



MEMORANDUM
Community Development Department
513-524-5204

TO: Planning Commission

FROM: Sam Perry, AICP
Community Development Director

DATE: October 6, 2021

RE: PC-2021-22 Lot Split

No additional information has been submitted by the applicant.



MEMORANDUM
Community Development Department
513-524-5204

TO: Planning Commission

FROM: Sam Perry, AICP
Community Development Director

DATE: September 8, 2021

RE: **PC-2021-22 Lot Split**

The proposed lot split of property addressed as 117 Bishop Street would divide a 10,351 square foot parcel into one 6,187 square foot parcel and one 4,164 square foot parcel. The property has been owned by Adele Daake since 2004. This property was part of the 2017 re-zoning of portions of the Mile Square. The property was re-zoned from R2-MS to R3-MS in 2017. There is an existing building on the property that is registered with the Community Development Office as a Two-Family Rental.

An identical lot split to the one proposed herein was ***not approved*** in May. See enclosed letter dated May 20, 2021. This was reported to the Commission as an Administrative action at the July meeting, after the time period requesting additional info had transpired. A different applicant (Architect Scott Webb) submitted the same lot split proposal on August 4. There is no code prohibiting a re-application of a previously submitted/not approved lot split application. There is a partial hard surface parking area on the property that was installed at some unknown date. The splitting of this parcel would remove approximately half of that parking area. While the parking area is not compliant with the dimensional requirements of Zoning Code, the partial removal of it from the primary residence would decrease the degree of Zoning Code conformity.

The Code previously cited in the City's May 20, 2021 letter is not in the decision standards section of 1101.6. That section of City Code would likely have needed to be revised in order for the City to avoid a legal challenge with this lot split request. The staff and Chair have decided to place this item on the agenda for discussion because of the previous non-approval. Staff's assessment of this case is that the City has limited ability to request additional information or to not approve the lot split because of the provisions of the lot split decision standards. The split complies with the standards of 1101.6. Any zoning variance requests presented to the Board of Zoning Appeals as part of a construction project proposal, could likely be found to be self-created, as a result of the reduction in parcel size.



Community Development Department
Zoning Review
513-524-5204

May 20, 2021

Tara Jones
Robinson & Jones Co. LPA
421 S Locust Street Suite 203
Oxford, OH 45056

ALSO VIA EMAIL:
tjones@robinsonjoneslaw.com

RE: 117 Bishop Street (Case No. PPC-2021-14) – Additional Information Request

Dear Ms. Jones:

This letter is in regard to your lot split application for 117 Bishop Street received on April 20, 2021. The application cannot be administratively approved due to non-compliance with the following code provision(s):

1. Oxford Zoning Code **Section 1149.02(e)** specifies that any parking facilities serving existing buildings or uses shall not be reduced below the current Code requirements. The minimum number of required off-street parking spots for a two-family use is 4, per **Section 1149.05**. By splitting the lot as proposed, the existing off-street parking situation would be further reduced below the minimum parking requirement, thus making the situation more non-conforming. The proposed split line bisects the existing parking area, which is currently sub-standard.
2. Oxford Planning & Zoning Code **Section 1101 (105)(A)** requires that if other laws (as noted above) are at variance, the most restrictive shall govern. In this case, the more restrictive parking requirement governs.

If your client has a plan to clear the site or alter the current use, please let us know so that we may revise this determination and assist with procedural steps. If no response is provided within 30 days of this letter, the application will be closed. Depending on yours or your client's response back, appeal options may include Board of Zoning Appeals or Planning Commission/Council Variance/Exception. See potentially applicable code citations below:

Board of Zoning Appeals: **Section 1129.11** of the Oxford Zoning Code

Planning Commission/Council: **Section 1101 (106) (A)** of the Oxford Planning & Zoning Code

Please contact me if you have any questions. We would be happy to discuss further.

Respectfully,

Sam Perry, AICP
Community Development Director
sperry@cityofoxford.org

**Internal Use Only:**

Case No.

PC-2021-22

Date Filed

8/2/2021

Lot Split/Consolidation Application

Requested Action

Choose One



Lot Split (\$50)



Lot Consolidation (\$50)



Lot Split & Consolidation (\$100)

Applicant Information

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

Name *

Scott Webb, Architect

Mailing Address *

103 West Walnut Street

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number(s) *

523-383

Email Address

scott@scottwebbarchitect.com

Surveyor Information

Name *

Dettmer Surveying

Mailing Address *

4069 Bramble Court

City, State & Zip Code *

Hamilton, Ohio 45011

Telephone Number(s) *

(513) 742-9890

Email Address

rmichael@dettmersurveying.com

Location and Lot Information

Location of Property *

117 Bishop Street

Legal Description *

Parcel #H4100006000164

Zoning District *

R3MS

Number of Lots *

2

Total Area *

.237

Acres

Submission Requirements and Documentation

From Chapter 1101 Subdivision Regulations, Attachment G¹.

No.	Required Item Description	Have	Need
1	8 plats (4 on 8.5" x 11" and 4 on 24" x 36" Bond Paper) 1 Mylar for County	☐	☐
2	Electronic version of all documentation submitted (PDF preferred)	☐	☐
3	Digital copy in Auto CAD format submitted on a CD. Shall utilize the NAD-83 Ohio South State Plane Coordinate System for horizontal control and the NAVD-1988 for vertical control. All subdivision boundary corners shall also be tied to the NAD-83 Ohio South State Plane Coordinate System and labeled with a northing and easting, as well as centerline intersections, temporary turn-around center points and easement centerline that does not follow a lot line. AutoCAD layouts shall be provided allowing for the reproduction of a complete set of plans as needed.	☐	☐

No.	Required Item Description	Have	Need
4	The name, mailing address, and telephone number of the applicant and owner.	☐	☐
5	Letter of Agency (A statement from the owner that the applicant is entitled to apply on his or her behalf)	☐	☐
6	Attach a written, detailed description of the request.	☐	☐
7	Metes and bounds description of the property (Legal Description).	☐	☐
8	Vicinity Map	☐	☐
9	The zoning district in which the site is located.	☐	☐
10	Required Fee.	☐	☐
11	Number of proposed lots.	☐	☐
12	Plat shall show the following:		
12	A. The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat.	☐	☐
12	B. The location of all present property lines, streets, alleys, rights-of-way, buildings, easements, lakes, watercourses and drainage ways.	☐	☐
12	C. Size of the tract in acres and square feet and the boundary lines along with the linear measurements.	☐	☐
12	D. The names and boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels including mailing addresses and parcel numbers within 200 feet of the site.	☐	☐
12	E. North point, scale and date.	☐	☐
12	F. Any portion of the floodplain as delineated by the Flood Insurance Rate Map (FIRM) must be clearly illustrated and labeled on the plat.	☐	☐
12	G. Exact location shall be shown for all buildings, septic tanks, wells or similar features with respect to existing or proposed lot lines or right-of-ways lines.	☐	☐
12	H. Other information as deemed necessary by staff in order to create building sites and promote the public health, safety and welfare.	☐	☐
12	I. Notification will be sent to direct abutters within two business days of the application filing. This notification will include comment forms.	☐	☐
12	J. Any existing building(s) to remain or to be razed.	☐	☐
13	Turn in proof of recording to City of Oxford Community Development Department		

Fees & Receipt

The fees are:

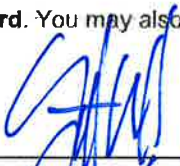
- Lot Split – \$50
- Lot Consolidation – \$50
- Lot Split & Consolidation – \$100

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 *




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 the original and required copies of the plat and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, 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: Per Planning and Zoning Code 1101.600(E) ¹, all minor resubdivision(s), lot split(s) or lot consolidation(s) shall submit proof of recording to the Community Development Department.

For Staff Use Only

Date of Submission * 8/2/2021

Date Signed Plat Due to Applicant (15 Days) * _____

Fee * \$ 50.00

Fee Paid Date * 8/2/2021

Receipt Number * _____

Volume/Page Number * _____

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

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that Scott Webb, Architect has permission to represent our interest with the City of Oxford's Planning Commission regarding a Lot Split at 117 Bishop Street.

Thank you,

Signed:



Adele Daake

8/5/21

Date:

Planning Commission
City of Oxford
15 South College Avenue
Oxford, Ohio 45056



SCOTT
WEBB

ARCHITECT

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

www.scottwebbarchitect.com

Re: Proposed Lot Split
117 Bishop Street, creating a new lot
Facing Withrow Street.

August 2, 2021

Commission Members

Please accept this letter as a formal petition Planning Commission for a Lot Split in the R3MS Two Family Zoning District. The proposal at hand splits a large Mile Square lot into (1) compliant 2-Family lot containing an historic Arts & Crafts house and a new single family lot for development, with frontage along East Withrow Street.

The current lot exceeds the minimum requirements for a 3-family structure, and the owners have the option of redeveloping the lot in the manner allowed by the Zoning Code.

A request was made for a Staff review of the proposed Lot Split. The proposal was reviewed and rejected based on the reduction of the parking area for the original, primary lot. In a subsequent meeting with Sam Perry, I explained the desire to keep the original house, wherein he suggested Planning Commission may consider additional factors.

The Subdivision Code governs all splitting and consolidation of lots and prescribes the following standards for consideration:

1101.6 Minor Resubdivisions, Lot Splits and Lot Consolidation

The zoning administrator and chair of the planning commission shall, acting for the planning commission; mutually approve the minor resubdivision, lot split or consolidation if the proposed division or combination of land meets all of the following conditions:

1. *The proposed minor resubdivision, lot split or consolidation is located along an existing public street and involves no opening, widening or extension of any street or road, and in the case of residential lots, does not involve the creation of any easement for access.*

New lot has frontage along West Withrow street and requires no extensions or easements.

2. *The proposed minor resubdivision, lot split or consolidation meets the dimensional requirement of the underlying district or a minimum of 3,000 square feet of lot size if the underlying district does;*

Lot split creates (2) R3MS compliant lots:

- (1) 2-family for existing 2-family structure
- (1) single family for future development.

