The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS

Board of Zoning Appeals Staff Reports 2019

Monday, November 18, 2019
7:00 P.M.
City Hall Forum

Agenda
Board of Zoning Appeals
Springfield, Ohio
Monday, November 18, 2019
City Hall Forum – 7:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Approval of October 21, 2019 Meeting Minutes** — ACTION

4. **Swearing In of Witnesses** — ACTION

5. **Case #19-A-27** — DISCUSSION & ACTION
   Request from Adriel Harris for a conditional use permit for a community center (community garden) at 1020 W Perrin Ave. in a RS-5, Low-Density, Single-Family Residence District

6. **Case #19-A-30** — DISCUSSION & ACTION
   Request from the Ron Lowe for a conditional use permit to re-establish a non-conforming automobile sales use at 400 W High St. in a CN-2, Neighborhood Commercial District

7. **Case #19-A-31** — DISCUSSION & ACTION
   Request from Gwen Keller for a conditional use permit for an automobile oriented use for automobile sales at 1843 S Limestone St. in a CC-2, Community Commercial District

8. **Case #19-A-32** — DISCUSSION & ACTION
   Request from Jack Sayers for a variance from Chapter 1155.06 for a digital dynamic display sign at 2101 E Home Rd. in a CC-2, Community Commercial District

9. **Case #19-A-33** — DISCUSSION & ACTION
   Request from Stonewood Apartments for a conditional use permit for an automobile oriented use for a car wash at 2531 E Main St. in a CC-2, Community Commercial District

10. **Approve 2020 Board Calendar** — DISCUSSION & ACTION

11. **Board Comments** — DISCUSSION

12. **Staff Comments** — DISCUSSION

13. **Adjournment** — ACTION

2019 Board of Zoning Appeals Call to Order: Roll Call

Name	Term Expiration
Matthew Ryan	07/05/2020
Mark Brown	03/13/2021
James Burkhardt	03/31/2021
Rhonda Zimmers	01/06/2022
Dori Gaier	05/11/2022
Denise Williams	08/02/2022
4 QUORUM	

BOARD OF ZONING APPEALS
Springfield, Ohio
Monday, October 21, 2019
7:00 P.M.
City Forum, City Hall

Meeting Minutes
(Summary format)

Chairperson Dori Gaier called the meeting to order at 7:00 P.M.

MEMBERS PRESENT: Mr. Mark Brown, Mr. James Burkhardt, Ms. Rhonda Zimmers, Mr. Mathew Ryan, Ms. Denise Williams and Ms. Dori Gaier.

MEMBERS ABSENT: None.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator
Cheyenne Pinkerman, Community Development Specialist.

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SUBJECT: Approval September 16, 2019 meeting minutes.

Ms. Gaier asked if the Board had any corrections or additions to add to the minutes.

Hearing none, Ms. Gaier asked the Board members to voice yes if they were in favor of approving the minutes. Members voiced yes.

Ms. Gaier asked if any opposed to voice nay. Hearing none, Ms. Gaier stated the minutes stand approved.

Case #19-A-27 Request from Adriel Harris for a conditional use permit for a community center (community garden) at 1020 W Perrin Ave. in a RS-5, Low-Density, Single-Family Residence District

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

Mr. Thompson gave the staff report.

The applicant seeks a conditional use permit to establish a community garden. The applicant included a layout of how the garden plots would be organized. The applicant also plans to repair the building to use it to store gardening equipment. Staff did receive multiple letters of opposition to this from surrounding neighbors.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

(1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: *It would not.*

(2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: *Yes.*

(3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: *Yes.*

(4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: *Yes. The applicant stated the existing building would be repaired.*

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

Staff Comment: *Yes.*

(6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: *It will not.*

(7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: *Yes.*

STAFF RECOMMENDATION:

Approval of the conditional use permit.

Ms. Gaier asked if the Board had any questions for Mr. Thompson.

Ms. Zimmers asked if the applicant was present.

Ms. Gaier asked how many neighbors called to complain verse the number of letters in the packet.

Mr. Thompson stated he received one phone call.

Ms. Gaier asked if the caller was the author of the letter.

Mr. Thompson stated that was correct.

Ms. Gaier asked how often there had been formal typed letters signed by neighbors submitted to the board.

Mr. Thompson stated that he does not remember any typed letters, they are usually hand written.

Ms. Gaier stated her concern was how many neighbors actually read the letter before they signed it.

Ms. Zimmers asked if there had been any police reports that the neighbors were complaining about with the parking issues and drug use.

Mr. Thompson stated there were none. Mr. Thompson explained one of the staff members that reviews the cases would be the police chief and he did not have any objections. Mr. Thompson stated in previous cases the police chief would let him know of any activity on the property.

Ms. Zimmers questioned where the author of the letter lived in proximity to the property.

Mr. Thompson stated that the caller and the author of the letter was Mr. Rick Meade and lives almost directly across the street.

Ms. Zimmers asked if the applicant had experience with a community garden.

Mr. Thompson stated the applicant had been involved with the Jefferson Street Oasis that had been very successful. Mr. Thompson stated the Jefferson Street Oasis was very well maintained.

Mr. Thompson stated the applicant explained she got involved with the community gardens to learn and hoped to bring the community gardens to a different neighborhood.

Ms. Zimmers asked if the applicant lived near the lot.

Mr. Thompson explained the applicant lives a few blocks west of the location.

Mr. Ryan asked if the applicant owned the property.

Mr. Thompson stated she was the owner. Mr. Thompson explained that the case actually started in Code Enforcement. There was a repair or demolish order for the garage on the property. Mr. Thompson stated the applicant explained that she wanted to fix the garage and start a community garden on the property. Mr. Thompson stated that he explained that she need to go in front of the City Plan Board as her first step.

Mr. Burkhardt asked if the board could require the accessory structure be fixed as part of their motion.

Mr. Thompson stated yes.

Ms. Zimmers asked if the applicant was the owner.

Mr. Thompson stated that was correct.

Ms. Gaier asked if the applicant had already been notified that she needed to repair the building and if the board needed to add that as a condition.

Mr. Thompson stated that was correct but suggested that the board add that due to the length of time it had taken to get to the point that were at.

Ms. Zimmers asked the applicant would run the property in a way that would be appeasing to the rest of the community.

Mr. Thompson stated if she follows the example that the Jefferson Street Oasis then he would say yes and it would be an asset to the community.

Ms. Gaier asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing no further discussion, Ms. Gaier asked if there was a motion to close the public hearing.

MOTION: Ms. Williams made a motion to close the public hearing. Seconded by Ms. Zimmers. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #19-A-27.

MOTION: Motion by Mr. Burkhardt to approve Case #19-A-27 Request from Adriel Harris for a conditional use permit for a community center (community garden) at 1020 W Perrin Ave. in a RS-5, Low-Density, Single-Family Residence District with a condition that the accessory structure be repaired prior to the gardens being planted. Seconded by Ms. Williams.

Hearing no further discussion or questions, the Board determined the following findings of facts:
1. Strong opposition
2. A community garden would help improve the lot and the building.

Board members decided they were unclear on some facts and felt they needed to reopen the case.

MOTION: Mr. Ryan made a motion to reopen the public hearing. Seconded by Mr. Burkhardt. Approval by voice vote.

Ms. Gaier stated that the public hearing was now open.

Ms. Zimmers asked what kind of information was received in the mail about the case.

Mr. Thompson stated that the information that was on the agenda was sent the neighbors.

Ms. Zimmers stated the wording on the agenda could have been misleading because it stated a community center which is different than a community garden.

Mr. Thompson stated that was possible.

Ms. Williams stated she was confused and thought a community center was going in. Ms. Williams asked what the difference was between community center and community garden.

Mr. Thompson stated nothing per say and explained habitat for humanity wanted to start a community garden at Linden Ave. and Rice St. Mr. Thompson stated the law director said a community garden use could fall under the community center definition. Mr. Thompson stated that's how it's been interpreted ever since.

Mr. Burkhardt stated that made sense.

Ms. Williams stated it was still confusing to her to read.

Ms. Zimmers explained that the gardens would be for the community.

Mr. Ryan asked if Mr. Meade was made aware of the community garden and not thinking that it was a community center.

Mr. Thompson stated that he was told about it being a community garden and still opposed.

Ms. Williams asked if the opposition and the applicant could be present at the meeting if they tabled the case until the following month.

Ms. Gaier stated that Mr. Meade was invested into that neighborhood and would like to hear why he is opposed to the community garden.

Mr. Ryan asked the back ground on how code enforcement got involved with the garage.

Mr. Thompson explained code enforcement had been proactive in the area. Mr. Thompson explained the whole could be seen from public right of way and was not received as a complaint.

Ms. Zimmers asked how long the applicant had owned the property.

Mr. Thompson stated that he was unsure but the auditor's website would have that information.

Ms. Zimmers stated she was curious why she hadn't made the repairs to the structure if she had owned the property for a while. Ms. Zimmers questioned if the code enforcement sending her a letter prompted her to turn the lot into a community garden or if she had the plan in place prior to the letter being sent.

Mr. Thompson stated he was unsure.

Mr. Ryan asked if code enforcement gave her the option to repair the structure.

Mr. Thompson stated that code enforcement gave her the option. Mr. Thompson explained each repair or demolish order gives the property owner a 30 day compliance letter to decide if they want to repair or demolish. Mr. Thompson explained from that point code enforcement would work the owner on a timeline to repair or demolish the structure. Mr. Thompson stated he explained to the applicant the process and she explained her plan to fix the structure to use for storage for the community garden.

MOTION: Motion by Mr. Ryan to close the public hearing. Seconded by Mr. Brown.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #19-A-27.

Board members amended the previous motion.

MOTION: Motion by Mr. Burkhardt to table discussion until applicant and opposing parties could be present. Seconded by Mr. Ryan.

YAYS: Mr. Ryan, Mr. Brown, Mr. Burkhardt, Ms. Zimmers, Ms. Williams and Ms. Gaier
NAYS: None

Motion Approved 6 to 0.

Case #19-A-28 Request from the City of Springfield for a variance from Chapter 1152.02 to allow a storage shed placed closer than five feet to a property line at 735 W Pleasant St. in a RS-8, Medium-Density, Single-Family Residence District.

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

Mr. Thompson gave the staff report.

The applicant is requesting a variance from Chapter 1152.02 to construct a 10' x 20' shed two feet from a property line. Chapter 1152.02 states "In R districts, an accessory building shall not be located closer than five (5) feet to a rear or side lot line." This variance is for a 60% reduction in the required setback. The lot is limited in available area for additional storage that would meet the setback requirement while also not interfering with the fire station operations.

<u>ANALYSIS for Variance:</u>

The Board may grant a variance only where there exists a "practical difficulty" as defined by the courts in Ohio in established case law. The Ohio Supreme Court's decision in Kisil v. City of Sandusky, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between "use" and "area variances." Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme Court established that a practical difficulty must exist before an area variance can be granted.

Then subsequent to this case, in Duncan v. Village of Middlefield, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

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

Staff Comment: *Yes.*

2. Whether the variance is substantial;

Staff Comment: *Yes, it is a 60% reduction in the required setback. However, there is a substantial hardship locating this anywhere else on the property while also meeting setbacks.*

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

Staff Comment: *No.*

4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: *No.*

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: *Unknown.*

6. Whether the property owner's predicament can be obviated through some method other than a variance; or

Staff Comment: *No.*

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

Staff Comment: Yes.

STAFF RECOMMENDATION:

Approval for a variance from Chapter 1152.02 to permit a shed closer than five feet to a property line.

Ms. Gaier asked if the Board had any questions for Mr. Thompson.

Ms. Zimmers asked if there was any opposition.

Mr. Thompson stated there was no opposition.

Ms. Gaier asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing no further discussion, Ms. Gaier asked if there was a motion to close the public hearing.

MOTION: Mr. Burkhardt made a motion to close the public hearing. Seconded by Ms. Williams. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #19-A-28.

MOTION: Motion by Mr. Ryan to approve Case #19-A-28, request from the City of Springfield for a variance from Chapter 1152.02 to allow a storage shed placed closer than five feet to a property line at 735 W Pleasant St. in a RS-8, Medium-Density, Single-Family Residence District. Seconded by Mr. Brown.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. There is no opposition.
2. The property will be well maintained.
3. It is a good use.

YAYS: Mr. Ryan, Mr. Brown, Mr. Burkhardt, Ms. Zimmers, Ms. Williams and Ms. Gaier
NAYS: None

Motion Disapproved 6 to 0.

Case #19-A-29 Request from Diedre Koik for a conditional use permit for a self-storage facility at 545 E Leffel Ln. in a CC-2, Community Commercial District

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

Mr. Thompson gave the staff report.

The applicant seeks a conditional use permit to establish a self-storage facility. The property was rezoned in 2019. It is currently undeveloped.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

(1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: *It would not.*

(2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: *Yes.*

(3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: *Yes.*

(4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: *Yes.*

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

Staff Comment: *Yes.*

(6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: *It will not.*

(7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: *Yes.*

STAFF RECOMMENDATION:

Approval of the conditional use permit.

Ms. Gaier asked if the Board had any questions for Mr. Thompson. Hearing none, Ms. Gaier asked if the applicant or the applicant's agent wished to speak.

Mr. John Spencer, Attorney for the applicant, stated he had nothing to add but would be happy to answer questions.

Ms. Gaier asked if the board had any questions for Mr. Spencer. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing no further discussion, Ms. Gaier asked if there was a motion to close the public hearing.

