Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police:	Comment received without comment.
Fire:	Comment received without comment.
Engineering:	Comment received without comment.
Econ. Dev.:	Comment received without comment.

ANALYSIS

The subject property has been researched and verified through the Butler County Recorder's Office and is determined to be an existing nonconforming established lot. The lot has its own parcel ID number, lot number, tax bill and has never been consolidated with 200 E. Vine except for billing purposes.

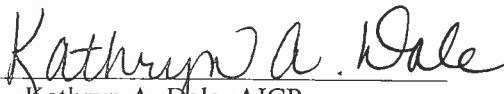
The Applicant has indicated in his letter that the depth of the lot is troublesome for them to satisfy the rear yard setback. If the Applicant satisfies all the setback requirements, the structure would only be 10 feet deep, barely deep enough to meet interior room size requirements of the property maintenance code and building codes. Even if the Applicant positioned the house at the 16.5' setback, minimum front yard setback permitted, they would still need to request a rear yard setback. Based on the site plan provided, the Applicant has attempted to reasonably satisfy the total building coverage requirement by providing more side yard setback than is required and not maximizing the buildable footprint. The minimum requirement for onsite parking is provided and no amenities such as a deck, porch or patio are included which could increase the lot coverages.

The property in question will not yield a reasonable return to use the property as the underlying zoning code would permit without the variance. The requests are the minimum variances needed to be able to construct on the property and there were no comments received from the various City Departments indicating there would be a detrimental effect on government services. There is no other reasonable way to obviate the issue and substantial justice would be done by granting the variance.

RECOMMENDATION

Not Applicable.

SUBMITTED BY:


Kathryn A. Dale, AICP
City Planner

DATE: January 11, 2010

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 12/15/09

To: (Fire Department) Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: BZA-02-2010

ADDRESS: 307 N. Campus Avenue

BZA-02-2010 307 N. Campus Avenue, variance to Sections 1143.03(c)(2)(B),
1143.03(c)(3)C.2 rear yard setback and lot coverage, David Kellems, Applicant,
Agent

____X____ Review

____ Revisions

____ Other

Comments or status update requested by: Lynn Taylor

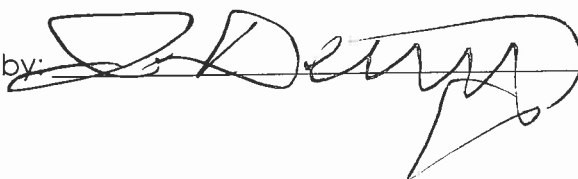
Please return no later than: **1/05/10** Note: If no comments are received, we will assume the
project meets your department's standards.

.....
Drawings are returned:

w/comments

without/comments

Drawings reviewed by:



12/16/09

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 12/15/09

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: BZA-02-2010

ADDRESS: 307 N. Campus Avenue

BZA-02-2010 307 N. Campus Avenue, variance to Sections 1143.03(c)(2)(B),
1143.03(c)(3)C.2 rear yard setback and lot coverage, David Kellems, Applicant,
Agent

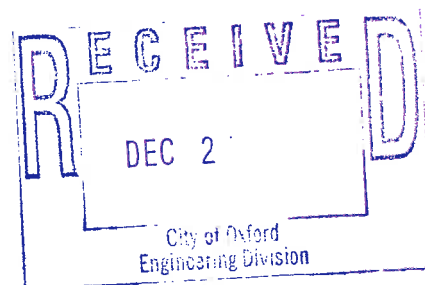
 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **1/05/10** Note: If no comments are received, we will assume the
project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Drawings reviewed by: A. P. Jones 12-30-09



City of Oxford
Inter-Office Review Transmittal Sheet

Date: 12/15/09

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: BZA-02-2010

ADDRESS: 307 N. Campus Avenue

BZA-02-2010 307 N. Campus Avenue, variance to Sections 1143.03(c)(2)(B),
1143.03(c)(3)C.2 rear yard setback and lot coverage, David Kellems, Applicant,
Agent

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **1/05/10** Note: If no comments are received, we will assume the
project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Drawings reviewed by: SS Suber

12/16/09

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 12/15/09

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: BZA-02-2010 ADDRESS: 307 N. Campus Avenue

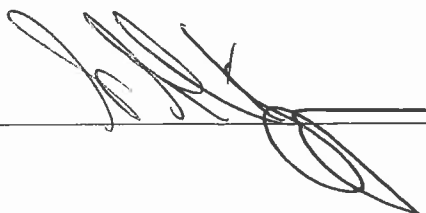
BZA-02-2010 307 N. Campus Avenue, variance to Sections 1143.03(c)(2)(B),
1143.03(c)(3)C.2 rear yard setback and lot coverage, David Kellems, Applicant,
Agent

☒ Review ☐ Revisions ☐ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **1/05/10** Note: If no comments are received, we will assume the
project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Drawings reviewed by: 

12/16/09

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that David A. Kellen has permission to represent
our interest with the City of Oxford and act on our behalf for the
Board of Zoning Appeals hearing regarding the
variances requested at our property located at
207 North Campus, Oxford, Ohio 45056.

Thank-you,

Signed: _____

(Property Owner Name Printed)

(Company Name/Owner/Organization)

12/14/09
Date:

Tom Conrad
Property Owner

Petition for Zoning Variance
City of Oxford, Ohio

REQUIRED INFORMATION

Name of Petitioner:

David H. Kellens

(Attach a Letter of Agency if the Applicant is not the property owner)

Mailing Address:

8747 Mt. Hope Rd Harrison, Ohio 45030

Telephone Number(s):

513-367-6039 mo. 513-505-4918

Email Address

Hogan Knows Best @ msn.com

Name of Property Owner:

Thomas & Sarah Consad Trust

Mailing Address:

942 Woodbine Ln NorthBank, IL 60062

Telephone Number(s):

(C) 847-274-6600 (H) 847-272-2037

Requested Variance:

(Indicate nature of variance
and applicable section(s)
of the Zoning Code.)

section 1143.03(c)(2)(B) rear yard set back

section 1143.03(c)(3) C.2 lot coverage

Location of Requested Variance:

307 W. Campus Ave

Legal Description:

residential, 510 R single family

Zoning District:

R1M3

Total Acreage:

.10 Acres

Existing Use of Site:

vacant lot

Proposed Use: (if applicable)

A description of operations, including
type of goods sold, services performed,
and expected number of customers,
clientele, delivery, and service vehicles,
and the hours of operation.

new construction of a single
family house

REQUIRED INFORMATION

Eight complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. The applicant is encouraged to contact the Zoning Administrator prior to submitting an application to discuss the submission requirement. If any information is submitted in color or on non-standard paper, more copies may be required.

(1) **SITE PLAN** – A scaled site plan shall include the following information in detail and must be prepared by an Ohio licensed surveyor. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.

- a) North arrow
- b) Scale
- c) Vicinity map
- d) All existing and proposed lot lines within the site
- e) Dimensions of all lots and of the entire site and any adjacent rights-of-way
- f) Location, height, and use of all proposed and existing structures
- g) Location and design of all proposed vehicle management areas
- h) Location, size, and type of all proposed signs
- i) Location, height, and type of all proposed screening and landscaping
- j) Distances to residential zoning districts if within 1,000 feet
- k) The use of land and location of structures on adjacent property and across adjacent rights-of-way
- l) An indication of the regulation from which the variance is requested
- m) Other information as required by the Board of Zoning Appeals.

(2) **ELEVATIONS** – Elevations of proposed structure, or typical elevations if structures are not yet designed, may be required by the Zoning Administrator if the proposed location, height, or bulk of the structure is such that it may negatively affect an adjacent use.

(3) **OTHER** – Photographs of the existing use and its surroundings and other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by the Board of Zoning Appeals.

(4) On a separate sheet, provide the names and mailing addresses of all property owners within 200 feet of all boundaries of the property in question, provide parcel numbers as well. NOTE: The Butler County website (www.butlercountyohio.org/auditor) is very helpful when searching for the mailing address of adjoining property owners. Once the site is up, click on online searches, then click on real estate. It will allow you to search by owner, address or parcel number.

(5) A separate narrative statement that explains how the proposed variance satisfies each of the following Decision Standards required to grant a variance. A separate response is required for each subsection. In determining whether practical difficulties exist sufficient to warrant a variance, the Board shall consider and weigh the following factors:

- a) Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;
- b) Whether the variance is substantial;
- c) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- d) Whether the variance would adversely affect the delivery of governmental services (i.e., water, sewer, garbage);
- e) Whether the property owner purchased the property with knowledge of the zoning restriction
- f) Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
- g) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
- h) Any other relevant factor.

Submit this application with required attachments and a **\$150.00 filing fee**, made payable to the City of Oxford, to the office of the Community Development Director, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Any questions should be directed to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

NOTE: Notification and publication requirements must be adhered to. Submit materials 35 days prior to the proposed Board of Zoning Appeals meeting at which the action is requested. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.

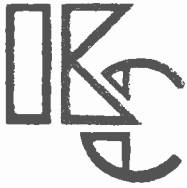
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

SIGNATURE OF APPLICANT: David A. Kellens Date: 12/14/09

PRINTED NAME OF APPLICANT: David A. Kellens

FEE / RECEIPT

\$150 Fee Paid / Receipt Number: 15176, 101



KELLEMS CONSTRUCTION, INC.

367-6039

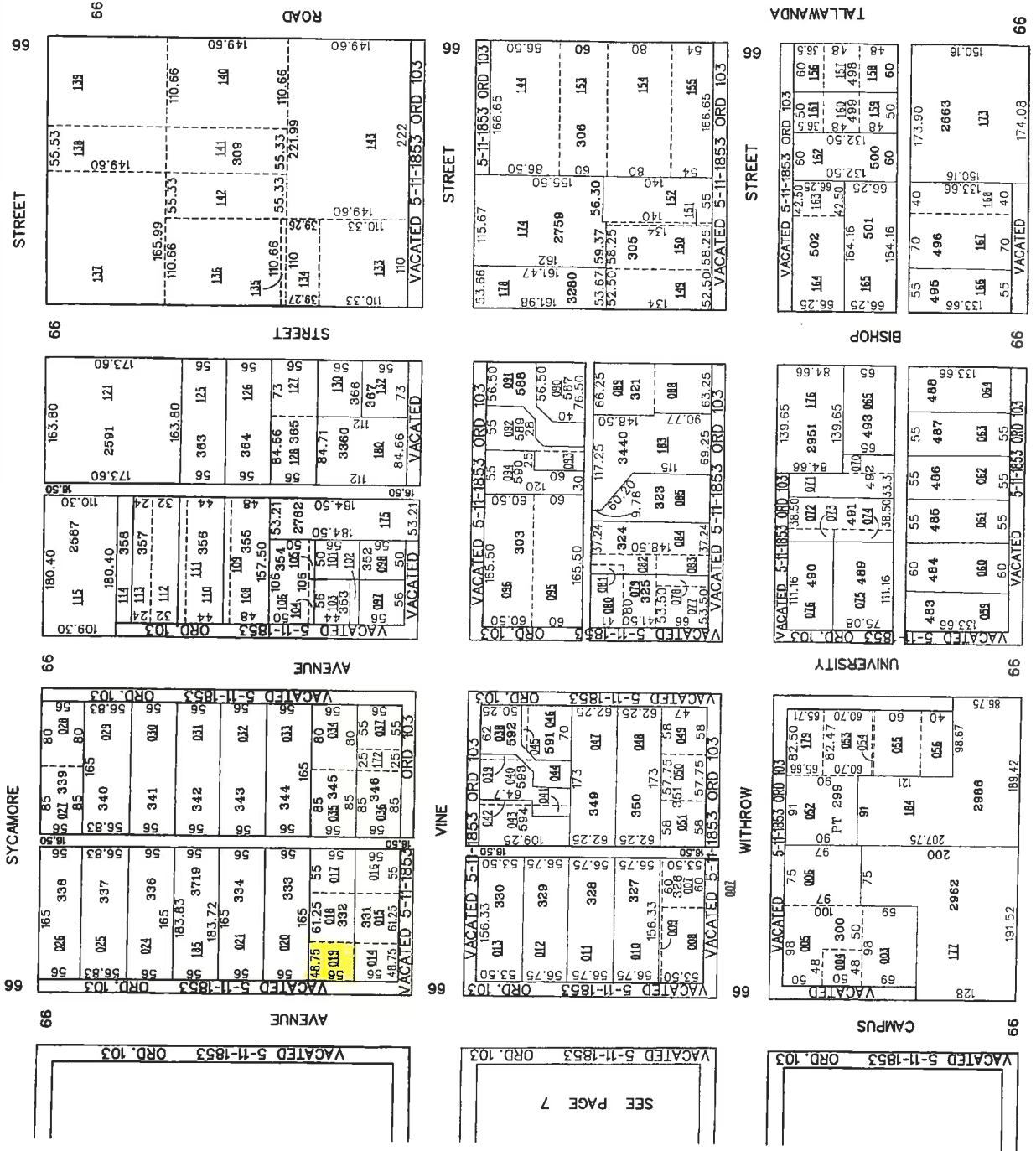
**8747 MT. HOPE ROAD
HARRISON, OHIO 45030**

Variance Application narrative statement.

