



Community Development Department
Phone: 513-524-5204

July 6, 2011

Derek Howard
DHArchitects, INC.
5306 South Gilmore Road
Fairfield, OH 45014

Re: PC-ADM-03-2011 Minor Amendment to an approved Final Planned Development
6 Chestnut Hill
Previous PC Case #02-1983

Dear Mr. Howard:

Your application for a Minor Change to an Approved Planned Development, submitted June 30, 2011 to build a new deck at this address has been approved administratively.

The Minor Changes to the site include:

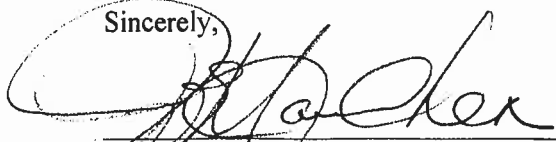
1. Adding a new deck to an existing residence.
2. The new L-shaped deck will be added to the south of the residence.
3. No modifications to the existing parking or drop-off arrangements.
4. No other exterior modifications to the existing residence.

The Zoning Administrator administratively approved the proposed changes based upon the following criteria being satisfied per Section 1145.10(a) of the City of Oxford Planning and Zoning Code:

- A. There is no change in use;
- B. The proposed construction is of a magnitude that will not substantially alter the appearance of the development from off of the site;
- C. The proposed construction will not substantially or detrimentally affect the provision of public services to the site or general vicinity;
- D. The proposed construction will not substantially or detrimentally increase potential demand on public or private utilities;
- E. The proposed construction is not of a scope, scale, or character, that would cause a negative impact on adjoining properties and neighborhood; and
- F. The proposed construction is not contrary to and in no way diminish the intent of the originally approved permit.

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

Sincerely,



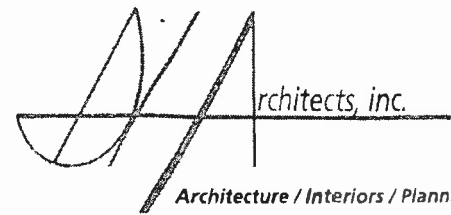
Jung-Han Chen, AICP
Community Development Director

cc: File

101 East High Street • Oxford, Ohio 45056-1887
Phone: (513) 524-5200 • Fax: (513) 523-7298 • www.cityofoxford.org

June 30, 2011

Kathryn A. Dale, AICP
City of Oxford
Community Development Department
101 E. High Street
Oxford, Ohio 45056



Architecture / Interiors / Planning

5306 South Gilmore Rd.
Fairfield, Ohio 45014

513 / 874-8338
Fax 513 / 874-8695
e-mail dharch@aol.com

RE: New Deck
For Mr. & Mrs. Stuckey
6 Chestnut Hill, Oxford, Ohio 45056

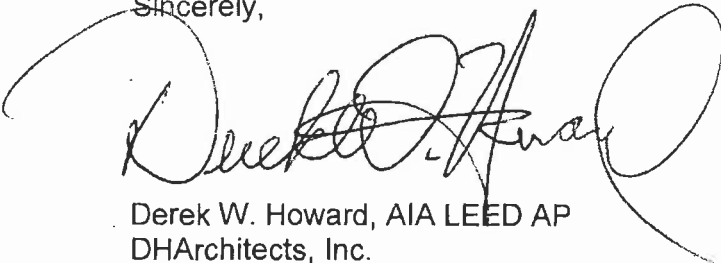
Dear Kathryn;

I request approval for the minor changes to an "Approved Final Planned Development". I am making this request in accordance with Oxford Planning & Zoning Code Section 1145.10 (Changes to a Planned Development). The minor change is a new deck to the Stuckey residence at 6 Chestnut Hill in Oxford. I request approval due to the following:

1. There is no change in the current use.
2. The new deck will not alter the appearance of the development from off of the site.
3. The new deck will not substantially or detrimentally affect the provision of public services to the site or general vicinity.
4. The new deck will not substantially or detrimentally increase potential demand on public or private utilities.
5. The new deck's scope, scale, & character will not cause negative impact on adjoining properties & neighborhood.
6. The new deck in no way diminishes the intent of the originally approved plan.