MOTION: Ms. Zimmers made a motion to close the public hearing. Seconded by Mr. Brown. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #19-A-29.

MOTION: Motion by Mr. Brown to approve Case #19-A-29, request from Diedre Koik for a conditional use permit for a self-storage facility at 545 E Leffel Ln. in a CC-2, Community Commercial District. Seconded by Mr. Burkhardt.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. There is no opposition.
2. It is a conditional use.
3. It fits the area.

YAYS: Mr. Ryan, Mr. Brown, Mr. Burkhardt, Ms. Zimmers, Ms. Williams and Ms. Gaier
NAYS: None

Motion Disapproved 6 to 0.

Board Comments: None.

Staff Comments: None.

Subject: Adjournment

Ms. Williams made a motion to adjourn the meeting. Seconded by Ms. Zimmers.

Ms. Gaier adjourned the meeting at 7:40 pm.

_____
Ms. Dori Gaier, Chairperson
Ms. Denise Williams, Vice-Chairperson

Agenda Item # 5

Case #19-A-27

Conditional Use

STAFF REPORT

TO: Board of Zoning Appeals DATE: October 16, 2019

PREPARED BY: Stephen Thompson SUBJECT: Case #19-A-27

GENERAL INFORMATION:

Applicant:	Adriel Harris, 1308 W Perrin Ave., Springfield, OH 45506
Owner:	Adriel Harris, 1308 W Perrin Ave., Springfield, OH 45506
Purpose:	For a conditional use permit – Community Center – Community Garden
Location:	1020 W Perrin Ave
Size:	0.16 acre
Existing Land Use and Zoning:	Vacant, zoned RS-5
Surrounding Land Use and Zoning:	North: Residential, RS-5 East: Residential, RS-5 South: Residential, RS-5 West: Residential, RS-5
Applicable Regulations:	Chapter 1172.05 Board of Zoning Appeals: Conditional Uses Chapter 1117.04 Conditional Uses
File Date:	September 19, 2019

BACKGROUND:

The applicant seeks a conditional use permit to establish a community garden. The applicant included a layout of how the garden plots would be organized. The applicant also plans to repair the building to use it to store gardening equipment. Staff did receive multiple letters of opposition to this from surrounding neighbors.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and

shall find adequate evidence showing that the proposed conditional use at the proposed location:

(1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: *It would not.*

(2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: *Yes.*

(3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: *Yes.*

(4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: *Yes. The applicant stated the existing building would be repaired.*

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

Staff Comment: *Yes.*

(6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: *It will not.*

(7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: Yes.

STAFF RECOMMENDATION:

Approval of the conditional use permit.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

Opposing Community Garden Petition

10/11/2019

At this point in time we the neighbors at or around 1020 W Perrin Ave in a
R-S -5 low density , single family residential district do not feel that (Community
Garden) would benefit the residents in the area

1, All summer long the parking in this location has been a problem just for the people that live there.

Having additional cars trying to park in this area would be very problematic

2, This summer and in the past there has been issues of drug activity, violence , gun play and so forth
We feel these issues alone is enough to oppose the placing of a community garden in this location

As residence at this location we will appreciate your support opposing the community
Garden at this time

Thank You

Rick Moad

Opposing Community Garden Petition

10/11/2019

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Thank You
Rueben Meade

Opposing Community Garden Petition

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Brandi Meade

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Opposing Community Garden Petition

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Thank You

Kristin Cantor
1024 W. Perrin Ave

Opposing Community Garden Petition

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Thank You

Bob Blackburn
1031 W Perrin Ave

Opposing Community Garden Petition

10/11/2019

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Thank You

Kim M. Meade
1023 W. Perrin AVE.
Spfld. OH 45506

Opposing Community Garden Petition

10/11/2019

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Thank You

Jodie Lyons

Opposing Community Garden Petition

10/11/2019

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Thank You

Claudette A West

1014 W. Perrin ave

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY
Case #: 19-83
Date Received: 9-19-19
Received by: JLS
Application Fee: $ 285.00
Review Type:
☐ Admin ☐CPB ☑BZA

19-A-207

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary)*:
Conditional Use - Community Garden

2. Address of Subject Property: 1020 W Perrin Ave

3. Parcel ID Number(s): _____

4. Full legal description attached? ☐ yes ☐ no

5. Size of subject property: _____

6. Current Use of Property: _____

7. Current Zoning of Property: _____

B. APPLICANT

1. Applicant's Status *(attach proof of ownership or agent authorization)* ☑ Owner

☐ Agent *(agent authorization required)* ☐ Tenant *(agent authorization required)*

2. Name of Applicant(s) or Contact Person(s): Adriel Harris

Title: _____

Company (if applicable): _____

Mailing address: 1308 W Perrin Ave

City: Springfield State: OH ZIP: 45506

Telephone: (937) 360-3049 Fax: ( ) _____

Email adrielh32@outlook.com

3. If the applicant is agent for the property owner:
Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Adiel Harris
Signature of Applicant

_____
Signature of Co-applicant

Adriel Harris
Typed or printed name and title of applicant

_____
Typed or printed name of co-applicant

State of Ohio
County of Clark

The foregoing instrument was acknowledged before me this 19 day of Sept., 2019

by Adriel Harris (name of person acknowledged).

(seal)

NOTARY PUBLIC STATE OF OHIO

SARAH A. GILLIS
Notary Public, State of Ohio
My Comm. Expires July 23, 2022

Sarah A. Gillis
Notary Public Signature

My commission expires: _____

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: _____

Property address: 1020 W Perrin Ave, Springfield OH, 45506

Requested Action:
- ✓ Conditional Use
- ____ Interpretation of the Zoning Code or Map
- ____ Change of a Nonconforming Use
- ____ Other

Section of the Zoning code applicable: _____

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

Start a community Garden

Please include the following exhibits:

Exhibit A

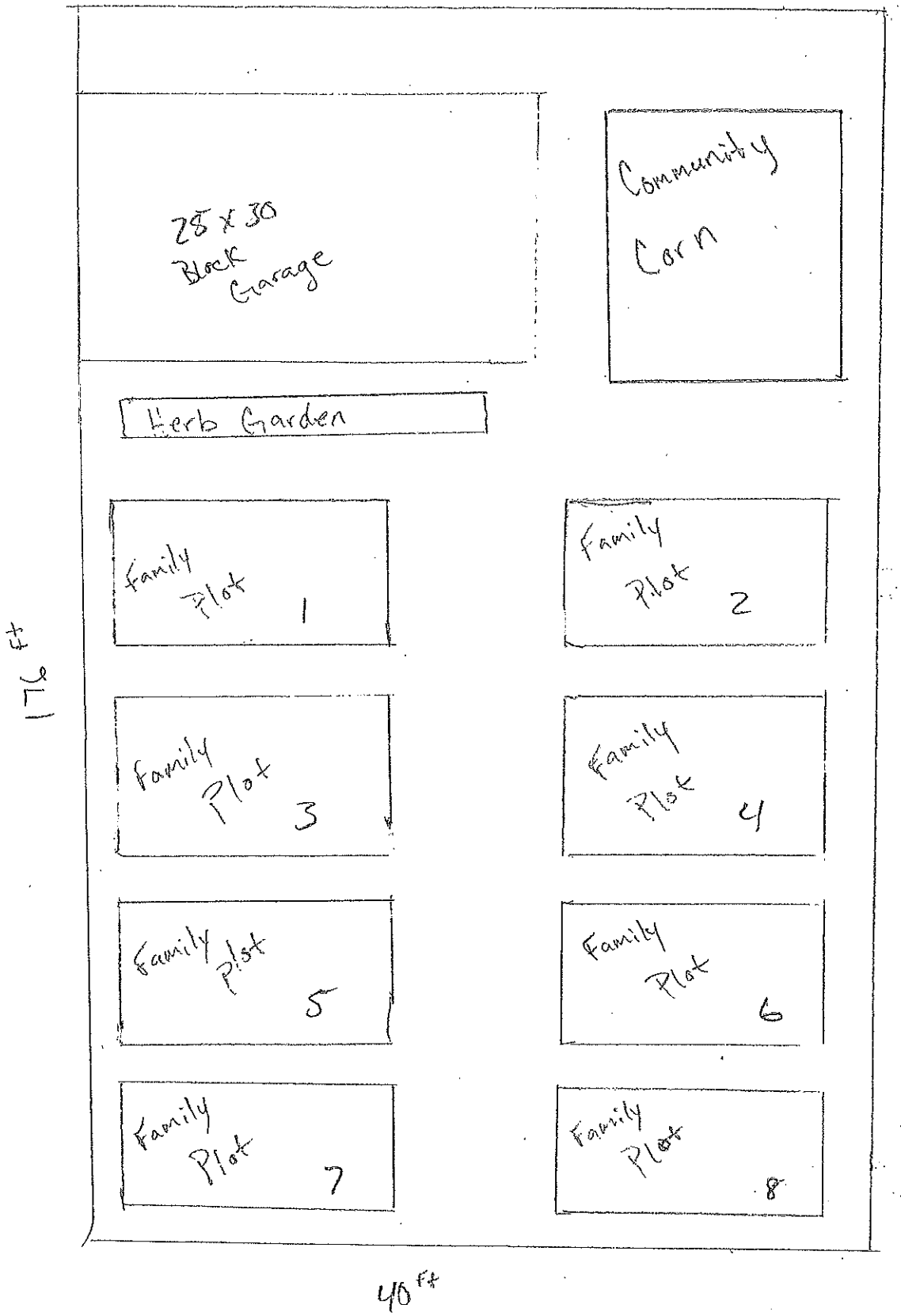
A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific. Use the space that follows (attach additional pages if necessary).

I would like to help bring awareness to my community on eating healthy and the health benifits that come with it one garden at a time.

Signature: Adrie Jones 9-16-19
Applicant Date

Please Print Name: Adrie Jones


25 x 30
Block
Garage
Community
Corn
Herb Garden
Family
Plot
1
Family
Plot
2
Family
Plot
3
Family
Plot
4
Family
Plot
5
Family
Plot
6
Family
Plot
7
Family
Plot
8
40 ft
40 ft

CANTER KRISTIN ANN	PO BOX 1282	SPRINGFIELD, OH 45501
CANTER KRISTIN ANN	PO BOX 1282	SPRINGFIELD, OH 45501
ENOCH WILLIAM L	732 S WITTENBERG AVE	SPRINGFIELD, OH 45506
GRAY JANICE	1114 W PERRIN AVE	SPRINGFIELD, OH 45506
HALL DOSS & MARY L TRUSTEES	2742 SEYMOUR LN	SPRINGFIELD, OH 45503
HARRISON LEE O	1267 S WESTERN AVE	SPRINGFIELD, OH 45506
JENKS BRIAN	2995 ARTHUR RD	SPRINGFIELD, OH 45502
JONES ADRIEL B & BOBBIE L	1308 W PERRIN AVE	SPRINGFIELD, OH 45506
JONES BOBBIE	1417 HAMMOCK WAY	LANCASTER, PA 17601
KNISLEY TIMOTHY P & LISA A	1091 W PERRIN AVE	SPRINGFIELD, OH 45506
LEWIS TENA A	1261 BELL AVE	SPRINGFIELD, OH 45504
LIPPENCOTT SCOTT	234 N LIGHT ST	SPRINGFIELD, OH 45504
LOOKABAUGH CYNTHIA JO	PO BOX 1282	SPRINGFIELD, OH 45501
MATNEY CAROL	1245 S WESTERN AVE	SPRINGFIELD, OH 45506
MC NEIL DOROTHY R	1038 W PERRIN AVE	SPRINGFIELD, OH 45506
MEAD RICKY L & VIRGINIA M	1015 W PERRIN AVE	SPRINGFIELD, OH 45506
MEADE BRANDI M	1023 W PERRIN AVE	SPRINGFIELD, OH 45506
MEADE VIRGINIA M	1015 W PERRIN AVE	SPRINGFIELD, OH 45506
MOORE STEVE A	9127 FIRSTGATE DR	REYNOLDSBURG, OH 43068
PARKS KATHERINE	1914 CLAY ST	SPRINGFIELD, OH 45505
PEAL JUDITH LYNN	1408 TIBBETTS AVE	SPRINGFIELD, OH 45505
PORTIS LARRY	1517 W ROSE ST	SPRINGFIELD, OH 45506
SPRINGFIELD METROPOLITAN HOUSING	101 W HIGH ST	SPRINGFIELD, OH 45502
STATEN LOUISE	1101 W STATE ST	SPRINGFIELD, OH 45506
WEST ERNEST L & CLAUDETTE F	1014 W PERRIN AVE	SPRINGFIELD, OH 45506

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

CANTER KRISTIN ANN
PO BOX 1282
SPRINGFIELD, OH 45501

ENOCH WILLIAM L
732 S WITTENBERG AVE
SPRINGFIELD, OH 45506

GRAY JANICE
1114 W PERRIN AVE
SPRINGFIELD, OH 45506

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2742 SEYMOUR LN
SPRINGFIELD, OH 45503

HARRISON LEE O
1267 S WESTERN AVE
SPRINGFIELD, OH 45506

JENKS BRIAN
2995 ARTHUR RD
SPRINGFIELD, OH 45502

JONES ADRIEL B & BOBBIE L
1308 W PERRIN AVE
SPRINGFIELD, OH 45506

JONES BOBBIE
1417 HAMMOCK WAY
LANCASTER, PA 17601

KNISLEY TIMOTHY P & LISA A
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SPRINGFIELD, OH 45506

LEWIS TENA A
1261 BELL AVE
SPRINGFIELD, OH 45504

LIPPENCOTT SCOTT
234 N LIGHT ST
SPRINGFIELD, OH 45504

LOOKABAUGH CYNTHIA JO
PO BOX 1282
SPRINGFIELD, OH 45501

MATNEY CAROL
1245 S WESTERN AVE
SPRINGFIELD, OH 45506

MC NEIL DOROTHY R
1038 W PERRIN AVE
SPRINGFIELD, OH 45506

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1015 W PERRIN AVE
SPRINGFIELD, OH 45506

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1023 W PERRIN AVE
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1408 TIBBETTS AVE
SPRINGFIELD, OH 45505

PORTIS LARRY
1517 W ROSE ST
SPRINGFIELD, OH 45506

SPRINGFIELD METROPOLITAN HOUSING
101 W HIGH ST
SPRINGFIELD, OH 45502

STATEN LOUISE
1101 W STATE ST
SPRINGFIELD, OH 45506

WEST ERNEST L & CLAUDETTE F
1014 W PERRIN AVE
SPRINGFIELD, OH 45506

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

#19-A-27
1020 W Perrin Ave.