- (5)a) Single family residences are permitted and the construction does not exceed total lot coverage.**
- b) The lot in question is limited only by total square feet but still meets #1137.05 (a) nonconforming lots**
- c) As an original "mile square" lot, the size and shape of the lot are not the result of the applicant.**
- d) While other zoning provisions are met, the depth of the lot alone creates a hardship for the applicant**
- e) The literal interpretation of building coverage is grey at best in the zoning code and as far as rear yard depth it seems unfair that in one section of the code you're allowed to build, but have to meet lot set backs on a 6000 square foot lot compared to a 3000 square foot lot.**
- f) The variance for rear yard set back is the minimum sought without taking away character of the house and the variance for enclosed coverage is 10% over but still under allowable total lot coverage.**
- g) Most houses in this area are single family homes with a few apartments and 2 family rentals and I believe this is within harmony with the neighborhood**
- h)**



SCALE: 1"=100'
TAXING DISTRICT-H4100
REVISED 01/23/08



SEE PAGE 5

SEE PAGE 7

SEE PAGE 2

Date: November 24, 2009

Description: Part of Lot 331

Location: 200 East Vine Street
Oxford, Ohio



Situated in the City of Oxford, Butler County, Ohio, being part of Lot 331 of said City of Oxford, being part of the lands of Thomas J. and Sarah H. Conrad as recorded in deed book 7841 page 1285 of the Butler County Recorder's Office and being more particularly described as follows:

Beginning at the northwest corner of said Lot 331;

Thence with the north line of said lot 331 S 87°34'27" E for 48.50 feet to a 5/8" rebar set, said point being on the west line the lands of Stephenson-O'Brien, LLC as recorded in deed book 7426 page 908 in the Butler County Recorder's Office;

Thence west line of said lands of Stephenson-O'Brien, LLC S 2°05'38" W for 72.43 feet to a point, said point being witnesses by a 1" pipe found on line but 3.44 south of the north right of way of East Vine Street;

Thence with said north right of way of East Vine Street N 87°34'04" W for 65.00 feet to the intersection with the east right of way of North Campus Avenue;

Thence with said right of way of North Campus Avenue N 2°05'38"E for 72.43 feet to a 5/8" rebar set, said point being on the extension of the north line of said Lot 331 to the right of way of North Campus Avenue;

Thence with said extension of the north line of Lot 331 and continuing with the north line of Lot 331 S 87°34'27" E for 16.50 feet to the point of beginning, containing 0.108 acres of land more or less, and being subject to all legal highways, easements, restrictions and agreements of record.

The above description was prepared from a survey prepared by Bayer Becker, David Douglas Smith, Registered Surveyor #7121 in the State of Ohio, November 23, 2009.

Prior Reference: Deed book 7841 , page 1285.

Basis of Bearings: State Plane NAD83 GPS Observations, Ohio South Zone.



Page 1 of 1

6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600

209 Grandview Drive
Fort Mitchell, Kentucky 41017
859-261-1113

318 South College Avenue
Oxford, Ohio 45056
513-523-4270

P.O. Box 3706
Lawrenceburg, Indiana 47025
812-537-9064

Engineering – Surveying – Landscape Architecture – Planning
www.bayerbecker.com

City of Oxford
Community Development Department
STAFF REPORT
Board of Zoning Appeals

Case # BZA-10-2009

Date –December 16, 2009

APPLICATION

Petitioner:	Delbert Ogle & Don Thomas
Location:	15 N. Poplar
Owner:	Antonios & Dimitra Zaharoupolos
Action Request:	Variance from Section 1141.03(e)(4) to allow a principal entrance to the ground floor commercial space to be off of an alley
Current Use:	Vacant Commercial with residential above
Zoning:	"UP" Uptown District
Surrounding Land Uses:	Mix of institutional, commercial, residential

DESCRIPTION

The Applicant is proposing to construct an addition to the rear of the existing building with commercial on the first floor and residential above. The existing commercial space will continue to have access from N. Poplar Street and the proposed residential addition will have its primary entrance from the existing residential entryway along N. Poplar Street as well. There are two ingress and egress points (staircases) to the residential addition via the alleyway; however, the configuration inside the building permits these staircases to serve as secondary access points and are required for fire safety and per the building code. The only portion of the new addition that is in need of a variance is the proposed commercial addition on the ground floor to have its primary entrance off of the alley.

SITE HISTORY

No Prior BZA History.

This property was the subject of prior Ordinance #1946, enacted July 21, 1987, which granted a use permit for second floor apartments on the condition that four parking spaces be created. Construction of the proposed addition would eliminate those parking spaces, invalidating the use permit. However, subsequent amendments to the Zoning Code nullify Ordinance #1946 and the old use permit. Under the current UP Zoning District, apartments are a permitted use and there is no requirement that parking spaces be retained.

VARIANCES REQUESTED

Section 1141.03(e)(4):	Every building hereafter erected, converted, enlarged, reconstructed, or structurally altered shall be located on a lot of record, and shall have its principal entrance upon a street bordering such lot.
------------------------	--

AGENCY COMMENTS:

Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police:	One comment.
Fire:	No comments.
Engineering:	No comments.
Econ. Dev.:	No comments received to date.

ANALYSIS

Relevant definitions and code provisions:

§1159.17 (13) PRINCIPAL ENTRANCE - The place of ingress and egress used most frequently by the public.

§1159.20 (12) STREET - Any vehicular way that: (1) is an existing state, county, or municipal roadway; (2) is shown upon a plat approved pursuant to law; (3) is approved by other official action.

§1159.02 (10) ALLEY - A service, space, or roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

A building's "principal entrance" is defined as the place of ingress and egress used most frequently by the public. The proposed building includes two commercial spaces that have completely separate places of ingress/egress. The additional commercial space is not accessed from within the existing commercial space, so the existing place of ingress/egress cannot be the principal entrance with respect to the new commercial space. Therefore, the completed building would have two places of ingress/egress that would be equally used by the public. Since only one of the principal entrances faces a street, it is the opinion of Staff that a variance would be required to allow a second principal entrance that would not be facing the street.

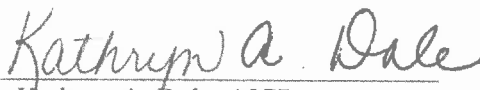
Based on the Applicant's floor plan for the proposed addition, submitted with the present application, and the floor plan to the original unit, the two commercial spaces fail to connect by any ingress/ egress between them and the proposed commercial space clearly is not accessible through the principal entrance facing Poplar Street.

Staff believes that a number of the Decision Standards are relevant in this matter, but that A and F are particularly applicable. The property is ready for commercial occupancy and currently rented as rental property, deriving an economic benefit to the owner. The proposed addition could certainly increase the income potential of the property, but it would not be accurate to say the property cannot be put to beneficial use without the requested variance. While it may be more or less convenient to the property owner, there are other ways to convert the property that would not require a principal entrance to be oriented away from the street.

RECOMMENDATION

Not Applicable.

SUBMITTED BY:


Kathryn A. Dale, AICP
City Planner

DATE: November 20, 2009

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 11/20/ 2009

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Materials are being submitted to you for the following:

Case #: BZA-10-2009

ADDRESS: 15 N. Poplar Street

BZA-10-2009 – 15 N. Poplar, Variance from Section 1141.03(e)(4) to allow a principal entrance to the ground floor commercial space to be off of an alley, Del Ogle/ Don Thomas Applicant/Agent

 X Review Revisions Other

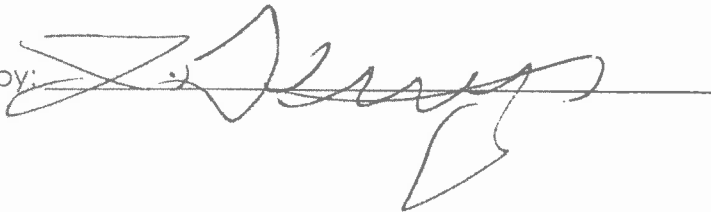
Comments or status update requested by: Lynn Taylor

Please return no later than: 12/9/09 Note: If no comments are received, we will assume the project meets your department's standards.

.....

Drawings are returned: w/comments without/comments

Drawings reviewed by:



City of Oxford
Inter-Office Review Transmittal Sheet

Date: 11/20/ 2009

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Materials are being submitted to you for the following:

Case #: BZA-10-2009

ADDRESS: 15 N. Poplar Street

BZA-10-2009 – 15 N. Poplar, Variance from Section 1141.03(e)(4) to allow a principal entrance to the ground floor commercial space to be off of an alley, Del Ogle/ Don Thomas Applicant/Agent

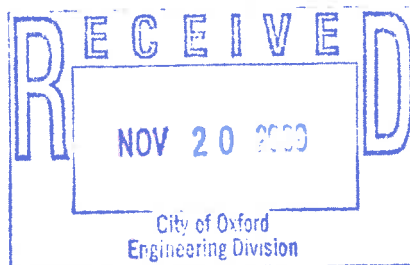
 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: 12/9/09 Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Drawings reviewed by: Scott Ogle



City of Oxford
Inter-Office Review Transmittal Sheet

Date: 11/20/ 2009

To: Fire Department Engineering Division, Police Department Economic Development

From: Community Development

Materials are being submitted to you for the following:

Case #: BZA-10-2009

ADDRESS: 15 N. Poplar Street

BZA-10-2009 – 15 N. Poplar, Variance from Section 1141.03(e)(4) to allow a principal entrance to the ground floor commercial space to be off of an alley, Del Ogle/ Don Thomas Applicant/Agent

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: 12/9/09 Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

*none other than parking in the vicinity will
be an issue. JDS*

Drawings reviewed by:

SSC/MP

↓
None other than parking in the vicinity will be an issue.

ORDINANCE NO. 1946

AN ORDINANCE GRANTING AN ADDITIONAL USE PERMIT TO ANTONIOS ZAHAROPOULOS FOR A TWO-DWELLING UNIT APARTMENT AT 15-1/2 NORTH POPLAR STREET ON THE SECOND FLOOR.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

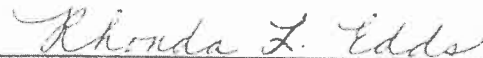
SECTION 1: Subsequent to public hearing and recommendation of Oxford Planning Commission, an additional use permit is granted to Antonios Zaharopoulos for a two-dwelling unit apartment to be located at 15-1/2 North Poplar Street on the second floor.

SECTION 2: This additional use permit is granted upon the express condition that the site plan shall show four parking spaces and that said spaces be marked for use by the residents only and shall be valid only so long as such four spaces are in fact provided and remain marked for the use of the residents only.

SECTION 3: This ordinance takes effect at the earliest time allowed by law.