3. *The physical characteristics of the property are suitable for building sites.*

The New Single Family lot is suitable for building.

4. *There is no division or allocation of land for parks and open spaces as required by these regulations.;*

Not Applicable.

5. *New lots to be created which are five acres or larger in size and located along an existing public road are exempt from this chapter;*

Not Applicable.

6. *The sale or exchange of parcels between adjoining lot owners, where that sale or exchange does not create additional building sites are exempt from this chapter. The following statement shall be included on the record plat: "not to be transferred as an independent parcel in the future without planning commission approval";*

Not Applicable.

7. *No more than two (2) new lots shall be created;*

One existing lot is being split creating (1) new lot

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 dark ink, appearing to read 'Scott Webb', is written over a light blue rectangular background.

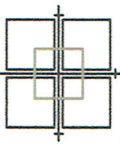
Scott Webb, Architect

REVISIONS:	DATE:	BY:

MIAMI POPLAR RENTALS LLC
#117 NORTH BISHOP STREET
OXFORD, OHIO

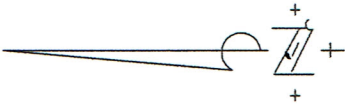
4069 BRAMBLE COURT HAMILTON, OHIO 45011 (513)-742-9890
www.dettmersurveying.com

DETTMER
SURVEYING

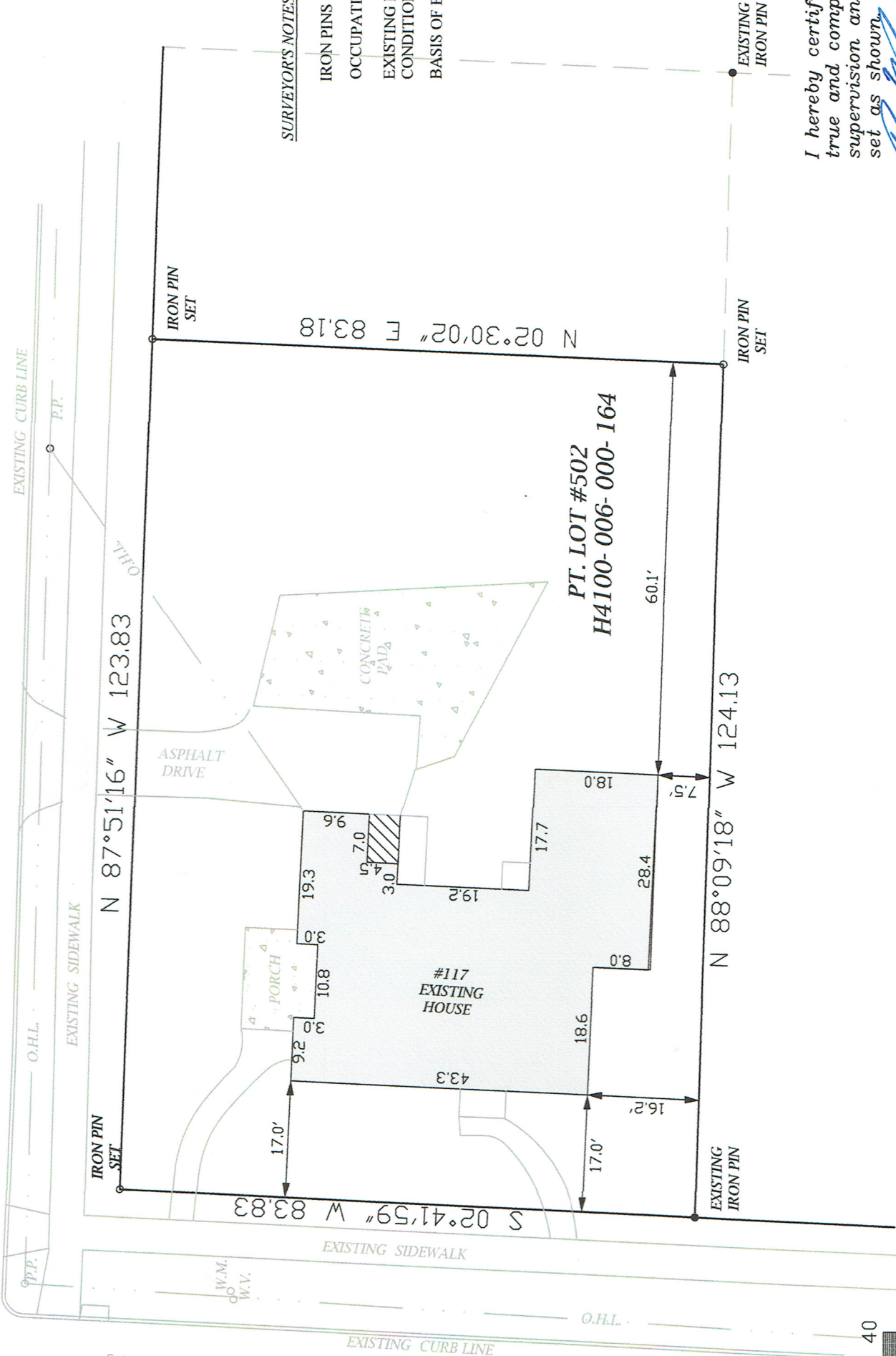


JOB No. 20200127
DATE: 7/10/2020
SCALE: 1" = 20'
DRAWN BY: RMD

PLAT OF SURVEY
SITUATED IN
CITY OF OXFORD, BUTLER COUNTY
OHIO

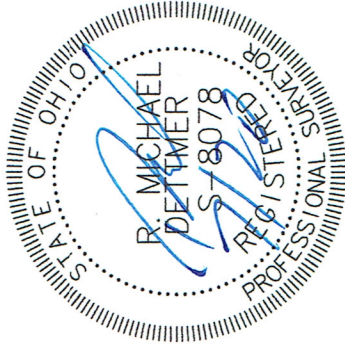


WITHROW STREET
(66' R/W)



SURVEYOR'S NOTES:

IRON PINS SET ARE 30" LONG-5/8" DIA. CAPPED
OCCUPATION GENERALLY FITS AS NOTED
EXISTING MONUMENTATION FOUND ARE IN GOOD
CONDITION UNLESS NOTED OTHERWISE
BASIS OF BEARING S.R. 57 PG. 119



DATE: 7/10/2020

I hereby certify that this plat represents a
true and complete survey made under my
supervision and all monuments have been
set as shown.

R. Michael Dettmer

R. MICHAEL DETTMER REG. NO. 8078

NORTH BISHOP STREET
(66' R/W)



Scale 1" = 20'

LOT SPLIT

(R2MS ZONING DISTRICT)

OVERALL LOT AREA PRIOR TO SPLIT:	10,351 SF
PROPOSED 2-FAMILY LOT (MIN. 6,000 SF.):	6,181 SF
OVERALL LOT WIDTH: (60' MIN. FOR 2-FAMILY)	83.83 FT
PROPOSED SINGLE-FAMILY LOT (MIN. 4,000 SF.):	4,164 SF
OVERALL LOT WIDTH: (40' MIN. FOR 1-FAMILY)	50.00 FT

1101.6 MINOR RESUBDIVISIONS, LOT SPLITS AND LOT CONSOLIDATION

THE ZONING ADMINISTRATOR AND CHAIR OF THE PLANNING COMMISSION SHALL, ACTING FOR THE PLANNING COMMISSION, MUTUALLY APPROVE THE MINOR RESUBDIVISION, LOT SPLIT OR CONSOLIDATION IF THE PROPOSED DIVISION OR COMBINATION OF LAND MEETS ALL OF THE FOLLOWING CONDITIONS:

1. THE PROPOSED MINOR RESUBDIVISION, LOT SPLIT OR CONSOLIDATION IS LOCATED ALONG AN EXISTING PUBLIC STREET AND INVOLVES NO OPENING, WIDENING OR EXTENSION OF ANY STREET OR ROAD, AND IN THE CASE OF RESIDENTIAL LOTS, DOES NOT INVOLVE THE CREATION OF ANY EASEMENT FOR ACCESS.

NEW LOT HAS FRONTAGE ALONG WEST WITHROW STREET AND REQUIRES NO EXTENSIONS OR EASEMENTS

2. THE PROPOSED MINOR RESUBDIVISION, LOT SPLIT OR CONSOLIDATION MEETS THE DIMENSIONAL REQUIREMENT OF THE UNDERLYING DISTRICT OR A MINIMUM OF 3,000 SQUARE FEET OF LOT SIZE IF THE UNDERLYING DISTRICT DOES

LOT SPLIT CREATES (2) R3MS COMPLIANT LOTS:

- (1) 2-FAMILY FOR EXISTING 2-FAMILY STRUCTURE
- (1) SINGLE FAMILY FOR FUTURE DEVELOPMENT

3. THE PHYSICAL CHARACTERISTICS OF THE PROPERTY ARE SUITABLE FOR BUILDING SITES.

THE NEW SINGLE FAMILY LOT IS SUITABLE FOR BUILDING

4. THERE IS NO DIVISION OR ALLOCATION OF LAND FOR PARKS AND OPEN SPACES AS REQUIRED BY THESE REGULATIONS.

N/A

5. NEW LOTS TO BE CREATED WHICH ARE FIVE ACRES OR LARGER IN SIZE AND LOCATED ALONG AN EXISTING PUBLIC ROAD ARE EXEMPT FROM THIS CHAPTER

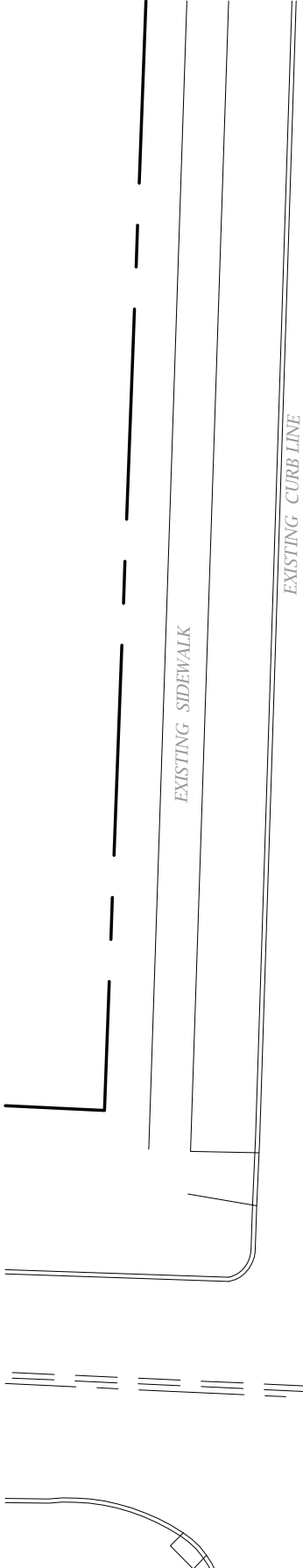
N/A

6. THE SALE OR EXCHANGE OF PARCELS BETWEEN ADJOINING LOT OWNERS WHERE THAT SALE OR EXCHANGE DOES NOT CREATE ADDITIONAL BUILDING SITES ARE EXEMPT FROM THIS CHAPTER. THE FOLLOWING STATEMENT SHALL BE INCLUDED ON THE RECORD PLAT: "NOT TO BE TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL."

