

City of Oxford
Community Development Department
STAFF REPORT

Board of Zoning Appeals

Case # BZA-2015-13

Date – October 21, 2015

APPLICATION

Applicant:	Gursaran S. Shoker
Location:	14 North College Avenue
Owner:	Mydears, Inc (Gursaran S. Shoker)
Action Request:	Overturn the Administrator determination of unlawful gravel parking expansion
Current Use:	Multi-Family Residential
Zoning:	RO (Residential Office)
Surrounding Land Uses:	Commercial, Office, Multi-Family, Single Family

This request is an appeal of a staff decision rather than a variance request. Section 1129.11 provides the appeal right to a party affected by a decision of a Zoning Administrator:

1129.11 APPEALS OF ADMINISTRATOR'S DECISION.

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

- (a) The Board of Zoning Appeals shall have the power to hear and decide appeals where it is alleged there is error in any order, requirements, decision or determination made by an administrative official in the enforcement of the Zoning Ordinance. In exercising its powers to review administrative decisions, the Board may, in conforming with the provisions of the statute and of this Zoning Ordinance, reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination as the Board of Zoning Appeals determines, and to that end shall have all powers of the office from whom the appeal is taken. The appeal shall:
- (1) Cite specific provisions of this Zoning Ordinance that are alleged to have been interpreted in error of the specific decisions or action being appealed and the grounds on which the appeal is being made;
 - (2) Include any required application fee in an amount set by the City;
 - (3) Include such other information as the City or the Board may reasonably require; and
 - (4) Include a statement as to why the appellant has standing to pursue the appeal from the administrative action by a statement of the way in which the administrative action adversely affects the appellant

BACKGROUND

In August, it had come to staff's attention that gravel had recently been spread on a portion of the rear of 14 North College Avenue formerly occupied by lawn. Upon comparison with aerial photos it was determined that an area of approximately 5,600 square feet was a newly expanded gravel parking area. This was adjacent to a historically used gravel parking area of approximately 2,000 square feet along the alley.

In response to a phone call the property owner/manager explained that they were simply responding to the city inspector's request to prevent ruts in the lawn and had accidentally spread too much. Upon meeting at the property, the property owner explained that upon further review, the city had actually approved gravel parking for the area in the past and that it has not been abandoned. Staff then sent formal violation notice (See August 11, 2015 letter), to which the owner appealed and also requested copies of past records.

The applicant/owner has filed the correct application on September 2, 2015 and indirectly cited Zoning code Section 1137.07 (Discontinuance of Nonconformities) as the code section that was interpreted in error. The claim is essentially that, although gravel parking is not permitted by current zoning code, it was previously approved for this location and has been in continuous use; therefore it is allowed to continue.

1137.07 DISCONTINUANCE OF NONCONFORMITIES.

(a) A nonconforming land use, structure, or portion thereof, shall not be reinstated if it is discontinued for a continuous one-year period and thereafter any use of the premises shall conform to the use regulations of the District in which the building or lot is located. The intent to continue a nonconforming use shall not be assumed to be evidence of its continuance.

The applicant did not cite errors of interpretation in any of the code citations made in the August 11, 2015 letter. However, the appeal does directly address the follow up staff letter of September 21. Therefore the BZA is asked to take action on this appeal request.

PROCESS

The issue for the BZA to determine is if staff made the correct determination based upon information available. If the determination was correct, then abatement enforcement of the violation would proceed. If the determination was incorrect, the gravel parking could officially continue.

ANALYSIS

When making the original determination on August 11, staff utilized aerial photography and determined that in all available aerial photography dates: 2000, 2003, 2005, 2007, 2010, 2012 and 2014 there was no evidence of parking on the area expanded in 2015. Additionally the area appeared as green grass. Visible in the aerials were barriers placed approximately 20 feet set back from the alley. This appeared clear that there was no use of the northern 2/3 of the rear yard for anything other than lawn.

Concerted efforts were made by staff in 2010-2012 using aerial photography to document permitted gravel parking areas and abate any that were not in existence prior to the pavement requirement. The area in question did not show up in that process as a permitted gravel parking area.

A records search revealed a wealth of information about the history of the property. Gravel parking was in fact approved by the city in 1991 by Ordinance #2190 (Exhibit C – pg. 40) when a residential unit was approved by the City for the ground floor. Also of particular interest was a preliminary site parking plan that was used for at least three different approvals from 1988-1991 (See Exhibit A – pg. 125) map from Case PC-20-1991). In the 1980s through 2002, parking was required for residential units in the Uptown district. Therefore, the preliminary site parking plan showing parking across the entire rear lot was presented as potential parking areas (21 spaces), above and beyond the minimum requirement at that time. This was used for approvals for residential units at 14 North College and for off-site parking for 15 and 17 West High Street. A similar site plan showing a central access drive was used most recently in 2002 for off-site parking requirement for 15 West High Street (See Exhibit B – pg. 135) map from BZA Case 10-2002)

There is no evidence that either of the two previous site plans on file were formally implemented. The only evidence available at this time shows that parking was only used directly along the alley one stall deep (as outlined in the map in the August 11, 2015 violation letter).

Therefore unless any evidence is presented to the contrary, the staff's position is that the recently expanded gravel should be removed and the area restored to lawn. Staff recommends that the BZA hear any additional evidence before making a decision. This process is designed to afford the property owner due process under property rights laws.

ATTACHMENTS (In the following sequence):

- 2015 Correspondence
- Aerial photographs from 1992-2014
- 1988-2002 Planning Commission and BZA Cases
- 1985 Additional Use case for Alexander House at 22 North College
- Rental Permit files for 15-17 West High and 14 North College (some listing of parking spaces provided)

SUBMITTED BY:

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

Sam Perry, AICP
Planner, City of Oxford



**COMMUNITY DEVELOPMENT DEPARTMENT
513-524-5204
ZONING VIOLATION FOLLOW-UP**

September 21, 2015

LeAnn Shoker
3687 Kehr Road
Oxford, Ohio 45056

Gursaran Shoker 3687 Kehr Road Oxford, Ohio 45056

RE: 14 N. College Ave -- Unapproved gravel parking expansion

Dear Mr. Shoker:

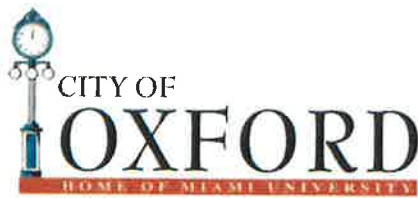
We have received your request for appeal of our determination that the gravel parking expansion is unlawful. The enforcement has been stayed pending the outcome of the appeal decision. We are compiling records you requested and will contact you when they are ready for review/copying. On September 16 you asked for a written confirmation of our determination.

We hereby determine based upon aerial photography records, that there is no previous evidence of the parking usage of the area that was recently expanded. Therefore, if the said area did have a legal nonconforming status per Section 1137.07, and has not been used for a period well over one year, then it was abandoned. We are happy to review any evidence to the contrary, which will be considered at the BZA appeal hearing that you have requested.

Sincerely,

Sam Perry, AICP
Planner, Community Development Department
sperry@cityofoxford.org
513-524-5204

CC: Jung-Han Chen, City of Oxford Community Development Department Director
Perry Gordon, City of Oxford Parking Services Assistant to Chief
Tom Horvath, City of Oxford Police
Lisa Colwell, City of Oxford Property Maintenance Supervisor



COMMUNITY DEVELOPMENT DEPARTMENT
513-524-5204
ZONING VIOLATION 1ST NOTICE

August 11, 2015

LeAnn Shoker
3687 Kehr Road
Oxford, Ohio 45056

Gursaran Shoker
3687 Kehr Road
Oxford, Ohio 45056

RE: 14 N. College Ave -- Unapproved gravel parking expansion

Dear Ms. Shoker:

As we discussed on the phone on Friday, August 7, 2015, please be advised that the City of Oxford's Community Development Department (CDD) has observed zoning violation(s) which have occurred at the above property. This property is located in the "RO" Residential Office Zoning District. Attached are photographs and aerial maps documenting the violation(s). Below are the applicable code sections.

- Chapter 1149.03(a) of the Oxford Zoning Code states "All off-street parking and maneuvering areas shall be hard surfaced." **[Although there is gravel on the premises, it cannot be expanded. It has been expanded approximately threefold what is permitted]**
- Chapter 1129.01 of the Oxford Zoning Code states that "...no land use shall be established or changed in use without certificates therefore issued by the Zoning Administrator." **[no parking area should be created without a certificate from this office]**
- Chapter 1129.05 of the Oxford Zoning Code states that "Failure to obtain a Zoning Certificate or Certificate of Code Compliance shall be a violation of this Ordinance." **[in addition to the gravel parking expansion, fence posts were also installed without a permit from this office]**
- Chapter 1331.04(c) The HAPC shall review all plans for the construction, alteration, repair, moving, or demolition of structures, sites, and areas in an historic district. **[the property is within the Uptown Historic District and there was no request for review of the parking expansion or fence installation]**

Based upon the above code sections and our collection of evidence, the following actions need to take place within the time frames specified, unless you contact us and we work out another time line:

- The unapproved fence posts shall be removed within 7 days
- The unapproved gravel expansion shall be removed within 10 days
- A physical boundary (posts, RR ties, boulders, etc) shall be installed around the approved 20' x 100' gravel parking within 10 days
- The unapproved gravel expansion area shall be restored to landscaped yard within 30 days

Thank you in advance for your timely response to this matter. Please call or email me if you have any questions at all about this matter. You are encouraged to contact us to request any adjustments to this schedule **before further enforcement action (including fines) occurs.**

In summary you have the following options:

- Follow the timeline ordered above
- File an appeal of Administrator's decision for all or a portion [see enclosed]
- Apply for a Variance of a cited zoning code violation(s) [see enclosed]
- Do not respond and face further enforcement actions

We are aware that the approved gravel parking for this property was installed as part of BZA Case 09-91 and PC Case 18-89. However, the boundaries of it are not to expand beyond the 20'x 100' depicted on the attached aerial map.

WE WILL CONDUCT AN INSPECTION ON THIS PROPERTY ON OR AFTER WEDNESDAY, AUGUST 19, 2015. IF WE OBSERVE NO PROGRESS TOWARD ZONING COMPLIANCE WE WILL MOVE TO FURTHER ENFORCEMENT ACTION.

Sincerely,

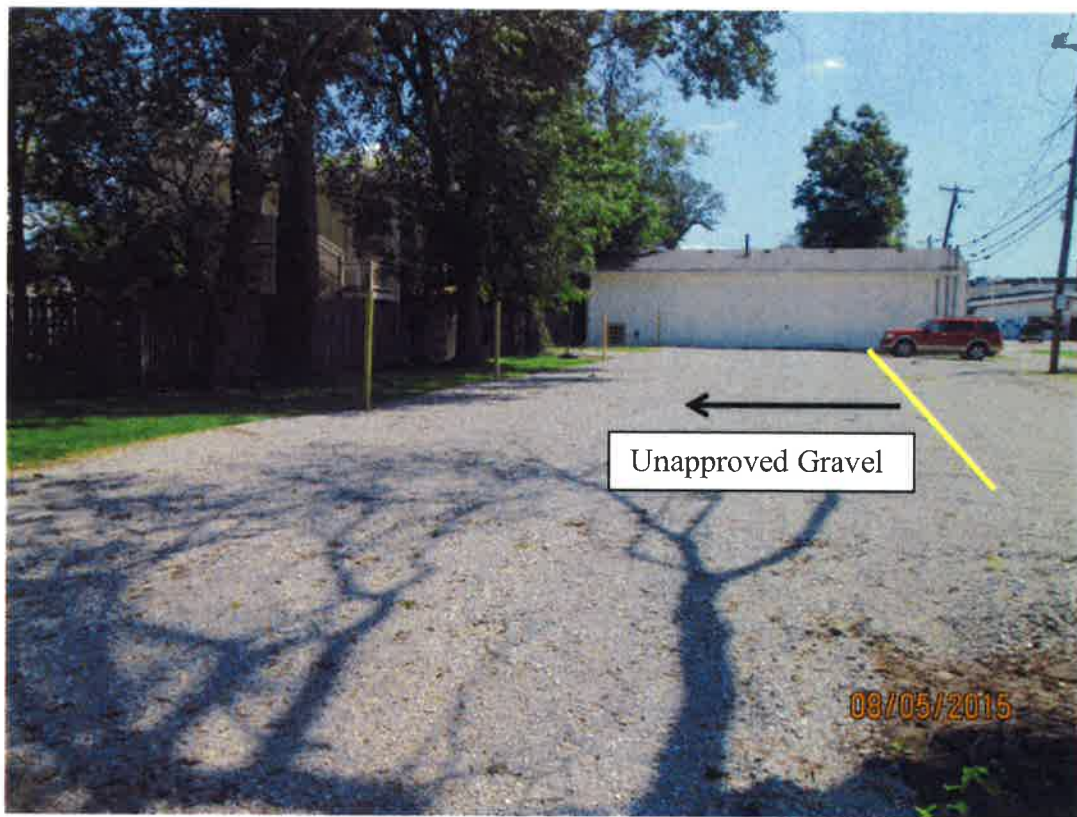


Sam Perry, AICP
Planner, Community Development Department
sperry@cityofoxford.org
513-524-5204

CC: Jung-Han Chen, City of Oxford Community Development Department Director
Perry Gordon, City of Oxford Parking Services Assistant to Chief
Lisa Colwell, City of Oxford Property Maintenance Supervisor

Pictures and Aerial Photos of 14 North College Ave.





07/16/2015



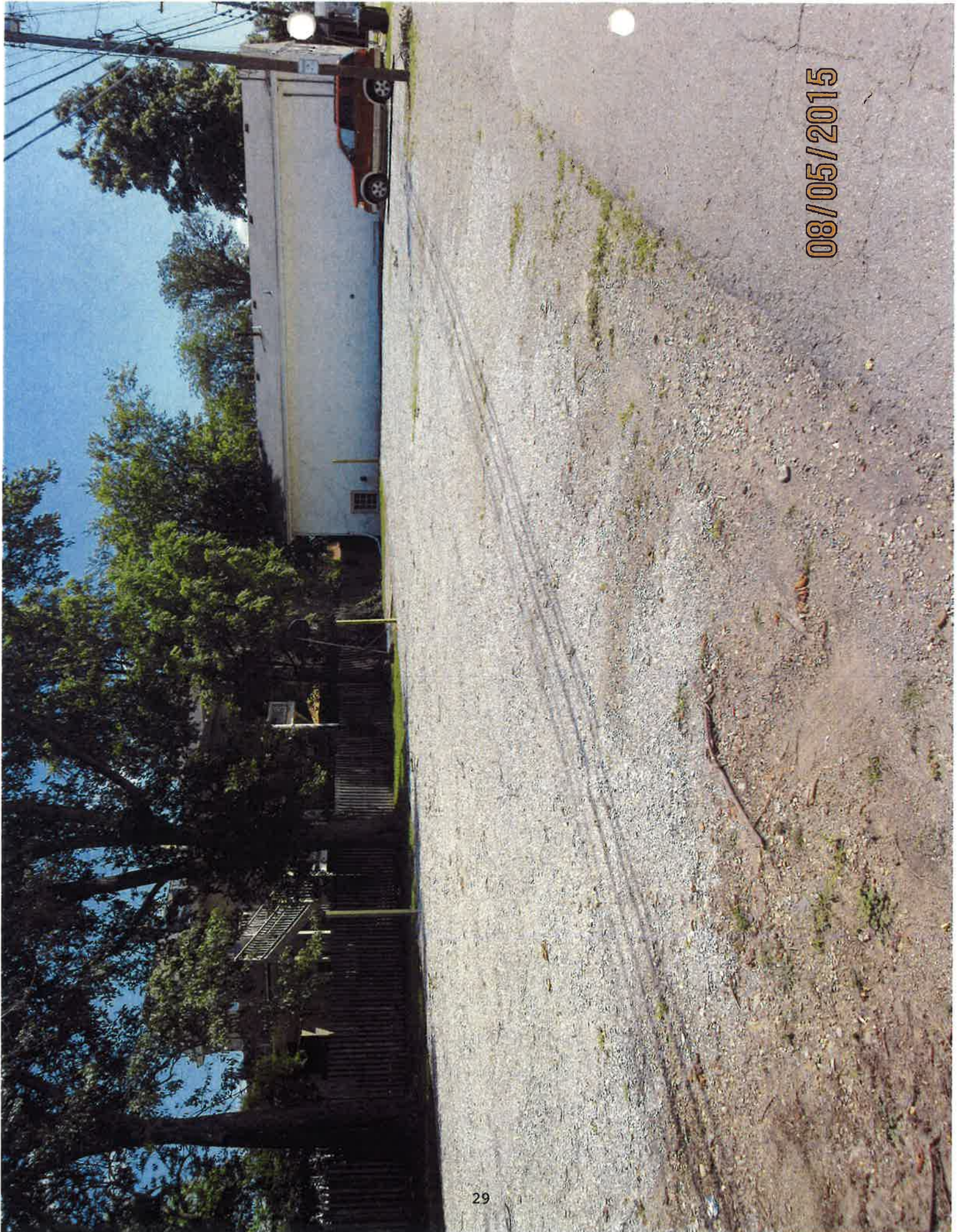
07/16/2015



07/16/2015



08/05/2015



08/05/2015







08/05/2015

08/05/2015





Internal Use Only:

Case No.

BZA-2015-13

Date Filed

9/2/15

Oct
BZA

Application for Appeal of Administrator's Decision

Appellant Information

Name *

GS Shoker and Lee Ann Shoker

Mailing Address *

3687 Kehr Rd

City, State & Zip Code *

OXFORD OH 45056

Telephone Number(s) *

GS- 513-839-0529 Lee Ann 513-215-5799

Email Address

GS Shoker@msn.com lshoker@me.com

Required Documentation

From Chapter 1129.11(a)¹.

Re: 14 N College

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

Attach additional pages if needed.

1) Pursuant to request of certain documents & other evidentiary materials including photos, any plans or plots showing parking, and the records approving such parking including the way or the ordinance are needed to provide specifics as required by paragraph #1.

2) Fee enclosed

3) Information to be produced after received from City.

4) Claims of abandonment and further parking not having been approved are erroneous, arbitrary and capricious. Property has never been abandoned. The entire lot was approved for parking and has been used for parking on a continuous basis.

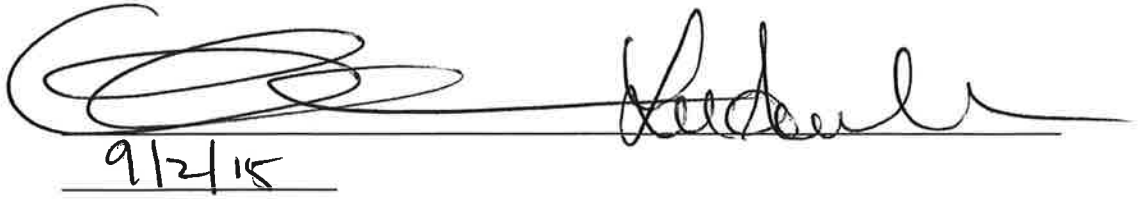
Fees & Receipt

The fee is \$50.00.

Sign and Date

Appellant Signature *

Date *



Submit Application, Documentation, and Fees

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

Send or drop off this application with required documentation as attachments and a check for the fee 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.

For Staff Use Only

Fee Paid Date *

9/3/15

Receipt Number *

59343

¹ City of Oxford Codified Ordinances: <http://www.cityofoxford.org/fees-ordinances-and-charter>

Shoker & Shoker Law Office

64 Liberty Street

PO Box 367

West College Corner, IN. 47003

(765) 732-3753 ~ Fax (765) 732-3013

Gursaran S. Shoker

Lee Ann Shoker

August 24, 2015

City of Oxford
Community Development Department
Attn: Sam
101 E. High Street
Oxford, OH 45056

**NOTICE OF INTENT TO FILE AN APPEAL UPON RECEIPT
OF CITY RECORDS**

IN RE: 14 N. College Avenue, Oxford – Unapproved Gravel Parking Expansion

Dear Sam:

Please take notice that the undersigned intends to file an appeal in the above matter upon receipt of the records requested, see attached.

Thank you for your time and cooperation in the handling of this matter.

If you have any questions please feel free to contact this office.

Sincerely,



Gursaran S. Shoker

GSS:mrp

Enclosure

IN RE: 14 NORTH COLLEGE AVE – UNAPPROVED GRAVEL PARKING EXPANSION

REQUEST FOR RECORDS

Comes now Lee Ann Shoker and Gursaran S. Shoker and requests the City of Oxford to produce the following records for review:

IN RE: 14 NORTH COLLEGE AVENUE, OXFORD

1. Copies of the residential zoning change applications for 15 & 17 West High Street, Oxford.
2. Copies of the City Council's agenda when the above application was reviewed by the council.
3. Copies of any drawings attached to the application.
4. Copies of minutes from the hearing which will reflect the specifics regarding the parking areas.
5. Copies of ordinance and/or resolutions approving the application by the council.
6. Copies of the parking plat of 14 North College Avenue parking area.
7. Copies of any and all communications involving the parking issues for 15 and 17 West High Street and the number of parking spaces needed for each one of the four units.
8. Please provide copies of any reports produced by the City of Oxford and/or Community Development Department indicating the surveillance results of the 14 North College Avenue, to determine that parking area has been abandoned for one year and the person who prepared the said report.
9. Please provide copies of the aerial photography for the 14 North College Avenue, Oxford property taken during the years 1990 through present.

IN RE: 22 NORTH COLLEGE AVENUE, OXFORD

1. Copies of the zoning change application for 22 North College Avenue, Oxford, submitted by Mrs. Grecco.
2. Copies of the application for community development funds for the development of 22 North College Avenue, Oxford, into a commercial property including bar and restaurant by Mrs. Grecco.
3. All Drawings attached to the application of 22 North College Avenue, Oxford, showing parking area requirements and showing the parking areas reserved at 14 North College Avenue, to get approval.
4. Copies of the minutes from the hearing regarding application.

IN RE: 14 NORTH COLLEGE AVE – UNAPPROVED GRAVEL PARKING EXPANSION

- a. Off premises parking area was required for the tenants at 13, 15, 17, 19 West High Street and 14 North College Avenue (4 units), Oxford, Ohio, when the application for the residential use was approved with one specific condition that parking area NOT be paved. Please take judicial notice of the council actions when the ordinances, which approved, the residential units and the parking requirements were specifically discussed including the requirements that the lot NOT be paved.
- b. Part of the parking lot (gravel) was developed specifically for off premises parking for the Alexander House, 22 North College Avenue, Oxford and that parking area was designated along the property line fence and currently that area has been allowed to grow into grass since City of Oxford has not enforced the parking requirements or reviewed the area requirements for Alexander House. In fact the Alexander House got a zoning change to develop the property into a bar and restaurant based on parking spaces available behind 14 North College building, along the fence.
- c. Please review my request for records from the City's current and historical records, see attached request for records.

Sam Perry

From: Sam Perry
Sent: Thursday, October 08, 2015 4:18 PM
To: Frank Shoker (gsshoker@msn.com)
Cc: Lynn Taylor
Subject: 1991 Ordinance
Attachments: Ordinance 2190 - 1991.pdf

Frank,

Here's the additional ordinance I came across this week. I want to share all the information I have with you in advance of the hearing on Oct 21. If you decide to request postponement, please send a letter request at least 7 days in advance. I checked the by-laws and that is the requirement.

Thanks,

Sam

Sam Perry, AICP
Planner
City of Oxford
Community Development Department
101 East High Street | Oxford, Ohio 45056
p. (513) 524-5204 | f. (513) 524-5266
sperry@cityofoxford.org | <http://www.cityofoxford.org>

Exhibit C

AN ORDINANCE GRANTING AN ADDITIONAL USE PERMIT FOR A TWO-UNIT RESIDENCE ON THE FIRST FLOOR OF 14 NORTH COLLEGE AVENUE, LOT #175.

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

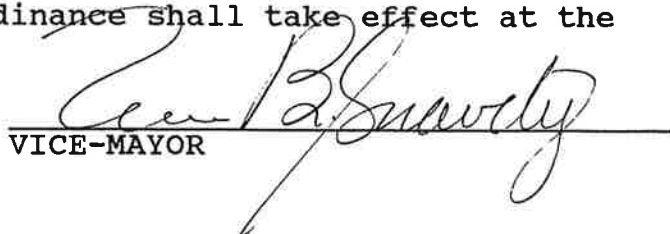
SECTION 1: In accordance with Oxford Code Section 1129.13, Planning Commission held a public hearing on October 8, 1991, on an application from E.L. Shoker and G.S. Shoker for an additional use permit for a two-unit residence on the first floor of 14 North College Avenue, Lot #175.

SECTION 2: After due deliberation, Planning Commission recommended approval of the additional use permit subject to the following conditions:

1. The site plan be amended to show the six-foot high continuous visual screen along the rear (western) property line as required by Oxford Code Section 1122.01.G(3).
2. The property owner designate the parking spaces in the lot behind 14 North College Avenue.
3. The property owner place signs designating the parking for 14 North College Avenue and 17 and 19 West High Street.
4. The parking lot be constructed of porous material.

SECTION 3: City Council hereby grants an additional use permit for a two-unit residence on the first floor of 14 North College Avenue subject to the conditions set forth above.

SECTION 4: This ordinance shall take effect at the earliest time allowed by law.


VICE-MAYOR

ADOPTED: November 19, 1991

ATTEST: 
DEPUTY CLERK OF COUNCIL

LAW (Snaveley)

From: Sam Perry
Sent: Wednesday, September 16, 2015 11:54 AM
To: Frank Shoker (gsshoker@msn.com)
Cc: Lynn Taylor
Subject: nonconforming

Frank,

Here is the code section you requested:

1137.07 DISCONTINUANCE OF NONCONFORMITIES.

(a) A nonconforming land use, structure, or portion thereof, shall not be reinstated if it is discontinued for a continuous one-year period and thereafter any use of the premises shall conform to the use regulations of the District in which the building or lot is located. The intent to continue a nonconforming use shall not be assumed to be evidence of its continuance.

Sam Perry, AICP
Planner
City of Oxford
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sperry@cityofoxford.org | <http://www.cityofoxford.org>



1992

Aerial photos



1995

14 North College Avenue Aerial Map
Year: 2000

207

Sushi Nara
22

141

142

143

144

12A 12B 12C

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.

1 inch = 25 feet



14 North College Avenue Aerial Map

Year: 2003

207

Sushi Nara
22

141

142

143

144

12C

12B

12A



1 inch = 25 feet

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.

14 North College Avenue Aerial Map

Year: 2005

207

Sushi Nara
22

141

142

143

144

12A

12B

12C



1 inch = 25 feet

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

14 North College Avenue Aerial Map

Year: 2007

207

Sushi Nara
22

14.1

14.2

14.3

14.4

12A

12B

12C



1 inch = 25 feet

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.

14 North College Avenue Aerial Map

Year: 2009

207

Sushi Nara
22

14.1

14.2

14.3

14.4

12A

12B

12C



1 inch = 25 feet

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.

14 North College Avenue Aerial Map

Year: 2010

207

Sushi Nara
22

141

142

143

144

12A

12B

12C



1 inch = 25 feet

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.

14 North College Avenue Aerial Map
Year: 2012

207

Sushi Nara
22

141

142

143

144

12A 12B 12C



1 inch = 25 feet

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.

14 North College Avenue Aerial Map Year: 2014

207

Sushi Nara
 22

14.1

14.2

14.3

14.4

12A

12B

12C



1 inch = 25 feet

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.

AN ORDINANCE GRANTING AN ADDITIONAL USE PERMIT FOR A SINGLE-FAMILY DWELLING UNIT TO BE LOCATED ON THE SECOND FLOOR AT 14 NORTH COLLEGE AVENUE IN THE C-3 COMMERCIAL DISTRICT SUBJECT TO CONDITIONS.