In conclusion, I respectfully request approval of this proposed improvement to the Stuckey residence. Thank you.

Sincerely,



Derek W. Howard, AIA LEED AP
DHArchitects, Inc.

Cc: DHA file

7/5/11
Approved by Juy H. Chen
(ACTING)
P.C. Chen
Dad Pyt

Present were: Mary Woodworth, Dennis Stuckey, Janet Stuckey, Chuck Herms, Terry Hunt, Ruth Sanders, and Kay Phillips (presiding). President Kay Phillips called the meeting to order at 10:10 a.m.

Approval of the minutes of the last meeting was moved and seconded, and passed unanimously.

Treasurer's Report: Treasurer Dennis Stuckey passed out the Statement of receipts, disbursements, and cash balance as of August 21. He noted that both the pool and the administrative expenses were higher than the previous time. The maintenance reserve is in the red. The Hunts had an insurance claim as a result of faulty construction work on the siding. Whisenhunt has agreed to cover the \$1,000 insurance deductible owed by the Hunts, but Whisenhunt has not yet paid it. It was moved and seconded to 'front' this money to the Hunts pending the payback from Whisenhunt. The motion carried unanimously with one abstention. Curb work has been done at the order of the city, costing \$2,760.

Landscaping: Mary Woodworth reported that John DeVore, along with Kay Phillips and Mary, walked around to check shrubs that need replacing; they asked John for two plans: a cheaper plan and a less cheap alternative. The Viburnum are curling, which is suspected to be a fungus; Chuck Herms will take a cutting to the Butler County Extension for an identification and advice on how to treat it. The big tree near #7 is dying. Because Chuck has done yeoman's work in watering this summer, perhaps even saving the mugho pines in the front, it was moved and seconded to applaud him verbally, which motion passed unanimously, with one abstention. Afterwards he was also applauded in reality. Dennis reported that he has ordered rubber rings to place around the lights to keep the mowers from mowing too close to the lights and harming them. It was suggested that we look into rubber protection under the edges of the fence around the pool, because close mowing is damaging the chain link. Mike Beal will install the rubber rings.

Dennis reported that it is possible to get a 15% discount on Duke electric bills through Duke Retail; this discount will be effective until Dec. 2011. He is trying to get this done for our CHHA electric bill, and recommends that those of the members who are interested go to www.retail.dukeenergy.com/enroll to take part individually in this program. Sometimes there are problems, as when the meter number has been changed, that will necessitate doing this per telephone.

Pool: Ruth Sanders reported that, though she has been out of the country for most of the summer, upon her return she and Al have gone swimming almost every day and have found the water fine; others who have swum reported that the water has remained very warm all summer, though perhaps only because of the very hot weather. The chemical pool cover has been installed, in the form of two plastic fish which disburse the chemical slowly and evenly, which is to inhibit evaporation, thus forestalling the cooling effect of evaporation and preventing the need for such frequent replacement of water (which tends to be cold). Dennis said that we cannot yet know whether our water bill for the pool is lower this year, and because of the very hot weather we can't know for sure whether the pool is warmer because of the chemical or the weather. Ruth reported that we had to pay an additional \$500 in labor and materials to replace parts of the pool filter which were clogged with paint residue; we have delayed as long as we possibly can to repaint the pool, and we must reckon with scraping and painting before next season, or we will surely incur even more expenses.

Maintenance: Repairs pursuant to the construction have not yet been completed (and in some cases, not even started, evidently) by Whisenhunt, though they have agreed to do this. Members reported icky white stuff plugging up gaps, which looks worse than the gaps and does not look very effective either. We discussed contacting Dave Sumser to see if he would be interested in doing an inspection of Chestnut Hill once or twice a year. It was moved (Stuckey) and seconded (Terry) and approved unanimously to ask first Dave Sumser, and if he cannot do it because he is too busy, someone else who is competent to do this, to look at the building before Whisenhunt completes repairs, and then again afterwards, to see if things have been done.

Lampighter: Chuck reports that the lights are burned out on the outside of Sanders (Unit 8).

