

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 1/7/2015

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2016-02, 9 W. Walnut Street, Variance to Section 1143.09(c)(2)(B) rear yard setback; Section 1143.09(c)(2)(C) side yard setback, **Scott Webb, Applicant/Agent**

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **1/14/2016** 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: 1-8-15

City of Oxford
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VICTOR POPESCU

PRINT NAME

Date: 1-11-16

City of Oxford
Inter-Office Review Transmittal Sheet

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To: Fire Department Engineering Division **Police Department** Economic Development

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John A. Jones, Acting Police Chief
PRINT NAME

Date: 1-11-16

City of Oxford
Inter-Office Review Transmittal Sheet

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To: Fire Department Engineering Division Police Department Economic Development

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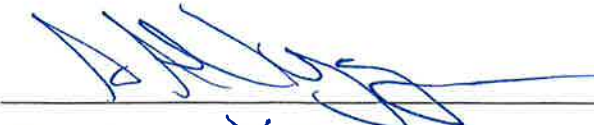
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Drawings reviewed by: _____



G. ALAN KYGER

PRINT NAME

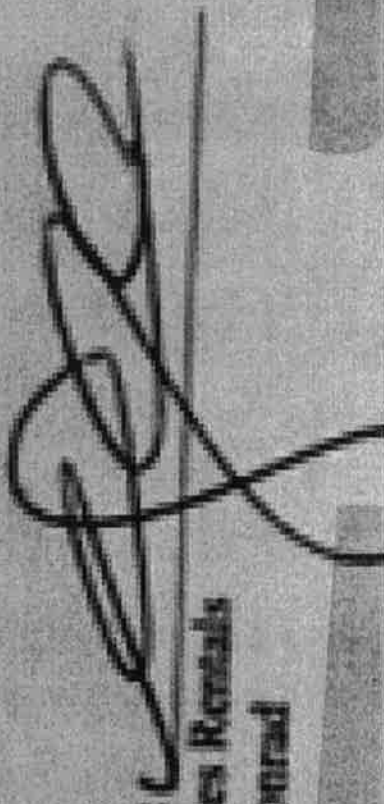
Date: 1-12-16

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that Scott Webb has permission to represent our interests with the City of Oxford and act on our behalf before the Board of Zoning Appeals regarding 9 W. Walnut Street.

Thank-you,

Signed: 
Schmates Rentals
Tom Conrad

Date:

11/5/14

"To Whom It May Concern"

Please be advised that Scott Webb has permission to represent our interests with the City of Oxford and act on our behalf before the Board of Zoning Appeals regarding 9 W. Walnut Street. Thank You, Tom Conrad, Schmates Rentals"



Internal Use Only:	
Case No.	BZA-2016-2
Date Filed	12/21/15

Petition for Zoning Variance

Petitioner Information

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

Name *	Scott Webb
Mailing Address *	103 West Walnut Street
City, State & Zip Code *	Oxford, Ohio 45056
Telephone Number(s) *	(513) 523-3838
Email Address	scott@scottwebbarchitect.com
Location of Property *	9 West Walnut Street
Name of Building *	

Owner Information

Name *	Schmates Rentals/Thomas Conrad
Mailing Address *	942 Woodbine Lane
City, State & Zip Code *	Northbrook, Illinois 60062
Telephone Number(s) *	(847) 274-6600
Email Address	tom@schmatesrentals.com

Variance and Lot Information

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

1143.09(c)(2)(B) Minimum rear yard

1143.09(c)(2)(C) Minimum side yard

Location of Requested Variance *	9 West Walnut Street		
Legal Description *			
Zoning District *	RO	Total Acreage *	.05
Existing Use of Site *	Single Family Residence		

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.

Continuation of single dwelling unit

Required Plans and Documentation

From Section 1139.02(a)².

- (1) Contents of application for variance. Eight complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. **The applicant is encouraged to contact the Zoning Administrator prior to submitting an application to discuss the submission requirement.** If any information is submitted in color or on non-standard paper, more copies may be required.
 - A. Application Fee.
 - B. Description of Use and Site.
 - C. The name, mailing address, and telephone number of the applicant and the property owner.
 - D. If the applicant is not the owner, a statement from the owner that the applicant is entitled to apply on his or her behalf (Letter of Agency).
 - E. A legal description of the site, including all separate lots.
 - F. A description of the existing uses of the site.
 - G. The zoning district in which the site is located.
 - H. A description of the existing and proposed use.
 1. A description of operations, including type of goods sold, services performed, and expected number of customers, clientele, delivery, and service vehicles.
 2. The hours of operation.
 - I. The nature and magnitude of the requested variance.
 - J. The Code section from which the variance is requested.
 - K. A separate narrative statement that explains how the proposed variance satisfies **each** of the Decision Standards required to grant a variance (see Decision Standards section).
 - L. A list of the names and mailing addresses of all landowners within 200 feet of the perimeter of the site (see Surrounding Property Owners section).
- (2) Site Plan. A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.
 - A. North arrow.
 - B. Scale.
 - C. Vicinity map.
 - D. All existing and proposed lot lines within the site.
 - E. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
 - F. Location, height, and use of all proposed and existing structures.
 - G. Location and design of all proposed vehicle management areas.
 - H. Location, size, and type of all proposed signs.
 - I. Location, height, and type of all proposed screening and landscaping.
 - J. Distances to residential zoning districts if within 1,000 feet.
 - K. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
 - L. An indication of the regulation from which the variance is requested.
 - M. Other information as required by the Board of Zoning Appeals.
- (3) Elevations. Elevations of proposed structures, or typical elevations if structures are not yet designed, may be required by the Zoning Administrator if the proposed location, height, or bulk of the structure is such that it may negatively affect an adjacent use.
- (4) Other. Photographs of the existing use and its surroundings and other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by the Board of Zoning Appeals.