#19-A-27
1020 W Perrin Ave.

Agenda Item # 6

Case #19-A-30

Conditional Use

STAFF REPORT

TO: Board of Zoning Appeals DATE: November 13, 2019

PREPARED BY: Stephen Thompson SUBJECT: Case #19-A-30

GENERAL INFORMATION:

Applicant:	Ron Lowe, 660 Aberfelda Dr., Springfield, OH 45504
Owner:	Ron Lowe, 660 Aberfelda Dr., Springfield, OH 45504
Purpose:	For a conditional use permit – Automobile Sales
Location:	400 W High St., parcel #s 3400600004209011 and 3400600004209010
Size:	0.25 acre
Existing Land Use and Zoning:	Vacant, zoned CN-2, UPOD
Surrounding Land Use and Zoning:	North: Commercial, CN-2, UPOD East: Commercial, CN-2, UPOD South: Residential, CN-2, UPOD West: Residential, CN-2, UPOD
Applicable Regulations:	Chapter 1172.05 Board of Zoning Appeals: Conditional Uses Chapter 1171.03 Nonconforming Uses
File Date:	October 15, 2019

BACKGROUND:

The applicant seeks a conditional use permit to reestablish a non-conforming automobile sales use. The property has been vacant for some time. The most recent use was automobile sales in 2002.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

(1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: *It would not.*

(2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: *Yes.*

(3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: *Yes.*

(4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: *Yes. It is an existing commercial building.*

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

Staff Comment: *Yes.*

(6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: *It will not.*

(7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: *Yes.*

STAFF RECOMMENDATION:

Approval of the conditional use permit.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#19-A-30
400 W High St.

#19-A-30
400 W High St.

The City of Springfield
COMMUNITY DEVELOPMENT
☐ Planning & Zoning

FOR OFFICE USE ONLY
Case #: 19-A-30
Date Received: 10/15/19
Received by: GT
Application Fee: $ 285
Review Type:
☐ Admin ☐ CPB ☑ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary)*: AUTOMOBILE SALES

2. Address of Subject Property: 400-404 W. High ST.

3. Parcel ID Number(s): 3400600004209010 - 404 W. High
3400600004209011 - 400 W. High

4. Full legal description attached? ☐ yes ☐ no

5. Size of subject property: 97810

6. Current Use of Property: VACANT

7. Current Zoning of Property: 400 and 454 (C)

B. APPLICANT

1. Applicant's Status *(attach proof of ownership or agent authorization)* ☑ Owner

☐ Agent *(agent authorization required)* ☐ Tenant *(agent authorization required)*

2. Name of Applicant(s) or Contact Person(s): Veronica R. & Howard K. Lowe

Title: Owner

Company (if applicable): _____

Mailing address: 6060 Aberfeldy Dr

City: Springfield State: Ohio ZIP: 45504

Telephone: 937 3254326 Fax: ( )

Email: kcbabe67@gmail.com

3. If the applicant is agent for the property owner:
Name of Owner (title holder): NORMAN R. LOWE

Mailing Address: 660 ASHERFELD DR.

City: SPRINGFIELD State: OHIO ZIP: [illegible]

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Signature of Applicant

Signature of Co-applicant

NORMAN R. LOWE
Typed or printed name and title of applicant

LaDonna K Lowe
Typed or printed name of co-applicant

State of Ohio
County of CLARK

The foregoing instrument was acknowledged before me this 15 day of OCT., 20 19

by THOMAS LEE JONES (name of person acknowledged).

(seal)

Thomas Lee Jones
Notary Public Signature

My commission expires: OCT. 31, 2022

97 X 110

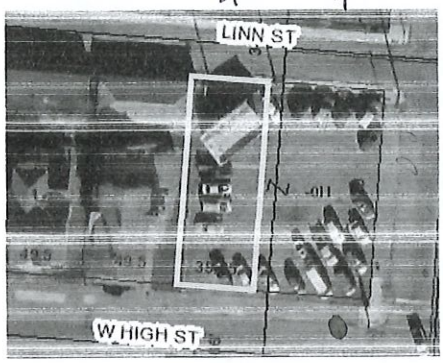
#1

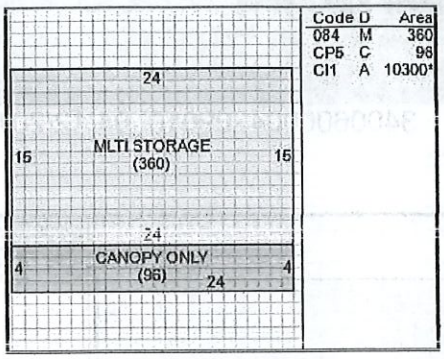
404

Automobile Sales

Clark County GIS - John S. Federer
(937) 521-1860 - gis@clarkcountyohio.gov
Report generated: Tuesday, October 1, 2019
Parcel Report

40 5





Code	D	Area
084	M	360
CP5	C	96
CI1	A	10300*

Base Data

Parcel Number: 3400600004209010
Owner Name: LOWE NORMAN R & LADONNA K
Property Address: 404 W HIGH ST, SPRINGFIELD 45506

Legal

Neighborood: 340C4000
Legal Description: SPENCER W PT 461;
Property Class: C
Legal Acres: 0.00
Land Use: 454
Map Number: 0034-07

Valuation

	Appraised	Assessed (35%)
Land Value:	$5,030.00	$1,760.00
Building Value:	$2,470.00	$860.00
Total Value:	$7,500.00	$2,620.00
CAUV Value:	$0.00	
Taxable Value:	$2,620.00	

Tax Credits

Homestead Exemption: No
2.5%Reduction: No

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
PRIMARY SITE	40 * 110	39.8	0.101	4,400	$11,000.00

Land Totals

Effective Total Acres 0.101
Effective Total Square Footage 4,400
Total Value $11,000.00

Valuation

	Appraised	Assessed (35%)
Land Value:	$5,030.00	$1,760.00
Building Value:	$2,470.00	$860.00
Total Value:	$7,500.00	$2,620.00
CAUV Value:	$0.00	
Taxable Value:	$2,620.00	

→ 13860

Sales

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
03/06/2019	$9,000.00	RUDE JERRY L	LOWE NORMAN R & LADONNA K	2
03/03/2013	$5,000.00	P H D REALTY LLC	RUDE JERRY L	2
06/13/2007	$0.00	P H D REALTY	P H D REALTY LLC	5

Improvements

Card	Code	Year Built	Year Remodeled	Dimensions	Grade	Condition	Depreciation	Appraised Value	Assessed Value
1	ASPHALT OR BLACKTOP PAVING	1958			C	F	1.817	$4,490.00	$1,571.50

Improvements Totals

Total Appraised Value $4,490.00
Total Assessed Value $1,571.50

Permits

Permit Number	Permit Date	Purpose	Price
13-COUNTY	03/03/2013	DPF	

Commercial

Year Built: 1958
Building Number: 1
Number of Units:
Description: 353
Identical Units:
Card: 1
Improvement Name: UNOCC

Commercial Features

Code	Measurement 1	Measurement 2	Elevator Stops	Identical Units	Value
CP5	4	24		1	$753.00

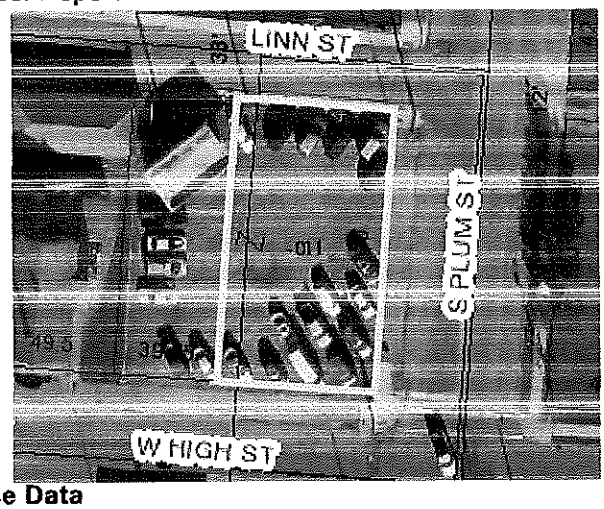
vacant

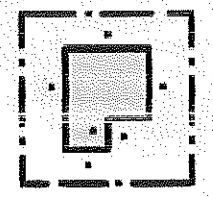
#2 400

Clark County GIS - John S. Federer
(937) 521-1860 - gis@clarkcountyohio.gov

Report generated: Sunday, October 13, 2019

Parcel Report





Sorry, no sketch available for this record

Base Data

Parcel Number:	3400600004209011
Owner Name:	LOWE NORMAN R & LADONNA K
Property Address:	400 W HIGH ST, SPRINGFIELD 45506

Legal

Neighborood:	340C4000	**Legal Acres:**	0.00
Legal Description:	SPENCERS E PT 461 ALL 476 461 476;	Land Use:	400
		Map Number:	0034-07
Property Class:	C		

Valuation

	Appraised	Assessed (35%)
Land Value:	$7,500.00	$2,630.00
Building Value:	$0.00	$0.00
Total Value:	$7,500.00	$2,630.00
CAUV Value:	$0.00	
Taxable Value:	$2,630.00	

Tax Credits

Homestead Exemption:	No
2.5%Reduction:	No

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
PRIMARY SITE	57 * 110	57.3	0.144	6,268	$15,670.00

Land Totals

Effective Total Acres	0.144
Effective Total Square Footage	6,268
Total Value	$15,670.00

Valuation

	Appraised	Assessed (35%)
Land Value:	$7,500.00	$2,630.00
Building Value:	$0.00	$0.00
Total Value:	$7,500.00	$2,630.00
CAUV Value:	$0.00	
Taxable Value:	$2,630.00	

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: 10-14-2019

Property address: 400 & 404 W. High ST

Requested Action:
____ Conditional Use
____ Interpretation of the Zoning Code or Map
____ Change of a Nonconforming Use
____ Other

Section of the Zoning code applicable: _____

Purpose of this request, including the improvements or physical changes proposed if this application is approved:
SALE of AUTOMOBILES

Please include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific. Use the space that follows (attach additional pages if necessary).

PROPERTY HAS HISTORY OF AUTOMOBILE SALES. I WOULD LIKE TO CONTINUE THIS TYPE OF BUSINESS AT THIS LOCATION.

Signature: _____ 10-14-14
Applicant Date

Please Print Name: NORMAN R. LOWE

BRANNON TERRY	427 LINDEN AVE	SPRINGFIELD, OH 45505
BRANNON TERRY	427 LINDEN AVE	SPRINGFIELD, OH 45505
CARMEAN KYLE	PO BOX 155	SOUTH VIENNA, OH 45369
CARMEAN KYLE D	PO BOX 155	SOUTH VIENNA, OH 45369
CHURCH OF GOD MILITANT PILLAR & GROUND	313 W HIGH ST	SPRINGFIELD, OH 45506
COMBS GEORGE D	23 ROSELAND AVE W	SPRINGFIELD, OH 45503
DONAHUE TERRANCE W	20 S YELLOW SPRINGS ST	SPRINGFIELD, OH 45505
DOOLEY L EUGENE & LINDA	1614 LAGONDA AVE	SPRINGFIELD, OH 45503
GARLIND PROPERTIES LTD	2800 SPRINGFIELD JAMESTOWN RD	SPRINGFIELD, OH 45505
HART BARBARA G	4103 E NATIONAL RD	SPRINGFIELD, OH 45505
LOWE NORMAN R & LADONNA K	660 ABERFELDA DR	SPRINGFIELD, OH 45504
OPPORTUNITIES INDUSTRIALIZATION CENTER	10 S YELLOW SPRINGS ST	SPRINGFIELD, OH 45506
RUDE JERRY	2019 MITCHELL BLVD	SPRINGFIELD, OH 45503
SALHIEH SABRI & NADERA	328 ROSCOMMON DR	SPRINGFIELD, OH 45503
SALVATION ARMY THE	15 S PLUM ST	SPRINGFIELD, OH 45506

Agenda Item # 7

Case #19-A-31

Conditional Use

STAFF REPORT

TO: Board of Zoning Appeals DATE: November 13, 2019

PREPARED BY: Stephen Thompson SUBJECT: Case #19-A-31

GENERAL INFORMATION:

Applicant:	Gwen Keller, 6642 St Joe Rd., Fort Wayne, IN 46835
Owner:	WWP 1843 South Limestone Street LLC, 735 Navigators Run, Mount Pleasant, SC 29464
Purpose:	For a conditional use permit – Automobile Sales
Location:	1843 S Limestone St.
Size:	0.5 acre
Existing Land Use and Zoning:	Vacant, zoned CC-2
Surrounding Land Use and Zoning:	North: Commercial, CC-2 East: Commercial, CC-2 South: Commercial, CC-2 West: Residential, RS-5
Applicable Regulations:	Chapter 1172.05 Board of Zoning Appeals: Conditional Uses Chapter 1118.04 Conditional Uses
File Date:	October 25, 2019

BACKGROUND:

The applicant seeks a conditional use permit to establish an automobile sales lot. The building was most recently a dry cleaning business.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

(1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: *It would not.*

(2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: *Yes.*

(3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: *Yes.*

(4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: *Yes. There is an existing commercial structure on the lot.*

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

Staff Comment: *Yes.*

(6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: *It will not.*

(7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: *Yes.*

STAFF RECOMMENDATION:

Approval of the conditional use permit.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#19-A-31
1843 S Limestone St.