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

SECTION 1: Subsequent to public hearing and receipt of a recommendation from Oxford Planning Commission, an additional use permit is hereby granted permitting a single-family residential use, specifically one apartment, to be located on the second floor at 14 North College Avenue in the C-3 Commercial District subject to the following conditions:

1. Applicant's site plan shall be amended and refiled showing the placement of a six foot high continuous visual screen along the western (rear) property line as required by Oxford Code Section 1122.01-G(3) and said six foot high continuous visual screen shall in fact be in place prior to the use of this additional use permit.
2. Applicant shall provide one specific parking space which shall be marked and indicated as being for use only by the tenants or occupants of the apartment at 14 North College Avenue.

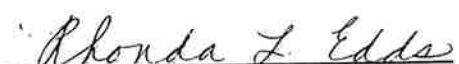
SECTION 2: It is hereby determined that the application and the additional use permit as authorized hereinabove satisfies and complies with the requirements of Oxford Code Section 1129.13-C.

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


MAYOR

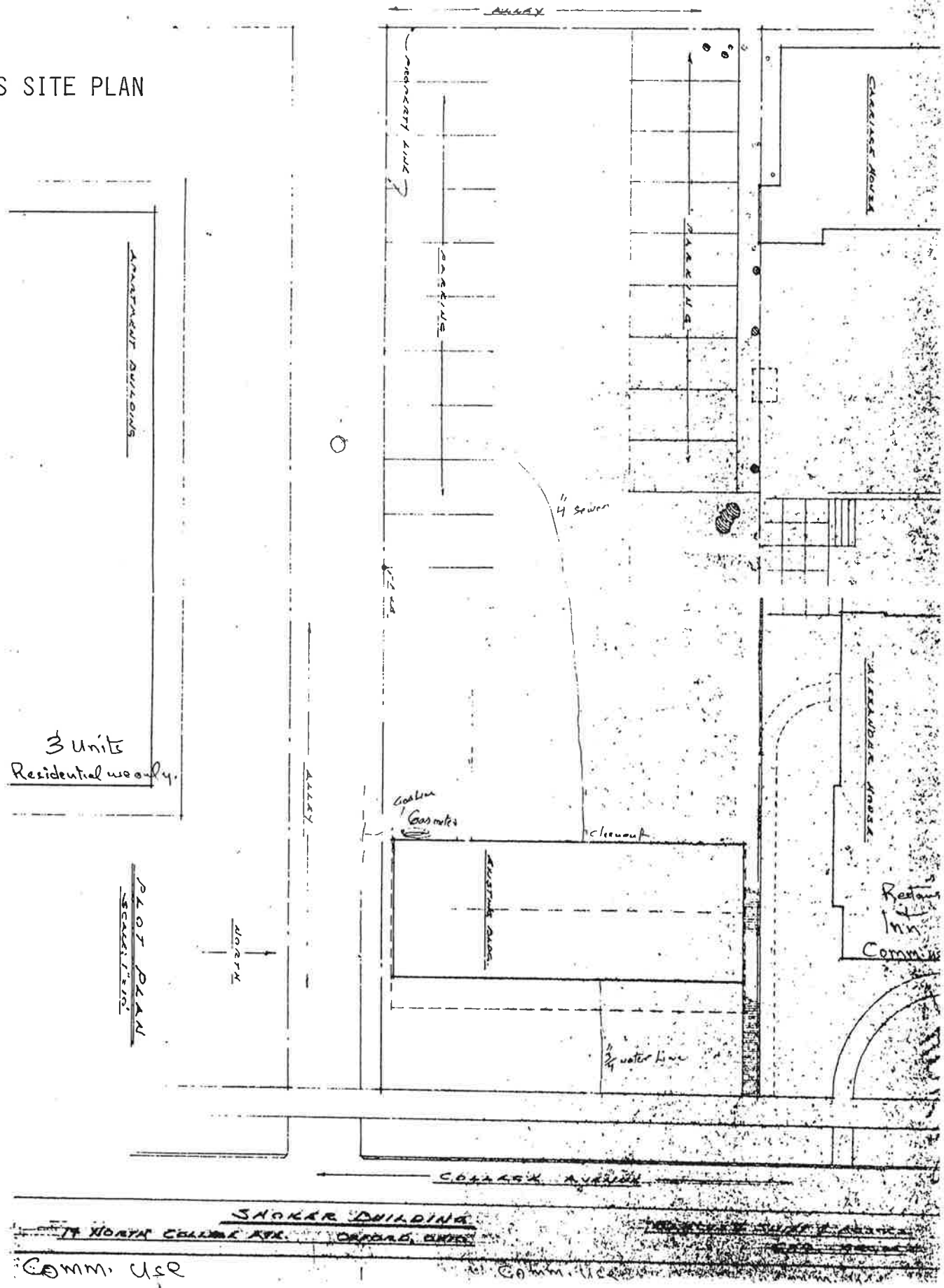
ADOPTED: October 18, 1988

ATTEST:


DEPUTY CLERK OF COUNCIL

LAW (Snively)

MAP 2
APPLICANT'S SITE PLAN



July 28, 1988

TO THE: PLANNING COMMISSION
City of Oxford
Municipal Building
Oxford, OH 45056

IN RE: APPLICANTS STATEMENT
OF FACTS

Dear Madame and Sirs:

The application for additional use form requires that a brief statement regarding the property and its proposed uses be submitted to you at the time you consider additional applications. The property at 14 North College, Oxford, Ohio 45056, was rebuilt after the fire and, at the time of rebuilding the architect's plans submitted showed the property was to be used as two (2) apartments on the upper level and a commercial space for the lower level. The upper level apartments each consisted of a bath, kitchen and two (2) bedrooms. The lower level was shown as open space for office or retail purposes.

The cooperation promoting Oxford Commons the upper two apartments for more than a year and following Oxford Commons the property has been used as an office.

At the present time, the upper right half of the property is used as a beauty salon and the lower level is used as retail/office and the upper left is currently vacant.

This application proposes the use of the upper left suite by my son as his living quarters and also will continue to be used as my office. There will not be any considered changes required as the only change would be replacing a piece of carpet and the cabinets which were taken out by Miami Valley Lumber Company when Oxford Commons moved out.

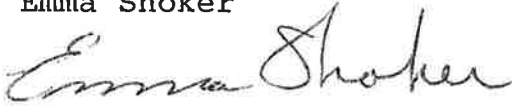
The property owned by Mr. and Mrs Sam Woodruff, on the south side of this property is used as apartments. The property in back of this property is all single family dwellings and the property to the North is the Alexander house used for residential

as well as commercial purposes.

The additional use of this property will be harmoneous to the neighborhood, will not add to the traffic and/or bring in undesirable elements to the existing neighborhood.

Sincerely,

Emma Shoker

A handwritten signature in cursive script, reading "Emma Shoker". The signature is written in dark ink and is positioned below the typed name.

APPLICATION FOR ADDITIONAL USE PERMIT
CITY OF OXFORD, OHIO

Date filed 7-29-88 Case No. R-30
Received by S. M&K

Name of Applicant(s): E. L. Shoker

Mailing Address: 3687 Kehr Rd, Oxford Ohio 45056

Telephone No., Business: 732-3753 Home: 523-2940

Location of Request for Additional Use Permit (Indicate by Street
Address and/or Subdivision Name and Lot Number: 14 North College Oxford OH

Type of Additional Use Requested: Residential and occupant office use for
upper left unit

Zoning District in which Proposed Additional Use is Located: C-3

Size (in acres): Regular city lot approximately 66' x 188'

Site Plan Requirements

Please attach ten (10) copies of a site plan which:

1. Is drawn to scale.
2. Shows boundaries of property to be developed.
3. Shows existing topography with countour intervals of not more than five feet.
4. Shows the proposed location of all parking areas and their relationship to existing and proposed streets. (Consult with the Planning Director to determine parking requirements.)
5. Shows drainage plan with evaluation of ability of existing water courses, channels, storm sewers, culverts and the proposed site improvements to carry the additional run-off created by the additional use.
6. Indicates location, type, use and size of structures on the site and on properties within five hundred feet of the property lines of the proposed project if zoned M-1 (Industrial) and within one hundred feet of the property lines of the proposed project if in any other zone.
7. Provides for the dedication of any rights-of-way for the widening, extension or connection of streets as shown on the site plan.
8. Indicates the stages, if any, which will be followed in the construction of the project.
9. Indicates any existing water, gas, electrical and sewer lines as well as any necessary easements that may be required for future installation of said utilities.

(over)

General Standards for Additional Use

Please attach a statement describing how the proposed additional use meets the following general standards and any special standards of the zoning district in which the proposed use is to be located. Consult with the Planning Director to determine if such special standards affect your application.

The applicant must show that the proposed additional use:

1. Will be harmonious with and in accordance with the general objectives or any specific objectives of the Oxford Comprehensive Plan. (Consult with Planning Director for guidance);
2. Will be designed, constructed, operated and maintained so as to be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
3. Will not be hazardous or disturbing to neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
6. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on public thoroughfares; and
7. Will not result in the destruction, loss or damage of a natural, scenic historic feature of major importance.

Names and addresses of all property owners adjoining any lot line of the property for which the additional use permit is requested:

- sent 8/18/86
1. Alexander House - Mrs. Del Greco - 22 North College Ave Oxf. Oh. 45056
 2. John Riley 15 North Elm St. Oxford, Ohio 45056
 3. Henry Geroux 216 W. High St. Oxford, Ohio 45056
 4. Sam Woodruff 7185 Stillwell Beckett Rd. Oxford, Ohio 45056
 5. Rose Corso 217 W. High St. Oxford, Ohio 45056
- (If more than five names, attach a separate sheet.)

Submit this application, required attachments, and a \$100.00 filing fee to the Planning Director/Assistant City Manager, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Checks should be made payable to the City of Oxford. Incomplete applications will not be accepted. All information must be submitted 45 days in advance of a Planning Commission meeting to satisfy legal notice requirements.

If you have any questions, contact the Planning Director/Assistant City Manager at 513/523-2171.

10/86

STAFF REPORT
City of Oxford, Ohio

TO: Oxford Planning Commission

FROM: Stuart Meck, AICP, Assistant City Manager/Planning Director 

SUBJ: Case No. PC-30-88

DATE: September 9, 1988

I. GENERAL INFORMATION.

Name and Address of Applicant: E. L. Shoker, 3687 Kehr Road, Oxford.

Location: 14 North College (see Map 1).

Requested Action: Additional use permit for a residential use at 14 North College Avenue in the C-3 District, second floor (see Map 2).

Size: 0.275 acres.

Existing Zoning: C-3 Urban Business Commercial District.

Existing Land Use: Office.

Surrounding Land Use and Zoning: The property to the north is zoned C-3 and is occupied by the Alexander House Country Inn and Restaurant. The property to the south, also zoned C-3, is an apartment building. Property to the east is zoned C-3 and is used for commercial purposes. Property to the west is zoned R-4B Urban Multiple Dwelling District and is used for single-family residences (see Map 1).

Comprehensive Plan Specifications: The Comprehensive Plan, adopted by City Council on November 17, 1987, shows the future land use of this area as commercial.

Site Characteristics/Parking: Oxford Code Section 1129-13-D requires for a single-family dwelling additional use one parking space per unit. The property has 10 existing graveled parking spaces directly accessible from the alley, according to my inspection. The remaining 9 spaces shown on the applicant's site plan are not surfaced.

Historic District: The property is located in the uptown historic district.

II. ANALYSIS.

Oxford Code Section 1129.13-C requires that the Council find, with the recommendation of the Planning Commission, that the additional use:

1. Will be harmonious with and in accordance with the general objectives or any specific objectives of the Oxford Comprehensive Plan;
2. Will be designed, constructed, operated and maintained so as to be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
3. Will not be hazardous or disturbing to neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
6. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on public thoroughfares; and
7. Will not result in the destruction, loss or damage of a natural, scenic historic feature of major importance.

While the Comprehensive Plan generally designates the uptown area as commercial land use, second floor residences have been a traditional use in the uptown business district. Further, this property adjoins residential land uses to the west and south and a bed and breakfast, a form of residence for transient occupancy to the north. Consequently, there should be no conflict with the uses in the neighborhood or with the Plan.

Parking exceeds minimal standards--one space for the unit--and access to those spaces would be directly from the alley.

The property is served by an 8-inch sewer and a 4-inch water line, and is subject to all City services.

No exterior modifications of the building are being proposed that would activate the historic district review process.

III. RECOMMENDATION

Based on the analysis above, the proposed residential use at this location generally satisfies the standards in Oxford Code Section 1129.13-C. I recommend approval subject to the condition that the site plan be amended to show the six-foot high continuous visual screen along the rear (western) property as required by Oxford Code Section 1122.01-G(3). This is required since the site plan submitted by the applicant shows space for ten or more automobiles in a parking area located closer than 50 feet to a lot in a residential district.

SM/kdb

Attachments: Map 1 - Existing Land Use and Zoning
Map 2 - Applicant's Site Plan
Map 3 - Applicant's Floor Plan
Applicant's Narrative

APPLICATION FOR ADDITIONAL USE PERMIT

CITY OF OXFORD, OHIO

PC 18,89

Date filed 8/25/88 Case No. _____Received by A. McaName of Applicant(s): E. L. Shoker & Gen RealtyMailing Address: P. O. Box 367, College Corner, Ohio 45003Telephone No., Business: (317) 732-3753 Home: (513) 523-2940Location of Request for Additional Use Permit (Indicate by Street Address and/or Subdivision Name and Lot Number: 17 West High Street

Part of inlot of 71 & 72, City of Oxford

Type of Additional Use Requested: Residential (Second and Third Floor)Zoning District in which Proposed Additional Use is Located: uptown
commericalSize (in acres): 80 X 95Site Plan Requirements

Please attach ten (10) copies of a site plan which:

1. Is drawn to scale.
2. Shows boundaries of property to be developed.
3. Shows existing topography with countour intervals of not more than five feet.
4. Shows the proposed location of all parking areas and their relationship to existing and proposed streets. (Consult with the Planning Director to determine parking requirements.)
5. Shows drainage plan with evaluation of ability of existing water courses, channels, storm sewers, culverts and the proposed site improvements to carry the additional run-off created by the additional use.
6. Indicates location, type, use and size of structures on the site and on properties within five hundred feet of the property lines of the proposed project if zoned M-1 (Industrial) and within one hundred feet of the property lines of the proposed project if in any other zone.
7. Provides for the dedication of any rights-of-way for the widening, extension or connection of streets as shown on the site plan.
8. Indicates the stages, if any, which will be followed in the construction of the project. remodeling/plans submitted with 19 West High street development
9. Indicates any existing water, gas, electrical and sewer lines as well as any necessary easements that may be required for future installation of said utilities.

(over)

General Standards for Additional Use

Please attach a statement describing how the proposed additional use meets the following general standards and any special standards of the zoning district in which the proposed use is to be located. Consult with the Planning Director to determine if such special standards affect your application.

The applicant must show that the proposed additional use:

1. Will be harmonious with and in accordance with the general objectives or any specific objectives of the Oxford Comprehensive Plan (Consult with Planning Director for guidance);
2. Will be designed, constructed, operated and maintained so as to be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
3. Will not be hazardous or disturbing to neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
6. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on public thoroughfares; and
7. Will not result in the destruction, loss or damage of a natural, scenic historic feature of major importance.

Names and addresses of all property owners adjoining any lot line of the property for which the additional use permit is requested:

1. East - Phil Ward - 19 West High Street
2. East & South - Burger King - 9 West High Street
3. Alley - City of Oxford
- 4.
- 5.

(If more than five names, attach a separate sheet.)

Submit this application, required attachments, and a \$100.00 filing fee to the Planning Director/Assistant City Manager, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Checks should be made payable to the City of Oxford. Incomplete applications will not be accepted. All information must be submitted 45 days in advance of a Planning Commission meeting to satisfy legal notice requirements.

If you have any questions, contact the Planning Director/Assistant City Manager at 513/523-2171.

10/86

19 WEST HIGH STREET

Owner
City of Oxford

15-17-19
W. High St

Owner
City of
Oxford

bldg's

Owner
Phil
Ward

Owner
Burger
King

Owner
Burger King

"L" cut in conc. post

P.K. nail set

P.K. nail
no head set

conc walk

589°32'E

1.P. set

52.50

columns

due north 67.10

589°34'E
17.70

pipe set

hole in conc
footings bolt

due south 133.32

due north 133.32

Lot
Lot

0.232 acres

16.5 Alley
45°42'

589°34'E 53.70

1.P. pin set

due north 30.00

1.P. pin set

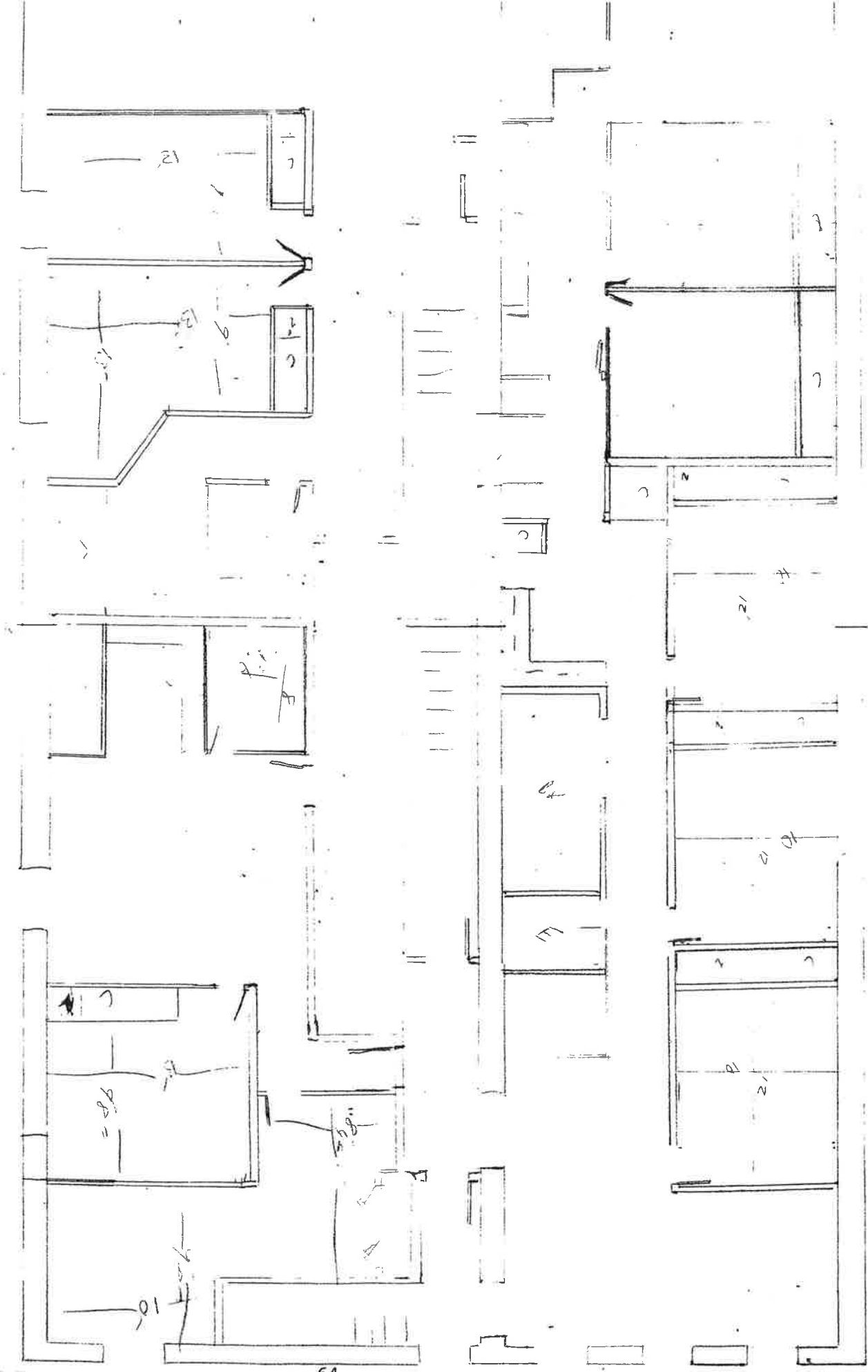
123.90

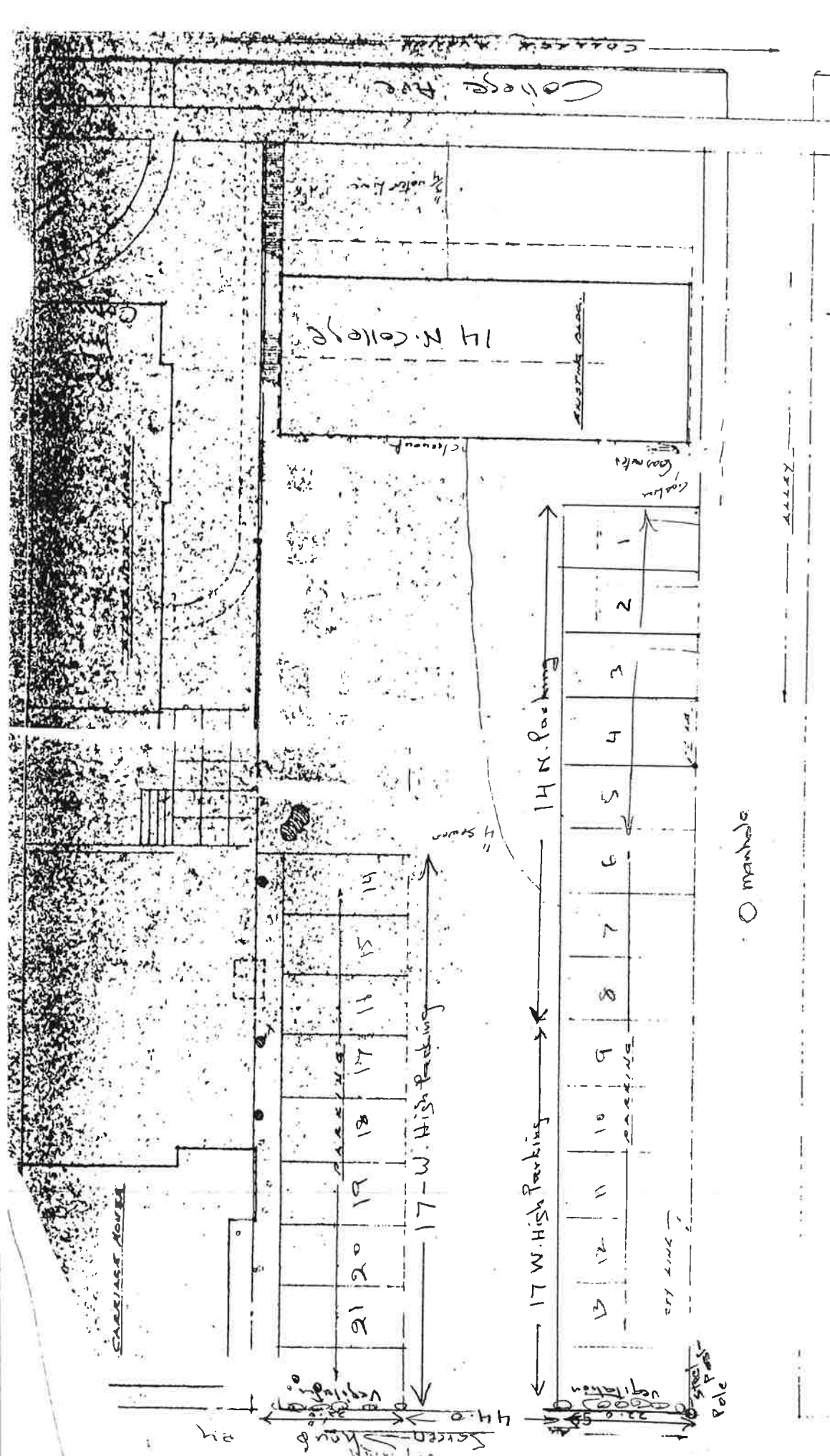
N89°34'W 183.90

16.5 Alley

bolt set

P.R. 10' set





June 11, 1991

Mr. Stuart Meck
City of Oxford
101 East High Street
Oxford, OH 45056

Dear Sir:

CASE NO: PC-18-89

This letter is to clarify some of the issues raised in your recommendation of the application for additional use permit.

1) The plans submitted were for a single residential unit on the second (2nd) floor and a single residential unit on the third (3rd) floor above 19 West High Street with the known address of 17 West High Street.

2) Plans submitted and approved were prepared by Scott Webb and submitted to Mr. Dan Bly. The permit was withheld for the third floor for the lack of additional use permit.

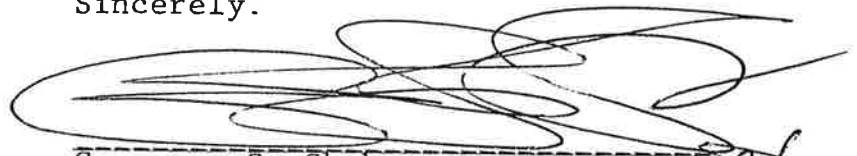
3) The drawing submitted two weeks ago for the second floor showed the existing structure and all dimensions are of the proposed unit.

The original application was tabled because Mr. Bly had not completed the examination of the plans. Now Mr. Bly tells me that he no longer has those plans. If Mr. Bly did not wish to review those plans he should have returned those plans for corrections and to this date I have not received any letter from Mr. Bly that those plans need to be corrected.

My request to your office is that you recommend the approval of additional use permit subject to proper permits being required for any additional construction.

Enclosed are two copies of the proposed apartment design as to the room sizes and use of each room. Thank you for your time and cooperation.

Sincerely.


