

City of Oxford
Community Development Department
STAFF REPORT

Board of Zoning Appeals

Case # BZA-2017-08

Date – July 18, 2017

APPLICATION

Applicant:	Tommy Reed / Atlantic Sign Company
Location:	19 East High Street
Owner:	Uptown Investments LTD
Action Request:	Variance to Section 1151.05(a)2(B), variance to sign lighting requirements of the Uptown Zoning District
Current Use:	Commercial
Zoning:	UP (Uptown)
Surrounding Land Uses:	Retail, Multi-Family (Mixed Use), Public Park

DESCRIPTION

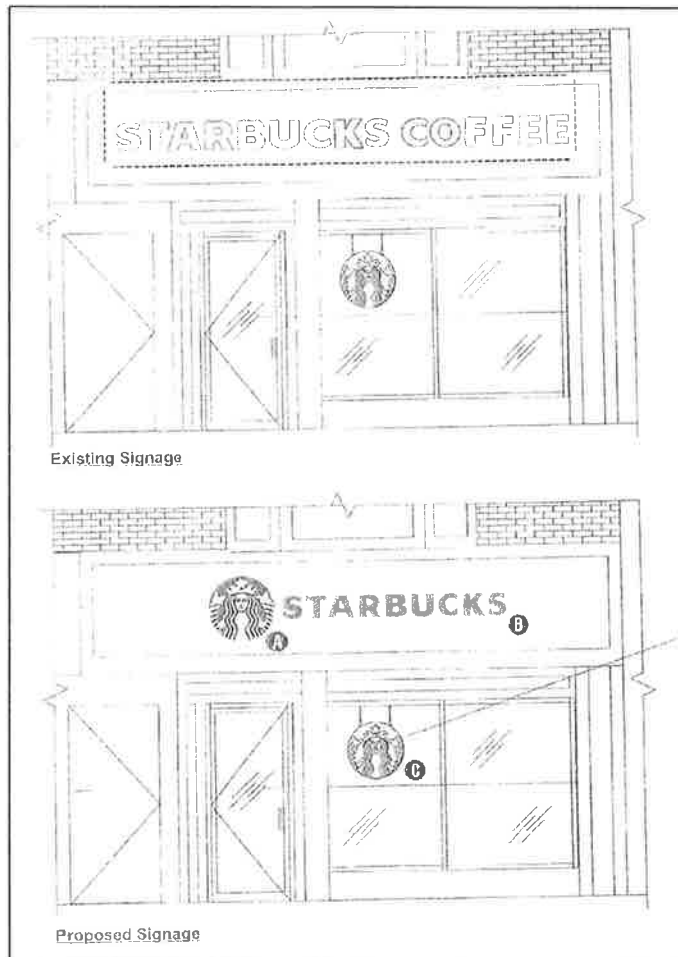
Tommy Reed of Atlantic Sign Company, on behalf of Starbucks, is seeking a variance from the sign lighting requirements of the Uptown Zoning District. Starbucks store is currently being remodeled and is proposing a new wall sign as part of the project. A reverse-lit wall sign is proposed, which is not permitted by the Oxford Zoning Code for this store located in the Uptown District. To the right is a drawing showing the previous and proposed wall signs.

BACKGROUND

Oxford Zoning Code Section 1151.05(a)2(B) prescribes the allowable sign lighting method for wall signs in the Uptown Zoning District. The Uptown District regulations only allow indirect illumination for signs. The definitions of both types of illumination from Section 1151.07, originally adopted in 2005:

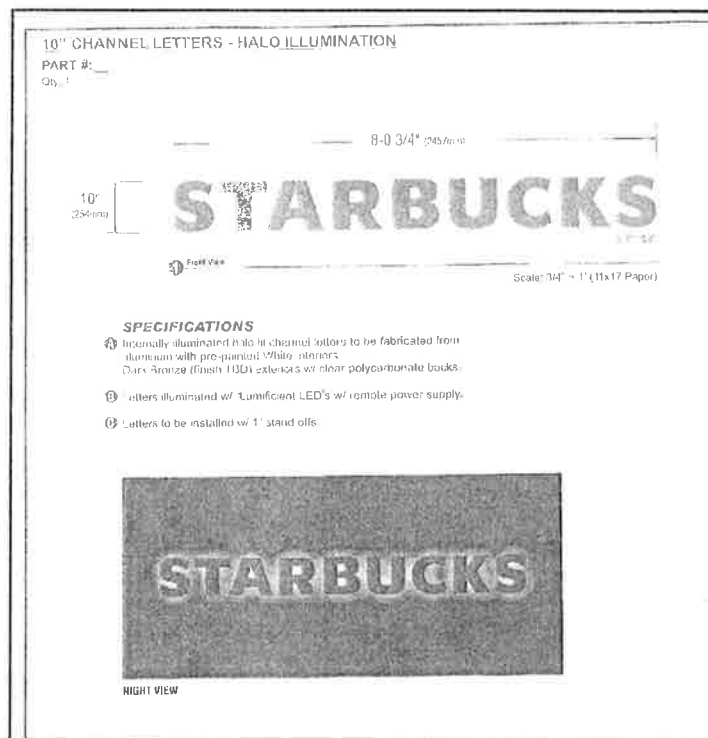
(q) **Illumination, Direct** - a source of illumination enclosed entirely within a sign and not directly visible from outside of the sign.

(r) **Illumination, Indirect** - a source of illumination directed toward a sign so that a beam of light falls on the exterior surface of the sign.



The proposed sign is considered being a reverse, “halo”, illumination by the sign industry.

Pictured below is an excerpt of the proposed sign plans showing the ‘halo’ or ‘reverse’ lighting effect.



COMMENT FORMS

Notification was mailed to property owners within 200 feet and a sign was placed on the property. No public comments were received as of this writing.

AGENCY REVIEW

The variance request has been reviewed by City departments.

Fire	Returned without comments
Police	Returned without comments
Engineering	Returned without comments
Economic Development	Returned with comments

BZA SITE HISTORY

There is no prior record of BZA cases for this property.

ANALYSIS

Technically, as the Petitioner indicated in his narrative, that the proposed sign is a direct illumination. The proposed signage does not fit the narrowly-prescribed definition of direct illumination. Nor does the sign fit the definition of indirect illumination. As the sign industry continues to evolve to newer products and newer technology, the definition of the Oxford Zoning Code remains to be static as written in 2005. The proposed sign is considered a reverse, “halo” illumination that is not entirely enclosed within the sign and can be visible from outside of the sign. The proposed sign also technically fits into the description of direct illumination. It may be a commonly seen signage for the business in the Uptown District, but the source of illumination is toward the sign and the beam of light falls on the exterior surface of the sign.

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)). Furthermore, the BZA must find that practical difficulties

exist that would render strict application of the Code unreasonable (Section 1139.02(c)(2)). In determining whether such difficulties exist which are sufficient to warrant a variance, the Board shall use the attached eight decision criteria (A-H) in its deliberation. See the enclosed letter addressing the review criteria from Mr. Reed. The staff's review of the criteria is included below.

The site has been an existing commercial establishment for many years; therefore regarding Criterion A, staff believes that the property **could yield a reasonable return without the variance**.

Regarding criterion B, Staff believes that the degree of variance **is not substantial** in this particular case because the lighting is reflected.

Regarding criterion C, Staff believes that the proposed sign lighting method does **not negatively alter the essential character of the neighborhood**. However, the Oxford Historic and Architectural Preservation Commission has not yet reviewed this request. The applicant is awaiting the outcome of the variance hearing prior to seeking HAPC approval.

Regarding criterion D, Staff believes that the delivery of governmental services **is not negatively impacted**, with this request.

