

City of Oxford
Community Development Department
STAFF REPORT

Board of Zoning Appeals

Case # BZA-03-2013

Date – March 13, 2013

APPLICATION

Applicant:	Scott Webb, Architect
Location:	304 Bishop Street
Owner:	JRJ Investment Co, LLC
Action Requests:	Variances to Section 1143.05 R2MS Single-and Two-Family Mile Square Residential District: • 1143.05 (c) Site Development Regulations: ○ lot coverage; ○ lot area; ○ lot width; ○ front setback, ○ side setback, ○ rear setback;
	Variances to Section 1149, Vehicle Management • Section 1149.03 Vehicle Management for Two Family: ○ number of parking spaces
Current Use:	2-Story Lodging House (12 occupants permitted)
Zoning:	R2MS, Single-and Two-Family Residential
Surrounding Land Uses:	Fraternities and Multi-Family Buildings

DESCRIPTION

In December 2012 the applicant was refused a building/zoning permit for a proposed project at 304 Bishop Street (see enclosed refusal letter). Subsequently an application requesting multiple variances was submitted. The proposal (identical to the original submittal) was to retain the shell of the existing building and reconstruct/reconfigure the interior into a modern two-family, 8-person building. This property is currently permitted with a City of Oxford Rental Permit for occupancy of 12 persons, which is considered a legal, nonconforming use. The City typically refers to this particular legal, nonconforming use as a “rooming” or “lodging” house, when it is a single-dwelling unit with more than four unrelated occupants permitted.

The applicant’s architectural drawings represent several conflicts with the current zoning code. The conflicts can be placed into two broad categories: 1) Site Development Regulations and 2) Parking.

The applicant is correct in his narrative statement that the Planning Commission has reviewed and forwarded to City Council a major text amendment to Section 1137, Nonconforming, which would relieve the applicant/owner of the site development regulations (but not parking regulations). However, those text amendments have not passed 2nd reading or yet gone into effect, so the BZA cannot make a decision based on those “in-process” text amendments.

VARIANCES REQUESTED (w/staff comments in bold under each code section)

Because the applicant proposes a complete reconfiguration of the building, Section 1137.08 requires that ALL DIMENSIONAL requirements be met. Note, that even though the building floor area **is not being expanded**, ALL DIMENSIONAL requirements are still required to be in conformance.

Additionally, Section 1149.02(a) requires: “Any new development, redevelopment, or **change to a use or structure** or site (whether conforming or nonconforming) shall meet the current vehicle management for the entire use and structure and site.” A change of use (lodging house to duplex) is proposed, therefore this code section applies to this proposal.

Lot coverage--1143.05(c)(4)(A)(1)

(4) Lot coverage.

A. Lots with vehicular access from a public street

1. Lot total – 35 percent

The applicant submitted data which represents no apparent change in the existing lot coverage of 55.1%. The applicant is also requesting a variance from all parking requirements due to an access permission issue. The existing basketball court could be converted to yard space, as a way to seek closer compliance with the coverage limit. However the basketball court is being used primarily as a parking area at this time.

Lot area—1143.05(c)(1)(A)

(1) Lot requirements.

A. Minimum lot area for two-family:

a. 7,500 square feet

The submitted site plan shows the lot area as 4,424 square feet, which is 3,076 square feet too small. Section 1137.05, regarding nonconforming lots, allows a single-family dwelling to be built on this lot as long as the lot size is at least 3,000 square feet and the lot width is at least 33 feet, and all the other site development regulations are met. This lot area is not uncommon in the neighborhood, as there are three in a row on this street with nearly identical area. According to the Butler County Tax Map, the rear portion was at some point in the past, divided and transferred to a separate party (see attached map excerpt). That portion is undeveloped at this time.

Lot width—1143.05(c)(1)(B)

(1) Lot requirements.

B. Minimum lot width for two-family:

a. 75 feet

Section 1137.05, regarding nonconforming lots, allows a single-family dwelling to be built on this lot as long as the lot size is at least 3,000 square feet and the lot width is at least 33 feet, and all the other site development regulations are met. This lot width is not uncommon in the neighborhood as there are several in a row with a width of 56 feet on this street.

Front yard setback—1143.05(c)(2)(A)

(2) Yard Requirements.

A. Minimum front yard: 20 feet

The existing building is shown on the plans to be 6 feet, 10 inches from the front property line. No change in front yard setback distance is proposed, meaning that the building is proposed 13 feet, 2 inches too close to the front property line. No evidence has been submitted showing that a front-setback-compliant building could not be built on this lot.

Side yard setback—1143.05(c)(2)(C)

(2) Yard Requirements.

A. Minimum side yard: 7.5 feet

The existing building is shown on the plans to be 6 feet, 11 inches from the north side property line and 3 feet 11 inches from the south side property line. No change in side yard setback distance is proposed, meaning that the building is proposed 7 inches too close on the north side and 4 feet, 7 inches too close on the south side. Section 1129.04(d)(1) allows the Zoning Administrator to approve a Minor Variance up to 5% for a side or rear setback, however, the proposed side setbacks are 8% and 61%. No evidence has been submitted showing that a side-setback-compliant building could not be built on this lot.

Rear yard setback—1143.05(c)(2)(B)

(2) Yard Requirements.

A. Minimum rear yard: 35 feet

The existing building is shown on the plans to be 30.1 feet from rear property line. No change in rear yard setback distance is proposed, meaning that the building is proposed 4.9 feet too close to the rear property line. Section 1129.04(d)(1) allows the Zoning Administrator to approve a Minor Variance up to 5% for a side or rear setback, however, the proposed rear setback is

14%. No evidence has been submitted showing that a rear-setback-compliant building could not be built on this lot.

Number of Parking spaces--1149.03(e)

Two-Family – 4 required (2 spaces per unit)

The vehicular access to the rear of the building (basketball court/parking area) is currently through the adjacent property to the north. The applicant has stated verbally that the adjacent property owner is not willing to grant a formal access easement even though the adjacent drive has been used for many years. Therefore, the applicant is requesting relief from the requirement of four, on-site parking spaces, which would result in no on-site parking being provided for this building.

The December 20, 2012 building permit refusal letter also identified the following parking related items that were non-compliant. However, the applicant is not requesting variances from these requirements:

1. Parking area setback
2. Parking area hard surface requirement
3. Parking area location

The plans submitted for the variance updated the site plan to correctly label the rear parking area as concrete, not gravel.

In summary by numbers only, the following variances are requested:

Variance Request / Zoning Code	Requirement	Proposed by Applicant
Lot coverage--1143.05(c)(4)(A)(1)	35%	55.1%
Lot area—1143.05(c)(1)(A)	7,500 square feet	4,424 square feet
Lot width—1143.05(c)(1)(B)	75 feet	56 feet
Front yard setback—1143.05(c)(2)(A)	20 feet	6.83 feet
Side yard setback—1143.05(c)(2)(C)	7.5 feet	6.9 feet and 3.9 feet
Rear yard setback—1143.05(c)(2)(B)	35 feet	30.1 feet
Parking spaces--1149.03(e)	4	0

COMMENT FORMS

No public comments were received from surrounding property owners regarding this request.

AGENCY REVIEW

Fire	Returned without comments
Police	Returned without comments
Engineering	See attached email correspondence
Economic Development	Returned without comments

SITE HISTORY

There is no recent record of BZA history with this property. The architecture indicates that the building was built in the late 1800s. The earliest existing record in city files is a 1993 inspection for a fraternity annex, showing bedroom space for 18 persons in 9 bedrooms. However, the earliest rental permit is a permit for 12 persons issued in 1999. A 1959 aerial photo shows a driveway along the north side of the subject building and a large vacant area to the north, where the current Theta Chi fraternity development exists.