MAYOR

ADOPTED: July 21, 1987

ATTEST: 
DEPUTY CLERK OF COUNCIL

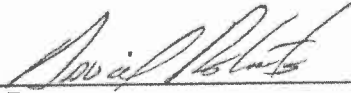
LAW (Council)

ORDINANCE NO. 1902

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO OXFORD COOPERATIVE NURSERY SCHOOL TO OPERATE A NURSERY SCHOOL AT 15 SOUTH POPLAR STREET SUBSEQUENT TO PUBLIC HEARING AND RECOMMENDATION OF OXFORD PLANNING COMMISSION.

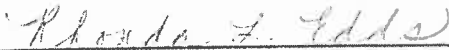
SECTION 1: Subsequent to public hearing and receipt of a recommendation from Oxford Planning Commission, the Oxford Cooperative Nursery School is granted a special use permit to operate a nursery school at 15 South Poplar Street.

SECTION 2: This ordinance shall take effect at the earliest time allowed by law.



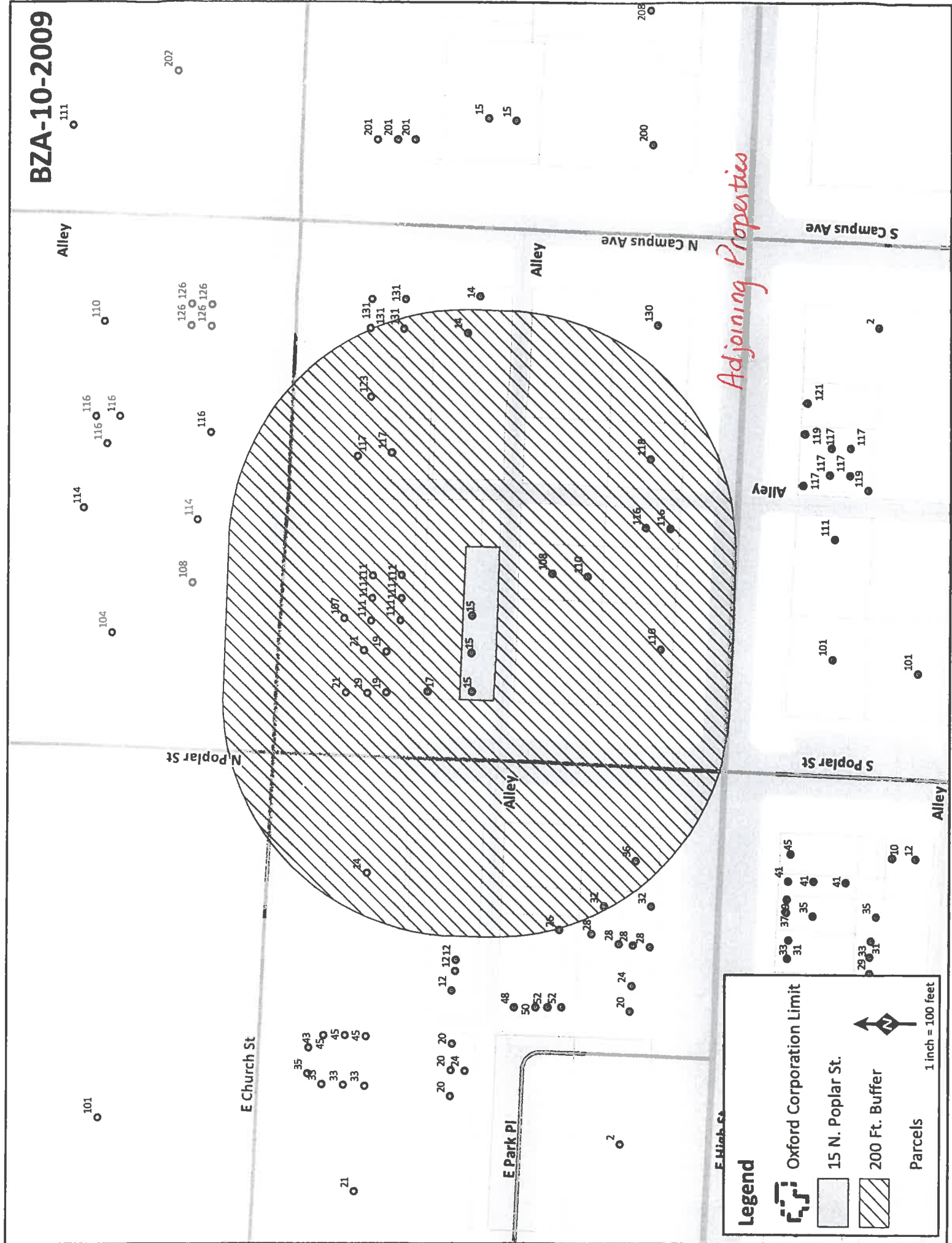
MAYOR

ADOPTED: August 19, 1986

ATTEST: 

DEPUTY CLERK OF COUNCIL

LAW (Council)



Adjoining Properties

LETTER OF AGENCY

To: Community Development Director
City of Oxford
101 East High Street
Oxford, Ohio 45056

The following signatures authorize Delbert Ogle to represent Antonios N. Zaharopoulos and Dimitra Zaharopoulos as the Owner's Agent in the Zoning Appeal for the following property:

15 N. Poplar Street
Oxford, OH 45056

Authorized Signature:

Antonios Zaharopoulos

Printed Name:

Antonios Zaharopoulos

Title: Owner

Date: 11/9/2009

Authorized Signature:

Dimitra Zaharopoulos

Printed Name:

Dimitra Zaharopoulos

Title: Owner

Date: 11/9/2009

Petition for Zoning Variance
City of Oxford, Ohio

REQUIRED INFORMATION

Name of Petitioner:

DELBERT R. OGLE, P.E.

(Attach a Letter of Agency if the Applicant is not the property owner.)

Mailing Address:

3940 WESS PARK DR., CINCINNATI, OH 45217

Telephone Number(s):

513-961-0648 CELL 513-310-2198

Email Address

Name of Property Owner:

ANTONIO'S & DIMITRA ZAHAROUPOULOS

Mailing Address:

6259 LAKE FRONT DRIVE, MASON, OH 45040-7776

Telephone Number(s):

513-422-3673

Requested Variance:
(Indicate nature of variance
and applicable section(s)
of the Zoning Code.)

SECTION 1141.03 (c) (4) PRINCIPAL ENT ON DEDICATED
STREET. VARIANCE TO PERMIT SUPPLEMENTARY
ENTRANCE ON ALLEY SIDE AT SOUTH FOR A STORY
1623 SQ. FT. ADDITION.

Location of Requested Variance:

15 N. POPLAR ST

Legal Description:

PART OF LOT 33, 33'15" x 130', DEED BOOK 891, P. 564

Zoning District:

"UP"

Total Acreage:

.10147 Acres

Existing Use of Site:

VACANT COMMERCIAL 1ST FLOOR, TWO APTS 2ND FLOOR.

Proposed Use: (if applicable)

ADDITIONAL APARTMENTS

*A description of operations, including
type of goods sold, services performed,
and expected number of customers,
clientele, delivery, and service vehicles,
and the hours of operation.*

REQUIRED INFORMATION

Eight complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. The applicant is encouraged to contact the Zoning Administrator prior to submitting an application to discuss the submission requirement. If any information is submitted in color or on non-standard paper, more copies may be required.

(1) **SITE PLAN** – A scaled site plan shall include the following information in detail and must be prepared by an Ohio licensed surveyor. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.

- a) North arrow
- b) Scale
- c) Vicinity map
- d) All existing and proposed lot lines within the site
- e) Dimensions of all lots and of the entire site and any adjacent rights-of-way
- f) Location, height, and use of all proposed and existing structures
- g) Location and design of all proposed vehicle management areas
- h) Location, size, and type of all proposed signs
- i) Location, height, and type of all proposed screening and landscaping
- j) Distances to residential zoning districts if within 1,000 feet
- k) The use of land and location of structures on adjacent property and across adjacent rights-of-way
- l) An indication of the regulation from which the variance is requested
- m) Other information as required by the Board of Zoning Appeals.

(2) **ELEVATIONS** – Elevations of proposed structure, or typical elevations if structures are not yet designed, may be required by the Zoning Administrator if the proposed location, height, or bulk of the structure is such that it may negatively affect an adjacent use.

(3) **OTHER** – Photographs of the existing use and its surroundings and other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by the Board of Zoning Appeals.

(4) On a separate sheet, provide the names and mailing addresses of all property owners within 200 feet of all boundaries of the property in question, provide parcel numbers as well. NOTE: The Butler County website (www.butlercountyohio.org/auditor) is very helpful when searching for the mailing address of adjoining property owners. Once the site is up, click on online searches, then click on real estate. It will allow you to search by owner, address or parcel number.

(5) A separate narrative statement that explains how the proposed variance satisfies each of the following Decision Standards required to grant a variance. A separate response is required for each subsection. In determining whether practical difficulties exist sufficient to warrant a variance, the Board shall consider and weigh the following factors:

- a) Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;
- b) Whether the variance is substantial;
- c) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- d) Whether the variance would adversely affect the delivery of governmental services (i.e., water, sewer, garbage);
- e) Whether the property owner purchased the property with knowledge of the zoning restriction
- f) Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
- g) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
- h) Any other relevant factor.

Submit this application with required attachments and a \$150.00 filing fee, made payable to the City of Oxford, to the office of the Community Development Director, Municipal Building, 101 East High Street, Oxford, Ohio 45058. Any questions should be directed to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

NOTE: Notification and publication requirements must be adhered to. Submit materials 35 days prior to the proposed Board of Zoning Appeals meeting at which the action is requested. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