Regarding criterion E, **property owner awareness of zoning restriction**, staff began receiving inquiries from Hilton Displays regarding such signage in January, 2017. The interior remodel permit and sign permit were not submitted for review until April, 2017. Staff believes that Starbucks was aware of the restriction even if the owner of the property was not.

Regarding criterion F, the **owner's predicament** is not articulated in the submitted narrative.

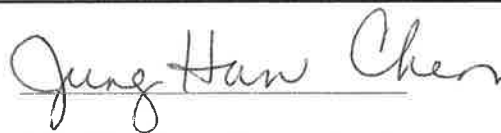
Regarding criterion G, Staff believes that the **spirit and intent** of the zoning requirement is to prevent wall signs that detract from the character of the Uptown District. The proposed lighting method is relatively new and the zoning code definitions do not specifically address it. Staff is not immediately aware of a similar sign in Oxford for comparison. Staff believes that **substantial justice would be done** by granting the variance because the lighting is reflected from behind the sign.

Regarding criterion H, **a relevant factor** is that the sign lighting definitions in the Oxford Zoning Code have not been updated since 2005. This type of sign lighting was not common at the time.

RECOMMENDATION

If the BZA determines that difficulties exist which are sufficient to warrant the variance, the staff recommends that the BZA cite any new or different specific evidence not yet identified and approve the variance request. At the time of this report, **staff believes there is substantial evidence that supports the variance request**. If the BZA does approve the variances it can attach any appropriate conditions necessary.

SUBMITTED BY:



Jung-Han Chen, Community Development Director

DATE: July 13, 2017



Community Development Department
Plan Review
513-524-5204

April 17, 2017

Tommy Reed
Atlantic Sign Company
2328 Florence Avenue
Cincinnati, Ohio 45206

ALSO VIA EMAIL:
TREED@ATLANTICSIGNCOMPANY.COM

RE: Zoning Review for 19 East High St Wall Sign (Permit #17-102)

Dear Mr. Reed:

We have reviewed your sign permit application submitted April 14, 2017 for a new Starbucks wall sign at 19 East High Street. Below are our comments regarding the zoning review, in accordance with Oxford Zoning Code. Please submit additional information and/or revise the proposal within 30 days. If we do not hear from you we will close this file. We welcome dialogue with you to resolve this appropriately. Please note that these comments do not include comments from other departments and agencies.

1. Oxford Zoning Code Section 1151.05a.(2)(B): prescribes that the only type of non-natural sign lighting permitted in the Uptown Zoning District is "Indirect Lighting" which is defined in Section 1151.07(r) as: "a source of illumination directed toward a sign so that a beam of light falls on the exterior surface of the sign."

The proposed sign includes LED lighting from behind the sign lettering, which is not a permitted type of lighting per the Oxford Zoning Code.

Therefore, based on the item noted above, this permit application is hereby denied. Under the provisions of Oxford Zoning Code Section 1129.03, 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.

Sincerely,

Sam Perry, AICP
Planner

sperry@cityofoxford.org

513-524-5204

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 6/14/2017

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

**BZA-2017-08, 19 E. High Street, Starbucks, variance to Section 1151.05a(2)(B) indirect lighting,
Tommy Reed, Atlantic Sign Company, Applicant/Agent**

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: 7/10/2017 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:


John Dethridge
PRINT NAME

Date:

6-15-17

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 6/14/2017

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2017-08, 19 E. High Street, Starbucks, variance to Section 1151.05a(2)(B) indirect lighting, Tommy Reed, Atlantic Sign Company, Applicant/Agent

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: 7/10/2017 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: 6-29-17

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 6/14/2017

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

**BZA-2017-08, 19 E. High Street, Starbucks, variance to Section 1151.05a(2)(B) indirect lighting,
Tommy Reed, Atlantic Sign Company, Applicant/Agent**

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: 7/10/2017 Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

THIS STYLE LIGHTING APPEARS TO BE CLASSY,
NON-GARISH STYLE OF SIGNAGE.

THIS WOULD ADD A NICE VARIATION TO THE
UPTOWN SIGNAGE.

This style lighting appears to be classy, non-garish style of signage. This would be a nice variation to the Uptown signage

Drawings reviewed by: 

Date: 7.6.17

G. Alan Kucera
PRINT NAME



BZA-2017-08 Surrounding Property Owners Map

Legend



1 inch = 75 feet

Prepared on Monday, June 26, 2017

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.





Internal Use Only:

Case No.

BZA-2017-08

Date Filed

5/24/17

Petition for Zoning Variance

Petitioner Information

Attach a Letter of Agency if the Petitioner is not the property owner.

Name * Tommy Reed

Mailing Address * 2328 Florence Ave

City, State & Zip Code * Cincinnati, OH 45206

Telephone Number(s) * 513-241-6775

Email Address treed@atlanticsigncompany.com

Owner Information

Name * Uptown Investments LTD

Mailing Address * 5020A College Corner Pike

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) *

Email Address

Variance and Lot Information

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

Oxford Zoning Code Section 1151.05a(2)(B): prescribes that the only type of non-natural sign lighting permitted in the Uptown Zoning District is "Indirect Lighting" which is defined in section 1151.07(r) as: "a source of illumination directed toward a sign so that a beam of light falls on the exterior surface of the sign". Halo lit letters meet this standard.

Location of Requested Variance * 19 E High St

Name of Building Starbuck's

Legal Description * In Lot 57 and In Lot 58 see attached Deed

Zoning District * Upton Zoning District Total Acreage * .1091

Existing Use of Site * Starbuck's Coffe-retail

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.

Starbuck's is an international company offering coffees and pastries.

- 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.

Fees & Receipt

The variance fee is \$200.00, plus \$100.00 for each additional variance request up to a maximum of \$1,000.00, plus \$10.00 postage charge. Fees may increase if staff determines that you need more variances.

Sign and Date

Petitioner Signature *

Date *

[Signature] Tommy Reed
5/23/17

Submit Application, Plans and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required plans and documentation as attachments and a check for fees and postage charge, made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

Direct questions to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

Note: You must adhere to notification and publication requirements. Submit materials 30 days prior to the Board of Zoning Appeals meeting at which the action is requested. City Staff will place a public hearing sign on the subject property. **The Petitioner is responsible for removing the signage at the completion of the hearing(s).**

¹ Butler County Auditor Real Estate Search: <http://www.butlercountyauditor.org/>
² City of Oxford Codified Ordinances: <http://www.cityofoxford.org/fees-ordinances-and-charter>



To: City of Oxford Board of Zoning Appeals & HAPC

From: Tommy Reed

Re: Reverse of Halo Lit Starbuck's Channel Letter Wall Sign

Starbuck's is an international company offering delicious coffees and assorted pastries, consistently and conveniently. We have been working with our Starbucks vendor on multiple sites in the greater Cincinnati area on a national sign rebranding campaign, and this site happens to be included in said campaign.

Oxford Zoning Code Section 1151.05a(2)(B) allows for indirect lighting, defined as a source of illumination directed toward a sign so that a beam of light falls on the exterior surface of the sign. In short, no internal illumination is allowed for signage in this area. We are proposing a halo or reverse lit set of channel letters for this site. Which is technically an internal lighting source, but we believe it would conform to the spirit of the code. Traditional illuminated letters have a plastic face, so that the internal lighting comes right out of the front of the sign. Reverse or halo lit letters have a metallic front face, and the plastic is on the back of the letter, so that the letter itself appears to be projecting light onto the wall behind it. The desired outcome looks as if light is really emitting from the building to the casual observer. It is due to this reason that we are asking for relief from this section of code as it pertains to our proposed wall sign.