N/A

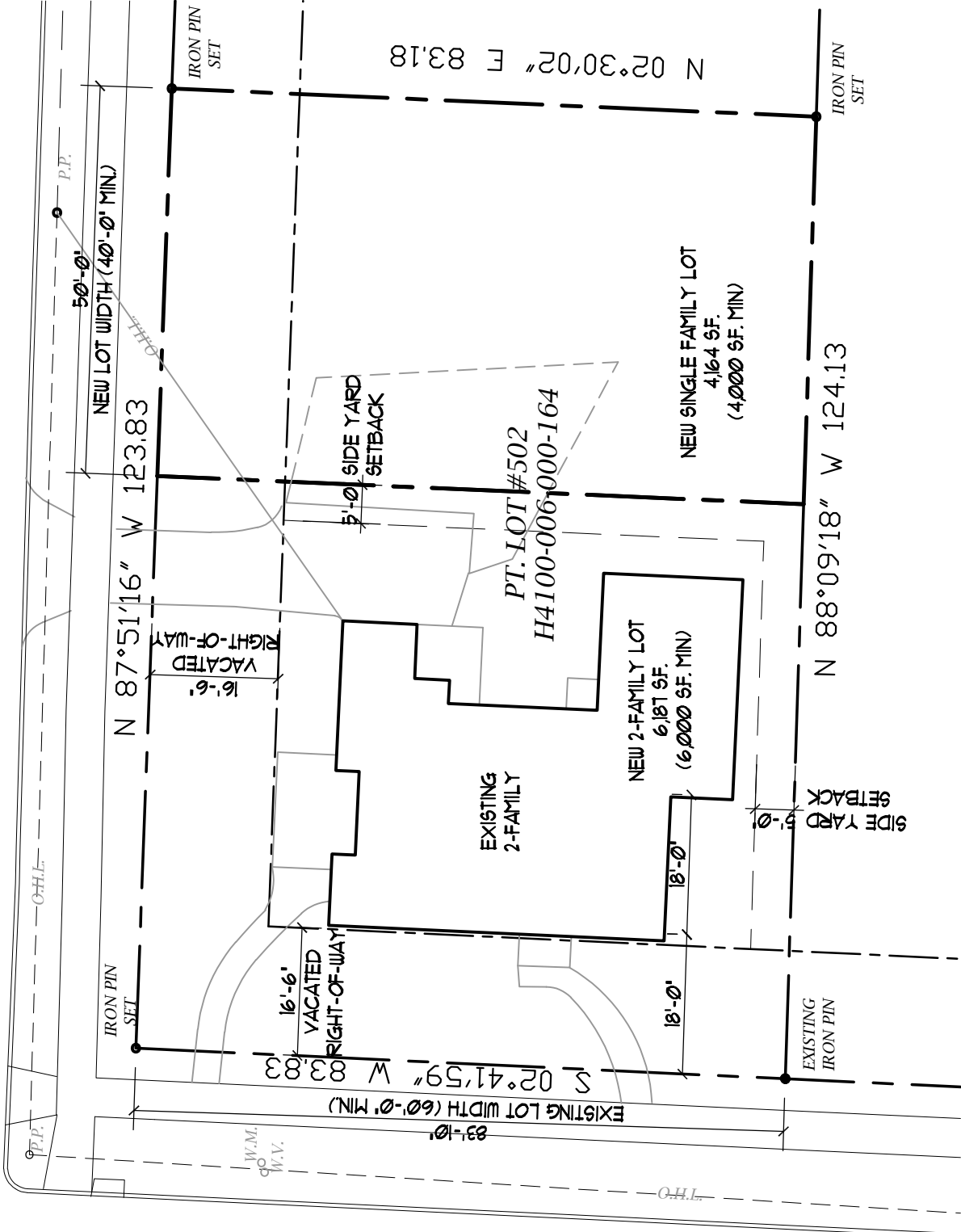
7. NO MORE THAN TWO (2) NEW LOTS SHALL BE CREATED.

ONE EXISTING LOT IS BEING SPLIT CREATING (1) NEW LOT



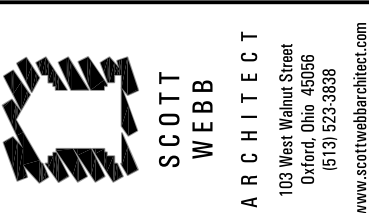
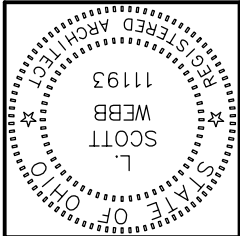
NORTH BISHOP STREET
(66' R/W)

WITHROW STREET
(66' R/W)

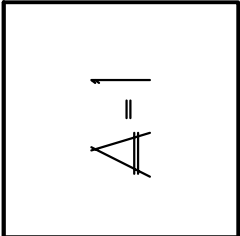


LOT SPLIT

1" = 20'-0"



DATE	February 4, 2021
REVISIONS	



**Internal Use Only:**

Case No.

PC-2021-29

Date Filed

9/21/21

Lot Split/Consolidation Application

Requested Action

Choose One

☐

Lot Split (\$50)

☒

Lot Consolidation (\$50)

☐

Lot Split & Consolidation (\$100)

Applicant Information

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

Name *

Dennis Day

Mailing Address *

P.O. Box 849

City, State & Zip Code *

Oxford, OH 45056

Telephone Number(s) *

513-615-5545

Email Address

Surveyor Information

Name *

Bayer Becker - Brian Johnson

Mailing Address *

110 South College Avenue, Suite 101

City, State & Zip Code *

Oxford, OH 45056

Telephone Number(s) *

523-4270

Email Address

brianjohnson@bayerbecker.com

Location and Lot Information

Location of Property *

210 North Campus

Legal Description *

Part of Lot #238

Zoning District *

RO

Number of Lots * 1

Total Area * 0.141 Acres

Submission Requirements and Documentation

From Chapter 1101 Subdivision Regulations, Attachment G¹.

No.	Required Item Description	Have	Need
1	8 plats (4 on 8.5" x 11" and 4 on 24" x 36" Bond Paper) 1 Mylar for County	☒	☐
2	Electronic version of all documentation submitted (PDF preferred)	☒	☐
3	Digital copy in Auto CAD format submitted on a CD. Shall utilize the NAD-83 Ohio South State Plane Coordinate System for horizontal control and the NAVD-1988 for vertical control. All subdivision boundary corners shall also be tied to the NAD-83 Ohio South State Plane Coordinate System and labeled with a northing and easting, as well as centerline intersections, temporary turn-around center points and easement centerline that does not follow a lot line. AutoCAD layouts shall be provided allowing for the reproduction of a complete set of plans as needed.	☐	☐

No.	Required Item Description	Have	Need
4	The name, mailing address, and telephone number of the applicant and owner.	☒	☐
5	Letter of Agency (A statement from the owner that the applicant is entitled to apply on his or her behalf)	☐	☐
6	Attach a written, detailed description of the request.	☐	☐
7	Metes and bounds description of the property (Legal Description).	☐	☐
8	Vicinity Map	☐	☐
9	The zoning district in which the site is located.	☒	☐
10	Required Fee.	☒	☐
11	Number of proposed lots.	☒	☐
12	Plat shall show the following:		
12	A. The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat.	☒	☐
12	B. The location of all present property lines, streets, alleys, rights-of-way, buildings, easements, lakes, watercourses and drainage ways.	☒	☐
12	C. Size of the tract in acres and square feet and the boundary lines along with the linear measurements.	☒	☐
12	D. The names and boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels including mailing addresses and parcel numbers within 200 feet of the site.	☐	☐
12	E. North point, scale and date.	☒	☐
12	F. Any portion of the floodplain as delineated by the Flood Insurance Rate Map (FIRM) must be clearly illustrated and labeled on the plat.	☐	☐
12	G. Exact location shall be shown for all buildings, septic tanks, wells or similar features with respect to existing or proposed lot lines or right-of-ways lines.	☒	☐
12	H. Other information as deemed necessary by staff in order to create building sites and promote the public health, safety and welfare.	☒	☐
12	I. Notification will be sent to direct abutters within two business days of the application filing. This notification will include comment forms.	☐	☐
12	J. Any existing building(s) to remain or to be razed.	☐	☐
13	Turn in proof of recording to City of Oxford Community Development Department		

Fees & Receipt

The fees are:

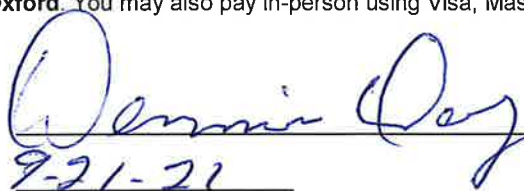
- Lot Split – \$50
- Lot Consolidation – \$50
- Lot Split & Consolidation – \$100

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 *


9-21-21

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 the original and required copies of the plat and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, 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: Per Planning and Zoning Code 1101.600(E) ¹, all minor resubdivision(s), lot split(s) or lot consolidation(s) shall submit proof of recording to the Community Development Department.