#19-A-31
1843 S Limestone St.

The City of Springfield
COMMUNITY DEVELOPMENT
☐ Planning & Zoning

FOR OFFICE USE ONLY
Case #: 19-A-31
Date Received: 10/25/19
Received by: ST
Application Fee: $ 285
Review Type:
☐ Admin ☐CPB ☑BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary)*:
We would like to use this facility for used car sales.

2. Address of Subject Property: 1843 S. Limestone Street

3. Parcel ID Number(s): 3400700033130017, 3400700033130018, 3400700033130019

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: Building: 2,475 Property: .5 acre

6. Current Use of Property: Previously Capitol Cleaners

7. Current Zoning of Property: CC-2

B. APPLICANT

1. Applicant's Status *(attach proof of ownership or agent authorization)* ☐ Owner

☐ Agent *(agent authorization required)* ☒ Tenant *(agent authorization required)*

2. Name of Applicant(s) or Contact Person(s): Gwen A. Keller

Title: Property Manager

Company (if applicable): Superior Auto, Inc.

Mailing address: 6642 St Joe Road

City: Fort Wayne State: IN ZIP: 46835

Telephone: (260) 210-4831 Fax: (260) 471-9609

Email gkeller@superior-auto.com or gkeller@DriveSA.com

3. If the applicant is agent for the property owner:
Name of Owner (title holder): Jeff Pulley

Mailing Address: 735 Navigators Run

City: Mt. Pleasant State: South Carolina ZIP: 29464

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Signature of Applicant

Signature of Co-applicant

Gwen Keller
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio
County of Van Wert

The foregoing instrument was acknowledged before me this 23 day of October, 2019

by Gwen Keller (name of person acknowledged).

Seal

NOTARY PUBLIC STATE OF OHIO

Notary Public Signature

My commission expires: February 3, 2024

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: October 21, 2020

Property address: 1843 S. Limestone Street

Requested Action:
X Conditional Use
____ Interpretation of the Zoning Code or Map
____ Change of a Nonconforming Use
____ Other

Section of the Zoning code applicable: Chapter 1118.04

Purpose of this request, including the improvements or physical changes proposed if this application is approved:
We would like to use the property as our 22nd used car sales facility in Ohio; our 70th across four states.

If approved, the only alterations we propose would be adding new signage to the buliding and pylon (attached),

as well as painting the exterior. Other than those few things, nothing else will be changed or modified.

Please include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific. Use the space that follows (attach additional pages if necessary).

As a company, we provide individuals suffering with poor credit, no credit, and previous bankruptcies, the opportunity to have a vehicle while building their credit. We are active in our communities; providing free lunch Friday's, free car washes during the summer months, food drives, book bags and supplies for children, amongst many other things. We're a family, all of us, and we strive to maintain that family feel in our communities and with our customers. All of our employee's pride themselves on presenting their store pleasantly decorated, nicely kept and well maincured.

It is my opinion, that we would be a wonderful addition to the Springfield community, provided you allow us that opportunity.

On behalf of Superior Auto and Mr. Pulley, I thank you for your consideration.

Signature: _____ October 21,2020
Applicant Date

Please Print Name: Gwen A. Keller

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 1843 South Limestone St Springfield OH 45505
Parcel No.: 34007000033130017, 34007000033130018, 34007000033130019
Acreage: TOTAL: .50 acres

Agent Name: Gwen Keller
Agent Tax Mailing Address: 6642 St. Joe Rd
Fort Wayne, IN 46835
Agent Phone Number: 260.210.4851

Owner Name: WWP - 1843 South Limestone Street, LLC
Jeff Pulley, Representative
Owner Tax Mailing Address: 735 Navigators Run
Mt Pleasant SC 29464
Owner Phone Number: 843-708-1500

Requested Action (to be conducted by Agent, authorized by owner): Conditional use - car sales

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Jeff Pulley
Printed name: Jeff Pulley
Date: 10/23/2019

State of Ohio
County of Van Wert

The foregoing instrument was acknowledged before me this 23 day of October, 2019
by Jeff Pulley (name of person acknowledged).

NOTARY PUBLIC (seal) STATE OF OHIO

Notary Public Signature
My commission expires: February 3, 2024

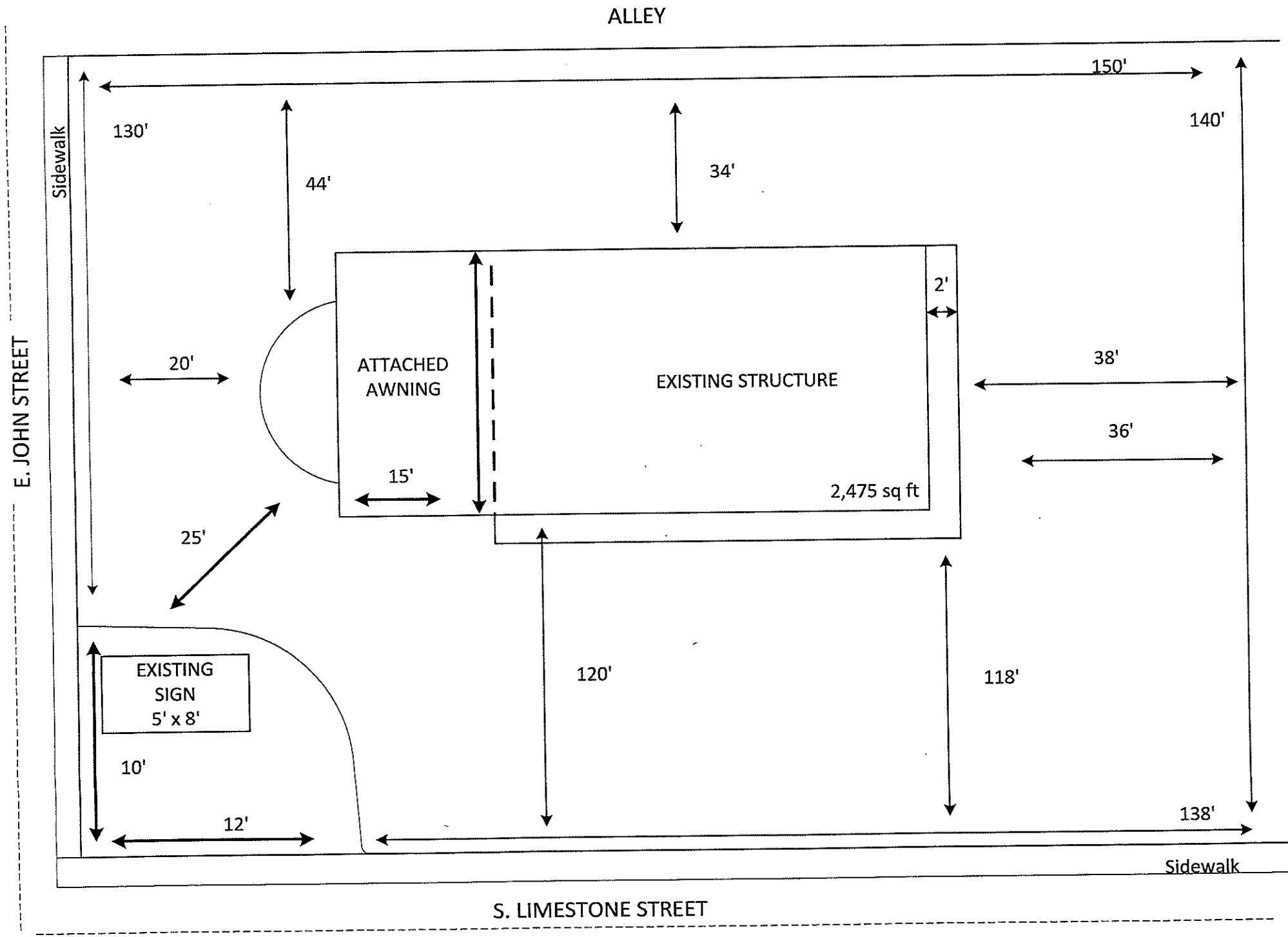

ALLEY
150'
140'
130'
44'
34'
Sidewalk
E. JOHN STREET
2'
20'
ATTACHED
AWNING
EXISTING STRUCTURE
38'
36'
15'
2,475 sq ft
25'
120'
118'
EXISTING
SIGN
5' x 8'
10'
12'
138'
Sidewalk
S. LIMESTONE STREET

EXHIBIT A

situated in the City of Springfield, County of Clark and State of Ohio, to-wit:

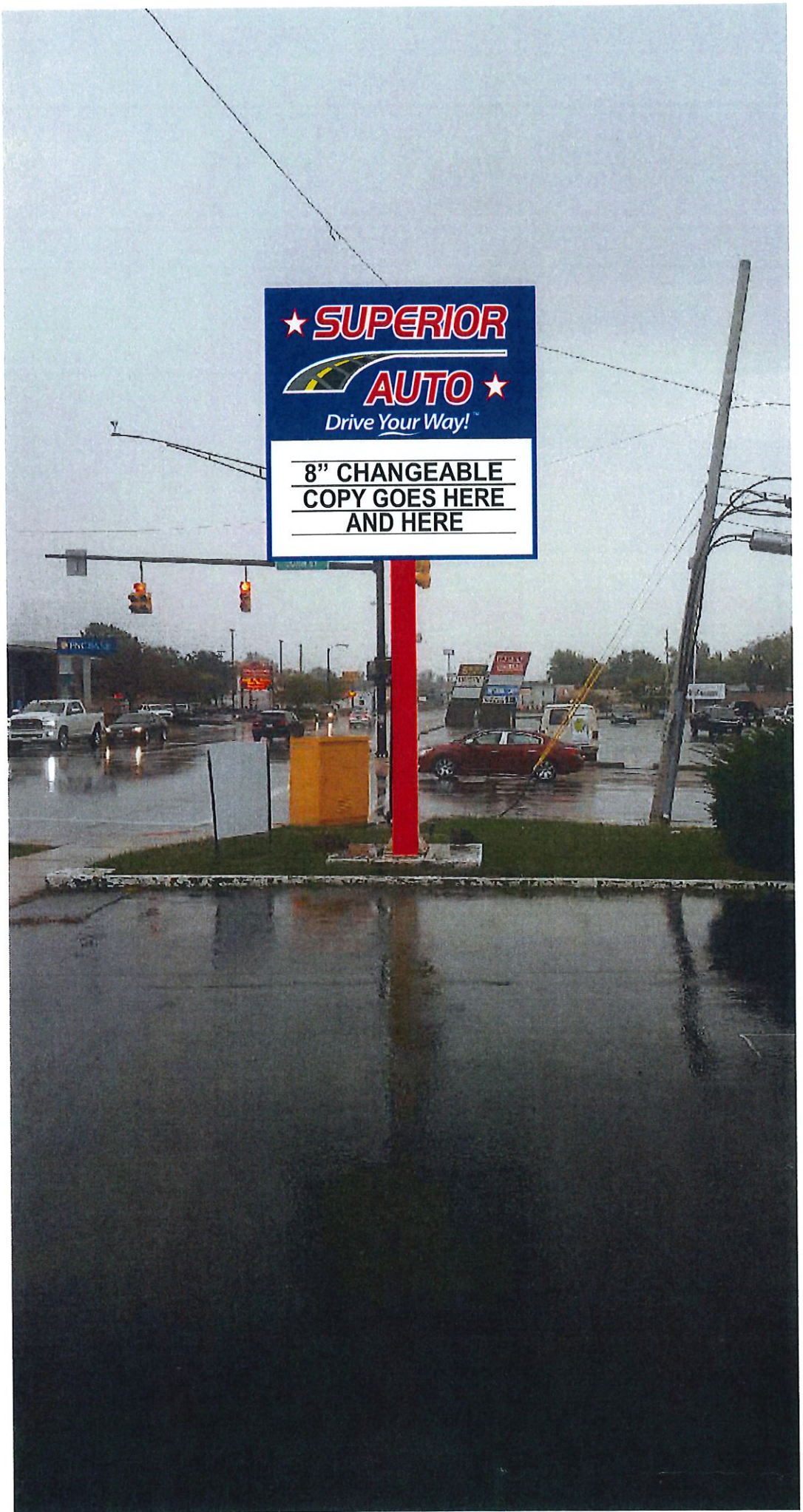
All of the real property situated in the County of Clark, State of Ohio, more particularly described as follows:

Being all of Lots numbered 7245, 7246, and 7247, of Anton Singer's Addition excepting therefrom a strip of land 2.5 feet in width across the North side of Lot No. 7245 and a triangle off of the Southeast corner of Lot No. 7247 and being described as follows:

BEGINNING at an iron bar at the Southwest corner of Lot No. 7247; thence with the West line of Lots numbered 7247, 7246 and 7245, North 3° 42' 00" East 148.02 feet to an iron bar, 2.5 feet South of the Northwest corner of Lot No. 7245; thence South 85° 53' 00" East 150.0 feet to an iron bar on the West right-of-way line of South Limestone Street, said iron bar being 2.5 feet South of the Northeast corner of Lot No. 7245; thence with the West right-of-way line of South Limestone Street and the East line of Lots numbered 7245, 7246 and 7247 South 3° 42' 00" West 131.93 feet to an iron bar, 15.92 feet North of the original Southeast corner of Lot No. 7247, said corner also being the intersection of the North right-of-way line of John Street with the West right-of-way line of South Limestone Street; thence South 49° 01' 00" West 22.56 feet to an iron bar located 16.00 feet West on said Southeast corner of Lot No. 7247; thence with the North right-of-way line of John Street North 85° 57' 00" West 134.00 feet to the Place of BEGINNING, containing 0.506 Acres, more or less.