ANALYSIS

The burden of proof is upon the applicant to present reliable and substantial evidence that supports the request for variance(s) (Section 1139.02(c)(1)). Further, the BZA must find that practical difficulties exist that would render strict application of the Code unreasonable (Section 113902(c)(2)). In determining whether such difficulties exist which are sufficient to warrant a variance, the Board shall use the attached eight criterions (A-H) in its deliberation.

The analysis of the variance requests regarding the **Site Development Regulations** is relatively straightforward. However, the **Parking-related** variance request(s) is more complex, particularly due to the access permission issue.

The City has not been provided with any record of an agreement (or denial) for the subject property to use the existing drive on the adjacent property. Therefore the applicant has not requested variances for all the parking related code conflicts in the original refusal letter **except for the number of parking spaces required**. There has also been no evidence submitted showing an effort to investigate **other methods** for on-site parking and access. Some potential methods worthy of consideration could be:

- Working with other property owners to improve the alley for rear access
- Demolishing the subject building (or portion thereof) and requesting a new curb cut on-site

Parking space supply and demand is likely the greatest impact of this variance request on the neighborhood and adjacent properties. Therefore, the BZA may want to carefully consider all the parking related code conflicts of this subject property and also that Criterion F is fully deliberated: **Whether the property owner's predicament can feasibly be obviated through some method other than a variance.**

Bishop Street is one way directional, south, with a dedicated bike lane along the frontage of this property. Across Bishop Street to the north and south is limited on-street parking. It is unknown if the current number of occupants of the subject building is 12, or if it is less. The City of Oxford does not track actual occupancy, only permitted occupancy. If there is a change in number of occupants as a result of the improvement, that could have positive or negative effects on the neighborhood parking situation.

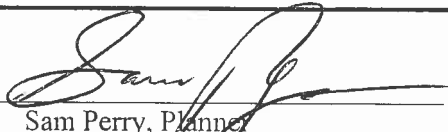
Currently, there are three to four vehicles parking along the unofficial shared driveway, which are parked on the adjacent property (off-site). The retaining wall is on the property line. Even if the adjacent retaining wall embankment were completely removed, there still would be insufficient space on-site for a full-width parallel parking stall (if the existing building were retained). Additionally, there is space for parking 2 to 4 vehicles on the "basketball court" in the rear of the building (See attached photos by City Staff).

There may be an implied right to using a building with little to none onsite accessible parking. However, if the BZA is inclined to grant the variances, sufficient evidence should be clearly identified in the decision so that the importance of Section 1149.02(a) is considered.

The letter of refusal dated December 20, 2012 was the basis which triggered this variance hearing. Given that the applicant narrative states that no legal easement has been obtained, the Board has two options if it is inclined to grant this request. Any future parking related issue between the two owners will not be a city enforcement issue, but considered a civil matter between owners.

- Option 1: All of the parking related conflicts are considered and granted, or
- Option 2: If only the parking space number is considered and granted then the additional parking related variances will be moot

SUBMITTED BY:


Sam Perry, Planner
Community Development Department

DATE: March 13, 2013



NOTICE OF REFUSAL

December 20, 2012

Application Number: 12-228
Address: 304 Bishop Street

Applicant: Scott Webb, Architect
103 W. Walnut Street
Oxford, Ohio 45056

Your application received on **November 30, 2012** for a zoning certificate for the **conversion/reconstruction of an existing 12-person single dwelling unit home to an 8-person two dwelling unit home** located at **304 Bishop Street, Oxford, Ohio 45056** is hereby refused on this **20th day of December, 2012** under the below excerpted Sections of the Oxford Planning & Zoning Code. There are several nonconformities on the site, which fall under the requirements of Section 1137.08, requiring conformance when 75% or more floor area of a nonconforming use/structure is reconstructed. Other code sections also require conformance and are referenced below.

- Section 1143.05(c)(1)(A):** R-2MS Site Development Regulations require a minimum lot area of 7,500 square feet for a two-family dwelling.
- The lot area is listed as 4,424 square feet on the plans.
- Section 1143.05(c)(1)(B):** R-2MS Site Development Regulations require a minimum lot width of 75 feet for a two-family dwelling.
- The lot width is listed as 56 feet on the plans.
- Section 1143.05(c)(2)(A):** R-2MS Site Development Regulations require a minimum front yard depth of 20 feet.
- The front yard depth is listed as 6 feet, 9 inches on the plans.
- Section 1143.05(c)(2)(C):** R-2MS Site Development Regulations require a minimum side yard width of 7.5 feet.
- The side yard width is listed as 3 feet, 10-3/4 inches for the south side of the building, on the plans.
- Section 1143.05(c)(2)(C):** R-2MS Site Development Regulations require a minimum side yard width of 7.5 feet.
- The side yard width is listed as 6 feet, 10-3/4 inches for the north side of the building, on the plans.
- Section 1143.05(c)(2)(B):** R-2MS Site Development Regulations require a minimum rear yard depth of 35 feet.
- The rear yard depth is listed as 24 feet, 11-3/8 inches on the plans.

Section 1143.05(c)(4)(A)(1):

R-2MS Site Development Regulations require a maximum total lot coverage of 35 percent.

- The total lot coverage is listed as 55.1% on the plans.

Section 1143.05(c)(4)(A)(2):

R-2MS Site Development Regulations require a maximum building coverage of 25 percent.

- The building coverage is listed as 38.5% on the plans.

Section 1143.05(c)(4)(A)(3):

R-2MS Site Development Regulations require a maximum front yard coverage of 25 percent of front yard.

- The front yard coverage is listed as 5.7% on the plans. Staff calculates the front yard coverage at approximately 70%.

Section 1149.04(a)(2):

Residential Vehicle Management Regulations require that no more than one required off-street parking space be a stacked space.

- The text on the plans lists only 2 of 4 off-street required parking spaces. There appears to be sufficient area for 4 parking spaces, which would create a situation where more than 1 was a stacked space.

Section 1149.03(e):

Residential Vehicle Management Regulations require at least 4 parking spaces for a 2-family dwelling unit.

- The text on the plans lists only 2 of 4 off-street required parking spaces.

Section 1149.04(a)(3):

Residential Vehicle Management Regulations require that parking spaces shall be located a minimum of 3 feet from any lot line.

- There is insufficient information to determine conformance with this requirement.

Section 1149.03(a):

Vehicle Management General Regulations require that parking areas be hard surfaced.

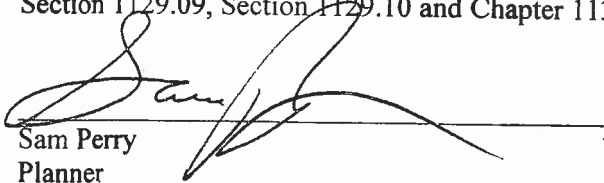
- The plans show the parking area as gravel.

Section 1149.03(b):

Vehicle Management General Regulations require that all off-street parking be located on the same site as the use for which it is intended or required.

- The rear parking area is inaccessible without traversing an adjacent property.

An appeal from this decision to the City of Oxford Board of Zoning Appeals is governed under Section 1129.03 d., Section 1129.09, Section 1129.10 and Chapter 1139 of the City of Oxford Zoning Ordinance.