Following is a line by listing of the decision standards and how we believe this proposed wall sign falls in to place in accordance with the questions posed.



- A.) The property in question will yield a reasonable return if this request is not granted. There will be beneficial use to this property if the wall sign is not allowed, as it will continue to be a Starbuck's and operate in a normal fashion.
- B.) The variance is not substantial to the daily operation of the business, however it could be substantial if approved as it would give these parcels another option for sign illumination, without the choice of a traditionally internally illuminated wall sign.
- C.) The essential character of the neighborhood would not be compromised by allowing this reverse or halo lit wall sign. It would cause no more ambient pollution than the external illumination already allowed. Neighboring businesses or residences would find no harm if this proposed sign were to be allowed. In fact neighboring businesses might find just the opposite with another illumination choice for wall signage that meets the spirit of standing code.
- D.) The allowance of this proposed wall sign would not impede the delivery of government services in any way, shape, or form.
- E.) The property owner purchased the property with knowledge of standing code.
- F.) This predicament requires a variance; the proposed sign cannot be permitted without the variance.
- G.) The spirit and intent of the zoning code would definitely be observed and justice would be done by allowing this variance request. This is not a tacky sign, it would not present itself unfavorably in this district due to the nature of its illumination. Justice would be done with granting this request, as it does not fly directly in the face of existing code. The illumination allowed in the code could be deemed unfavorable in comparison to the reverse halo lighting of this proposed sign.
- H.) This proposed sign is in accordance with the Starbuck's rebranding campaign and it is suitable to the surrounding neighborhood. We are not asking for a loud, traditionally internally illuminated sign.



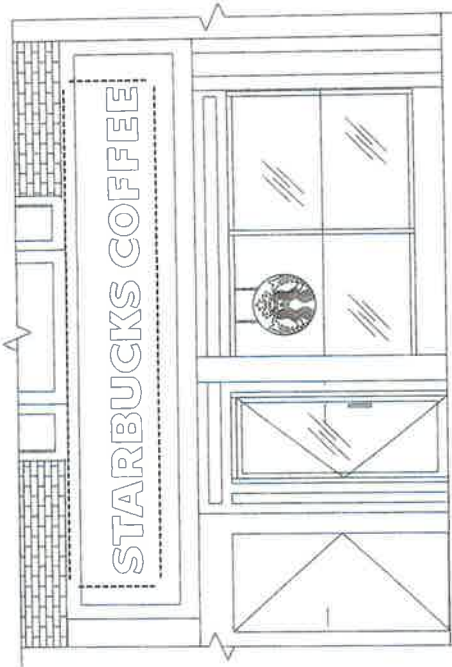
Thank you for your time and consideration in this matter.

Respectfully,

Tommy Reed

SITE PLAN

- A** 28" SIREN
- B** 10" CHANNEL LETTERS
- C** WINDOW SIREN (EXISTING)



Existing Signage



Proposed Signage

QID 17-36752

JOB NAME

Starbucks 2588

LOCATION

19 E High Street
Oxford, OH

CUSTOMER CONTACT

SALESMAN / PM

Jodi Smelser

DESIGNER

Alex Davis

DWG. DATE

3-31-17

REV. DATE / REVISION

SCALE

1/4" = 1' (11x17" paper)

FILE

2017/Starbucks/
Oxford OH/17-36752/
SB Oxford OH.cdr

DESIGN SPECIFICATIONS ACCEPTED BY

EST. CLIENT

SUPV. LANDLORD

THE EVENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE FOR THE VARIATIONS IN MATERIALS, COLORS AND FINISHES. THE REQUESTED PRODUCT MAY DIFFER FROM THE DRAWING.



Underwriters
Laboratories Inc.

10" CHANNEL LETTERS - HALO ILLUMINATION

PART #: _____
Qty. 1



1 Front View

Scale: 3/4" = 1' (11x17 Paper)

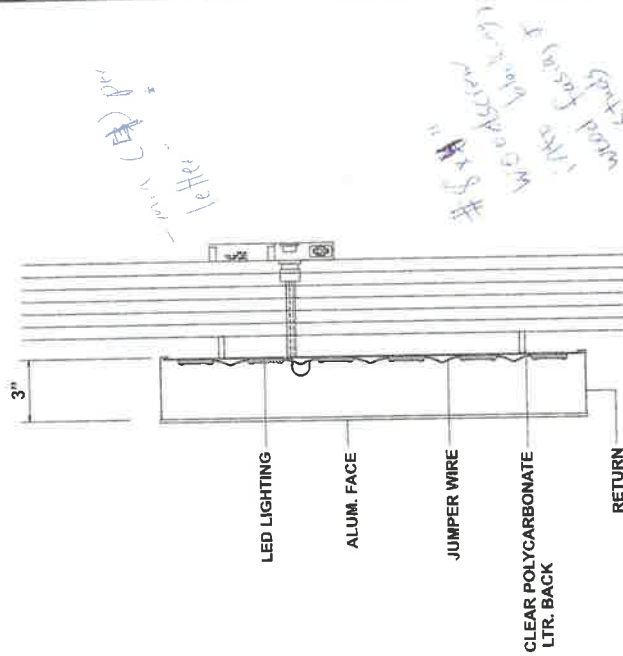
SPECIFICATIONS

- A Internally illuminated halo lit channel letters to be fabricated from aluminum with pre-painted White interiors
Dark Bronze (finish TBD) exteriors w/ clear polycarbonate backs.
- B Letters illuminated w/ "Lumifluent LED's w/ remote power supply.
- C Letters to be installed w/ 1" stand offs.



NIGHT VIEW

COLOR LEGEND	
PROCESS	CMYK
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3530-22
PMS WHITE	3M 3630-20/ 7725-10
PMS 369 C	NA
REFL. WHITE	3M 690-10



Handwritten notes:
8 x 8 in. 1/2" thick
wood grain
with black
& white
grain
from

HILTON DISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 803 333 9132 • F 864 342 2204
www.hiltondisplays.com

QID 17-36752

JOB NAME

Starbucks 2588

LOCATION

19 E High Street
Oxford, OH

CUSTOMER CONTACT

SALESMAN / PM

Jodi Smelser

DESIGNER

Alex Davis

DWG. DATE

3-31-17

REV. DATE / REVISION

SCALE

As Noted

FILE

2017/Starbucks/
Oxford OH/17-36752/
SB Oxford OH.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT

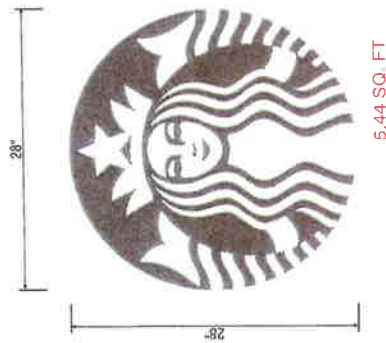
S.S.P.M. LANDLORD

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL
DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. DUE TO
VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE
FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



Underwriters
Laboratories Inc.

28" HALO-ILLUMINATED SIREN
Qty. 1 Part #:



1 Front View

1" = 1' (11x17 Paper)

2 Side View



NIGHT VIEW

SPECIFICATIONS:

- A Halo illuminated wall mount logo.
Flat aluminum panel with "Dark Bronze" finish T80.
- B Halo illuminated logo disk with Luminescent™ white LED's.
Remote power supply.
Fasten to wall with required fasteners with 1" black standoffs..