SUBJECT TO any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land.

Property Address:
FMI-S
1843 South Limestone
Springfield, Ohio


SUPERIOR
AUTO
Drive Your Way!
8" CHANGEABLE
COPY GOES HERE
AND HERE

www.DriveSA.com
SUPERIOR
AUTO
Drive Your Way!
www.DriveSA.com

BANCOHIO NATIONAL BANK	4 WEST MAIN ST	SPRINGFIELD, OH 45502
BANCOHIO NATIONAL BANK	4 WEST MAIN ST	SPRINGFIELD, OH 45502
BONDED INVESTMENT COMPANY	539 S MAIN ST	FINDLAY, OH 45840
CEDARGATE PROPERTIES LLC	7400 BRIDGEWATER RD	DAYTON, OH 45424
CHAPMAN MELISSA D	1820 S FOUNTAIN AVE	SPRINGFIELD, OH 45506
FRY BARBARA S	2498 S YORK ST	SPRINGFIELD, OH 45505
GRIMM JERRY	1812 S FOUNTAIN AVE	SPRINGFIELD, OH 45506
GRIMM WILLIAM DEAN & RUBY JUANITA	1812 S FOUNTAIN AVE	SPRINGFIELD, OH 45506
HANKEL WENDY	1836 S FOUNTAIN AVE	SPRINGFIELD, OH 45506
HENRY CONSTANCE E	1842 S FOUNTAIN AVE	SPRINGFIELD, OH 45506
KROGER LIMITED PARTNERSHIP I	1014 VINE ST DEPT 7	CINCINNATI, OH 45202
MAHMOOD HORACE A & BERTHA L	1776 S FOUNTAIN AVE	SPRINGFIELD, OH 45506
WAHL STREET PROPERTIES LLC	PO BOX 3165	HARRISBURG, PA 17105
WALDRON NEAL D	1816 S FOUNTAIN AVENUE	SPRINGFIELD, OH 45506
WESTERVILLE SQUARE INC	2000 W HENDERSON RD STE 500	COLUMBUS, OH 43220
WWP 1843 SOUTH LIMESTONE STREET LLC	735 NAVIGATORS RUN	MOUNT PLEASANT, SC 29464
GWEN KELLER	6642 ST JOE RD	FORT WAYNE, IN 46835

Agenda Item # 8

Case #19-A-32

Variance

STAFF REPORT

TO: Board of Zoning Appeals DATE: November 13, 2019

PREPARED BY: Stephen Thompson SUBJECT: Case #19-A-32

GENERAL INFORMATION:

Applicant:	Jack Sayers, 2101 E Home Rd, Springfield, OH 45503
Owner:	John Sayers II, 1118 Scanlon Ln, Springfield, OH 45503
Requested Action:	Variance from Chapter 1155.06 to permit a digital dynamic display in a residential sign district
Location:	2101 E Home Rd
Size:	1.35 acres
Existing Land Use and Zoning:	Car Wash, CC-2
Surrounding Land Use and Zoning:	North: Residential, RS-5 East: Commercial, CC-2 South: Commercial, CC-2 West: Commercial, CC-2
Applicable Regulations:	Chapter 1155.06 Signs Permitted by District
File Date:	October 28, 2019

BACKGROUND:

The applicant is requesting a variance from Chapter 1155.06 to permit a digital dynamic display in a residential sign district. Chapter 1155 prohibits digital dynamic displays in residential sign districts.

ANALYSIS for Variance:

The Board may grant a variance only where there exists a "practical difficulty" as defined by the courts in Ohio in established case law. The Ohio Supreme Court's decision in Kisil v. City of Sandusky, (1984) 12 Ohio State 3d 30, is a land mark decision in establishing common law governing variances by distinguishing between "use" and "area variances." Area variances involve an exception from such requirements as yard, lot, and height standards. The Supreme Court established that a practical difficulty must exist before an area variance can be granted.

Then subsequent to this case, in Duncan v. Village of Middlefield, (1986) 23 Ohio 3d 83, the Ohio Supreme Court more fully explained the practical difficulty standards. The factors to be considered and weighed in determining whether a property owner seeking a variance has encountered a practical difficulty in the use of his/her property include, but are not limited to:

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

Staff Comment: *Yes.*

2. Whether the variance is substantial;

Staff Comment: *Yes, it would allow a sign that is not permitted in the sign district.*

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

Staff Comment: *No.*

4. Whether the variance would adversely affect the delivery of government services (e.g., water, sewer);

Staff Comment: *No.*

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions;

Staff Comment: *Unknown.*

6. Whether the property owner's predicament can be obviated through some method other than a variance; or

Staff Comment: *No.*

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

Staff Comment: *Yes.*

STAFF RECOMMENDATION:

Approval for a variance to permit a digital dynamic display in a residential sign district

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#19-A-32
2101 E Home Rd.

#19-A-32
2101 E Home Rd.

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY	
Case #:	19-98
Date Received:	10-28-19
Received by:	JLS
Application Fee: $	285.00
Review Type:	☐ Admin ☐ CPB ☑ BZA

19-A-~~[illegible]~~ 32

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary)*:
ZONING VARIANE TO ALLOW A SMALL LED MESSAGE BOARD TO BE PART OF A NEW SIGN (TO PROMOTE A NAME CHANGE) AND NEW OWNERSHIP

2. Address of Subject Property: 2101 E. HOME RD., SPRINGFIELD OH 45504

3. Parcel ID Number(s): 3400 7000 2410 1028

4. Full legal description attached? ☑ yes ☐ no

5. Size of subject property: 162' x 362' x 310' x 90' x 55' (SEE ATTACHED)

6. Current Use of Property: CAR WASH & OIL CHANGE

7. Current Zoning of Property: ZONE CC2

B. APPLICANT

1. Applicant's Status *(attach proof of ownership or agent authorization)* ☑ Owner

☐ Agent *(agent authorization required)* ☐ Tenant *(agent authorization required)*

2. Name of Applicant(s) or Contact Person(s): JACK SAYERS

Title: OWNER

Company (if applicable): HOME RD. AUTO SPA

Mailing address: 2101 E. HOME RD., SPRINGFIELD OH

City: _____ State: _____ ZIP: 45503

Telephone: (* WE ARE CHANGING PHONE #) _____ Fax: ( ) _____

Email ~~[illegible]~~ jsayersii@woh.rr.com

3. If the applicant is agent for the property owner:
Name of Owner (title holder): _____

Mailing Address: N/A

City: _____ State: _____ ZIP: _____

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Jack Sayers
Signature of Applicant

_____
Signature of Co-applicant

JACK SAYERS
Typed or printed name and title of applicant

_____
Typed or printed name of co-applicant

State of Ohio
County of CLARK

The foregoing instrument was acknowledged before me this 28th day of October, 2019

by Jack Sayers (name of person acknowledged).

(seal)

CHELSIE M. SIMS
Notary Public, State of Ohio
My Comm. Expires 04/30/2024
Recorded in Clark County

Chelsie M Sims
Notary Public Signature

My commission expires: 04/30/2024

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS - VARIANCE APPLICATION

Date: 10/25/2019

Property address: 2101 E. HOME RD., SPRINGFIELD, OH 45503

Section of the Zoning code applicable: _____

Purpose of this request, including the improvements or physical changes proposed if this application is approved:
TO SEEK APPROVAL IN SIGN REGULATIONS TO ALOW THE INSTALLATION OF A NEW SIGN WITH A STATIC LED MESSAGE BOARD

Please include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific (attach additional pages if necessary).

THE BUSINESS (SPLISH SPLASH AUTO SPA) HAS CHANGED OWNERSHIP. WITH THAT, WE WANT TO CHANGE THE NAME AS PART OF A RE-BRANDING INIATIVE WHICH THEN RESULTS IN THE NEED FOR A NEW SIGN. WE WANT TO REINVEST IN THE BUSINESS AND HOPE TO "REFRESH" THE PROPERTY.

IT IS OUR UNDERSTANDING THAT CURRENT ZONING

DOES NOT ALLOW FOR A LIGHTED STATIC MESSAGE BOARD.
WE BELIEVE THAT A MESSAGE BOARD WILL HELP
MARKET AND PROMOTE DAILY/WEEKLY SPECIALS AND
IN TURN - INCREASE TRAFFIC

An appeal for a variance to the Zoning Code cannot be granted by the Board of Zoning Appeals unless the following factors are shown to exist. Therefore, for each factor explain in detail how each applies to your appeal: (Please write on additional sheets of paper if you need more space).

1. The property in question cannot yield a reasonable return and there can be no beneficial use of the property without the variance. The variance would relieve a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience to the appellant.

   CURRENT BUSINESS AND TRAFFIC HAS DECREASED TO A CRITICAL LEVEL AND IS NOT SUSTAINABLE TO KEEP THE BUSINESS VIABLE

2. The variance is not substantial, i.e. the modification in the requirement that is being requested is not a significant amount in comparison to the requirement.

   CORRECT

3. The essential character of the neighborhood, i.e. adjacent properties, will not be substantially altered or suffer a substantial detriment as a result of the variance.

   IN NO WAY WILL OUR REQUEST HAVE A DETRIMENTAL EFFECT ON THE NEIGHBOORHOOD - IT WILL PROBABLY HAVE A POSITIVE EFFECT IN TERMS OF APPEARANCE

4. The variance will not adversely affect the delivery of governmental services such as water, sewer.

   CORRECT!

5. The property owner was not aware of the zoning restrictions when purchasing the property.

   CORRECT

6. There is no other feasible method of solving the property owner's predicament.

CORRECT. WE WANT TO MAKE EVERY REASONABLE EFFORT TO INCREASE TRAFFIC TO MAKE THE BUSINESS A LONG TERM AND THRIVING BUSINES IN SPRINGFIELD

7. The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting the variance.

ABSOLUTELY!

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Jack Sayers

Signature of Applicant

Signature of Co-applicant

JACK SAYERS

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio
County of CLARK

The foregoing instrument was acknowledged before me this 28th day of October, 2019

by Jack Sayers (name of person acknowledged).

(seal)

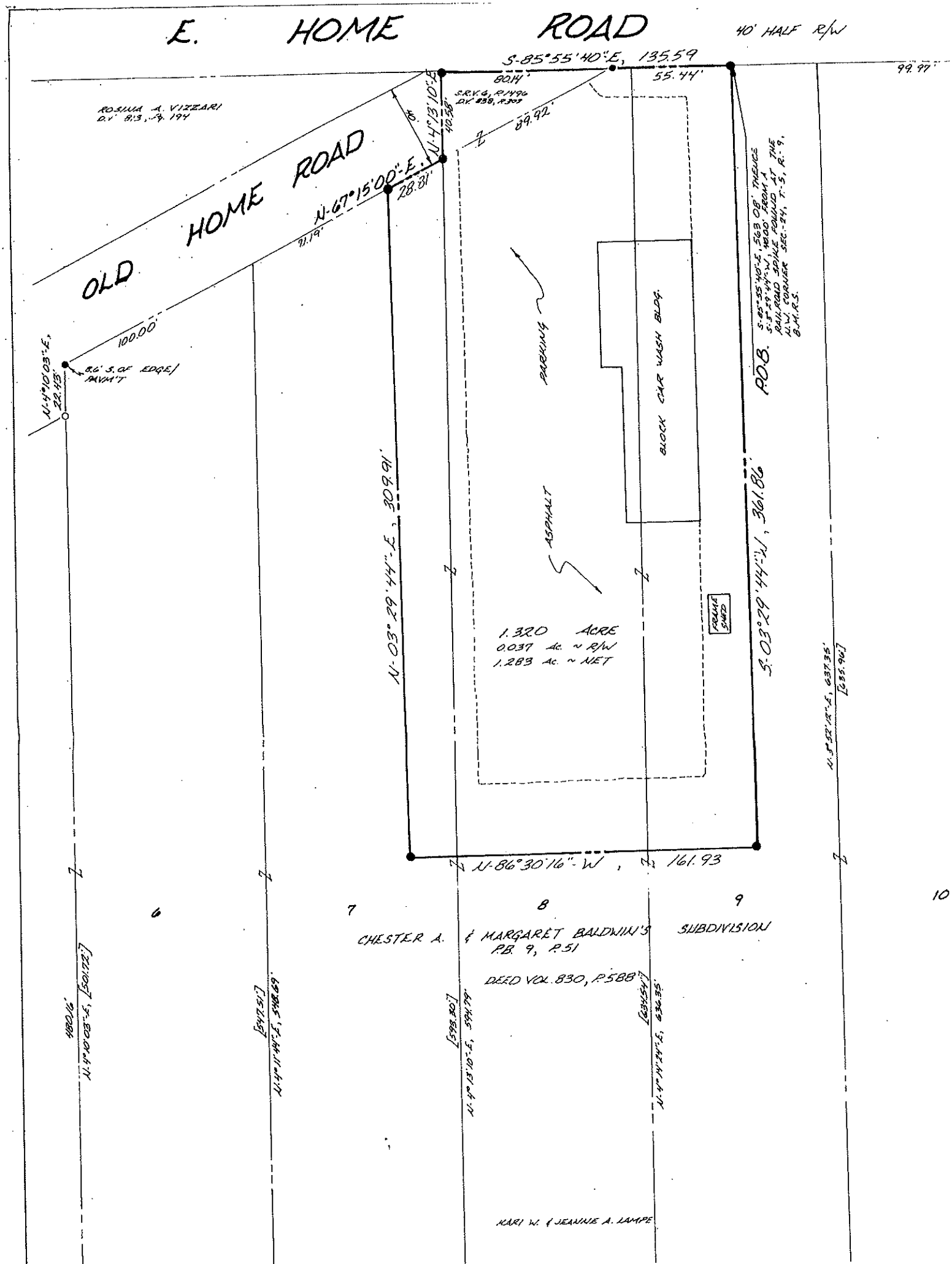
NOTARY PUBLIC STATE OF OHIO

CHELSIE M. SIMS
Notary Public, State of Ohio
My Comm. Expires 04/30/2024
Recorded in Clark County

