

City of Oxford
Community Development Department
STAFF REPORT
Planning Commission

Case # PC-2018-26

Date – October 9, 2018

APPLICATION

Applicant:	City of Oxford
Action Request:	ZONING MAP AMENDMENT to establish a Neighborhood Conservation Overlay District in an R-1A (Single-Family Low Density Residential) District, in the area of Fairfield Rd, Tollgate Dr, Erickson Dr, Albert Cir, Robin Ct and Bull Run Dr, City of Oxford, Applicant

DESCRIPTION

The proposed map amendment is to establish a Neighborhood Conservation Overlay District in an existing R-1A (Single-Family Low Density Residential) District in the area of Fairfield Rd, Tollgate Dr, Erickson Dr, Albert Cir, Robin Ct and Bull Run Dr.

A petition to establish a neighborhood conservation overlay district was filed by Mr. Jeff Macdonald on July 16, 2018 to the Clerk of City Council. A resolution was adopted by the City Council accepting the petition and forwarding this request to the Planning Commission on August 21, 2018. This is the 16th such overlay since 2014. Signatures were submitted by the petitioners for 72 of 77 properties in the proposed district.

ZONING CODE

The Oxford Zoning Ordinance Chapter 1146 governs the establishment of the Neighborhood Conservation Overlay District.

COMPREHENSIVE PLAN

In the Overview Section of Chapter 7, Housing, in the Comprehensive Plan, residents echoed the same sentiments that Oxford has a unique housing market involving a large rental population that limits opportunities for family housing options and changes the community character, specifically within the Mile Square. The public input sessions also pointed out the lack of housing opportunities for families and the hope to encourage owner-occupied housing and promote the return of full-time residents to the area. Even the Comprehensive Plan does not implicitly point to the establishment of an overlay district to encourage owner-occupied neighborhoods, but several objectives and strategies are relevant to this idea of maintaining traditional neighborhoods and owner-occupied residential dwellings.

Objective Expand Housing options

- H2.1 Update development regulations to allow for a variety of housing types in new developments.*
- H2.4 Provide financial assistance to increase homeownership opportunities for low and moderate income residents.*

Objective: Expand homeownership opportunities

- H5.1 Encourage local employers to provide homeownership incentives.*
- H5.2 Encourage rehabilitation of owner-occupied structures within the Mile Square.*
- H5.3 Create an urban homeownership incentive program such as homeownership grants to help offset the cost of housing.*
- H5.4 Develop a revolving loan fund.*
- H5.5 Establish an Oxford Homeownership Office in partnership with Miami University.*
- H5.6 Support the University loan program to increase homeownership opportunities within the Mile Square.*

AGENCY REVIEWS

Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police:	Received without comments
Fire:	Received without comments
Engineering:	Received without comments
Econ. Dev.	Not returned

DECISION CRITERIA

A copy of the Decision Criteria for Overlay District is attached.

ANALYSIS

The idea of the neighborhood conservation overlay district was to preserve neighborhoods from converting to predominately rental property. The Planning Commission went through extensive discussion about this overlay district in 2012. It was designed to provide a mechanism for neighborhoods to initiate a grass roots movement to get all the neighbors together and to petition City Council for the consideration of placing more restrictions on the underlying district. The additional restriction is to reduce the allowed number of unrelated occupants from four to two. This overlay does not prevent rentals; but it does further restrict rentals. Existing rentals are allowed to continue and rentals to families of unlimited size are not restricted.

The overlay district is not uncommon in the land use arena to put in place a specific set of regulations that are more stringent than the underlying district in order to accomplish specific objectives. The most commonly used overlay district is for historic areas. Others are used for specific design standards to promote some uniformity in certain specific subset areas.

Many neighborhoods have gone through this process since the adoption of this enabling legislation in 2013. As of today, there have been 15 different neighborhoods throughout the City that have obtained the overlay district designation. These neighborhoods are typically located outside of the Mile Square.

Based on the Neighborhood Conversation Overlay District requirements, the City Council accepted the petition on August 21, 2018 and forwarded the petition to the Planning Commission for Zoning Map Amendment consideration.

There are specific attached decision standards that the Planning Commission should reference in decision making. The Planning Commission also shall consider the purpose and objectives of the overlay district which are to achieve the privacy of residents and to minimum noise, congestion and nuisance impact by excessive renters and to maintain an attractive community appearance and provide a desirable living environment and finally to prevent excessive traffic and parking problems in the neighborhood.

The petition met the boundary requirements as stipulated in the Chapter 1146.03(h). The petition also met the minimum two-thirds requirements of owner signatures within the proposed boundary.

Please note that this process is a neighborhood driven process beginning with a petition to the City Council and followed with a public hearing before the Planning Commission for a Map Amendment recommendation. The City Council may waive certain requirements after a positive recommendation from the Planning Commission. This process is far lengthier than normal map amendment process and has additional decision standard thresholds to meet. It is a process that the neighborhood has taken seriously and the neighbors have demonstrated their commitment to preserve their neighborhood and to maintain their neighborhood character by going through this extra step to initiate.

