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, December 16, 2019
7:00 P.M.
City Hall Forum

Agenda
Board of Zoning Appeals
Springfield, Ohio
Monday, December 16, 2019
City Hall Forum – 7:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Approval of November 18, 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-34** — DISCUSSION & ACTION
   Request from Daniel Hearlihy for a conditional use permit to re-establish a non-conforming retail use at 868-878 E Main St. in a RS-8, Medium-Density, Single-Family Residence District

7. **Case #19-A-35** — DISCUSSION & ACTION
   Request from Barbara & John Hart for a conditional use permit to re-establish a non-conforming automobile sales use at 401 W High St. in a CN-2, Neighborhood Commercial District

8. **Case #19-A-36** — DISCUSSION & ACTION
   Request from Judy Roberts for a conditional use permit for a commercial recreational use (game room) at 1942 Mitchell Blvd. in a CC-2, Community Commercial District

9. **Case #19-A-37** — DISCUSSION & ACTION
   Request from Clark County for a variance from Chapter 1153.04(b)(15) for parking spaces located more than 50 feet from a tree at 525 E Home Rd. in a G, Green Space, Park, and School District

10. **Case #19-A-38** — DISCUSSION & ACTION
    Request from Timothy Sanders for a variance from Chapter 1152.02(f)(1) for an accessory structure over 16 feet tall at 1217 Pythian Ave. in a RS-8, Medium-Density, Single-Family Residence District

11. **Board Comments** — DISCUSSION

12. **Staff Comments** — DISCUSSION

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
Charles Harris	03/26/2022
4 Quorum	

BOARD OF ZONING APPEALS
Springfield, Ohio
Monday, November 18, 2019
7:00 P.M.
City Forum, City Hall

Meeting Minutes
(Summary format)

Vice Chairperson Williams called the meeting to order at 7:00 P.M.

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

MEMBERS ABSENT: Mr. Mark Brown and Ms. Dori Gaier

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

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SUBJECT: Approval October 21, 2019 meeting minutes.

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

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

Ms. Williams asked if any opposed to voice nay. Hearing none, Ms. Williams 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. Williams stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

Mr. Thompson stated the applicant was unable to attend the meeting and requested the hearing be tabled until the following month.

Ms. Williams asked the board to make a motion to close and table the public hearing for the following month.

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

Case #19-A-30 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.

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

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.

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

Ms. Zimmers asked there had been any opposition from the community.

Mr. Thompson stated there was no opposition.

Ms. Williams asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Williams asked if there was anyone else that wished to speak. Hearing no further discussion, Ms. Williams 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. Williams stated that the public hearing was now closed and asked for a motion to approve Case #19-A-30.

MOTION: Motion by Ms. Zimmers to approve case #19-A-30 Request from 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. Seconded by Mr. Ryan.

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

1. There is no opposition.
2. It was a similar use in the past.
3. It benefits the community.

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

Motion Approved 4 to 0.

Case #19-A-31 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.

Ms. Williams 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 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.

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

Ms. Williams asked if there was any opposition.

Mr. Thompson stated there was no opposition.

Ms. Williams asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Williams asked if there was anyone else that wished to speak. Hearing no further discussion, Ms. Williams 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. Burkhardt. Approval by voice vote.

Ms. Williams stated that the public hearing was now closed and asked for a motion to approve Case #19-A-31.

MOTION: Motion by Mr. Burkhardt to approve case #19-A-31 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. Seconded by Ms. Zimmers.

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

1. There is no opposition.
2. It is a good location for a commercial property.
3. The building designed for a commercial use.

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

Motion Approved 4 to 0.

Case #19-A-32 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.

Ms. Williams 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 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

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

Ms. Zimmers questioned if there were any residential properties within view of the two Lee's Chicken digital signs.

Mr. Thompson stated he did not believe there were any residential properties within view.

Ms. Zimmers asked if there was any opposition.

Mr. Thompson stated there was no opposition.

Mr. Burkhardt questioned if the sign was one and a half times taller than the Lee's sign.

Mr. Thompson stated he was unsure.

Ms. Zimmers asked without being a digital sign, was there was a possibility of doing a single color digital sign.

Mr. Thompson explained in the residential sign district, both single and multi-color signs are prohibited. Mr. Thompson stated that would be an option, its either digital or not.

Ms. Williams asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Williams asked the applicant or the applicants to take the podium.

Mr. Mark Wiseman. 721 West Home Road. Springfield, Ohio 45504, explained the car wash was located down the road from him. Mr. Wiseman stated the car wash had been in business for almost 30 years. Mr. Wiseman explained the variance request was part of an effort to revitalize and rebrand the car wash. Mr. Wiseman explained they wanted to place a digital sign to easily advertise and revitalize the business. Mr. Wiseman stated they had no intentions of getting a big flashy sign, just something small to advertise with, approximately two foot tall and four foot wide that would replace the white sign with the manual letters.

Mr. Ryan questioned if the display sign would be a dimly lit digital display.

Mr. Wiseman stated that was correct and explained they did not have a lot of money to put into the sign. Mr. Wiseman stated the sign would be a basic lighted sign that would advertise the different specials.

Ms. Zimmers stated the single color display puts off less light and at night they are dimmable. Ms. Zimmers questioned what the difference in the amount of light that comes from a multi colored light compared to single color.

Mr. Wiseman stated in terms of radiance, it would not be a distraction. Mr. Wiseman stated the closest residence to the property was 300-400 yards away. Mr. Wiseman stated he had driven by at night to analyze the distance and did not feel that the residence would be affected.

Mr. Burkhardt questioned lumens on the sign.

Mr. Wiseman stated he did not know.

Ms. Williams asked if there was anyone else that wished to speak. Hearing none, Ms. Williams asked for a motion to close the public hearing.

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

Ms. Williams stated that the public hearing was now closed and asked for a motion to approve Case #19-A-32.

MOTION: Motion by Mr. Ryan to approve case #19-A-32 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. Seconded by Mr. Burkhardt.

DISCUSSION:

Mr. Burkhardt stated he felt the sign would help upgrade the business.

Ms. Zimmers stated she was all for revitalizing the business but was not sure she was for a digital sign in a residential district.

Ms. Williams stated the residence were not close enough to be affected by the sign and there was no opposition.

MOTION: Motion by Mr. Ryan to reopen the public hearing. Seconded by Mr. Burkhardt.

Ms. Williams stated the public hearing was now open.

Ms. Zimmers explained that the board would like clarification to whether the sign would be multi-color or single color and questioned what the illuminating affect would be from a multi-color sign verse a single color sign.

Mr. Thompson explained that the applicant was applying for a multi-color sign. Mr. Thompson explained as far as the brightness of the sign, single and multi-color signs are held to the same brightness standards overall. Mr. Thompson stated the signs are supposed to be equipped with automatic dimmers that take into account the ambient light and adjust accordingly. Mr. Thompson stated the signs are supposed to automatically dim in the evening as well. Mr. Thompson explained if a sign is found to be too bright or out of compliance, the owners are supposed to turn them off immediately until repairs can be made. Mr. Thompson stated the applicant hasn't actually submitted a sign permit request, so that type of information about specific brightness was not available. However, the codes are in place that hold all signs accountable whether single or multi-color.

Mr. Burkhardt questioned if part of the motion should state that the sign has to be dimmed at a certain time.

Mr. Thompson stated no, if anything they could add the sign should conform to the existing codes regarding brightness.

Ms. Zimmers questioned if there were any similar type of signage near a residential area within the city limits.

Mr. Thompson stated he was unsure.

Mr. Wiseman explained the closest multi-color sign would be the Lee's Chicken sign. Mr. Wiseman stated the sign that had looked at would not be any brighter than the current lighted box there already. Mr. Wiseman stated it would not be a bright flashing sign like Lee's, it would be a very simple message board. Mr. Wiseman stated if possible or required the sign would be dimmed at night. Mr. Wiseman explained they are just wanting to rebrand and revitalize the car wash with a two foot by four foot sign.

Ms. Zimmers asked if the board would be setting a precedence if they approved a multi-color sign near a residential area verses a single color sign.

Mr. Thompson stated he could not recall another sign in a residential area. Mr. Thompson explained yes it would be there first of its kind to be approved but each case needs to weighed on it on merits. Mr. Thompson stated it may be true that its setting a precedence but that should not dictate how the board rules in future cases either.

Mr. Ryan asked if any of the residence in the area were notified about the sign.

Mr. Thompson explained notifications were sent out to any residence within two hundred feet of the property and stated that her did not hear back from anyone who was notified.

Ms. Williams asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Williams asked for a motion to close the public hearing.

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

Ms. Williams stated that the public hearing was now closed and asked for a motion to approve Case #19-A-32

MOTION: Motion by Mr. Ryan to approve case #19-A-32 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. Seconded by Mr. Burkhardt.

Board members discussed their concerns and decided to reopen the case.

MOTION: Motion by Ms. Zimmers to reopen the public hearing. Seconded by Mr. Burkhardt.

Ms. Williams stated the public hearing was now open.

Ms. Williams asked if there was an option for the applicant to go with a single color instead of the multi-color.

Mr. Thompson stated the board had that option to put that in the motion.

Ms. Williams asked if there was a reason the applicant did not want to go to single color.

Mr. Thompson stated that was a question for the applicant.

Ms. Williams asked the applicant to approach the podium.

Ms. Williams asked if the applicant would be ok with single color over the multi-color.

Mr. Wiseman stated single color would probably be available to them and would be less expensive for them. Mr. Wiseman stated he did not think it would have the same impact as a multi-color sign. Mr. Wiseman stated they would work with what the commission wanted. Mr. Wiseman explained the car wash had just changed ownership and was very close to going out of business after 30 years. Mr. Wiseman explained there could have been a vacant retail property but a new owner came in and is now trying to rebrand the business and invest in the city of Springfield. Mr. Wiseman stated the brightness would be minimum.

Ms. Williams asked if the applicant would consider going to a single color digital sign.

Mr. Wiseman stated if that is what it would take, then they would accept that. Mr. Wiseman stated they are requesting a multi-color signed and didn't feel it would impose on anyone.