Sam Perry
Planner

Note: The applicant has 30 days to submit revisions or to appeal this decision to the Board of Zoning Appeals. A new application will be required, including payment of a new fee, if the applicant fails to submit adequate revisions within this time period. Revisions that address these deficiencies may result in further comments relative to these or other Zoning Code provisions. This review is only for compliance with the zoning regulations. Other departments may also have comments that will need to be addressed before any permits can be issued.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/5/13

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

CASE #: BZA-03-2013

ADDRESS: 304 Bishop Street

Variances to Section 1143.05 R2MS Single- and Two-Family Mile Square Residential District, specifically 1143.05 (c) Site Development Regulations related to lot coverage; lot area; lot width; front setback, side setback, rear setback; and variance to Section 1149 Vehicle Management specifically 1149.03 parking regulation related to number and location of parking spaces for a two-family dwelling, **Scott Webb, Architect, Applicant, Agent**

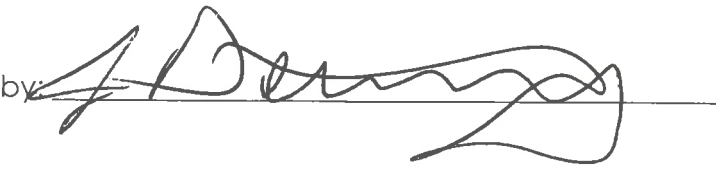
____X____ Review _____ Revisions _____ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **3/14/13** 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:



PRINT NAME

Date: 3-11-13

RECEIVED
MAR 12 2013
CITY OF OXFORD

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/5/13

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

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____X____ Review _____ Revisions _____ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **3/14/13** 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: _____



VICTOR POPESCU

PRINT NAME

Date: 3-6-13

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/5/13

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

CASE #: BZA-03-2013

ADDRESS: 304 Bishop Street

Variances to Section 1143.05 R2MS Single- and Two-Family Mile Square Residential District, specifically 1143.05 (c) Site Development Regulations related to lot coverage; lot area; lot width; front setback, side setback, rear setback; and variance to Section 1149 Vehicle Management specifically 1149.03 parking regulation related to number and location of parking spaces for a two-family dwelling, **Scott Webb, Architect, Applicant, Agent**

____X____ Review _____ Revisions _____ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **3/14/13** 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: _____

Date: 3-6-2013

R. B. Holzworth
PRINT NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 3/5/13

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

CASE #: BZA-03-2013

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 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **3/14/13** 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: [Signature]

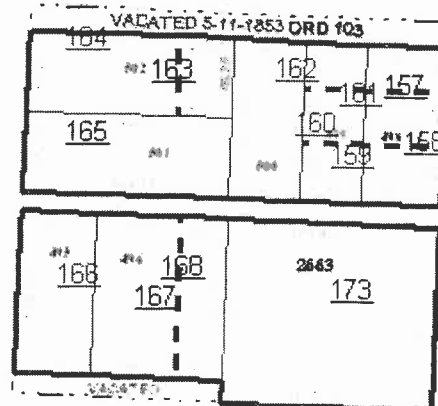
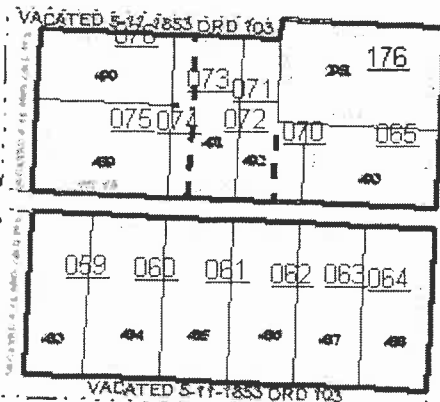
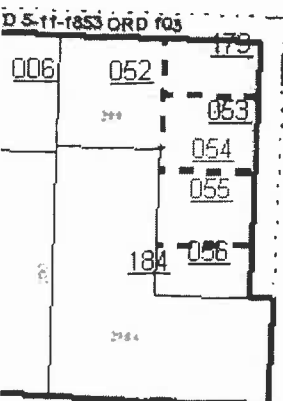
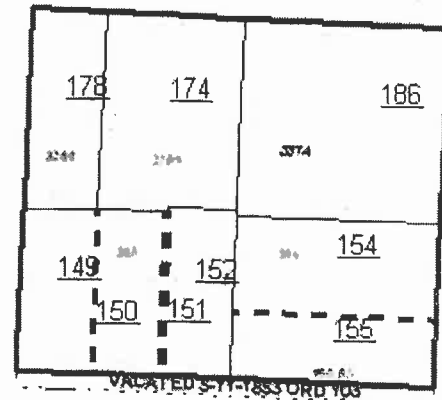
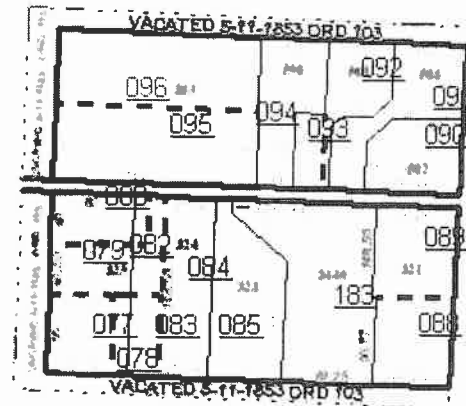
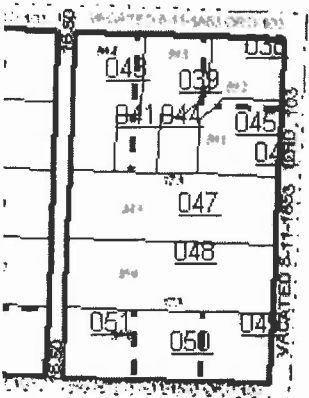
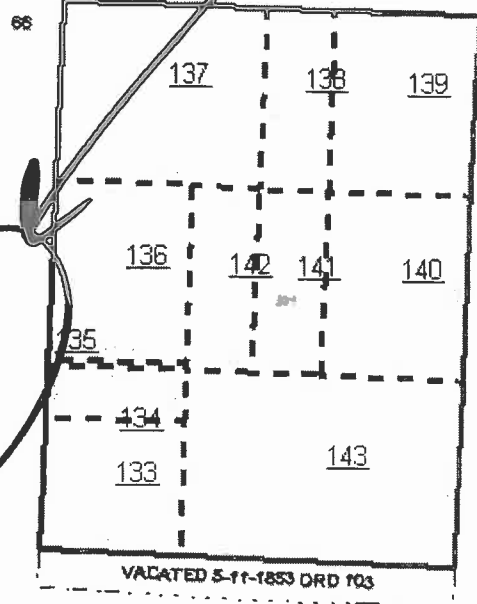
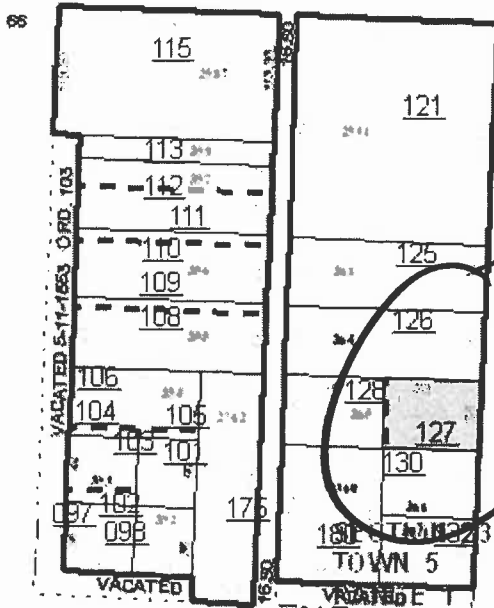
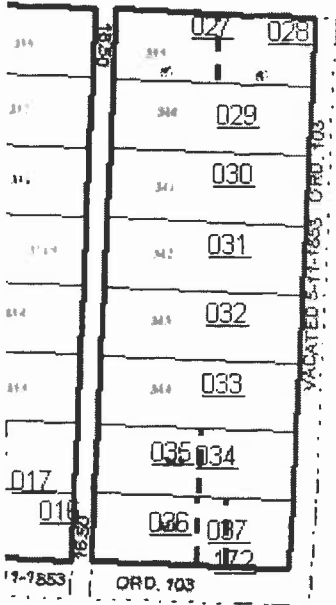
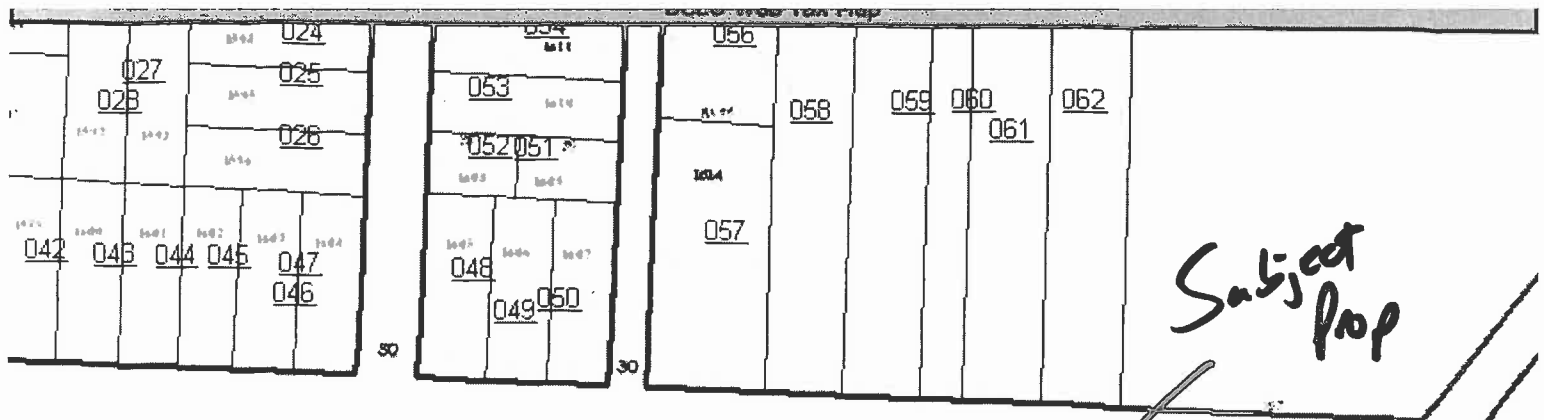
Date: 3-8-2013