Surrounding Property Owners

On a separate sheet, provide the parcel numbers, names, and mailing addresses of all property owners within 200 feet of all boundaries of the property in question. The Butler County Auditor Real Estate Search¹ is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number.

Decision Standards

From Section 1139.02(c)(2). *See Chapter 1139 Variances*² for the full text.

- A. Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

- D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restriction;
- F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- H. Any other relevant factor.

Fees & Receipt

The variance fee is \$200.00, plus \$100.00 for each additional variance request up to a maximum of \$1,000.00 plus postage charge.

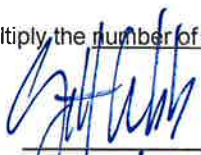
Fees may increase if staff determines that you need more variances.

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

Sign and Date

Petitioner Signature *

Date *


12/21/15

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 *

12/21/15

Receipt Number *

77165

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

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

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

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



SCOTT
WEBB

ARCHITECT

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

www.scottwebbarchitect.com

Re: Variance to Minimum Side Yard
Second Story Addition to a Single Family Residence
9 West Walnut Street

December 21, 2015

Board Members

Please accept this letter as a formal petition for a Board of Zoning Appeals review hearing for a variance to the minimum side yard requirement of the RO District relating to the second story addition to an existing conforming single family residence at 9 West Walnut Street.

1143.09(c)(2)(B) Requires a minimum rear yard of 35'

The existing residence predates the Zoning Code. At less than 900 s.f., the existing residence has a very small footprint on a very small lot. Nevertheless, the existing 36' deep house sits on a 66' deep lot leaving less than 24' of rear yard. The Second Story Addition is proposed to completely cover the existing single story structure, continuing this non-conformity.

1143.09(c)(2)(C) Requires a minimum side yard of 7.5'

The existing residence is 24'-9" wide on a 32'-6" wide lot, leaving less than 4'-0" on each side yard. The Second Story Addition is proposed to completely cover the existing single story structure, continuing this non-conformity.

The following are responses to the decisions standards outlined in the application;

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

The existing structure is a 5-room house, currently housing 4 persons. The proposed addition does not change the occupancy, but represents a reinvestment to improve an existing residence. While it would be possible to add a second story "set in" from the existing exterior walls, it is not an aesthetic or economically feasible solution

The project was presented to the HAPC for concept review, and received unanimous support for the second story aligning with the ground floor, thereby requiring this variance.

b) *Whether the variance is substantial;*

The variance is not substantial, as no further encroachment is proposed, beyond the existing footprint. Further, all adjacent properties are similarly sited.

- c) *Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance*

The essential character of the neighborhood would be respected as all other houses on this block are two-story with minimal side yard setbacks. The project has been through a concept review with HAPC and is required to meet their approval.

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

No change in the delivery of utilities & government services is necessitated by this application.

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

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

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

The owner could propose a second story addition with side and rear walls "set in" from the existing ground floor. This is not an aesthetic or economically feasible solution, nor one that would be supported by the HAPC

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

The spirit of the Zoning Code is observed, allowing an improvement to an existing structure, without changing the occupancy

- h) *Any other relevant factor;*

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Webb", written in a cursive style.