Mr. Burkhardt explained if the area was strictly commercial, the board would not have any issues, but because it's in a residential area, they have concerns. Mr. Burkhardt explained businesses near or in residential areas may want to start getting these multi-color signs. Mr. Burkhardt stated it makes it harder to turn one down if the board had previously approved one. Mr. Burkhardt stated they had that option but the board likes to treat people fairly. Mr. Burkhardt explained they take those type of situations into consideration.

Ms. Zimmers explained that the residences may seem to be far enough away but could be disrupted by the light pollution. Ms. Zimmers explained the more businesses that are allowed to have these digital signs, the more light pollution there will be.

Ms. Williams explained the board was happy that the business is staying open. Ms. Williams asked if the applicant would consider using the single color digital sign.

Mr. Wiseman explained he respected the concerns of the board members but would ask the board members to take into considering allowing the multi colored sign to help promote the business. Mr. Wiseman stated however if the board felt they could only approve the single color sign then they would work with that. Mr. Wiseman asked the board to consider what they were trying to accomplish with revitalizing the business.

Ms. Williams asked if the board could add a condition to the motion.

Mr. Thompson stated that was correct.

Ms. Williams asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Williams asked for a motion to close the public hearing.

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

Ms. Williams stated that the public hearing was now closed.

Mr. Ryan stated that he did not have an issue with the multi-color sign but would withdraw his previous motion.

Ms. Williams asked for a motion to approve Case #19-A-32 with conditions.

MOTION: Motion by Ms. Zimmers to approve case #19-A-32 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. Seconded by Mr. Burkhardt.

Board members discussed the case.

Ms. Williams stated she did not have a problem with the multi-color sign because they can add conditions and stipulations if there are any complaints.

Mr. Ryan explained that he would vote for it because of how far away it is from residential

properties and the size of it. Mr. Ryan stated if the multi-color sign was going to be the size of the larger sign that would be a problem.

Mr. Burkhardt stated he agreed and explained the halo affect would not be as problematic with how small the sign would be.

Mr. Ryan stated he understood the concerns but didn't feel the sign would be a problem.

Ms. Williams stated she felt the sign would not be an issue due to the size.

MOTION: Motion by Mr. Ryan to approve case #19-A-32 request from Jack Sayers for a variance from Chapter 1155.06 for a multi-color digital dynamic display sign at 2101 E Home Rd. 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 will help to re-brand the car wash.
3. It will contribute to light pollution.
4. It is not a large sign putting off a lot of light.

YAYS: Mr. Ryan, Mr. Burkhardt and Ms. Williams.
NAYS: Ms. Zimmers.

Motion Approved 3 to 1.

Case #19-A-33 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.

Ms. Williams 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 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.

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

Mr. Burkhardt questioned if the alley behind the property was paved.

Mr. Thompson stated he believed a portion of the alley was paved.

Ms. Williams asked the applicant or the applicant's agent to take the podium for questions from the board.

Mr. James Pfeiffer attorney for the applicant.

Mr. Pfeiffer questioned which alley.

Mr. Thompson pointed out the alley on the map.

Mr. Burkhardt asked if the city would be responsible for keeping up the alley.

Mr. Thompson stated if the alley was improved it would be the city's responsibility for keeping up the alley.

Mr. Pfeiffer stated the west side alley would only be used as an exit. Mr. Pfeiffer stated they did not plan on making use of the alley in connection with the business. Mr. Pfeiffer stated the arrows were only present on the drawing because it's a public alley.

Mr. Burkhardt stated he understood it was a public alley but questioned if that was a public alley that was coming out on the egress and ingress.

Mr. Pfeiffer stated not from that facility, it would be only egress.

Ms. Zimmers asked if there was a drive through that used the same alley.

Mr. Thompson stated he was unsure.

Ms. Zimmers asked if the car wash would add to the traffic in the alley from the car wash.

Mr. Thompson explained the applicant stated they would not be directing customers to use the alley, they would direct them to main street.

Mr. Pfeiffer explained the direction traffic would go on the map.

Ms. Zimmers asked if the alley went all the way through to CVS and if so would that add to traffic.

Mr. Thompson showed where the alley ended on the map.

Ms. Zimmers asked if the alley went all the way to high street.

Mr. Pfeiffer stated if did not.

Ms. Williams asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Williams asked if there were any further questions for the applicant's agent. Hearing none, Ms. Williams asked if there was anyone else that wished to speak.

Ms. Mary Hall. 2742 Seymour Lane. Springfield, Ohio 45503, explained the previous business used the alley as an exit and it does enter into the zone where residents pick up their prescriptions. Ms. Hall explained there was a lot of traffic on Main Street. Ms. Hall asked if there would be enough clearance for the cars pulling in and out of the carwash.

Mr. Pfeiffer stated the car wash would not interfere with traffic. Mr. Pfeiffer explained the area was high traffic area. Mr. Pfeiffer explained the facility was not designed to enter from the alley and there should be no interference.

Ms. Williams asked if the cars would be entering from Main Street.

Mr. Pfeiffer stated that was correct.

Ms. Zimmers questioned at what point in time the car would enter into the building. Ms. Zimmers asked how many cars would be able to fit in the parking lot before the cars would be backed up on the road.

Mr. Sabri Salhieh. 328 Roscommon Drive. Springfield, Ohio 45503, stated fifty cars could be in line before traffic would enter into the street. Mr. Salhieh stated similar car washes were being built in much higher traffic areas in bigger cities and they have never had problems.

Ms. Zimmers explained that the car wash seemed similar to another one in Springfield.

Mr. Pfeiffer explained the direction the traffic would go.

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

Ms. Williams stated that the public hearing was now closed and asked for a motion to approve Case #19-A-33.

MOTION: Motion by Mr. Burkhardt to approve case #19-A-33 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. Seconded by Mr. Ryan.

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

1. There is no opposition.
2. It benefits the neighborhood and will use a vacant property.
3. It is a conditional use.

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

Motion Approved 4 to 0.

2020 Board Calendar

Ms. Williams asked for a motion to approve the 2020 board calendar.

Motion by Mr. Ryan to approve the 2020 board calendar. Seconded by Ms. Zimmers. Approval by voice vote.

Board Comments: None.

Staff Comments: None.

Subject: Adjournment

Mr. Burkhardt made a motion to adjourn the meeting. Seconded by Mr. Ryan.

Ms. Williams adjourned the meeting at 8:10 pm.

_____

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 Moads

Opposing Community Garden Petition

10/11/2019

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Garden at this time

Thank You
Rueben Meade

Opposing Community Garden Petition

10/11/2019

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Garden at this time

Thank You

Brandi Meade

Brandi Meade

Opposing Community Garden Petition

10/11/2019

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Garden at this time

Thank You

Kristin Cantor
1024 W. Perrin Ave

Opposing Community Garden Petition

10/11/2019

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

Thank You

Bob Blackburn
1031 W Perrin Ave

Opposing Community Garden Petition

10/11/2019

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R-S -5 low density , single family residential district do not feel that (Community
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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

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

Opposing Community Garden Petition

10/11/2019

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Garden at this time

Thank You

Jodie Lyons

Opposing Community Garden Petition

10/11/2019

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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

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.

Adriel 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

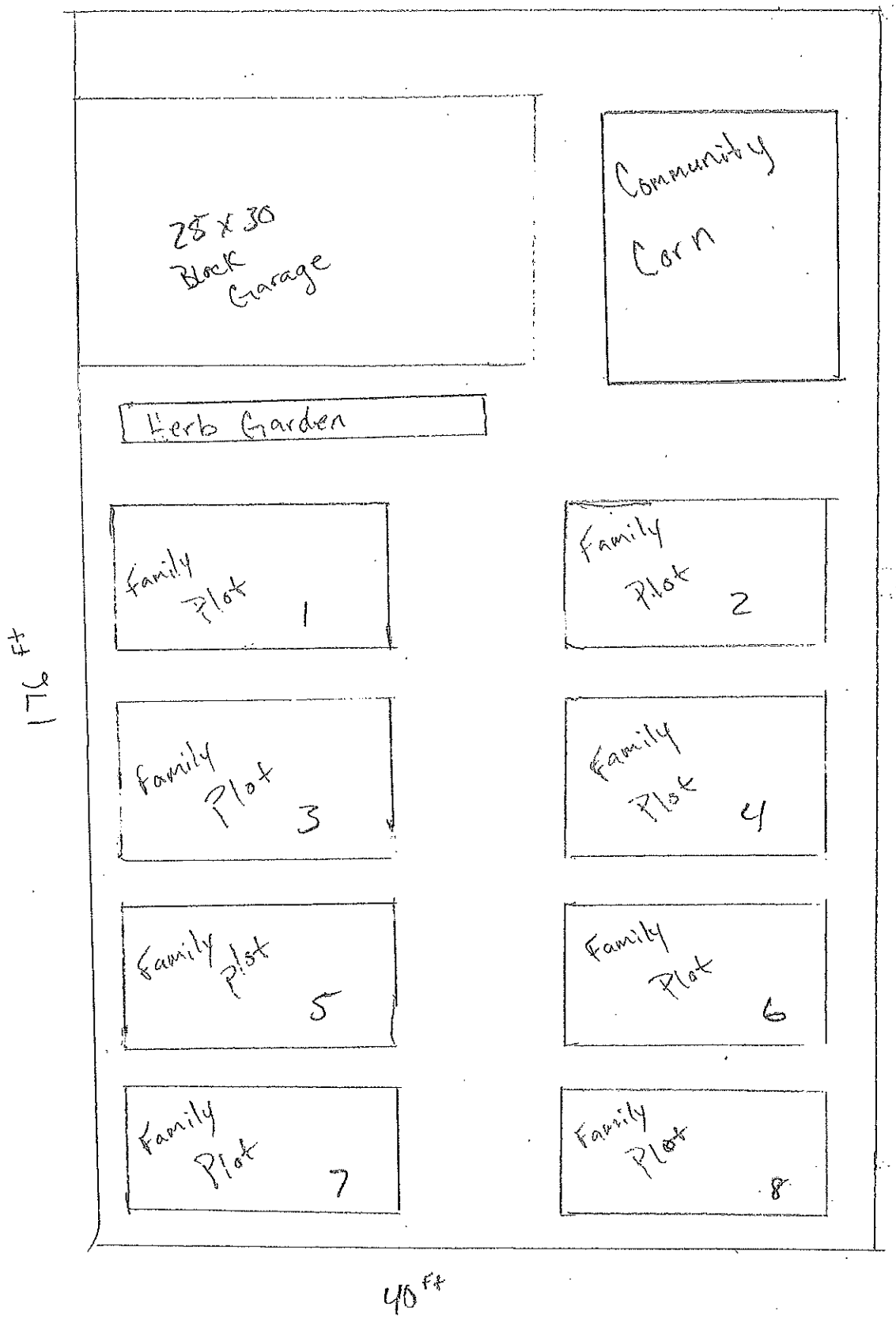
A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