SIGNATURE OF APPLICANT: Delbert R. Ogle Date: Nov 17, 2009

PRINTED NAME OF APPLICANT: Delbert R. Ogle

FEE / RECEIPT

\$150 Fee Paid / Receipt Number: 15091.46



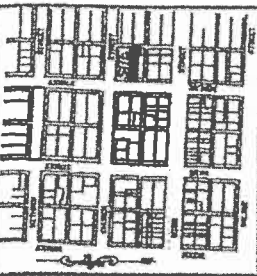
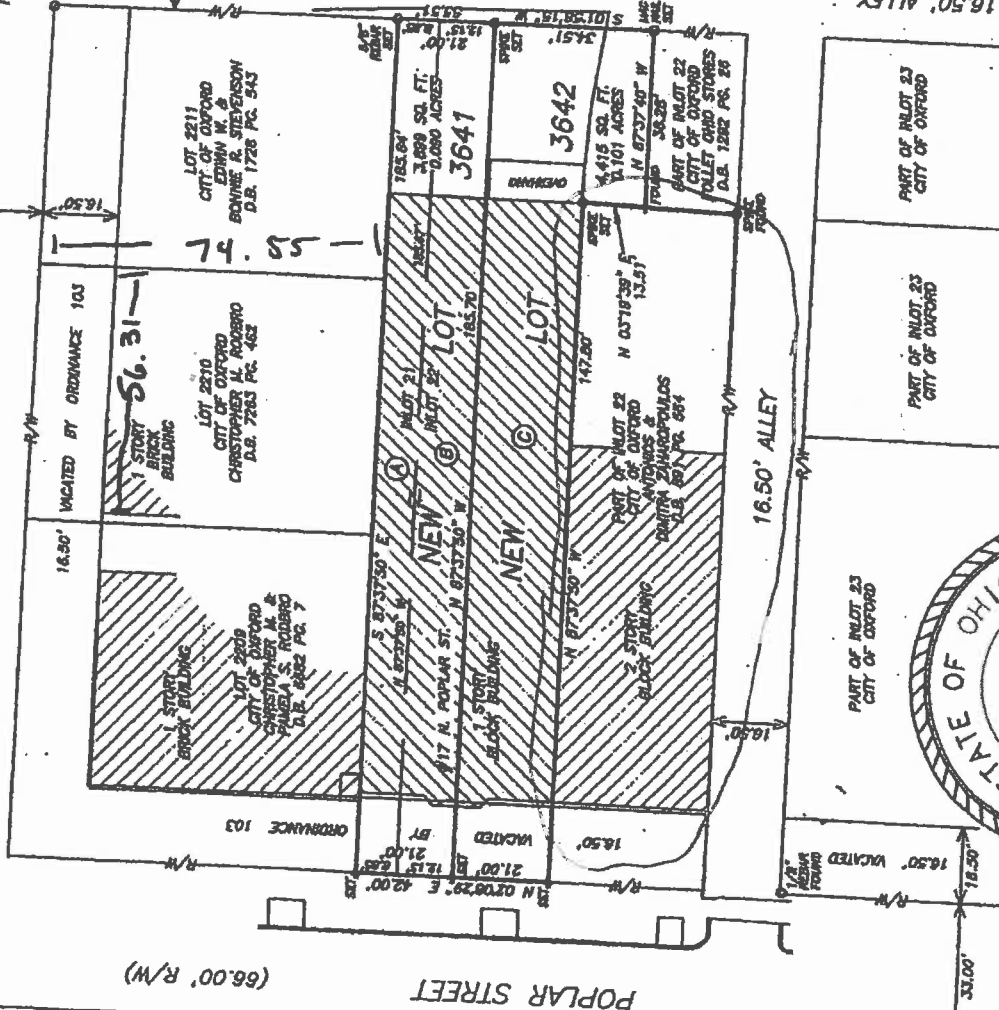
- a) The property is currently a commercial space previously occupied by Lazarus Oxford Shoppe. It has been vacant since they left town in 2005. It is the owner's wish to enhance the possibilities of rental of the commercial space with an addition and also to improve and expand on the apartments which are not in keeping with current market competition.
- b) The only variance requested is to have additional access from the alley adjacent to the south wall of the existing building. That access would allow significant options to the owner for renting the space. One of the current apartments has its only entrance from the alley.
- c) The essential character of the neighborhood is commercial and all the adjoining properties would not be detrimentally affected by the variance.
- d) No governmental services or utility services would be affected by the variance. Accommodations for trash collection are shown on the drawings. Any utility services necessary for the addition would of course have to receive proper approvals.
- e) The owner has had the property since the late 1960's and the Oxford zoning code has changed significantly since then.
- f) The property owner has tried to rent the commercial and apartment spaces to no avail and hopes to increase the desirability of the property and give him more options in the rental market.
- g) Section 1141.03(e) 4 states that a building shall have its principal entrance on a street bordering on a lot of record. It does not mention nor prohibit supplementary entrances. Currently the sole entrance to one of the existing apartments is a steel stairs from the alley.
- h) The owner intends to remodel the front of the existing building as part of the addition construction. Concept drawings of that front and the addition would be submitted to the Historical and Architectural Preservation Committee for their approval.



1 inch = 40 ft.

CHURCH STREET

(66.00' R/W)



NOTES AND REFERENCES

NORTH IS BASED ON STATE PLANE
COORDINATES NAD 83 UTM SOUTH
ZONE

DEEDS

TOTAL AREA:
0.314 SQ. FT.
0.191 ACRES

D.E. 7188 PG. 2302
D.E. 6868 PG. 618
D.E. 7384 PG. 2354
D.E. 6882 PG. 7
D.E. 7263 PG. 462
D.E. 7263 PG. 643
D.E. 7820 PG. 642
D.E. 6871 PG. 644
D.E. 1282 PG. 181
D.E. 6850 PG. 1881
D.E. 1481 PG. 109
D.E. 1481 PG. 110
D.E. 1784 PG. 500
D.E. 640 PG. 503

SURVEYS

D.E. B PG. 234
VOL. 47 PG. 44
VOL. 75 PG. 62
P.L. 75 PG. 62

PLAT OF SURVEY OF THIS
PROPERTY IS RECORDED IN
VOLUME 48 PAGE 41 OF THE
BUTLER COUNTY ENGINEER'S
OFFICE.

APPROVED BY THE OXFORD PLANNING COMMISSION

THIS DAY OF _____

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

PART OF INLOT 21, OLD PARCEL 165 1,643 SQ. FT. OR 0.038 ACRES.
PART OF INLOT 22, PART OF OLD PARCEL 166 2,256 SQ. FT. OR 0.052 ACRES.
NEW LOT 3641 3,899 SQ. FT. OR 0.090 ACRES.
PART OF INLOT 22, PART OF OLD PARCEL 166 4,415 SQ. FT. OR 0.101 ACRES.
NEW LOT 3642 4,415 SQ. FT. OR 0.101 ACRES.

VICINITY MAP (N.T.S.)

① PART OF INLOT 21
CITY OF OXFORD
TAX MAP BOOK PAGE 7
CHRISTOPHER RODRIGO, TR.
& MATTHEW RODRIGO, TR.
D.E. 7820 PG. 642
1.643 SQ. FT.
0.038 ACRES

② PART OF INLOT 22
CITY OF OXFORD
TAX MAP BOOK PAGE 7
CHRISTOPHER RODRIGO, TR.
& MATTHEW RODRIGO, TR.
D.E. 7820 PG. 642
4.415 SQ. FT.
0.101 ACRES

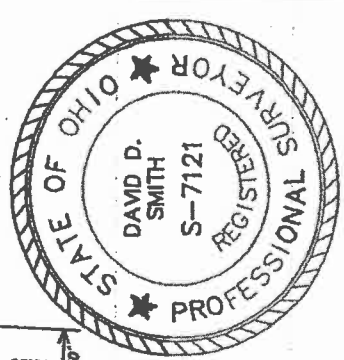
③ PART OF INLOT 22
CITY OF OXFORD
TAX MAP BOOK PAGE 7
CHRISTOPHER RODRIGO, TR.
& MATTHEW RODRIGO, TR.
D.E. 7820 PG. 642
4.415 SQ. FT.
0.101 ACRES

I HEREBY CERTIFY THAT ALL MEASUREMENTS AND MONUMENTS SET AND/OR FOUND
AS SHOWN, CURVE DISTANCES ARE MEASURED ON THE A.P.C. ALL WORK PERFORMED
IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE
OF OHIO."

DAVID DOUGLAS SMITH PROFESSIONAL SURVEYOR NO. 7121

DATE	11/28/2003
TIME	1:00 PM
PROJECT NO.	25199
CLIENT	DAVID DOUGLAS SMITH, P.S.
PROJECT	LOT SPLIT AND CONSOLIDATION

PROJECT TITLE	PARTS OF INLOTS 21 AND 22 NOW KNOWN AS LOTS 3641 AND 3642 CITY OF OXFORD, OHIO
FOR	MATT RODRIGO



THIS PLAT MADE PURSUANT
TO SECTION 5715 OF THE
OHIO REVISION CODE.

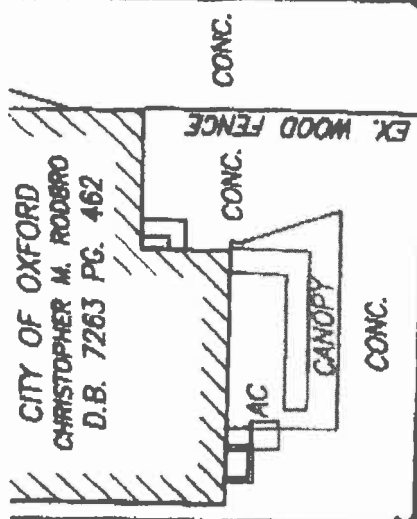
DEED BOOK: _____

PAGE: _____

CITY OF OXFORD
CHRISTOPHER M. &
PAMELA S. RODBRO
D.B. 6682 PG. 7

CITY OF OXFORD
CHRISTOPHER M. RODBRO
D.B. 7263 PG. 462

CITY OF OXFORD
EDWIN W. &
BONNIE R. STEVENSON
D.B. 1728 PG. 543



CROSS NOTCH SET
1 FOOT FROM CORNER

5/8\"/>

N87°38'18\"/>

INLOT 21
INLOT 22

PART OF INLOT 22
CITY OF OXFORD
CHRISTOPHER RODBRO, TR.
& MATTHEW RODBRO, TR.
D.B. 7620 PG. 642

Proposed Bar
(commercial)

PART OF INLOT 22
CITY OF OXFORD
ANTONIOS &
DIMITRA ZAHAROPOULOS
D.B. 891 PG. 564

Proposed 1793 s.f./floor Addition
1st fl. commercial
3rd & 4th fls. apartments

PART OF INLOT 22
CITY OF OXFORD
FOLLET OHIO STORE
D.B. 1292 PG. 26

16.50' ALLEY

SITE PLAN

1" = 20' - 0"



(66.00' R

ORDINANCE 103

BY

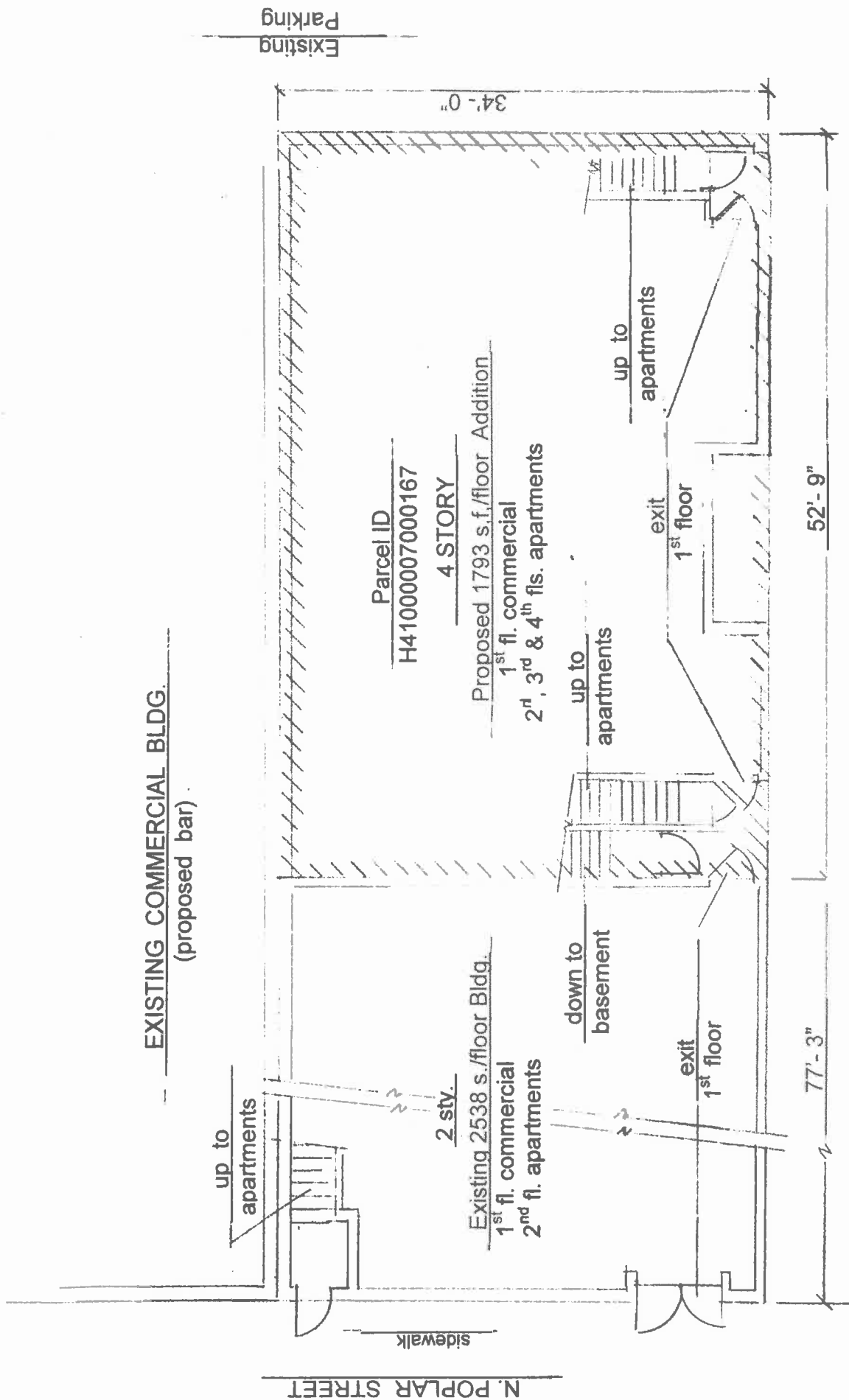
VACATED

16.50'