Gursaran S. Shoker

mrd

Enclosure

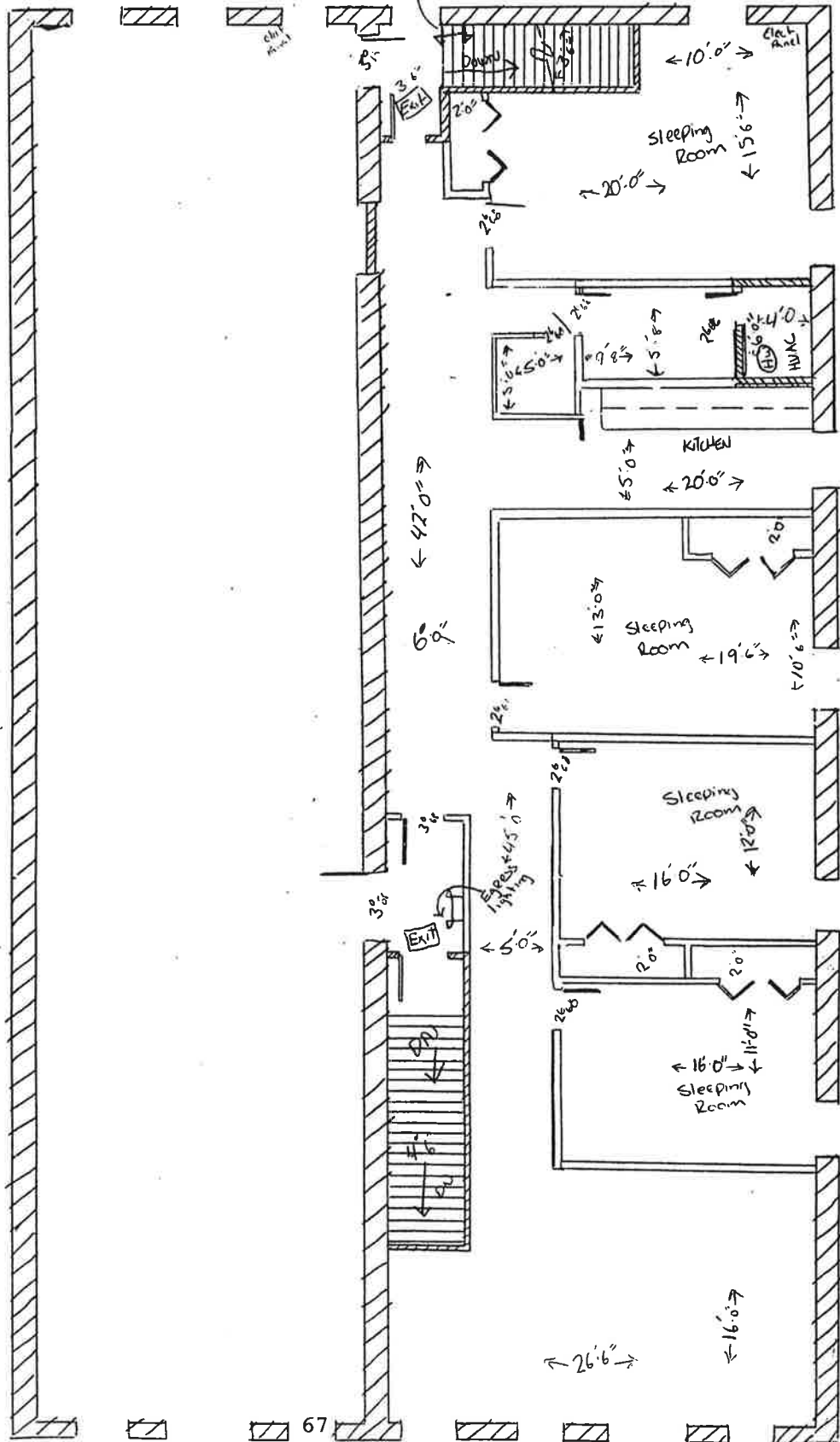
Scale 7/16 -

3RD Floor 17' w. high

USE R-2 Rental Apartment

Occupant load: 12
2400 sq ft
200 gross sq ft
11' x 11' x 11'

- Existing construction
 - Exit stairs from 2nd floor to 3rd and 4th
 - Egress lighting
 - Exit signs
- New construction
 - Fire enclosure of exit: 2 hr
 - 2 layers of 5/8" drywall applied over wall & ceiling
 - Described in UL # U301
- New Enclosure walls
 - UL # U301 Tight Floor & Ceiling Assemblies
- Fire enclosure of exit access (see UL # U305 Tight Floor and Ceiling Assemblies)
- Non Bearing partition walls
 - All New construction not described to be 12'-0" high stud walls w/ 2x4 studs set 16" O.C. AND 1/2" drywall taped and finished outside
- Interior Doors
 - All nonlabeled doors within residential units to be hard brass



STAFF REPORT
City of Oxford, Ohio

TO: Oxford Planning Commission

FROM: Stuart Meck, AICP, Assistant City Manager/
Planning Director *J.M.*

SUBJ: Case No. PC-18-89--Additional use
permit for residential use on
the second and third floor of 17 West High St.

DATE: June 6, 1991

This application by E.L. Shoker and Gen Realty was tabled on October 12, 1989 by the Planning Commission for the reasons described in my attached report dated October 6, 1989. Mr. Shoker has not yet submitted plans which satisfy our building department (see attached letter from Dan Bly, dated June 4, 1991).

Mr. Shoker has requested the matter be removed from the table and will attend the Planning Commission meeting. At this time, I recommend keeping the matter on the table until clearly drawn plans are submitted.

Attachments

/sm



City of Oxford

Municipal Building
Phone 513-523-2171

101 East High Street
Oxford, Ohio 45056-1887

June 4, 1991

Chris R. Shoker
14 North College Ave.
Oxford, Ohio 45056

Regarding: 19 West High Street
Third Floor

Dear Mr. Shoker:

If work is proposed for the third floor of 19 West High Street, complete plans and specifications will need to be provided for review. There have been no plans provided, reviewed or approved at this location; no zoning or building permit has been issued, and no construction work has been authorized.

If you have specific questions or records to indicate otherwise please do not hesitate to call.

Respectfully Yours,


Daniel Bly
Plans Examiner

DB:tec

cc: Stuart Meck, Assistant City Manager/
Zoning Administrator
Mr. Frank Shoker

STAFF REPORT
City of Oxford, Ohio

TO: Oxford Planning Commission

FROM: Stuart Meck, AICP, Assistant City Manager/
 Planning Director *SM*

SUBJ: Case No. PC-18-89

DATE: October 6, 1989

I. INFORMATION.

Name and Address of Applicant: E.L. Shoker & Gen Realty,
 P.O. Box 367, College Corner, Ohio 45003.

Location: 17 West High Street, Part of Inlot 71 & 72 (see Map 1).

Requested Action : Additional use permit for residential use on the second and third floor (see Map 2).

Existing Zoning: C-3 Business Commercial District.

Existing Land Use: Commercial use on first floor and basement, second and third floors unoccupied.

Size: 0.17 acres.

Surrounding Land Use and Zoning: Properties to the north, south, east and west are zoned C-3. Properties to the north, east and west are used for retail or service purposes. The Municipal Parking lot is located to the south.

Comprehensive Plan Specification: The Comprehensive Plan, adopted by City Council on November 17, 1987, shows the future land use of the area as commercial.

II. ANALYSIS.

Oxford Code Section 1129.13-C requires that the Council find, with the recommendation of the Planning Commission, that the additional use:

1. Will be harmonious with and in accordance with the general objectives or any specific objectives of the Oxford Comprehensive Plan;

2. Will be designed, constructed, operated and maintained so as to be harmonious with the existing or

intended character of the general vicinity and that such use will not change the essential character of the same area;

3. Will not be hazardous or disturbing to neighboring uses;

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services;

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6. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on public thoroughfares; and

7. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.

III. RECOMMENDATION.

I recommend tabling the application for the following reasons: The plans submitted by the applicant only show one floor and it is unclear which floor that is. Further, the plans are illegible and no scale is indicated. Finally, Section 2.11 (4) of the Oxford Charter limits the number of dwelling units in a structure to three in this area. While there appears to be sufficient parking for up to three units, the applicant will have to identify which parts of the building space constitute the dwelling units.

I have discussed these problems with the applicant and he has no objection to tabling the application, pending submission of revised plans.

Attachments: Map 1--Existing Land Use and Zoning
Map 2--Applicant's Site Plan

/sm

OXFORD PLANNING COMMISSION

Minutes of the October 10, 1989 Meeting

CALL TO ORDER

The October 10, 1989 meeting of the Oxford Planning Commission was called to order at 7:30 p.m. by Chair Doug Shumavon. Also present were Sarah Michael, Vice Chair; Steve Flee, Secretary; Ken Bogard; Prue Zimmerman; Alan Kyger and Jack Southard, Council Representatives; Stuart Meck, AICP, Assistant City Manager/Planning Director; and Steve McHugh, Law Director.

PUBLIC HEARINGS

Case No. PC-18-89-- Additional Use Permit for the residential use of the second and third floors of 17 West High Street the applicant is E.L. Shoker and Gen Realty. Mr. Meck presented his staff report for this Additional Use Permit. He recommended tabling the application for the following reasons: The plans submitted by the applicant only show one floor and it is unclear which floor that is. Further, the plans are illegible and no scale is indicated. Finally, Section 2.11 (4) of the Oxford Charter limits the number of dwelling units in a structure to three in this area. While there appears to be sufficient parking for up to three units, the applicant will have to identify which parts of the building space constitute the dwelling units.

Case No. PC-20-89 -- 1989 edition of the Zoning Map of the City, to replace the 1982 edition. Mr. Meck presented his staff report on this edition of the Zoning Map. He recommended approval of the new map with two changes.

(1) Lot No. 968, at the northwest corner of Fairfield Road and Lynn Avenue, should be changed to C-1 Planned Commercial District, reflecting the recent rezoning by City Council.

(2) A zoning district category should be established for newly-annexed property on the east side of Oxford-Reily Road owned by Mr. and Mrs. Ed Redpath and by the Talawanda City School District. A public hearing was held on a municipally-initiated zoning proposal to R-2 Single-Family Dwelling District last year; the Commission tabled action to give the Redpath's time to devise a plan for the use of the property.

Ms. Michael moved to reconvene to the regular meeting. Mr. Flee seconded. The motion carried 7-0-0.

DISCUSSION
OF CASE NO.
PC-18-89

Mr. Bogard recommended tabling the application until the next meeting of the Commission. Ms. Zimmerman seconded. The motion carried 7-0-0.

DISCUSSION
OF CASE NO.
PC-20-89

Mr. Southard recommended approval of the zoning map. Ms. Michael seconded. The motion carried 7-0-0.

DISCUSSION
OF CASE NO.
PC-21-89

Case No. PC-21-89 -- Lot Consolidation - Part of Old Lot No. 305 into New Lot No. 2759. William and Janice Wells, Applicants. Mr. Meck presented his staff report on this lot consolidation recommending its approval. Mr. Myers spoke from the audience in favor of this consolidation. Mr. Southard moved approval of the lot consolidation as it complies with the requirements of Oxford Code Chapter 1136 and as recommended by the Planning Director in his staff report. Mr. Flee seconded. The motion carried 6-0-1, with Mr. Shumavon abstaining.

DISCUSSION
OF 1988 -
1989 ANNUAL
REPORT

Mr. Meck presented a draft of the Annual Report of the Commission, 1988-89. The Commission changed the Planning Commission action on PC-15-89 from recommended approval to denied approval. Mr. Flee recommended approval of the annual report for the Planning Commission 1988-89 with recommended additions and corrections to City Council. Mr. Bogard seconded. The motion carried 7-0-0.

APPROVAL
OF
MINUTES

Ms. Michael moved approval of the minutes of the September 26, 1989 meeting. Ms. Zimmerman seconded. The motion carried 7-0-0.

RECEIPT
OF COUNCIL
ACTIONS

Ms. Michael moved receipt of Council Actions of October 3, 1989. Ms. Zimmerman seconded. The motion carried 7-0-0.

OTHER
BUSINESS

Virgil Otto presented a preliminary development concept to the Planning Commission called Southridge Farms, to be located on U.S. 27 South, on the west side of the road, south of Spartan Drive. Mr. Dave Rosenthal, Marketing Director for Southridge Farms, Inc. spoke on their behalf.

OLD
BUSINESS

Discussion of five acre minimum for a planned unit development. The Commission decided to hold a work session with the new and old members to further discuss this subject.

Ms. Michael inquired as to what happened to the old Elms Hotel. Mr. Meck informed her that somebody may be buying the property.

Mr. Flee asked brought up the subject of the stormwater detention at Ponderosa. Mr. Meck mentioned that the City is taking action to correct this problem.

ADJOURNMENT

Mr. Shumavon moved to adjourn the meeting. Mr. Bogard seconded the motion. The motion passed 7-0-0.

Executive Secretary

AGENDA

OXFORD PLANNING COMMISSION

Tuesday, October 10, 1989

7:30 p.m.

MEMBERS

	Doug Shumavon, Chairman	
Sarah Michael, Vice Chair		Ken Bogard
Steve Flee, Secretary		Prue Zimmerman
Alan Kyger, Council Rep.		Jack Southard, Council Rep.

STAFF

Stuart Meck, AICP, Assistant City Manager/Planning Director	Donna Gross, Senior Secretary
Dennis Stuckey, City Manager Ex-officio member	Stephen McHugh, Law Director

I. Call to Order.

*II. Recess to Public Hearings

Case No. PC-18-89 -- Additional Use Permit for the residential use of the second and third floors of 17 West High Street. The applicant is E.L. Shoker and Gen Realty.

Case No. PC-20-89 -- 1989 edition of the Zoning Map of the City, to replace the 1982 edition.

Reconvene to regular meeting.

III. Discussion of Case No. PC-18-89.

IV. Discussion of Case No. PC-20-89.

*V. Discussion of Case No. PC-21-89 -- LOT CONSOLIDATION - Part of Old Lot 305 into New Lot 2759. William and Janice Wells, Applicants.

*VI. Discussion of 1988-89 Annual Report.

*VII. Approval of the Minutes of the September, 26 1989 meeting.

*VIII. Receipt of Council Actions of October 3, 1989.

VIIII. Other Business

Presentation by Virgil Otto on development on U.S. 27 South.

X. Old Business

Discussion of five acre minimum for a planned unit development.

XI. Adjournment

***Attachments**

**STAFF REPORT
City of Oxford, Ohio**

TO: Oxford Planning Commission
FROM: Stuart Meck, AICP, Assistant City Manager/
Planning Director *A. M.*
SUBJ: Case No. PC-18-89
DATE: October 6, 1989

I. INFORMATION.

Name and Address of Applicant: E.L. Shoker & Gen Realty,
P.O. Box 367, College Corner, Ohio 45003.

Location: 17 West High Street, Part of Inlot 71 & 72 (see Map 1).

Requested Action : Additional use permit for residential use on the second and third floor (see Map 2).

Existing Zoning: C-3 Business Commercial District.

Existing Land Use: Commercial use on first floor and basement, second and third floors unoccupied.

Size: 0.17 acres.

Surrounding Land Use and Zoning: Properties to the north, south, east and west are zoned C-3. Properties to the north, east and west are used for retail or service purposes. The Municipal Parking lot is located to the south.

Comprehensive Plan Specification: The Comprehensive Plan, adopted by City Council on November 17, 1987, shows the future land use of the area as commercial.

II. ANALYSIS.

Oxford Code Section 1129.13-C requires that the Council find, with the recommendation of the Planning Commission, that the additional use:

1. Will be harmonious with and in accordance with the general objectives or any specific objectives of the Oxford Comprehensive Plan;

2. Will be designed, constructed, operated and maintained so as to be harmonious with the existing or

intended character of the general vicinity and that such use will not change the essential character of the same area;

3. Will not be hazardous or disturbing to neighboring uses;

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services;

5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

6. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on public thoroughfares; and

7. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.

III. RECOMMENDATION.

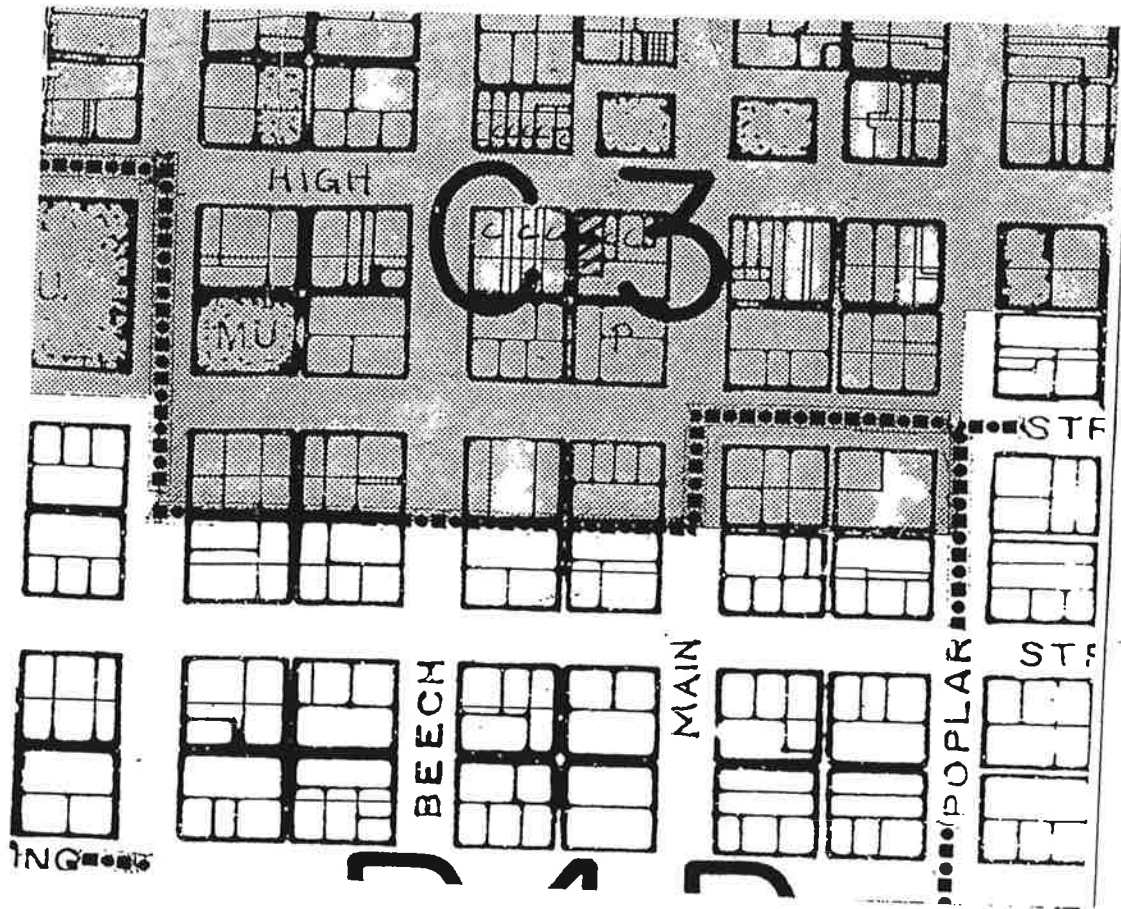
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I have discussed these problems with the applicant and he has no objection to tabling the application, pending submission of revised plans.

Attachments: Map 1--Existing Land Use and Zoning
Map 2--Applicant's Site Plan

/sm

MAP 1
EXISTING LAND USE AND ZONING



LEGEND

C - COMMERCIAL
P - PARKING

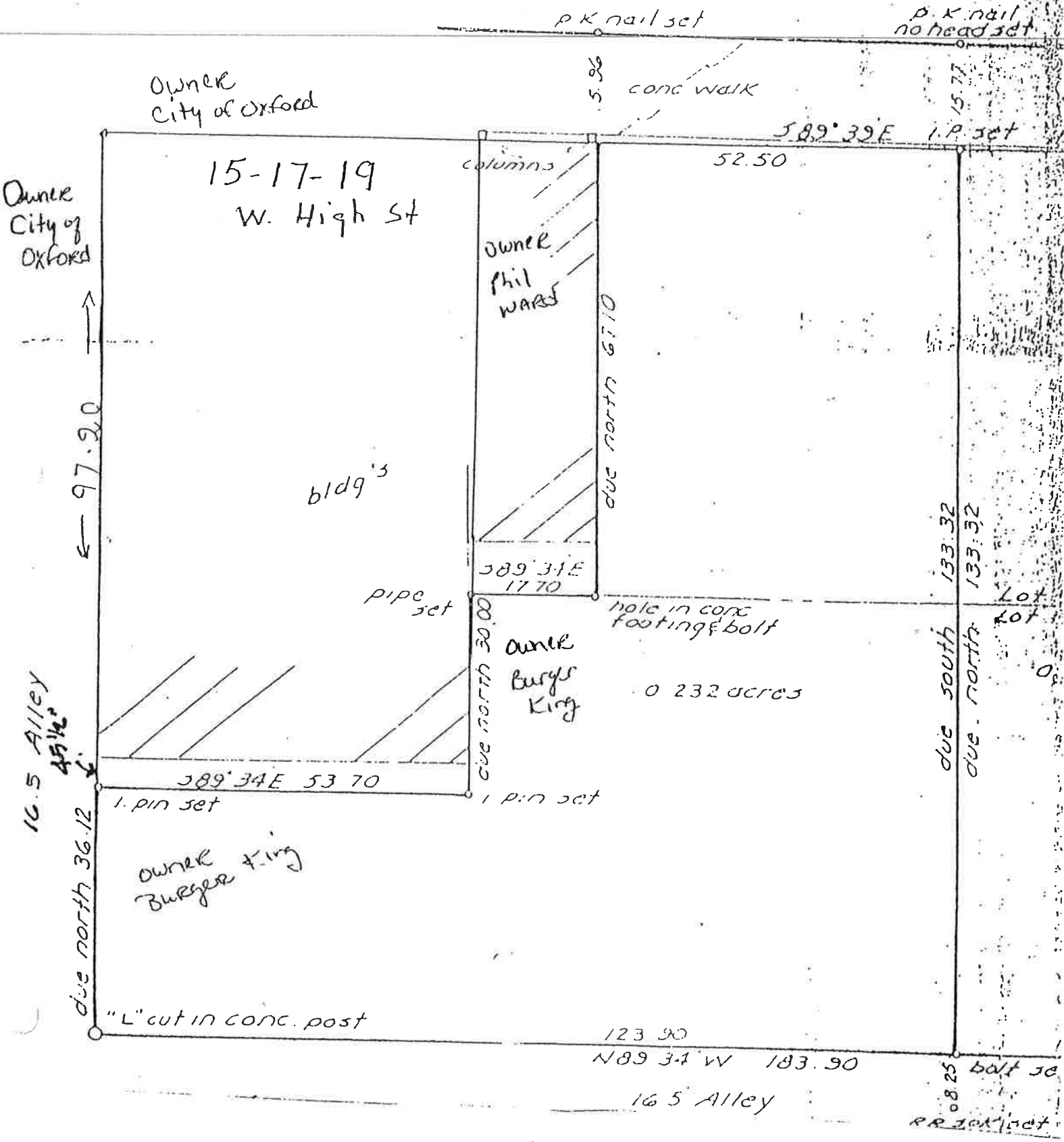
Subject property is shaded.

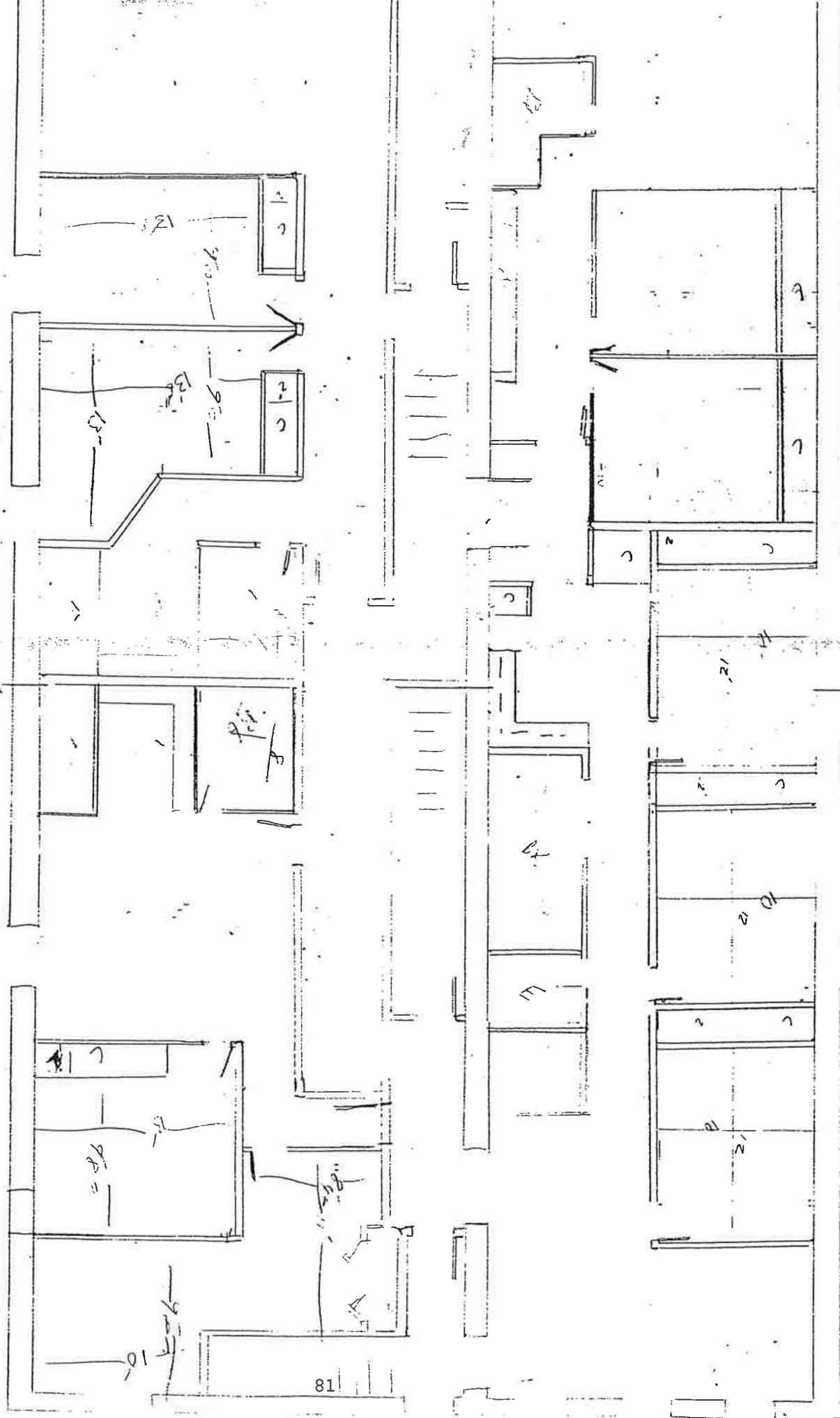
Scale: 1" = 330'

1
N

MAP 2
 APPLICANT'S SITE PLAN

19 WEST HIGH STREET





B2A 0991

Date filed 06-27-91

Case No.

Received by dog Receipt# 8857

Name of

Petitioner E. L. Shoker & G. S. Shoker d/b/a GEN Realty

Mailing

Address E. L. Shoker, 3687 Kehr Road, Oxford, OH 45056

G. S. Shoker, P. O. Box 367, College Corner, OH 45003

Telephone No.

Home (513) 523-2940

Business (317) 732-3753

Requested Variance (indicate nature of Variance and applicable section of Oxford Zoning Code): Additional use permit (Residential) in C3 with off premises

parking

Location of Requested Variance (indicate address if an existing structure or subdivision name and lot number): 17 West High Street, 15 West High Street,

above 19 West High Street

Current Zoning of Property (indicate use district): C3

Size of Property (in acres): Lot 50 X 90

Proposed Use (if applicable): Residential on two top floors with off premises parking

Please provide the following: *See Exhibit A petition for additional use permit

(1) Lot plan, showing the actual shape and dimensions of the lot to be built upon or used, and delineating all lot lines, yard requirements of applicable zoning district regulations, the exact size and location of all existing buildings and accessory buildings, and all proposed additions or new buildings or structures. The lot plan shall be prepared by an Ohio licensed surveyor. The lot plan may be waived by the Zoning Administrator prior to the submissions of the appeal when such information is not relevant to the hearing of the appeal.

(2) A list of all properties within 100 feet of all boundaries of the property in question, giving lot numbers, house numbers and streets, owners' names and addresses. (Note: This information is available from the Butler County Auditor's Offices).

(3) A diagram of the City block and/or area in which the property is located showing all abutting properties, all street frontages, all streets and alleys, and identifying all lots within 100 feet by number and street address. In addition, the block diagram shall show the location of buildings on other properties, the use of neighboring lots, and all measurements, features and information as necessary to provide the Board with proper information for a proper hearing and determination of the appeal. Prior to the submission of the appeal, the Zoning Administrator may waive the submission of any information not relevant to the appeal.

(4) A title containing the name of the appellant, address and lot number of the property concerned in the appeal, shall appear on all information furnished with an appeal and the scale of any drawing when required to be drawn to scale shall be noted on the drawing.