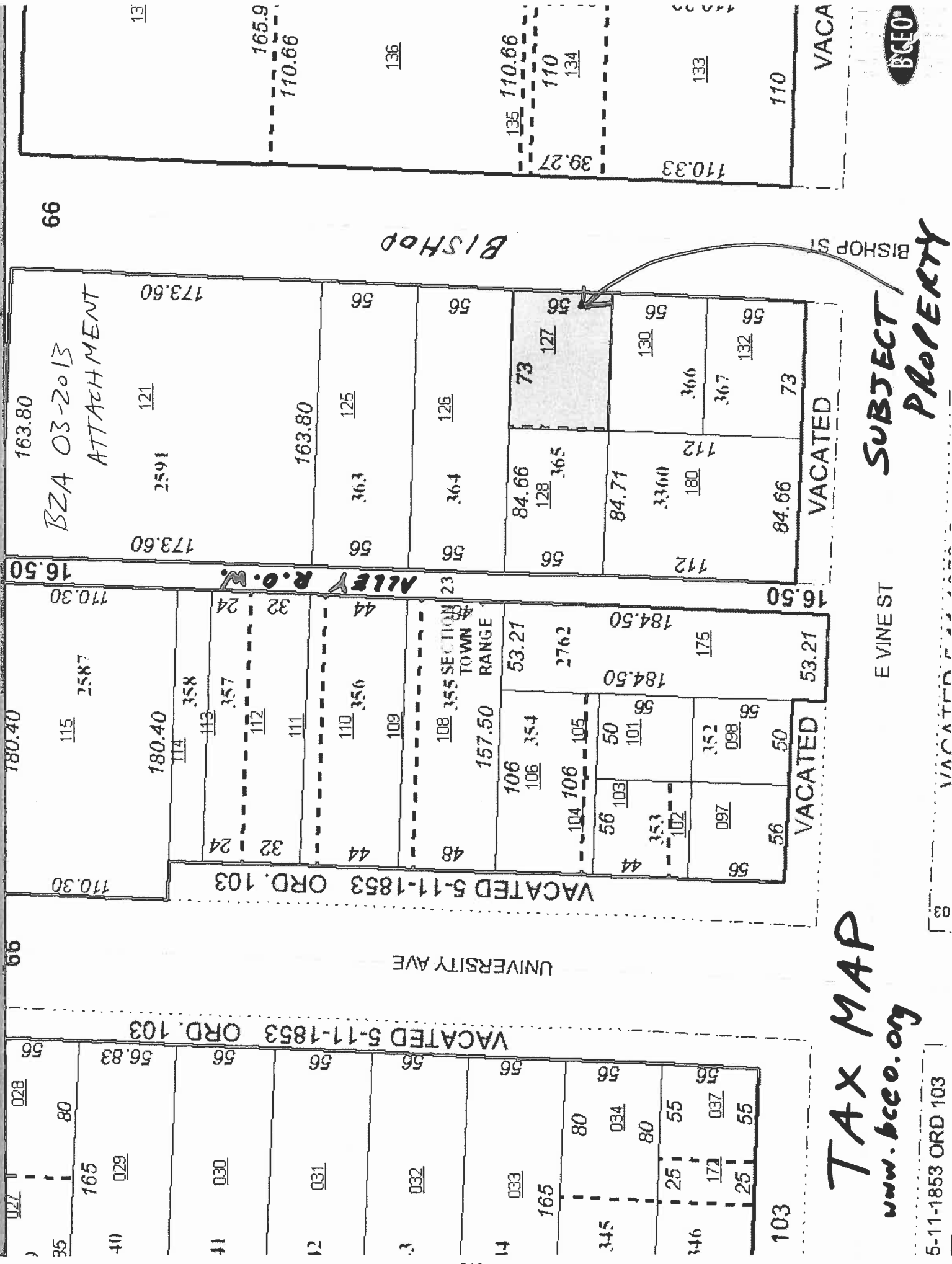
G. Alan Ketchum

PRINT NAME









TAX MAP
www.bcco.org

5-11-1853 ORD 103

304 Bishop St - March 13, 2013 Site Photos by City Staff



Sam Perry

From: Victor Popescu
Sent: Tuesday, March 12, 2013 11:00 AM
To: Sam Perry
Subject: RE: potential for improving alley

Sam:

As with all other developments in town, the developer pays for improvements in the R/W that are necessary to accommodate the development. In addition, the alley in question is not included in the CIP for the next five (5) years. Thanks,

Victor Popescu, P.E.
City Engineer
City of Oxford
1-513-524-5208

CONFIDENTIALITY NOTICE:

This information transmitted is intended only for the person or entity to which it is addressed and may contain personal information which is privileged and confidential. If you receive this material/information in error, please contact the sender and delete or destroy the material/information immediately.

From: Sam Perry
Sent: Tuesday, March 12, 2013 10:48 AM
To: Victor Popescu
Cc: Mike Dreisbach; Jung-Han Chen
Subject: potential for improving alley

Victor,

We are writing a report for the BZA regarding a request from Scott Webb for multiple variances to substantially remodel a lodging house at 304 Bishop into a modern duplex. A issue of concern for the BZA will be the provision (or lack thereof) for on-site parking/maneuvering.

Mr. Webb and the owner are not proposing any changes in the parking provisions. However, it appears that if the owners of the surrounding properties were to work together some additional parking area could be created and accessed from the alley. What would be the process for the owners to seek alley improvements? It appears that the alley surface only runs a short distance from Vine Street, and does not go all the way through.

One of the BZA's decision criterion is to determine **"Whether the property owner's predicament feasibly can be obviated through some method other than a variance"**. So, if this is a **method** that could have been investigated by the applicant/owner, I think a comment from the Service Dept would be most helpful. Is it possible for this unused alley ROW to be improved?

See attached map for an aid.

Thanks,
Sam

(b) Application for a Certificate of Code Compliance. Every application for a certificate of occupancy shall be deemed to be an application for a Certificate of Code Compliance.