16.50'

33.00'





EXISTING
16.5' ALLEY

RW

EXIT PLAN
1" = 10' - 0"

Existing
Commercial

i2sWorld

SIGN IN



ROGER REYNOLDS
BUTLER COUNTY AUDITOR CPA

4/25

Property Records

Owner Name Address Parcel Advanced Sales

Profile

Sales

Residential

OBY

Commercial

Permits

Land

Photos

Property

Tax Detail 2008

Tax Detail 2007

Tax Detail 2006

Tax Detail 2005

Tax Detail 2004

Tax Detail 2003

Tax Detail 2002

Tax Detail 2001

Sketch

Levy Information

Value History

▶ Map

Special Assessments

PARID: H4000007000167
ZAHAROPOULOS ANTONIOS N

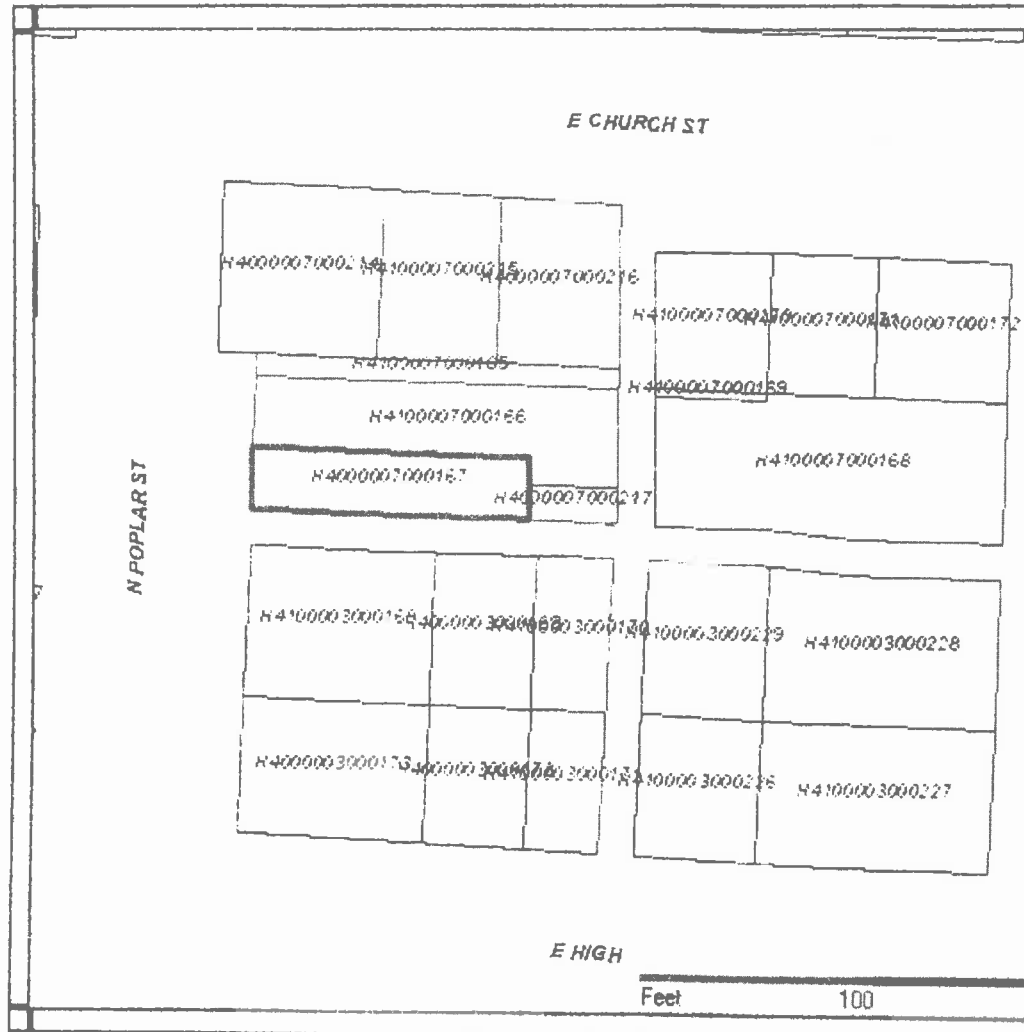
15 N POI

Aerials

{Click Here} *

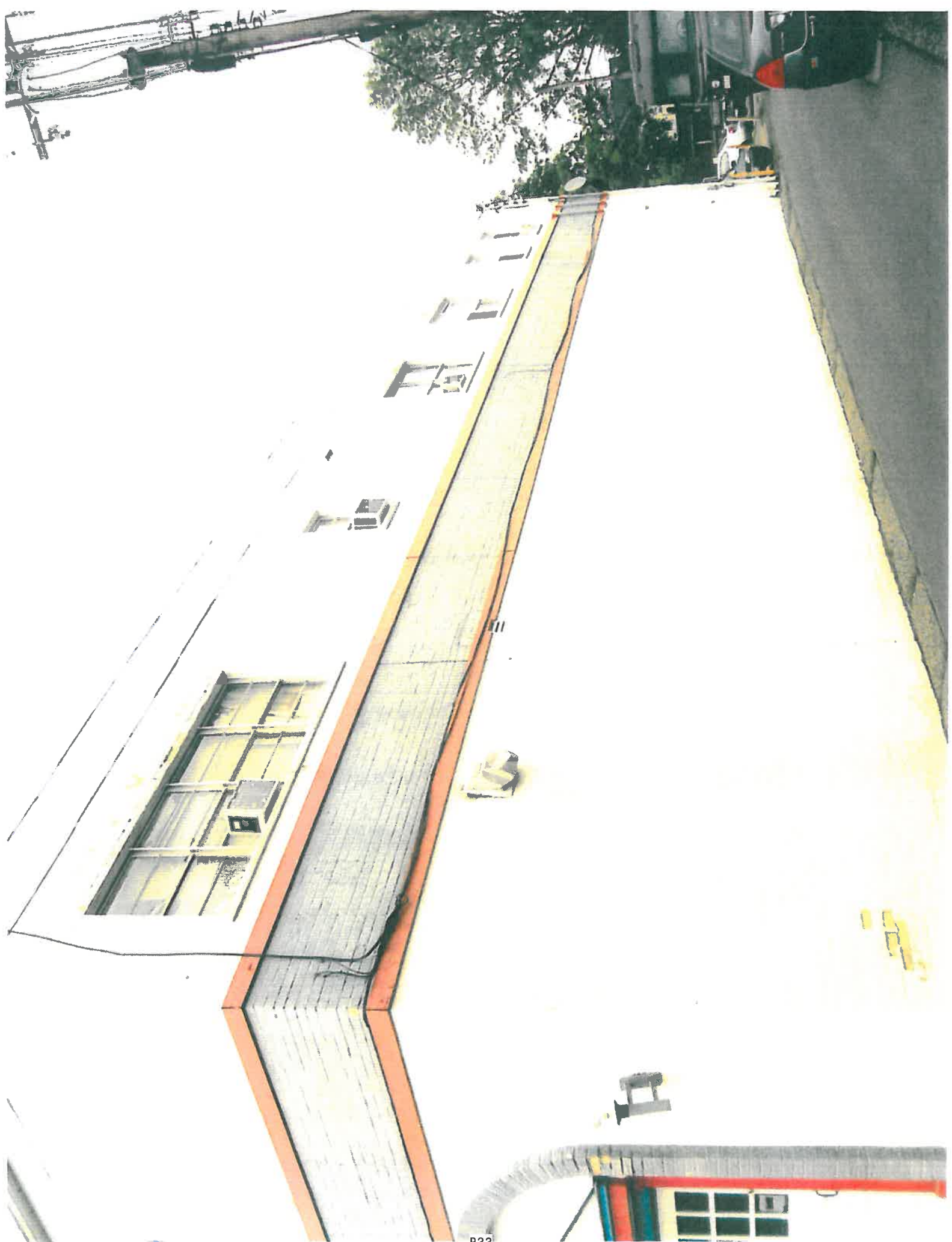


+

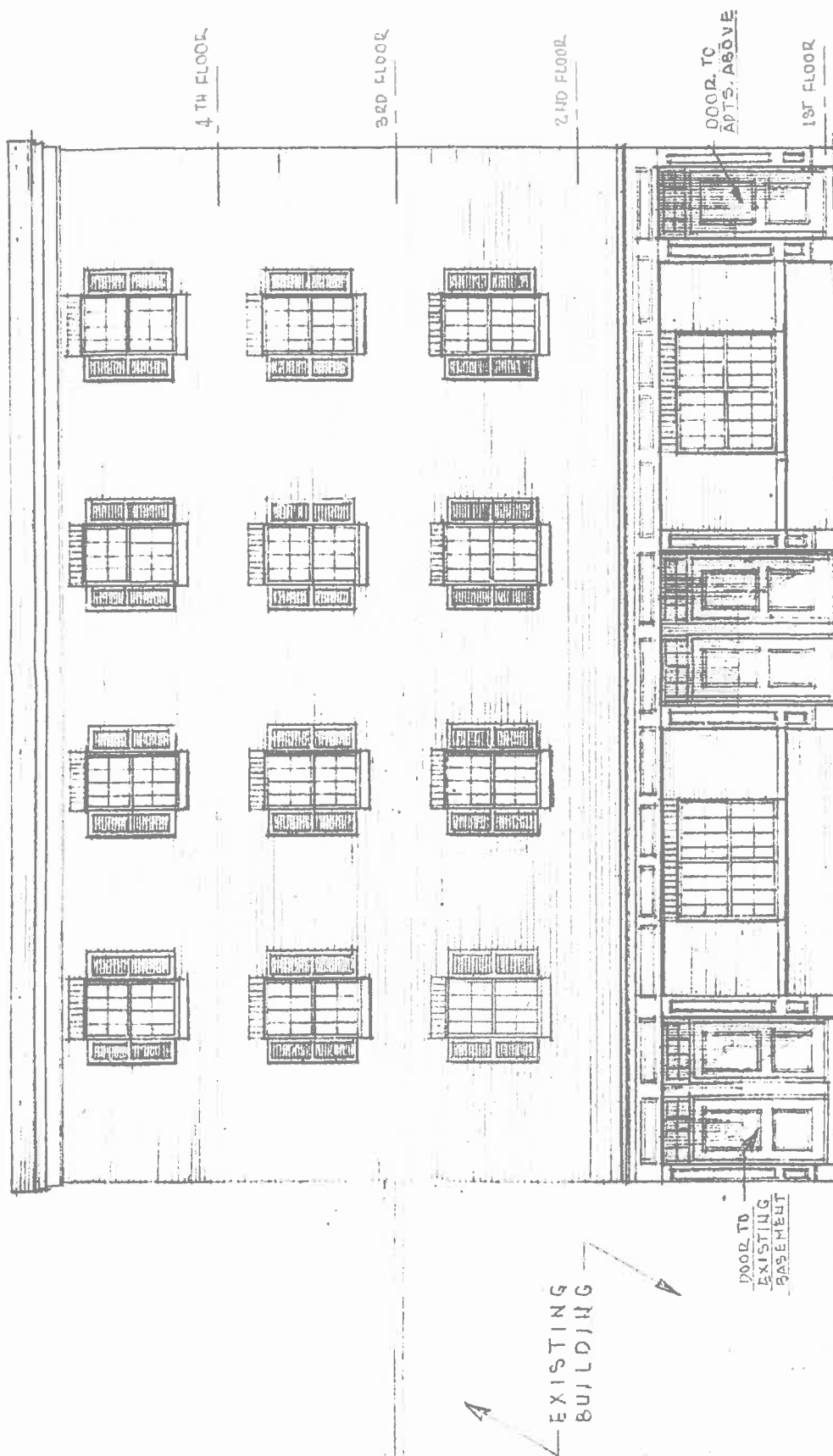


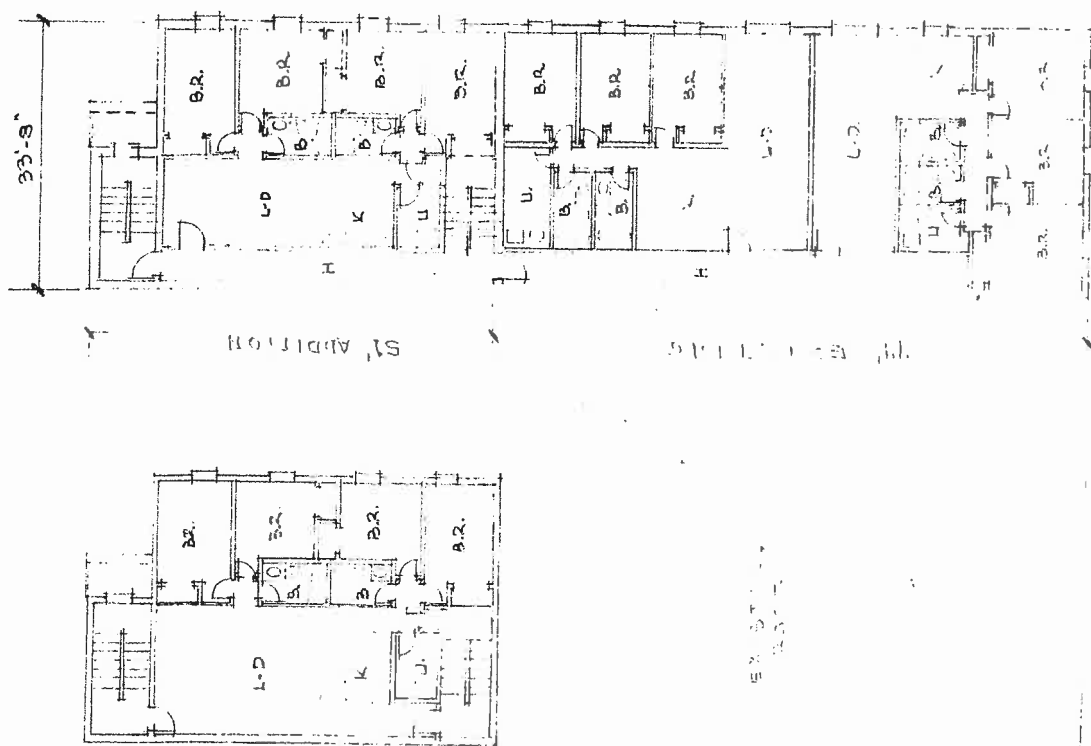
AREA MAP







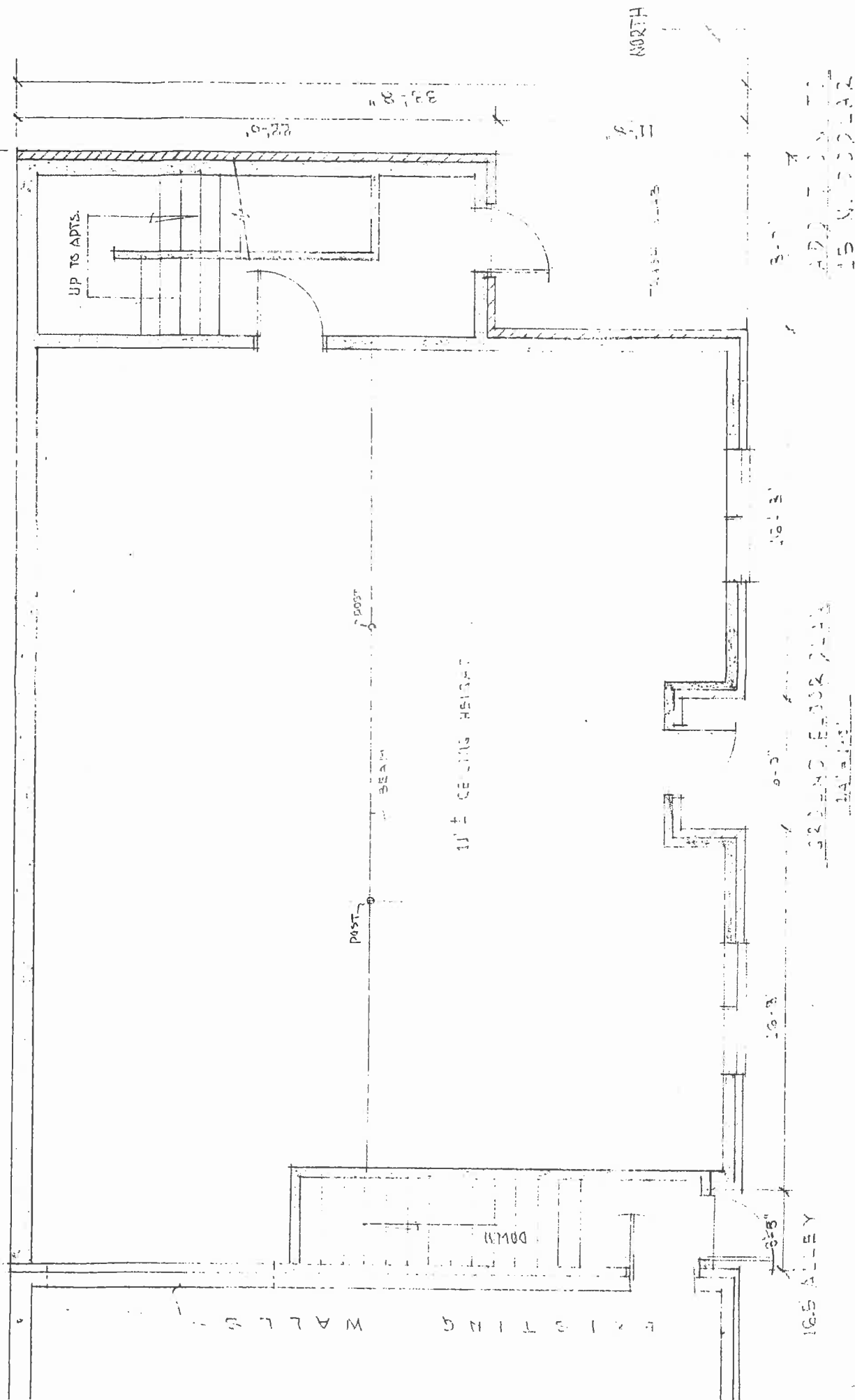




ADDITION TO
15 N. 25 CLAR

51-0 ADDITION

11 CRIBING



16.5 ALLEY

322 AND EIGHT 7-11

14-1-15

10-1-15

3-1-15

ADD TO 11-0-15

15 NOV 2015

NORTH

UP TO APTS.

11' ± CEILING HEIGHT

DORM

POST

BEAM

POST

16'-0"

9'-0"

10'-1"

3'-1"

8'-0"

22'-0"

33'-0"

City of Oxford
Community Development Department
STAFF REPORT

Board of Zoning Appeals

Case # BZA-09-2009

Date: December 16, 2009

APPLICATION

Petitioner:	Matt Hughes
Location:	16 S. Poplar St.
Owner:	Same
Action Request:	<u>Appeal of Administrator's Decision</u>
Current Use:	Commercial Restaurant, Bar & Grill
Zoning:	"UP" Uptown District
Surrounding Land Uses:	Institutional, Residential & Commercial

DESCRIPTION

The Appellant has filed an Appeal of Administrator's Decision. The property is a commercial bar & grill located on the west side of Poplar Street between High and Walnut Streets. The property is a split-level structure, with the bar located on the lower level and commercial "private party" space on the upper level. The Appellant intends to convert the upper level into apartments, and to construct apartments on a proposed third-level addition as well. Under this proposal, the lowest level (the bar) would be commercial space, and the two upper levels would be residential space. The Appellant is requesting an interpretation as to how the lower level of this building is defined under the Planning and Zoning Code, which will ultimately determine where the required commercial component of the structure will be located.

It should be noted that this appeal is *not* intended to address the legality or feasibility of adding the proposed third-level addition. The only issue submitted for determination is whether the lowest level is considered a "basement" under the Planning and Zoning Code.

Enclosed is the Appellant's request for interpretation, the Administrator's Decision/response and all documentation submitted with this appeal.

The Appellant has the right to appeal the Administrator's Decision per;

§1129.11 APPEALS OF ADMINISTRATOR'S DECISION.