Scott Webb, Architect




**SCOTT
WEBB**
 ARCHITECT
 103 West Walnut Street
 Oxford, Ohio 45056
 (513) 522-3858
 www.scottwebbarchitect.com

PROPOSED NEW SECOND STORY ADDITION
 9 West Walnut Street
 OXFORD, OHIO 45056

DATE	November 13, 2016
REVISIONS	

A-1

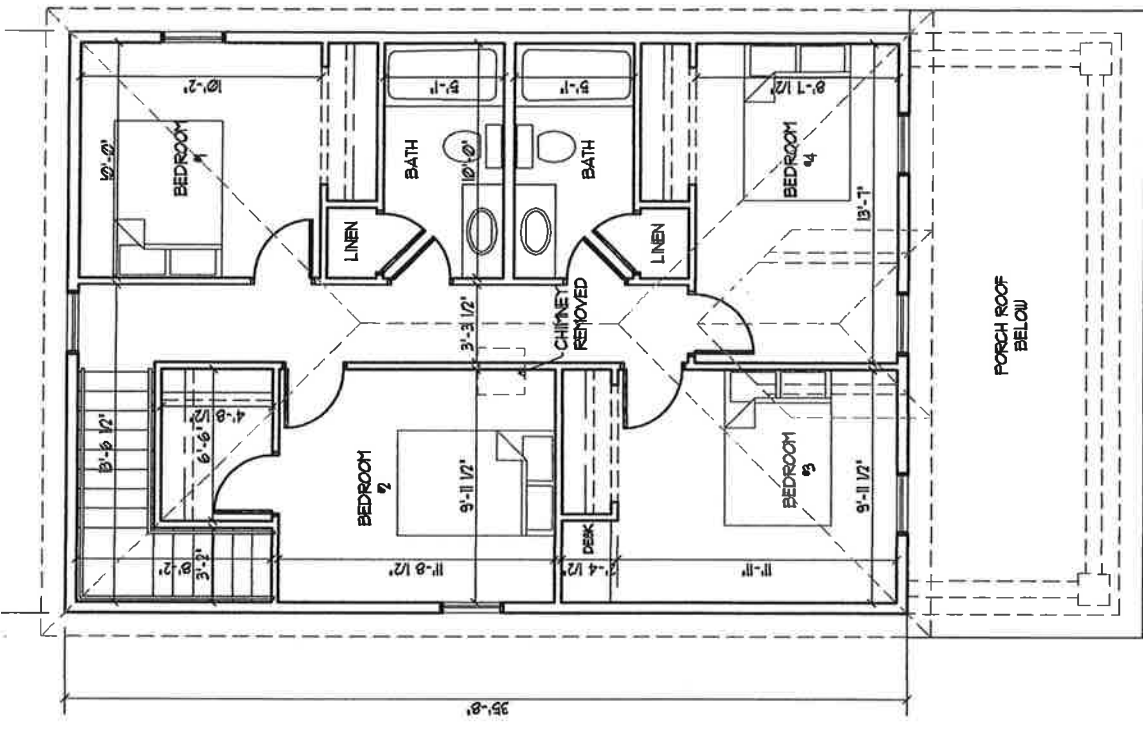


SCOTT WEBB ARCHITECT
100 West Walnut Street
Oxford, Ohio 45056
(513) 523-5888
www.scottwebbarchitect.com

PROPOSED NEW SECOND STORY ADDITION
9 West Walnut Street
OXFORD, OHIO 45056

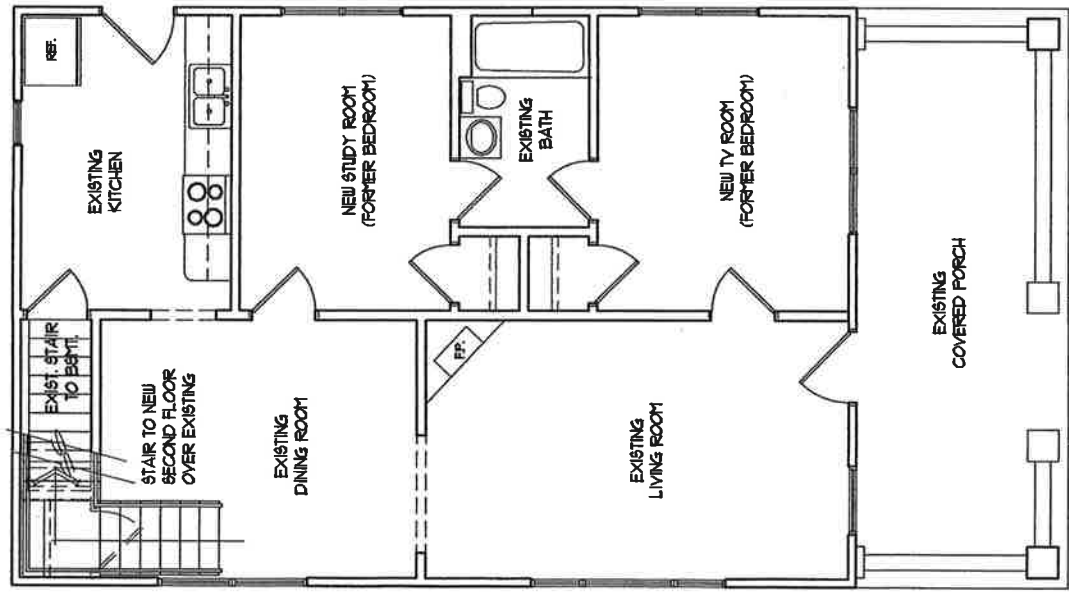
DATE	November 8, 2018
REVISIONS	

A-2



SECOND FLOOR PLAN

3/16" = 1'-0"



FIRST FLOOR PLAN

3/16" = 1'-0"



SCOTT WEBB ARCHITECT
100 West Walnut Street
Cincinnati, OH 45202
(513) 523-5888
www.scottwebbarchitect.com