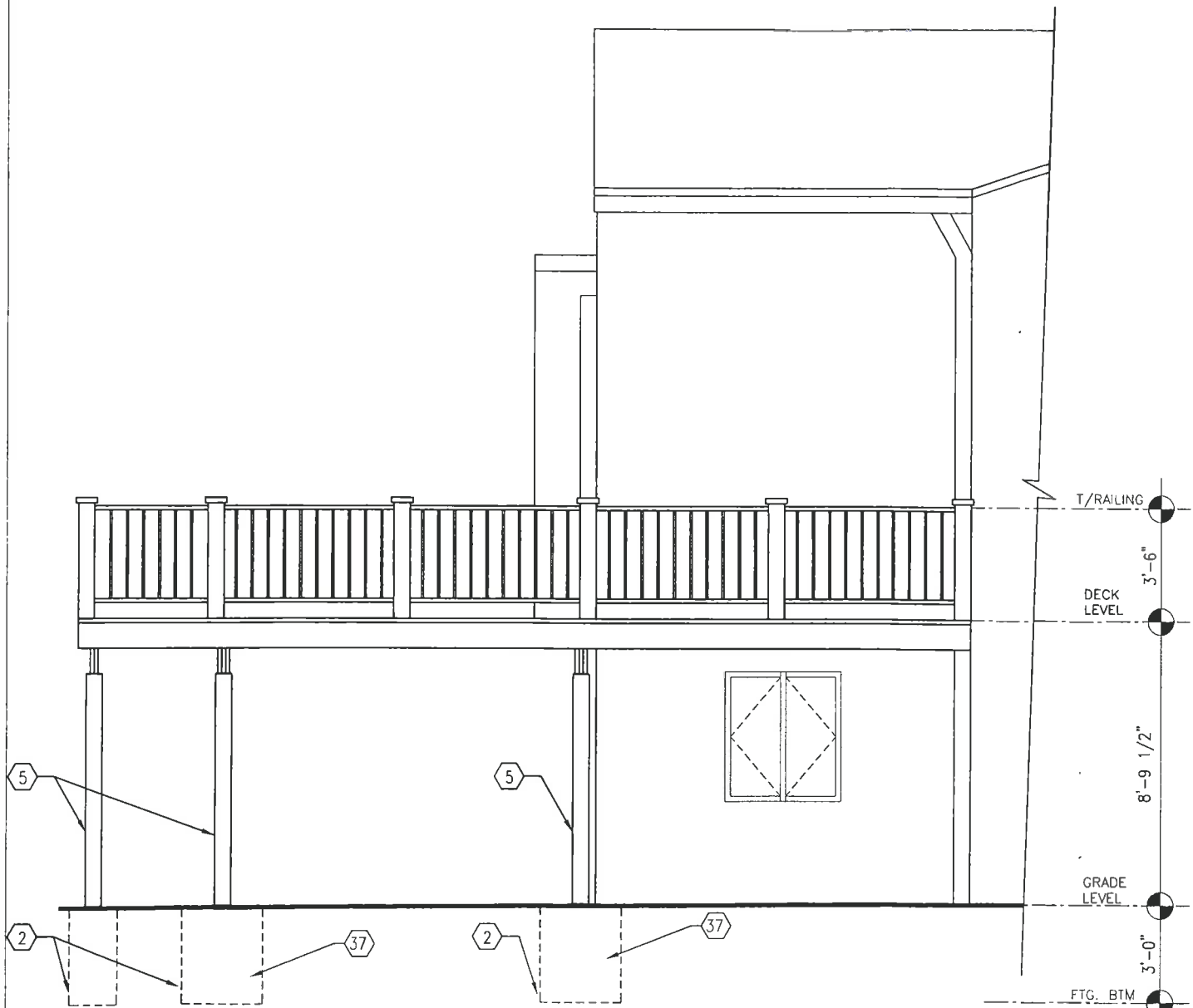
Old Business: Unit #9 is being auctioned at a Sheriff's sale Sept. 2. Kay Phillips will go to the auction along with Tara, of Jim Robinson's law office, and will report to us what happened.

New Business: The Stuckeys are building a deck on the back of their unit and will obtain a building permit from the city. We no longer need to get approval of a changed Planned Unit Development, as was formerly the case, for such construction. They showed an architectural drawing of the project. It was moved and seconded to approve the proposed project. The motion passed unanimously.