22

COLOR LEGEND		
PPS/PANT	WVCL	
PMS 3425 C	3M 3630-76	
RAL 7021M	3M 3630-22	
PMS WHITE	3M 3630-20 / 7725-10	
PMS 369 C	NA	
REFL. WHITE	3M 680-10	

HILTON DISPLAYS
125 HILLTOP DRIVE GREENVILLE SC 29607
P 803.353.9132 F 864.262.2304
www.hiltondisplays.com

QID 17-36752

JOB NAME

Starbucks 2588

LOCATION

19 E High Street
Oxford, OH

CUSTOMER CONTACT

SALESMAN: PJM

Jodi Smelser

DESIGNER

Alex Davis

DWG. DATE

3-31-17

REV. DATE / REVISION

SCALE

As Noted

FILE

2017/Starbucks/
Oxford OH/17-36752/
SB Oxford OH.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

LAST CLIENT:

SLS/PN LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING TECHNIQUES AND SUBSTRATES, THE FINISHED PRODUCT MAY VARY SLIGHTLY FROM DRAWINGS.



Underwriters
Laboratories Inc.



City of Oxford
Community Development Department
STAFF REPORT

Board of Zoning Appeals

Case # BZA-2017-09

Date – July 18, 2017

APPLICATION

Applicant:	Sheldon Jennings / O'Reilly Auto Parts
Location:	5299 College Corner Pike
Owner:	O'Reilly Auto Enterprises LLC
Action Request:	Variance to Section 1149.05(a)3, percentage of parking stalls in front of a principal structure in the GB District
Current Use:	Vacant
Zoning:	GB (General Business)
Surrounding Land Uses:	Single Family Residential and Manufactured Home Park

DESCRIPTION

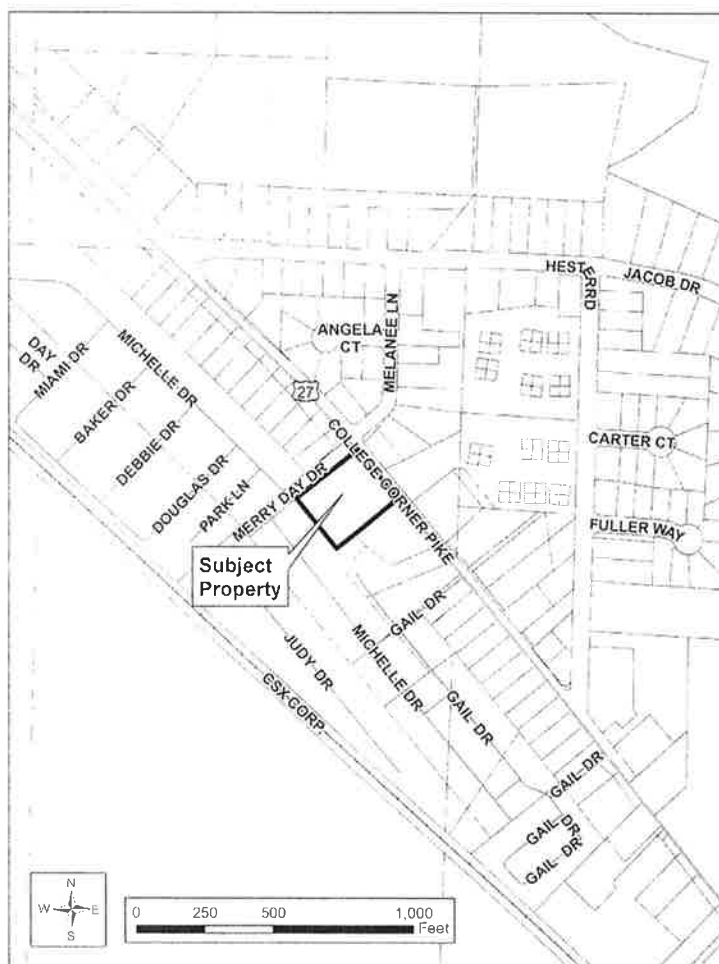
Mr. Craig Schneider, Architect, is requesting on behalf of O'Reilly Auto Parts, a variance to allow for an increase of allowable number of parking stalls in front of the principal structure in the General Business District.

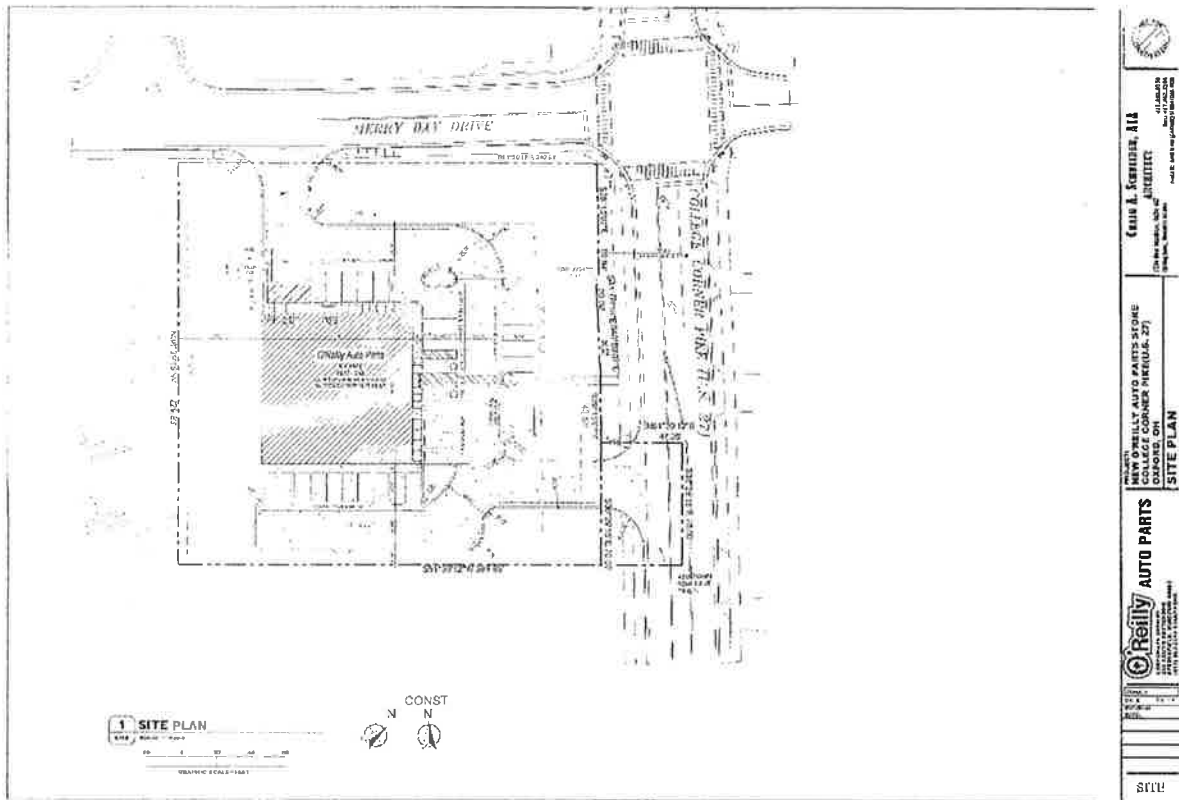
BACKGROUND

Oxford Zoning Code Section 1149.05(a)3 limits the number of parking stalls in front of the principal structure to no more than 70% of the minimum number of required parking stalls. In this case, the minimum number of required parking stalls is 25; therefore no more than 17 are permitted in front of the principal structure. The proposal is to have 25 stalls, which exceeds the limit by 8.

COMMENT FORMS

Notification was mailed to property owners within 200 feet and a sign was placed on the property. No public comments were received as of this writing.





Pictured above is the site plan submitted with this variance request.

AGENCY REVIEW

The variance request has been reviewed by City departments.