OXFORD, OHIO 45056
9 West Walnut Street
PROPOSED NEW SECOND STORY ADDITION

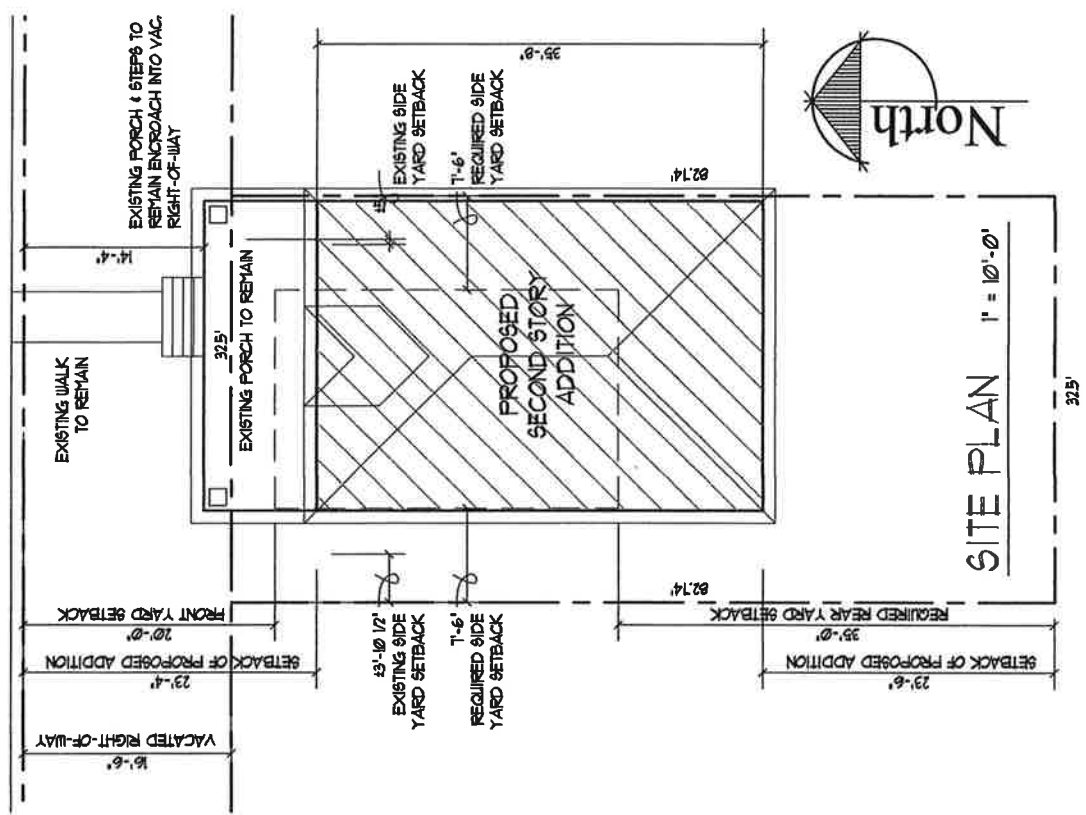
DATE	November 13, 2016
REVISIONS	
	Jan 12, 2016

A-3

WEST WALNUT STREET
(66' RIGHT-OF-WAY)

EXISTING TREE LAWN

EXISTING SIDEWALK



42



City of Oxford
Inter-Office Review Transmittal Sheet

Date: 1/7/2015

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

BZA-2016-01, 495 White Oak Drive, Variance to Section 1143.01(c)(2) rear yard setback, Bryan Price, Strait Gate Homes, LLC, Applicant

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **1/14/2016** 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 Delherage
PRINT NAME

Date: 1-8-15

City of Oxford
Inter-Office Review Transmittal Sheet

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_____X_____ Review _____ Revisions _____ Other

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Drawings reviewed by: _____

H. Popescu
VICTOR POPESCU

PRINT NAME

Date: 1-11-16

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☒ Review ☐ Revisions ☐ Other

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Drawings reviewed by: _____

Date: 1-11-16

Sarah A. Jones, Acting Police Chief
PRINT NAME

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Drawings reviewed by: 

Date: 1-12-16

G. Alan Kyser

PRINT NAME



Internal Use Only:

Case No.

BZA-2016-01

Date Filed

12/21/15

Petition for Zoning Variance

Petitioner Information

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

Name * Bryan Price, Strait Gate Homes, LLC
Mailing Address * 4676 Somerville Road
City, State & Zip Code * Oxford, OH 45056
Telephone Number(s) * 513 937.615.4138
Email Address bryan@straitgatehomes.com
Location of Property * 495 White Oak Drive
Name of Building * n/a

Owner Information

Name * Strait Gate Homes, LLC
Mailing Address * 4676 Somerville Road
City, State & Zip Code * Oxford, OH 45056
Telephone Number(s) * 513 937.615.4138
Email Address bryan@straitgatehomes.com

Variance and Lot Information

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

Request variance for reduction of the 40' rear yard setback required in an R1A zoning district per 1143.01(c)(2) to a 10' rear yard setback.