For Staff Use OnlyDate of Submission * 9/21/21

Date Signed Plat Due to Applicant (15 Days) * _____

Fee * \$ 50.00

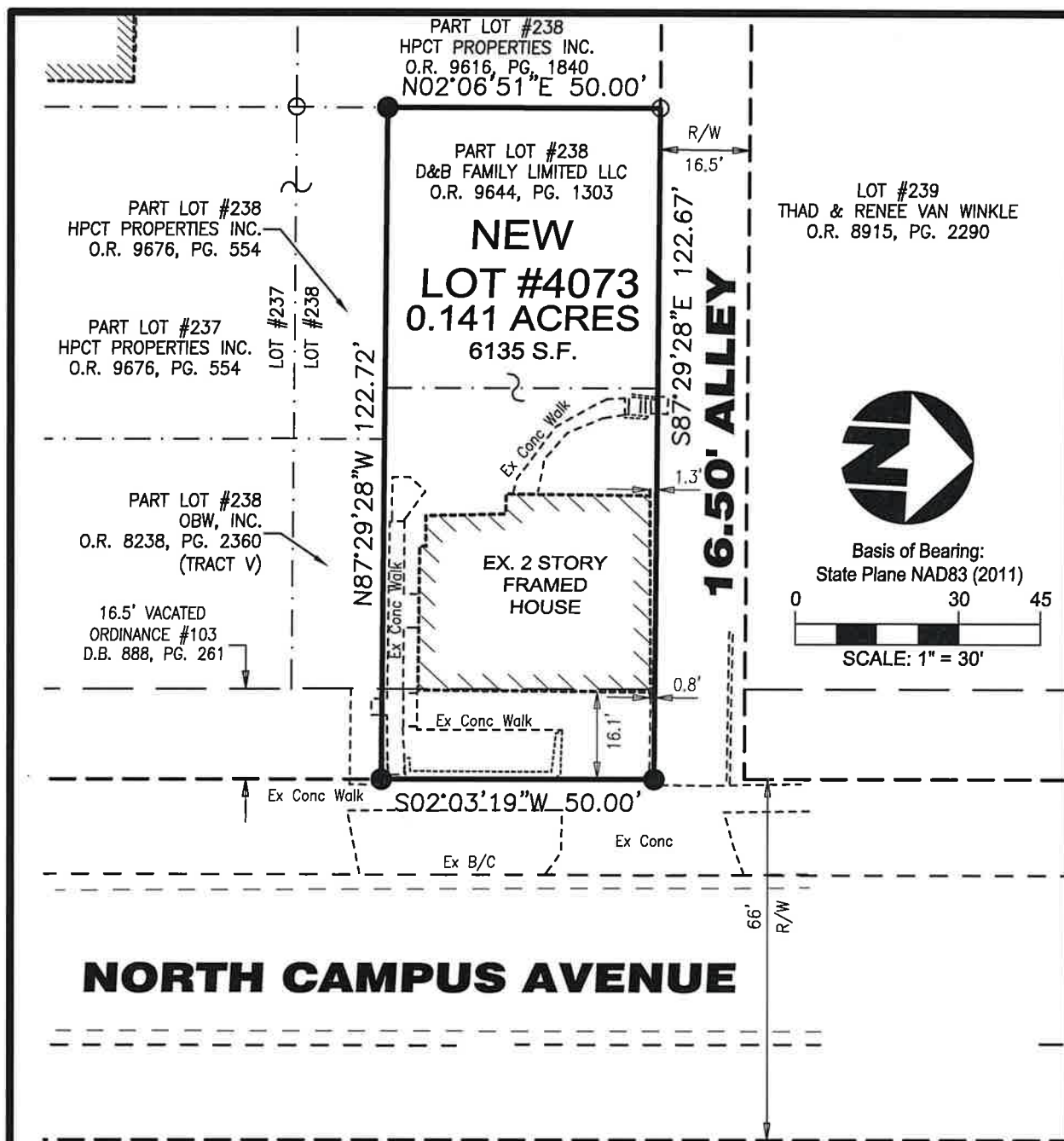
Fee Paid Date * _____

9/21/21

Receipt Number * _____

Volume/Page Number * _____

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



LEGEND

R/W -Ex Right of Way

- Set 5/8" Diameter X 30" Long Iron Pin (Capped "Bayer Becker")
- Found 5/8" Iron Pin Capped "Bayer Becker" (Unless otherwise noted)

APPROVED BY THE OXFORD PLANNING COMMISSION THIS 7th DAY OF October, 2021

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A FIELD SURVEY MADE UNDER MY DIRECTION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO."

DAVID DOUGLAS SMITH DATE 9/21/21
PROFESSIONAL SURVEYOR #7121
IN THE STATE OF OHIO



THIS PLAT MADE PURSUANT TO SECTION 5713.16 OF THE OHIO REVISED CODE.

Drawing: 21-0190 CP

Sheet: 1/1

Drawn by: DDS

Checked By: BRJ

Issue Date: 09-20-21

NEW LOT #4073
PART OF OUT-LOT #283
AND 16.5' VACATED NORTH CAMPUS AVE.
SECTION 23, TOWN 5, RANGE 1
CONGRESS LANDS
WEST OF THE MIAMI RIVER
CITY OF OXFORD
BUTLER COUNTY, OHIO

LOT CONSOLIDATION



www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270



MEMORANDUM
Community Development Department
513-524-5204

TO: Planning Commission
FROM: Sam Perry, Community Development Director
DATE: October 6, 2021
RE: 219 W. Walnut St, Rear, PC-2021-24 Lot Consolidation

At the September 14, 2021 Planning Commission meeting, the Commission Members asked for comments from two departments, Fire and Police, before making a decision on this lot consolidation. Below are the comments from the Fire and Police Chiefs.

The Fire Department offered the following comment:

The Department would not be in favor of this lot consolidation and the likelihood that it would generate a 2-3 story building in this location. Firefighting access is limited at best and would require dragging hose from the street which is labor intensive and a resource that we don't have. No ladder truck access due to the narrow alleys and the power lines running along both alleys. Should there be a fire in a structure on this lot or one of the adjacent lots more than one building could become involved quickly due to their close proximity. With all of the alley lots, they are difficult to locate, especially at night.

The Police Department offered the following comment:

If a new residential structure is to be built in this alley, the concern the Department has is first responders being able to quickly locate the building. The visibility of the structure from the street would be obscured, and certainly the numbers for the address would not be visible from the street. While there is not a parking plan before the Department now, it stands to reason that as density increases, parking issues will grow.



MEMORANDUM
Community Development Department
513-524-5204

TO: Planning Commission

FROM: Sam Perry, AICP
Community Development Director

DATE: September 9, 2021

RE: **PC-2021-24 Lot Consolidation**

There is a proposed lot consolidation of two “alley lot” parcels of land in the rear of 219 W. Walnut Street. The property has been owned by Clawson Properties for 20+ years. Neither parcel has street frontage. As noted on the attached survey, Parcel A is 3,311 square feet and Parcel B is 2,091 square feet. The proposed new consolidated parcel is shown as 5,465 square feet. There is an existing detached garage almost entirely on Parcel A. R1MS zoning code has a minimum lot size requirement of 6,000 square feet. Per Oxford Code 1137.05, an existing lot of record of at least 3,000 square feet and 33 feet in width can be built upon (new single family).

Minor subdivisions of alley lots have not historically been permitted by the City of Oxford because of lack of compliance with a host of Code requirements. One was permitted administratively in March 2021 at 216 W. Church Street. This was an 8’ wide sliver that was added to the front and rear parcels. In the Church Street case, the alley corner parcel was already over the 3,000 square foot/33 foot threshold and two of the four parcels abutted a street. In the Walnut Street case, the alley corner parcel is under the 3,000 square foot threshold and neither parcel abuts a street.

The owner requested that staff review a 1986 court case regarding a fraternity building permit that involved an addition. Staff has completed the review and found the case to be unrelated to the request at hand.

An excerpt of the pertinent section of the Oxford Planning & Zoning Code is below. Staff met with the Chair and determined that the proposed consolidation appears not to meet the required conditions in Section 1101.600 (A). The item has been placed on the Commission agenda consistent with the procedural requirements of Oxford Code Section 1101.600 (B)

1101.6 – Minor resubdivisions, lot splits and consolidation.

600 – Procedure

The Planning Commission, acting as the Platting Commission, shall grant or deny, minor resubdivision(s), lot split(s) or lot consolidation(s) in the following manner:

- (A) The Zoning Administrator and Chair of the Planning Commission shall, acting for the Planning Commission; mutually approve the minor resubdivision, lot split or consolidation if the proposed division or combination of land meets all of the following conditions:
 - (1) The proposed minor resubdivision, lot split or consolidation is located along an existing public street and involves no opening, widening or extension of any street or road, and in the case of residential lots, does not involve the creation of any easement for access.
 - (2) The proposed minor resubdivision, lot split or consolidation meets the dimensional requirement of the underlying district or a minimum of 3,000 square feet of lot size if the underlying district does not have minimum lot size requirements.
 - (3) The physical characteristics of the property are suitable for building sites.
 - (4) There is no division or allocation of land for parks and open spaces as required by these regulations.
 - (5) New lots to be created which are five acres or larger in size and located along an existing public road are exempt from this chapter.
 - (6) The sale or exchange of parcels between adjoining lot owners, where that sale or exchange does not create additional building sites are exempt from this chapter. The following statement shall be included on the Record Plat: "Not to be transferred as an independent parcel in the future without planning commission approval"
 - (7) No more than two (2) new lots shall be created.
- (B) If, in the opinion of the Zoning Administrator or the Chair of the Planning Commission, the proposed minor resubdivision, lot split or consolidation does not meet the above conditions, the request shall be referred to the Planning Commission for decision. The Planning Commission, by majority vote, shall grant a minor resubdivision, lot split or consolidation if they find all of the conditions of subsection (A) above have been substantially met and provided.