A special meeting will take place Wed. Sept. 8 at 7 p.m. at Mary Woodworth's (Unit #7). At that time we will decide on a date and time in October for the regular quarterly meeting.

Meeting adjourned at approximately 11 a.m.

SCALE: 4"=1'-0"



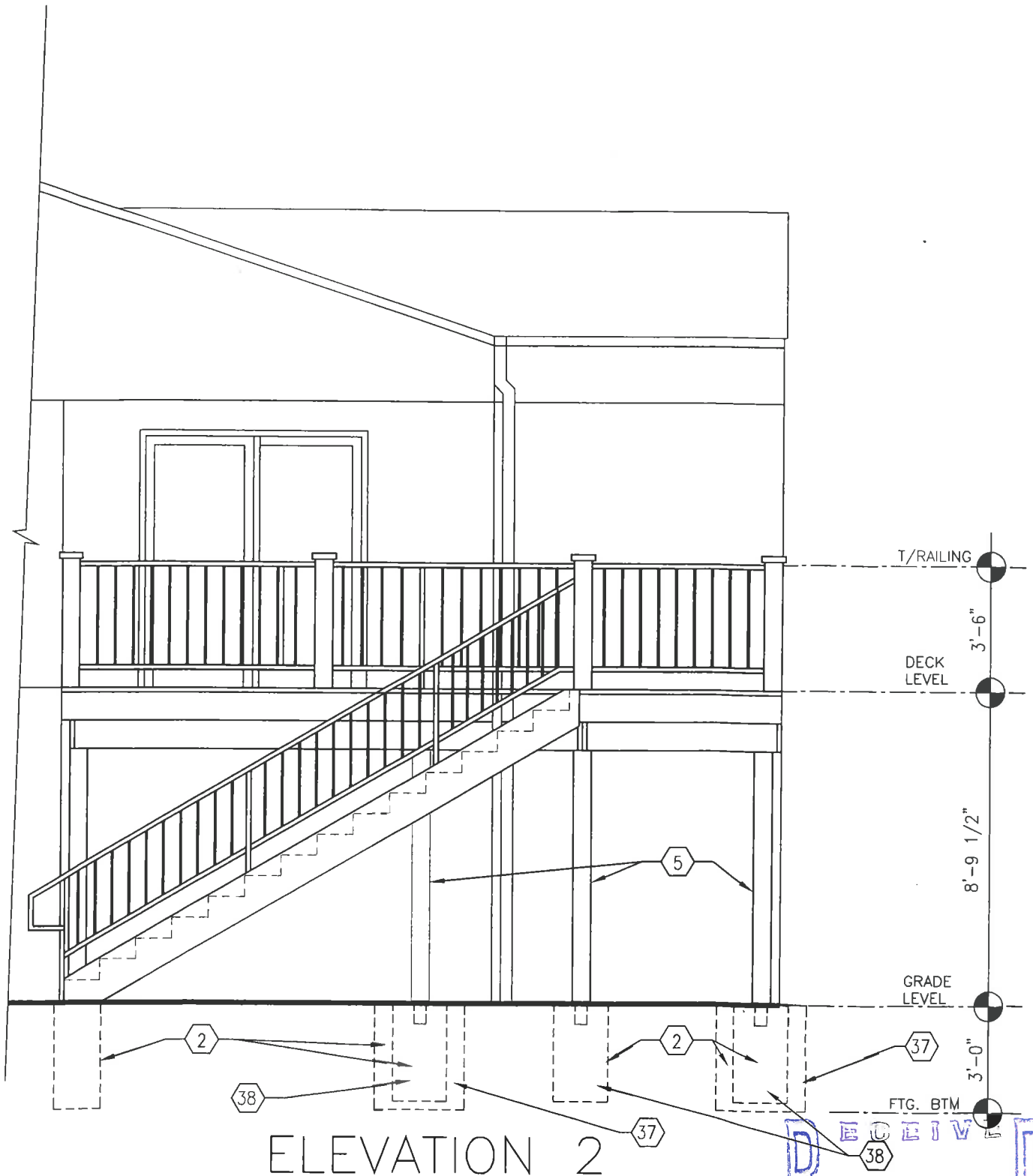
ELEVATION 1

A5

PARTIAL ELEVATIONS

SCALE: 1/4"=1'-0"