(5) A statement which describes how the requested variance responds to all of the following standards for a variance in Section 1127.02 of the Oxford Zoning Code:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and that the hardship is created by the physical character of the property, including dimensions, topography, or soil conditions, or by other extraordinary situations or conditions of such property. No conforming use of neighboring land, structure or buildings in the same zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the authorization of a variance or exception. Nor shall personal hardship, or loss or limitation of possibilities or economic advantage or profit, be considered grounds for the authorization of a variance or exception; and

2. That the special conditions and circumstances do not result from the actions of the applicant; and

3. That the variance or exception does not confer special privileges or benefits, but relieves a hardship; and

4. That literal interpretation of the provisions of the Zoning Code would deprive the applicant of basic rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant; and

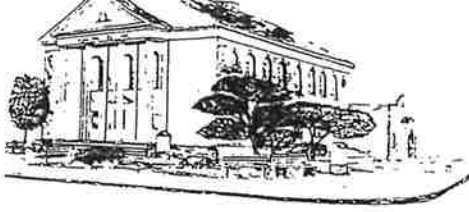
5. That the variance or exception granted is the minimum variance or exception that will make possible the reasonable use of the land, building, or structure; and

6. That the grant of the variance or exception will be in harmony with the general intent and purpose of the Zoning Code and that such variance or exception will not be injurious to the area involved or otherwise detrimental to the public welfare; and

7. That the grant of the variance or exception requested will not permit or allow a use that is otherwise not permitted in the zoning district involved, nor will the grant of the requested variance or exception allow, authorize, or permit any use that is prohibited, either expressly or by implication, by this Zoning Code for the zoning district involved.

Submit this application form with required attachments and a \$50.00 filing fee to the Planning Director/Assistant City Manager, Municipal Building, 101 East High Street, Oxford, Ohio 45056, at least 30 days in advance of the Board of Zoning Appeals meeting at which action is requested. Incomplete applications will not be accepted.

If you need assistance in completing the application, contact the Planning Director/Assistant City Manager, weekdays, at 513/523-2171.



City of Oxford

Municipal Building
Phone 513-523-2171

101 East High Street
Oxford, Ohio 45056-1887

August 7, 1991

E.L. and GEN Realty
c/o Mr. G.S. Shoker
3687 Kehr Road
Oxford, Ohio 45056

RE: Case No. BZA-09-91

Dear Mr. Shoker:

At its July 25, 1991, meeting, the Board of Zoning Appeals granted a variance waiving two on-site parking spaces required by Oxford Code Section 1129.13.D for a two-family dwelling to be authorized by additional use permit at 17 West High Street, second and third floors. The required parking will be located off-site at 14 North College provided that a permanent sign be erected designating the two parking spaces at 14 North College Avenue as reserved for the occupants at 17 West High and that, should the petitioners sell 14 North College Avenue, the variance for 17 West High will be voided.

Cordially,

Stuart Meck, AICP
Assistant City Manager/
Planning Director

SM:dlg

cc: Phil Morrical



City of Oxford

Municipal Building
Phone 513-523-2171

101 East High Street
Oxford, Ohio 45056-1887

Interoffice Memorandum City of Oxford, Ohio

TO: Stuart Meck, Assistant City Manager/
Planning Director

FROM: Daniel Bly, Plans Examiner

SUBJ: 17-19 West High Street

DATE: October 8, 1991

There is a hearing on October 8, 1991, regarding the property at 14 North College. An off-site parking variance was recently granted for 17-19 West High Street, with the parking to be provided at 14 North College. The Building and Housing Departments are dealing with construction elsewhere in the 17-19 West High building that is not presently in compliance with the building and housing codes. If we are to look at the building as a whole and not in part, it might be prudent to hear but not take any definite action regarding the North College property until all the issues at the 17-19 West High site concerning code compliance, housing, and life safety are resolved.

DB/tec

STAFF REPORT
City of Oxford, Ohio

TO: Oxford Board of Zoning Appeals

FROM: Stuart Meck, AICP, Assistant City Manager/
Planning Director *SM*

SUBJ: Case No. BZA-09-91

DATE: July 8, 1991

I. INFORMATION.

Name and Address of Petitioner: E.L. Shoker and G.S. Shoker, dba GEN Realty, 3687 Kehr Road, Oxford.

Location: 17 West High Street, second and third floors, Part Lots 71 and 72; 14 North College, Lot No. 175 (see Map 1). Both properties are owned by the petitioners.

Requested Variance: Variance requesting waiver of two on-site parking spaces required by Oxford Code Section 1129.13.D for a two-family dwelling to be authorized by additional use permit. The required parking would be located off-site at 14 North College, Lot No. 175.

Existing Zoning: C-3 Urban Business Commercial

Existing Land Use: Restaurant on first floor at 17 High Street location, apartment/office use at 14 North College.

Note: An additional use permit for 14 North College for a residence was authorized by City Council on October 18, 1988 (Ordinance No. 2024).

Size: 0.17 acres (17 West High Street); 0.275 acres for 14 North College (see Map 1).

Surrounding Land Use and Zoning: At 17 West High, properties to the north, south, east and west are zoned C-3 and used for retail or service purposes. The property to the south, accessible to the alley, is a lot belonging to Burger King and used for parking (see Map 2).

At 14 North College, the property to the north is zoned C-3 and occupied by the Alexander House Country Inn. The property to the south, also zoned C-3 is used for apartments. Property to the east, zoned C-3 is used for commercial purposes. Property to the west is zoned R-4B and used for single-family residences. At the rear of 14 North College is a parking area having sufficient room for approximately 19 parking spaces (see Map 3).

Comprehensive Plan Specification: The Comprehensive Plan Map, adopted by City Council on November 17, 1987, shows both areas as commercial.

Additional Use Permit: An additional use permit for two dwelling units of 4 persons each on the second and third floor of 17 West High is pending before City Council. Council has indicated it would not vote on the ordinance until the Board of Zoning Appeals has acted on the variance (Case No. PC-18-89).

Historic District: Both properties are in the uptown historic district.

II. ANALYSIS.

In order to grant a variance, the Board of Zoning Appeals must find that the facts of the case fulfill the standards for an unreasonable hardship under Section 1127.02 of the Zoning Code, shown indented below:

1. Special Conditions and Circumstances.

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and that the hardship is created by the physical character of the property, including dimensions, topography, or soil conditions, or by other extraordinary situations or conditions of such property. No conforming use of neighboring land, structure or buildings in the same zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the authorization of a variance or exception. Nor shall personal hardship, or loss or limitation of possibilities for economic advantage or profit, be considered grounds for the authorization of a variance or exception; and

The building, 17 West High Street, completely covers the property, so that there is no room for parking on-site.

2. Does Not Result From Actions of Applicant.

That the special conditions and circumstances do not result from the actions of the applicant; and

The special conditions and circumstances described above do not result from the applicant.

3. Relieves A Hardship.

That the variance or exception does not confer special privileges or benefits, but relieves a hardship; and

The lack of available space on this site for parking generally creates a condition that would justify relief by an off-site parking variance that would allow the reasonable use of the second and third floors for residential purposes.

4. Would Deprive Applicant of Basic Rights.

That literal interpretation of the provisions of the Zoning Code would deprive the applicant of basic rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant; and

Many other properties in the C-3 District are occupied by buildings whose second floors have residential uses; many of these buildings have little, if any, room for parking on the site. The Board has authorized similar variances before. For example, in Case Nos. BZA-13-86 and BZA-11-89, the Board authorized off-site parking variances for Robert and Alice Schuette to locate parking required for 23 East High Street, on 22 East Walnut, behind the property.

5. Is Minimum Variance Required.

That the variance or exception granted is the minimum variance or exception that will make possible the reasonable use of the land, building, or structure; and

This will, in my opinion, make possible a reasonable use of the second and third floors of this building.

6. Is Consistent With Zoning Code Intent

That the grant of the variance or exception will be in harmony with the general intent and purpose of the Zoning Code and that such variance or exception will not be injurious to the area involved or otherwise detrimental to the public welfare; and

Residential uses are permitted in the C-3 District, upon authorization of an additional use permit by City Council. The Zoning Code, in Section 1122.01.G(6), allows the Board to approve the provision of up to 50 percent of the required on-site parking for certain uses to be provided off site, provided the parking spaces are located within a reasonable

walking distance. This would suggest that the code recognizes that there will be situations where the provision of on-site parking is physically impossible.

The location where the off-site parking is proposed, 14 North College, has ample room for additional parking spaces and is within reasonable distance (about 800-900 feet) of 17 West High.

7. Is Not A Use Variance.

That the grant of the variance or exception requested will not permit or allow a use that is otherwise not permitted in the zoning district involved, nor will the grant of the requested variance or exception allow, authorize, or permit any use that is prohibited, either expressly or by implication, by this Zoning Code for the zoning district involved.

This is not a use variance.

III. RECOMMENDATION.

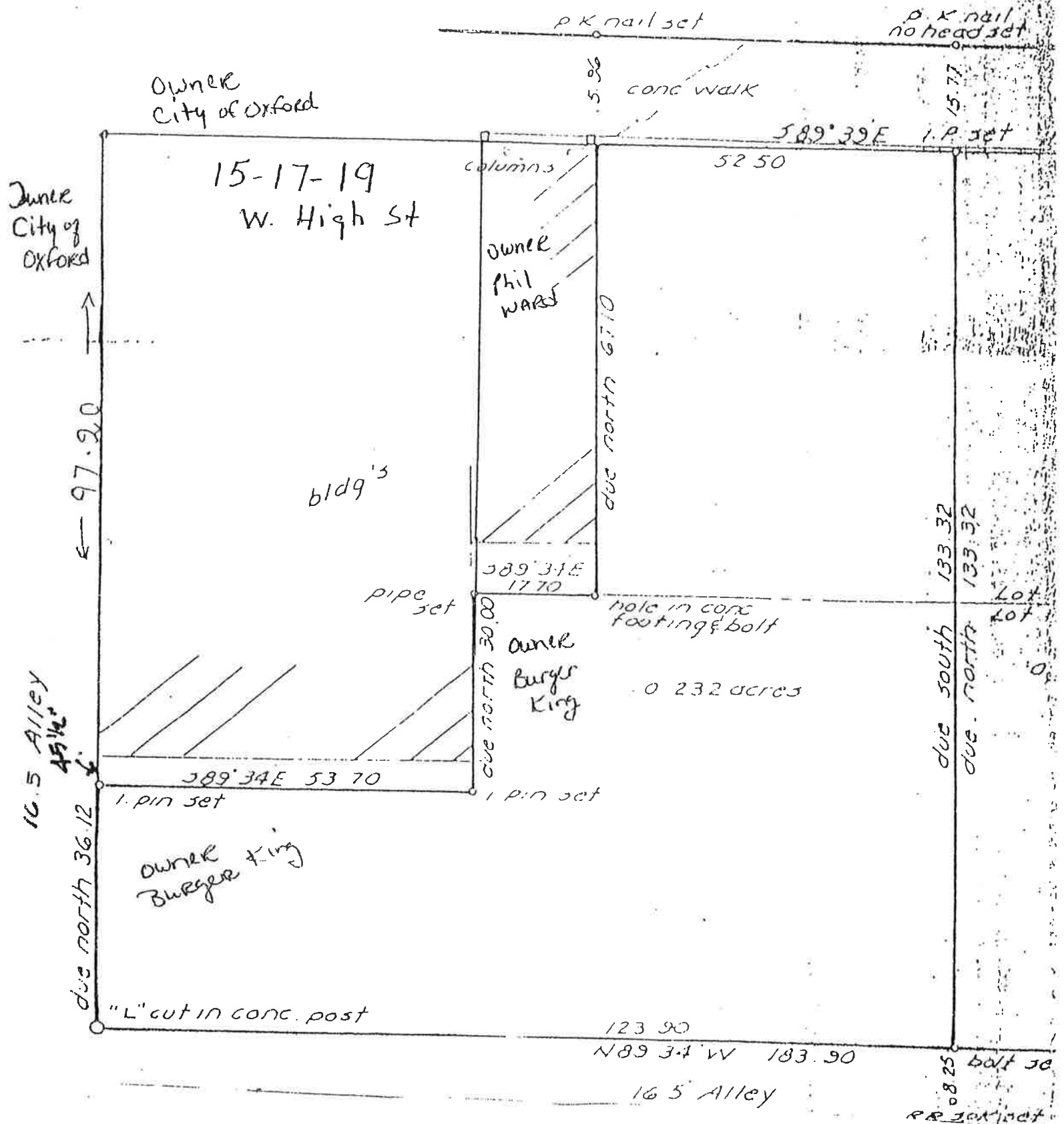
On the basis of the analysis above, I believe the petition meets the standards for a variance as set forth in Oxford Code Section 1127.02, and I recommend that the variance be granted provided that a permanent sign be erected designating the two parking spaces at 14 North College Avenue as reserved for the occupants at 17 West High and that, should the petitioners sell 14 North College Avenue, the variance for 17 West High would be voided.

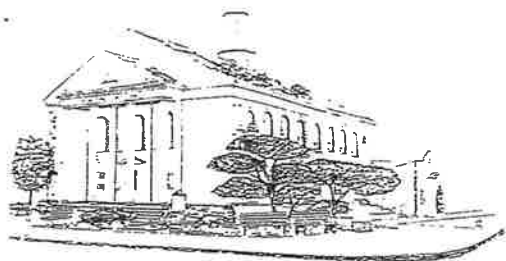
- Attachments: Map 1--Existing Land Use and Zoning
 Map 2--Applicant's site plan--17 West High
 Map 3--Applicant's site plan--14 North College

/sm

APPLICANT'S SITE PLAN

17 WEST HIGH





City of Oxford

Municipal Building
Phone 513-523-2171

101 East High Street
Oxford, Ohio 45056-1887

PUBLIC HEARING

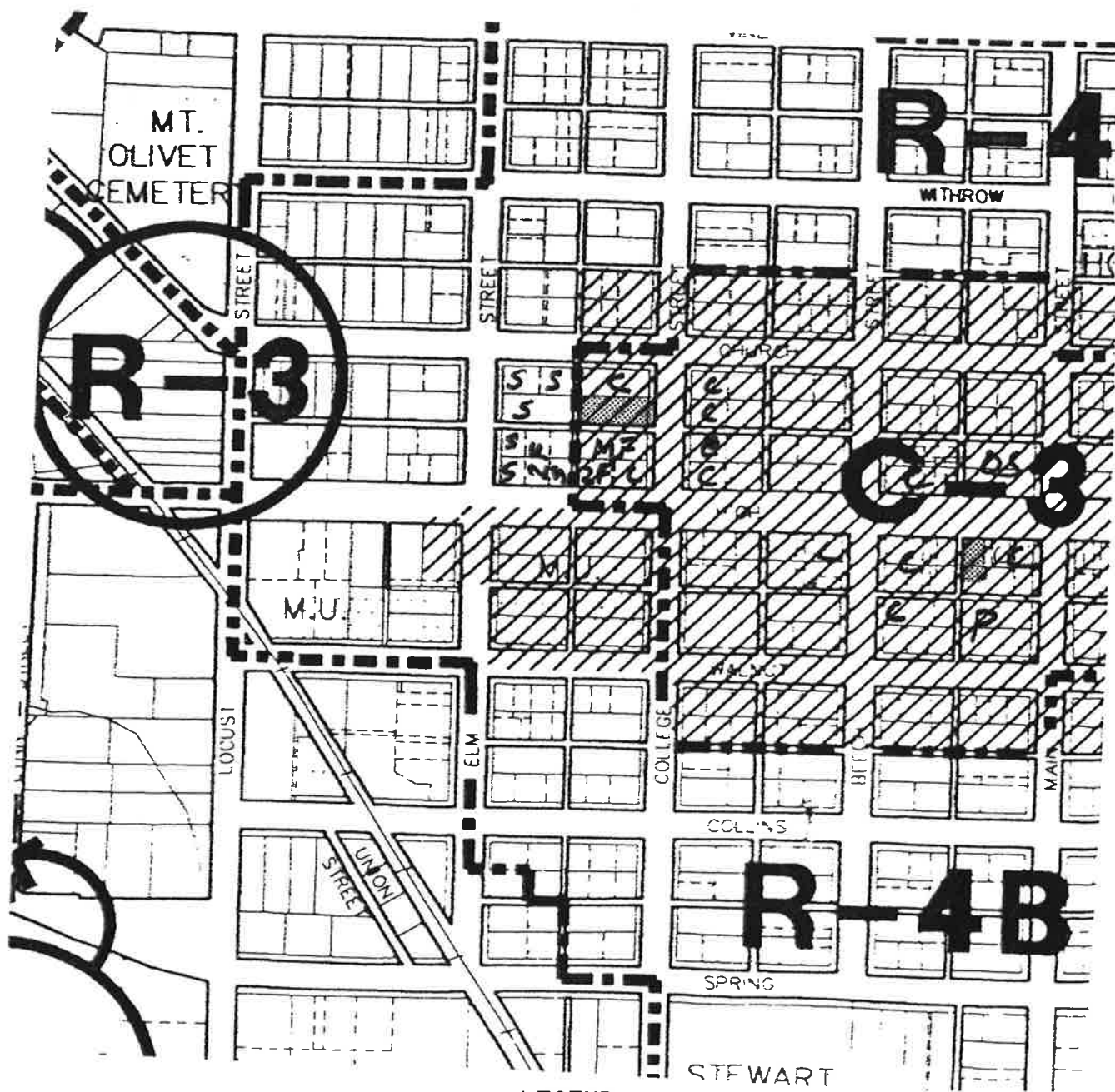
The Oxford Board of Zoning Appeals will hold a public hearing on an petition for a variance on July 25, 1991 at 7:30 p.m. in the City Council chambers, Municipal Building, 101 East High Street, Oxford. The petition requests a waiver of two on-site parking spaces required by Oxford Code Section 1129.13.D for a two-family dwelling to be authorized by additional use permit on the second and third floors of 17 West High Street, Part Lots 71 and 72. The required parking would be located off-site at 14 North College, Lot No. 175. The petitioner is E.S. Shoker and Gen Realty.

Public comment is encouraged.

Stuart Meck, AICP
Assistant City Manager
and Planning Director

Oxford Press: July 4, 1991
July 11, 1991

EXISTING LAND USE AND ZONING



LEGEND

- C - Commercial
- MF - Multi-Family
- S - Single-Family
- 2F - Two-Family

Scale: 1" = 500'

Subject property
is shaded.

N

General Standards for Additional Use

Please prepare a statement explaining how the proposed additional use meets the following standards and how it fits into the general character of the zoning district in which it is proposed. Use this information to assist the Planning Director to determine if such special standards affect your application.

The applicant must show that the proposed additional use:

1. Will be harmonious with and in accordance with the general objectives or any specific objectives of the Oxford Comprehensive Plan (Consult with Planning Director for guidance);
2. Will be designed, constructed, operated and maintained so as to be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
3. Will not be hazardous or disturbing to neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
6. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on public thoroughfares; and
7. Will not result in the destruction, loss or damage of a natural, scenic historic feature of major importance.

Names and addresses of all property owners adjoining any lot line of the property for which the additional use permit is requested:

1. SOUTH-BURGER KING-9 WEST HIGH STREET ✓ 7-3-91
2. NORTH-CITY OF OXFORD
3. WEST-FIRST NATIONAL BANK OF SOUTHWESTERN OHIO-25 WEST HIGH STREET 7-3-91
4. _____
5. NORTHWEST CORNER-BANK ONE- 20 WEST HIGH STREET, OXFORD, OHIO 45056 7-3-91
(If more than five names, attach a separate sheet.)

Submit this application, required attachments, and a \$100.00 filing fee to the Planning Director/Assistant City Manager, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Checks should be made payable to the City of Oxford. Incomplete applications will not be accepted. All information must be submitted 45 days in advance of a Planning Commission meeting to satisfy legal notice requirements.

If you have any questions, contact the Planning Director/Assistant City Manager at 513/523-2171.

10/86

CITY OF OXFORD, OHIO

PC-20-91

Date filed 7.5.91 Case No. _____Received by dlg # 8889Name of Applicant(s): E.L. Shoker and G.S. Shoker Dba Gen. RealityMailing Address: 3687 Kehr Road Oxford, Ohio 45056Telephone No., Business: 513-523-2940 Home: sameLocation of Request for Additional Use Permit (Indicate by Street Address and/or Subdivision Name and Lot Number: 14 North College, Oxford, Ohio 45056Type of Additional Use Requested: Residential Lower Level Two (2) Units.Zoning District in which Proposed Additional Use is Located: C-3Size (in acres): 66' x 180'Site Plan Requirements

Please attach ten (10) copies of a site plan which:

1. Is drawn to scale.
2. Shows boundaries of property to be developed.
3. Shows existing topography with countour intervals of not more than five feet.
4. Shows the proposed location of all parking areas and their relationship to existing and proposed streets. (Consult with the Planning Director to determine parking requirements.)
5. Shows drainage plan with evaluation of ability of existing water courses, channels, storm sewers, culverts and the proposed site improvements to carry the additional run-off created by the additional use.
6. Indicates location, type, use and size of structures on the site and on properties within five hundred feet of the property lines of the proposed project if zoned M-1 (Industrial) and within one hundred feet of the property lines of the proposed project if in any other zone.
7. Provides for the dedication of any rights-of-way for the widening, extension or connection of streets as shown on the site plan.
8. Indicates the stages, if any, which will be followed in the construction of the project.
9. Indicates any existing water, gas, electrical and sewer lines as well as any necessary easements that may be required for future installation of said utilities.

(over)

General Standards for Additional Use

Please attach a statement describing how the proposed additional use meets the following general standards and any special standards of the zoning district in which the proposed use is to be located. Consult with the Planning Director to determine if such special standards affect your application.

The applicant must show that the proposed additional use:

1. Will be harmonious with and in accordance with the general objectives or any specific objectives of the Oxford Comprehensive Plan (Consult with Planning Director for guidance);

2. Will be designed, constructed, operated and maintained so as to be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

3. Will not be hazardous or disturbing to neighboring uses;

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services;

5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

6. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on public thoroughfares; and

7. Will not result in the destruction, loss or damage of a natural, scenic historic feature of major importance.

Names and addresses of all property owners adjoining any lot line of the property for which the additional use permit is requested:

1. N- Alexander House 16 N. College Oxford, Ohio

2. W- Mr. Riley Beech Street Oxford, Ohio

3. S- Mr./Mrs. Sam Woodruff 7185 Stillwell Beckett Road Oxford, Ohio

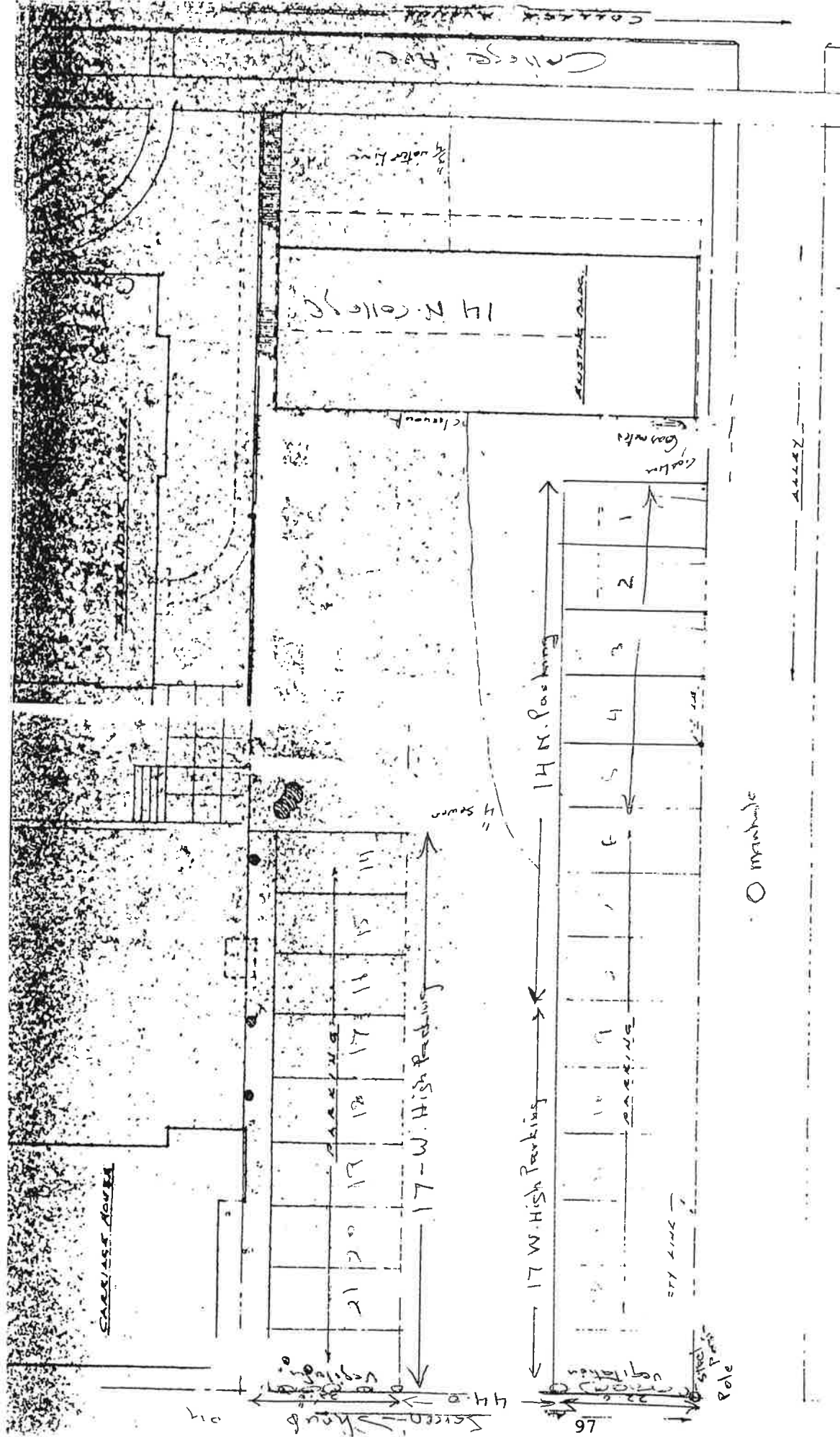
4. E- Robert Blackburn 127 West Church Street Oxford, Ohio

5. S.E.- Shell Oil Co. 11 North College Ave. Oxford, Ohio

(If more than five names, attach a separate sheet.)

Submit this application, required attachments, and a \$100.00 filing fee to the Planning Director/Assistant City Manager, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Checks should be made payable to the City of Oxford. Incomplete applications will not be accepted. All information must be submitted 45 days in advance of a Planning Commission meeting to satisfy legal notice requirements.

If you have any questions, contact the Planning Director/Assistant City Manager at 513/523-2171



MAP 3
APPLICANT'S SITE PLAN
14 NORTH COLLEGE

STAFF REPORT
City of Oxford, Ohio

TO: Oxford Planning Commission

FROM: Stuart Meck, AICP, Assistant City Manager/Planning Director *SM*

SUBJ: Case No. PC-20-91

DATE: October 2, 1991

I. GENERAL INFORMATION.

Name and Address of Applicant: E.L. Shoker and G.S. Shoker, dba GEN Realty, 3687 Kehr Road, Oxford.

Location: 14 North College, Lot No. 175 (see Map 1).

Requested Action: Additional use permit for a two-unit residence on the first floor (see Maps 2 & 3).

Size: 0.275 acres.

Existing Zoning: C-3 Urban Business Commercial District.

Existing Land Use: Hair-Dressing Salon and Residential.

Surrounding Land Use and Zoning: The property to the north is zoned C-3 and is occupied by the Alexander House Country Inn and Restaurant. The property to the south, also zoned C-3, is an apartment building. Property to the east is zoned C-3 and is used for commercial purposes. Property to the west is zoned R-4B Urban Multiple Dwelling District and is used for single-family residences (see Map 1).

Comprehensive Plan Specifications: The Comprehensive Plan, adopted by City Council on November 17, 1987, shows the future land use of this area as commercial.

Historic District: The property is located in the uptown historic district.