The aggrieved party may appeal the decision of the Zoning Administrator to the Board of Zoning Appeals.

- (a) The Board of Zoning Appeals shall have the power to hear and decide appeals where it is alleged there is error in any order, requirements, decision or determination made by an administrative official in the enforcement of the Zoning Ordinance. In exercising its powers to review administrative decisions, the Board may, in conforming with the provisions of the statute and of this Zoning Ordinance, reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination as the Board of Zoning Appeals determines, and to that end shall have all powers of the office from whom the appeal is taken.

The appeal shall:

- (1) Cite specific provisions of this Zoning Ordinance that are alleged to have been interpreted in error of the specific decisions or action being appealed and the grounds on which the appeal is being made;
- (2) Include any required application fee in an amount set by the City;
- (3) Include such other information as the City or the Board may reasonably require; and
- (4) Include a statement as to why the appellant has standing to pursue the appeal from the administrative action by a statement of the way in which the administrative action adversely affects the appellant. (Ord. 2947. Passed 3-6-07.)

ANALYSIS

The Zoning Administrator's interpretation and position is that the lower level is indeed a basement as outlined in the attached documentation. Although the Appellant has filed an appeal of the interpretation that the lower level is a basement, the application fails to identify what, if anything, is wrong with the interpretation. Accordingly, Staff believes the Zoning Administrator's interpretation should be upheld.

SUBMITTED BY: _____

Kathryn A Dale
Kathryn A. Dale, AICP
City Planner

DATE: November 18, 2009

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 11/20/ 2009

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Materials are being submitted to you for the following:

Case #: BZA-09-2009

ADDRESS: 16 S. Poplar Street

BZA-09-2009 – 16 S. Poplar, Appeal of Administrator's Decision, Matt Hughes, Applicant

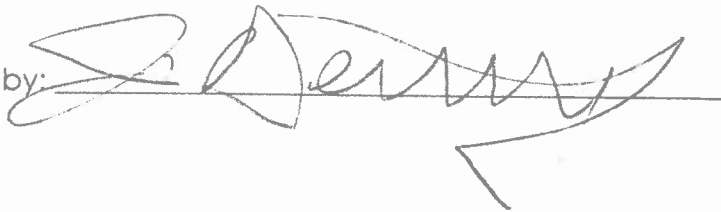
 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: 12/9/09 Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Drawings reviewed by:



City of Oxford
Inter-Office Review Transmittal Sheet

Date: 11/20/ 2009

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Materials are being submitted to you for the following:

Case #: BZA-09-2009

ADDRESS: 16 S. Poplar Street

BZA-09-2009 – 16 S. Poplar, Appeal of Administrator's Decision, Matt Hughes, Applicant

____X____ Review

_____ Revisions

_____ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: 12/9/09 Note: If no comments are received, we will assume the project meets your department's standards.