Internal Use Only:	
Case No.	PC-2021-24
Date Filed	8/3/2021

Lot Split/Consolidation Application

Requested Action

Choose One

☐

Lot Split (\$50)

☒

Lot Consolidation (\$50)

☐

Lot Split & Consolidation (\$100)

Applicant Information

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

Name * Jim Clawson

Mailing Address * 125 West Spring Street

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) * 513-524-9500

Email Address jim@hoteldevelopment.net

Surveyor Information

Name * Bayer Becker - Brian Johnson

Mailing Address * 110 South College Avenue, Suite 101

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) * 523-4270

Email Address brianjohnson@bayerbecker.com

Location and Lot Information

Location of Property * 219 W. Walnut Street

Legal Description * Part of Lot #202

Zoning District * R-1MS

Number of Lots * 1

Total Area * 0.125 Acres

Submission Requirements and Documentation

From Chapter 1101 Subdivision Regulations, Attachment G¹.

No.	Required Item Description	Have	Need
1	8 plats (4 on 8.5" x 11" and 4 on 24" x 36" Bond Paper) 1 Mylar for County	☒	☐
2	Electronic version of all documentation submitted (PDF preferred)	☒	☐
3	Digital copy in Auto CAD format submitted on a CD. Shall utilize the NAD-83 Ohio South State Plane Coordinate System for horizontal control and the NAVD-1988 for vertical control. All subdivision boundary corners shall also be tied to the NAD-83 Ohio South State Plane Coordinate System and labeled with a northing and easting, as well as centerline intersections, temporary turn-around center points and easement centerline that does not follow a lot line. AutoCAD layouts shall be provided allowing for the reproduction of a complete set of plans as needed.	☐	☐

No.	Required Item Description	Have	Need
4	The name, mailing address, and telephone number of the applicant and owner.	☒	☐
5	Letter of Agency (A statement from the owner that the applicant is entitled to apply on his or her behalf)	☐	☐
6	Attach a written, detailed description of the request.	☐	☐
7	Metes and bounds description of the property (Legal Description).	☐	☐
8	Vicinity Map	☐	☐
9	The zoning district in which the site is located.	☒	☐
10	Required Fee.	☒	☐
11	Number of proposed lots.	☒	☐
12	Plat shall show the following:		
12	A. The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat.	☒	☐
12	B. The location of all present property lines, streets, alleys, rights-of-way, buildings, easements, lakes, watercourses and drainage ways.	☒	☐
12	C. Size of the tract in acres and square feet and the boundary lines along with the linear measurements.	☒	☐
12	D. The names and boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels including mailing addresses and parcel numbers within 200 feet of the site.	☐	☐
12	E. North point, scale and date.	☒	☐
12	F. Any portion of the floodplain as delineated by the Flood Insurance Rate Map (FIRM) must be clearly illustrated and labeled on the plat.	☐	☐
12	G. Exact location shall be shown for all buildings, septic tanks, wells or similar features with respect to existing or proposed lot lines or right-of-ways lines.	☒	☐
12	H. Other information as deemed necessary by staff in order to create building sites and promote the public health, safety and welfare.	☒	☐
12	I. Notification will be sent to direct abutters within two business days of the application filing. This notification will include comment forms.	☐	☐
12	J. Any existing building(s) to remain or to be razed.	☐	☐
13	Turn in proof of recording to City of Oxford Community Development Department	☐	☐

Fees & Receipt

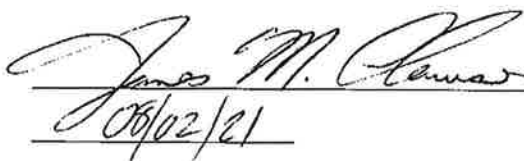
The fees are:

- Lot Split – \$50
- Lot Consolidation – \$50
- Lot Split & Consolidation – \$100

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 *

08/02/21

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 the original and required copies of the plat and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, 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: Per Planning and Zoning Code 1101.600(E) ¹, all minor resubdivision(s), lot split(s) or lot consolidation(s) shall submit proof of recording to the Community Development Department.

For Staff Use Only

Date of Submission * 8/3/2021

Date Signed Plat Due to Applicant (15 Days) * _____

Fee * \$ 50.00

Fee Paid Date * 8/3/2021

Receipt Number * _____

Volume/Page Number * _____

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

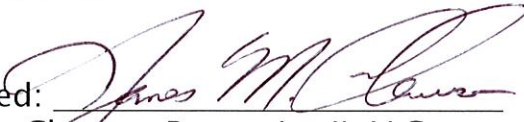
LETTER OF AGENCY

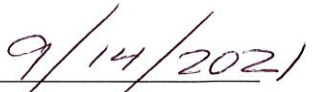
September 14, 2021

To Whom It May Concern:

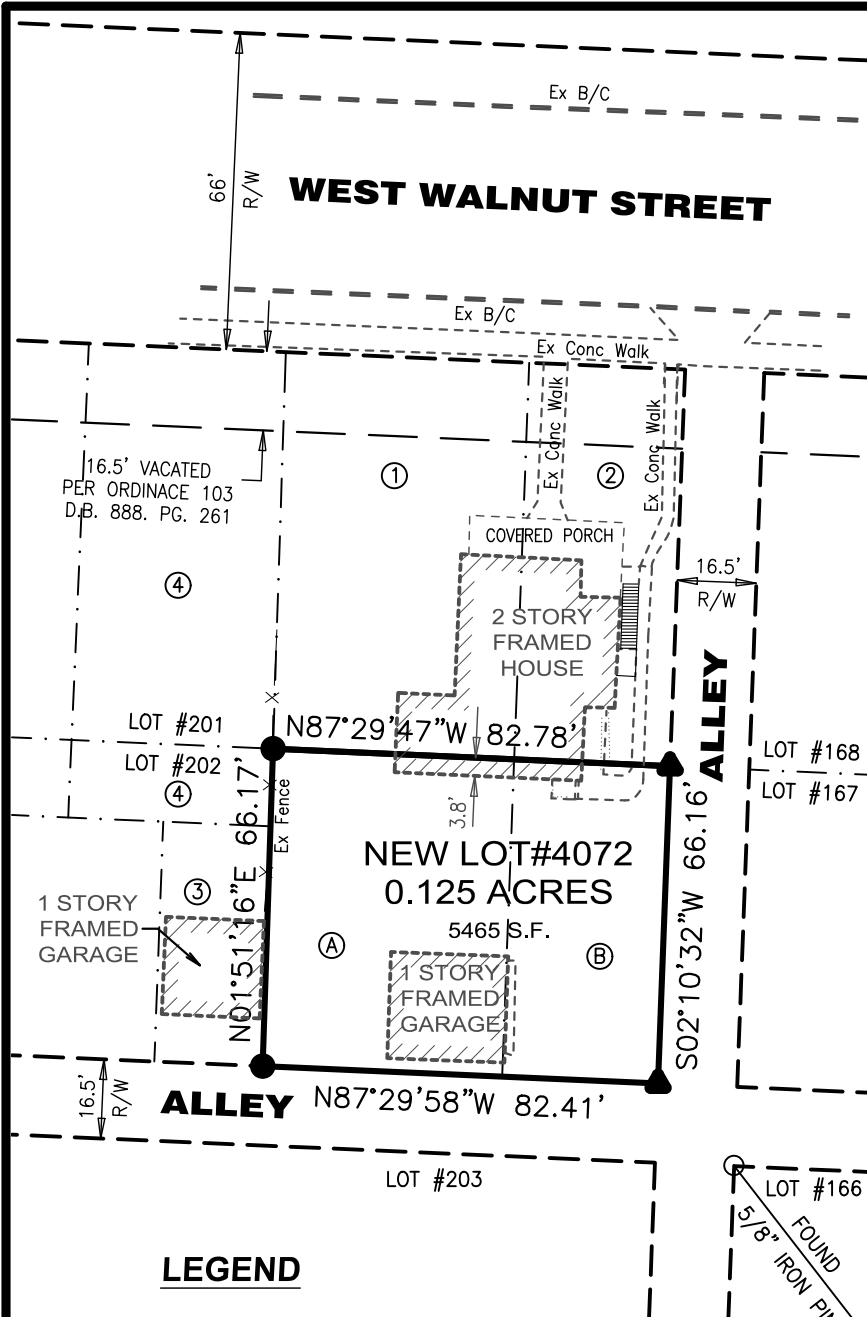
Please be advised that Scott Webb, Architect has permission to represent our interest with the City of Oxford's Board of Zoning Appeals regarding a Lot Consolidation at 219 West Walnut Street.

Thank you,

Signed: 
Clawson Properties II, LLC


Date:

Clawson Properties II, LLC
125 West Spring Street
Oxford, Ohio 45056
513-523-7263



Basis of Bearing:
State Plane NAD83 (2011)

0 40 60

SCALE: 1" = 40'

ADJOINERS

- ①
PART OF INLOTS #201 & #202
CLAWSON PROPERTIES II, LLC
TRACT VII, PARCEL II
O.R. 7577, PG. 1345
- ②
PART OF INLOTS #201 & #202
CLAWSON PROPERTIES II, LLC
TRACT VII, PARCEL I
O.R. 7577, PG. 1345
- ③
PART OF INLOTS #202
ANDREW MACGEE, TRUSTEE
TRACT II
O.R. 8421, PG. 398
- ④
PART OF INLOTS #201 & #202
ANDREW MACGEE, TRUSTEE
TRACT I
O.R. 8421, PG. 398

OWNERS

- Ⓐ
PART OF INLOTS #201 & #202
CLAWSON PROPERTIES II, LLC
TRACT VII, PARCEL II
O.R. 7577, PG. 1345
0.076 AC. (SURVEYED)
- Ⓑ
PART OF INLOTS #201 & #202
CLAWSON PROPERTIES II, LLC
TRACT VII, PARCEL I
O.R. 7577, PG. 1345
0.048 AC. (SURVEYED)

LEGEND

- Set 5/8" Diameter x 30" Long
Iron Pin Capped "Bayer Becker"
- ▲ Set MAG Nail
- Found 5/8" Iron Pin
(cap as noted)
- R/W - Ex Right of Way
- X — X — X — X —
Ex Farm Woven Fence

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A FIELD SURVEY MADE UNDER MY DIRECTION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO."