Previous Actions: The City Council authorized an additional use permit for a residential use in October 1988 (ordinance no. 2024). The Board of Zoning Appeals, on July 25, 1991, granted a variance waiving two-onsite parking spaces required by Oxford Code Section 1129.13.D for a two-family dwelling to be authorized by additional use permit at 17 West High Street, second and third floors. The required parking was to be located at 14 North College provided that a permanent sign be erected designating the two parking spaces at 14 North College Avenue as reserved for the

occupants at 17 West High and that, should the Shokers sell 14 North College Avenue, the variance for 17 West High would be voided.

II. ANALYSIS.

Oxford Code Section 1129.13.C requires that the Council find, with the recommendation of the Planning Commission, that the additional use:

1. Will be harmonious with and in accordance with the general objectives or any specific objectives of the Oxford Comprehensive Plan;
2. Will be designed, constructed, operated and maintained so as to be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
3. Will not be hazardous or disturbing to neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
6. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on public thoroughfares, and
7. Will not result in the destruction, loss or damage of a natural, scenic historic feature of major importance.

While the Comprehensive Plan generally designates the uptown area as commercial land use, second floor residences have been a traditional use in the uptown business district. Further, this property adjoins residential land uses to the west and south and a bed and breakfast, a form of residence for transient occupancy to the north. Consequently, there should be no conflict with the uses in the neighborhood or with the Plan.

At 21 spaces, parking exceeds minimal standards for the existing and prospective uses. Six spaces would be required for the three on-site apartments under Oxford Code Section

1129.13.D and two spaces for the 17 West High. Access to those eight spaces would be directly from the alley.

The property is served by and 8-inch sewer and a 4-inch water line, and is subject to all City services.

No exterior modifications of the building are being proposed that would activate the historic district review process.

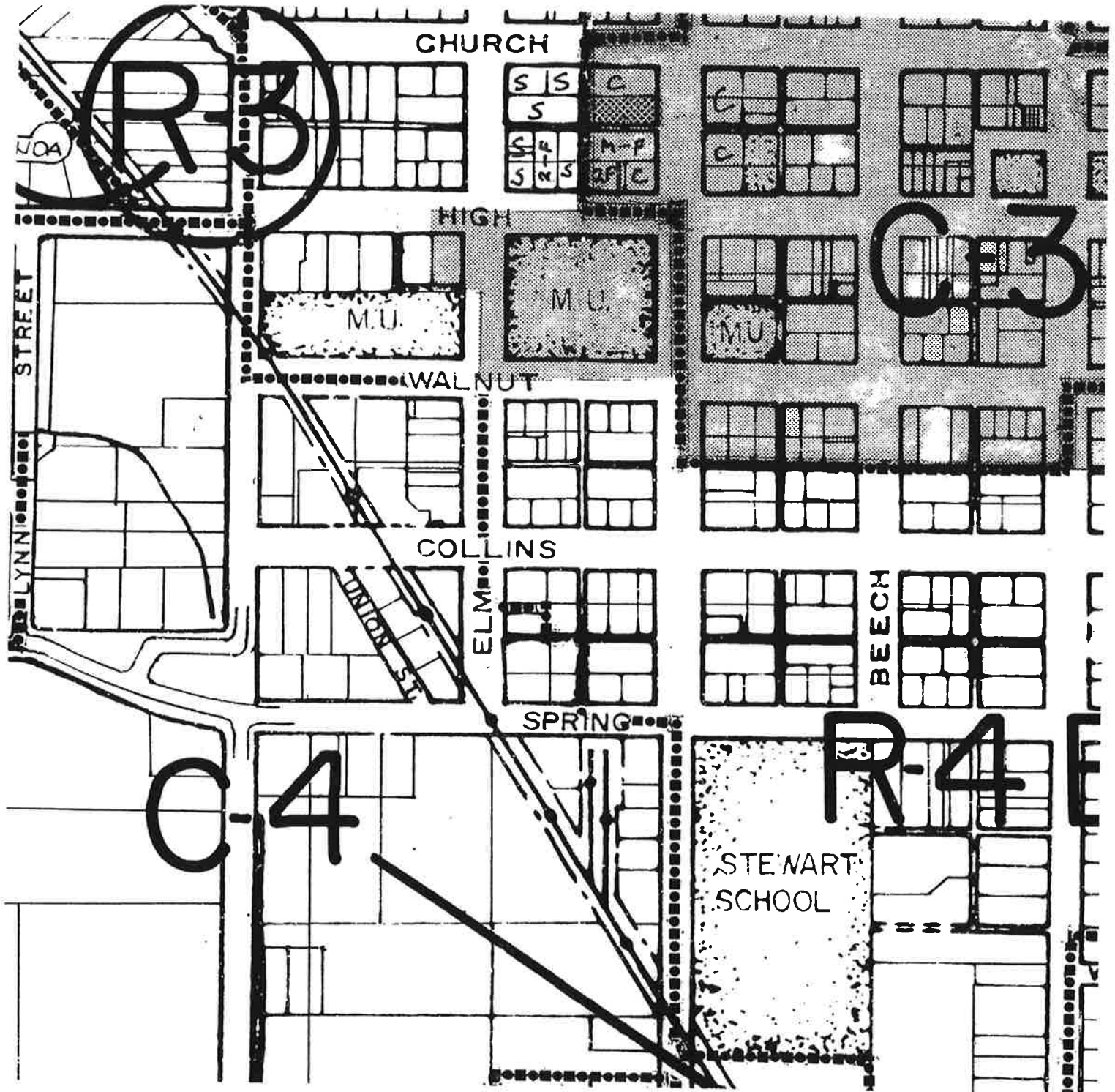
III. RECOMMENDATION

Based on the analysis above, the proposed residential use at this location generally satisfies the standards in Oxford Code Section 1129.12-C. I recommend approval subject to the condition that the site plan be amended to show the six-foot high continuous visual screen along the rear (western) property line as required by Oxford Code Section 1122.01.G(3). This is required since the site plan submitted by the applicant shows space for ten or more automobiles in a parking area located closer than 50 feet to a lot in a residential district.

SM:dlg

Attachments: Map 1 - Existing Land Use and Zoning
Map 2 - Applicant's Floor Plan
Map 3 - Applicant's Site Plan

MAP 1
EXISTING LAND USE AND ZONING



LAND USES

S - Single Family Residence
C - Commercial
MF - Multiple Family Residence
2F - Two Family Residence

SUBJECT PROPERTY IS SHADED.

SCALE: 1" = 330'



GURSARAN S. SHOKER

ATTORNEY AT LAW

(317) 732-3753

OFFICE
61 LIBERTY ST.
W. COLLEGE CORNER
INDIANA

MAILING ADDRESS
P.O. Box 367
COLLEGE CORNER
OHIO 45003

May 31, 1991

Mr. Stewart Meck
City of Oxford
City Building
Oxford, OH 45056

Dear Sir:

This letter is to request that the petition of E. L. Shoker for additional use, at 19 West High Street for residential occupancy of a single apartment on the second floor and a single apartment on the third floor, now on hold, be placed on the agenda for the earliest possible consideration.

Sincerely,



Gursaran S. Shoker

mrd:GSS

AGENDA

OXFORD PLANNING COMMISSION

Tuesday, June 11, 1991

7:30 p.m.

MEMBERS

Doug Shumavon, Chairman	
Sarah Michael, Vice Chair	Ken Bogard
Steve Flee, Secretary	Prue Zimmerman
Bill Snavely, Council Rep.	John Freeman, Council Rep.

STAFF

Stuart Meck, AICP, Assistant City Manager/Planning Director	Donna Gross, Senior Secretary
Dennis Stuckey, City Manager Ex-officio member	Stephen McHugh, Law Director

I. Call to Order.

*II. Receipt of Council Actions of May 7, and May 21, 1991.

*III. Approval of the Minutes of May 14, 1991.

*IV. Old Business

Discussion of Case No. PC-18-89--ADDITIONAL USE PERMIT
for the residential use of the second and third floors
of 17 West High Street. The applicant is E.L. Shoker
and Gen Realty.

Discussion of Revisions to Community Residence
Ordinance.

V. Other Business

VI. Adjournment

*Attachments

STAFF REPORT
City of Oxford
Oxford, Ohio

TO: Oxford Planning Commission

FROM: Rhonda Edds, Deputy Clerk of Council

RE: City Council Actions of May 7, 1991

DATE: May 21, 1991

The following are excerpts from the minutes:

Ordinances- There was first reading of an Ordinance
Zoning Map Amending The Oxford Zoning Map And
Establishing Municipal R-1 Single Family
Zoning On 9.170 Acres Plus Or Minus On The West Side Of U.S. 27
South.

There was first reading of an Ordinance Amending The Oxford
Zoning Map And Establishing Municipal R-2 Single Family Dwelling
Unit On 78.873 Acres Plus Or Minus On The West Side Of Kehr Road.

Ordinance- There was second reading of Ordinance No.
5019 CC Pk. 2154 Approving The Planning Commission's
Recommendation Of An Additional Use Permit To
Serve Alcoholic Beverages At 5019 College Corner Pike.

Mr. Warren moved to adopt the ordinance. Mr. Freeman seconded
the motion. The ordinance was adopted by the following roll call
vote:

AYE: Mr. Kyger, Ms. Rees, Mr. Roberts, Mr. Snavely, Mr. Snyder,
Mr. Warren (6)
NAY: None (0)
ABS: None (0)

Ordinance- There was second reading of an Ordinance
Disabled Amending And Deleting Sections Of The Oxford
Codified Ordinances.

Ms. Rees moved to adopt the ordinance. Mr. Snyder seconded the
motion.

Mr. Warren moved to amend Section 1 of the ordinance to read as
follows: "Oxford Planning Commission met on January 15, 1991, at
7:30 p.m. in the Council Chambers for the purpose of considering
amendments and additions to the Oxford Zoning Code." Mr. Snavely
seconded the motion. The motion to amend carried.

Mr. Snavely moved that the ordinance be tabled and that Planning
Commission address the issues of density, definitions and
licensing. Ms. Rees seconded the motion. The motion carried.

STAFF REPORT
City of Oxford
Oxford, Ohio

TO: Oxford Planning Commission
FROM: Rhonda Edds, Deputy Clerk of Council
RE: City Council Actions of May 21, 1991
DATE: June 5, 1991

The following are excerpts from the minutes:

Ray Day Council addressed a report dated May 10,
Annexation 1991, from the Deputy Clerk of Council
regarding the proposed annexation of 14.335
acres on Brown Road.

Mr. Snyder requested that legislation be prepared to approve the annexation. Ms. Rees seconded the request.

Planning Council addressed a report dated May 17,
Commission 1991, from Planning Commission regarding
actions taken on May 14.

Mr. Snavely requested that legislation be prepared to approve a preliminary plan for Plantation West Subdivision. Mr. Warren seconded the request.

Ordinance- There was first reading of an Ordinance
Correct Zone Repealing Ordinance No. 2137 To Establish
Municipal R-1 Single-Family Zoning On The
Otto Annexation.

Ordinance- There was first reading of an Ordinance
Lutheran Approving The Planning Commission Recommen-
dation Of An Additional Use Permit For An
Addition To Faith Lutheran Church At 420 South Campus Avenue.

Mr. Snavely moved to amend the ordinance by adding an emergency clause upon second reading. Mr. Freeman seconded the motion. The motion to amend carried.

Ordinances-
Zoning Map

There was second reading of Ordinance No.
2157 Amending The Oxford Zoning Map And
Establishing Municipal R-1 Single Family
Zoning On 9.170 Acres On The West Side Of U.S. 27 South.

Ms. Rees moved to adopt the ordinance. Mr. Snavely seconded the motion. The ordinance was adopted by the following roll call vote:

AYE: Mr. Freeman, Ms. Rees, Mr. Roberts, Mr. Snavely,
Mr. Snyder, Mr. Warren (6)
NAY: None (0)
ABS: None (0)

There was second reading of Ordinance No. 2158 Amending The
Oxford Zoning Map And Establishing Municipal R-2 Single Family
Dwelling Unit On 78.873 Acres On The West Side Of Kehr Road.

Mr. Warren moved to adopt the ordinance. Ms. Rees seconded the motion. The ordinance was adopted by the following roll call vote:

AYE: Mr. Freeman, Ms. Rees, Mr. Roberts, Mr. Snavely,
Mr. Snyder, Mr. Warren (6)
NAY: None (0)
ABS: None (0)

OXFORD PLANNING COMMISSION

Minutes of the May 14, 1991 Meeting

CALL TO ORDER

The May 14, 1991, meeting of the Oxford Planning Commission was called to order at 7:30 p.m. by Vice Chair Sarah Michael. Also present were Ken Bogard; Steve Flee; Prue Zimmerman; Bill Snavelly and John Freeman, Council Representatives; and Stuart Meck, Assistant City Manager/Planning Director.

Chair Doug Shumavon was absent from the meeting.

Mr. Freeman moved to recess to public hearing.
Mr. Flee seconded. The motion carried 6-0-0.

PUBLIC HEARINGS

Case No. PC-10-91--Proposed Amendment to Comprehensive Plan. Draft Citywide Stormwater Drainage Plan. City of Oxford, applicant. Mr. Meck and Mr. Stan Johnson gave a presentation regarding the Draft Stormwater Drainage Plan. Mr. Meck recommended that the Commission recommend approval of the proposed amendment to City Council.

Ms. Key Wyatt and Ms. Mary Evans spoke from the audience in support of making stormwater drainage a public utility.

Ms. Diana McGreevy spoke from the audience regarding the terms used in the plan and asked for clarification. Mr. Meck and Mr. Johnson addressed her concerns.

Case No. PC-11-91--ADDITIONAL USE PERMIT for a semi-public use, an addition to Faith Lutheran Church, 420 South Campus Avenue, Lot No. 1371. The applicant is Hal Barcus, architect and agent for Faith Lutheran Church. Mr. Meck presented his staff report recommending that the additional use permit be approved, subject to the amendment of the site plan to show a six-foot high continuous visual screen located on an unpaved vegetative strip of at least six feet in width as required by Oxford Code Section 1122.01.G(3).

Mr. Hal Barcus spoke from the audience regarding the visual screening request by Mr. Meck.

Ms. Zimmerman moved to reconvene to the regular meeting. Mr. Flee seconded. The motion carried 6-0-0.

DISCUSSION
OF CASE NO.
PC-10-91

Mr. Bogard moved to recommend approval of the proposed amendment adopting the Stormwater Drainage Plan as part of the Comprehensive Plan to City Council. Ms. Zimmerman seconded. The motion carried 6-0-0.

DISCUSSION
OF CASE NO.
PC-11-91

Mr. Bogard moved to recommend approval of the additional use permit for a semi-public use, an addition to Faith Lutheran Church, 420 South Campus Avenue, Lot No. 1371, subject to the developer and the city engineer making an agreement on some type of visual screening. Ms. Zimmerman seconded. The motion carried 6-0-0.

DISCUSSION
OF CASE NO.
PC-12-91

Mr. Flee moved to recommend approval of the Plantation West Preliminary Subdivision subject to the following:

- (1) Reduce the curvature of Prevalent Drive to approximately a 450 $\pm$ radius, for a 30 mph design speed.
- (2) Make Olde State Court longer and rename Buck Run Court to avoid emergency personnel confusing it with Buck Run Drive.
- (3) Rename West Meadow Court and West Meadow Drive to avoid confusing it with Meadow Circle.
- (4) Tie the water distribution system into the high service system for adequate water pressure;
- (5) Provide six-inch water mains in Windover and Cotton Gin Drives.
- (6) Extend the eight-inch line on Buck Run Drive and tie it into Country Club Drive to maximize circulation.
- (7) Tie in four-inch water main loops for the cul-de-sacs on Cotton Gin Drive and Buck Run Court to minimize stagnant water.
- (8) Check the capacity of existing sewers along Olde Farm Road and Country Club Drive.
- (9) Indicate the following information on the preliminary plan: area to be subdivided in acres; seal of registered engineer; names of owners of adjoining unsubdivided lands.

Mr. Bogard amended the motion, removing from (2) the requirement to make Olde State Court longer and from (9) the area to be subdivided in acres.

Mr. Bogard then added to the requirements that the developer will provide adequate green space and recreational facilities within the subdivision. The amendment carried 6-0-0.

Mr. Freeman seconded. The motion carried 6-0-0.

**RECEIPT
OF COUNCIL
ACTIONS**

Ms. Zimmerman moved receipt of the Council Actions of April 2, 1991 and April 16, 1991. Mr. Flee seconded. The motion carried 6-0-0.

**APPROVAL
OF
MINUTES**

Ms. Zimmerman moved approval of the minutes of April 9, 1991. Mr. Bogard seconded. The motion carried 4-0-2, with Mr. Flee and Mr. Snavelly abstaining.

**OLD
BUSINESS**

Discussion of Mandatory Parkland Dedication and/or Fees-in-lieu. Mr. Meck agreed to set up a meeting with the Planning Commission and Mr. Eric A. Smith Environmental Planner.

**OTHER
BUSINESS**

Mr. Meck presented his status report for May, 1991.

Revisions to Community Residence Ordinance. The Commission tabled this matter until the meeting of June 10, 1991 to allow more time to review additional information.

ADJOURNMENT

Ms. Zimmerman moved to adjourn the meeting. Ms. Flee seconded. The motion carried 6-0-0.

Executive Secretary

STAFF REPORT
City of Oxford, Ohio

TO: Oxford Planning Commission

FROM: Stuart Meck, AICP, Assistant City Manager/
Planning Director *J. Meck*

SUBJ: Case No. PC-18-89--Additional use
permit for residential use on
the second and third floor of 17 West High St.

DATE: June 6, 1991

This application by E.L. Shoker and Gen Realty was tabled on October 12, 1989 by the Planning Commission for the reasons described in my attached report dated October 6, 1989. Mr. Shoker has not yet submitted plans which satisfy our building department (see attached letter from Dan Bly, dated June 4, 1991).

Mr. Shoker has requested the matter be removed from the table and will attend the Planning Commission meeting. At this time, I recommend keeping the matter on the table until clearly drawn plans are submitted.

Attachments

/sm

GURSARAN S. SHOKER

ATTORNEY AT LAW

(317) 732-3753

OFFICE
61 LIBERTY ST.
W. COLLEGE CORNER
INDIANA

MAILING ADDRESS
P.O. Box 367
COLLEGE CORNER
OHIO 45003

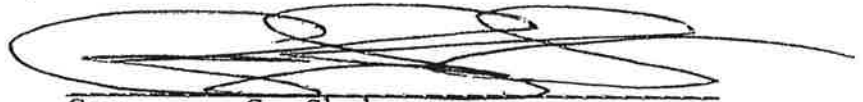
May 31, 1991

Mr. Stewart Meck
City of Oxford
City Building
Oxford, OH 45056

Dear Sir:

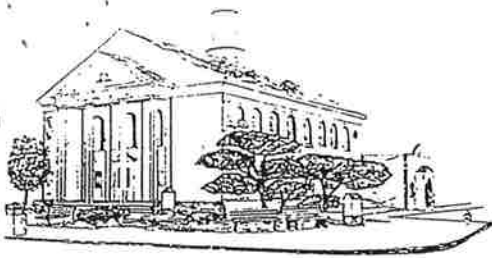
This letter is to request that the petition of E. L. Shoker for additional use, at 19 West High Street for residential occupancy of a single apartment on the second floor and a single apartment on the third floor, now on hold, be placed on the agenda for the earliest possible consideration.

Sincerely,

A handwritten signature in dark ink, appearing to be "Gursaran S. Shoker", written over a horizontal line.

Gursaran S. Shoker

mrd:GSS



City of Oxford

Municipal Building
Phone 513-523-2171

101 East High Street
Oxford, Ohio 45056-1887

June 4, 1991

Chris R. Shoker
14 North College Ave.
Oxford, Ohio 45056

Regarding: 19 West High Street
Third Floor

Dear Mr. Shoker:

If work is proposed for the third floor of 19 West High Street, complete plans and specifications will need to be provided for review. There have been no plans provided, reviewed or approved at this location; no zoning or building permit has been issued, and no construction work has been authorized.

If you have specific questions or records to indicate otherwise please do not hesitate to call.

Respectfully Yours,


Daniel Bly
Plans Examiner

DB:tec

cc: Stuart Meck, Assistant City Manager/
Zoning Administrator
Mr. Frank Shoker

**STAFF REPORT
City of Oxford, Ohio**

TO: Oxford Planning Commission

FROM: Stuart Meck, AICP, Assistant City Manager/
Planning Director *S. Meck*

SUBJ: Case No. PC-18-89

DATE: October 6, 1989

I. INFORMATION.

Name and Address of Applicant: E.L. Shoker & Gen Realty,
P.O. Box 367, College Corner, Ohio 45003.

Location: 17 West High Street, Part of Inlot 71 & 72 (see Map 1).

Requested Action : Additional use permit for residential use on the second and third floor (see Map 2).

Existing Zoning: C-3 Business Commercial District.

Existing Land Use: Commercial use on first floor and basement, second and third floors unoccupied.

Size: 0.17 acres.

Surrounding Land Use and Zoning: Properties to the north, south, east and west are zoned C-3. Properties to the north, east and west are used for retail or service purposes. The Municipal Parking lot is located to the south.

Comprehensive Plan Specification: The Comprehensive Plan, adopted by City Council on November 17, 1987, shows the future land use of the area as commercial.

II. ANALYSIS.

Oxford Code Section 1129.13-C requires that the Council find, with the recommendation of the Planning Commission, that the additional use:

1. Will be harmonious with and in accordance with the general objectives or any specific objectives of the Oxford Comprehensive Plan;

2. Will be designed, constructed, operated and maintained so as to be harmonious with the existing or

intended character of the general vicinity and that such use will not change the essential character of the same area;

3. Will not be hazardous or disturbing to neighboring uses;

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services;

5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

6. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on public thoroughfares; and

7. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.

III. RECOMMENDATION.

I recommend tabling the application for the following reasons: The plans submitted by the applicant only show one floor and it is unclear which floor that is. Further, the plans are illegible and no scale is indicated. Finally, Section 2.11 (4) of the Oxford Charter limits the number of dwelling units in a structure to three in this area. While there appears to be sufficient parking for up to three units, the applicant will have to identify which parts of the building space constitute the dwelling units.

I have discussed these problems with the applicant and he has no objection to tabling the application, pending submission of revised plans.

Attachments: Map 1--Existing Land Use and Zoning
Map 2--Applicant's Site Plan

/sm

MAP 2
 APPLICANT'S SITE PLAN

19 WEST HIGH STREET

Owner
 City of Oxford

15-17-19
 W. High St

columns

Owner
 Phil
 Ward

bldg's

pipe set

Owner
 Burger
 King

0.232 acres

Owner
 Burger King

"L" cut in conc. post

P.K. nail set

P.K. nail
 no head set

conc walk

S89°39'E

1 P. set

52.50

15.77

due north 67.10

S89°34'E
 17.70

hole in conc
 footing & bolt

due south 133.32

due north 133.32

Lot
 10

Lot
 10

due north 30.00

S89°34'E 53.70

1 pin set

1 pin set

123.90

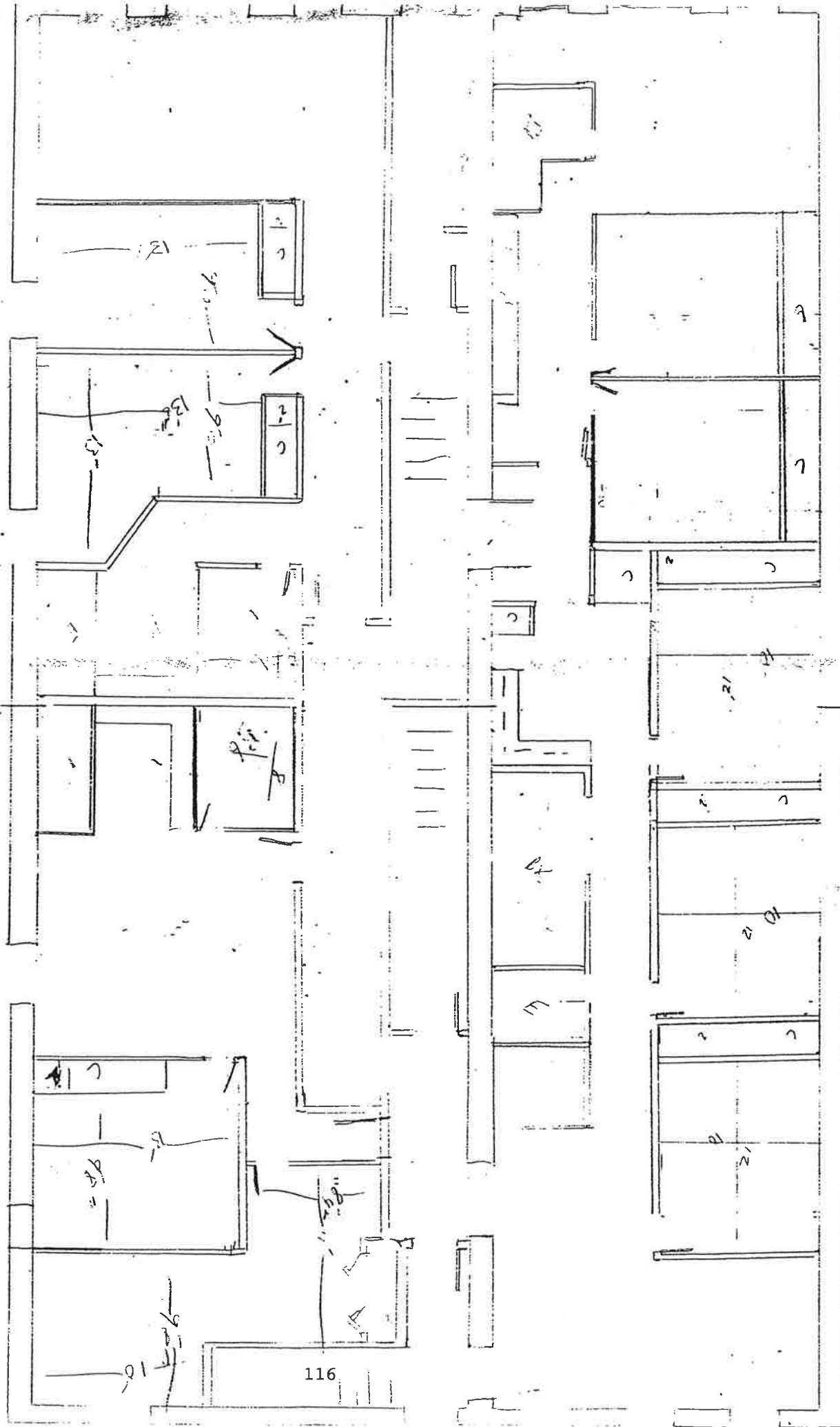
N89°34'W 183.90

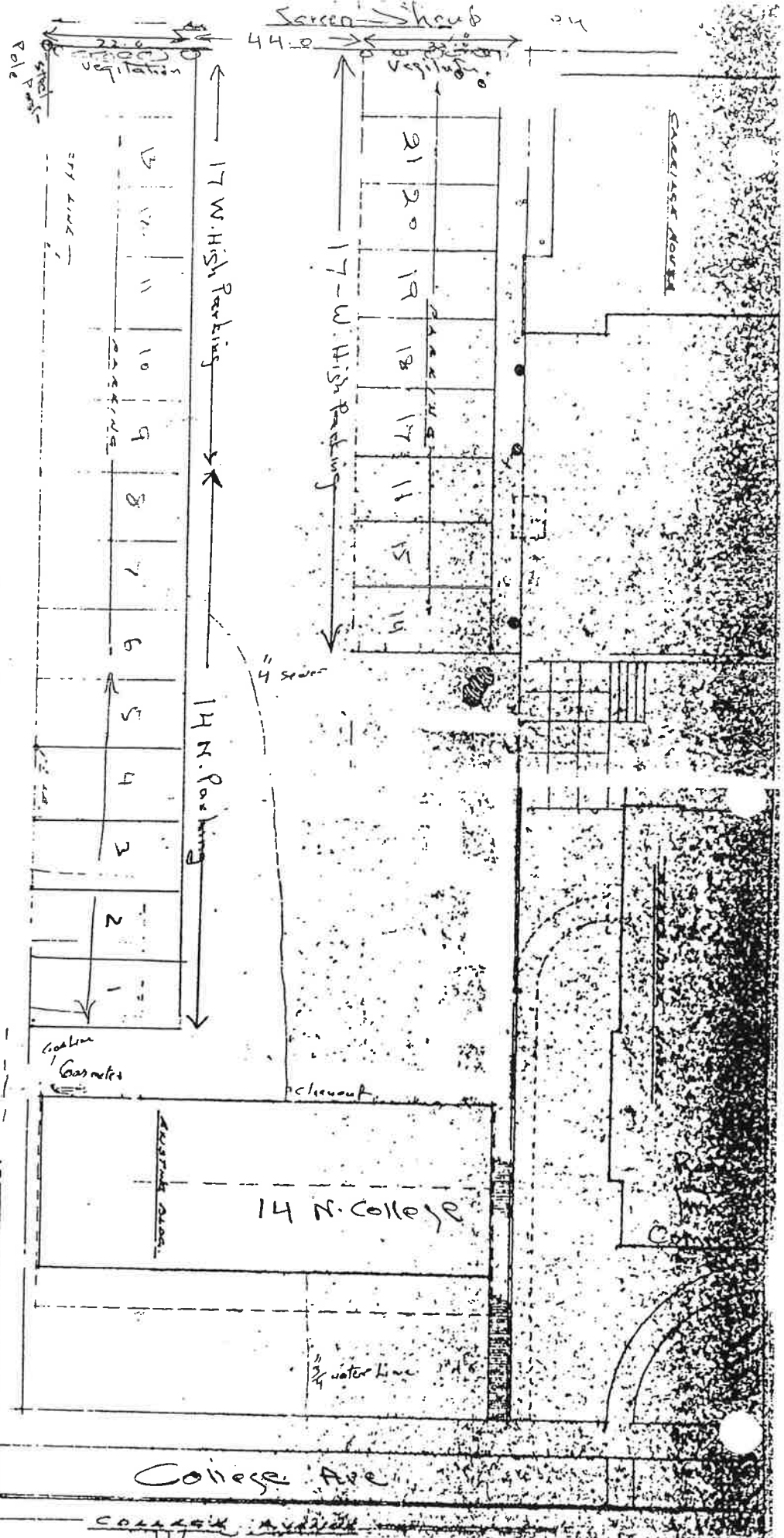
16.5 Alley

08.25

bolt set

RR 101 set





AGENDA

OXFORD PLANNING COMMISSION

Tuesday, October 8, 1991

7:30 p.m.