(c) Review of a Certificate of Code Compliance. The Zoning Administrator and Service Director shall review all Certificate of Code Compliance applications for compliance with the Zoning Code, the Subdivision Regulations, Ohio Residential Code, Ohio Building Code, the Water and Sanitation Sewer Improvement Specifications Manual, Storm Water Management Design Manual, and other applicable sections of the Codified Ordinance of the City of Oxford.

(d) Approval of a Certificate of Code Compliance Application. If an application satisfies all of these Codes, the Zoning Administrator shall issue the Certificate of Code Compliance.

(1) Minor Variance: The Zoning Administrator may grant the minor variance up to five percent (5%) of the side or rear yard setback, provided that the issuance of the zoning permit conforms to the following criteria:

- 
- A. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a practical difficulty upon or for the owner, lessee, or occupant as distinguished from a mere inconvenience, if the provisions of this Chapter were literally enforced.
 - B. The issuance of a certificate will not be materially detrimental or injurious to the adjoining properties or improvements in the neighborhood in which the subject property is located.
 - C. That the requested modification does not exclusively rely upon the desire of the owner, lessee, occupant or applicant to realize economic gain.
 - D. That the proposed deviation will not impair an adequate supply of light or air to adjacent properties, substantially increase the congestion in the public street, increase the danger of fire, endanger the public safety or substantially diminish or impair property value within the neighborhood.
 - E. Notification will be sent to direct abutters within two business days of the application filing. This notification will include comment forms.

(e) Denial of Certificate of Code Compliance.

- (1) If an application does not satisfy these Codes, or if insufficient information is provided to ensure satisfaction of these Codes, the Zoning Administrator shall deny the certificate. A written notice shall be provided to the applicant stating the reason for denial.
- (2) An applicant may submit revisions to a denied application to correct elements of the original application that do not satisfy this Code or to provide more information that will ensure satisfaction of all elements of these Codes. Revisions must be submitted to the Zoning Administrator within thirty days of the date that the Zoning Administrator issues a written denial.



LETTER OF AGENCY

To Whom It May Concern:

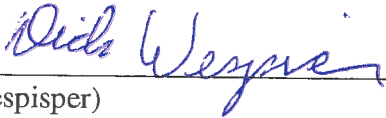
Please be advised that Scott Webb, Architect has permission to represent our interest with the City of Oxford and act on our behalf for Board of Zoning Appeals hearing March 20, 2013 regarding the reconfiguration of an existing rooming house into a two-family dwelling at 304 North Bishop Street, Oxford, Ohio 45056

Thank-you,

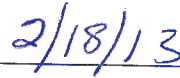
Signed: _____

(Dick Wespisper)

(JRJ LLC)



Date: _____



Petition for Zoning Variance
City of Oxford, Ohio

REQUIRED INFORMATION

Name of Petitioner:

JR LLC / Scott Webb, Architect
(Attach a Letter of Agency if the Applicant is not the property owner.)

Mailing Address:

21 Lynn Ave. / 103 W. Walnut St. Oxford

Telephone Number(s):

523-3838

Email Address

scottwebbarchitect.com

Name of Property Owner:

JR LLC

Mailing Address:

21 Lynn Ave, Oxford, OH 45050

Telephone Number(s):

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

Multiple Variances - see attached Narrative

Location of Requested Variance:

304 N. Branch St.

Legal Description:

Zoning District:

R2MS

Total Acreage:

.10 Acres

Existing Use of Site:

Rooming house with (12) rental permits
2 Family dwellings with (8) occupants

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.

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.butlercountyoio.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:
- Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;
 - Whether the variance is substantial;
 - 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;
 - Whether the variance would adversely affect the delivery of governmental services (i.e., water, sewer, garbage);
 - Whether the property owner purchased the property with knowledge of the zoning restriction
 - Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
 - Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
 - Any other relevant factor.

Submit this application with required attachments and **\$400.00 plus Actual Postage 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: _____

PRINTED NAME OF APPLICANT: _____

FEE / RECEIPT

\$400 plus Actual Postage Fee Paid / Receipt Number: _____

18 533.44

Board of Zoning Appeals
City of Oxford
101 East High Street
Oxford, Ohio 45056



SCOTT
WEBB

ARCHITECT

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

Re: Multiple Variances
Conversion of Existing Rooming House to
Reconfigured 2-Family Dwelling
304 North Bishop Street

February 13, 2013

Board Members

Please accept this letter as a formal petition for a Board of Zoning Appeals review hearing for a variance to multiple requirements of the underlying Zoning District relating to the remodeling and reconfiguration of the existing building at 304 North Bishop Street.

The existing is a non-conforming rooming house in the R2MS district, which currently has an approved occupancy of (12) persons. The drawings submitted to the Building Department describe the conversion of this building into a use-compliant two-family dwelling.

Building Permits were applied for and a notice of refusal was drafted December 20, 2012 listing the following required variances. These variances fall into two separate groups; one group addressing the existing site configuration and one group addressing parking.

Existing Site & Building Variances

In addition to the 20% reduction in occupancy, all dimensional requirements of the underlying zoning district must be met (1137.08(e)(3)).

It should be noted that legislation revising the non-conformities chapter, is currently making its way through Planning Commission & City Council removing the need for the first set of required variances. However, the timing of the application, notification requirements, and the proposed start of construction does not allow the applicant to wait for the legislation to take effect.

1143.05(c)(1)(A) Requires a minimum of 7,500 square feet of lot area for a two family dwelling unit in the R2MS Zoning District.

The existing lot currently supports (12) residents, far exceeding that allowable in the district. When the renovation is complete, the 12-resident rooming house will be replaced with a use-compliant two family dwelling

This reduction in occupancy exceeds that required by 1137.08(e) in an attempt to reduce the non-conformity, eliminating the Rooming House in favor of the two-family dwelling

Compliance with this section of the Zoning Code will no longer be required with the revision of 1137

- 1143.05(c)(1)(B) Requires a minimum lot width of 75' for a two family dwelling
- The Zoning Code has made this entire neighborhood a R2MS District, while none of the lots in the district are in fact 75' wide. One can only presume the intention of City Council was to allow two-family dwellings in this neighborhood when making the most recent Zoning change, regardless of the existing property dimension in the area
- Once again, the intensity of the use is being significantly decreased in an attempt to provide a more compliant structure.
- Compliance with this section of the Zoning Code will no longer be required with the revision of 1137
- 1143.05(c)(2)(A) Requires a minimum front yard setback of 20'
- The proposal contained herein describes the remodeling of the building inside the existing walls, and provide for no additional reduction in the front yard setback.
- Redevelopment of this project will neither increase, nor decrease this non-conformity.
- Compliance with this section of the Zoning Code will no longer be required with the revision of 1137
- 1143.05(c)(2)(C) Requires a side yard setback of 7.5'
- The proposal contained herein describes the remodeling of the building inside the existing walls, and provide for no additional reduction in the side yard setback.
- Redevelopment of this project will neither increase, nor decrease this non-conformity.
- Compliance with this section of the Zoning Code will no longer be required with the revision of 1137
- 1143.05(c)(2)(B) Requires a rear yard depth of 35'
- The proposal contained herein describes the remodeling of the building inside the existing walls, and provides for no additional reduction in the rear yard. The existing metal fire escape extending into this yard however is being removed.
- Redevelopment of this project will marginally decrease this non-conformity.
- Compliance with this section of the Zoning Code will no longer be required with the revision of 1137
- 1143.05(c)(4)(A)(1) Limits overall lot coverage to 35%
- The proposal contained herein describes the remodeling of the building inside the existing walls, and provides for no increase in lot coverage. The existing metal fire escape extending into this yard however is being removed.
- Redevelopment of this project will marginally decrease this non-conformity.