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


28 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
70 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

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732 S WITTENBERG AVE
SPRINGFIELD, OH 45506

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SPRINGFIELD, OH 45506

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SPRINGFIELD, OH 45503

HARRISON LEE O
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SPRINGFIELD, OH 45506

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SPRINGFIELD, OH 45502

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1517 W ROSE ST
SPRINGFIELD, OH 45506

SPRINGFIELD METROPOLITAN HOUSING
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SPRINGFIELD, OH 45502

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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-34

Conditional Use

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY
Case #: 19-1-34
Date Received: 11/19/19
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)*:
Conditional Use

2. Address of Subject Property: 868-878 E. Main St.

3. Parcel ID Number(s): 3400700029318025

4. Full legal description attached? ☐ yes ☑ no

5. Size of subject property: 2.09 acres

6. Current Use of Property: Vacant

7. Current Zoning of Property: RS-8

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): Daniel A. Hearlihy

Title: _____

Company (if applicable): _____

Mailing address: 810 Riverside Dr.

City: Springfield State: Ohio ZIP: 45503

Telephone: (937) 244-6381 Fax: (—) _____

Email danhearlihy@yahoo.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.

Daniel A. Hearlihy
Signature of Applicant

_____
Signature of Co-applicant

DANIEL A. HEARLIHY
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 November, 2019

by Rebecca A Carden (name of person acknowledged).

(seal)

Rebecca A Carden
Notary Public Signature

My commission expires: 7-25-20

NOTARIAL SEAL
STATE OF OHIO

REBECCA A CARDEN
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 07-25-20

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: NOVEMBER 19, 2019

Property address: 868-878 E. MAIN ST, SPRINGFIELD

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

Section of the Zoning code applicable: 1171

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

Retail & museum use

Please include the following exhibits:

Exhibit A

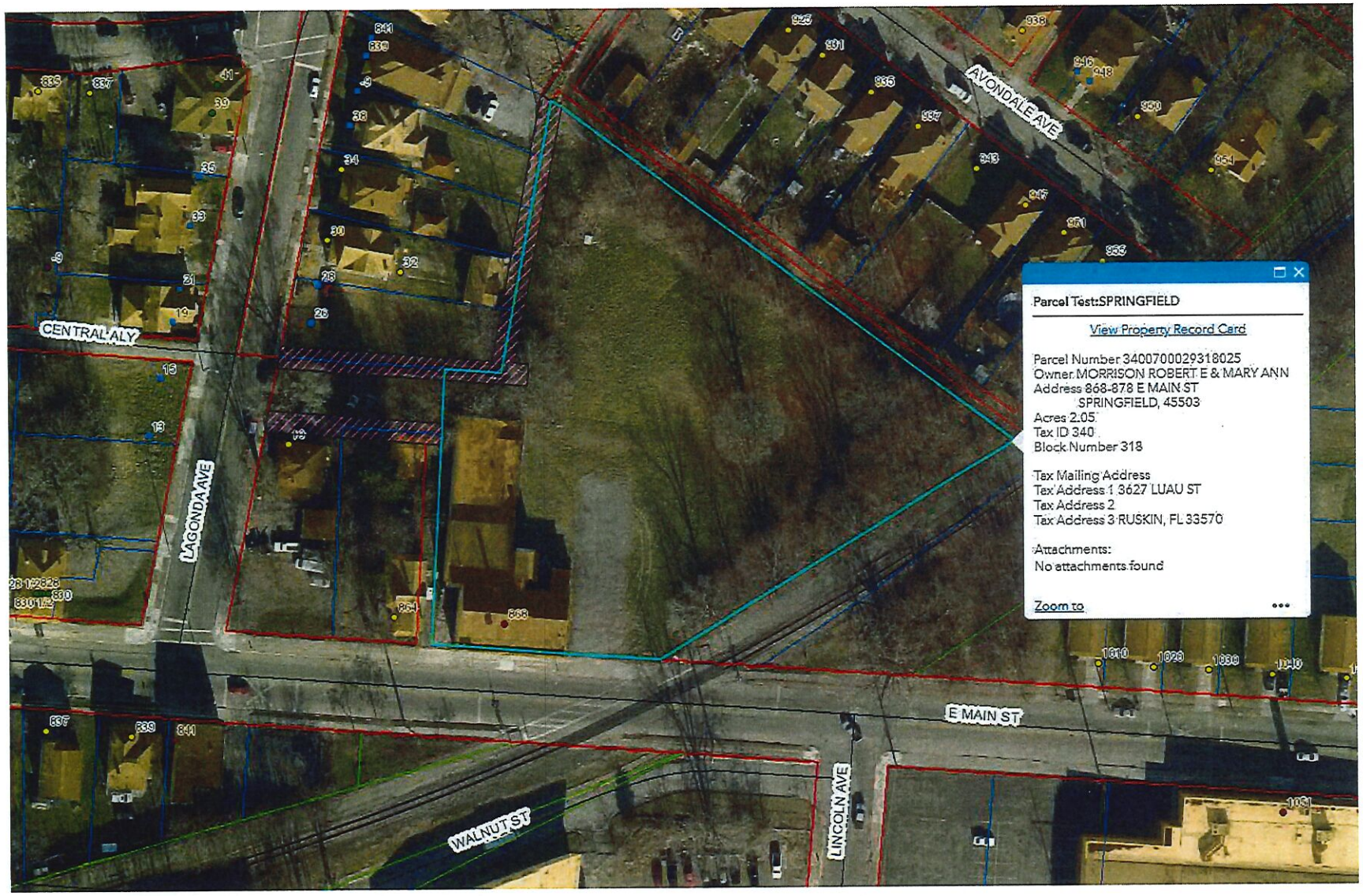
A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

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).

WANT TO DISPLAY SPRINGFIELD-MADE ITEMS IN THIS SPACE AND HAVE A LITTLE GIFT SHOP THERE SELLING ITEMS RELATED TO HISTORY OF SPRINGFIELD

Signature: Daniel A. Hearlihy Nov. 19, 2019
Applicant Date

Please Print Name: DANIEL A. HEARLIHY


CENTRAL ALY
LAGONDA AVE
WALNUT ST
LINCOLN AVE
E MAIN ST
AVONDALE AVE
Parcel Test:SPRINGFIELD
View Property Record Card
Parcel Number 3400700029318025
Owner MORRISON ROBERT E & MARY ANN
Address 868-878 E MAIN ST
SPRINGFIELD, 45503
Acres 2.05
Tax ID 340
Block Number 318
Tax Mailing Address
Tax Address 1 3627 LUAU ST
Tax Address 2
Tax Address 3 RUSKIN, FL 33570
Attachments:
No attachments found
Zoom to

ADRIAN RICHARD	20 LAGONDA AVE	SPRINGFIELD, OH 45503
ADRIAN RICHARD	20 LAGONDA AVE	SPRINGFIELD, OH 45503
BECKEL GINA RENE	34 LAGONDA AVE	SPRINGFIELD, OH 45503
BREESE RANDY & CAROLYN M	935 AVONDALE AVE	SPRINGFIELD, OH 45503
BROWN CYNTHIA N	951 AVONDALE AVE	SPRINGFIELD, OH 45503
CATANZARO JOSEPH	5782 HUNTER RD	ENON, OH 45323
CAVE GILBERT R	20 WALNUT STREET	SPRINGFIELD, OH 45505
CITY FOREST OF SPRINGFIELD LIMITED	21600 OXNARD STREET STE 1200	WOODLAND HILLS, CA 91367
COONROD ROBERT E & ANN N VAUGHN	925 AVONDALE AVE	SPRINGFIELD, 0H 45503
CORNELISON EDWIN A	843 LAGONDA AVE	SPRINGFIELD, OH 45503
ELLIOTT CLARENCE BERT	839 E MAIN ST	SPRINGFIELD, OH 45503
GIST JUSTIN	7719 GRACELAND ST	DAYTON, OH 45459
HARPER MARVIN W	128 WILSON AVE	SPRINGFIELD, OH 45505
HOPKINS WILLIAM JAMES & BETTY L	4268 WABASH DR	SPRINGFIELD, OH 45503
K & K PROPERTIES LLC	348 SEVILLE DR	URBANA, OH 43078
KINTER CHARLOTTE M	33-35 LAGONDA AVE	SPRINGFIELD, OH 45503
LEWIS JAMES D	853 LAGONDA AVE	SPRINGFIELD, OH 45503
LUALLEN LINDA D	643 CORTLAND DR	SPRINGFIELD, OH 45505
MARQUIS ENTERPRISES INC	503 E MC CREIGHT AVE	SPRINGFIELD, OH 45503
MARTIN JEANNE A & KELLY D	947 AVONDALE AVE	SPRINGFIELD, OH 45503
MC WHORTER PROPERTIES AND GENERAL	3738 W NATIONAL RD	SPRINGFIELD, OH 45504
MO MAD DAD PROPERTIES LLC	9416 CREIGHTON DR	POWELL, OH 43065
MORRISON ROBERT E	3627 LUAU ST LOT 66	SUN CITY, FL 33570
MORRISON ROBERT E & MARY ANN	3627 LUAU ST	RUSKIN, FL 33570
ROMINE DANIEL C & PAMELA J	1210 BEACON ST	SPRINGFIELD, OH 45505
RPB PROPERTIES LLC	3803 UPPER VALLEY PK	SPRINGFIELD, OH 45502
SMITH FRANK	849 LAGONDA AVE	SPRINGFIELD, OH 45503
SPRINGFIELD LANES LLC	1051 E MAIN ST	SPRINGFIELD, OH 45503
W AND W RENTAL II LLC	3065 STATE ROUTE 187 W	LONDON, OH 43140
YOUNG DARELL J	955 AVONDALE AVE	SPRINGFIELD, OH 45503
DANIEL HEARLIHY	810 RIVERSIDE DR	SPRINGFIELD, OH 45504