RECOMMENDATION

Staff recommends the Planning Commission approval of this amendment and to forward this request to City Council for legislative action.

SUBMITTED

BY:

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

Sam Perry
Community Development Director

DATE: September 23, 2018

ATTACHMENT

Chapter 1135 Zoning Map Amendment procedures and decision standards

(c) Planning Commission and Council Review. The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

- (1) Decision standards. A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Map Amendments

- A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
- B. The proposed amendment will make the map conform more closely to the Comprehensive Plan.
- C. There has been a substantial change in area conditions that necessitates the amendment.
- D. There is a legitimate need for additional land area in the zoning district that will be expanded.

Planning Commission must utilize the Chapter 1146 Specific Decision Standards to consider the Neighborhood Conservation Overlay District and they are as follows:

1146.03(2) b Decision Standards for Considering Overlay District:

1. The proposed Overlay District meets the boundary criteria.
2. The proposed Overlay District will preserve and enhance the neighborhood character.
3. The proposed Overlay District will promote the public health, safety and general welfare of the people of the neighborhood.
4. The proposed Overlay District will promote and implement the intent of the Comprehensive Plan.
5. The proposed Overlay District will satisfy a legitimate need.



Internal Use Only:

Case No.

PC-2018-26

Date Filed

8/24/18

Zoning Map Amendment Application

Applicant Information

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

Name *

City of Oxford

Mailing Address *

15 S College

City, State & Zip Code *

Oxford, OHIO

Telephone Number(s) *

Email Address

Sperry@cityofoxford.org

Location and Lot Information

Location *

Fairfield Rd, Tollgate Dr, Erickson Dr, Albert Circle,
Robin Court, Bull Run DriveGeneral Description
of Proposed Amendment *

Current Zoning *

RIA

Proposed Zone(s) *

RIA, Neighborhood Conservation
Overlay District

Submission Requirements and Documentation

From Section 1135.02 Procedure¹.

- (a) **Initiation.** A map amendment may be initiated by adoption of a motion by Planning Commission, by adoption of a motion by Council, or by application to Planning Commission by at least one owner of the property within the area proposed to be rezoned.
- (b) **Application.** If Planning Commission or Council initiates an amendment, then the Zoning Administrator shall provide information as necessary for proper consideration of the motion. The information provided shall be substantially similar to that required of an application for amendment.

An application for amendment shall be filed with the Zoning Administrator. An application shall be complete prior to being scheduled for a public hearing. An application will be considered complete only if the Zoning Administrator is satisfied that all of the materials required by this chapter are included and are sufficient in their content to satisfy the intent of the application requirements.

- (1) **Contents of application.** The applicant shall contact the Zoning Administrator prior to submitting an application to discuss the submission requirement, which includes the following information. A written, detailed description, where applicable, is required for each subsection.

- A. Application Fee.
- B. The name, mailing address, and telephone number of the applicant.
- C. A general description of the proposed amendment.
- D. A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
- E. A statement that identifies potential negative consequences of the proposed amendment.
- F. Such other information regarding the proposed amendment as may be pertinent to the application or required by Planning Commission or Council.
- G. A legal description of the area to be rezoned.
- H. The proposed zoning of the area.
- I. The current zoning of the area.
- J. A description of existing uses in the area.

- K. A vicinity map, at a scale approved by the Zoning Administrator, showing property lines, streets, existing and proposed zoning and other items required by the Zoning Administrator.
- L. A list of the names and mailing addresses of all owners of land that is proposed to be rezoned and all land owners within 200 feet of every parcel proposed to be rezoned (see later section).

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 Search](http://www.butlercountyauditor.org/real-estate-search/)² is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number. *Property Owner names will not be provided in the agenda packet.*

Decision Process

From Section 1135.02(c)(1) Decision Standards¹.

A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

- A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
- B. The proposed amendment will make the map conform more closely with the Comprehensive Plan.
- C. There has been a substantial change in area conditions that necessitates the amendment.
- D. There is a legitimate need for additional land area in the zoning district that will be expanded.

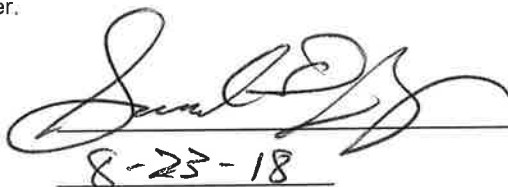
Fees & Receipt

The required fee is \$150.00, plus \$10.00 postage charge. Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

Applicant Signature *

Date *

 Samuel D. Perry
8-23-18

Submit Application, Submission Requirements and 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 fee and postage charge made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.

Direct questions to the Community Development Dept. 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 45 days prior to the proposed Planning Commission meeting on which the action is requested. City Staff will place a public hearing sign on the subject property. **The Applicant is responsible for removing the signage at the completion of the hearing(s).**

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

² Butler County Auditor Real Estate Search: <http://www.butlercountyauditor.org/>

RESOLUTION NO. 7010

RESOLUTION OF COUNCIL ACCEPTING THE PETITION AS REQUIRED BY OXFORD CODIFIED ORDINANCE §1146.03 TO ESTABLISH A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT FOR PARCELS ALONG ERICKSON DRIVE, BULL RUN DRIVE, FAIRFIELD ROAD, TOLLGATE DRIVE AND ROBIN COURT AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND REFERRING THE PETITION TO THE OXFORD PLANNING COMMISSION FOR RECOMMENDATIONS TO CITY COUNCIL.