MEMBERS

Doug Shumavon, Chairman	
Sarah Michael, Vice Chair	Ken Bogard
Steve Flee, Secretary	Prue Zimmerman
Bill Snavelly, Council Rep.	John Freeman, Council Rep.

STAFF

Stuart Meck, AICP, Assistant City Manager/Planning Director	Donna Gross, Senior Secretary
Dennis Stuckey, City Manager Ex-officio member	Stephen McHugh, Law Director

I. Call to Order.

*II. Recess to Public Hearings.

Case No. PC-20-91--ADDITIONAL USE PERMIT for a two unit residence on the first floor of 14 North College Avenue (Lot No. 175). The applicants are E.L. Shoker and G.S. Shoker, dba GEN Realty.

Case No. PC-21-91--ZONING MAP AMENDMENT to rezone property on the west side of U.S. 27 South from R-1 Single-Family Dwelling District, to C-4 Urban Commercial District. The applicant is Otto Construction and Midwest Commercial Group.

*II. Discussion of Case No. PC-20-91.

*III. Discussion of Case No. PC-21-91.

*IV. Receipt of Council Actions from the September 17, 1991, and October 1, 1991, meetings.

*V. Approval of the Minutes of September 10, 1991.

VI. Other Business

VII. Adjournment

***Attachments**

**STAFF REPORT
City of Oxford, Ohio**

TO: Oxford Planning Commission

FROM: Stuart Meck, AICP, Assistant City Manager/Planning Director *SM*

SUBJ: Case No. PC-20-91

DATE: October 2, 1991

I. GENERAL INFORMATION.

Name and Address of Applicant: E.L. Shoker and G.S. Shoker, dba GEN Realty, 3687 Kehr Road, Oxford.

Location: 14 North College, Lot No. 175 (see Map 1).

Requested Action: Additional use permit for a two-unit residence on the first floor (see Maps 2 & 3).

Size: 0.275 acres.

Existing Zoning: C-3 Urban Business Commercial District.

Existing Land Use: Hair-Dressing Salon and Residential.

Surrounding Land Use and Zoning: The property to the north is zoned C-3 and is occupied by the Alexander House Country Inn and Restaurant. The property to the south, also zoned C-3, is an apartment building. Property to the east is zoned C-3 and is used for commercial purposes. Property to the west is zoned R-4B Urban Multiple Dwelling District and is used for single-family residences (see Map 1).

Comprehensive Plan Specifications: The Comprehensive Plan, adopted by City Council on November 17, 1987, shows the future land use of this area as commercial.

Historic District: The property is located in the uptown historic district.

Previous Actions: The City Council authorized an additional use permit for a residential use in October 1988 (ordinance no. 2024). The Board of Zoning Appeals, on July 25, 1991, granted a variance waiving two-onsite parking spaces required by Oxford Code Section 1129.13.D for a two-family dwelling to be authorized by additional use permit at 17 West High Street, second and third floors. The required parking was to be located at 14 North College provided that a permanent sign be erected designating the two parking spaces at 14 North College Avenue as reserved for the

occupants at 17 West High and that, should the Shokers sell 14 North College Avenue, the variance for 17 West High would be voided.

II. ANALYSIS.

Oxford Code Section 1129.13.C requires that the Council find, with the recommendation of the Planning Commission, that the additional use:

1. Will be harmonious with and in accordance with the general objectives or any specific objectives of the Oxford Comprehensive Plan;
2. Will be designed, constructed, operated and maintained so as to be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
3. Will not be hazardous or disturbing to neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
6. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on public thoroughfares, and
7. Will not result in the destruction, loss or damage of a natural, scenic historic feature of major importance.

While the Comprehensive Plan generally designates the uptown area as commercial land use, second floor residences have been a traditional use in the uptown business district. Further, this property adjoins residential land uses to the west and south and a bed and breakfast, a form of residence for transient occupancy to the north. Consequently, there should be no conflict with the uses in the neighborhood or with the Plan.

At 21 spaces, parking exceeds minimal standards for the existing and prospective uses. Six spaces would be required for the three on-site apartments under Oxford Code Section

1129.13.D and two spaces for the 17 West High. Access to those eight spaces would be directly from the alley.

The property is served by an 8-inch sewer and a 4-inch water line, and is subject to all City services.

No exterior modifications of the building are being proposed that would activate the historic district review process.

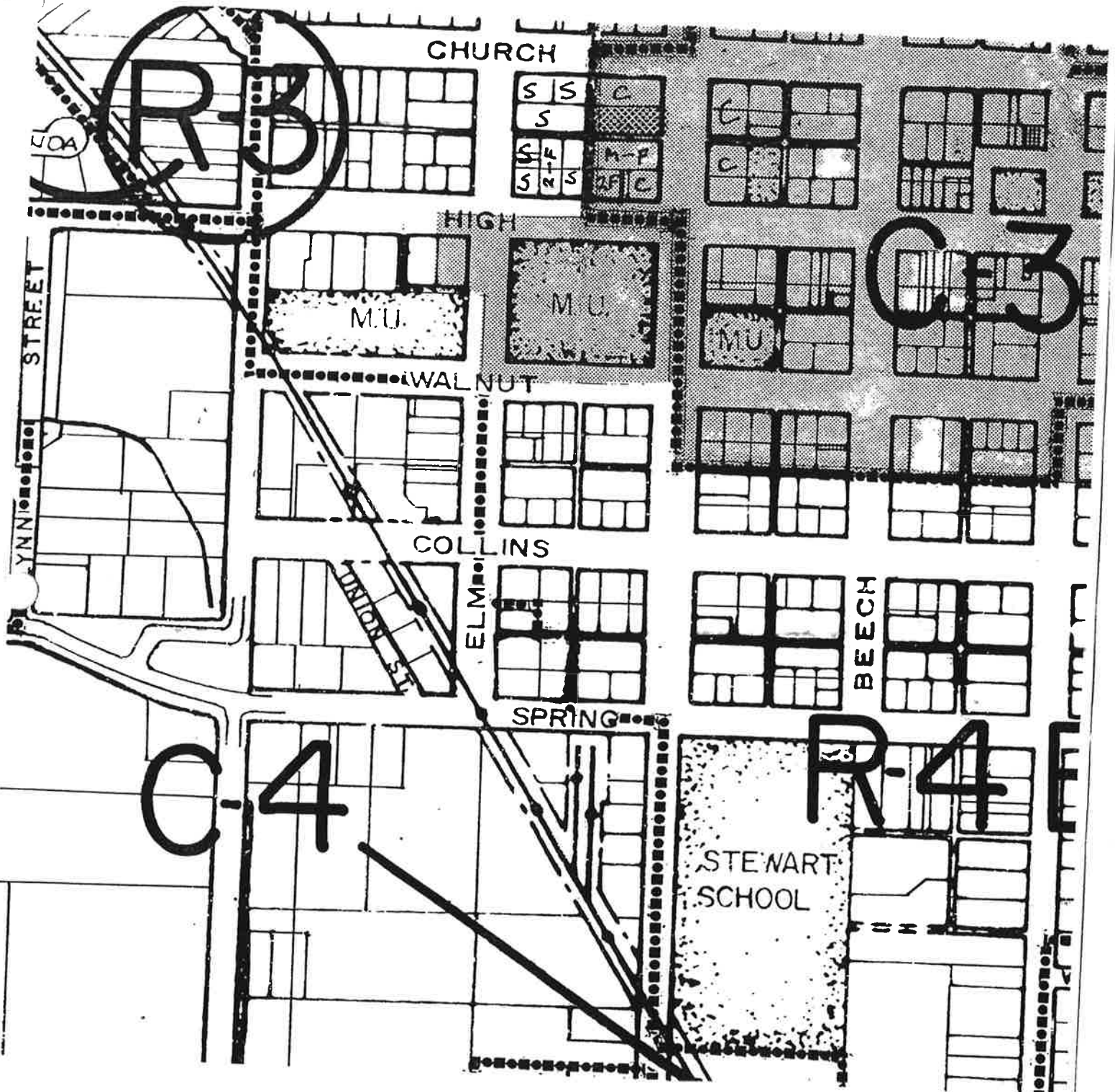
III. RECOMMENDATION

Based on the analysis above, the proposed residential use at this location generally satisfies the standards in Oxford Code Section 1129.12-C. I recommend approval subject to the condition that the site plan be amended to show the six-foot high continuous visual screen along the rear (western) property line as required by Oxford Code Section 1122.01.G(3). This is required since the site plan submitted by the applicant shows space for ten or more automobiles in a parking area located closer than 50 feet to a lot in a residential district.

SM:dlg

Attachments: Map 1 - Existing Land Use and Zoning
Map 2 - Applicant's Floor Plan
Map 3 - Applicant's Site Plan

MAP 1
EXISTING LAND USE AND ZONING



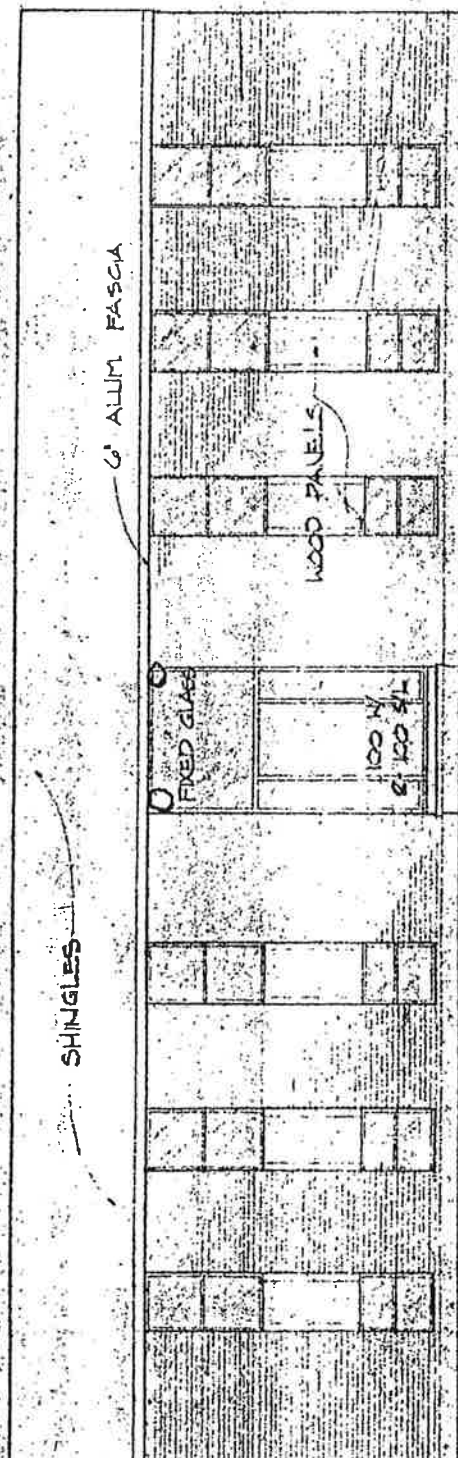
LAND USES

- S - Single Family Residence
- C - Commerical
- MF - Multiple Family Residence
- 2F - Two Family Residence

SUBJECT PROPERTY IS SHADED.

SCALE: 1" = 330'

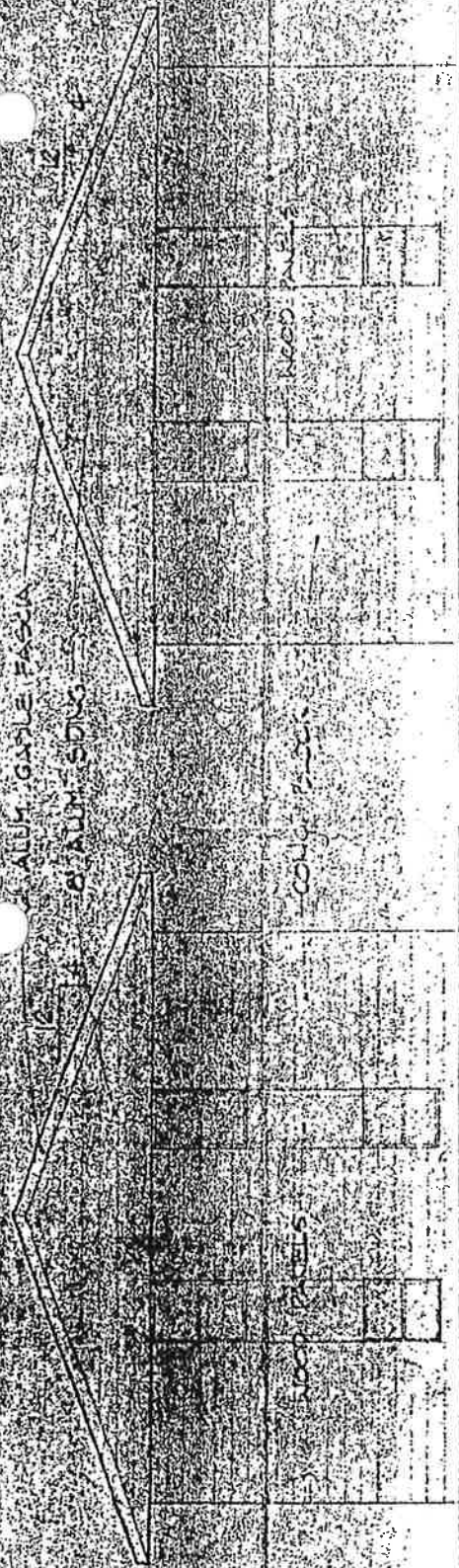




FRONT ELEVATION

16'-11-0"



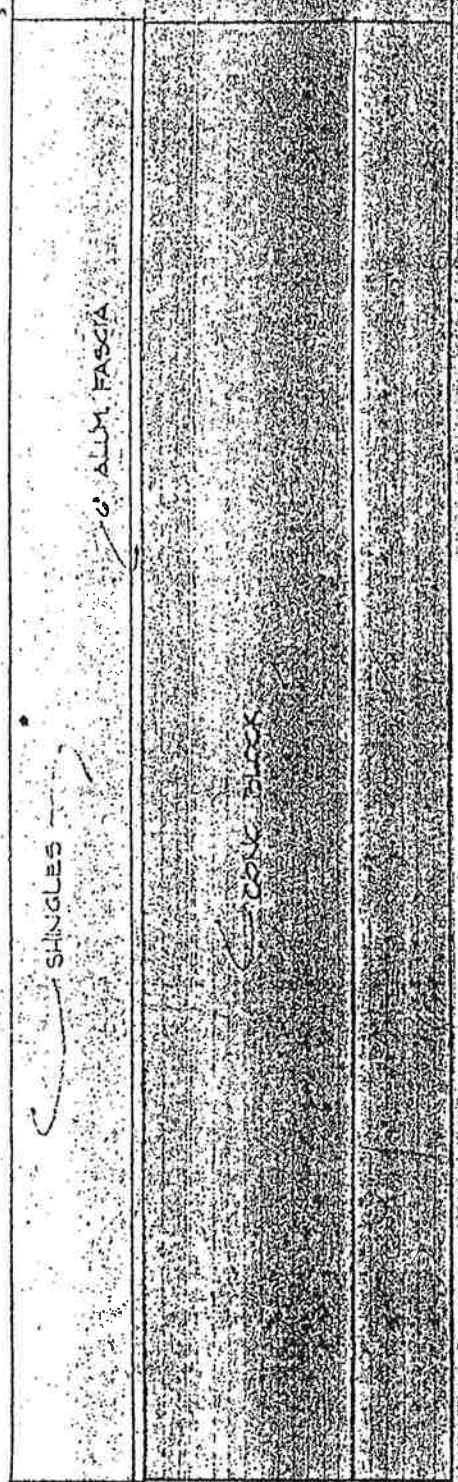


LEFT ELEVATION

1/8" = 1'-0"

RIGHT ELEVATION

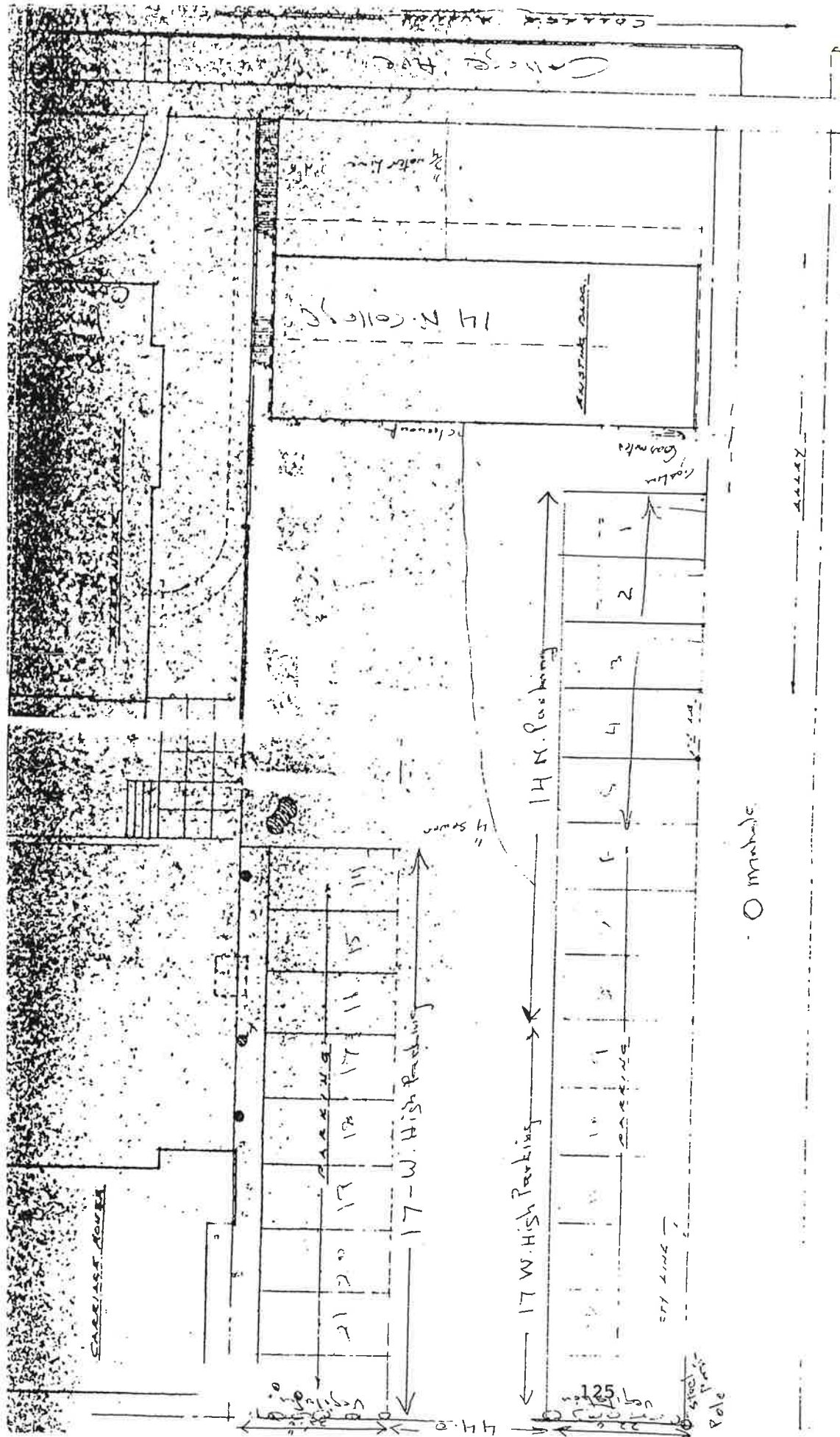
1/8" = 1'-0"



REAR ELEVATION

Exhibit A

MAP 3 APPLICANT'S SITE PLAN 14 NORTH COLLEGE



OXFORD PLANNING COMMISSION

Minutes of the October 8, 1991 Meeting

CALL TO ORDER

The October 8, 1991, meeting of the Oxford Planning Commission was called to order at 7:30 p.m. by Chair Doug Shumavon. Also present were Vice Chair Sarah Michael; Steve Flee; Ken Bogard; Prue Zimmerman; Bill Snavelly and John Freeman, Council Representatives; and Stuart Meck, Assistant City Manager/Planning Director.

Mr. Snavelly moved to recess to the public hearings. Mr. Flee seconded. The motion carried 4-0-0.

Mr. Tim Baird, representing Midwest Commercial Group requested that the public hearing for Case No. PC-21-91 be postponed until the next possible public hearing.

Mr. Snavelly moved to postpone the public hearing for Case No. PC-21-91 until the next possible public hearing of the Commission. Mr. Freeman seconded. The motion carried 7-0-0.

PUBLIC HEARING

Case No. PC-20-91--ADDITIONAL USE PERMIT for a two unit residence on the first floor of 14 North College Avenue (Lot No. 175). The applicants are E.L. Shoker and G.S. Shoker, dba GEN Realty.

DISCUSSION OF CASE NO. PC-20-91

Mr. Flee moved to recommend approval of the additional use permit for a two unit residence on the first floor of 14 North College Avenue (Lot No. 175) subject to the condition that the site plan be amended to show the six-foot high continuous visual screen along the rear (western) property line as required by Oxford Code Section 1122.01.G(3) and that the property owner place signs stating which spaces are for which address and that the property owner designate each parking space. Mr. Freeman seconded. The motion carried 7-0-0.

RECEIPT OF COUNCIL ACTIONS

Ms. Michael moved receipt of the Council Actions from the September 17, 1991, and October 1, 1991, meetings.

APPROVAL OF MINUTES

Mr. Snavelly moved approval of the minutes of September 10, 1991. Mr. Flee seconded. The motion carried 5-0-2 with Mr. Freeman and Mr. Shumavon abstaining.

OTHER
BUSINESS

Mr. Meck presented his status report for October, 1991.

Mr. Meck introduced Michael Schmid and Jeffrey Hoffman, who prepared the "Analysis of Oxford Retail Market Potential", under the direction of Dr. Cyrus W. Young. He also introduced Michael Guttman, who helped prepare the traffic studies for the staff report on Case No. PC-21-91.

Mr. Meck and Michael Guttman presented a report on the population changes from 1950-1990 in the City of Oxford. Mr. Shumavon was concerned with how many students have moved to new and rehabilitated residences within the city.

ADJOURNMENT

Mr. Snavelly moved to adjourn the meeting.
Mr. Bogard seconded. The motion carried 7-0-0.

Executive Secretary

July 25, 2002

Mr. Gursaran S. Shoker
3687 Kehr Road
Oxford, OH 45056

RE: BZA-10-2002 VARIANCE PETITION

Dear Mr. Shoker:

On July 17, 2002, the Oxford Board of Zoning Appeals voted to grant your petition for a variance to §1122.07(j) to permit off-site parking for a single family residence at 15 West High Street.

If you have any questions or need additional information, please call me at 524-5204.

Sincerely,



Treva S. Pierce
Assistant to the Planning Director

cc: Mr. E.L. Shoker
Inspections Department
File ✓

City of Oxford
Planning Department
STAFF REPORT

TO:	Board of Zoning Appeals
FROM:	Dan Johnson, Planner
DATE:	July 17, 2002
RE:	BZA-09-2002

PETITION

Petitioner:	E.L. Shoker & G.S. Shoker
Location:	15 West High Street
Action Requested:	Variance to allow off-site parking for a single-family residence
Current Use:	Mixed commercial building
Proposed Use:	Mixed commercial and residential building
Size of Tract(s):	2,000 square feet
Existing Zoning:	C-3 Urban-Business Commercial District
Surrounding Zoning:	C-3
Surrounding Existing Land Uses:	Mixed commercial and residential, city park, parking garage

DESCRIPTION

The petitioner wishes to finish vacant interior space on the 3rd floor of the building into a single-family residence. The building covers the entire site; therefore, no parking spaces can be provided on site.

The petitioner can provide the 1 required space off-site at 14 North Campus Avenue, which is currently a three family residence with an office.

ZONING CODE CONSIDERATIONS

Single-family residential is a permitted use in the C-3 district. Section 1122.07(j) requires one on-site space per dwelling unit for a single-family use.

If an off-site parking space is permitted, the location at which the space is proposed must have sufficient parking available for the existing use. A three-family use requires 8 on-site parking spaces (at 2.5 per unit). Although the petitioner's drawing of the 14 North Campus site is not correct, it appears that the approximate number of spaces (14) available is correct. (There are four units in the building, but one is office, which does not require any on-site parking spaces in the C-3 district.)

The plans comply with all other provisions of the Zoning Code.

COMPREHENSIVE PLAN CONSIDERATIONS

The Uptown Subarea notes that upper story housing is an appropriate use in redevelopment:

“Focusing new development, reinvestment and redevelopment on primarily mixed uses, combining ground floor retail with upper story offices and housing.”

The Land Use element of the Comprehensive Plan encourages shared off-street parking as an appropriate commercial development characteristic:

“Off-street parking should be shared where possible to reduce excessively large pavement areas.”