Location of Requested Variance *
Legal Description *
Zoning District * R1A Total Acreage * 0.763
Existing Use of Site * undeveloped residential property

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.

single family residence

Required Plans and Documentation

From Section 1139.02(a)².

- (1) Contents of application for variance. **Eight** complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. **The applicant is encouraged to contact the Zoning Administrator prior to submitting an application to discuss the submission requirement.** If any information is submitted in color or on non-standard paper, more copies may be required.
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 - B. Description of Use and Site.
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 - D. If the applicant is not the owner, a statement from the owner that the applicant is entitled to apply on his or her behalf (Letter of Agency).
 - E. A legal description of the site, including all separate lots.
 - F. A description of the existing uses of the site.
 - G. The zoning district in which the site is located.
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 - M. Other information as required by the Board of Zoning Appeals.
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Decision Standards

From Section 1139.02(c)(2). *See Chapter 1139 Variances*² for the full text.

- A. Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

- D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restriction;
- F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- H. Any other relevant factor.

Fees & Receipt

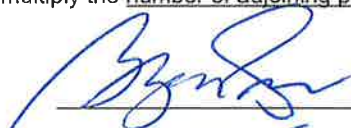
The variance fee is \$200.00, plus \$100.00 for each additional variance request up to a maximum of \$1,000.00 plus postage charge.

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 *


12-21-15

Date *

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

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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 *

12/21/15

Receipt Number *

77133

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

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

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



7940 Washington Woods Drive
Dayton, Ohio 45424
937-610-3445

December 15, 2015

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

RE: 495 White Oak Drive
Reduction of rear yard setback

Board members,

Please accept this letter as a formal petition for a Board of Zoning Appeals review hearing for a variance to the Oxford Zoning Code section indicated below.

1143.01(c)(2): Requires a minimum of 40' rear yard setback in R1A zoning district.

The existing parcel contains significant topography and natural drainage ravine limiting the buildable area of the lot. The only buildable portion of this lot away from the topography and natural drainage is at the northeast corner where the topography is fairly flat. The parcel depth is short at this side of the parcel and rear yard setback prevents the construction of a residence at the buildable area.

The Owner, Bryan Price, wishes to construct a single family residence on the subject property. This single family residence is proposed to be located at the northeast corner of the parcel due to the unique topography, natural drainage, and ravine that divides the property. This parcel has been left undeveloped for 20+ years causing additional erosion from the unmaintained, natural drainage. The best, most suitable buildable area is at the northeast corner of the parcel away from the topography and drainage. This requires a variance to the rear yard setback for the parcel.

The single family residence is proposed to be located as indicated on the attached site plan. The residence is planned with a footprint of approximately 3,000 SF including the garage and covered porch. It is planned as a 1-story design with a partial walkout/daylight basement. The exterior design concept would be similar to the schematic elevation included.

The following responses address the Decision Standards outlined in the application.

- A. Whether the property in questions will yield a reasonable return or whether there can be a beneficial use of the property without the variance.
The property cannot lend a reasonable return without the approval of the variance. The existing topography at this parcel creates a ravine from west to east that subdivides the parcel making the buildable area narrow, in particular at the front portion of the property. The parcel is much more flat and suitable for building toward the northeast corner of the parcel. The oblique rear property line and the rear yard setback requirements make the buildable lot area very shallow at the north side of the property. The variance request for the reduction of the rear yard setback allows the house to be better located on the property further away from the ravine minimizing the potential for constructability issues with the potential for compromised foundations and footings located too close to the ravine.
- B. Whether the variance is substantial.
The variance is substantial as it would allow the construction of the proposed single family residence at a 10' rear yard setback, closer than the required 40' rear yard setback required in an R1A zoning district. The variance request is unique for this parcel due to the shallow lot depth at the north property line which is the primary buildable area at this parcel.



7941 Washington Woods Drive
Baton Rouge, LA 70809
225-610-5449

- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The essential character of the neighborhood would not be altered as a result of the variance. This parcel is the last remaining undeveloped lot on White Oak Drive. The residences at this portion of White Oak Drive are located at various setbacks from the right of way, and the placement of the proposed residence at this parcel further back on the site [approximately 90'] from the right of way is not out of character with this section of White Oak Drive.

There would be no substantial detriment to the adjoining properties. The area is highly wooded and secluded. No change to views, sightlines, etc. would occur as a result of the variance.

- D. Whether the variance would adversely affect the delivery of governmental services [water, sewer, garbage]

The requested variance would have no impact on the delivery of governmental services for this property or adjacent properties. The public utilities are currently located at the street.

- E. Whether the property owner purchased the property with knowledge of the zoning restriction.

The property was purchased with limited knowledge of the setback requirements and how the setback requirements would apply to the unique characteristics of this parcel with the topography change and the configuration of the property lines.

- F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance.