APPROVED BY THE OXFORD PLANNING COMMISSION THIS _____ DAY OF _____, 2021.

PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR

DAVID DOUGLAS SMITH DATE
PROFESSIONAL SURVEYOR #7121
IN THE STATE OF OHIO



THIS PLAT MADE PURSUANT TO SECTION 5713.16 OF THE OHIO REVISED CODE.

Drawing: 21-0136 CP	NEW LOT #4072 PART OF INLOT #202 CONGRESS LANDS WEST OF MIAMI RIVER SECTION 22, TOWN 5, RANGE 1 CITY OF OXFORD BUTLER COUNTY, OHIO
Scale: 1"=40'	
Drawn by: DDS	
Checked By: BRJ	
Issue Date: 07-28-21	LOT CONSOLIDATION

www.bayerbecker.com
318 S. College Avenue
Oxford, OH 45056 - 513.523.4270



Community Development Department
Planning Commission Action Letter
513-524-5204

October 8, 2021

Mr. Scott Webb
Scott Webb Architect
103 W. Walnut Street
Oxford, OH 45056

VIA EMAIL:
scott@scottwebbarchitect.com

*Revised-Condition added

PC-2021-28- MINOR AMENDMENT TO AN APPROVED CONDITIONAL USE, 801 S. Beech Street, Scott Webb, Applicant/Agent

Dear Mr. Webb:

We have reviewed your request to change the site configuration as described in your letter and plans dated August 25, 2021. The plan is to ***not construct*** a freestanding building on the current open parking area. This approval is conditioned upon landscaping, lighting and architectural requirements of the code being in compliance, to the extent possible, without causing relocation of building footprints. We determined this change to be a minor amendment to an approved Conditional Use, based upon the following criteria, per Section 1147.02 of the City of Oxford Planning and Zoning Code:

- (f) Changes to a Conditional Use.
 - (1) Minor Changes to an Approved Conditional Use. An operator of an approved Conditional Use may submit a written request for approval of changes to the site or operating conditions of the use.
 - A. Will not change the use.
 - B. The proposed construction is of a magnitude that will not substantially alter the appearance of the use from off of the site.
 - C. Will not substantially or detrimentally affect the provision of public services to the site or general vicinity.
 - D. Will not substantially or detrimentally increase potential demand on public or private utilities.
 - E. Is not of a scope, scale, or character that would cause a negative impact on adjoining properties and neighborhood.
 - F. Is not contrary to and in no way will diminish the intent of the originally approved permit.

If you have any questions or need additional information, please call 513-524-5204. We look forward to reviewing the demolition and building permit applications.

Sincerely,

Sam Perry, AICP
Director, Community Development

Corey Watt
Planning Commission Chair



Internal Use Only:

Case No.

PC-2021-28

Date Filed

8/26/2021

Minor Amendment Application

Application Type

Choose One *



Minor Amendment to Conditional Use



Minor Amendment to Final Planned Development

Applicant Information

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

Name *

Scott Webb, Architect

Mailing Address *

103 West Walnut Street

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number *

523-3838

Email Address

scott@scottwebbarchitect.com

Owner Information

Name *

Oxford Storage Solutions

Mailing Address *

801 South Beech Street

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number *

523-3566

Email Address

steve@oxfordstorageoh.com

Engineer/Surveyor Information

Name *

Bayer Becker Engineers & Surveyors

Mailing Address *

110 South College Ave

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number *

523-4270

Email Address

ettareed@bayerbecker.com

Location and Lot Information

Name of Subdivision *

Location of Property *

Legal Description *

Zoning District *

801 S Beech Street

Parcel #H4100106000167

GB

Total Area *

2.035

Acres

Submission Requirements and Documentation

To provide for clear documentation, any request for a minor amendment to an approved conditional use or final planned development must be submitted in writing on formal letterhead along with a complete application form. The letter must provide sufficient detail in describing the proposed change(s), as well as justification on how the change(s) meet all relevant decision criteria as specified below pertinent to the applicable case type. Staff may request the applicant to provide additional information per the normal required contents for Conditional Use and Final Planned Development applications, pursuant to Sections 1147.02 and 1145.05 respectively.

1147.02(f)(1) – Minor Changes to an approved Conditional Use.

An operator of an approved Conditional Use may submit a written request for approval of changes to the site or operating conditions of the use. The Zoning Administrator may administratively approve changes to a Conditional Use if such changes:

- A. Do not change the use.
- B. Are of a magnitude that will not substantially alter the appearance of the use from off of the site.
- C. Will not substantially or detrimentally affect the provision of public services to the site or general vicinity.
- D. Will not substantially or detrimentally increase potential demand on public or private utilities.
- E. Are not of a scope, scale, or character, that would cause a negative impact on adjoining properties and neighborhood.
- F. Are not contrary to and in no way diminish the intent of the originally approved permit. Administrative approvals shall be clearly documented and made part of the original Conditional Use permit on file.

1145.10(a) – Minor Changes to an Approved Final Planned Development.

The developer of an approved final planned development may submit a written request for approval of changes to the plan or development schedule. The Zoning Administrator and the Planning Commission Chair together may administratively approve changes to a planned development if such changes:

- 1. Do not change the use
- 2. Are of a magnitude that will not substantially alter the appearance of the development from off of the site
- 3. Will not substantially or detrimentally affect the provision of public services to the site or general vicinity
- 4. Will not substantially or detrimentally increase potential demand on public or private utilities
- 5. Are not of a scope, scale, or character, that would cause a negative impact on adjoining properties and neighborhood
- 6. Are not contrary to and in no way diminish the intent of the originally approved plan. Administrative approvals shall be clearly documented, made part of the original final planned development on file, and the details of any such changes shall be reported to the Planning Commission at its next regularly scheduled meeting.

Decision Process

Upon submittal, the Community Development Director and Planning Commission Chair will consider the requested amendment against the relevant decision criteria, and within 1-2 weeks determine whether to approve the application administratively or refer the case to the Planning Commission for a formal vote held during the next available regular meeting date. An unfavorable vote by the Planning Commission renders the proposed amendment a major change. Major changes to a Conditional Use or Final Planned Development require a new application in order to be considered for approval by City Council.

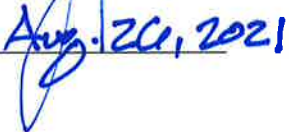
Fees & Receipt

The fee is \$150.00.

Sign and Date

Applicant Signature *

Date *

Submission Instructions

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

Send or drop off this application with required plans containing all required information as attachments and a check for fees 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.

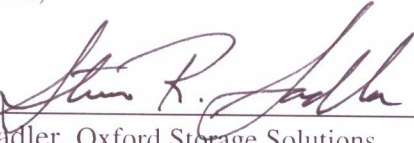
LETTER OF AGENCY

To Whom It May Concern:

Please be advised that Scott Webb, Architect has permission to represent our interest with the City of Oxford's Planning Commission & City Council regarding a Minor Amendment to an approved Conditional Use at Oxford Storage Solutions at 801 South Beech Street

Thank you,

Signed:


Steve Sadler, Oxford Storage Solutions

3/8/2021
Date:

Sam Perry, Community Development Director
City of Oxford
Municipal Building
15 South College Avenue
Oxford, Ohio 45056



SCOTT
WEBB

A R C H I T E C T

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

www.scottwebbarchitect.com

Re: Proposed Change to an Approved Conditional Use
Oxford Storage Solutions
Central & South Beech Streets

August 25, 2021

Mr. Perry,

Since last modifying the approved conditional use in 2018, my clients have continued to refine their business plan and have spent some time investigating the history of the buildings and site that remain. During construction of the units along South Beech Street and the installation of the gate and perimeter fencing, uncompacted fill was discovered. Reaching out to the Pulley family and the EPA regarding the cleanup, the extent of the fill was discovered; the entire parking lot is nearly 15' of uncompacted fill, making it effectively unbuildable.

The last revision called for the removal of the original office building, and the construction of a new storage building in the center of the former parking lot. Discovery of the uncompacted fill has rendered this impossible.

The only area of the site that was not excavated during the cleanup was the area to the rear of the site where a new building was approved during the 2018 modification to the approved conditional use, and where the original office building now stands.

Further investigation of the existing building followed, considering whether it could be adapted to a storage use. Constructed partially of wood, having been added to and modified multiple times, and with a multitude of floor levels, it is simply not adaptable.

Previous concepts looked at the opportunity to construct a new building in its place. Based on our meetings and zoning review, the replacement building would have to respect the 35' setback required along Central Avenue, reducing its overall area.

The modification proposed herein represents the demolition of the office with the square footage being replaced with an extension of the rear building that was approved in 2018 instead as shown in the attached drawings.

The result of this modification will be a slight reduction in overall building area from the last approved modification and will provide some indoor storage and some with exterior access as was previously approved. The revision from all exterior to a combination is the result of the limited land area and the location available for construction

The attached pictures show the extent of the excavation that was part of the voluntary cleanup of the site. As the previous owners were not expecting to ever build on the site again, the excavation was not filled meeting compaction standards for construction. The subsurface is stable for the parking lot it is currently used for, but not for new construction.

Since first submitting this in April of this year, Bayer Becker Engineers & Surveyors have submitted drawings to the Engineering & Fire Departments and incorporated their comments into the engineered site drawings.

Additionally, the April drawings have been modified to reflect the relocation of the rear building 2'-0" inside the property line instead of the zero-lot line configuration originally shown.

Finally, the building faces along this property line and facing Central Avenue will be provided with sealed, split-faced concrete block, to deter graffiti and present a more finished and permanent look to the public faces of the building.