SURROUNDING NEIGHBORHOOD

The zoning immediately surrounding the proposed single-family is C-3. Area uses include commercial, residential, and institutional. The adjacent buildings include residential units and restaurants. The parking garage is to the rear of this building. The Uptown Park is across High Street. Wildberry is on the first floor of the building and Vertigo is on the second floor.

REVIEW AND COMMENT

The building was constructed in 1868, prior to zoning in Oxford. Many similar multistory buildings in uptown Oxford have residential units over commercial uses.

PUBLIC COMMENT FORMS

No public comment forms have been submitted to date.

CHAPTER 1127: BOARD OF ZONING APPEALS --- CHECK LIST

CASE: BZA-10-2002 15 W. High St.

1127.02 STANDARDS FOR DECISIONS.

Pursuant to Section 8.09 of the Charter, the following standards shall be applied by the Board of Zoning Appeals in order to determine the existence of an unreasonable [practical difficulty] to property owners.

(a) In order to permit exceptions to and variations from the literal application of the zoning regulations in individual cases as may be required to afford justice and avoid [practical difficulty] to property owners, the Board of Zoning Appeals must find in each case brought to it on appeal:

- _____ (1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and that the [practical difficulty] is created by the physical character of the property, including dimensions, topography, or soil conditions, or by other extraordinary situations or conditions of such property. No conforming use of neighboring lands, structures or buildings in the same zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the authorization of a variance or exception. Nor shall personal [practical difficulty], or loss of limitation of possibilities for economic advantage or profit, be considered grounds for the authorization of a variance or exception; and
- _____ (2) That the special conditions and circumstances do not result from the actions of the applicant; and
- _____ (3) That the variance or exception does not confer special privileges or benefits, but relieves a [practical difficulty]; and
- _____ (4) That literal interpretation of the provisions of the Zoning Code would deprive the applicant of basic rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue [practical difficulty] on the applicant; and
- _____ (5) That the variance or exception granted is the minimum variance or exception that will make possible the reasonable use of the land, building, or structure; and
- _____ (6) That the grant of the variance or exception will be in harmony with the general intent and purpose of the Zoning Code and that such variance or exception will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- _____ (7) That the grant of the variance or exception requested will not permit or allow a use that is otherwise not permitted in the zoning district involved, nor will the grant of the requested variance or exception allow, authorize, or permit any use that is prohibited, either expressly or by implication, by this Zoning Code for the zoning district involved.

(b) In granting any variance or exception, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards and violation of such conditions and safeguards, when made a part of the terms under which the variance or exception is granted, shall be a violation of the Zoning Code.

(c) The Board of Zoning Appeals may prescribe a reasonable time limit within which the action for which the variance or exception is required shall be begun or completed or both. (Ord. 1850. Passed 7-16-85)

Petition for Zoning Variance
City of Oxford, Ohio

REQUIRED INFORMATION

Name of Applicant: E.L. Shoker & G.S. Shoker
(Attach a letter of agency if the applicant is not the property owner.)
Mailing Address: 3687 Kehr Road
Oxford, OH 45056
Telephone Number(s): 513-523-2940 office: 765-732-3753
Location of Property: 15 West High Street, 3rd Floor
Legal Description: part of lot 72, part of lot 71, as shown on attached plat
Zoning District: C3
Total Area: 2000 Acres / Square Feet (circle one)
Use Requested: off street parking for single family residence unit
Current Use: vacant (used for storage)

REQUIRED INFORMATION

Please provide the following:

- (1) A lot plan showing the actual shape and dimensions of the lot to be built upon or used, and delineating all lot lines, yard requirements of all existing buildings and accessory buildings, and all proposed additions or new buildings or structures. The lot plan shall be prepared by an Ohio licensed surveyor. (The lot plan may be waived by the Zoning Administrator prior to the submissions of the appeal when such information is not relevant to the hearing of the appeal.)
- (2) A diagram of the City block and/or area in which the property is located showing all abutting properties, all street frontages, all streets and alleys, and identifying all lots within 100 feet by number and street address. In addition, the block diagram shall show the location of buildings on other properties, the use of neighboring lots, and all measurements, features and information as necessary to provide the Board with proper information for a proper hearing and determination of the appeal. (The Zoning Administrator may waive the submission of any information not relevant to the appeal.)
- (3) A title containing the name of the appellant, address and lot number of the property concerned in the appeal, shall appear on all information furnished with an appeal and the scale of all drawings submitted.
- (4) A statement which describes
 - a) *That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and that the hardship is created by the physical character of the property, including dimensions, topography, or soil conditions, or by other extraordinary situations or conditions of such property. No conforming use of neighboring land, structure or buildings in the same zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the authorization of a variance or exception. Nor shall personal hardship, or loss or limitation of possibilities or economic advantage or profit, be considered grounds for the authorization of a variance or exception; and*
 - b) *That the special conditions and circumstances do not result from the actions of the applicant; and*

- c) *That the variance or exception does not confer special privileges or benefits, but relieves a hardship; and*
- d) *That the literal interpretation of the provisions of the Zoning Code would deprive the applicant of basic rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant; and*
- e) *That the variance or exception granted is the minimum variance or exception that will make possible the reasonable use of the land, building, or structure; and*
- f) *That the grant of the variance or exception will be in harmony with the general intent and purpose of the Zoning Code and that such variance or exception will not be injurious to the area involved or otherwise detrimental to the public welfare; and*
- g) *That the grant of the variance or exception requested will not permit or allow a use that is otherwise not permitted in the zoning district involved nor will the grant of the requested variance or exception allow, authorize, or permit any use that is prohibited, either expressly or by implication, by this Zoning Code for the zoning district involved.*

(5) Provide the names and addresses of all property owners within 100 feet of all boundaries of the property in question, giving lot numbers and house numbers. (This information is available at the Butler County Auditor's Office. Attach a separate sheet if necessary).

1. east side property owner-Phillip Ward, 119 Oak Hill Dr, Oxford, OH 45056
2. west side property owner- E.L. Shoker, 3687 Kehr Rd, Oxford, OH 45056
3. west side property owner- 1st National Bank of SW OH, 25 W High St, Oxford, OH 45056
4. North Side property owner- City of Oxford (park), 101 E High St, Oxford, OH 45056
5. South Side property owner- City of Oxford (parking garage), 101 E High St, Oxford, OH 45056
additional property owner- Burger King, 9 W High St, Oxford, OH 45056

Submit this application with required attachments and a \$50.00 filing fee, made payable to the City of Oxford, to the office of the Planning Director, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Any questions should be directed to the Planning Department at (513) 524-5204. The plan will be placed on the next possible agenda

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

SIGNATURE OF APPLICANT:

Date: 5-31-02

FEE / RECEIPT

\$50 Fee Paid / Receipt Number: 5/31/02 # 37498

SHOKER & SHOKER

ATTORNEYS AT LAW

GURSARAN S. SHOKER

LEE ANN SHOKER

May 22, 2002

City of Oxford
101 East High St
Oxford, OH 45056

Variance
IN RE: ~~Additional Use Permit~~ for off premises parking

Dear Sir or Madam:

VARIANCE
Enclosed please find our application for ~~Additional Use Permit~~ for 15 W High St, for the 3rd floor, use as a single-family residence. Property is currently empty and used for storage. During 1999, an additional water line was installed and tap fees were paid for the water meter for this property.

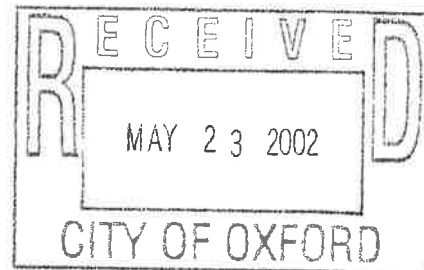
The 2nd floor of the same building is partially occupied by a commercial tenant. The parking for the said single-family residence shall be at 14 N College Ave., Oxford, OH, which is approximately 2 blocks away. There is plenty of parking spaces available at that said location.

Respectfully Submitted



Gursaran S. Shoker

GSS: alh



14 N. College (3 units)

Lot size 66' x 120'

Building width 24'

Set back 30'

Parking spaces available - 14

Exhibit

B

Front
Building
Line

Rear
Building
Line

Gravel
Parking

Gravel
Parking

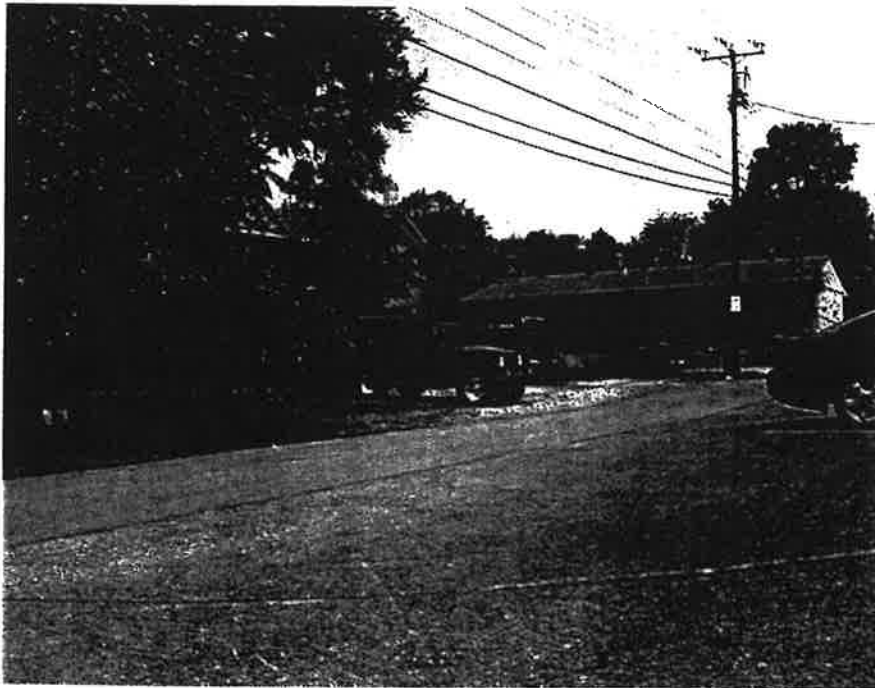
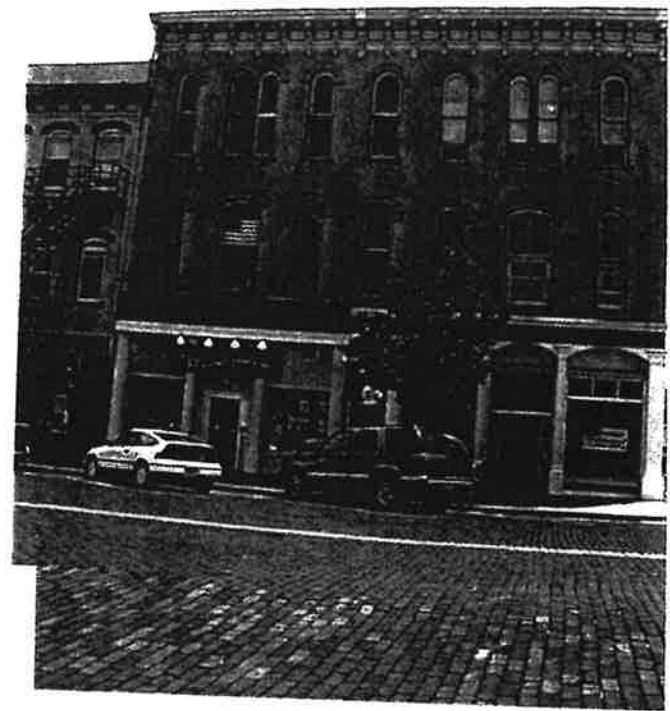
Parking Spaces
Available
6

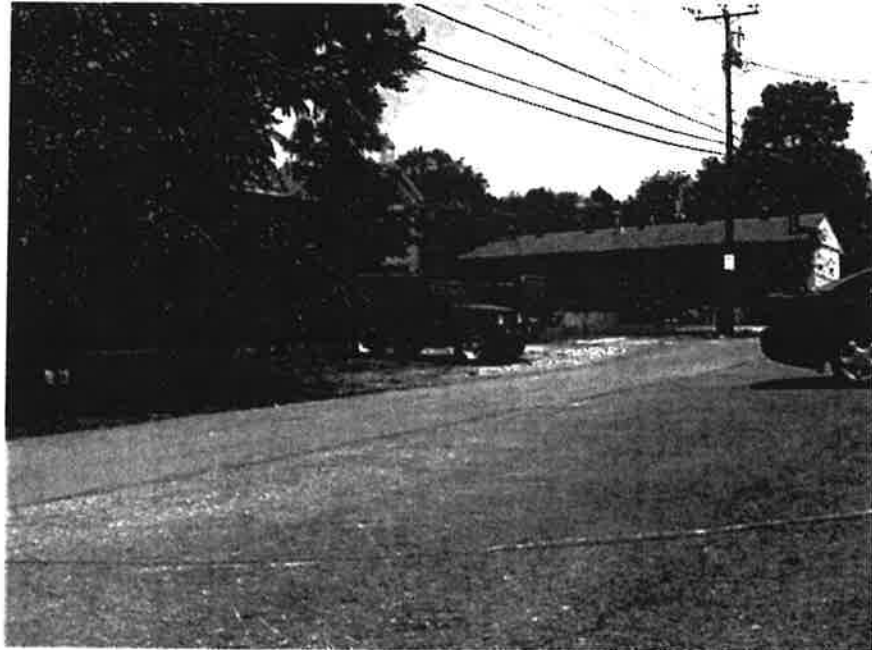
Driveway

Alley

Alley

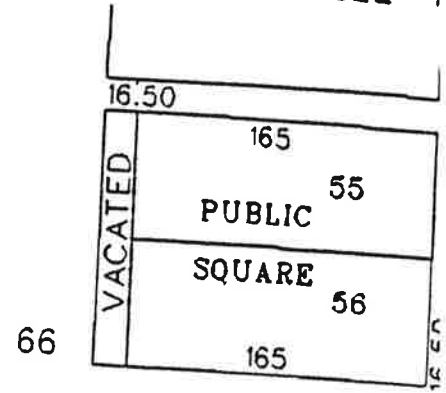
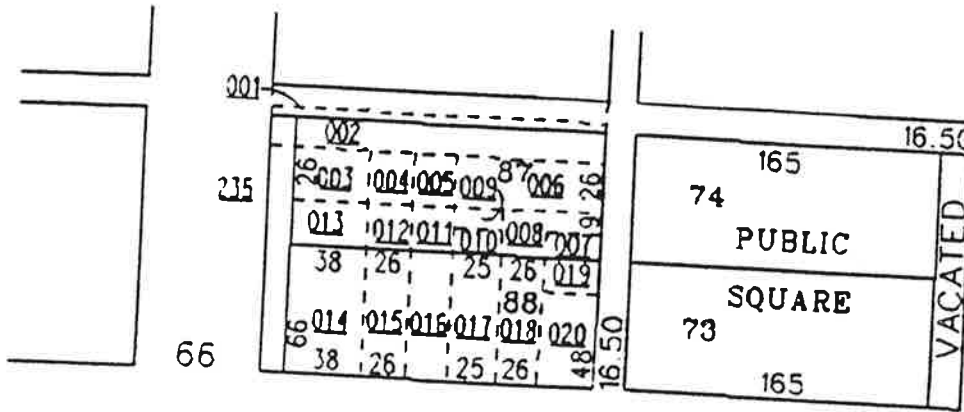




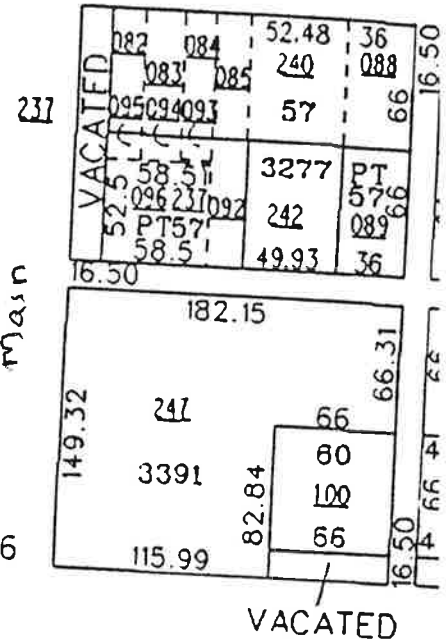
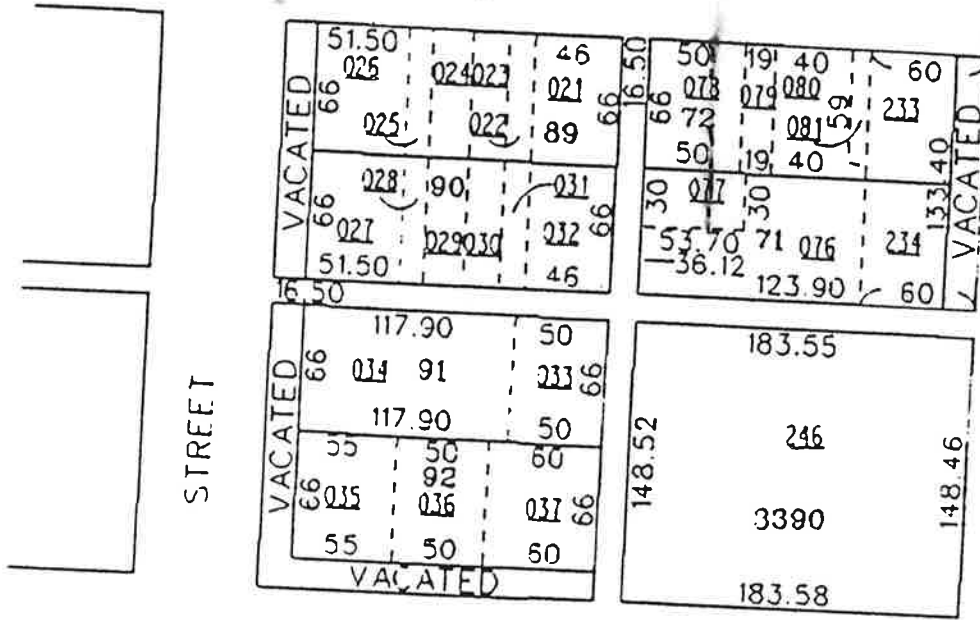




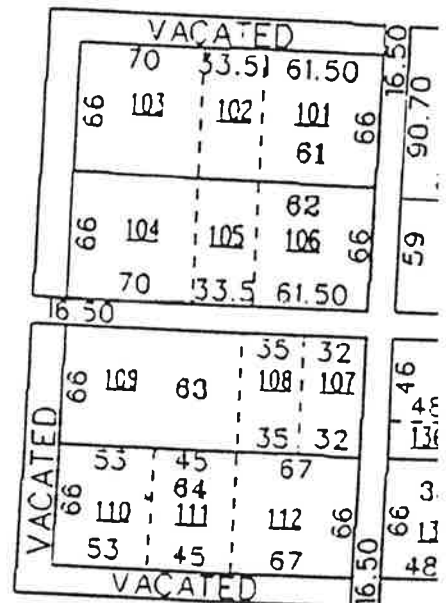
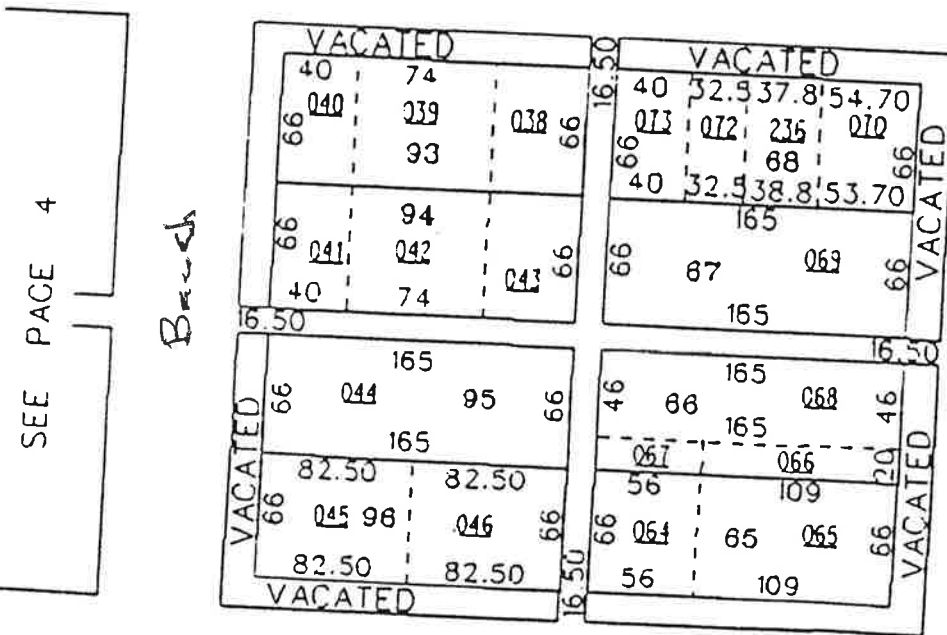
SEE 1



66 HIGH



66 WALNUT



66 COLLINS

140

SEE PAGE 4

Burch

PC-10-85

STAFF REPORT

CITY OF OXFORD

OXFORD, OHIO

B

TO: Oxford Planning Commission

FROM: Stuart Meck, AICP, Assistant City Manager/Planning Director J.M.

SUBJECT: Case No. PC-10-85

DATE: June 6, 1985

I. GENERAL INFORMATION

Name and Address of Applicant: Gerladine del Greco, P.O. Box 8253, Northfield, Illinois.

Location: 22 North College Avenue.

Requested Action: Additional Use Permit for establishing serving alcoholic beverages.

Size: 0.36 acres.

Existing Zoning: C-3 Urban Business Commercial District (see Map 1).

Surrounding Land Use and Zoning: Property to the south is zoned C-3 and used for offices. Property to the north is zoned R-4B and used for single-family and duplex residences. Property to the east is zoned commercially and developed with a small shopping center which is partially occupied by a carryout Pizza parlor. Property to the northeast is zoned C-3 and used for multiple-family residences. There is an R-4B district to the west with a single-family home.

Comprehensive Plan Specifications: The 1963 Village Plan and the 1985 draft Comprehensive Plan Map both show this site's land use as commercial.

II. SPECIAL INFORMATION

CDBG Loan: The City has been awarded a federal Community Development Block Grant to assist Mrs. del Greco in the acquisition of this property. She will receive a 10 year, 6 percent loan of \$97,500 to acquire the site. She will invest \$100,500 of her own monies and has a bank loan for another \$150,000 to renovate the structure, the Alexander House, as a 5 bedroom country inn and 50-seat restaurant. She has arranged to purchase a beer and wine license for the restaurant. Plans for renovation of the property have been reviewed by the Ohio Historic Preservation Office (see Map 2). The City Council authorized the loan agreement with Mrs. del Greco on June 4, 1985.

III. ANALYSIS

Oxford Code Section 1129.13-C requires that Council find, with the recommendation of the Planning Commission, that the additional use:

1. Will be harmonious with and in accordance with the general objectives or any specific objectives of the Oxford Comprehensive Plan;
2. Will be designed, constructed, operated and maintained so as to be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
3. Will not be hazardous or disturbing to neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
6. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on public thoroughfares; and
7. Will not result in the destruction, loss or damage of a natural, scenic historic feature of major importance.

IV. RECOMMENDATION

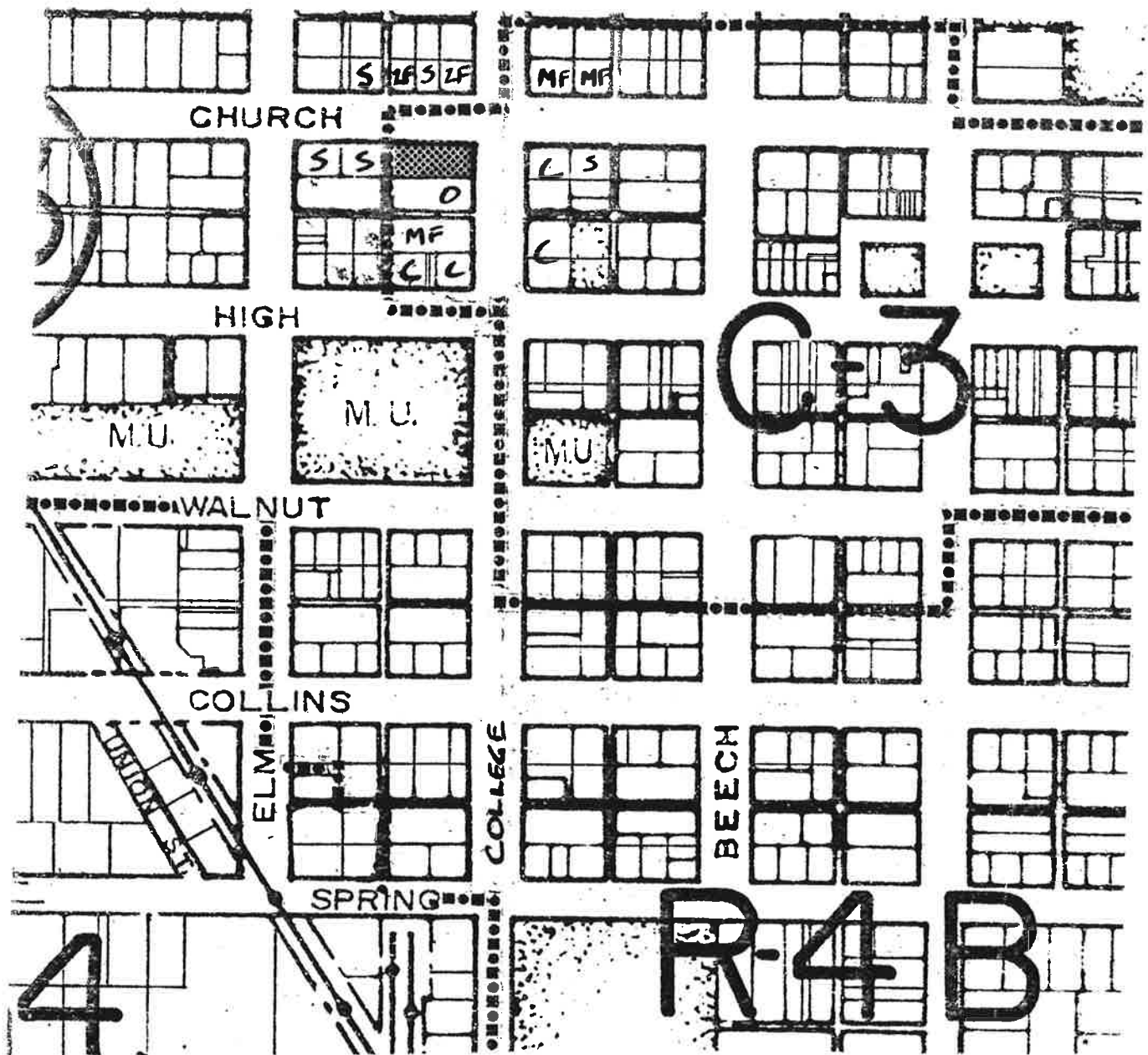
Because of my close involvement in the preparation of the grant application and loan agreement, I have decided not to make a recommendation on the additional use permit application.

SM/kdb

Attachments: Map 1 - Existing Land Use and Zoning
Map 2 - Applicant's Site Plan

MAP 1

EXISTING LAND USE AND ZONING



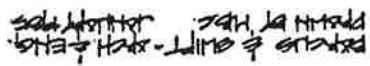
LAND USES

- MF - MULTIPLE-FAMILY RESIDENCE
- C - COMMERCIAL
- S - SINGLE-FAMILY RESIDENCE
- O - OFFICE
- 2F - TWO-FAMILY RESIDENCE

SUBJECT PROPERTY IS SHADED.