WHEREAS, the Clerk of Council and the Interim Community Development Director having determined pursuant to Oxford Codified Ordinance §1146.03(b) that the Petition to establish a Neighborhood Conservation Overlay District as set forth on Exhibit "A" attached hereto conforms to the petition requirements of Oxford Codified Ordinance §1146.03 and recommends that the petition be referred to the Oxford Planning Commission to make recommendations to City Council.

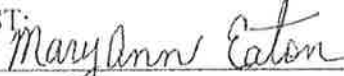
THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOVES THAT

SECTION 1: City Council accepts the recommendation of the Clerk of Council and the Interim Community Development Director and further refers the petition to establish a Neighborhood Conservation Overlay District as set forth on Exhibit "A" attached hereto to the Oxford Planning Commission to make recommendations to City Council.

SECTION 2: This resolution shall take effect at the earliest date allowed by law.


MAYOR

ADOPTED: August 21, 2018

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)



Albert, Bull Run, Erickson, Fairfield, Fieldcrest, Robin and Tollgate Conservation Overlay District Petition Boundaries

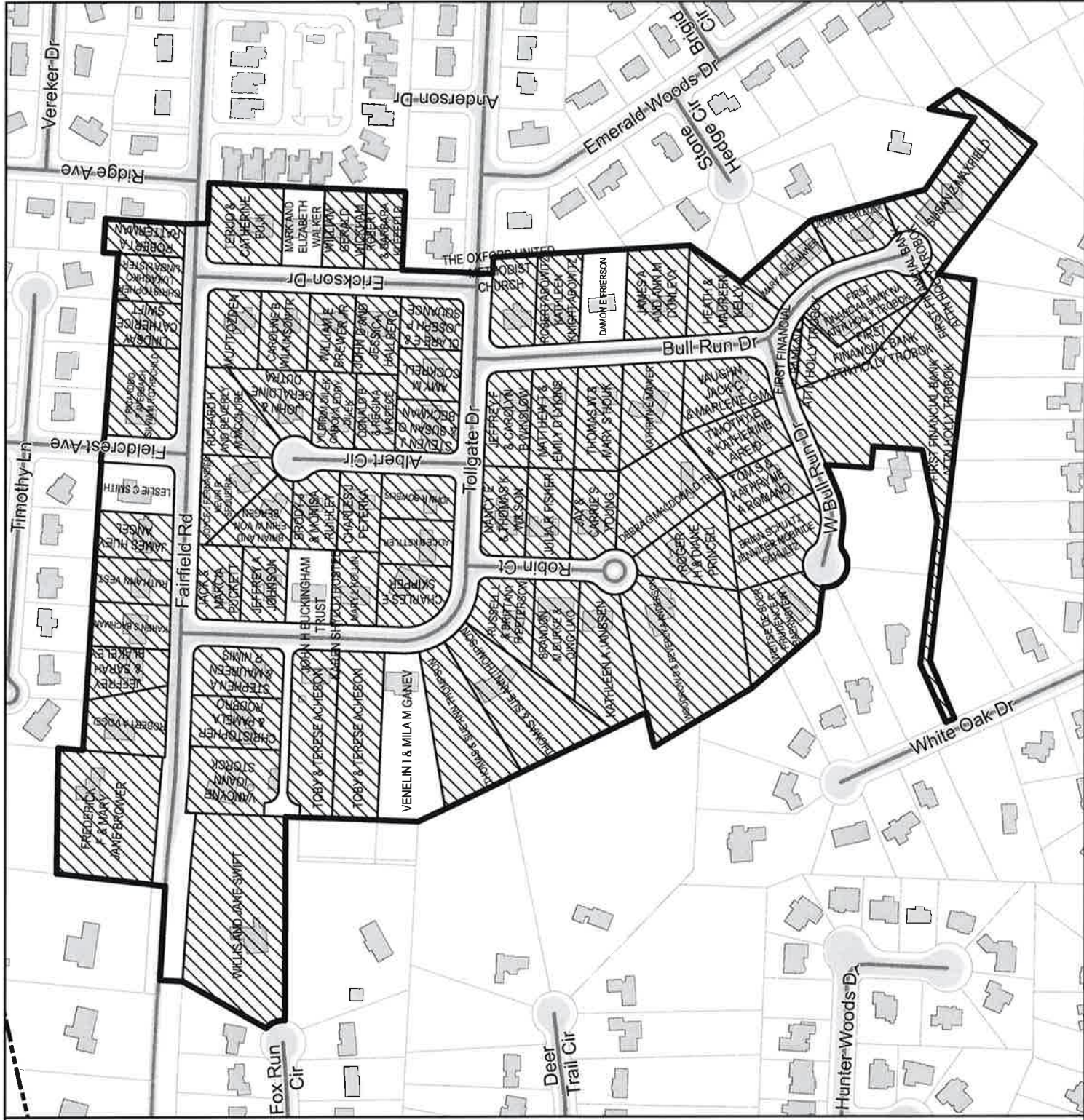
Legend

-  Petition Area
-  Petition Parcel: Signed
-  Petition Parcel: Not Signed
-  Oxford Corporation Limit
-  Address Point
-  Parcel
-  Building Footprint
-  Paved Roadway



1 inch = 300 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.