If the variance would not be granted for the rear yard setback, the Owner would be forced to undertake significant regrading and drainage to redirect the existing natural ravine that would destroy the natural feel of the site and cause the removal of mature trees and woods. The variance allows the site to remain natural.

- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The spirit and intent of the zoning requirement would be observed considering the unique characteristics of this parcel with a limited buildable area due to existing natural drainage and topography that extends through the site. Secondly, the shallow lot depth, and the narrow width at the front portion of the parcel at the north side of the ravine make the available buildable area very small. Granting a variance for the reduction of the rear yard setback for this particular lot would place the front of the house closer in proximity of the other homes located to the north of this parcel. The [3] homes located directly to the north are approximately 140', 85', and 80' from the right of way respectively. The variance would provide substantial justice to the Owner allowing the construction of a single family residence on the best, most buildable portion of the parcel.

- H. Any other relevant factor.

This would allow a permitted use [single family residence] for this zoning district to be constructed at this parcel. The construction is on the last remaining undeveloped parcel in an existing, established neighborhood utilizing existing utilities and infrastructure. The existing natural drainage and topography make the construction of a residence at this property difficult without the approval of a rear yard setback variance. Since it has remained undeveloped, there has been additional erosion over the past 20+ years on the property that has forced the buildable area of the parcel to the northeast corner.

The construction of the single family residence does not place an undue burden the existing adjacent properties. At this north section of White Oak Drive, the existing houses are set at varying setbacks from the street, not necessarily at the minimum setback line. The parcels at this section of White Oak Drive vary in depth with 2 larger parcels located directly behind the



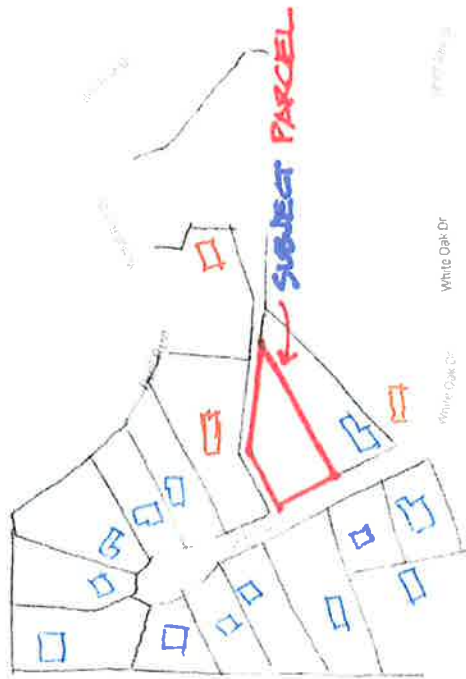
7945 Washington-Woodry Drive
Dayton, Ohio 45429
937.610.3440

subject parcel which do not relate directly to White Oak Drive at all. Granting the variance would not unnecessarily create a burden on the parcels to the rear. There is approximately 75' between the proposed residence located at a 10' rear yard setback and the nearest house to the north. There is approximately 375' to the house to the east behind the property.

Thank you for consideration of this application. Please feel free to contact me should you have any questions or are in need of additional information.