ADRIAN RICHARD	20 LAGONDA AVE	SPRINGFIELD, OH 45503
ADRIAN RICHARD	20 LAGONDA AVE	SPRINGFIELD, OH 45503
BECKEL GINA RENE	34 LAGONDA AVE	SPRINGFIELD, OH 45503
BREESE RANDY & CAROLYN M	935 AVONDALE AVE	SPRINGFIELD, OH 45503
BROWN CYNTHIA N	951 AVONDALE AVE	SPRINGFIELD, OH 45503
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MARTIN JEANNE A & KELLY D	947 AVONDALE AVE	SPRINGFIELD, OH 45503
MC WHORTER PROPERTIES AND GENERAL	3738 W NATIONAL RD	SPRINGFIELD, OH 45504
MO MAD DAD PROPERTIES LLC	9416 CREIGHTON DR	POWELL, OH 43065
MORRISON ROBERT E	3627 LUAU ST LOT 66	SUN CITY, FL 33570
MORRISON ROBERT E & MARY ANN	3627 LUAU ST	RUSKIN, FL 33570
ROMINE DANIEL C & PAMELA J	1210 BEACON ST	SPRINGFIELD, OH 45505
RPB PROPERTIES LLC	3803 UPPER VALLEY PK	SPRINGFIELD, OH 45502
SMITH FRANK	849 LAGONDA AVE	SPRINGFIELD, OH 45503
SPRINGFIELD LANES LLC	1051 E MAIN ST	SPRINGFIELD, OH 45503
W AND W RENTAL II LLC	3065 STATE ROUTE 187 W	LONDON, OH 43140
YOUNG DARELL J	955 AVONDALE AVE	SPRINGFIELD, OH 45503
DANIEL HEARLIHY	810 RIVERSIDE DR	SPRINGFIELD, OH 45504

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ADRIAN RICHARD
20 LAGONDA AVE
SPRINGFIELD, OH 45503

BECKEL GINA RENE
34 LAGONDA AVE
SPRINGFIELD, OH 45503

BREESE RANDY & CAROLYN M
935 AVONDALE AVE
SPRINGFIELD, OH 45503

BROWN CYNTHIA N
951 AVONDALE AVE
SPRINGFIELD, OH 45503

CATANZARO JOSEPH
5782 HUNTER RD
ENON, OH 45323

CAVE GILBERT R
20 WALNUT STREET
SPRINGFIELD, OH 45505

CITY FOREST OF SPRINGFIELD LIMITED
21600 OXNARD STREET STE 1200
WOODLAND HILLS, CA 91367

COONROD ROBERT E & ANN N VAUGHN
925 AVONDALE AVE
SPRINGFIELD, OH 45503

CORNELISON EDWIN A
843 LAGONDA AVE
SPRINGFIELD, OH 45503

ELLIOTT CLARENCE BERT
839 E MAIN ST
SPRINGFIELD, OH 45503

GIST JUSTIN
7719 GRACELAND ST
DAYTON, OH 45459

HARPER MARVIN W
128 WILSON AVE
SPRINGFIELD, OH 45505

HOPKINS WILLIAM JAMES & BETTY L
4268 WABASH DR
SPRINGFIELD, OH 45503

K & K PROPERTIES LLC
348 SEVILLE DR
URBANA, OH 43078

KINTER CHARLOTTE M
33-35 LAGONDA AVE
SPRINGFIELD, OH 45503

LEWIS JAMES D
853 LAGONDA AVE
SPRINGFIELD, OH 45503

LUALLEN LINDA D
643 CORTLAND DR
SPRINGFIELD, OH 45505

MARQUIS ENTERPRISES INC
503 E MC CREIGHT AVE
SPRINGFIELD, OH 45503

MARTIN JEANNE A & KELLY D
947 AVONDALE AVE
SPRINGFIELD, OH 45503

MC WHORTER PROPERTIES AND GENERAL
3738 W NATIONAL RD
SPRINGFIELD, OH 45504

MO MAD DAD PROPERTIES LLC
9416 CREIGHTON DR
POWELL, OH 43065

MORRISON ROBERT E
3627 LUAU ST LOT 66
SUN CITY, FL 33570

MORRISON ROBERT E & MARY ANN
3627 LUAU ST
RUSKIN, FL 33570

ROMINE DANIEL C & PAMELA J
1210 BEACON ST
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SPRINGFIELD, OH 45502

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LONDON, OH 43140

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STAFF REPORT

TO: Board of Zoning Appeals DATE: December 11, 2019

PREPARED BY: Stephen Thompson SUBJECT: Case #19-A-34

GENERAL INFORMATION:

Applicant:	Daniel Hearlihy, 810 Riverside Dr., Springfield, OH 45503
Owner:	Daniel Hearlihy, 810 Riverside Dr., Springfield, OH 45503
Purpose:	For a conditional use permit – retail
Location:	868-878 E Main St.
Size:	2.09 acres
Existing Land Use and Zoning:	Vacant, zoned RS-8
Surrounding Land Use and Zoning:	North: Residential, RS-8 East: Residential, RS-8 South: Commercial, RS-8 & M-1 West: Residential, RS-8
Applicable Regulations:	Chapter 1172.05 Board of Zoning Appeals: Conditional Uses Chapter 1171.03 Nonconforming Uses
File Date:	November 19, 2019

BACKGROUND:

The applicant seeks a conditional use permit to reestablish a non-conforming retail use. The property was last used for retail within the past five years.

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:

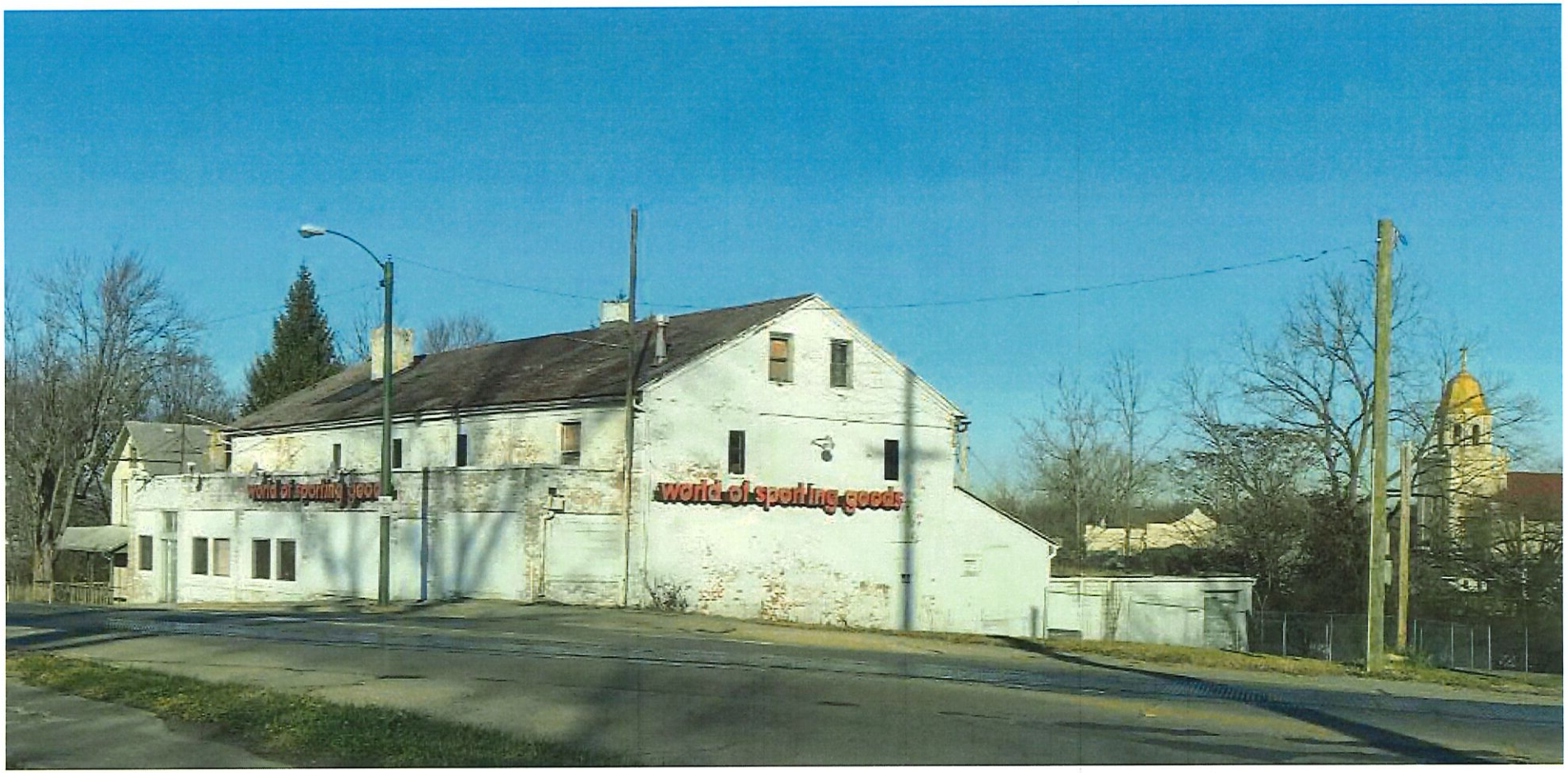
Approval of the conditional use permit.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#19-A-34
868-878 E Main St.

#19-A-34
868-878 E Main St.


world of sporting goods

Agenda Item # 7

Case #19-A-35

Conditional Use

The City of Springfield
COMMUNITY DEVELOPMENT
☐ Planning & Zoning

FOR OFFICE USE ONLY
Case #: 19-A-39
Date Received: 11/20/19
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 LOT TO RE OPEN BUSINESS

2. Address of Subject Property: 401 W. High Street SPFLD

3. Parcel ID Number(s): 340-06-00004-215-008 (3 parcels)
009
010

4. Full legal description attached? ☐ yes ☐ no

5. Size of subject property: LOT SIZE 44 X 136.5

6. Current Use of Property: VACANT

7. Current Zoning of Property: CN-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): BARBARA G. HART
JOHN MICHAEL HART

Title: OWNER

Company (if applicable):

Mailing address:
4103 E NATIONAL ROAD S

City: SPRINGFIELD State: OHIO ZIP: 45505-1711

Telephone: (937) 605-8353 Fax: (937) 342 9096

Email MHART@ASSIST2SELL.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.