City of Oxford
Inter-Office Review Transmittal Sheet

Date: August 23, 2018

To: **Fire Department** Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2018-26, ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in an R-1A (Single-Family Low Density Residential) District, on Fairfield Road, Tollgate Drive, Erickson Drive, Albert Circle, Robin Court and Bull Run Drive, for a total of 77 parcels, **City of Oxford, Applicant**

 X Review Revisions Other

Please return no later than: **SEPTEMBER 18 2018** 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:



PRINTED NAME

Date:

8-24-18

City of Oxford
Inter-Office Review Transmittal Sheet

Date: August 23, 2018

To: Fire Department **Engineering Division** Police Department Econ Dev Department

From: Community Development Department

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 X Review Revisions Other

Please return no later than: **SEPTEMBER 18 2018** 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:

Scott Otto

Date:

9/10/18

Scott Otto

PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

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To: Fire Department Engineering Division **Police Department** Econ Dev Department

From: Community Development Department

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 X Review Revisions Other

Please return no later than: **SEPTEMBER 18 2018** 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: _____


John A. Jones, Police Chief
PRINTED NAME



PC-2018-26

Surrounding Property Owners Notifications Map

Legend

Neighborhood
Conservation District
Boundary

Subject Parcels

200 Ft. Buffer

Oxford Corp. Limit

Address Point

Parcel

16.5' Vacated ROW

Building Footprint

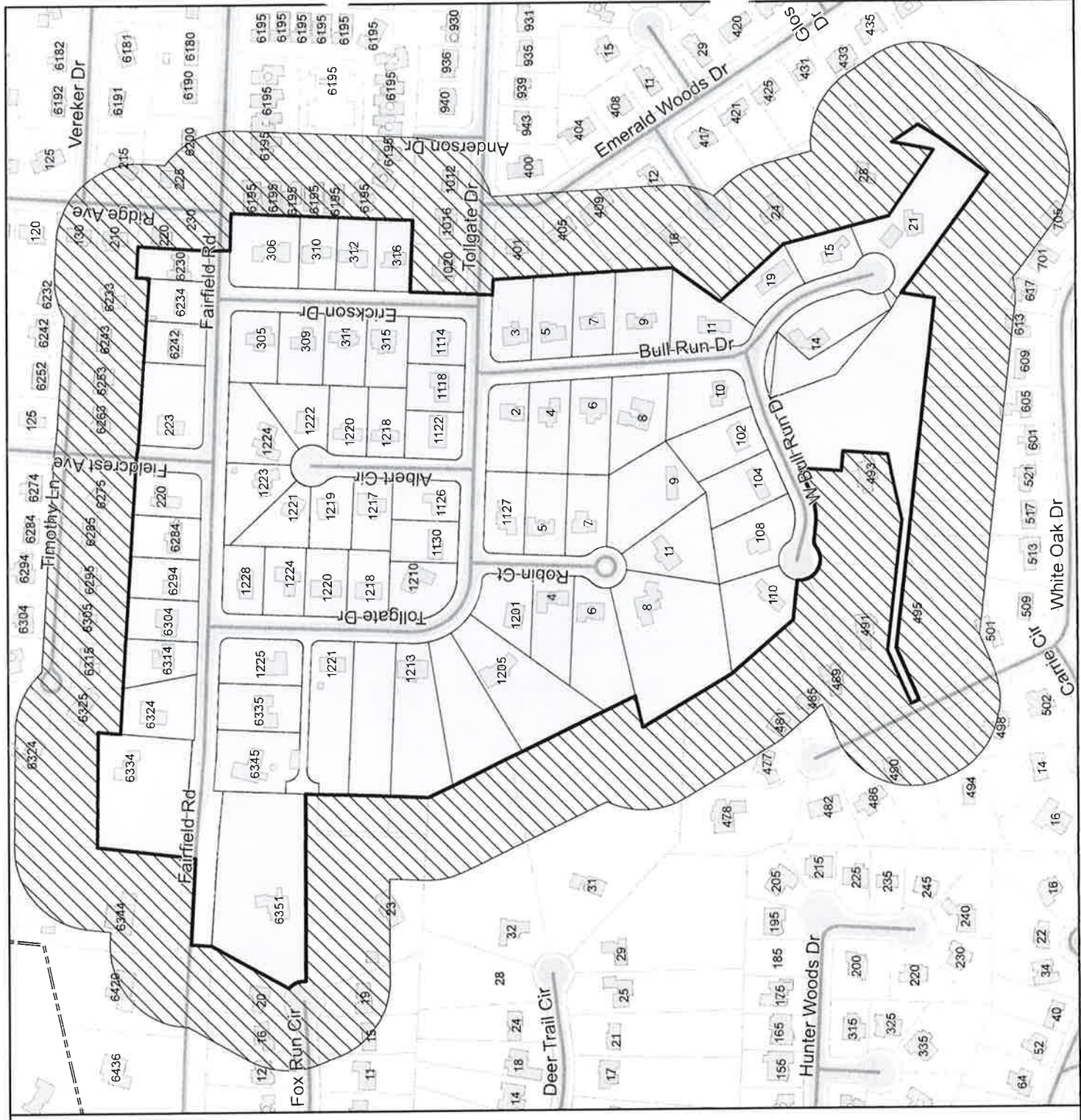
Paved Roadway



1 inch = 325 feet

Prepared on Wednesday, September 12, 2018

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.





**CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM**

CASE NO.: PC-2018-26

DATE OF HEARING: October 9, 2018

ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in an R-1A (Single-Family Low Density Residential) District, in the area of Fairfield Road, Tollgate Drive, Erickson Drive, Albert Circle, Robin Court and Bull Run Drive, for a total of 77 parcels, **City of Oxford, Applicant**

If you cannot attend this public hearing being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it at your earliest convenience to Lynn Taylor, 15 S. College Avenue, Oxford, OH 45056.

Name:

(Print)

Address:

Nancy Wadleigh
6275 Timothy
Oxford, OH 45056

Telephone:

Home: 513-523 5946

Work:

COMMENT:

I most definitely support the establishment of a Neighborhood Conservation Overlay District in the case of PC-2018-26. It borders my neighborhood.

Several years ago I moved out of the Northeast Mile Square area of town. Surrounded by student housing it had become unbearable to remain there. The loud parties, rude behavior, and overall disregard of respectful conduct made it necessary for me to move. I MOVED TO GET AWAY FROM THAT. I moved to a neighborhood where I know my neighbors, and there is a mutual respect of others and decent behavior.