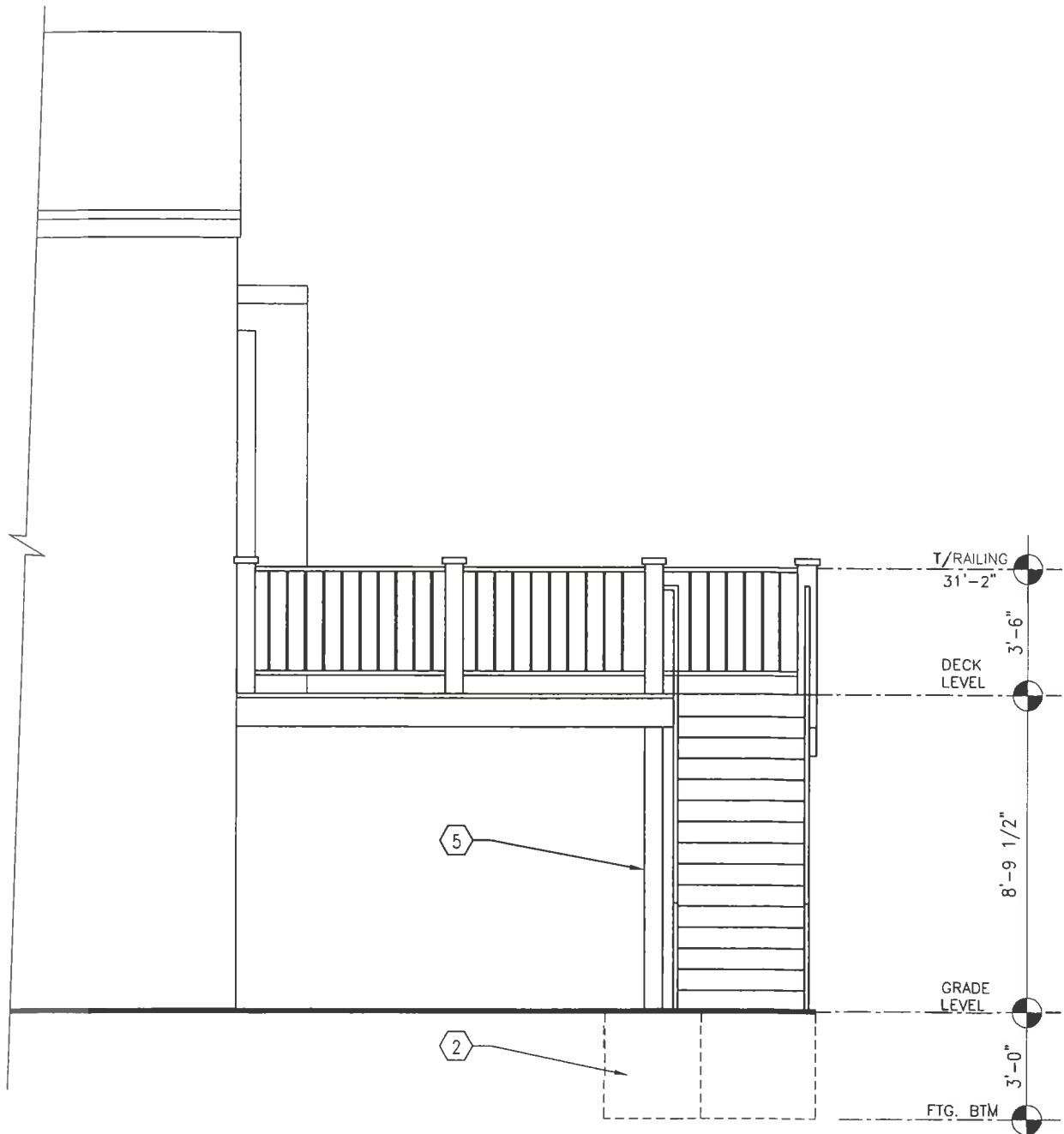
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ELEVATION 2