Chelsie M Sims

Notary Public Signature

My commission expires: 04/30/2024


E. HOME ROAD
40' HALF R/W
S-85°55'40"-E, 135.59
80.14'
55.44'
99.97'
ROSINA A. VIZZARI
D.V. 813, P. 194
S.R.V.G. R/1496
D.V. 838, P.303
N-4°13'10"-E
40.38'
89.92'
OLD HOME ROAD
N-67°15'00"-E
28.31'
21.19'
100.00'
N-4°10'03"-E,
22.43'
8.6' S. OF EDGE/
PAVM'T
PARKING
BLOCK CAR WASH BLDG.
ASPHALT
P.O.B.
S-85°55'40"-E, 56.3 OF THENCE
S-3°29'44"-W, 4000 FROM A
RAILROAD SPIKE FOUND AT THE
N.W. CORNER SEC. 24, T-5, R-9,
B.M.R.S.
N-03°29'44"-E, 309.91'
S-03°29'44"-W, 361.86'
1.320 ACRE
0.037 Ac. ~ R/W
1.283 Ac. ~ NET
FRAME SHED
N-86°30'16"-W, 161.93
N-4°58'12"-E, 637.35'
[635.90']
6
7
8
9
10
CHESTER A. & MARGARET BALDWIN'S SUBDIVISION
P.B. 9, P.51
DEED VOL. 830, P.588
N-4°10'03"-E, 480.16'
[501.72']
N-4°11'44"-E, 598.69'
[517.45']
N-4°13'10"-E, 594.40'
[593.20']
N-4°14'24"-E, 636.35'
[634.54']
KARI W. & JEANNIE A. LAMPE

HAWKEY TAMMY M	5467 E STATE ROUTE 41	TROY, OH 45373
HAWKEY TAMMY M	5467 E STATE ROUTE 41	TROY, OH 45373
HOME ROAD SELF STORAGE LLC	PO BOX 1384	SPRINGFIELD, OH 45501
JUSTICE DILLON R	2136 E HOME RD	SPRINGFIELD, OH 45503
LIVINGSTON JOHN W & JACKQUELYN S	2050 E HOME RD	SPRINGFIELD, OH 45503
MATTHIES ROSINA M & ANGELA L RECKER	1824 APPIAN WAY	SPRINGFIELD, OH 45503
SAYERS JOHN P II	1118 SCANLON LN	SPRINGFIELD, OH 45503
SCHUTTE GARY DANIEL	2115 E HOME RD	SPRINGFIELD, OH 45503
JACK SAYERS	2101 E HOME RD	SPRINGFIELD, OH 45503

MARK WISEMAN 937 244 2255
gmw1956@outlook.com
THANK YOU

3'x7'

THIS IS THE SIGN FOR Lee's ON E. HOME RD. THAT WE WOULD LIKE TO PLACE ON OUR CURRENT SIGN POLE @ 2101 E. HOME RD.. OUR INTENTION IS TO REPLACE THIS EXISTING "LETTER" SIGN WITH AN ELECTRIC/DIGITAL SIGN SEEN ABOVE

Agenda Item # 9

Case #19-A-33

Conditional Use

STAFF REPORT

TO: Board of Zoning Appeals DATE: November 13, 2019

PREPARED BY: Stephen Thompson SUBJECT: Case #19-A-33

GENERAL INFORMATION:

Applicant:	Stonewood Apartments, 18940 W 41st St., Miramar, FL 33029
Owner:	Stonewood Apartments, 3440 Preston Ridge Rd #500, Alpharetta, GA 30005
Purpose:	For a conditional use permit – Car Wash
Location:	2531 E Main St.
Size:	0.784 acre
Existing Land Use and Zoning:	Vacant, zoned CC-2
Surrounding Land Use and Zoning:	North: Commercial, CC-2 East: Commercial, CC-2 South: Residential, RS-5 West: Commercial, CC-2
Applicable Regulations:	Chapter 1172.05 Board of Zoning Appeals: Conditional Uses Chapter 1118.04 Conditional Uses
File Date:	October 25, 2019

BACKGROUND:

The applicant seeks a conditional use permit to establish a car wash. This property is in the Eastern Edge Overlay District and any new construction will have to conform to those regulations.

ANALYSIS for Conditional Use:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and

shall find adequate evidence showing that the proposed conditional use at the proposed location:

(1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: *It would not.*

(2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: *Yes.*

(3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: *Yes.*

(4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: *Yes.*

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

Staff Comment: *Yes.*

(6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: *It will not.*

(7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: *Yes.*

STAFF RECOMMENDATION:

Approval of the conditional use permit.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#19-A-33
2531 E Main St.

#19-A-33
2531 E Main St.

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY
Case #: 19-A-33
Date Received: 10/28/19
Received by: ST
Application Fee: $ 285
Review Type:
☐ Admin ☐CPB ☑BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary)*:
Car wash

2. Address of Subject Property: 2531 E. Main Street, Springfield, OH 45503

3. Parcel ID Number(s): 340-07-00023-317-006, 036, and 044

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: .784 of an acre

6. Current Use of Property: unoccupied

7. Current Zoning of Property: CC-2

B. APPLICANT

1. Applicant's Status *(attach proof of ownership or agent authorization)* ☒ Owner

☐ Agent *(agent authorization required)* ☐ Tenant *(agent authorization required)*

2. Name of Applicant(s) or Contact Person(s): Stonewood Apartments, Inc.

Title: _____

Company (if applicable): _____

Mailing address:
18940 SW 41st Street

City: Miramar State: Florida ZIP: 33029

Telephone: (937) 322-0891 Fax: (937) 322-9931

Email
jpeifer@coleacton.com

3. If the applicant is agent for the property owner:
Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

James F. Peifer
Signature of Applicant

_____
Signature of Co-applicant

James F. Peifer, Attorney for Stonewood
Apartments, Inc. and Saabs Huber Heights, LLC
Typed or printed name and title of applicant

_____
Typed or printed name of co-applicant

State of Ohio
County of Clark

The foregoing instrument was acknowledged before me this _____ day of _____, 20____
by James F. Peifer, Attorney for Stonewood Apartments, Inc. and Saabs Huber Heights, LLC (name of person acknowledged).

(seal)

_____
Notary Public Signature

My commission expires: _____

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: _____

Property address: 2531 E. Main Street, Springfield, OH 45503

Requested Action:
- x Conditional Use
- ____ Interpretation of the Zoning Code or Map
- ____ Change of a Nonconforming Use
- ____ Other

Section of the Zoning code applicable: 1) Title Two, Chapter 1118 (CC-2 Community Commercial Distric
2) Title Eight, Chapter 1172, Section 1172.05 (Conditional Uses)

Purpose of this request, including the improvements or physical changes proposed if this application is approved:
To permit car wash as conditional use. Existing building and new building for car wash and appurtenances to be constructed.

Please include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific. Use the space that follows (attach additional pages if necessary).

See attached letter.

Signature: _____
Applicant Date

Please Print Name: James F. Peifer, Attorney for Stonewood Apartments, Inc. and Saabs Huber Heights, LLC

CAHD
COLE ACTON HARMON DUNN
A Legal Professional Association

BARRY P. REICH
WILLIAM C. HICKS
JOSEPH A. DUNN*
TAMMI J. ANGLE
PAUL J. KAVANAGH
SCOTT B. BEALS

*ALSO ADMITTED IN ARIZONA

333 NORTH LIMESTONE STREET
P.O. BOX 1687
SPRINGFIELD, OHIO 45501
PHONE 937.322.0891 | FAX 937.322.9931
www.coleacton.com

GEORGE W. COLE (1914-1982)
ROBERT C. ACTON (1924-1987)
JAMES A. HARMON (RETIRED)
EDWARD W. DUNN (INACTIVE)
PHYLLIS S. NEDELMAN (INACTIVE)

OF COUNSEL:
JAMES F. PEIFER
ELIZABETH J. DUNN*

October 28, 2019

Mr. Stephen Thompson
Planning & Zoning Administrator
City of Springfield, Ohio
76 E. High Street, 2nd Floor
Springfield, OH 45502

Re: Stonewood Apartments, Inc. Request for Conditional Use

Dear Mr. Thompson:

Transmitted herewith is the application of Stonewood Apartments, Inc. for a conditional use permit for a car wash facility to be located on the property commonly known as 2531 E. Main Street, Springfield, Ohio 45503. The property is currently zoned CC-2 under the Springfield City Zoning Code. Enclosed with this letter are the General Application, the Conditional Use Application, an overhead photograph depicting the area sought for conditional use, a legal description for the property and the required application fee.

The property is located on East Main Street in the City and the area where the car wash facility is to be located is a heavy commercial district area. There are a number of drive thru facilities on East Main Street in the vicinity of the proposed use that are analogous from a traffic standpoint to the proposed use. There are adequate approaches to the property.

The owner of the property is Stonewood Apartments, Inc. and has entered into a purchase agreement with Saabs Huber Heights, LLC, which is proposing to erect a car wash facility on the property. The undersigned is representing both entities for purposes of this conditional use request.

The buyer intends to demolish the existing building on the property and construct a new car wash facility in its place on the property. The CC-2 district authorizes automobile related facilities such as a car wash as a conditional use.

The proposed use will not generate any hazardous, harmful, noxious, offensive or nuisance type conditions relative to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage waste and pollution, transportation and traffic, aesthetic and psychological affects. The car wash will be designed so as to comport with the nature of the development in and around it on East Main Street. The proposed use is consistent with the types of uses permitted by the zoning classification already applicable to the property and the design and use of the property will be in accordance with the general objectives of the Springfield Zoning Code as it relates to the property in question. The property will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and the use will not change the essential character of the same area. The facilities will be serviced by sewer and water facilities and it will be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage, refuse disposal and water and sewer. The development will not create excessive additional requirements at a public cost for public facilities and services as the sewer and water facilities will be connected by the developer at the developer's cost and will not be detrimental to the economic welfare of the community.

Accordingly, your applicant is requesting approval of conditional use of the property for the proposed erection of an establishment of a car wash.