Fire	Returned without comments
Police	Returned without comments
Engineering	Returned without comments
Economic Development	Returned without comments

BZA SITE HISTORY

There is one prior BZA case, #2017-03, heard January 18, 2017. The variance for minimum glazing percentage was approved.

ANALYSIS

The site has two street frontages: College Corner Pike and Merry Day Drive, so there are two fronts that would count the number of parking in front of the principal building. The site provides the business exposure for the retail due to the corner lot, but it also creates difficulties to conform to the regulations.

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)). Furthermore, the BZA must find that practical difficulties exist that would render strict application of the Code unreasonable (Section 1139.02(c)(2)). In determining whether such difficulties exist which are sufficient to warrant a variance, the Board shall use the attached eight decision criteria (A-H) in its deliberation. See the enclosed letter addressing the review criteria from Mr. Schneider. The staff's review of the criteria is included below.

The site is vacant, therefore, could be a variety of uses and building designs for the site. Regarding Criterion A, staff therefore believes that the property **could yield a reasonable return without the variance.**

Regarding criterion B, Staff believes that the degree of the variance **is substantial** in terms of reduction of this request. The minimum required off-street parking is 25 and the project is proposing to have a total of 35 spaces. The applicant is proposing 100% (25 stalls) of the minimum required parking to be located in front of the principal building, while the Zoning Code only permits a maximum of 70% (17 stalls). It is approximately 30% over the variance being requested.

Regarding criterion C, Staff believes that the increase of eight parking stalls in front of the building in this situation would **not negatively alter the essential character of the neighborhood.**

Regarding criterion D, Staff believes that the delivery of governmental services **is not negatively impacted,** with this request.

Regarding criterion E, **property owner awareness of zoning restriction,** staff prepared and sent a general letter referencing zoning code sections on September 29, 2016. The building permit application was submitted March 22, 2017. The zoning code review (attached) was completed and sent on April 18, 2017. It is likely that the owner was not aware of this particular restriction until after April 18.

Regarding criterion F, the **owner's predicament** is stated to meet parking demand based on personal experience with other O'Reilly stores. The applicant explained in their narrative how the predicament could **be obviated other ways** that were less desirable to them.

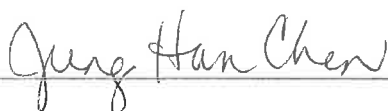
Regarding criterion G, Staff believes that the **spirit and intent** of the zoning requirement is part of a larger effort of the Planning Commission and City Council to minimize excessive and infrequently utilized parking areas that push the retail façade "out of reach" from the public right of way. It is common practice for retail business to design off-street parking in front of the building for the convenience of customers, as well as safety concerns. It would seem that the site designer attempted to make accommodations to the code requirement, and tried to balance with constraints derived from the Code on the placement of the building. Staff believes that given the location of the site as a corner lot, that **substantial justice would be done** by granting the variance, as requested.

Regarding criterion H, the **corner lot location is a relevant factor.** The corner lot, is somewhat uncommon on this corridor with block lengths averaging over 1,000 feet. The corner lot creates an additional front yard where parking stall maximums are counted.

RECOMMENDATION

If the BZA determines that difficulties exist which are sufficient to warrant the variance, the staff recommends that the BZA cite any new or different specific evidence not yet identified and approve the variance request. At the time of this report, **staff believes there is evidence that there is a practical difficult, specifically being a corner lot, to support the variance request.** If the BZA does approve the variances it can attach any appropriate conditions necessary.

SUBMITTED BY: _____



Jung-Han Chen, Community Development Director

DATE: July 13, 2017



Community Development Department
Plan Review
513-524-5204

April 18, 2017

Sheldon Jennings
O'Reilly Auto
233 South Patterson Avenue
Springfield, MO 65802

ALSO VIA EMAIL:

sjennings@oreillyauto.com

RE: Zoning Review for O'Reilly Auto Parts Store at 5299 College Corner Pike (Permit #17-062)

Dear Mr. Jennings:

We have reviewed your permit application received March 22, 2017 for a new O'Reilly Auto Parts store to be located at 5299 College Corner Pike. The plans need to be revised or additional information submitted in order to comply with zoning code requirements. Revisions may result in new or additional comments.

1. **Parking location.** Section 1149.05(a)3 limits the maximum total number of off-street parking spaces provided in front of the principal structure to 70% of the total number of required off street spaces. The plan shows 150% of the required parking in front of the principal structure.
2. **Parking islands.** Section 1149.05(e)(4)F requires a 'raised, landscaped and curbed island.....at the front and ends of each row of parking spaces....' The parking row adjacent to the Merry Day side of the building is missing two required islands.
3. **Loading space.** Section 1149.05(e)2 requires one loading space of 10' x 25'. No loading space is shown on the plan.
4. **Trees.** Section 1149.05(e)(6)B.1.a. requires that "A parking area shall have 2 trees per parking facility plus 1 tree for every 5 parking spaces....distributed throughout the parking area." Only 4 trees of 9 required are shown. Section 1143.12(d)(2) requires "A minimum of 1 tree for every 25 linear feet of frontage shall be planted in the 35' front yard" 8 are shown which meets the minimum requirement, however, these 8 cannot be counted toward the additional parking tree requirement of 9. The overall tree requirement for the site is 17.
5. **Trash and Recycling.** Section 1141.04(j) and 1143.12(d)(7)B contains requirements for trash and recycling collection facilities. Excerpted below are pertinent sections:
 - a. Recycling material storage is required but not shown
 - b. Walk-in access to enclosure is required but not shown

- c. Enclosure areas shall provide adequate, safe and efficient accessibility by service vehicles. A statement of sufficient accessibility of the proposed design is required from the service provider.
- 6. **Lighting.** Section 1141.04(f) and 1149.05(e)(4)D contains requirements for site lighting. Excerpted below are pertinent sections related to required revisions or additional information in response to the design on Sheet AS1.2:
 - a. Section 1149.05(e)(4)D limits the fixture height to 16 feet. The proposed height is 25'.
 - b. Section 1149.05(e)(4)D requires at least 1 foot candle security lighting in parking areas. A revised photometric grid should be submitted to demonstrate this requirement is met after lighting heights are revised.
 - c. Section 1141.04(f) limits glare and nuisance lighting. Revised photometric grid required.
 - d. Wall-mounted lighting should be included in analysis
- 7. **Bicycle Parking.** Section 1149.05(e)(5) lists requirements for bicycle parking. The minimum number of spaces is (3) three, which requires a 6'x6' area. The detail shown on Sheet C2.1 contains no specification for capacity.
- 8. **Pedestrian Access.** Section 1143.12(d)(3) requires that the building entrance must be connected to the street and adjacent parking with clearly marked sidewalks/walkways. A sidewalk from the public sidewalk to the building entrance is not shown. Section 1149.05(e)(4)R.3. requires, among other details, that pedestrian walkways be a different material than the parking lot and that surface striping, alone, is insufficient.
- 9. **Setbacks.** Section 1143.12(c) lists the building setback as 0 feet for the side yard. Section 1141.03(c) allows elimination of the 25' rear yard requirement because of the two frontages. Therefore the lot (once recorded) has two front yard setbacks and two side yard setbacks. A submittal of a copy or scan of the actual recorded consolidation plat is required prior to the building occupancy permit being issued.
- 10. **Signs.** Section 1151.05(a)(3)(A.)1.a. outlines the wall sign height requirements based upon the average building setback. Based upon the proposed site plan the maximum allowable sign height is 4.4 feet. The wall sign facing College Corner Pike is drawn over 5 feet in height. Section 1151.05(a)(3)A.1.b. outlines the freestanding sign requirements. The plans do not show a detail for the sign height; the overall height is limited to 6 feet. Typically the sign permit application is handled by a sign company. Please notify us if you request this change or revise the plans accordingly.