Compliance with this section of the Zoning Code will no longer be required with the revision of 1137

1143.05(c)(4)(A)(2) Limits the building lot coverage to 25%

The proposal contained herein describes the remodeling of the building inside the existing walls, and provides for no additional reduction in the lot coverage of the building.

Redevelopment of this project will neither increase, nor decrease this non-conformity.

Compliance with this section of the Zoning Code will no longer be required with the revision of 1137

1143.05(c)(4)(A)(3) Limits front yard lot coverage to 25%

The proposal contained herein describes the remodeling of the building inside the existing walls, and provides for no increase in the front yard lot coverage.

Redevelopment of this project will neither increase, nor decrease this non-conformity.

Compliance with this section of the Zoning Code will no longer be required with the revision of 1137

Parking Related Variances

The following variances are unaffected by the proposed changes in the Zoning Code regarding non-conformities.

The property owners are unable to secure an access easement with the neighboring property, thereby eliminating the (2) existing parking spaces, as no legal access is provided to these spaces. Subsequently, the Site Plan has been modified and the required variances described in the December 20 Notice of Refusal have been affected as well.

Additional variances are necessary for the parking requirements for the new two-family dwelling as follows:

1149.04(a)(2) Limits the number of stacked cars on a site to one.

As there is no legal access to this existing parking area, nor were stacked spaces shown, the need for this variance has been eliminated.

1149.03(e) Requires (4) parking spaces for a two family dwelling.

As described above, there is no legal access to the existing parking area. Subsequently, there has never been legal parking on this site nor is there a place on the lot for parking to be provided.

As there has never been legal parking for the (12) allowable residents, the reduction in occupancy to (8) residents lessen the impact of this deficiency in parking.

1149.04(a)(3) Requires parking spaces to be located a minimum of 3' from any property line.

As no parking is provided, the need for this variance has been eliminated..

- 1149.03(a) Requires parking spaces to be hard surfaced.
As no parking is provided, the need for this variance has been eliminated..
- 1149.03(b) Requires parking spaces to be located on the same site as the use for which it is intended.
As no parking is provided, the need for this variance has been eliminated..

In the following responses to the decisions standards outlined in the application, we will address the project as a whole, rather than provide separate responses to these standards for each individual variance:

- a) *Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;*

The existing building has been a student rental for over 30 years and is in serious need of repair. Structural issues, including severely sagging floors require significant rebuilding of the existing structure.

The project described herein represents a major investment into a declining property, bringing the property into compliance as a two-family residence in a two family district, eliminates a non-conforming rooming house, and includes improvements in life safety & building code compliance.

- b) *Whether the variance is substantial;*

The variances are not substantial, as all variances are based on pre-existing conditions, all of which are lessened by the reduction in occupancy of the building, bringing the project closer to compliance.

- 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*

The essential character of the neighborhood would be simply improved, reducing the occupancy and dramatically improving the aesthetics of the building.

- d) *Whether the variance would adversely affect the delivery of governmental services (i.e., water, sewer, garbage);*

The remodeling as proposed reduces the allowable occupancy, lessening the burden on utilities & government services.

- e) *Whether the property owner purchased the property with knowledge of the zoning restriction;*

The property was purchased over 30 years ago, and has been made non-conforming based on changes in the Zoning Code over the years.

- f) *Whether the property owners' predicament feasibly can be obviated through some method other than a variance;*

The variances addressed herein, are required to remodel/renovate the building, bringing it closer to Building and Zoning Code compliance.

- g) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;*

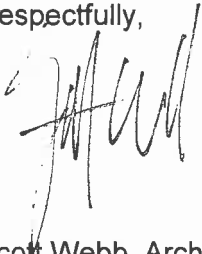
The spirit of the Zoning Code with regard to non-conforming properties is to reduce the degree of non-conformity. The project proposed herein reduces non-conformities while improving the property.

h) Any other relevant factor;

This redevelopment project aligns with the goals of the Comprehensive Plan, encouraging infill and redevelopment within the City, improving the property aesthetically, and with regard to the safety of its occupants.

Thank you for your consideration of this application. If you have any questions or need any additional information, please call.

Respectfully,

A handwritten signature in black ink, appearing to read 'S. Webb', written over a faint horizontal line.

Scott Webb, Architect

304 ~~X~~ Bishop Street

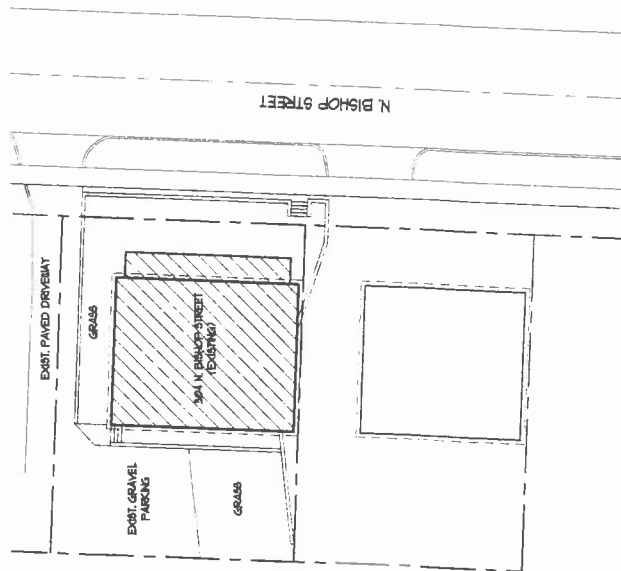
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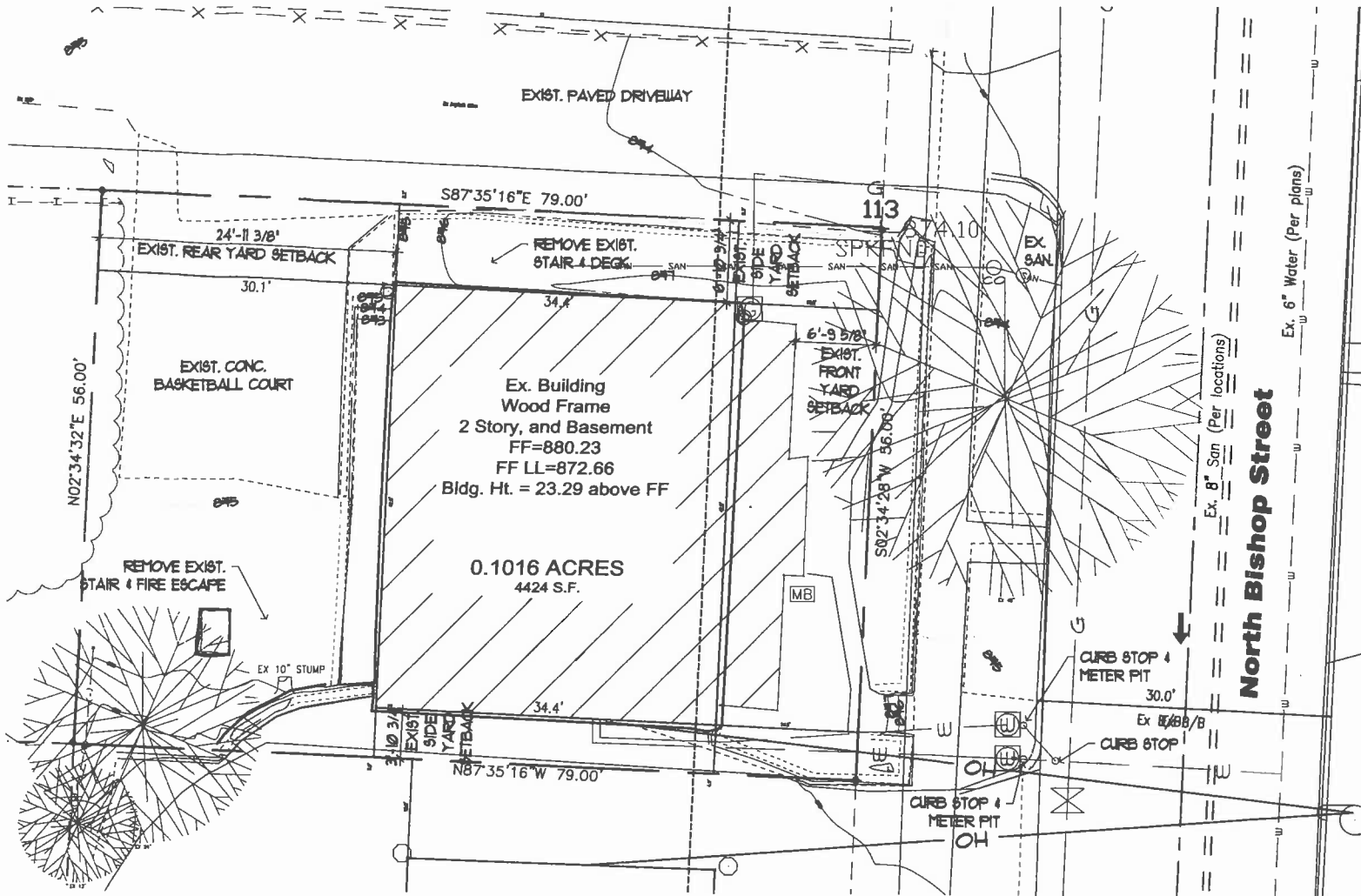
www.scottwebbarchitect.com