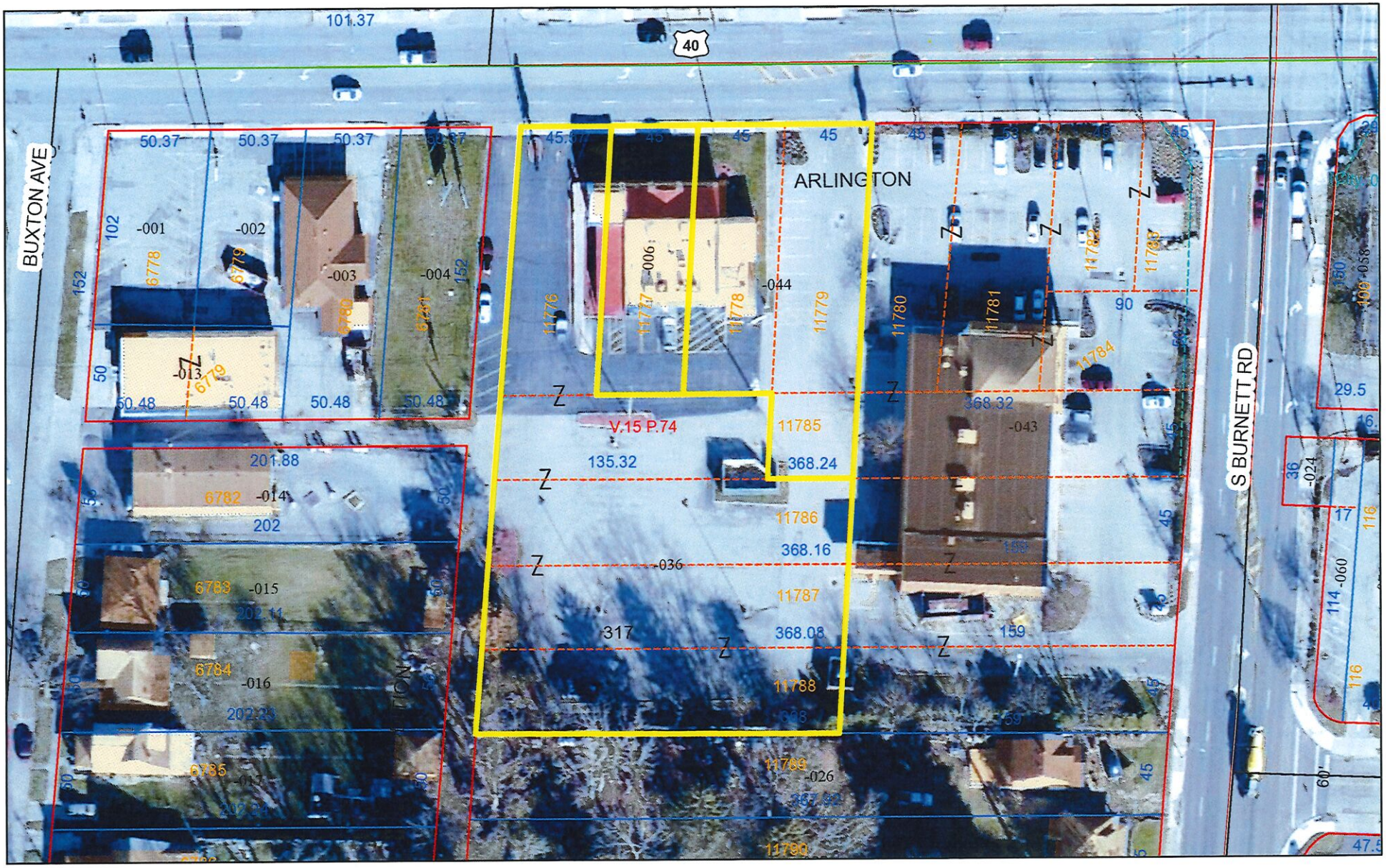
Very truly yours,

James F. Peifer

James F. Peifer

JFP/ael
Enclosures

Clark County Ohio GIS



October 11, 2019

1:1,128

0 40 80 160 ft

0 10 20 40 m

Search Results
Parcels
Township
MunicipalBoundary
Fire Stations
Alley & Roadway Vacations
Building Footprints
RoadCenterline
Interstate Routes
State Routes
US Routes
RoadCenterline
County Routes
Interstate Routes

Clark County GIS Department

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Parcel nos. 340-7-23-317-6
340-7-23-317-36
340-7-23-317-44

Instrument Volume Page
200500014894 OR 1732 1413

GENERAL WARRANTY DEED

Rudolph J. Mosketti, Jr. AKA Rudy Mosketti and Diane L. Mosketti, Husband and Wife, for valuable consideration paid, grants, with general warranty covenants, , **to Stonewood Apartments, Inc., an Ohio Corporation,** whose tax-mailing address is 18940 SW 41st Street, Miramar, Florida 33029 in the following REAL PROPERTY:

See attached Exhibit 'A" for legal description, AKA 2531 E. Main Street, Springfield, Ohio 45503

Parcel Numbers: 340-7-23-317-6 and 340-7-23-317-36 and 340-7-23-317-44
Prior Instrument: Deed Book 1294, Page 183, Deed Book 1294, Page 180, Deed Book 1294, Page 177, Deed Book 1198, Page 173, Deed Book 345, Page 325, Deed Volume 1406, Page 2427 Clark County, Ohio Deed Records

Executed this 31st day of May, 2005

Rudolph J. Mosketti, Jr.

Diane L. Mosketti

Transferred
Sale Price 950,000
3201 JUL - 7 2005
George A. Sodders
Auditor

State of OHio]
County of Montgomery]ss:

BE IT REMEMBERED, That on this 31st day of May, 2005, before me, the subscriber, a Notary Public in and for said state, personally came Rudolph J. Mosketti, Jr. and Diane L. Mosketti, Husband and Wife, as aforesaid, the Grantors herein and acknowledged the signing thereof to be their free act and deed

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Notary Public

This instrument was prepared by:
Jeffrey W. Gammell, Esq.
Gammell, Hoshor, Kendo & Ross, LLP
7925 Paragon Road
Dayton, Ohio 45459

NOTARIAL SEAL STATE OF OHIO

WAYNE W. GAMMELL
Notary Public
In and for the State of Ohio
My Commission Expires
October 4, 2007

APPROVED
CLARK COUNTY LIS CENTER
A.S.
JUL 06 2005

- [x] LEGAL DESCRIPTION
- [ ] SURVEY PLAT/LOT SPLIT
- [ ] SUBDIVISION/ANNEXATION

200500014894
Filed for Record in
CLARK COUNTY, OH
NANCY PENCE
07-07-2005 At 02:11 pm.
WARRANTY 60.00
OR Volume 1732 Page 1413 - 1418

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

SITUATE WITHIN THE CORPORATE LIMITS OF THE CITY OF SPRINGFIELD, COUNTY OF CLARK AND STATE OF OHIO AND BEING THE WEST PART OF LOT ELEVEN THOUSAND SEVEN HUNDRED EIGHTY EIGHT (11788), AS NUMBERED AND DESIGNATED ON THE PLAT OF ARLINGTON SECOND ADDITION RECORDED BOOK 7, PAGE 49 OF THE PLAT RECORDS OF CLARK COUNTY, OHIO AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE (FOUND) AT THE NORTHWESTERLY CORNER OF SAID LOT 11788;

THENCE WITH THE NORTH LINE OF SAID LOT, NORTH 85 DEGREES 52 MINUTES 36 SECONDS EAST, 209.08 FEET TO A 5/8" RE-BAR WITH PLASTIC CAP (SET);

THENCE, SOUTH 0 DEGREES 53 MINUTES 40 SECONDS WEST, 45.00 FEET TO A 5/8" RE-BAR WITH PLASTIC CAP (FOUND);

THENCE WITH THE SOUTH LINE OF SAID LOT 11788, SOUTH 85 DEGREES 52 MINUTES 32 SECONDS WEST, 209.00 FEET TO A 5/8" RE-BAR WITH PLASTIC CAP (SET) AT THE SOUTHWEST CORNER THEREOF;

THENCE WITH THE WEST LINE OF SAID LOT AND WITH THE EAST LINE OF A 16 FOOT ALLEY, NORTH 0 DEGREES 47 MINUTES 32 SECONDS EAST, 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.215 ACRES, SUBJECT, HOWEVER, TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

BEING PART OF THE PREMISES DESCRIBED IN DEED TO RUDOLPH J. MOSKETTI, JR. AND DIANE L. MOSKETTI RECORDED BOOK 386, PAGE 264 OF THE OFFICIAL RECORDS OF CLARK COUNTY, OHIO.

THE ABOVE DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY DATED OCTOBER 28, 1998 BY TERRY A. HOPPES, PROFESSIONAL SURVEYOR NUMBER 6352. BASIS OF BEARINGS IS SOUTH 85 DEGREES 53 MINUTES WEST ON THE SOUTH LINE OF EAST MAIN STREET.

PARCEL 2:

SITUATE IN THE CITY OF SPRINGFIELD, COUNTY OF CLARK AND STATE OF OHIO AND BEING THE WEST PART OF LOT ELEVEN THOUSAND SEVEN HUNDRED EIGHTY SEVEN (11787), AS NUMBERED AND DESIGNATED ON THE PLAT OF ARLINGTON SECOND ADDITION RECORDED BOOK 7 PAGE 49 OF THE PLAT

RECORDS OF CLARK COUNTY, OHIO AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE (FOUND) AT THE NORTHWESTERLY CORNER OF SAID LOT 11787.

THENCE WITH THE NORTH LINE OF SAID LOT, NORTH 85 DEGREES 52 MINUTES 40 SECONDS EAST, 209.16 FEET TO A 5/8" RE-BAR WITH PLASTIC CAP (SET);

THENCE, SOUTH 0 DEGREES 53 MINUTES 40 SECONDS WEST, 45.00 FEET TO A 5/8" RE-BAR WITH PLASTIC CAP (FOUND);

THENCE WITH THE SOUTH LINE OF SAID LOT 11787, SOUTH 85 DEGREES 52 MINUTES 36 SECONDS WEST, 209.08 FEET TO A RAILROAD SPIKE (SET) AT THE SOUTHWEST CORNER THEREOF.

THENCE WITH THE WEST LINE OF SAID LOT AND WITH THE EAST LINE OF A 16 FOOT ALLEY, NORTH 0 DEGREES 47 MINUTES 32 SECONDS EAST, 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.215 ACRES, SUBJECT, HOWEVER, TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

BEING PART OF THE PREMISES DESCRIBED IN DEED TO RUDOLPH J. MOSKETTI, JR. AND DIANE L. MOSKETTI RECORDED VOLUME 856, PAGE 219 OF THE DEED RECORDS OF CLARK COUNTY, OHIO.

THE ABOVE DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY DATED OCTOBER 28, 1998 BY TERRY A. HOPPES, PROFESSIONAL SURVEYOR NUMBER 6352. BASIS OF BEARINGS IS SOUTH 85 DEGREES 53 MINUTES WEST ON THE SOUTH LINE OF EAST MAIN STREET.

PARCEL 3:

SITUATE WITHIN THE CITY LIMITS OF THE CITY OF SPRINGFIELD, COUNTY OF CLARK AND STATE OF OHIO, AND BEING THE WEST PART OF LOT ELEVEN THOUSAND SEVEN HUNDRED EIGHTY SIX (11786) , AS NUMBERED AND DESIGNATED ON THE PLAT OF ARLINGTON SECOND ADDITION RECORDED BOOK 7 PAGE 49 OF THE PLAT RECORDS OF CLARK COUNTY, OHIO AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE (FOUND) AT THE NORTHWESTERLY CORNER OF SAID LOT 11786;

THENCE WITH THE NORTH LINE OF SAID LOT, NORTH 85 DEGREES 52 MINUTES 44 SECONDS EAST, 209.24 FEET TO A 5/8" RE-BAR WITH PLASTIC CAP (SET);

THENCE, SOUTH 0 DEGREES 53 MINUTES 40 SECONDS WEST, 45.00 FEET TO A 5/8"

RE-BAR WITH PLASTIC CAP (SET);

THENCE WITH THE SOUTH LINE OF SAID LOT 11786, SOUTH 85 DEGREES 52 MINUTES 40 SECONDS WEST, 206.16 FEET TO A RAILROAD SPIKE (SET) AT THE SOUTHWEST CORNER THEREOF;

THENCE WITH THE WEST LINE OF SAID LOT AND WITH THE EAST LINE OF A 16 FOOT ALLEY, NORTH 0 DEGREES 47 MINUTES 32 SECONDS EAST, 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.215 ACRES, SUBJECT, HOWEVER, TO ALL RIGHTS-OF-WAY EASEMENTS AND RESTRICTIONS OF RECORD.

BEING PART OF THE PREMISES DESCRIBED IN DEED TO RUDOLPH J. MOSKETTI, JR. RECORDED VOLUME 857 PAGE 823 OF THE DEED RECORDS OF CLARK COUNTY, OHIO.

THE ABOVE DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY DATED OCTOBER 28, 1998 BY TERRY A. HOPPES, PROFESSIONAL SURVEYOR NUMBER 6352. BASIS OF BEARINGS IS SOUTH 85 DEGREES 53 MINUTES WEST ON THE SOUTH LINE OF EAST MAIN STREET.

PARCEL 4:

SITUATE WITH THE CORPORATE LIMITS OF THE CITY OF SPRINGFIELD, COUNTY OF CLARK AND STATE OF OHIO AND BEING THE WEST PART OF LOT ELEVEN THOUSAND SEVEN HUNDRED EIGHTY FIVE (11785), AS NUMBERED AND DESIGNATED ON THE PLAT OF ARLINGTON SECOND ADDITION RECORDED BOOK 7, PAGE 49 OF THE PLAT RECORDS OF CLARK COUNTY, OHIO AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE (SET) AT THE NORTHWESTERLY CORNER OF SAID LOT 11785;

THENCE WITH THE NORTH LINE OF SAID LOT, NORTH 85 DEGREES 52 MINUTES 48 SECONDS EAST, 135.37 FEET TO A RAILROAD SPIKE (SET) AT THE SOUTHEAST CORNER OF LOT 11778.

THENCE, SOUTH 0 DEGREES 53 MINUTES 40 SECONDS WEST, 45.00 FEET.

THENCE WITH THE SOUTH LINE OF SAID LOT 11785, SOUTH 85 DEGREES 52 MINUTES 44 SECONDS WEST, 135.74 FEET TO A RAILROAD SPIKE (SET) AT THE SOUTHWEST CORNER THEREOF.

THENCE WITH THE WEST LINE OF SAID LOT AND WITH THE EAST LINE OF A 10 FOOT ALLEY, NORTH 0 DEGREES 47 MINUTES 32 SECONDS EAST, 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.139 ACRES, SUBJECT, HOWEVER,

TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

BEING PART OF THE PREMISES DESCRIBED IN DEED TO CHARLOTTE T. ZUSMAN RECORDED VOLUME 802, PAGE 277 OF THE DEED RECORDS OF CLARK COUNTY, OHIO.