We request that plan revisions be submitted as full sets. A new application is not needed but a cover letter explaining the changes and listing the street address and permit number is required. Please let me know if you have any questions.

Sincerely,



Sam Perry, AICP

Planner

sperry@cityofoxford.org

City of Oxford
Inter-Office Review Transmittal Sheet



Date: 6/21/2017

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2017-09, 5299 College Corner Pike, variance to Section 1149.05(a)3 minimum off-street parking, Sheldon Jennings, Appellant, Agent

 X Review Revisions Other

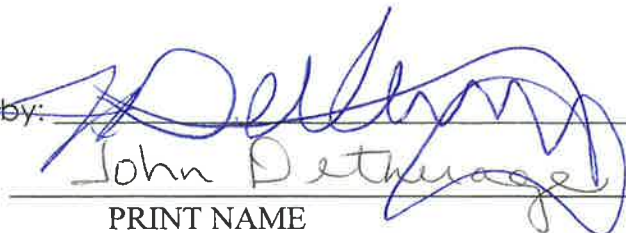
Comments or status update requested by: Lynn Taylor

Please return no later than: 7/10/2017 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:


John Dethier
PRINT NAME

Date: 6-20-17

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 6/21/2017

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2017-09, 5299 College Corner Pike, variance to Section 1149.05(a)3 minimum off-street parking, **Sheldon Jennings, Appellant, Agent**

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: 7/10/2017 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: 6-23-17

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 6/21/2017

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2017-09, 5299 College Corner Pike, variance to Section 1149.05(a)3 minimum off-street parking, Sheldon Jennings, Appellant, Agent

☒ Review ☐ Revisions ☐ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: 7/10/2017 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: 7-6-17

G. Alan Kycan

PRINT NAME



BZA-2017-09 Surrounding Property Owners Map

Legend

 Subject Parcels

 200 Ft. Buffer

 Oxford Corporation Limit

 Parcel

 Vacated Right-of-Way

 Building Footprint

 Paved Roadway



1 inch = 125 feet

Prepared on Monday, June 26, 2017

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.



O'REILLY AUTO PARTS
233 SOUTH PATTERSON AVENUE
SPRINGFIELD, MO 65802

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that Nick Heatherly has permission to represent our interest with the City of Oxford and act on our behalf for the Board of Zoning Appeals hearing Wednesday, July 19th, 2017 regarding the building construction for a New O'Reilly Auto Parts Store at our property located at 5299 College Corner Pike Oxford, Ohio 45056.

Thank you,

Signed: _____

(O'Reilly Auto Parts)

Scott Kraus
Senior, VP

Date: _____

7-12-2017



Internal Use Only:

Case No.

BZA-2017-09

Date Filed

6/15/17

Petition for Zoning Variance

Petitioner Information

Attach a Letter of Agency if the Petitioner is not the property owner.

Name * Sheldon Jennings

Mailing Address * 233 South Patterson Avenue

City, State & Zip Code * Springfield, MO 65802

Telephone Number(s) * 417-829-5896

Email Address sjennings@oreillyauto.com

Location of Property * 5299 College Corner Pike

Name of Building * New O'Reilly Auto Parts Store

Owner Information

Name * Oxford Baptist Church

Mailing Address * 4111 Trenton Oxford Road

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) * Office: 513-523-2155, Mobile: 513-523-2207

Email Address

Variance and Lot Information

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

Section 1149.05(a)3: "In the GB District, the minimum total number of off-street parking spaces provided on-site in front of the principal structure shall not exceed 70% of the total number of required off street spaces." We are requesting to allow for more than 70% of the required amount of parking spaces to be in front of the proposed building.

Location of Requested Variance * 5299 College Corner Pike, Oxford, OH 45056

Legal Description * Please refer to the attached Survey for the Legal Description

Zoning District * GB (General Business) Total Acreage * 1.3515

Existing Use of Site * Vacant, grassy 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 building construction for the retail sale of auto parts.

- 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.

Fees & Receipt

The variance fee is \$200.00, plus \$100.00 for each additional variance request up to a maximum of \$1,000.00 plus postage charge. **Fees may increase if staff determines that you need more variances.**

To calculate postage charges, multiply the number of adjoining properties by current postage rate³.

Sign and Date

Petitioner Signature *



Date *

06/06/2017

Submit Application, Plans and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required plans and documentation as attachments and a check for fee(s) and postage charges made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

Direct questions to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

Note: You must adhere to notification and publication requirements. Submit materials 30 days prior to the Board of Zoning Appeals meeting at which the action is requested. City Staff will place a public hearing sign on the subject property. **The Petitioner is responsible for removing the signage at the completion of the hearing(s).**

For Staff Use Only

Fee Paid Date *

6/15/17

Receipt Number *

154105

¹ Butler County Auditor Real Estate Search: <http://www.butlercountyauditor.org/>

² City of Oxford Codified Ordinances: <http://www.cityofoxford.org/fees-ordinances-and-charter>

³ The United States Postal Service: <http://www.usps.com/>

June 14, 2017

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

Re: Variance Request
O'Reilly Auto Parts Store
5299 College Corner Pike
Oxford, OH 45056

Dear Board Members,

Please accept this letter as a formal petition for a Board of Zoning Appeals review hearing for variances to the Oxford Zoning Code sections listed below.

The existing site is currently a vacant, grassy lot in the General Business District. A new O'Reilly Auto Parts store is being proposed as shown in the attached drawings. Typical Hours of operation are Monday through Saturday, 7:30 AM to 9:00 PM and Sunday, 9:00 AM to 7:00 PM. O'Reilly Auto Parts typically employs approximately 12 people, regularly, with 3 – 8 employees in the store at all times and expects to host 1 to 15 customers at any given time. Products stored in the building are automotive parts and related vehicle accessories. A semi-truck will make deliveries to the store five days of the week. A variance from the following Ordinance Section is requested, to allow for more than 70% of the required number of parking spaces to be in front of the proposed building.

1149.05(a)(3) In the GB District, the minimum number of off-street parking spaces provided on-site in front of the principal structure shall not exceed 70% of the total number of required off-street spaces.

The following responses address the decisions standards outlined in the application:

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

Response: The minimum required number of parking spaces for this project is 25, which means a maximum of 17 parking spaces are allowed in front of the proposed structure. Since 2 sides of the building face a public street, both sides are considered "in front of" the building. Since only 17 of the parking spaces are allowed "in front of" the building, customers would be forced to park farther away from the entrance of the store. Based on many other stores that O'Reilly has constructed with this size, they need the quantity of parking spaces shown on the plan. There is also a 35'-0" Building Setback Line and Landscape Buffer "in front of" the building. With these setbacks, it is harder to place parking spaces "in front of" the building, because there is not much room.

Comment b: Whether the variance is substantial;

Response: The variance to the required number of parking spaces in front of the structure is not substantial. The amount of parking provided as part of the requested variance will still address the intent of the ordinance. Since two sides of the building are

considering “fronts” due to the fact that the site is a corner lot, this creates a situation in which meeting the exact language of the ordinance is difficult.

Comment 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;

Response: The character of the neighborhood would not be substantially altered and adjoining properties would not suffer any detriment as a result of the variance.

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

Response: The variance will have no effect on the delivery of governmental services.

Comment e: Whether the property owner purchased the property with knowledge of the zoning restriction;

Response: The property was purchased without the full understanding of this zoning restriction. However, the purchase of this property had a clear intention to improve the current property.

Comment f: Whether the property owners' predicament feasibly can be obviated through some method other than a variance;

Response: Reducing the amount of parking in “front” of the building would be possible, but would create a situation in which there is less parking that is convenient for customers to use. Since this is a retail store, if there is a competitor that has parking more convenient to use at their store, a customer might be more likely to go to that store instead of this one, which would create a negative impact on sales caused by the site layout.