SCALE - 1" = 330'





APPLICATION FOR ADDITIONAL USE PERMIT
CITY OF OXFORD, OHIO

Date filed 4/29/85 Case No. PC-108

Received by G. MECK

Name of Applicant(s): Geraldine del Greco

Mailing Address: P.O. Box 8253, Northfield, IL. 60093

Telephone No., Business: _____ Home: _____

Location of Request for Additional Use Permit (Indicate by Street Address and/or Subdivision Name and Lot Number: _____)

22 North College

Type of Additional Use Requested: _____

Establishment serving alcoholic beverages

Zoning District in which Proposed Additional Use is Located: _____

C-3 Urban Business-Commercial

Size (in acres): Less than 1

Site Plan Requirements

Please attach ten (10) copies of a site plan which:

1. Is drawn to scale. (Not applicable--City has this)
2. Shows boundaries of property to be developed.
3. Shows existing topography with countour intervals of not more than five feet.
4. Shows the proposed location of all parking areas and their relationship to existing and proposed streets. (Consult with the Planning Director to determine parking requirements.)
5. Shows drainage plan with evaluation of ability of existing water courses, channels, storm sewers, culverts and the proposed site improvements to carry the additional run-off created by the additional use.
6. Indicates location, type, use and size of structures on the site and on properties within five hundred feet of the property lines of the proposed project if zoned M-1 (Industrial) and within one hundred feet of the property lines of the proposed project if in any other zone.
7. Provides for the dedication of any rights-of-way for the widening, extension or connection of streets as shown on the site plan.
8. Indicates the stages, if any, which will be followed in the construction of the project.
9. Indicates any existing water, gas, electrical and sewer lines as well as any necessary easements that may be required for future installation of said utilities.

(over)

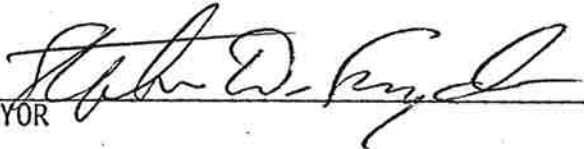
AN ORDINANCE GRANTING AN ADDITIONAL USE PERMIT TO GERALDINE DEL GRECO DBA ALEXANDER HOUSE TO OPERATE AN ESTABLISHMENT SERVING ALCOHOLIC BEVERAGES AT 22 NORTH COLLEGE AVENUE.

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

SECTION 1: Subsequent to public hearing and receipt of the recommendation of Oxford Planning Commission, this Council determines that granting of an additional use permit for an establishment to serve alcoholic beverages at 22 North College Avenue satisfies the standards of, and meets the requirements of, Oxford Code Section 1129.13-C.

SECTION 2: An additional use permit is hereby granted to Geraldine del Greco dba Alexander House to operate an establishment serving alcoholic beverages at 22 North College Avenue in the City of Oxford, Ohio.

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


MAYOR

ADOPTED: July 16, 1985

ATTEST:


CLERK OF COUNCIL

LAW (Southard)

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 14 N College Ave Units 1, 2 & 4
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-310, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Lee Ann Shoker Home Phone: 513-523-2940

Work Phone: 513-529-9999 Cell Phone: 571-215-5799

Address: 3697 Iceur Rd Oxford OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 2
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 6

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 7/22/15
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 14 N College Ave #1, 2 & 4
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-310, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: My DEARS IN LEE ANN Home Phone: 93-523-2940

Work Phone: 93-529-9919 Cell Phone: 571-215-5799*

Address: 3687 KENNE RD OXFORD OH 45050

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 2
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 3

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 6/30/14
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 14 N College Ave #1, 2 & 4
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-309, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: My Dears Inc, 187 Ann St Home Phone: 93-523-2940

Work Phone: 93-529-9119 Cell Phone: 571-215-5799 *referred to

Address: 3687 Kew Rd OXFORD OH 46032

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 2
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 4

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/5/13
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 14 N College Ave Unit 1, 2 & 3
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-309, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: My Dears Inc / b.s Shoker Home Phone: 513-523-2940

Work Phone: 765-732-3753 Cell Phone: 513-839-0529

Address: 3607 Kew Rd OXFORD OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 2
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 1 per unit

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/28/12
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 14 N College Ave Unit #1, 2 & 4
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: G. S. Shaker Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799

Address: 3687 Kew Rd OXFORD OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 2
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 1 per Unit

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 7/7/11
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

Inspections Division
Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☐ Owner ☐ Operator (Agent)

Address of Unit: 14 N College Ave Unit # 1, 2nd E 4
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: Lee Ann Shokv Home Phone: 523-2940
(Complete agent registration form on back) 571-215-5799

Address: 3687 Kew Rd Oxford OH 45052

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: _____ Home Phone: _____

Work Phone: _____ Cell Phone: _____

Address: _____

Is this a change of owner's address? ☐ Yes ☐ No

Number of Occupants (per unit): 2
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 6

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 5/2/11
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 14 N College Ave #1 Oxford OH 45056
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: FRANK SHOKOE (LEE ANN) Home Phone: 513-523-2940

Work Phone: 705-732-3753 Cell Phone: 513-839-0529 LEE ANN 571-215-5799

Address: 3687 KENT RD OXFORD OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 2
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 1

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/9/2010
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 14 N College Ave #2 OXFORD OH 45056
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: FRANK SHOKER (see Ann) Home Phone: 513-523-2940

Work Phone: 765-732-3753 Cell Phone: 513-839-0529 (see Ann 571-25-5799)

Address: 3687 KEHE RD OXFORD OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 2
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 1

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/9/2010
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 14 N College Ave #4 OXFORD OH 43034
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: FRANK SHOKER Home Phone: 513-523-2940

Work Phone: 765-732-3753 Cell Phone: 513-839-0529 Lee Ann 571-215-5799

Address: 3609 Kehr Rd OXFORD OH 43034

Is this a change of owner's address? ☐ Yes ☐ No

Number of Occupants (per unit): 2
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 1

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/9/2010
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

City of Oxford, Ohio
Inspections Division
Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☐ Owner ☒ Operator (Agent)

Address of Unit: 14 North College Ave. (Units 1, 2, & 4)
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: same as owner Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☒ No

OWNER: Gursaran S. Shoker & LeeAnn Shoker Home Phone: (765) 732-3753

Work Phone: (513) 529-9800 Cell Phone: (571) 215-5799 LeeAnn
LeeAnn

Address: 3687 Kehr Rd. Oxford, OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: None Required, street parking

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 1-15-09
(Owner)

----- Office Use Only -----

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☐ Owner ☒ Operator (Agent)

Address of Unit: 14 N. College unit 134
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: Frank Spadeo Home Phone: 8390529
(Complete agent registration form on back)

Address: 3687 Kehr Rd, Oxford, Ohio / P.O. Box 367 ^{Mailing}

Is this a change of agent's address? ☐ Yes ☐ No

West College Court
114-47003

OWNER: Mydeats Inc Home Phone: _____

Work Phone: 764-732-3753 Cell Phone: _____

Address: P.O. Box 367 W. College Court Unit 4703

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 2

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8-15-06
(Owner)

Office Use Only
Rental Fee: 50.00 / 25.00 Date Received: 12-27-01 Check Number: _____ By: RJK

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

Revised 4/4/2006

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit:

14 North College Ave, Oxford, OH
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT:

Mupkars, Inc.
(Complete agent registration form on back)

Home Phone: 613-523-2940

Address:

(see back)

Is this a change of agent's address? ☐ Yes ☒ No

OWNER:

Gursaran S. Shoker

Home Phone: _____

Work Phone: _____

Cell Phone: _____

Address:

(see back)

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit):

2/3

(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit:

more than 6

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family

☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed:



(Owner)

Date:

1/19/07

Rental Fee:

50.00 / 25.00

Date Received:

1-22-07

Check Number: _____

By:

RJK

Last Inspection/Re-Inspection Date:

2-20-07

Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit):

2

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 15 W High St Apt A & B
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-310, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Lee Ann Shoker Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799

Address: 31687 Kehr Rd Oxford OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 4

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: Lee Ann Shoker Date: 7/22/15
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 15 W HIGH ST APT A2B
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-310, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: LEE ANN SHOKER Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799

Address: 3687 KENRPO OXFORD OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 8

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 6/30/14
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 15 W High Unit A & Unit B
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-309, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Lee Ann Shaker Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799 * Preferred Name *

Address: 3637 Kehr Rd, OXFORD OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 4

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/5/13
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 15 W High St A 2/B
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-309, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Lee Ann Shaker Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799

Address: 3687 Kew Rd Oxford OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 2-4 per Unit

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: Lee Ann Shaker Date: 8/28/12
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 15 W High St A2B
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Lee Ann Shoker Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799

Address: 3687 Ken Rd

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 2 per Unit

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: Lee Ann Shoker Date: 7/7/11
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☐ Renewal ☒ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 15 W HIGH ST A OXFORD OH 45050
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Lee Ann Shoker, Thrice Home Phone: 513-523-2946

Work Phone: 513-529-9919 Cell Phone: 511-215-5799

Address: 3687 KERR RD OXFORD OH 45086

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 2

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/13/2010
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☐ Renewal ☒ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 15 W HIGHT ST B OXFORD OH 45054
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Lee Ann Shaker, Trustee Home Phone: 513-528-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799

Address: 3687 Kehr Rd OXFORD OH 45054

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 2

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/13/2010
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☐ Owner ☒ Operator (Agent)

Address of Unit: 15 West High Street (Units A & B)
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: Same as Owner Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Gursaran S. Shoker & LeeAnn Shoker Home Phone: (765) 732-
3753

Work Phone: (513) 529-9800 Cell Phone: (571) 215-5799 LeeAnn
LeeAnn

Address: 3687 Kehr Rd. Oxford, OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: None Required, street parking

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 1-15-09
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ **Renewal** ☐ Change of OwnershipPermit to be issued in the name of: ☐ Owner ☒ **Operator (Agent)**Address of Unit: 15 W High ST UNITS A & B
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: FRANK SHOKER Home Phone: 513 839 0529
(Complete agent registration form on back)Address: 3687 KENR RD OXFORD OH 45050
PO BOX 367 W COLLEGE CORNER IN 47003Is this a change of agent's address? ☐ Yes ☒ NoOWNER: MYDEARS INC Home Phone: 705 732 3753Work Phone: Same Cell Phone: SAMEAddress: PO Box 367 W College Corner IN 47003Is this a change of owner's address? ☐ Yes ☒ NoNumber of Occupants (per unit): FOUR (4)
(if the number varies, list unit and its occupancy)Number of Parking Spaces Under this Permit: TWO (2) per unit 4 totalDwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House*I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.*Signed: [Signature] Date: 8-15-06
(Owner)Office Use Only
Rental Fee: 50.⁰⁰ / 25.⁰⁰ Date Received: 12-27-07 Check Number: _____ By: RJK

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit:

15 W. High St., Oxford, OH 45056
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT:

Mydears, Inc
(Complete agent registration form on back)

Home Phone: 513-523-2940

Address:

(see back)

Is this a change of agent's address? ☐ Yes ☒ No

OWNER:

Gursaran S. Shoker

Home Phone: 513-523-2940

Work Phone:

Cell Phone:

Address:

(see back)

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit):

4 occupants per unit / 2 units
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit:

0

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family

☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed:

[Signature]
(Owner)

Date:

11/19/07

Rental Fee:

50.00 / 25.00

Date Received:

1-22-07

Check Number:

By:

RJK

Last Inspection/Re-Inspection Date:

2-20-07

Oxford Zoning District:

Maximum Occupants Allowed - Zoning (Unit):

4

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 17 W High St. Apt A & B
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-310, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Lee Ann Shoker Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799

Address: 3687 Kew Rd Oxford OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 4

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 7/22/15
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 17 W HIGHT ST APT A E B
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-310, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: LEE ANN SHOKER Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799*

Address: 3687 KEHR RD, OXFORD OH 45054

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 8

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 6/30/14
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 17 W High St Unit A & Unit B
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-309, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Lee Ann Shaker Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799 Preferred Phone

Address: 3687 Kehr Rd Oxford OH 45054

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 4

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/5/13
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☐ Owner ☐ Operator (Agent)

Address of Unit:

17 W High St A & B

(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-309, states requirements for applications, permits, and agents.

AGENT:

(Complete agent registration form on back)

Home Phone:

Address:

Is this a change of agent's address? ☐ Yes ☐ No

OWNER:

Lee Ann Shoker

Home Phone: 513-523-2940

Work Phone: 513-529-9919

Cell Phone: 571-215-5799

Address:

3687 Kehr Rd OXFORD OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit):

4

(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit:

24 per Unit

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family

☒ Multi-Family

☐ Owner-Occupied Rooming House

☐ Fraternity

☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed:

[Signature]

(Owner)

Date:

8/20/12

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 17 W HIGH ST A & B
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Lee Ann Shaker Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799

Address: 31087 Ken- Rd OXFORD OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 2 per Unit

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 7/7/11
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☐ Renewal ☒ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 17 W HIGH ST A OXFORD OH 43050
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: LEE ANN SHOKER, TRUSTEE Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799

Address: 3687 KENNE RD OXFORD OH 43050

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 2

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/13/2010
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☐ Renewal ☒ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit: 17 W HIGH ST B OXFORD OH 45056
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: _____ Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☐ No

OWNER: Lee Ann Shaker, Trustee Home Phone: 513-523-2940

Work Phone: 513-529-9919 Cell Phone: 571-215-5799

Address: 3687 KENT RD OXFORD OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 2

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/13/2010
(Owner)

Office Use Only

Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☐ Owner ☒ Operator (Agent)

Address of Unit: 17 West High Street (Units A&B -)
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: Same As Owner Home Phone: _____
(Complete agent registration form on back)

Address: _____

Is this a change of agent's address? ☐ Yes ☒ No

OWNER: Gursaran S. Shoker & LeeAnn Shoker Home Phone: (765) 732-3753

Work Phone: (513) 529-9800 Cell Phone: (571) 215-5799 LeeAnn

Address: 3687 Kehr Rd. Oxford, OH 45056

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: None Required, street parking

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] 1-15-09 Date: _____
(Owner)

Office Use Only _____
Rental Fee: _____ Date Received: _____ Check Number: _____ By: _____
Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____
Maximum Occupants Allowed - Zoning (Unit): _____

Inspections Division
Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☐ Owner ☒ Operator (Agent)

Address of Unit: 17 W High St Unit AEB
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT: FRANK SHOKOR Home Phone: 513.839.0529
(Complete agent registration form on back)

Address: 3687 Kehr Rd Oxford OH 45056
Po Box 367 W College Corner IN 47003

Is this a change of agent's address? ☐ Yes ☒ No

OWNER: MY DEARS INC Home Phone: 705.732.3753

Work Phone: Same Cell Phone: _____

Address: PO BOX 367 W College Corner IN 47003

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit): 4
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit: 2 per unit, 4 total

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family
☒ Multi-Family ☐ Owner-Occupied Rooming House ☐ Fraternity ☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed: [Signature] Date: 8/15/06
(Owner)

Office Use Only
Rental Fee: 50.00 / 25.00 Date Received: 12-27-07 Check Number: _____ By: RJK

Last Inspection/Re-Inspection Date: _____ Oxford Zoning District: _____

Maximum Occupants Allowed - Zoning (Unit): _____

Revised 4/4/2006

CITY OF OXFORD, OHIO

Inspections Division

Application for Rental Permit

- Complete both sides of one application per building address -

Application Status: ☐ New ☒ Renewal ☐ Change of Ownership

Permit to be issued in the name of: ☒ Owner ☐ Operator (Agent)

Address of Unit:

17 W High St., Oxford, OH 45056
(Include Unit Number/Letter, if applicable)

The Oxford Codified Ordinances Chapter 1305, PM-308, states requirements for applications, permits, and agents.

AGENT:

Mydears, Inc.

Home Phone 513-523-2940

(Complete agent registration form on back)

Address:

(see back)

Is this a change of agent's address? ☐ Yes ☒ No

OWNER:

Gurgaran S. Shaker

Home Phone:

513-523-2940

Work Phone:

Cell Phone:

513-839-0529

Address:

(see back)

Is this a change of owner's address? ☐ Yes ☒ No

Number of Occupants (per unit):

4 occupants per unit / 2 units
(if the number varies, list unit and its occupancy)

Number of Parking Spaces Under this Permit:

0

Dwelling Unit Located in Property Type: ☐ Single-Family ☐ Two-Family ☐ Three-Family

☒ Multi-Family

☐ Owner-Occupied Rooming House

☐ Fraternity

☐ Lodging House

I declare that all the information in this application is true to the best of my knowledge and that I will surrender the rental permit if the property changes ownership before the expiration date of the permit.

Signed:



(Owner)

Date:

1/19/07

Rental Fee:

50.00 / 25.00

Date Received:

2-1-22-07

Check Number:

By:



Last Inspection/Re-Inspection Date:

2-20-07

Oxford Zoning District:

Maximum Occupants Allowed - Zoning (Unit):

4

BZA MOTION FOR VARIANCES

With regard to the Request for Variances # **BZA 2015-12**, being a variances to Section 1149.04(b)6, driveway width at 365 Cobblestone Court:

Mr./Ms. _____ hereby moves that the Board adopt and make the following findings of fact:

- A. The property in question (**will / will not**) yield a reasonable return or (**can / cannot**) be used beneficially without the variance because: _____
- B. The variance (**is / is not**) substantial because: _____
- C. The essential character of the neighborhood (**would / would not**) be substantially altered by the variance and adjoining properties (**would / would not**) suffer a substantial detriment as a result of the variance because: _____
- D. The variance (**would / would not**) adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because: _____
- E. The property owner (**did / did not**) purchase the property with knowledge of the zoning restriction because: _____
- F. The property owner's predicament (**can / cannot**) feasibly be obviated through some method other than a variance because: _____
- G. The spirit and intent behind the zoning requirement (**would / would not**) be observed and substantial justice done by granting the variance because: _____
- H. Other relevant factors, if any, considered include: _____

It is further moved that after considering and weighing these factors, the Board should find that practical difficulty (**is/is not**) shown sufficient to warrant granting the Variances requested, and that the Variances should be accordingly (**APPROVED / DENIED / APPROVED WITH THE FOLLOWING CONDITIONS**). The conditions for approval, if any, include:

Motion Seconded by: Mr. / Ms. _____.

Vote: Aye _____ Nay: _____

City of Oxford
Community Development Department
STAFF REPORT

Board of Zoning Appeals

Case # BZA-2015-12

Date – October 21, 2015

APPLICATION

Applicant: Kerry Pulaski
Location: 365 Cobblestone Court
Owner: Kerry Pulaski and Michelle Frank

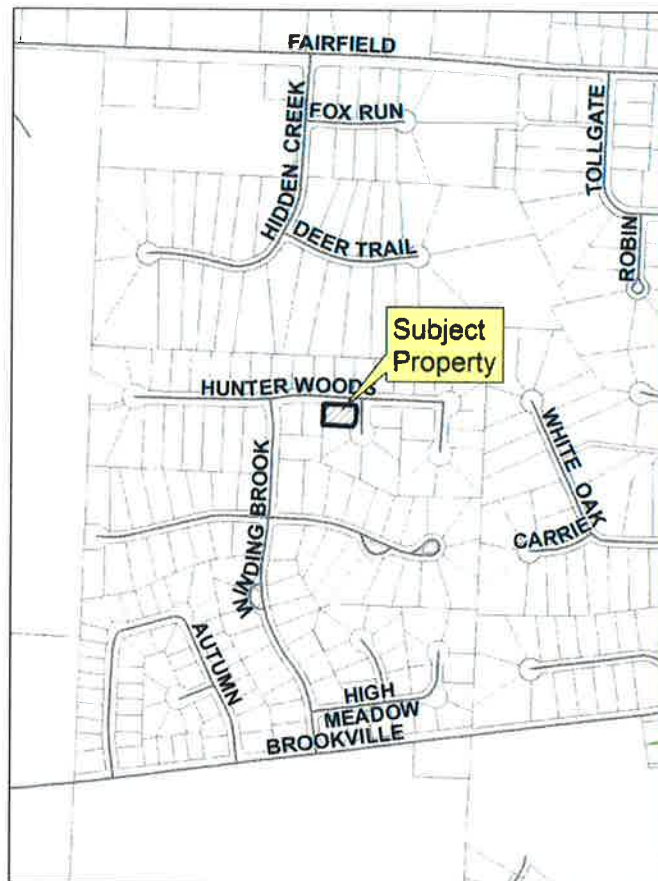
Action Request: Variance to Section 1149.04(b)6 Parking and Site Access Residential Regulations for Driveway Width
Current Use: Residential Subdivision
Zoning: R1A
Surrounding Land Uses: Single-Family Low Density Residential

DESCRIPTION

Mr. Kerry Pulaski is requesting a variance to the maximum driveway width for a new home under construction. The property is located at 365 Cobblestone Court, on the southwest corner intersecting with Hunter Woods Drive. Mr. Pulaski is proposing 22 feet wide at the right of way line instead of the required maximum of 18 feet wide. An application and narrative letter are attached. To the right is a location map.

BACKGROUND

Oxford Zoning Code Section 1149.04(b)6 limits the driveway width for residential properties to 18 feet at the point of intersection with the right of way. This point is typically at the public sidewalk. This code section also permits the driveway to have a limited flare from that point. In addition to the driveway width limit, the R1A site development regulations also limit the amount of lot coverage of the front yard to no more than 25%. In the case of a corner lot, the front yard coverage is typically not an issue because of the cumulative area on both streets.



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 without comments

BZA SITE HISTORY

There are no documented records of prior BZA cases for the subject property.

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 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. Pulaski. The staff's review of the criteria is included below.

Regarding criterion A, Staff believes that the property **can yield a reasonable return without the variance**. There is ample room for vehicular access to the property without the need for additional driveway width.

Regarding criterion B, Staff believes that the percent difference between the driveway width permitted and the driveway width proposed (22%) **is not substantial** in context with the overall street frontage of the lot – four feet out of 142 feet (3%).

Regarding criterion C, Staff believes that there could be a result of the driveway width variance that **negatively alters the essential character of the neighborhood**. All but one other driveway on this block face meet the width requirement. Additionally, there are only two driveways of the 18 in the 200 foot notification area that do not meet the requirement.

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

Regarding **criterion E, property owner awareness of zoning restriction**, the requirement has been in effect for several years prior to the purchase of this property. The building permit was issued prior to staff noticing the issue on the plans. The builder and owner agreed to pursue the variance application since the driveway had not been installed yet. If the variance is not approved, the owner will have to reduce the driveway width.

Regarding criterion F, the **owners' predicament can be obviated** by reducing the driveway width. No demolition or reconstruction would be required.

Regarding criterion G, staff believes that the **spirit and intent** of the zoning requirement for the width maximum is two-fold:

- 1) Improves the health, safety and welfare in a neighborhood by focusing the vehicular access point to a lot in one limited area, rather than haphazardly across any point of the lot. This creates predictability for vehicle drivers, bicyclists and pedestrians.

- 2) Reduces the prominence of vehicles along street frontages as neighborhoods are places for people to live and interact with each other.

Regarding criterion H, staff believes **that a relevant factor** is that this property's street frontage is the widest on the block face.

RECOMMENDATION

If the BZA determines that difficulties exist which are sufficient to warrant the variances, 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 not substantial evidence that supports the variance request.** If the BZA does approve the variances it can attach any appropriate conditions necessary.



SUBMITTED BY: _____

Sam Perry, AICP
Planner, Community Development Department

DATE: October 15, 2015



City of Oxford
Inter-Office Review Transmittal Sheet

Date: 9/23/15

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2015-12 365 Cobblestone Court variance to Section 1149.04(b)(6) driveway width increase,
Kerry Pulaski, Michelle Frank, Applicants, Owners

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/12/2015** 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 Dethenage
PRINT NAME

Date: 9-28-15

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 9/23/15

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2015-12 365 Cobblestone Court variance to Section 1149.04(b)(6) driveway width increase,
Kerry Pulaski, Michelle Frank, Applicants, Owners

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/12/2015** 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: _____

V. Popescu
VICTOR POPESCU

Date: _____

9-25-15

PRINT NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 9/23/15

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2015-12 365 Cobblestone Court variance to Section 1149.04(b)(6) driveway width increase,
Kerry Pulaski, Michelle Frank, Applicants, Owners

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/12/2015** 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: R.B. Holzworth

Date: 9/28/2015

ROBERT B. HOLZWORTH

PRINT NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 9/23/15

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2015-12 365 Cobblestone Court variance to Section 1149.04(b)(6) driveway width increase,
Kerry Pulaski, Michelle Frank, Applicants, Owners

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/12/2015** 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: 10-2-15

G. Alan Kyrle
PRINT NAME



BZA-2015-12 Surrounding Property Owners Map

Legend

- Subject Parcel
- 200 Ft. Buffer
- Oxford Corporation Limit
- Parcel
- Vacated Right-of-Way
- Building Footprint
- Paved Roadway



1 inch = 100 feet

Prepared on Thursday, October 01, 2015

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-2015-12
Date Filed	9/21/15

Petition for Zoning Variance

Oct. 21 mtg

Petitioner Information

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

Name * KERRY PULASKI & MICHELLE FRANK

Mailing Address * 205 SPRINGWOOD DR.

City, State & Zip Code * OXFORD OH 45056

Telephone Number(s) * HOME 412-234-9049 KERRY'S CELL 412-680-5974

Email Address KERRY.PULASKI@BNYMELLON.COM

Location of Property * 365 COBBLESTONE CT

Name of Building * _____

Owner Information

Name * KERRY PULASKI + MICHELLE FRANK

Mailing Address * _____

City, State & Zip Code * _____

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.

INCREASE THE WIDTH OF THE DRIVEWAY FROM 18' TO 22'

WHERE IT MEETS THE CITY WALK

SECTION 1149.04 (b)(6)

Location of Requested Variance * 365 COBBLESTONE CT

Legal Description * 3468 ENT LONG MEADOW SUB SEC 4

Zoning District * R-1A Total Acreage * 13,523 S.F.

Existing Use of Site * SINGLE FAMILY HOME

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.

- 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 *

[Handwritten Signature]
10/16/15

Date *

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 *

9/22/15

Receipt Number *

63211

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

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

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

September 18, 2015

Mr. Sam Perry, AICP
City of Oxford
Community Development Dept.
101 E. High Street
Oxford, OH 45056

Dear Mr. Perry:

I am requesting a variance for the concrete driveway that is part of our house under construction at 365 Cobblestone Court in Oxford. I have reviewed the Decision Standards from Section 1139.02(c)(2) and feel that we can provide a rationale for the variance

I am requesting that the driveway at the garage/man doors be extended to 25' and then taper down as it approaches the sidewalk/curb to 22'. The distance, which includes our 10' foot garage doors, the 2' between and the 3' man door, measures approximately 25'. We chose oversized garage doors to better accommodate the vehicles being parked in the garage.

The beneficial use of the property with these dimensions will be much higher as it will allow us to pull straight out from or into the garages without having to make drastic turns to get out. Additionally, our children will be able to play basketball, etc. more safely by having a larger surface on which to play. I would rather have my children, and other children, playing in my driveway than out in the street.

I do not believe that this variance is substantial. In fact, I believe it to be very unsubstantial from the norm. The essential character of the neighborhood would not be altered. In fact, there are numerous homes in the neighborhood that also have larger driveways than the requirements allow. Adjoining properties would not suffer a substantial detriment as a result of this variance. My driveway is in the middle of my lot and would not affect the neighbors.

The variance would enhance, not adversely affect, the delivery of governmental services by providing more parking area for their vehicles.

I purchased the property without knowledge of the driveway zoning restriction. The builder, Doug Ward, and I have discussed a way to obviate this issue but the easiest, least costly and best solution is to allow the variance.

I believe the spirit and intent behind the zoning requirement would be observed and substantial justice would be done by granting the variance.

Sincerely,

Kerry M. Pulaski