Please approve the Neighborhood Conservation Overlay for the requested area.

Respectfully submitted,

Nancy Wadleigh

Nancy Wadleigh
Signature

9/30/18
Date



**CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM**

CASE NO.: PC-2018-26

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Name: Ralph + Nancy Martin

(Print)

Address: 6195 FAIRFIELD Rd

OXFORD OHIO 45056

Telephone: Home: 513 273 5731 Work: —

COMMENT: We vote yes to the Neighborhood
Overlay District - per ABOVE description.

Nancy L. Martin
Signature
Ralph L. Martin

9-15-18
Date



**CITY OF OXFORD
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Name: P. Renee Baernstein

(Print)

Address: Wietse de Boer

110 W. Bull Run Drive, Oxford

Telephone: Home: 513-330-1744 cell Work: _____

COMMENT:

We Support the proposed amendment.
(homeowners)

P. Renee Baernstein

W. de Boer

9/16/2018

Signature

Date



Naray 973 - 573 /
R.D. 255 - 1015

**CITY OF OXFORD
PLANNING COMMISSION
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Name: Mary Lou Barry Joe Barry
(Print)
Address: 6195 Fairfield Rd Unit 11
Oxford, Ohio

Telephone: Home: 513-523-426 Home: Same as MLB
cell 513-330-1575 cell 513-330-1557

COMMENT:

We vote yes for this amendment.

If we only get one vote, please cross one off. MLB

Mary Lou Barry
Signature Joseph Barry

Sept. 17, 2018
Date



**CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM**

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Name: Sandra Drewes
(Print)
Address: 477 White Oak

Oxford, OH 45056

Telephone: Home: 513-664-6919 Work: _____

COMMENT:

I support the efforts to establish a Neighborhood Conservation Overlay District as outlined in this case.

Sandra G. Drewes
Signature

September 18, 2018
Date



**CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM**

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Name: Ron Stevens
(Print)
Address: 6253 Timothy Ln
Oxford 45056

Telephone: Home: 5132550402 Work: 529-7396

COMMENT:

I believe the overlay should be approved. Allowing high density rentals or student rentals in this area would have a negative impact on the family neighborhoods in this area.

Ron Stevens
Signature

9-18-18
Date



**CITY OF OXFORD
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Name:

(Print)

Address:

Thomas William Houk

6 Bull Run Dr.

Oxford, OH

Telephone:

Home: 513-523-3080

Work: 513-403-4868

COMMENT:

In favor of the overlay!

Thomas William Houk, J
Signature

Date

9/20/2018



**CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM**

CASE NO.: PC-2018-26

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Name: JOHN B FEALLOCK

(Print)

Address: 15 BULL RUN DR.

OXFORD, OH 45056

Telephone: Home: 513 523-5929 Work: NA

COMMENT: I would like to see the rental of residences prohibited, as well.