Based on the decision standards as addressed below, we feel this could be approved as a Minor Change to an Approved Planned Development as follows:

1147.02(f) Changes to an Approved Conditional Use

The definition of a Minor Change to an approved conditional use is clearly outlined in this chapter of the Zoning Code, with decisions standards addressed as follows:

(1) Does not change the Use

No change of use is proposed in the requested modification. The original conditional use approval and approved minor revision called for a combination of indoor and outdoor storage in various buildings on the site. The proposal at hand is a relocation of these functions based on site conditions.

(2) Are of a magnitude that will not substantially alter the appearance of development from off of the site

The original approved Site Plan showed the existing office building remaining. The 2018 Minor change showed the building being removed and a new building located in the center of the former parking lot. The revision at hand is a hybrid solution, placing a new building in the originally approved location, but made smaller to allow for better access for emergency vehicles to Central Avenue.

(3) Will not substantially or detrimentally affect the provision of public services to the site or general vicinity

The proposed minor changes will improve the provision of public services, improving access to the emergency access from Central Avenue,

(4) Will not substantially or detrimentally increase potential demand on public or private utilities.

The proposed minor changes will not change the provision of public utilities.

(5) Are not of a scope, scale, or character, that would cause a negative impact on adjoining properties or the neighborhood.

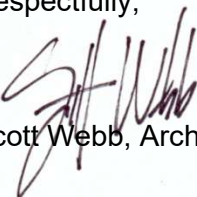
Changing the location and mix of storage solutions will not cause a negative impact on the surrounding neighbors. All functions remain inside the perimeter fence.

(6) Are not contrary to and in no way diminish the intent of the originally approved plan.

As this building merely changes the mix of storage solutions, the street facades either remain as approved or are improved by the change.

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

Respectfully,



Scott Webb, Architect



Excavation of parking lot, west face of original office building.

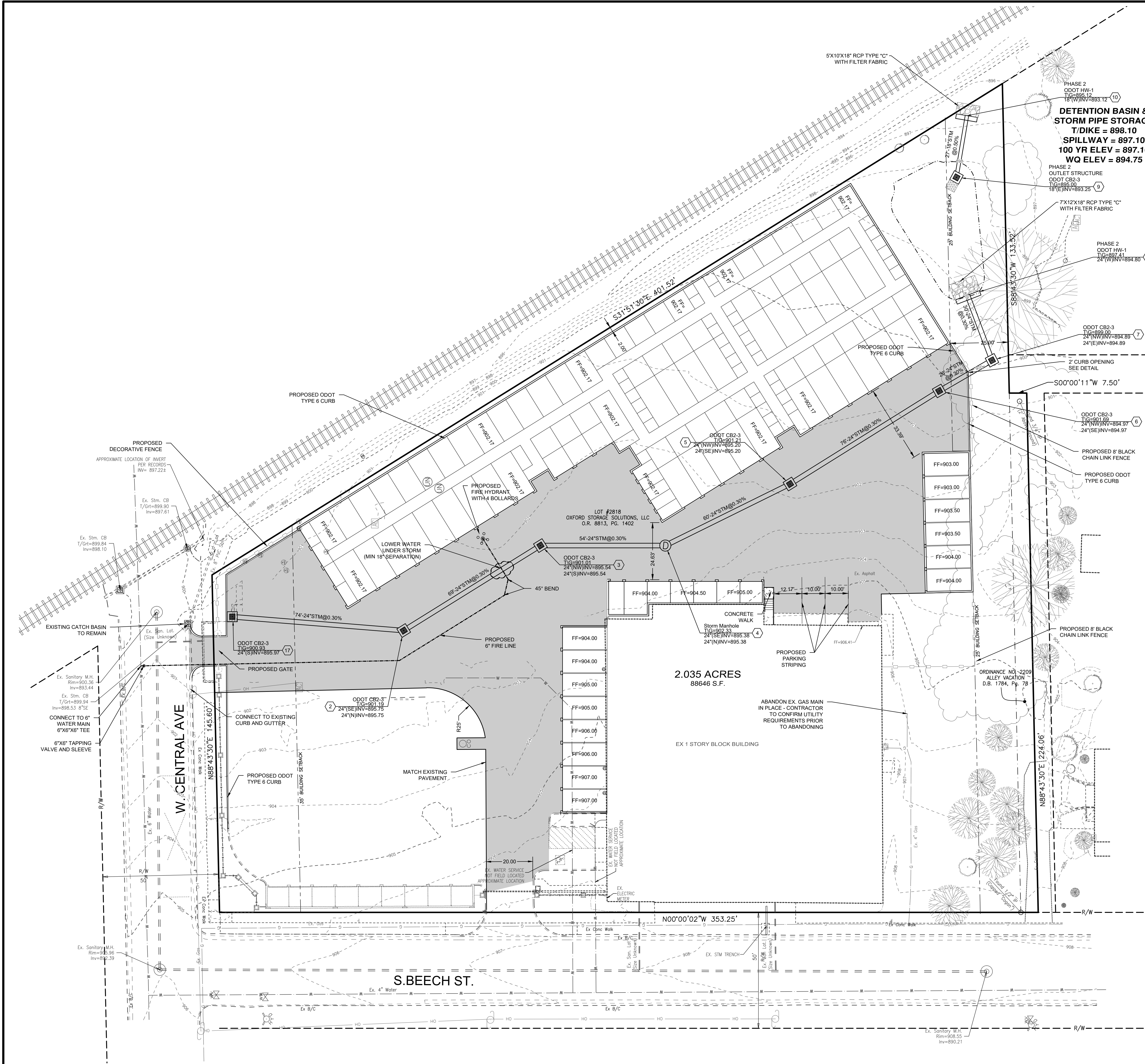




Excavation of parking lot, west face of original office building.

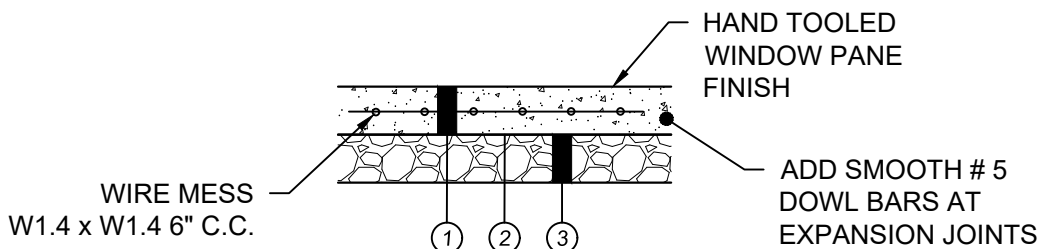


Partial collapse of east face of connector building during east lot excavation



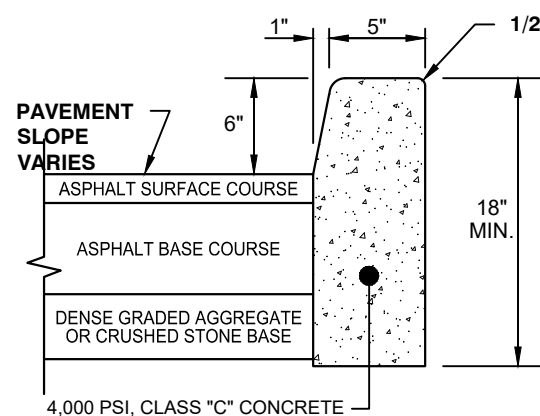
ASPHALT PAVEMENT SECTION

- NOT TO SCALE
- ITEM 448 - 1-1/2" SURFACE COURSE TYPE 1, PG. 64-22
 - ITEM 407 - TACK COAT, TO BE APPLIED AT A RATE OF 0.05 GAL. PER SQ. YD.
 - ITEM 448 - 2 1/2" INTERMEDIATE COURSE TYPE 1, PG. 64-22
 - ITEM 304 - 8" AGGREGATE BASE
 - ITEM 204 - SUBGRADE COMPACTION

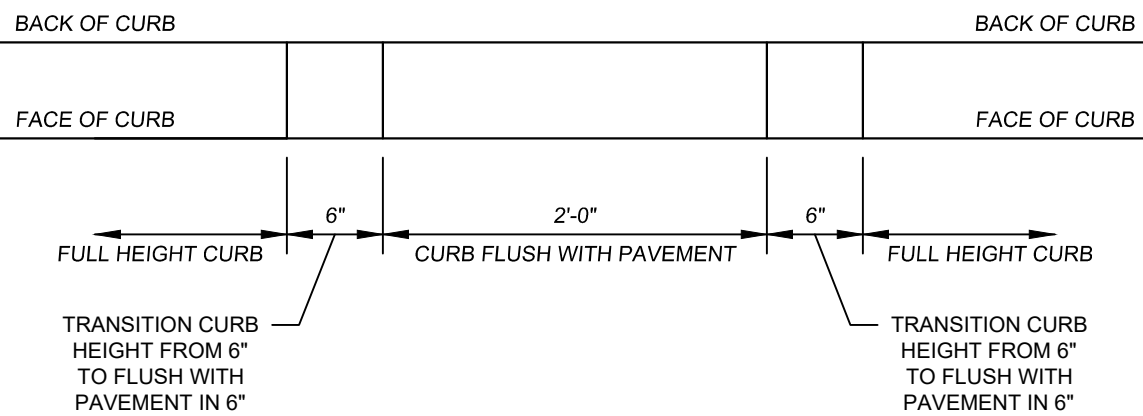


TYPICAL SIDEWALK DETAIL

- NOT TO SCALE
- ITEM 452 - 4" 4,000 PSI, CLASS "C" CONCRETE
 - ITEM 304 - 4" AGGREGATE BASE
 - ITEM 204 - SUBGRADE COMPACTION