Sincerely,

Jonathan R. Schaaf, RA | LEED-AP | RRO
Principal
RDA Group Architects, LLC



Delores Little Oaks
Gas Merchandise



Brookville Rd

Google

Chestnut Village
Apartments

495 WHITE OAK DR.

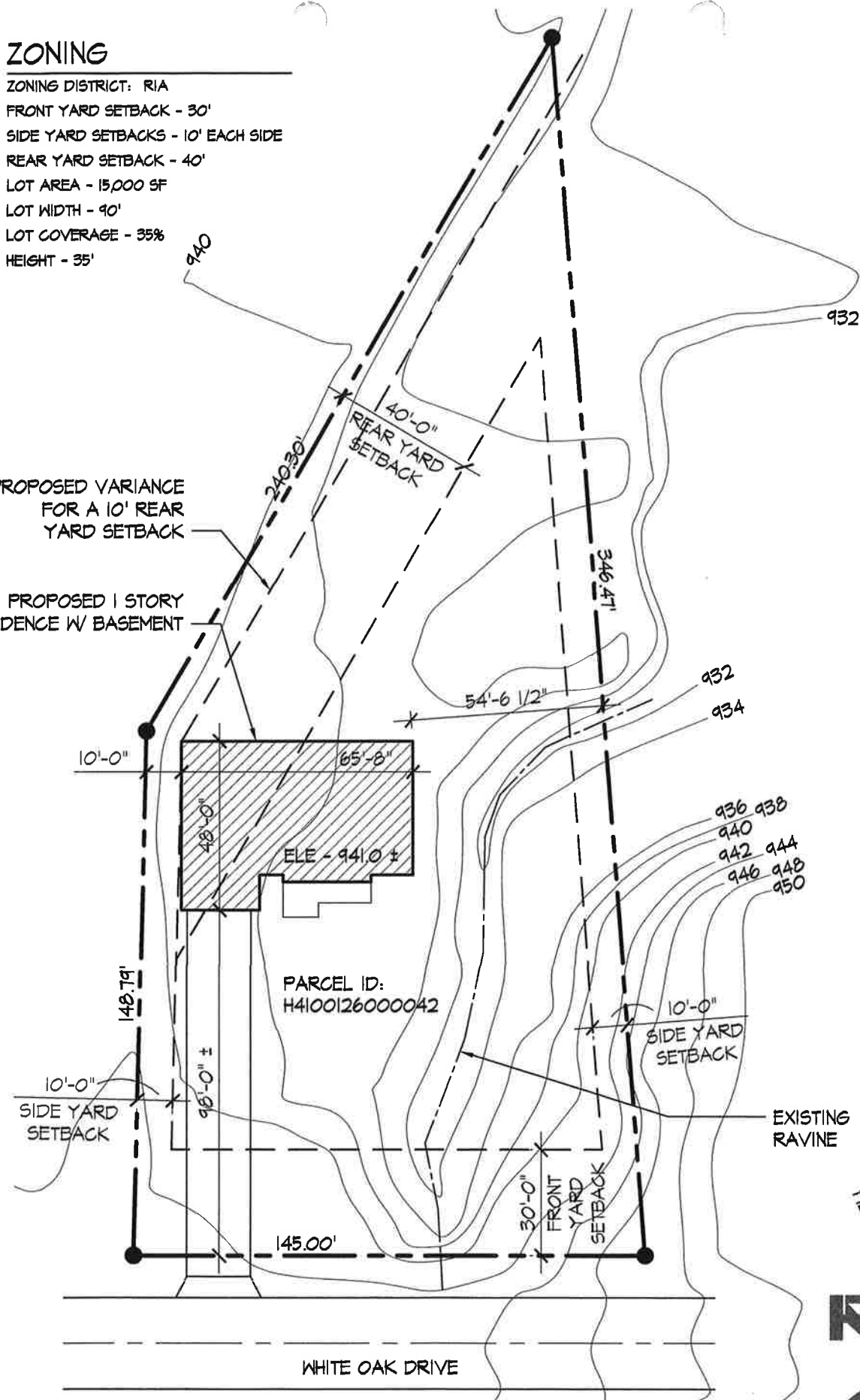
↑
NORTH

ZONING

ZONING DISTRICT: RIA
 FRONT YARD SETBACK - 30'
 SIDE YARD SETBACKS - 10' EACH SIDE
 REAR YARD SETBACK - 40'
 LOT AREA - 15,000 SF
 LOT WIDTH - 90'
 LOT COVERAGE - 35%
 HEIGHT - 35'

PROPOSED VARIANCE
 FOR A 10' REAR
 YARD SETBACK

PROPOSED 1 STORY
 RESIDENCE W/ BASEMENT



SITE PLAN

SCALE: 1" = 40'-0"