John B. Feallock
Signature

9/18/2018
Date

OXFORD ZONING PETITION FOR NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

THE PETITION IS SUBMITTED PURSUANT TO OXFORD ZONING CODE CHAPTER 1146 TO REQUEST CITY COUNCIL TO INTRODUCE AN ORDINANCE ACCEPTING A PETITION WHICH WOULD ALLOW THE INITIATION OF A ZONING MAP AMENDMENT TO CREATE A DISTRICT WITHIN THE DESCRIBED BOUNDARIES WHICH WOULD LIMIT THE USE OF THE PROPERTY TO NOT MORE THAN TWO UNRELATED PERSONS IN A DWELLING UNIT, OR OTHERWISE COMPLIANT WITH OXFORD CODE DEFINITION OF FAMILY SECTION 1159.07.

THIS PETITION, IF ADOPTED, WOULD ALLOW THE PETITIONER TO INITIATE A ZONING MAP AMENDMENT TO LIMIT THE USE OF THE PROPERTY TO NOT MORE THAN TWO UNRELATED PERSONS IN A DWELLING UNIT, OR OTHERWISE COMPLIANT WITH OXFORD CODE DEFINITION OF FAMILY SECTION 1159.07. THIS PETITION WILL NOT AFFECT PROPERTIES ALREADY LICENSED.

PLEASE SEE THE ATTACHED MAP FOR EXACT BOUNDARIES:

EAST BOUNDARY: PARCELS ALONG ERICKSON DR AND BULL RUN DR

NORTH BOUNDARY: PARCELS ALONG FAIRFIELD RD

WEST BOUNDARY: PARCELS ALONG TOLLGATE DR AND ROBIN CT

SOUTH BOUNDARY: PARCELS ALONG WEST BULL RUN DR

CIRCULATOR'S FULL NAME: Jeffrey McDevaney

CIRCULATOR'S ADDRESS: 9 Robin Ct. Oxford, OH

CIRCULATOR'S SIGNATURE: [Signature]

DATE SUBMITTED: 7/6/18

(THE PETITION MUST CONTAIN THE SIGNATURE OF AN OWNER OR RECORD OF AT LEAST TWO-THIRDS OF THE PARCELS WITHIN THE PROPOSED DISTRICT. SIGNATURES OVER SIX MONTHS OLD ARE VOID.)

Petition for Albert, Bull Run, Erickson, Fairfield, Fieldcrest, Robin and Tollgate Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Jeff and Debra MacDonald (DEBRA G MACDONALD TR), 9 Robin Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
6/8/18	1217 ALBERT CIR/ H4000125000042	CHARLES J PETERKA		
7/7/18	1218 ALBERT CIR/ H4100125000049	DONALD B & REGINA M REECE		CR 0552 D PARK
	1219 ALBERT CIR/ H4100125000043	BRODY J & MONISA RUIHLEY		
7/7/18	1220 ALBERT CIR/ H4100125000048	YILDIRIM DILEK CAROL A EDDY DILEK		
7/7/18	1221 ALBERT CIR/ H4100125000044	BRIAN AND ERIN W VON BERGEN		
7/17/18	1222 ALBERT CIR/ H4100125000047	JOHN & GERALDINE DUTRA		
7/7/18	1223 ALBERT CIR/ H4100125000045	JOYCE J FERNANDES KEVIN R SEQUEIRA		
7/7/18	1224 ALBERT CIR/ H4100125000046	RICHARD H AND BEVERLY M MCCLURE		
7/14/18	2 BULL RUN DR/ H4100125000018	JEFFREY F & CAROLYN B WINSLOW		
	3 BULL RUN DR/ H4100125000029	THE OXFORD UNITED METHODIST CHURCH		

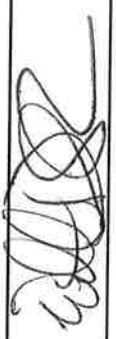
Petition for Albert, Bull Run, Erickson, Fairfield, Fieldcrest, Robin and Tollgate Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Jeff and Debra MacDonald (DEBRA G MACDONALD TR), 9 Robin Court

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Please see attached map for boundaries.

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	1219 ALBERT CIR/ H4100125000043	BRODY J & MONISA RUIHLEY		
	1220 ALBERT CIR/ H4100125000048	YILDIRIM DILEK CAROL A EDDY DILEK		
	1221 ALBERT CIR/ H4100125000044	BRIAN AND ERIN W VON BERGEN		
	1222 ALBERT CIR/ H4100125000047	JOHN & GERALDINE DUTRA		
	1223 ALBERT CIR/ H4100125000045	JOYCE J FERNANDES KEVIN R SEQUEIRA		
	1224 ALBERT CIR/ H4100125000046	RICHARD H AND BEVERLY M MCCLURE		
	2 BULL RUN DR/ H4100125000018	JEFFREY F & CAROLYN B WINSLOW		
5/21/18	3 BULL RUN DR/ H4100125000029	THE OXFORD UNITED METHODIST CHURCH	 Reid Shoker CHURCH OF TRUSTEES	