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ELEVATION 3

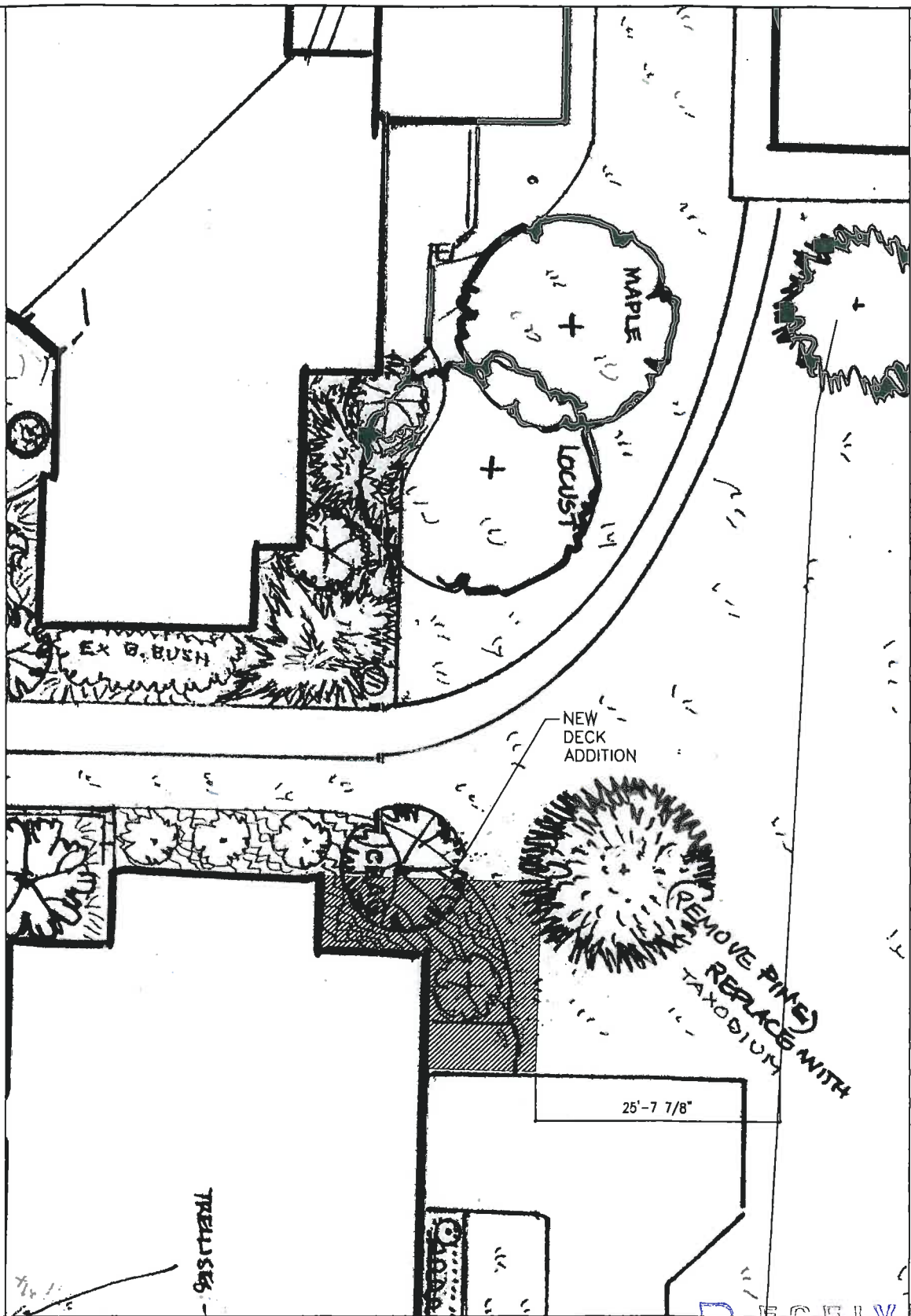
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PARTIAL ELEVATION

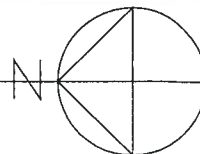
SCALE : $\frac{1}{4}" = 1'-0"$

CITY OF OXFORD



PARTIAL SITE PLAN

SCALE: $\frac{1}{16}" = 1'-0"$



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