Barbara G. Hart
Signature of Applicant

John Michael Hart
Signature of Co-applicant

BARBARA G. HART
Typed or printed name and title of applicant

JOHN MICHAEL HART
Typed or printed name of co-applicant

State of Ohio
County of Clark

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

by Barbara G. Hart & John Michael Hart (name of person acknowledged).

(seal)

Sandra L. Tymoski
Notary Public Signature

My commission expires: 9-15-2022

The City of Springfield
COMMUNITY DEVELOPMENT

☐ Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: NOVEMBER 20, 2019

Property address: 401 W. High 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: _____

Purpose of this request, including the improvements or physical changes proposed if this application is approved:
TO RE-ESTABLISH A USED CAR LOT, WORK TO INCLUDE NEW WINDOWS, PAINTING, ALL NEW BLACKTOP COMPLETE INTERIOR UPDATE. FENCING. HIRING NEW people.

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.

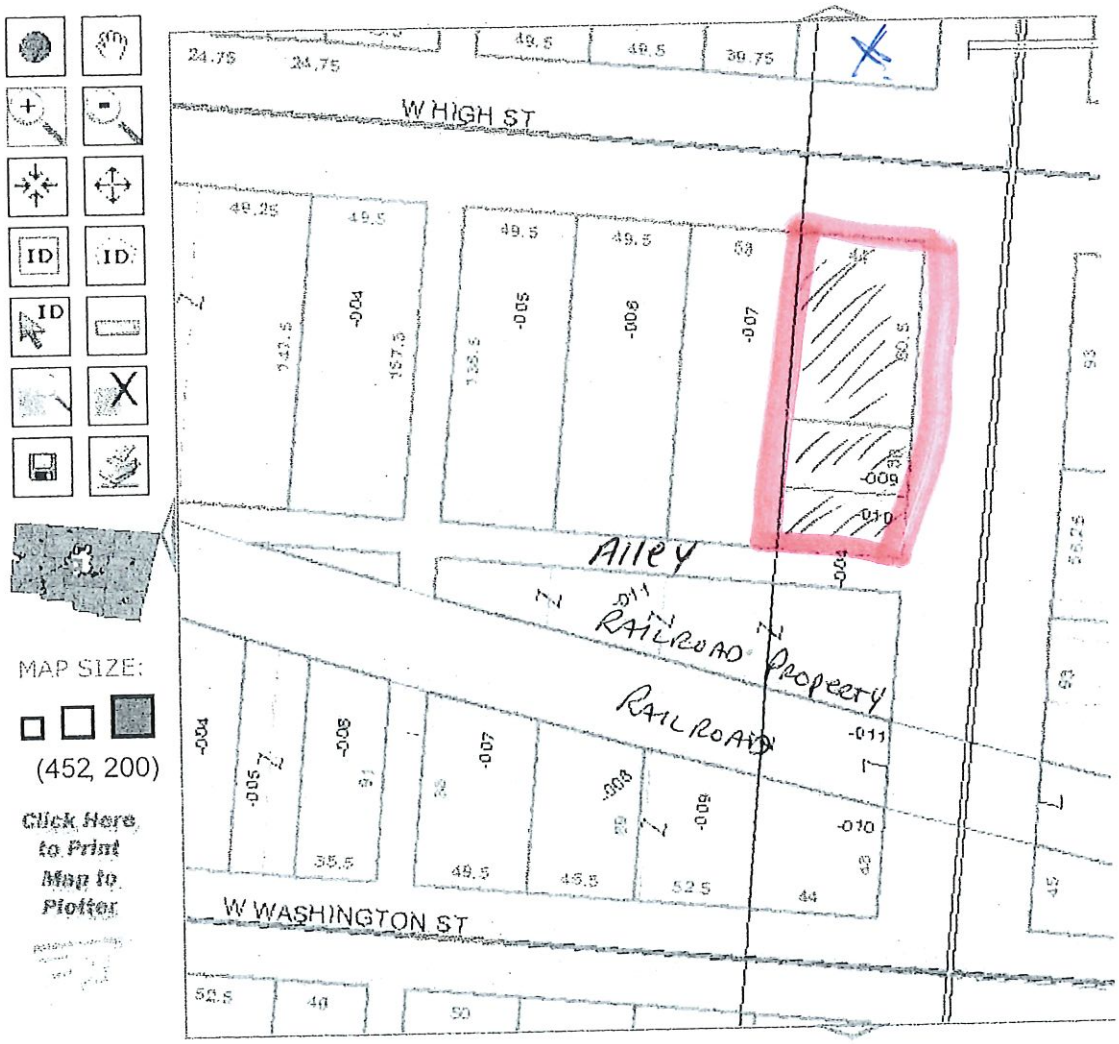
Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific. Use the space that follows (attach additional pages if necessary).

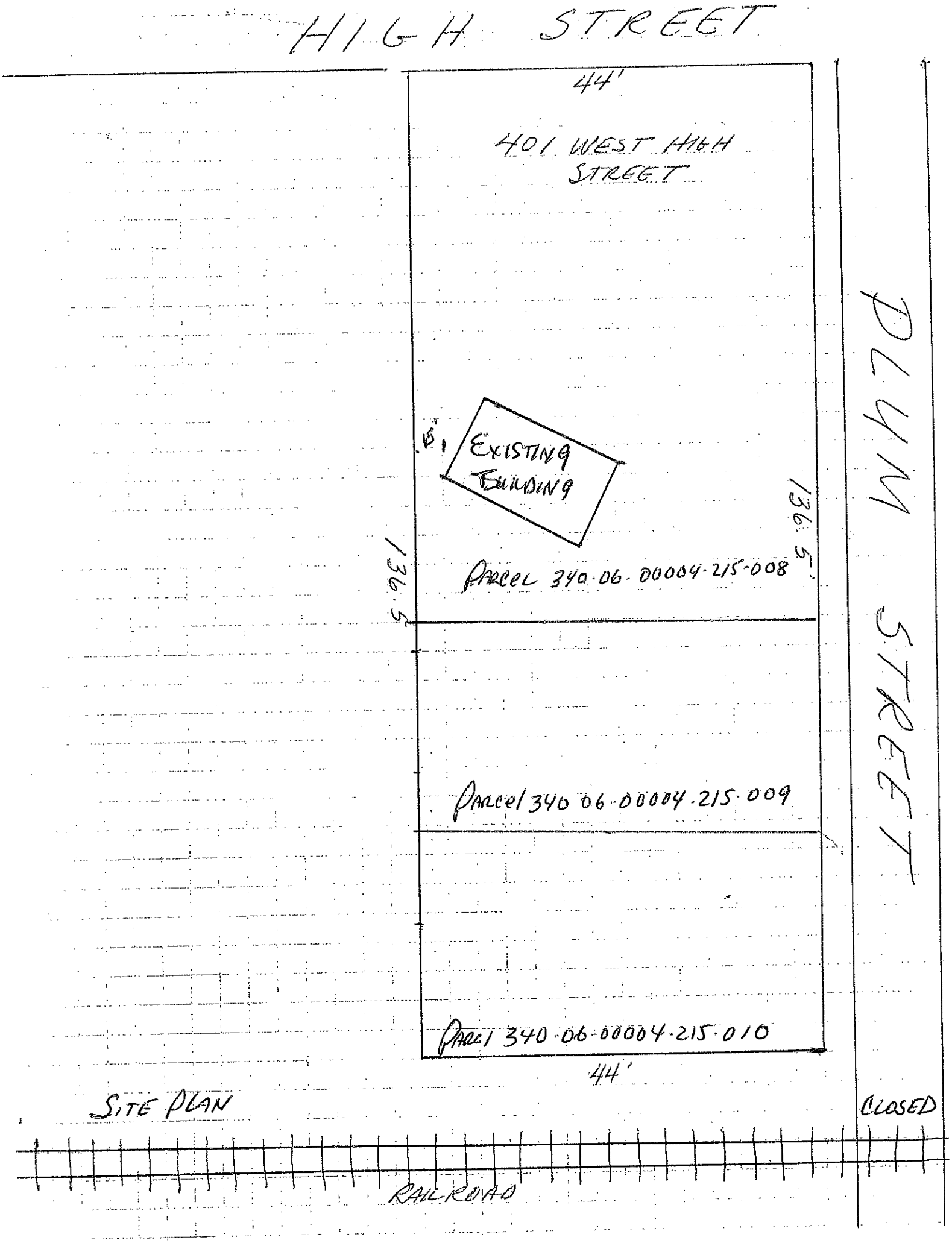
BUILDING WAS USED AS SEAVEY AUTOMOTIVE SALES. TO IMPROVE THE APPEARENCE OF THE CORNER LOT. EMPLOY PEOPLE TO WORK. TAX INCOME FROM SALES. TO IMPROVE AREA, LANDSCAPING FLOWERS.

Signature: Barbara G. Hart 11-20-19
Applicant Date

Please Print Name: BARBARA G. HART
JOHN MICHAEL HART

map taxes


W HIGH ST
Alley
RAILROAD Property
RAILROAD
W WASHINGTON ST
MAP SIZE:
(452, 200)
Click Here to Print Map to Plotter
ON
OFF


HIGH STREET
44'
401 WEST HIGH STREET
EXISTING BUILDING
136.5'
136.5'
PARCEL 340-06-00004-215-008
PARCEL 340 06-00004-215-009
PARCEL 340-06-00004-215-010
44'
PLUM STREET
CLOSED
SITE PLAN
RAILROAD

STEPHEN T. METZGER
CLARK COUNTY TREASURER
A.B. GRAHAM BUILDING
P.O. BOX 1305
SPRINGFIELD, OHIO 45501-1305
937-521-1832

Clark County now provides online payment options for real estate taxes using credit and debit cards. Payments are administered by a third party who charges a fee. Clark County does not collect or retain any portion of this fee. Go to **treasurer.clarkcountyohio.gov** to make an online payment.