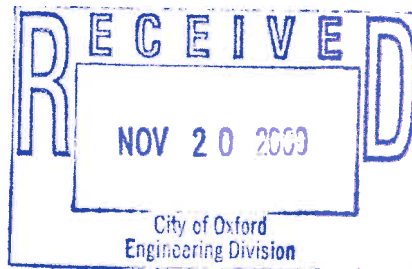
.....
Drawings are returned: w/comments without/comments

SEE MEMO DATED 11-25-09.

Drawings reviewed by: _____

A. Poplar

11-25-09





Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Victor Popescu, P.E.
City Engineer

RE: Case #: BZA- 09 - 2009
16 S. Poplar St.

DATE: November 25, 2009

The Engineering Division recommends approval.

Although there is a glut of apartments in Oxford, the approval of this case will bring the property in line with other properties of its kind, and reduce the size of a watering hole.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 11/20/ 2009

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Materials are being submitted to you for the following:

Case #: BZA-09-2009

ADDRESS: 16 S. Poplar Street

BZA-09-2009 – 16 S. Poplar, Appeal of Administrator's Decision, Matt Hughes, Applicant

____X____ Review _____ Revisions _____ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: 12/9/09 Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

*none - other than parking in the vicinity will be
an issue. SPS*

Drawings reviewed by: _____

↑

*None - other than parking in the vicinity will
be an issue.*



REQUEST FOR ZONING INTERPRETATION

November 4, 2009

Matthew Hughes
Stadium Bar & Grill
16 S. Poplar Street
Oxford, Ohio 45056

Re: "UP" Zoning District FAR Interpretation
16 S. Poplar Street
Oxford, Ohio 45056

Dear Mr. Hughes,

Per your request in a letter dated November 4, 2009, this letter is intended to serve as an interpretation of Chapter 1143.10(c)(3) "UP" Uptown Zoning District Structural Regulations of the City of Oxford Planning and Zoning Code, as it relates to the property in question, 16 S. Poplar Street. In your letter you recognized the subject property as essentially a "split-level" commercial building with a lower level six (6) steps below the front grade and an upper level that is eleven (11) steps above the front grade. You have indicated in your letter that the lower level is currently being used for the bar and grille, while the upper level is utilized for private parties. Your proposed plans are to maintain the lower level bar and grille, eliminate the commercial use on the upper level and convert this space to apartments and potentially construct an additional story onto the building to provide more residential apartments.

In your letter, you are requesting interpretation specifically regarding the lower level use of the structure and if the lower level will be calculated towards the required commercial space calculation of the "UP" Uptown Zoning District Floor Area Ratio requirements.

Based on the information provided, the request you have presented the following provisions of the Oxford Zoning Code have been reviewed:

1. **§1143.10(c)(3) Structural Requirements.**

B. Gross Floor Area Ratio:

1. *The maximum permitted gross floor area ratio of a structure at or above grade in the Uptown District shall be 3. (Lot area x 3 = total bldg. sq. ft.)*
 - a. *Commercial space shall provide a minimum ratio of 0.7:1 of the lot area on the street level subject to the following:*
 - i. *The basement of a structure may be used for retail, personal and professional uses but shall not be computed into the minimum 0.7:1 ratio.*

2. Chapter 1159, Definitions of the Planning & Zoning Code offer the following:

- 1159.03(2) BASEMENT - *The portion of a building which is partly underground and which has one-half or more of its ceiling height above the average finished grade of the ground adjoining the building.*

101 East High Street • Oxford, Ohio 45056-1887
Phone: (513) 524-5200 • Fax: (513) 523-7298 • www.cityofoxford.org

1159.08(2) GRADE -

- A. *For buildings having walls facing one street only, the elevation of the sidewalk at the center of the wall facing the street.*
- B. *For buildings having walls adjoining more than one street, the average of the elevation of the sidewalk and the centers of all walls adjoining the streets.*
- C. *For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building. Where no sidewalk exists, the grade shall be that which has been established by the City Engineer.*

Upon a site visit of the property on November 5, 2009, measurements were taken that show the floor to ceiling height of the lower level to be approximately ten (10') feet. Forty-eight (48'') inches was measured below grade, or from grade to the finished floor of the lower level. Accordingly, it the Zoning Administrator's decision that these measurements would conclude that the lower level would be considered a basement, as defined, and would not be included into the 0.7:1 ratio for commercial compliance. As you refer, the "upper level", of this building would be considered as the 1st floor/ ground floor/ street level and would have to serve as the required commercial use.

You have the right to appeal this interpretation to the Board of Zoning Appeals pursuant to Section 1129.11. The Board of Zoning Appeals is a quasi-judicial board that has the authority to review the Zoning Administrator's interpretation and has the right to overturn it if appropriate. If you chose to file for an appeal of this interpretation, please contact me or the City of Oxford Community Development Department to receive all necessary information about the process for completing such application. As always, once an official building permit application has been submitted for review of the proposed project, additional regulations and review before this Board and other Commissions maybe required.

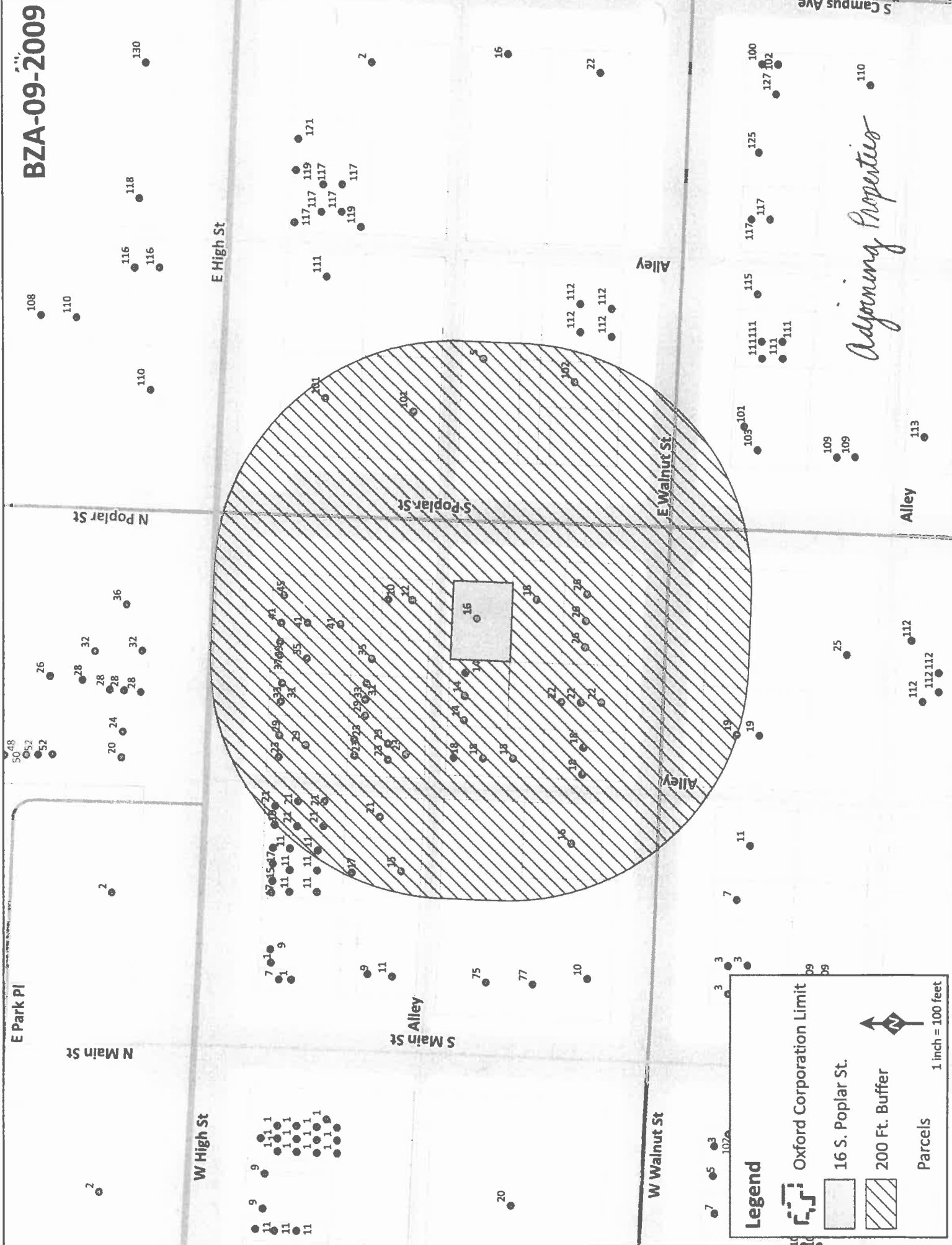
Should you need any additional information please contact Jung-Han Chen, Community Development Director, or me.

Professionally,



Kathryn A. Dale
City Planner
City of Oxford
Community Development Department

Cc: Jung-Han Chen, Community Development Director
Steve McHugh, City Solicitor
Don Thomas
File



Adjoining Properties

Case No: **B2A-09-2009**
Date Filed: **11/9/09**

Petition for Appeals of Administrator's Decision
City of Oxford, Ohio

REQUIRED INFORMATION

Name of Petitioner:

MATTHEW HUGHES

(Attach a letter of agency if the applicant is not the property owner.)

Mailing Address:

16 S. POPLAR ST., OXFORD, OH 45056

Telephone Number(s):

513-461-3942

Name of Property Owner:

MATTHEW HUGHES

Mailing Address:

16 S. POPLAR ST., OXFORD, OH 45056

Telephone Number(s):

513-461-3942

Requested Variance:
(Indicate nature of variance
and applicable section(s)
of the Zoning Code.)

INTERPRETATION OF THE LOWER LEVEL OF
THIS B1-LEVEL AS BEING THE 1ST FLOOR WHEN
CALCULATING THE FLOOR AREA RATIO (FAR) PER
1143.10 (C)(3) B. LOWER LEVEL IS CURRENTLY
A BAR AND GRILLE.

Location of Requested
Variance:

THE STADIUM BAR & GRILLE, 16 S. POPLAR
PT. OF INLOT 38, CITY OF OXFORD

Legal Description:

"11P"

Zoning District:

Total Acreage:

.10 Acres

Existing Use of Site:

THE STADIUM BAR & GRILLE

Proposed Use: (if applicable)

SAME

*A description of operations,
including type of goods sold,
services performed, and expected
number of customers, clientele,
delivery, and service vehicles, and
the hours of operation.*

REQUIRED INFORMATION

Eight complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. The applicant is encouraged to contact the Zoning Administrator prior to submitting an application to discuss the submission requirement. If any information is submitted in color or on non-standard paper, more copies may be required.

- (1) Cite specific provisions of this Zoning Ordinance that are alleged to have been interpreted in error of the specific decisions or action being appealed and the grounds on which the appeal is being made;
- (2) Include any required application fee in an amount set by the City;
- (3) Include such other information as the City or the Board may reasonably require; and
- (4) Include a statement as to why the appellant has standing to pursue the appeal from the administrative action by a statement of the way in which the administrative action adversely affects the appellant
- (5) OTHER - Photographs of the existing use and its surroundings and other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by the Board of Zoning Appeals, including but not limited to site plans and elevation drawings.
- (6) On a separate sheet, provide the names and mailing addresses of all property owners within 200 feet of all boundaries of the property in question, giving lot numbers and house numbers. (This information is available at the Butler County Auditor's Office.)

Submit this application with required attachments and a **\$150.00 filing fee**, made payable to the City of Oxford, to the office of the Community Development Director, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Any questions should be directed to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

NOTE: Notification and publication requirements must be adhered to. Submit materials 35 days prior to the proposed Board of Zoning Appeals meeting at which the action is requested.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

SIGNATURE OF APPLICANT: [Signature] Date: 11/9/09

PRINTED NAME OF APPLICANT: MATT HUGHES

FEE / RECEIPT
\$150 Fee Paid / Receipt Number: 15091.46

~~11/9/09 - Fee not pd. ok~~

B.Z.A. Narrative
The Stadium
116 S. Poplar St.