SITE PLAN

2. ALL CONTRACTORS SHALL SUBMIT TO THE OWNER PROOF OF WAIVING IN EFFECT LIABILITY INSURANCE, INCLUDING:
- a) WORKMAN COMPENSATION
 - b) EMPLOYER LIABILITY
 - c) PUBLIC LIABILITY, PROPERTY LIABILITY, AND PERSONAL INJURY
 - d) AUTO LIABILITY, PROPERTY DAMAGE AND PERSONAL INJURY
3. CERTIFICATE OF INSURANCE FORM, ALL DOCUMENTS, CERTIFICATE OF INSURANCE, LATEST EDITION SHALL BE USED FOR THE PROJECT.
- WORK OF THE CONTRACTOR
1. PROCEDURES AND METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. IT SHALL BE UNDERSTOOD THAT THE ARCHITECT'S ON-SITE OBSERVATION OF THE WORK IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
3. CONTRACTORS SHALL ALL REGULATIONS PERTAINING TO SAFETY AND HEALTH IN THE SALE AND COMPLETE RESPONSIBILITY OF EACH CONTRACTOR.
4. THE GENERAL CONTRACTOR SHALL SCHEDULE AND COORDINATE WORK OF ALL TRADES INCLUDING THE WORK OF THE SUBCONTRACTOR. THE WORKER SHALL DIRECT ALL NECESSARY PREP WORK, STORAGE OF MATERIALS. HE SHALL COORDINATE AND EXPEDITE THE WORK OF ALL TRADES SO THAT PROGRESS OF THE PROJECT SHALL BE KEPT ON SCHEDULE.
5. EACH CONTRACTOR AND SUBCONTRACTOR SHALL COORDINATE THEIR WORK WITH ADJACENT WORK, COORDINATE WITH ONE ANOTHER AND WITH OTHER TRADES TO FACILITATE GENERAL PROGRESS OF WORK. EACH TRADE SHALL AFFORD OTHER CONTRACTORS ACCESS TO THE WORK OR STORAGE OF THEIR MATERIALS.
6. MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, FREIGHT, UNLAD, AND CLEANED AND STORED IN ACCORDANCE WITH PRINTED SPECIFICATIONS AND DIRECTIONS, UNLESS SPECIFIED TO CONTRARY.
7. BEFORE ORDERING MATERIALS OR DOING WORK WHICH IS DEPENDENT FOR PROPER REE OR CONDITIONS, THE CONTRACTOR SHALL ASSESS CONDITIONS, TAKE MEASUREMENTS AT BUILDING AND BE RESPONSIBLE FOR SAME. NO CLAIM BASED ON DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE SHOWN ON DRAWINGS WILL BE CONSIDERED. ANY DISCREPANCIES BETWEEN DIMENSIONS AND THOSE SHOWN ON DRAWINGS FOR ADJUSTMENT BEFORE ANY ADJACENT WORK IS STARTED.
8. SUBSTITUTIONS OF SPECIFIED MATERIALS THAT BE APPROVED BY THE ARCHITECT BEFORE INCLUDING IN ANY WORK.
9. WHEN NEW SITE WORK BECOMES INTENSIVE AND CLOSELY ADJACENT EXISTING CONDITIONS, HOLD VERIFY LOCATIONS AND CONDITIONS. SHOULD ANY DISCREPANCIES OCCUR IMMEDIATELY REPORT TO THE ARCHITECT FOR CLARIFICATION.
10. EACH CONTRACTOR SHALL DO ALL CUTTING, EXCAVATION, OR PATCHING OF AIR WORK THAT MAY BE REQUIRED TO PROTECT EXISTING WORK OR ADJACENT WORK FOR THAT FULL PERIOD.
5. CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REMOVAL AND REPAIR AND REPAIR OF THE STRUCTURE DURING THE REMOVAL AND REPAIR OF ANY STRUCTURAL ELEMENTS. ANY DAMAGE DONE TO THE STRUCTURE CAUSED BY OFFSHORE DRILLING OR BURNING SHALL BE REPAIRED TO THE OWNERS SATISFACTION BY THE CONTRACTOR AND AT NO ADDITIONAL COST TO THE OWNER.
- TEMPORARY UTILITIES
- 1. WATER
 - a) PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY TEMPORARY PIPING AND WATER SUPPLY, AS SOON AS PRACTICAL, AND UPON INSTALLATION OF FINAL SERVICE OR FITTINGS, REMOVE ANY SUCH TEMPORARY FACILITY.
 - b) OWNER SHALL PROVIDE AND PAY FOR WATER USED DURING CONSTRUCTION.
 - 2. ELECTRICITY
 - a) ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY TEMPORARY POWER SUPPLY TO THE SITE AS SOON AS PRACTICAL IN ACCORDANCE WITH THE ELECTRICAL CODES, GUIDELINES AND UPON INSTALLATION OF FINAL SERVICE OR FITTINGS, REMOVE SUCH TEMPORARY FACILITY.
 - b) OWNER SHALL PAY FOR ELECTRICITY USED DURING CONSTRUCTION.
3. CONSTRUCTION CLEANING
- 1. AS NECESSARY AND AS DIRECTED BY ARCHITECT, CONTRACTOR SHALL REMOVE FROM THE PREMISES AND RECYCLE WASTE PRACTICAL OR OTHERWISE LEGALLY DISPOSABLE OF ALL ACCUMULATED DEBRIS, WASTE MATERIALS AND RUBBISH CAUSED BY HIS/HER EMPLOYEES.
- K. PROJECT CLOSEOUT
- 1. REPAIR, PATCH AND TOUCH-UP HARMED SURFACES TO MEET THE SAME QUALITY AND FINISH ADJACENT SURFACES.
 - 2. REPLACE LAMINATE IN ALL HVAC EQUIPMENT OPERATING DURING CONSTRUCTION.
 - 3. FINAL ACCEPTANCE OF THE WORK WILL OCCUR UPON THE WORK BEING IDENTIFIED TO THE OWNER IN ACCORDANCE WITH THE SPECIFICATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT. FINAL ACCEPTANCE WILL BE EVIDENCED BY A DULY AUTHORIZED REPRESENTATIVE OF THE OWNER AND ARCHITECT, AND IT THESE ARE ITEMS OF WORK REMAINING TO BE COMPLETED, THE CONTRACTOR SHALL BE SUBJECT TO A DETAILED FAMILIAR OF ITEMS OF WORK REMAINING TO BE COMPLETED ACCOMPANIED BY A SIGN-OFF LETTER DULY EXECUTED BY THE CONTRACTOR AND THE OWNER.
 - 4. THE CONTRACTOR SHALL PROVIDE TO THE OWNER:
 - a) FINAL CERTIFICATE OF INSPECTIONS REQUIRED FOR OCCUPANCY, CERTIFICATE OF OCCUPANCY FROM GOVERNING AUTHORITY.
 - b) INSPECTION, HVAC AND ELECTRICAL EQUIPMENT OPERATING MANUALS, MAINTENANCE RECORDS, INFORMATION, SHOP DRAWINGS, AND INFORMATION FOR THE OWNER.
 - c) A FINAL AFFIDAVIT AND LIGEN RELEASE WILL BE REQUIRED BEFORE FINAL PAYMENT IS MADE.
- L. GUARANTEES
- 1. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE FULL YEAR FROM THE DATE OF SUBMISSION OF THE 323, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST TO THE OWNER FOR THAT FULL PERIOD.