REAL ESTATE TAX: TAX YEAR 2018

PROPERTY ADDRESS: 109 S PLUM ST

STUB # 6095 PAGE LINE 16808/1

PARCEL ID: 340-06-00004-215-009

TAX DISTRICT: SPRINGFIELD CORP. SCSD

OWNER NAME: (January 1) HART BARBARA G

LEGAL DESCRIPTION: D LOWRY S PT N W COR / 305

BARBARA G HART 41
4103 E NATIONAL RD
SPRINGFIELD OH 45505-1711

TAX RATES

EFFECTIVE TAX RATE	63.876150
GROSS TAX RATE	88.620000

NON-BUSINESS CREDIT ROLLBACK FACTOR: 0.099530	OWNER OCCUPANCY CREDIT ROLLBACK FACTOR: 0.024882

HMSTD RED VALUE		
CLASSIFICATION	R	500
ACRES		0.0000

DISTRIBUTION

Clark County	5.18
Springfield Csd	15.66
Springfield Clark County Jvsd	0.89
Springfield City	1.55
Clark County Health & Library Levy	0.84

MARKET VALUE

Land	Building	Total
1,200	0	1,200

TAXABLE VALUE

Land	Building	Total
420	0	420
HOMESTEAD	CAUV Value	TIF

SPECIAL ASSESSMENT

PROJ # AND DESCRIPTION	DELINQUENT	CURRENT
TOTAL		

LAST DAY TO PAY WITHOUT PENALTY
07/12/2019

CURRENT TAXES

Gross Real Estate Taxes	37.22
Tax Reduction	-10.42
Subtotal	26.80
Non Business Credit	-2.68
Current Net Real Estate Taxes	24.12
Current Net Taxes & Asmts (Year)	24.12
Current Net Taxes & Asmts (Half)	12.06

PAID
JUN 03 2019
STEPHEN T. METZGER
TREASURER OF
CLARK COUNTY

PAYMENTS/CREDITS	-12.06
TOTAL REAL ESTATE TAX DUE	$12.06

PROOF OF OWNERSHIP

STEPHEN T. METZGER
CLARK COUNTY TREASURER
A.B. GRAHAM BUILDING
P.O. BOX 1305
SPRINGFIELD, OHIO 45501-1305
937-521-1832

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REAL ESTATE TAX: TAX YEAR 2018

PROPERTY ADDRESS: 401 W HIGH ST

STUB # 30987 PAGE LINE 16804/1

PARCEL ID: 340-06-00004-215-008

TAX DISTRICT: SPRINGFIELD CORP. SCSD

OWNER NAME: (January 1) HART BARBARA G

LEGAL DESCRIPTION: D LOWRY S W COR / 305

BARBARA G HART 40
4103 E NATIONAL RD
SPRINGFIELD OH 45505-1711

TAX RATES

EFFECTIVE TAX RATE	73.397795
GROSS TAX RATE	88.620000

NON-BUSINESS CREDIT ROLLBACK FACTOR: 0.099595	OWNER OCCUPANCY CREDIT ROLLBACK FACTOR: 0.024898

HMSTD RED VALUE		499
CLASSIFICATION	C	
ACRES		0.0000

DISTRIBUTION

Clark County	75.50
Springfield Csd	257.79
Springfield Clark County Jvsd	14.41
Springfield City	21.33
Clark County Health & Library Levy	11.91

MARKET VALUE

Land	Building	Total
8,800	6,020	14,820

TAXABLE VALUE

Land	Building	Total
3,080	2,110	5,190
HOMESTEAD	CAUV Value	TIF

SPECIAL ASSESSMENT

PROJ # AND DESCRIPTION	DELINQUENT	CURRENT
3SD4-SIDEWALK CURB & GUTTER	0.00	626.83
TOTAL	0.00	626.83

LAST DAY TO PAY WITHOUT PENALTY
07/12/2019

CURRENT TAXES

Gross Real Estate Taxes	459.94
Tax Reduction	-79.00
Subtotal	380.94
Current Net Real Estate Taxes	380.94
Current Special Assessments	626.83
Current Net Taxes & Asmts (Year)	1,007.77
Current Net Taxes & Asmts (Half)	503.89
PAYMENTS/CREDITS	-503.88
TOTAL REAL ESTATE TAX DUE	$503.89

PAID
JUL 09 2019
STEPHEN T. METZGER
CLERK OF COUNTY

STEPHEN T. METZGER
CLARK COUNTY TREASURER
A.B. GRAHAM BUILDING
P.O. BOX 1305
SPRINGFIELD, OHIO 45501-1305
937-521-1832

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REAL ESTATE TAX: TAX YEAR 2018

PROPERTY ADDRESS: 111 S PLUM ST

STUB # 47459 PAGE LINE 16803/1

PARCEL ID: 340-06-00004-215-010

TAX DISTRICT: SPRINGFIELD CORP. SCSD

OWNER NAME: (January 1) HART BARBARA G

LEGAL DESCRIPTION: D LOWRY S W COR N 1/2 / 305

BARBARA G HART 42
4103 E NATIONAL RD
SPRINGFIELD OH 45505-1711

TAX RATES

EFFECTIVE TAX RATE	63.876150
GROSS TAX RATE	88.620000

NON-BUSINESS CREDIT ROLLBACK FACTOR: 0.099530	OWNER OCCUPANCY CREDIT ROLLBACK FACTOR: 0.024882

HMSTD RED VALUE		
CLASSIFICATION	R	500
ACRES		0.0000

DISTRIBUTION

Clark County	4.93
Springfield Csd	14.93
Springfield Clark County Jvsd	0.85
Springfield City	1.48
Clark County Health & Library Levy	0.81

MARKET VALUE

Land	Building	Total
1,140	0	1,140

TAXABLE VALUE

Land	Building	Total
400	0	400
HOMESTEAD	CAUV Value	TIF

SPECIAL ASSESSMENT

PROJ # AND DESCRIPTION	DELINQUENT	CURRENT
TOTAL		

LAST DAY TO PAY WITHOUT PENALTY
07/12/2019

CURRENT TAXES

Gross Real Estate Taxes	35.44
Tax Reduction	-9.90
Subtotal	25.54
Non Business Credit	-2.54
Current Net Real Estate Taxes	23.00
Current Net Taxes & Asmts (Year)	23.00
Current Net Taxes & Asmts (Half)	11.50
PAYMENTS/CREDITS	-11.50
TOTAL REAL ESTATE TAX DUE	$11.50

PAID
JUL 09 2019
STEPHEN T. METZGER
CLARK COUNTY TREASURER

FORM 1000 X WARRANTY DEED - OHIO Business Form 540 PG 256

Know all Men by these Presents

Instrument Vol. Page
9600005805 540 256

That CHARLES H. HARBAUGH, JR. and GLADYS M. HARBAUGH, Husband and Wife,

of Virginia *County, State of Ohio for valuable consideration paid, grant*

with general warranty covenants, to Barbara G. Hart

whose tax mailing address is 2780 East Possum Road, Springfield, Ohio 45502

the following real property:

Situate in the State of Ohio, County of Clark and in the City of Springfield, and bounded and described as follows:

Being part of Lot Number Five (5), as the same is numbered and designated upon a plat of Outlots laid out in addition to the Town (now City of Springfield) by David Lowery, the same being Lot Number Three Hundred Five (305) in the consecutive renumbering of lots in said City of Springfield; beginning at a stone on the section line being the west boundary line of said lot and being at the intersection of said section line with the south marginal side of High Street; thence running south with the said section line, 136½ feet, more or less, to an alley; thence with said alley, east 60 feet, more or less, to a lot owned by Jonathan Renner; thence north with his line 136½ feet to High Street; thence west with the same 60 feet, more or less, to the place of beginning.

EXCEPT 56 feet off the south end thereof heretofore conveyed by Evelina Mitchell to other parties; EXCEPTING also, 16 feet off the east side of same for sidewalk or city purposes, leaving 80½ feet off of the north end by 44 feet on High Street conveyed by these presents.

Permanent Parcel No. 340-06-00004-215-008

Charles H. Harbaugh, Jr., the grantor herein, states that at the time of the execution of a deed for the above described premises to Minnie H. Harbaugh recorded in Volume 609 Page 137 of the Clark County, Ohio Deed Records, that the wife of Charles H. Harbaugh, Jr. was Gladys M. Harbaugh, and the husband of Nancy H. Gibson was F. Lewis Gibson, both of whom also executed said deed.

TRANSFERRED
SALE PRICE
107
MAR 19 1996
GEORGE A. SODDERS
AUDITOR

9600005805
Filed for Record in
CLARK COUNTY, OH
NANCY PENCE
On 03-19-1996 At 12:03 pm.
WARR 14.00
Vol. 540 Page 256

VOL 540 PG 257

Prior Instrument Reference: Volume 651, *Page* 283, Clark County, Ohio Deed Records.

Witness hand this 19th day of March

1996

Signed and acknowledged in presence of

Melanie A. Kuhlman

Melanie A. Kuhlman

Charles H. Harbaugh

(Charles H. Harbaugh, Jr.)