Comment g: Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

Response: The spirit and intent of the Zoning Code is respected, allowing a permitted use to improve the property. With approval of this variance, parking will still be provided “behind” the building. We are requesting to allow for 100% of the minimum required number of parking spaces to be “in front of” the building. The previous site plan submitted to the City for review had 150% of the minimum required amount of parking “in front of” the structure.

Comment h: Any other relevant factor;

Response: Since two sides of the building are considering “fronts” due to the fact that the site is a corner lot, this creates a situation in which meeting the exact language of the ordinance is difficult.

Thank you for your consideration of this application. Please contact our office if you have any further questions.

Sincerely,



Craig A. Schneider, AIA

FINISH LEGEND:

	PAINTED SPLIT FACE CMU
	COLOR: SHERWIN WILLIAMS LATEX SWS 100
	PAINTED SPLIT FACE CMU COLOR: SHERWIN WILLIAMS SWS 100
	CUSTOM RED MIX BY DRYVIT
	EF5 AROUND SIGN
	STOREFRONT

1 EAST EXTERIOR ELEVATION
 CE1 SCALE: 1/8" = 1'-0"



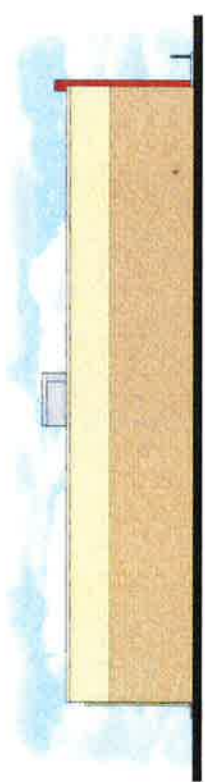
2 NORTH EXTERIOR ELEVATION
 CE2 SCALE: 1/8" = 1'-0"