THE ABOVE DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY DATED APRIL 2, 1998 BY TERRY A. HOPPES, PROFESSIONAL SURVEYOR NUMBER 6352. BASIS OF BEARINGS IS SOUTH 85 DEGREES 53 MINUTES WEST ON THE SOUTH LINE OF EAST MAIN STREET.

PARCEL 5:

SITUATED IN THE CITY OF SPRINGFIELD, COUNTY OF CLARK AND STATE OF OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOT NUMBERS ELEVEN THOUSAND SEVEN HUNDRED SEVENTY SIX (11776), ELEVEN THOUSAND SEVEN HUNDRED SEVENTY SEVEN (11777), AND ELEVEN THOUSAND SEVEN HUNDRED SEVENTY EIGHT (11778) AS THE SAME ARE NUMBERED AND DESIGNATED ON THE RECORDED PLAT OF ARLINGTON SECOND ADDITION TO THE CITY OF SPRINGFIELD, WHICH PLAT IS RECORDED IN PLAT BOOK NO. 7, PAGE 49, PLAT RECORDS OF CLARK COUNTY, OHIO.

PARCEL 6:

SITUATE IN THE CITY OF SPRINGFIELD, COUNTY OF CLARK AND STATE OF OHIO AND BEING PART OF SECTION 23, TOWN 5, RANGE 9 B.M.R.S., ALSO BEING PART OF ARLINGTON 2ND ADDITION AS RECORDED IN PLAT VOLUME 7, PAGE 49 OF THE PLAT RECORDS OF CLARK COUNTY BEING ALL OF LOT ELEVEN THOUSAND SEVEN HUNDRED SEVENTY NINE (11779 AND PART OF LOT NUMBER ELEVEN THOUSAND SEVEN HUNDRED EIGHTY FIVE (11785) OF SAID ARLINGTON 2ND ADDITION, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 11788 OF SAID ARLINGTON 2ND ADDITION AND THE EASTERLY RIGHT OF WAY LINE OF A 16.00 FOOT ALLEY;

THENCE WITH THE SOUTHERLY LINE OF SAID PART LOT 11788, NORTH 85 DEGREES 52' 32" EAST, A DISTANCE OF 180.00 FEET TO A #5 REBAR SET;

THENCE WITH THE SOUTHWARD EXTENSION OF THE WESTERLY LINE LOT 11780 OF SAID ARLINGTON 2ND ADDITION, NORTH 00 DEGREES 53' 40" EAST, A DISTANCE OF 135.02 FEET TO A #5 REBAR SET IN THE NORTHERLY LINE OF PART LOT 11786 OF SAID ARLINGTON ADDITION, SAID REBAR BEING AT THE TRUE PLACE OF BEGINNING;

THENCE WITH THE NORTHERLY LINE OF SAID LOT 11786, SOUTH 85 DEGREES 52' 44" WEST, A DISTANCE OF 45.00 TO #5 REBAR SET;

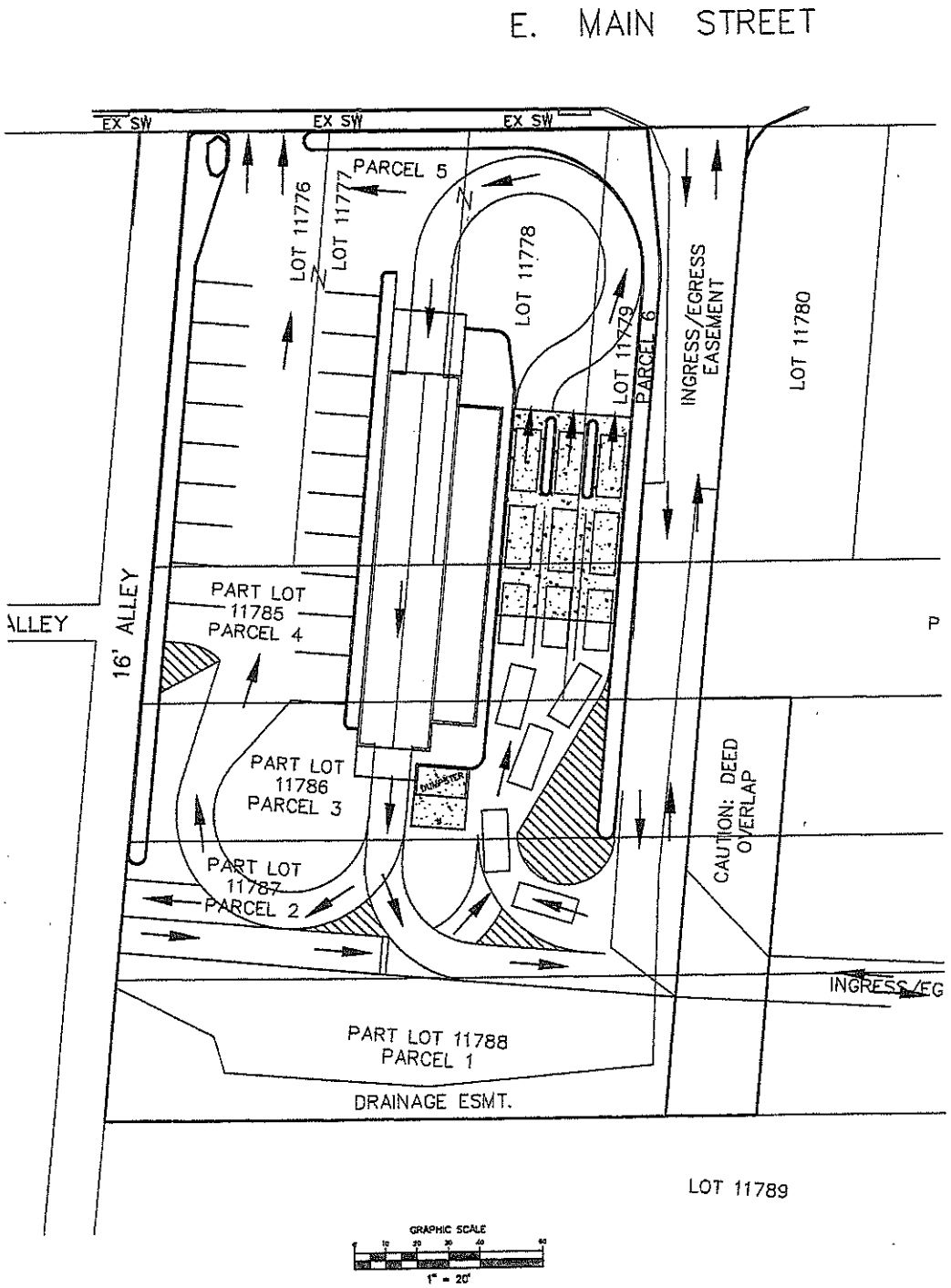
THENCE WITH THE SOUTHWARD EXTENSION OF THE WESTERLY LINE LOT 11779 OF SAID ARLINGTON 2ND ADDITION, AND CONTINUING WITH THE WESTERLY LINE OF SAID LOT 11779, NORTH 00 DEGREES 53' 40" EAST, A DISTANCE OF 185.00 FEET TO A #5 REBAR SET IN THE SOUTHERLY RIGHT OF WAY LINE OF EAST MAIN STREET (A.K.A. U.S. ROUTE NO. 40);

THENCE WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID EAST MAIN STREET, NORTH 85 DEGREES 53' 03" EAST, A DISTANCE OF 45.00 FEET TO A #5 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 11780;

THENCE WITH THE WESTERLY LINE OF SAID LOT 11780, SOUTH 00 DEGREES 53' 40" WEST, A DISTANCE OF 185.00 FEET TO A REBAR SET AT THE TRUE PLACE OF BEGINNING;

THIS DESCRIBED TRACT CONTAINS 0.190 ACRES BE IT THE SAME, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

PARCEL #340-7-23-317-6, #340-7-23K-317-36, #340-7-23-317-44,


E. MAIN STREET
EX SW
EX SW
EX SW
PARCEL 5
LOT 11776
LOT 11777
LOT 11778
LOT 11779
PARCEL 6
INGRESS/EGRESS EASEMENT
LOT 11780
16' ALLEY
ALLEY
PART LOT 11785 PARCEL 4
PART LOT 11786 PARCEL 3
DUMPSTER
PART LOT 11787 PARCEL 2
CAUTION: DEED OVERLAP
INGRESS/EG
PART LOT 11788 PARCEL 1
DRAINAGE ESMT.
LOT 11789
GRAPHIC SCALE
1" = 20'

By:

2019 BOARD OF ZONING APPEALS ATTENDANCE

BOARD MEMBERS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		23	20	18	15	20	17	15	19	16	21	18	16
Dori Gaier Reso. 5932	5-10-2016 5-10-2019	P	P	P	P	P	A	N/A	P	A	P		
Denise Williams Reso. 5942	8-02-2016 8-02-2019	A	P	A	A	A	P	N/A	P	P	P		
Matthew Ryan Reso. 5839	7-05-2017 7-05-2020	P	P	P	P	P	A	N/A	P	A	P		
Mark Brown Reso. 5869	1-20-2018 3-13/2021	P	A	P	P	P	P	N/A	P	P	P		
James Burkhardt Reso. 5880	4-01-2018 3-31-2021	P	P	A	P	A	A	N/A	P	P	P		
Rhonda Zimmers Reso. 5914	1-5-2019 1-06-2022	P	P	P	P	P	P	N/A	A	P	P		
Jeanette Anderson (CPB Liaison) Reso. 5923	6-19-2018 6-19-2019	P	P	P	A	P	P	N/A	N/A	N/A	n/a		

NOTE: The first date shown is the original appointment/reappointment date. The second date represents the most recent term's expiration. The City Commission Resolution is also listed.

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board
Regular Meeting - First Monday following the First Tuesday of the Month
7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio

City Planning Board Meeting Date:	Preliminary or Combined Subdivision Application Deadline:	Lotsplit Variance, Rezoning, and Final Subdivision Application Deadline:
January 7, 2019	December 10, 2018	December 17, 2018
February 11, 2019	January 14, 2019	January 18, 2019
March 11, 2019	February 11, 2019	February 15, 2019
April 8, 2019	March 11, 2019	March 18, 2019
May 13, 2019	April 15, 2019	April 22, 2019
June 10, 2019	May 13, 2019	May 20, 2019
July 8, 2019	June 10, 2019	June 17, 2019
August 12, 2019	July 15, 2019	July 22, 2019
September 9, 2019	August 12, 2019	August 19, 2019
October 7, 2019	September 9, 2019	September 16, 2019
November 14, 2019 *	October 14, 2019	October 21, 2019
December 9, 2019	November 8, 2019	November 18, 2019

Board of Zoning Appeals
Regular Meeting-Third Monday of the Month
7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio

Board of Zoning Appeals Meeting Date:	Application Deadline:
January 23, 2019 **	December 31, 2018
February 20, 2019 **	January 28, 2019
March 18, 2019	February 25, 2019
April 15, 2019	March 25, 2019
May 20, 2019	April 29, 2019
June 17, 2019	May 24, 2019
July 15, 2019	June 24, 2019
August 19, 2019	July 29, 2019
September 16, 2019	August 26, 2019
October 21, 2019	September 30, 2019
November 18, 2019	October 28, 2019
December 16, 2019	November 25, 2019

* Denotes meeting day changed to Thursday due to holiday.
** Denotes meeting day changed to Wednesday due to holiday.
Effective Date: December 2018
Prepared by the Planning and Zoning Division

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board
Regular Meeting - First Monday following the First Tuesday of the Month
7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio

City Planning Board Meeting Date:	Lotsplit Variance, Rezoning, and Final Subdivision Application Deadline:
January 13, 2020	December 23, 2019
February 10, 2020	January 17, 2020
March 9, 2020	February 14, 2020
April 13, 2020	March 23, 2020
May 11, 2020	April 20, 2020
June 8, 2020	May 18, 2020
July 13, 2020	June 22, 2020
August 10, 2020	July 20, 2020
September 9, 2020 *	August 17, 2020
October 12, 2020	September 21, 2020
November 9, 2020	October 19, 2020
December 7, 2020	November 16, 2020

Board of Zoning Appeals
Regular Meeting-Third Monday of the Month
7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio

Board of Zoning Appeals Meeting Date:	Application Deadline:
January 22, 2020 *	December 30, 2019
February 19, 2020 *	January 27, 2020
March 16, 2020	February 24, 2020
April 20, 2020	March 30, 2020
May 18, 2020	April 27, 2020
June 15, 2020	May 22, 2020
July 20, 2020	June 29, 2020
August 17, 2020	July 27, 2020
September 21, 2020	August 31, 2020
October 19, 2020	September 28, 2020
November 16, 2020	October 26, 2020
December 21, 2020	November 30, 2020

* Denotes meeting day changed to Wednesday due to holiday.
Effective Date: December 2019
Prepared by the Planning and Zoning Division

Commission Meetings
City Holidays

2019 CITY COMMISSION CALENDAR

JANUARY 2019						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

FEBRUARY 2019						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

MARCH 2019						
Su	M	Tu	W	Th	F	Sa
Retreat					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

APRIL 2019						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

MAY 2019						
Su	M	Tu	W	Th	F	Sa
Election Day			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

JUNE 2019						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

JULY 2019						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

AUGUST 2019						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SEPTEMBER 2019						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

OCTOBER 2019						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

NOVEMBER 2019						
Su	M	Tu	W	Th	F	Sa
Election Day		Budget Meetings			1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

DECEMBER 2019						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

2019 Important Dates: Wednesday, Jan. 1, 2020 – City Holiday
Thursday, Jan. 2, 2020 – Organizational Meeting