Gladys M. Harbaugh

(Gladys M. Harbaugh)

State of Ohio, } *ss.* *Before me, a* notary public
Clark *County,* } *in and for said County and State, personally appeared the above named*

Charles H. Harbaugh, Jr. and Gladys M. Harbaugh,

who acknowledged that they *did sign the foregoing instrument and that the same is* their *free act and deed.*

In Testimony Whereof, *I have hereunto set my hand and official seal, at* Springfield, Ohio, *this* 19th. *day of* March *A.D.* 1996

Melanie A. Kuhlman

(Notary Public)

Melanie A. Kuhlman, Notary Public
In and for the State of Ohio
My Commission Expires June 6, 2000

This instrument prepared by Robert L. Burley, Attorney at Law

960000[illegible]
2760 E. POSSUM ROAD
SPRINGFIELD, OH 45502

Warranty Deed

CHARLES H. HARBAUGH, JR.
and
GLADYS M. HARBAUGH
TO
BARBARA G. HART

Transferred _____ 19__

COUNTY AUDITOR

CHURCH CHRISTIAN FIRST	3638 MIDDLE URBANA RD	SPRINGFIELD, OH 45502
CHURCH CHRISTIAN FIRST	3638 MIDDLE URBANA RD	SPRINGFIELD, OH 45502
CHURCH OF GOD MILITANT PILLAR & GROUND	313 W HIGH ST	SPRINGFIELD, OH 45506
COMBS GEORGE D	23 ROSELAND AVE W	SPRINGFIELD, OH 45503
DOOLEY L EUGENE & LINDA	1614 LAGONDA AVE	SPRINGFIELD, OH 45503
FLAKER WILLIAM C & TERRY L FLAKER	3501 MECHANICSBURG ROAD	SPRINGFIELD, OH 45502
GARLIND PROPERTIES LTD	2800 SPRINGFIELD JAMESTOWN RD	SPRINGFIELD, OH 45505
HART BARBARA G	4103 E NATIONAL RD	SPRINGFIELD, OH 45505
JAYNES DONALD B	1431 MOUND ST	SPRINGFIELD, OH 45505
JESUS TRUE VINE MINISTRIES	408 W WASHINGTON ST	SPRINGFIELD, OH 45506
LOWE NORMAN R & LADONNA K	660 ABERFELDA DR	SPRINGFIELD, OH 45504
SALHIEH SABRI & NADERA	328 ROSCOMMON DR	SPRINGFIELD, OH 45503
TARBUTTON ROBERT L JR & SHIRLEY S	216 S PLUM ST	SPRINGFIELD, OH 45506
WILLIAMS DAVID	427 LINDEN AVE	SPRINGFIELD, OH 45505

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CHURCH CHRISTIAN FIRST
3638 MIDDLE URBANA RD
SPRINGFIELD, OH 45502

CHURCH OF GOD MILITANT PILLAR & GROUND
313 W HIGH ST
SPRINGFIELD, OH 45506

COMBS GEORGE D
23 ROSELAND AVE W
SPRINGFIELD, OH 45503

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SPRINGFIELD, OH 45503

FLAKER WILLIAM C & TERRY L FLAKER
3501 MECHANICSBURG ROAD
SPRINGFIELD, OH 45502

GARLIND PROPERTIES LTD
2800 SPRINGFIELD JAMESTOWN RD
SPRINGFIELD, OH 45505

HART BARBARA G
4103 E NATIONAL RD
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LOWE NORMAN R & LADONNA K
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SPRINGFIELD, OH 45504

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STAFF REPORT

TO: Board of Zoning Appeals DATE: December 11, 2019

PREPARED BY: Stephen Thompson SUBJECT: Case #19-A-35

GENERAL INFORMATION:

Applicant:	Barbara & John Hart, 4103 E National Rd., Springfield, OH 45505
Owner:	Barbara & John Hart, 4103 E National Rd., Springfield, OH 45505
Purpose:	For a conditional use permit – Automobile Sales
Location:	401 W High St., parcel #s 3400600004215008, 3400600004215009, 3400600004215010
Size:	0.17 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:	November 20, 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 1990. Any improvements to this property will have to conform to the standards of the Unified Plan Overlay District.

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:

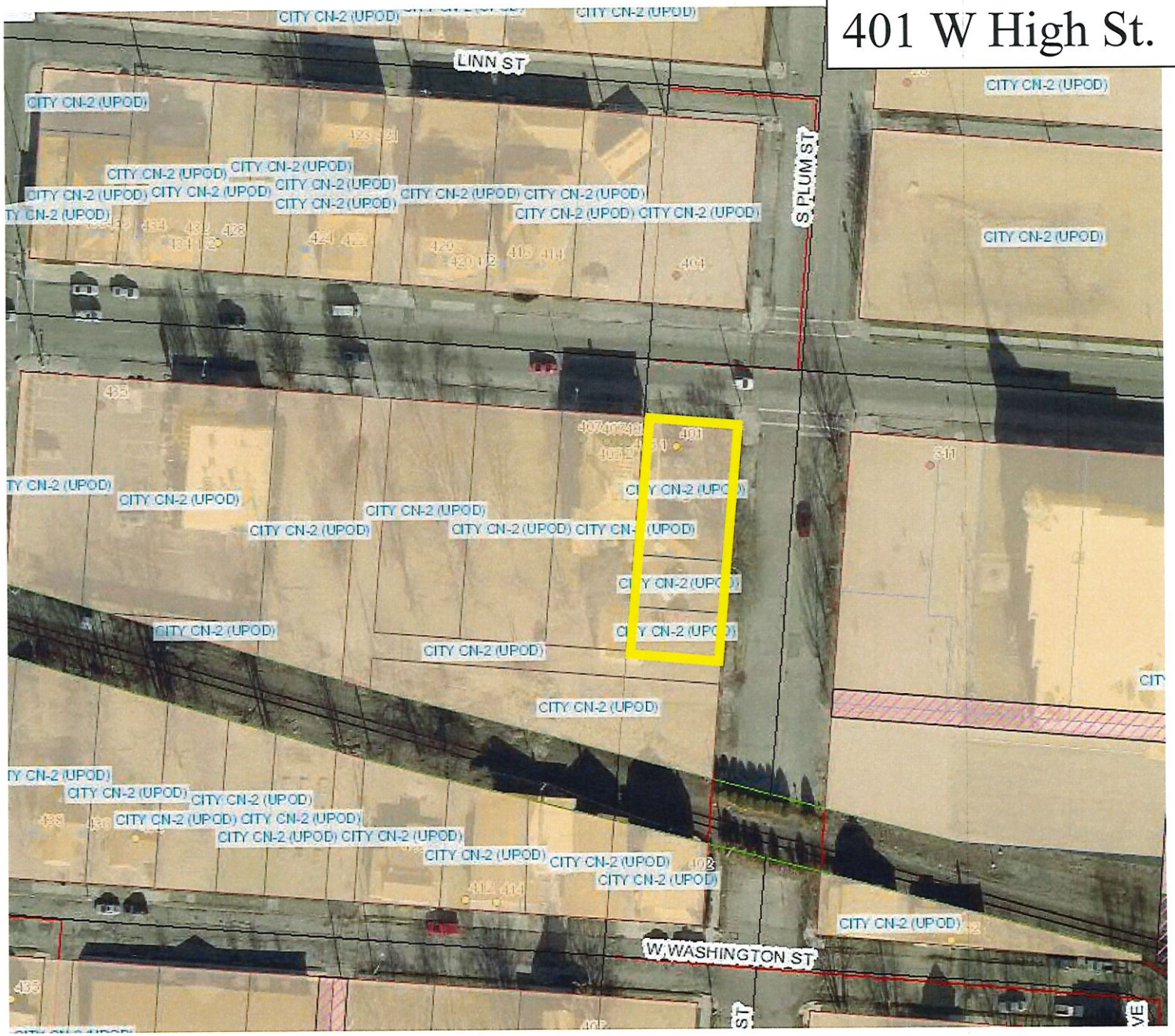
Approval of the conditional use permit.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#19-A-35
401 W High St.

#19-A-35
401 W High St.



ONE
WAY
DO NOT
ENTER
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Agenda Item # 8

Case #19-A-36

Conditional Use

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY
Case #: 19-A-36
Date Received: 11/22/19
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)*:

Conditional Use

2. Address of Subject Property: 1942 Mitchell Blvd.

3. Parcel ID Number(s): 34007 0003 040 2042

4. Full legal description attached? ☐ yes ☐ no

5. Size of subject property: 1500 Sq feet

6. Current Use of Property: Adult Game Room

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): Judy Roberts

Title: Mgr.

Company (if applicable): Lucky Duck - Judy Roberts

Mailing address: 1942 Mitchell Blvd.

City: Springfield State: Ohio ZIP: 45503

Telephone: (937) 624-7651 Fax: ( )

Email sparrowrobertsjudyel@gmail.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.

Judith Sparrow Roberts
Signature of Applicant

_____
Signature of Co-applicant

Judith Sparrow Roberts
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 22 day of November, 2019

by Judith Sparrow Roberts (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: November 22, 2019

Property address: 1942 Mitchell Blvd.

Requested Action: X 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:

Adult Game Room

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).

gathering place - Adult Game Room

Signature: Judy Sparrow Roberts 11/22/2019
Applicant Date

Please Print Name: Judy Sparrow Roberts

BRANAM JIMMIE S JR	3350 MAPLEWOOD AVE	SPRINGFIELD, OH 45505
BRANAM JIMMIE S JR	3350 MAPLEWOOD AVE	SPRINGFIELD, OH 45505
CERTIFIED OIL CO	PO BOX 182439	COLUMBUS, OH 43218
FLORES MARIA G	2010 MITCHELL BLVD	SPRINGFIELD, OH 45503
LOPEZ WAY PROPERTIES LLC	2825 SKYLARK RD	SPRINGFIELD, OH 45502
MESSAGE OF HOPE MINISTRIES	PO BOX 2772	SPRINGFIELD, OH 45501
MYERS JAMES L	74 CHERRY LN	SPRINGFIELD, OH 45504
OWENS DUSTIN M & KATHY	511 E SPARROW RD	SPRINGFIELD, OH 45502
PATEL NIMISHA	4291 HUMMINGBIRD WAY	SPRINGFIELD, OH 45502
RUDE JERRY L	2019 MITCHELL BLVD	SPRINGFIELD, OH 45503
SMEDLEY JERRY K	417 WILDWOOD DR	SPRINGFIELD, OH 45504
SMITH TONY W & SHIRLENA F	663 HIGHVIEW AVE	SPRINGFIELD, OH 45505
SPRINGFIELD CONSERVANCY DISTRICT THE	515 N FOUNTAINA VE	SPRINGFIELD, OH 45504

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CERTIFIED OIL CO
PO BOX 182439
COLUMBUS, OH 43218

FLORES MARIA G
2010 MITCHELL BLVD
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SPRINGFIELD, OH 45504

SMITH TONY W & SHIRLENA F
663 HIGHVIEW AVE
SPRINGFIELD, OH 45505

SPRINGFIELD CONSERVANCY DISTRICT THE
515 N FOUNTAIN AVE
SPRINGFIELD, OH 45504

Judy Roberts
1942 Mitchell Blvd
SPRINGFIELD, OH 45503

STAFF REPORT

TO: Board of Zoning Appeals DATE: December 11, 2019

PREPARED BY: Stephen Thompson SUBJECT: Case #19-A-36

GENERAL INFORMATION:

Applicant:	Judy Roberts, 1942 Mitchell Blvd., Springfield, OH 45503
Owner:	Dustin & Kathy Owens, 511 E Sparrow Rd., Springfield, OH 45503
Purpose:	For a conditional use permit – game room
Location:	1942 Mitchell Blvd.
Size:	0.77 acre
Existing Land Use and Zoning:	Vacant, zoned CC-2
Surrounding Land Use and Zoning:	North: Residential, RM-12 East: Commercial, CC-2 South: Baseball Fields, G West: Commercial, CC-2
Applicable Regulations:	Chapter 1172.05 Board of Zoning Appeals: Conditional Uses Chapter 1118.04 Conditional Uses
File Date:	November 22, 2019

BACKGROUND:

The applicant seeks a conditional use permit to establish a game room. The tenant moved into the space not realizing a conditional use or other permits were required. The hours of operation will be from 10:00 AM to 10:00 PM Monday through Saturday and Noon to 8:00 PM on Sunday. Gift cards are the given as prizes.