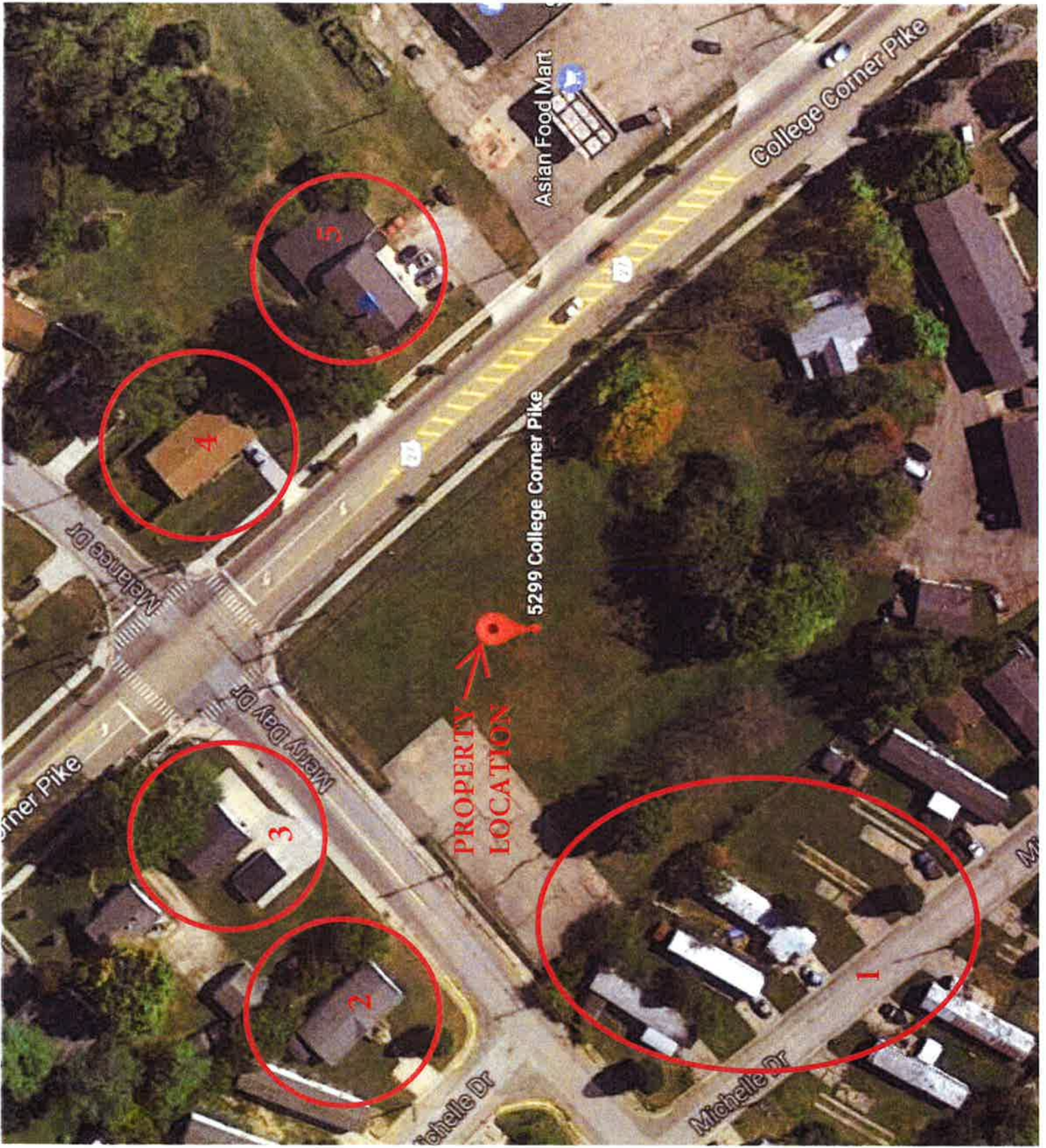


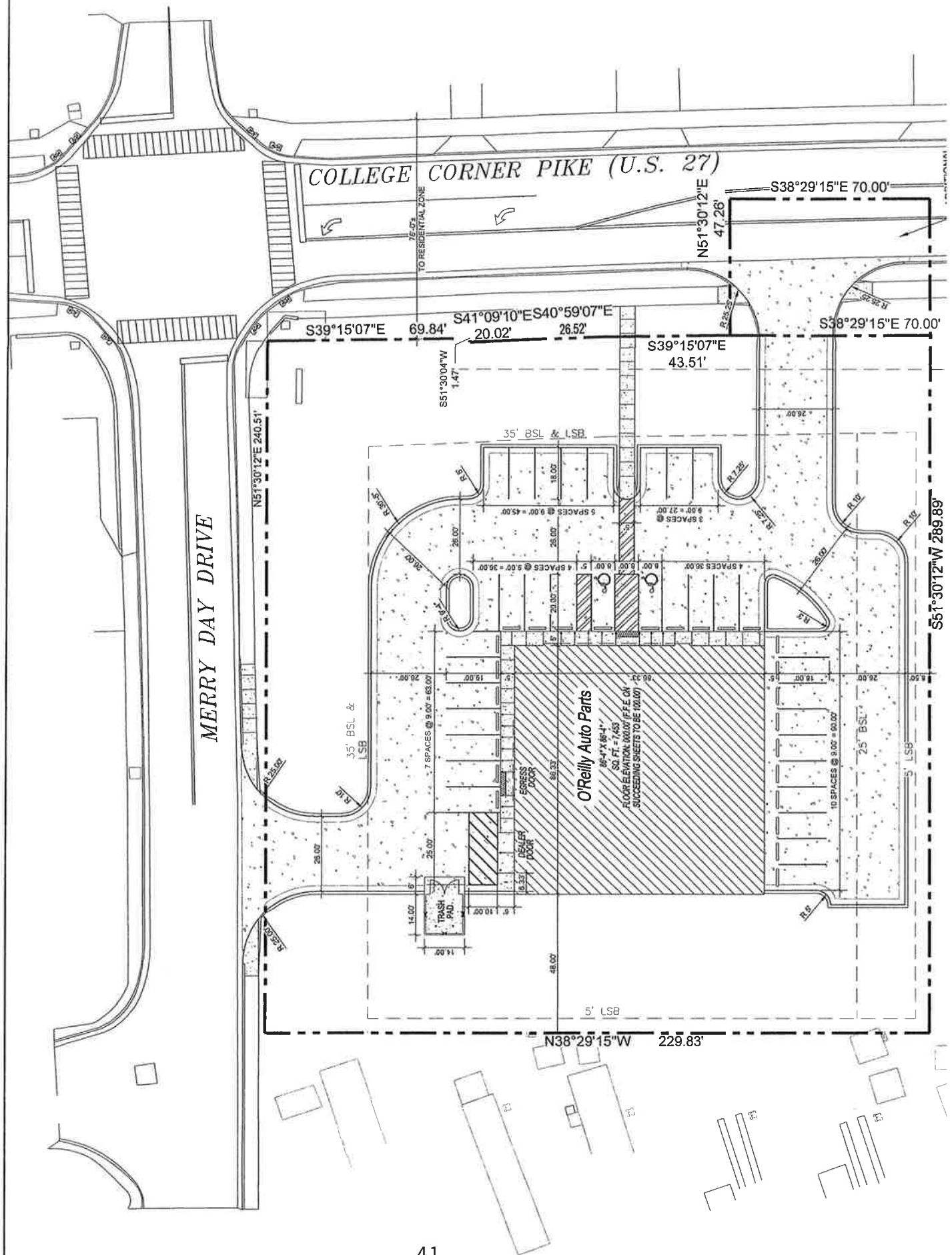
3 WEST EXTERIOR ELEVATION
 CE3 SCALE: 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
 CE4 SCALE: 1/8" = 1'-0"







[illegible]

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Michelle D
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TREE LEGEND	
DATE	SPECIES
1	SP.
2	SP.

	BENCH MARK 1:	TOP OF FIRE HYDRANT
17"	10' 6"	17"
12"	10' 6"	12"
12"	10' 6"	12"

College Width V

(U.S. 27)
Pat. Arterial

1050

44000-07300-010
for Shaper, Trustee
56, PG 1972.B.C.D.

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AS-SUMED LEGAL DESCRIPTION

Situated in the City of Denver, County of Denver, and State of New York known as being City Lot 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 21

Case 2: Inverse Isomorphism. Let $\mathcal{C}$ be a category. A morphism $f: A \rightarrow B$ in $\mathcal{C}$ is called an isomorphism if there exists a morphism $g: B \rightarrow A$ such that $g \circ f = \text{id}_A$ and $f \circ g = \text{id}_B$. The morphism g is called the inverse of f , denoted f^{-1} . The set of all isomorphisms in $\mathcal{C}$ is denoted $\text{Iso}(\mathcal{C})$. The inverse of an isomorphism is also an isomorphism. The composition of two isomorphisms is also an isomorphism. The identity morphism of an object is an isomorphism.

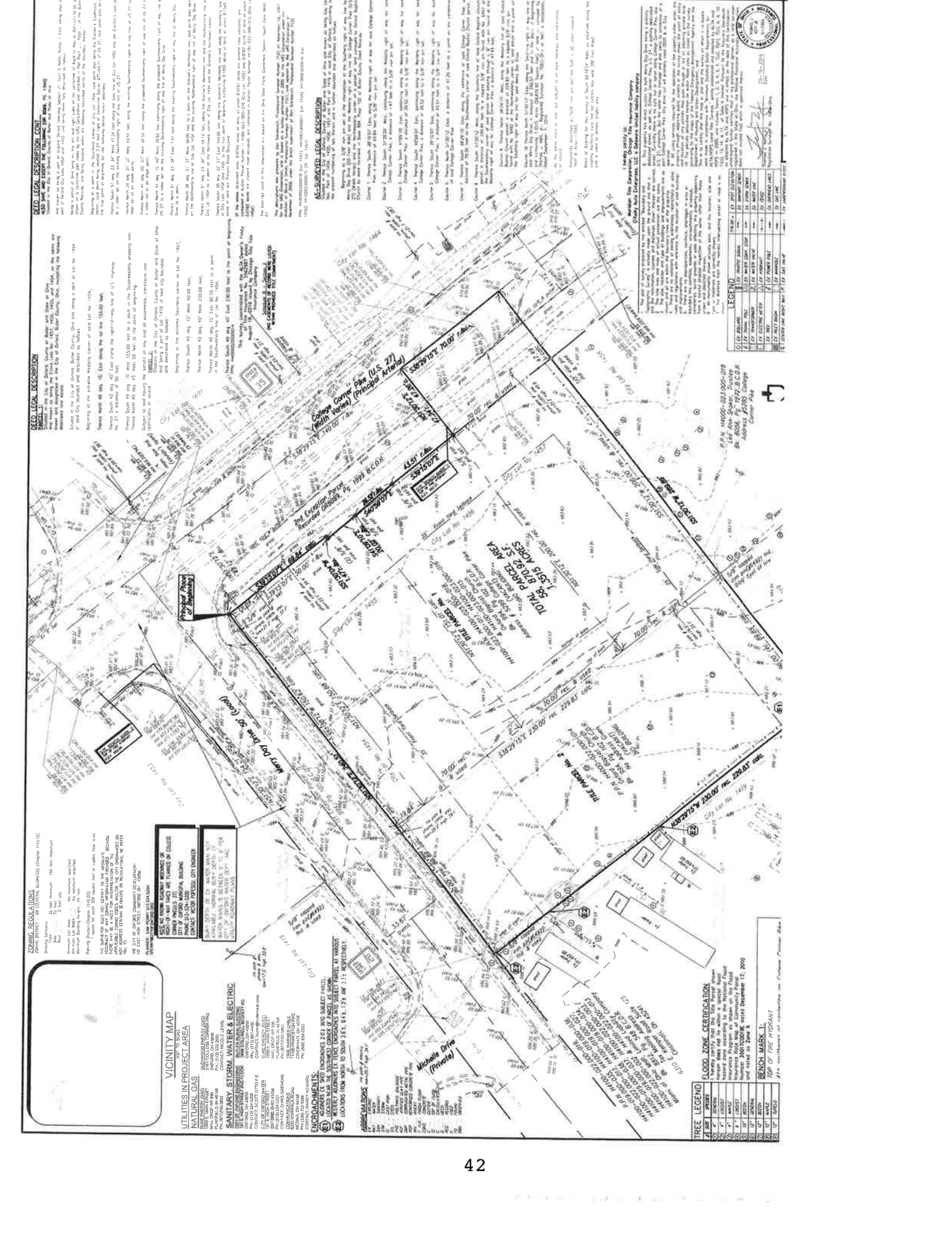
Charles A. Morris, 2829 10th East, along the entrance to East College Drive. Plac. is located at 10:00 AM on the Saturday (June 4) East College Road Closure event.

James Dunn passed a check of \$20,825 last to a friend, 378, who has lived with him, 1932, in the neighborhood corner of 1st street and a street on the factory right of way line for good Harry Ray Ross.

Base of Bearing for this survey is South $65^{\circ}19'34''$ West, as observed along the existing Northern end line for Lincoln. Now well (80 feet wide) and it used to denote angles only.

[illegible]

ADP, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688



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