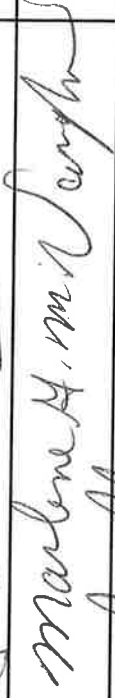
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Date	Address	Name(s)	Signature	Notes
6/16/18	4 BULL RUN DR/ H4100125000019	MATTHEW T & EMILY D LYKINS		
	5 BULL RUN DR/ H4100125000028	ROBERT ABOWITZ KATHLEEN KNIGHT ABOWITZ		7/14/18
	6 BULL RUN DR/ H4100125000020	THOMAS W & MARY S HOUK		5/10/18
	7 BULL RUN DR/ H4100125000027	DAMON E FRIERSON		25 APR 2018
	8 BULL RUN DR/ H4100125000021	KATHRYN E MAWER		5/12/18
	9 BULL RUN DR/ H4100125000026	JAMES A AND ANN M DUNLEVY		5/12/18
	10 BULL RUN DR/ H4000125000022	VAUGHN JACK C & MARLENE G M		5-16-18
	11 BULL RUN DR/ H4100125000025	HEATH & MAUREEN KELLY		5/12/18
	14 BULL RUN DR/ H4000126000003	FIRST FINANCIAL BANK NA ATTN HOLLY TROBOK	 Amy Clay	5.10.18
	BULL RUN DR/ H4000126000043	FIRST FINANCIAL BANK ATTN HOLLY TROBOK		5.10.18

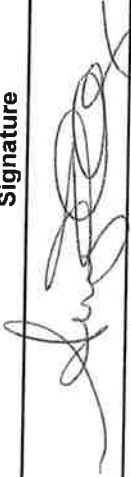
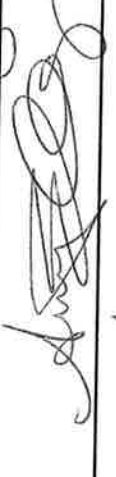
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Date	Address	Name(s)	Signature	Notes
	BULL RUN DR/ H4000119000021	FIRST FINANCIAL BANK ATTN HOLLY TROBOK		5.10.18
	BULL RUN DR/ H4000119000019	FIRST FINANCIAL BANK NA ATTN HOLLY TROBOK		5.10.18
	BULL RUN DR/ H4000119000020	FIRST FINANCIAL BANK ATTN HOLLY TROBOK		5.10.18
	15 BULL RUN DR/ H4100126000005	JOHN B FEALLOCK		5/12/18
	19 BULL RUN DR/ H4100126000004	MARY ALICE MAWER		5/11/18
	21 BULL RUN DR/ H4100126000056	SUSAN Z MAXFIELD		5/12/18
	102 W BULL RUN DR/ H4100125000023	TIMOTHY E & KATHERINE A REID		6/16/18
	104 W BULL RUN DR/ H4000125000024	TOM S & KATHRYNE A ROMANO		6/26/18
	108 W BULL RUN DR/ H4100126000002	BRIAN SCHULTZ JENNIFER MCBRIDE SCHULTZ		6/16/18
	110 W BULL RUN DR/ H4100126000001	WEITSE DE BOER PRUDENCE R BAERNSTEIN		6/26/18

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Date	Address	Name(s)	Signature	Notes
4/27/18	305 ERICKSON DR/ H4000125000056	MUFIT OZDEN	<i>Verden Ozden</i>	
5/5/18	306 ERICKSON DR/ H4000125000063	TERUO & CATHERINE FUJII	<i>Catherine Fujii</i>	
5/17/18	309 ERICKSON DR/ H4100125000055	CAROLINE B WILKINSON TR	<i>Caroline B. Wilkinson</i>	
4/27/18	310 ERICKSON DR/ H4100125000062	STEPHEN L & CAROL A FLEE	<i>Stephen L. Flee</i>	
4/27/18	311 ERICKSON DR/ H4100125000054	WILLIAM E BREWER JR	<i>William E. Brewer</i>	
5/7/18	312 ERICKSON DR/ H4000125000061	WILLIAM GERALD WICKHAM	<i>Wm. G. Wickham</i>	
5/11/18	315 ERICKSON DR/ H4100125000053	KENT R AND JANICE L GRIDER <i>DARREIL AND JESSICA HAMBOLD</i>	<i>Kent R. Grider</i>	
5/10/18	316 ERICKSON DR/ H4100125000060	ROBERT & BARBARA KLEEFELD	<i>Robert & Barbara Kleefeld</i>	
	6230 FAIRFIELD RD/ H4100024000010	ROBERT A RATTERMAN		
	6234 FAIRFIELD RD/ H4100024000042	CHRISTOPHER LUKACHKO LINDA LISTER		

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	306 ERICKSON DR/ H4000125000063	TERUO & CATHERINE FUJII		
	309 ERICKSON DR/ H4100125000055	CAROLINE B WILKINSON TR		
	310 ERICKSON DR/ H4100125000062	STEPHEN L & CAROL A FLEE		
	311 ERICKSON DR/ H4100125000054	WILLIAM E BREWER JR		
	312 ERICKSON DR/ H4000125000061	WILLIAM GERALD WICKHAM		
	315 ERICKSON DR/ H4100125000053	KENT R AND JANICE L GRIDER		
	316 ERICKSON DR/ H4100125000060	ROBERT & BARBARA KLEEFELD		
2/8/18	6230 FAIRFIELD RD/ H4100024000010	ROBERT A RATTERMAN	Robert Ratterman	
6/14/18	6234 FAIRFIELD RD/ H4100024000042	CHRISTOPHER LUKACHKO LINDA LISTER	Debra MacDonald	