RDA
 GROUP
 ARCHITECTS



7945 Washington
 Woods Drive
 Dayton, Ohio 45459
 O: 937.610.3440
 F: 937.610.3441

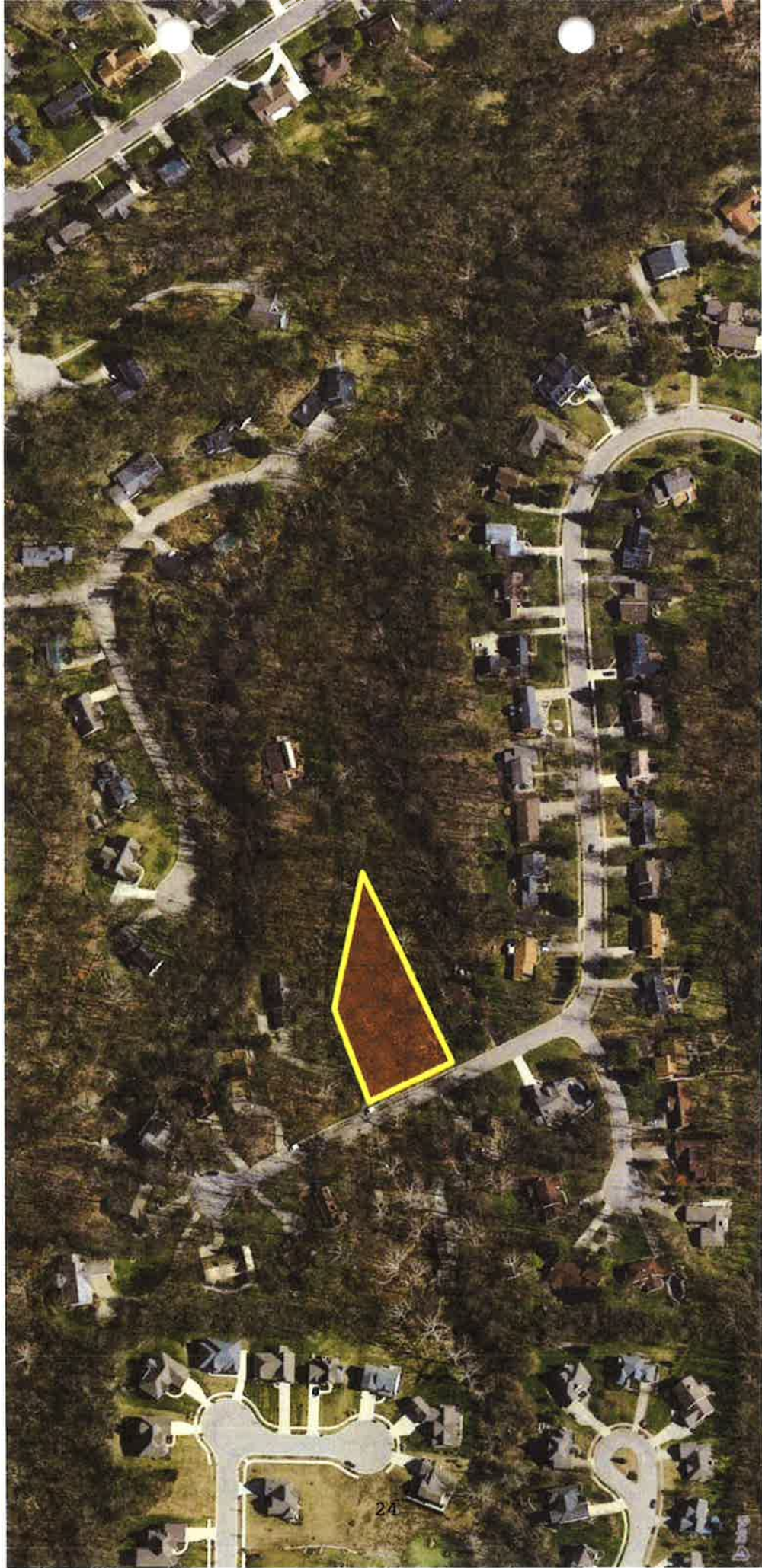
Proposed Residence

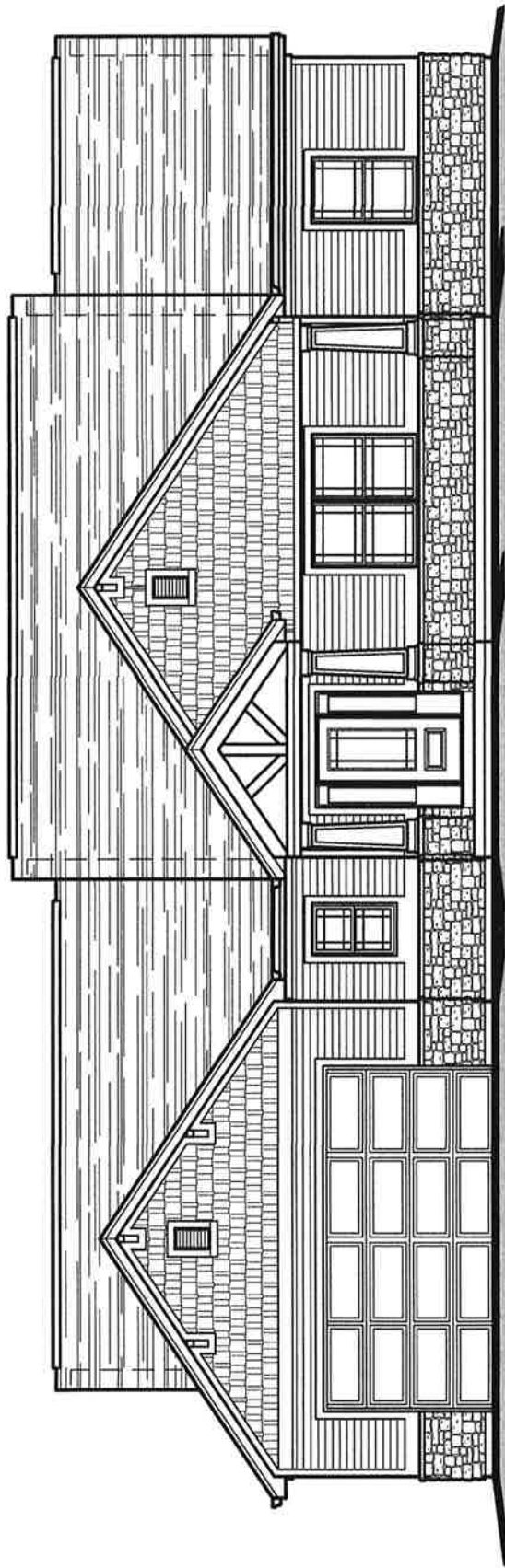
Project Number
 2015-198

Date
 12.16.2015

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495 White Oak Drive
 Oxford, Ohio 45056





REF. FRONT ELEVATION

SCALE: 1/8" = 1'-0"

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GROUP
ARCHITECTS^{LLC}



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Proposed Residence
495 White Oak Drive
Oxford, Ohio 45056