- A. GENERAL REQUIREMENTS
1. THE AIA DOCUMENT #209 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION IS HEREBY MADE A PART OF THESE NOTES. A COPY OF WHICH MAY BE OBTAINED FROM THE ARCHITECT BY REQUEST, OR FROM THE AIA OFFICE (LONGGORDEN HALL) 120 WEST FIFTH ROSE WATKINS CHICAGO, ILL. 60601.
2. ALL WORK SHALL COMPLY WITH OHBC AND CABO CODES WHERE APPLICABLE. WORK SHALL FOLLOW ORDINANCE OR REGULATION AND DEPARTMENT OF BUILDING AND MANUFACTURES INSTALLATION INSTRUCTIONS.
3. ALL CHANGES SHALL BE APPROVED IN WRITING BY THE ARCHITECT AND THE OWNER PRIOR TO BEGINNING AFFECTED WORK.
- B. PERMITS & TESTS
1. THE OWNER SHALL SECURE AND PAY FOR THE COST OF THE BUILDING PERMIT AND TESTS AS APPLICABLE.
- a) GENERAL CONTRACTORS TO OBTAIN INSPECTIONS AND APPROVALS FOR LOCAL AND STATE REQUIREMENTS. THE COST OF THIS WORK SHALL BE INCLUDED IN THE BID TO THE OWNER.
- b) ELECTRICAL, PLUMBING, AND HVAC SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR THEIR RESPECTIVE PERMITS AND TESTS. THE COST OF THIS WORK SHALL BE INCLUDED IN THE BID TO THE OWNER.
- C. STATE & LOCAL TAXES
1. THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL PAY ANY APPLICABLE FEDERAL, STATE, AND LOCAL TAXES.
- D. CONTRACT DOCUMENTS
1. THE CONTRACT DRAWINGS AND SPECIFICATIONS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FRAMED PIECE OF WORK. THEY ARE INTENDED TO BE COOPERATIVE AND WHAT IS CALLED FOR BY EITHER SHALL BE AS BIDDING UPON THE CONTRACTOR AS IT CALLED FOR BY BOTH.
2. IF ANY PERSON CONTRAVERTING SUBMITTING A BID FOR CONSTRUCTION OF THE WORK IS IN DISSENT AS TO THE TRUE MEANING OF ANY PART OF THE PROPOSED CONTRACT DOCUMENTS, OR FINDS DISCREPANCIES IN OR CHANGES FROM ANY PART OF THE PROPOSED CONTRACT DOCUMENTS, HE MUST FIRST CONSULT THE ARCHITECT FOR INTERPRETATION THEREOF.
3. IT IS UNDERSTOOD AND AGREED BY THE CONTRACTOR THAT THE CONTRACTOR'S COMPLETE KNOWLEDGE OF EVERY DETAIL THOUGH EVER SET FORTH IN THE CONTRACT DOCUMENTS, OR ANY OTHER PROVISION MENTIONED IN THE CONTRACT DRAWINGS OR THE SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK AND SHALL NOT BE RESPONSIBLE FOR ANY HUMAN ERROR OR OMISSION SHOULD SUCH EXIST.
- E. EXISTING CONDITIONS
1. BEFORE SUBMITTING A BID, EACH BIDDER SHALL INVESTIGATE THE SITE OF THE PROJECT, THE SPECIFICATIONS AND ALL OTHER PROVISIONS OF THE CONTRACT DOCUMENTS, AND VISIT THE SITE OF THE WORK. EACH BIDDER SHALL VERIFY HIMSELF HIMSELF PRIOR TO BIDDING AS TO ALL EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK WILL BE DONE. THE CONTRACTOR SHALL INCLUDE IN HIS BID A SUMMARY TO COVER ALL COSTS OF ALL ITEMS NECESSARY TO PERFOM THE WORK AS SET FORTH IN THE PROPOSED CONTRACT DOCUMENTS. NO ALLOWANCE WILL BE MADE TO ANY BIDDER BECAUSE OF LACK OF SUCH INFORMATION. THE CONTRACTOR'S ASSUMPTION OF A BID WILL BE CONSIDERED AS INCLUDING EVIDENCE THAT THE BIDDER HAS MADE SUCH EXAMINATION.
- F. LOCATE UNDERGROUND UTILITIES
1. PRIOR TO BEGINNING OF ANY WORK ON THE SITE, THE GENERAL CONTRACTOR IS TO LOCATE ANY, AND ALL, UNDERGROUND UTILITIES INCLUDING GAS LINES, WATER LINES, SEWERS, UNDERGROUND ELECTRIC, TELEPHONE, CABLE TV, OR ANY OTHER PRIVATE OR PUBLIC SERVICE.
- G. INSURANCE
1. PRIOR TO COMMENCING ANY WORK ON THE SITE, THE GENERAL CONTRACTOR SHALL MAINTAIN A FORCE THROUGHOUT THE ENTIRE PROJECT UNTIL FINAL ACCEPTANCE BY THE OWNER SUCH INSURANCE AS TO PROTECT HIMSELF FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULT FROM THE PERFORMANCE OF HIS OPERATION UNDER THIS CONTRACT.



SITE PLAN

1" = 10'-0"

SURVEY INFORMATION PROVIDED BY:
BAYER BECKER

ZONING:

ZONING DISTRICT: RMS SINGLE AND TWO-FAMILY MILE SQUARE RESIDENTIAL DISTRICT
PER 1137.00(a) THE STRUCTURE IS INTENDED TO BE RECONSTRUCTED TO AN EXTENT
GREATER THAN 75% OF THE FLOOR AREA

OCCUPANCY

EXISTING PERMITTED OCCUPANCY = 12 PERSONS (ROOMING HOUSE)

NEW OCCUPANCY = (8) PERSONS IN TWO SEPARATE DWELLING UNITS

PARKING

NO PARKING

LOT AREA

MIN LOT AREA:	5,000 SF.	EXISTING BUILDING TO REMAIN
MIN. FRONT YARD DEPTH:	5,000 SF.	4,424 SF.

SETBACKS

MAXIMUM COVERAGE:	EXISTING BUILDING TO REMAIN
MIN. FRONT YARD DEPTH:	20'-0"
MIN. REAR YARD DEPTH:	35'-0"
MIN. SIDE YARD WIDTH:	7'-6"

LOT COVERAGE

OVERALL LOT AREA:	4,424 SF
BUILDINGS:	1,703 SF
BASKETBALL COURT:	450 SF
SIDEWALKS:	283 SF
TOTAL:	2,436 SF

MAXIMUM COVERAGE:	EXISTING BUILDING TO REMAIN
FRONT YARD:	25%
ACTUAL ENCLOSED BUILDING:	250 SF / 4,424 SF = 5.7%
TOTAL LOT COVERAGE:	1,703 SF / 4,424 SF = 38.5%
	2,436 SF / 4,424 SF = 55.1%