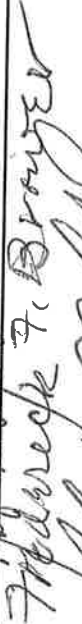
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7-12-18	6242 FAIRFIELD RD/ H4100024000041	LINDSAY CATHERICE SWIFT		
6-16-18	6284 FAIRFIELD RD/ H4100024000047	JAMES HUEY ANGEL		
6-16-18	6294 FAIRFIELD RD/ H4100024000046	RUTH ANN VEST		
	6304 FAIRFIELD RD/ H4100024000045	KAREN S BACHMAN		6-26-18
	6314 FAIRFIELD RD/ H4100024000044	JEFFREY & SARAH BLAKELEY		6-16-18
	6324 FAIRFIELD RD/ H4000024000043	ROBERT A VOGEL		5-27-18
	6334 FAIRFIELD RD/ H4100024000084	FREDERICK F & MARY JANE BROWER		6-28-18
	6335 FAIRFIELD RD/ H4000125000002	CHRISTOPHER & PAMELA RODBRO		5-15-18
	6345 FAIRFIELD RD/ H4100125000003	VANCYNE JOANN STORCK		5/7/18
	6351 FAIRFIELD RD/ H4100130000006	WILLIS AND JANE SWIFT		5/11/18

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Date	Address	Name(s)	Signature	Notes
	220 FIELDCREST AVE/ H4100024000048	LESLIE C SMITH		Left empty can't be named
4/26/18	223 FIELDCREST AVE/ H4100024000085	RICARDDO F AVERBACH SILVIA M ROTHCHILD	Silvia Rothchild	
4/26/18	4 ROBIN CT/ H4100125000010	BRANDON M BURKE & QING LIAO	Brandon M. Burke	
4/29/18	5 ROBIN CT/ H4000125000016	JULIA R FISHER	Julia R. Fisher	
4/26/18	6 ROBIN CT/ H4100125000011	KATHLEEN A JANSSEN	Kathleen A Janssen	
4/26/18	7 ROBIN CT/ H4100125000015	JAY & CARRIE S YOUNG	Jay & Carrie S Young	
5/1/18	8 ROBIN CT/ H4100125000012	WOODROW B & BEVERLY A ANDERSON	Woodrow B Anderson	
4/27/18	9 ROBIN CT/ H4000125000014	DEBRA G MACDONALD TR	Debra G. MacDonald, Tr.	
4/26/18	11 ROBIN CT/ H4100125000013	ROGER H & DIANE PRINCELL	Diane Prindle	
7/11/18	1114 TOLLGATE DR/ H4100125000052	CLARE E & JOSEPH P SQUANCE	Clare E & Joseph P Squence	

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Date	Address	Name(s)	Signature	Notes
7-14-18	1118 TOLLGATE DR/ H4100125000051	AMY M COCKRELL		
6/26/18	1122 TOLLGATE DR/ H4100125000050	STEVEN J & SUSAN O BECKMAN		
5/18/18	1126 TOLLGATE DR/ H4100125000041	JOHN R BOWBLIS		
4/26/18	1127 TOLLGATE DR/ H4100125000017	NANCY E & THOMAS K WILSON	Thomas K. Wilson	
4/6/18	1130 TOLLGATE DR/ H4100125000040	ALICE B KETTLER		
5/5/18	1201 TOLLGATE DR/ H4100125000009	RUSSELL L & BRITTANY R PETERSON		
5/10/18	1205 TOLLGATE DR/ H4100125000008	THOMAS & SUE ANN THOMPSON	Thomas Thompson	
5/10/18	TOLLGATE DR/ H4100125000007	THOMAS & SUE ANN THOMPSON	Thomas Thompson	
4/29/18	1210 TOLLGATE DR/ H4000125000039	CHARLES E SKIPPER	Charles E. Skipper	
	1213 TOLLGATE DR/ H4100125000006	VENELIN I & MILA M GANEV		LEFT LENSE OUT OF COURSE

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	1220 TOLLGATE DR/ H4100125000037	JOHN H BUCKINGHAM TRUST KAREN SHYLO TRUSTEE		SENT LETTER
5/5/18	1221 TOLLGATE DR/ H4100125000004	TOBY & TERESE ACHESON	T. Acheson	
8/18/18	TOLLGATE DR/ H4100125000005	TOBY & TERESE ACHESON	T. Acheson	
4-26-18	1224 TOLLGATE DR/ H4100125000036	JEFFREY A JOHNSON	Jeff A. Johnson	
6/26/18	1225 TOLLGATE DR/ H4100125000001	STEPHEN A & MAUREEN R NIMIS	Maureen R Nimis	
4-29-18	1228 TOLLGATE DR/ H4100125000035	JACK & MARCIA PUCKETT	Marcia Puckett	

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