

MEMORANDUM

TO: Paul Brady, Chair
Members of Oxford Board of Zoning Appeals

FROM: Jung-Han Chen
Community Development Director

DATE: June 5, 2013

SUBJECT: Extension to an approved variance application - 2012-BZA-08,
201 E. Chestnut Street

At the request of Scott Webb, who is asking for an extension to this approved variance application, 2012-BZA-08, Staff has placed on the agenda this item for your consideration.

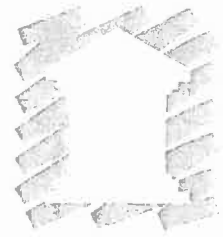
Oxford Zoning Code Section 1139.02(e)(2) states that "No order of the Board permitting erection or alteration of a building or the use of a building or premises shall be valid for a period longer than six (6) months, and upon the expiration of such permit shall automatically be deemed revoked, unless a building permit for such erection or alteration is obtained and the work is started within such period, or where no erection or alteration is necessary, the permitted use is established within such period, or an extension is requested in writing and granted by the Board."

BZA 08-2012 was heard and approved by the Board of Zoning Appeals on August 15, 2012. A total of 9 variances were requested and 7 were granted.

The Applicant, Scott Webb, provided a written request for an extension that is attached to this memo for your consideration as well.

If you need any further information, please let me know.

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



SCOTT
WEBB

A R C H I T E C T

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Re: Multiple Variances
Existing Apartment Complex
201 East Chestnut Street

May 30, 2013

Board Members,

Please accept this letter as a formal petition for an extension of the variances granted for the remodeling of the apartment complex at 201 East Chestnut Street.

As you can imagine, quite a bit of time and effort goes into the purchase of a property of this size, and such a purchase could not be made without knowing the outcome of the variance process. From that point, contracts for architectural & civil drawings are negotiated, drawings are begun, estimates are prepared, and bidding begins on the project. This is followed by negotiations with bidders, value engineering of the project, and evaluation of the potential contractor. As all of this work is being diligently pursued, six months is frankly not enough time to apply for a building permit for a project of this scope.

No changes have been considered to the approved plan that would change any of the variances that were granted; simply more time is required to get to the building permit application.

The current schedule has construction starting later this summer with completion by the beginning of August of 2014 for the fall 2014 semester. This is the same schedule that was presented to BZA at the time of the variance hearing.

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

Respectfully,

Scott Webb, Architect