Nov. 9, 2009

- a) The site is in the "UP" zoning district and restaurants and bars are a permitted use as well as residential uses on the second floor & higher.
- b) The structure was built at the time when this "bi-level" construction was in vogue and there are several sites (DuBois book store, Xtend computers, etc) with similar conditions that conformed to the zoning code at that time.
- c) The applicant purchased the building in its present condition with no inkling that it would not conform to the present zoning code.
- d) The variance would address an omission in the zoning code as these "bi-level" structures were not included in the definitions, thereby creating a hardship for the applicant.
- e) The "literal interpretation" of the zoning code, which the Planning & Zoning Departments must do, is the reason for this variance request. That interpretation prevents the applicant from developing the site for these permitted uses in the "UP" district.
- f) This variance, the ability to consider the lower level of this "bi-level" structure as the first floor and use the upper level as the second floor residential is the only variance requested.
- g) The general vicinity is commercial & multi-story residential. The City of Oxford Municipal Building, The Police Department & St. Mary Church Parish Center are across Poplar St. The lot to the south is vacant with an Apartment building at 23 E. Walnut St. This variance would eliminate the Second floor bar at the Stadium.

Stadium sports bar & grille
16 S. Poplar St.
Oxford, OH 45056
November 4, 2009

Kathryn A. Dale, AICP
City Planner
City of Oxford
101 E. High St.
Oxford, OH 45056

We want to eliminate the commercial use on the upper level of this business and convert that space into apartments. We would also like to add another story to the building for additional apartments. The lower level would retain its current use as a bar & grille.

The lower level is six (6) steps below the front grade and is the main floor of the building. The upper level is used occasionally for private parties. It is eleven (11) steps up from the front grade.

We need your interpretation of the code regarding the FAR regulations in the "UP" District, specifically regarding basement use; if this lower level described above will be calculated towards our required commercial space to be sure we can do what we want per paragraph one. We know there are other code issues such as number of occupants & floor-area-ratio in relation to the entire structure, the lot area and the proposed modifications that must be addressed but first need to have your interpretation before proceeding.

A prompt reply would be appreciated.

A handwritten signature in cursive script, appearing to read "Matt Hughes", followed by a long horizontal flourish line.

Matt Hughes, owner





BZA-09-2009 – 16 S. Poplar Appeal of Administrator's Decision, Matt Hughes, Applicant (Tabled by the Applicant at the December 16, 2009 meeting)

All information contained in this agenda was distributed at the December 16, 2009 Planning Commission meeting.

Quicki-Note®

Date DEC. 15, 2009

To LYNIN TAYLOR, PLANNING DEPT.

Subject
BZA-09-2009
16 S. POPLAR

CITY OF OXFORD

PLEASE TABLE THIS APPEAL UNTIL THE
JANUARY, 2010 BZA MEETING



47-231 Poly Display Pack (50 Sets)
47-232 Desk Dispenser (125 Sets)
Made in U.S.A.

From

[Signature]
Don Roman, AGENT

BZA-09-2009

BZA-10-2009 Variance from Section 1141.03(e)(4) to allow a principal entrance to the ground floor commercial space to be off of an alley, Delbert Ogle & Don Thomas, Applicant, Agent

A REVISED ADDITION, EFFECTIVE 1/11/2010, IS ATTACHED

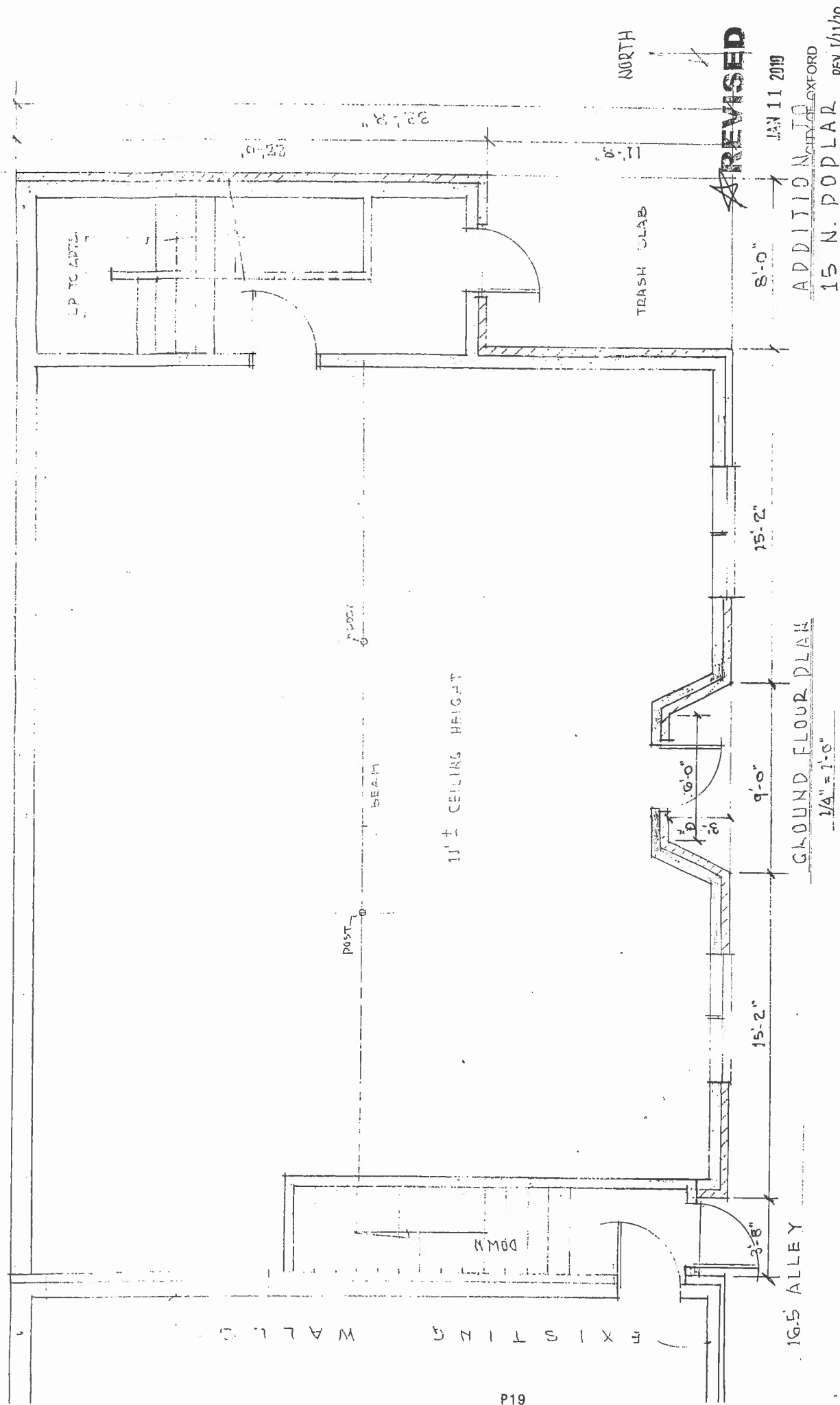
ALL OTHER INFORMATION REGARDING BZA-10-2009 IN THIS AGENDA HAD BEEN PROVIDED AT THE DECEMBER 16, 2009 BZA MEETING

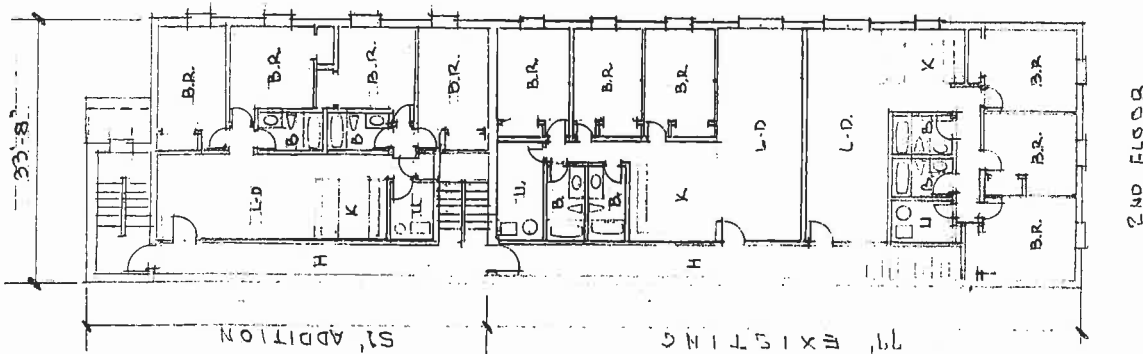
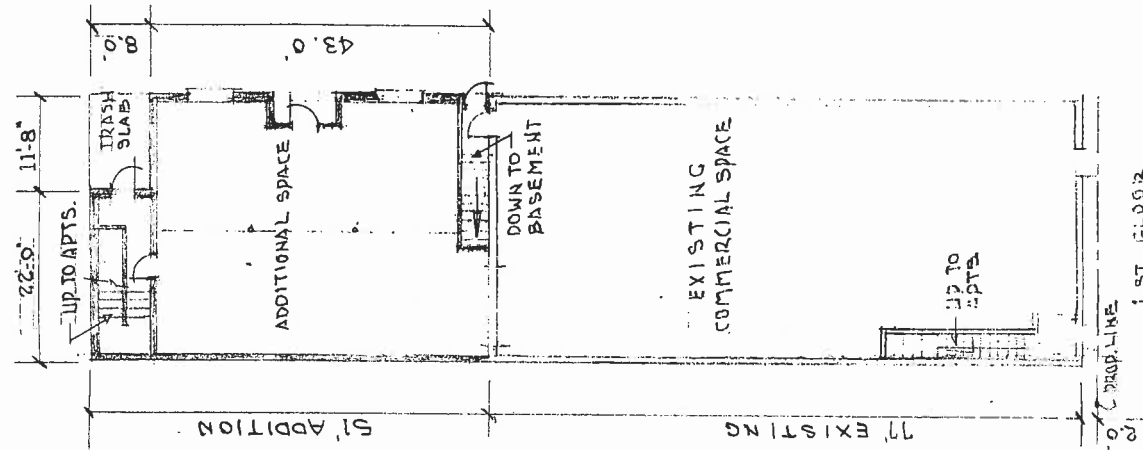
PLEASE REFER TO THE MINUTES OF THE DECEMBER 16, 2009 MEETING (IN THIS AGENDA) REGARDING CHANGES THE BZA REQUESTED.

LARGER PRINTS ARE AVAILABLE IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

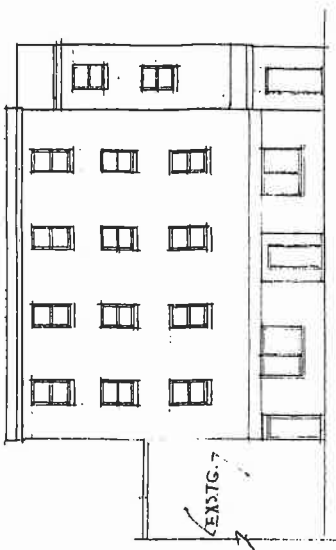
50'-0" ADDITION

EXISTING WALL

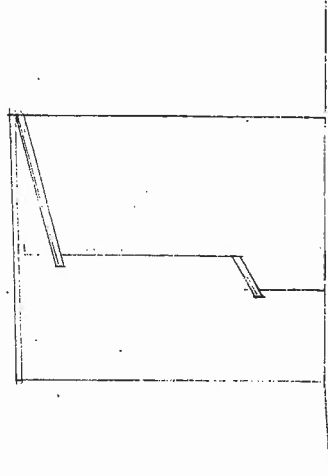




3RD & 4TH FLOORS



SOUTH ELEV.



EAST ELEV.

ADDITION TO
15 N. DODLAR

NORTH $\swarrow$ $\frac{1}{16}'' = 1'-0''$

2ND FLOOR

1ST FLOOR

EXISTING
ROOF

★ Previous Submission
(12/16/09)
DON THOMAS 1109

51'-0" ADDITION