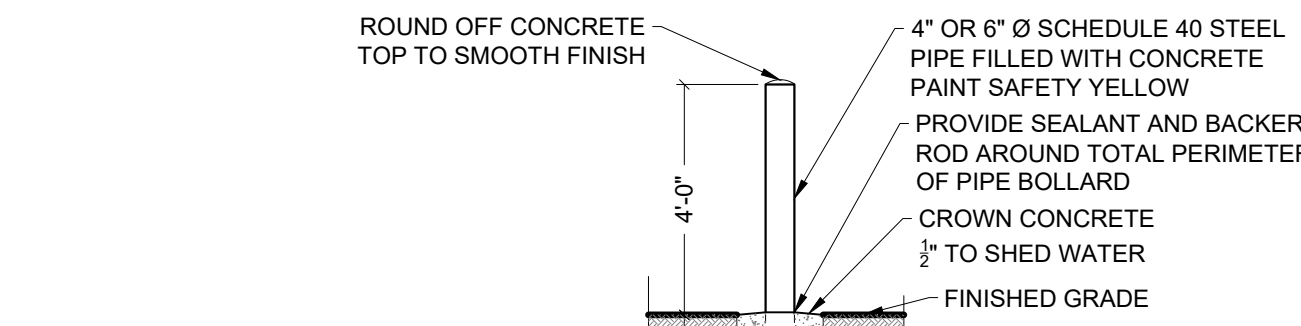


STANDARD HEADER CURB



2' CURB OPENING

NOT TO SCALE



BOLLARD DETAIL

NOT TO SCALE

SITE PLAN LEGEND

- PROPOSED CONCRETE WALK
- PROPOSED ASPHALT PAVEMENT

SITE LAYOUT NOTES

- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) "CONSTRUCTION AND MATERIAL SPECIFICATIONS," AND PROJECT SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD APPLIES.
- WHERE CONNECTING TO EXISTING ASPHALT PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING EDGE OF PAVEMENT TO PROVIDE A CLEAN EDGE. ITEM 407 TACK COAT SHALL BE APPLIED TO THE ENTIRE CUT FACE OF THE EXISTING PAVEMENT PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT.
- ADDITIONAL PAVEMENT/CURB WORK DUE TO EXTENTS OF DEMO OR REWORK SHALL BE INCLUDED AS PART OF THE CONTRACTORS SCOPE OF WORK.



Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

Date	Chk:	Item	Revision Description
6-03-21	AMB	1	REVISED PER CLIENT REQUEST

OXFORD STORAGE SOLUTIONS

LOT #2818
801 S. BEECH STREET
CITY OF OXFORD
BUTLER COUNTY, OHIO

SITE & UTILITY PLAN

www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 15-0078 CD02

Drawn by: GJK

Checked by:

Issue Date: 01-03-19

Sheet:

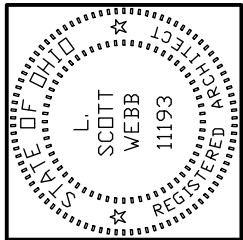
C2.0



2018 APPROVED SITE



PROPOSED NEW SITE PLAN





SCOTT
WEBB

ARCHITECT

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838
www.scottwebbarchitect.com

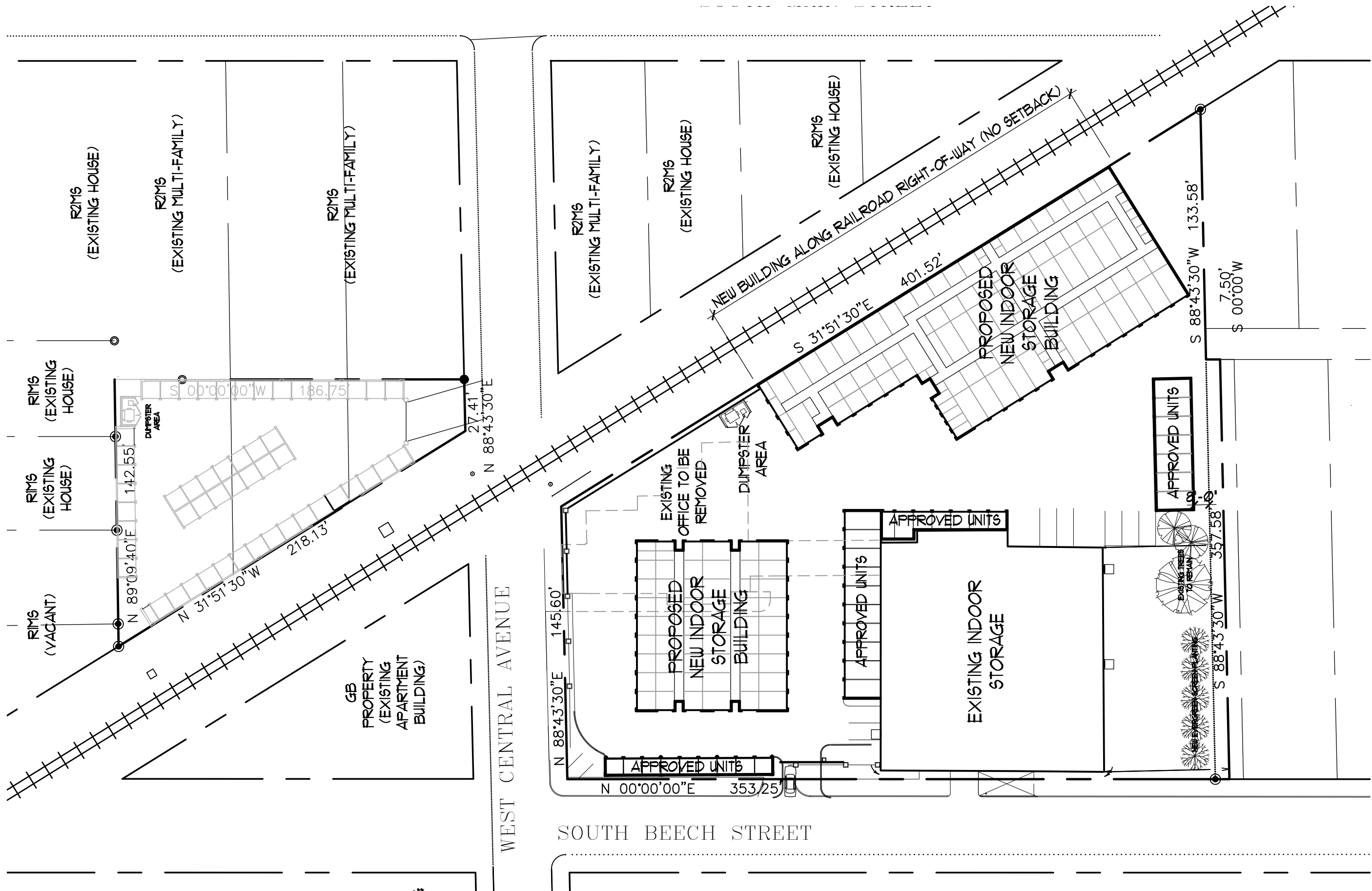
PROPOSED CHANGE TO AN
APPROVED PLANNED DEVELOPMENT

Oxford Storage Solutions

801 SOUTH BEECH STREET
OXFORD, OHIO 45056

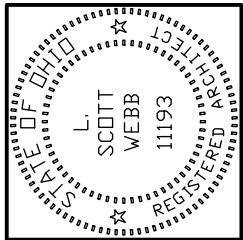
DATE	
August 25, 2021	
REVISIONS	

A=3



APPROVED SITE PLAN

1" = 60'-0"

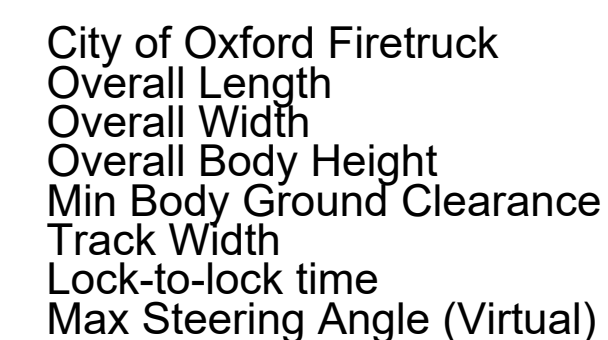
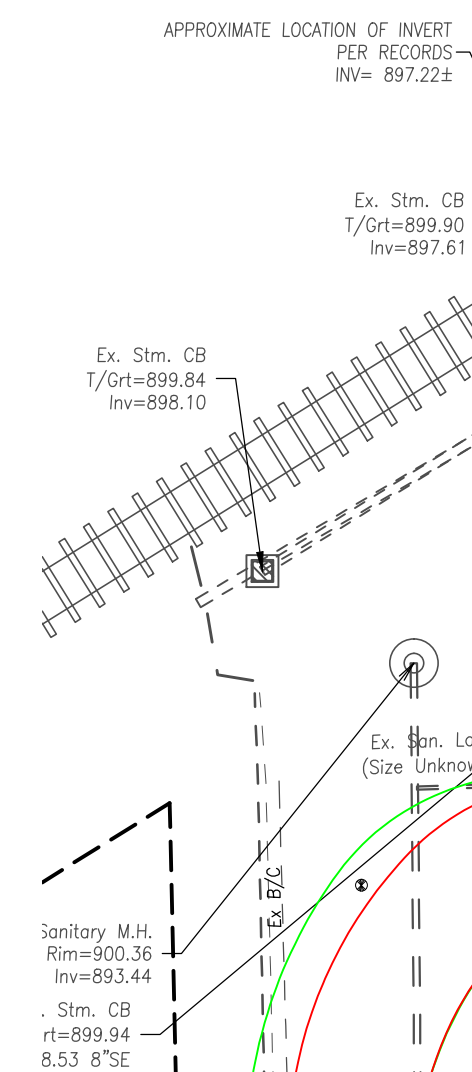


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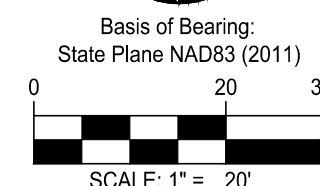
APPROVED PLANNED DEVELOPMENT
Oxford Storage Solutions
801 SOUTH BEECH STREET
OXFORD, OHIO 45056

DATE	
June 29, 2018	
REVISIONS	

A-2



41.330ft
8.000ft
10.432ft
0.862ft
8.000ft
6.00s
32.10°



LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

AT