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:

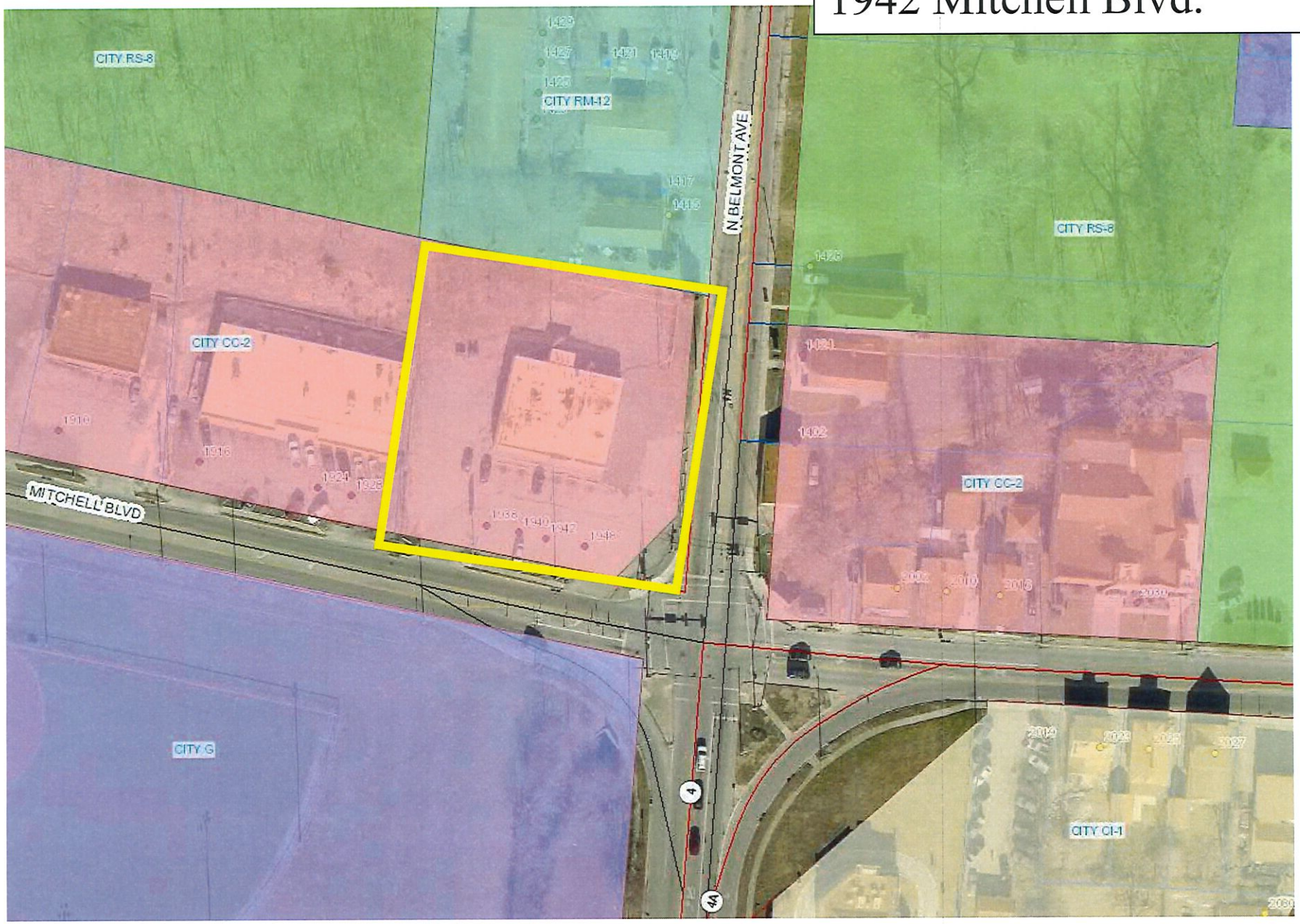
Approval of the conditional use permit.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#19-A-36
1942 Mitchell Blvd.

#19-A-36
1942 Mitchell Blvd.



SoapBox
CLEANING CENTER
JUST SMOKES
DISCOUNT TOBACCO PRODUCTS
Lucky Ducks
SKILL GAMES
Lucky Ducks
SKILL GAMES

Agenda Item # 9

Case #19-A-37

Variance

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY
Case #: 19-107
Date Received: 11.25.19
Received by: JLS
Application Fee: $ 285
Review Type:
☐ Admin ☐CPB ☑BZA

19-A-37

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary)*:
Elimination of Parking Lot Tree and Screening Requirement for New Clark County 911 Communications Center

2. Address of Subject Property: 525 East Home Road

3. Parcel ID Number(s): DB Y PG 142

4. Full legal description attached? ☐yes ☒no

5. Size of subject property: 29.23 acres

6. Current Use of Property: Former Children's Home site.

7. Current Zoning of Property: G - Green Space

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): Jennifer Hutchinson

Title: Clark County Administrator

Company (if applicable): Clark County Commission

Mailing address: 50 East Columbia Street

City: Springfield State: OH ZIP: 45501

Telephone: (937) 521-2010 Fax: ( )

Email: jhutchinson@clarkcountyohio.gov

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.

Jennifer M Hutchinson
Signature of Applicant

_____
Signature of Co-applicant

Jennifer M Hutchinson, County Admin
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 25th day of Nov, 2019

by _____ (name of person acknowledged).

(seal)

EMILY S. CARTER, Notary Public
In and for the State of Ohio
My Comm. Expires June 15, 2021

Emily S. Carter
Notary Public Signature

My commission expires: 6/15/21

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS - VARIANCE APPLICATION

Date: 2019-11-25

Property address: 525 East Home Road

Section of the Zoning code applicable: 1153.04

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

Construction of the Clark County 911 Communications Center requires the elimination of the parking lot tree requirement.

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 Clark County 911 Communications Center must operate 24/7 in all weather conditions. Is is incumbent that trees and screening do not create any kind of obstacle to the building or the enclosed yard that would alter or negatively affect the operations of the 911 communications center. We do not want a tree to fall on the building, communications antenna, or the parking lot.

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.

   The Variance will lessen the threat for physical damage to 911 operations.

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.

   The Variance is not substantial because the project will be inside of a secure fenced-in area.

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.
   The 911 Communications Center is located near the center of a larger 29 acre parcel of county land, not readily in sight of the public.

4. The variance will not adversely affect the delivery of governmental services such as water, sewer.
   The Variance will not adversely affect governmental services and will enhance the safety of the Clark County 911 Communications Center.

5. The property owner was not aware of the zoning restrictions when purchasing the property.
   Clark County has owned this land for decades and is simply re-purposing an existing building and adding an addition built to withstand extreme weather events.

6. There is no other feasible method of solving the property owner's predicament.
   Trees can create unsolvable obstacles from a weather event and this must not affect operations.

7. The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting the variance.
   The Variance ensures safe operations with minimal zoning impact.

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

Jennifer M Hutchinson

Signature of Applicant

Signature of Co-applicant

Jennifer M Hutchinson, County Admin

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 25th day of Nov, 2019

by _____ (name of person acknowledged).

(seal)

NOTARIAL SEAL STATE OF OHIO

EMILY S. CARTER, Notary Public
In and for the State of Ohio
My Comm. Expires June 15, 2021

Emily S. Carter

Notary Public Signature

My commission expires: 6/15/21

BD OF CLARK CO COMMISSIONERS	50 E COLUMBIA ST	SPRINGFIELD, OH 45502
BD OF EDUCATION SPFLD CITY SCHOOL DIST	1500 W JEFFERSON ST	SPRINGFIELD, OH 45506
BOARD OF HEALTH OF THE CLARK COUNTY	529 E HOME RD	SPRINGFIELD, OH 45503
BOHN TAJMA L	700 E HOME RD	SPRINGFIELD, OH 45503
BROWNE MICHAEL D	434 E HOME RD	SPRINGFIELD, OH 45503
CHURCH BLESSED HOPE BAPTIST THE	315 S KENSINGTON PL	SPRINGFIELD, OH 45503
FANNIN ELLIOT C JR	622 E HOME RD	SPRINGFIELD, OH 45503
FRAZEE PATRICIA	602 E HOME RD	SPRINGFIELD, OH 45503
GUYTON D CHRISTOPHER	524 E HOME RD	SPRINGFIELD, OH 45503
HARTZELL LINDA	518 E HOME RD	SPRINGFIELD, OH 45503
HOME ROAD HEALTH LLC	415 E HOME RD	SPRINGFIELD, OH 45503
ITHKICAN ENTERPRISES LLC	7677 PARAGON RD STE D	DAYTON, OH 45459
KENNEY MARY LOU	528 E HOME RD	SPRINGFIELD, OH 45503
KRISHNAS LIMESTONE LLC	8868 WILDFIRE CT	CENTERVILLE, OH 45458
KROGG & KREIDER EQUIPMENT COMPANY	2220 GRUBE STREET	SPRINGFIELD, OH 45503
LEONARD TIMOTHY & MICHELE	2315 LILAC DR	SPRINGFIELD, OH 45503
RAY BEAU J	716 E HOME RD	SPRINGFIELD, OH 45503
REARDON CARL	1869 ELMORE AVE	COLUMBUS, OH 43224
RITTOFF CAROL ANN	1941 FAIRWAY DR	SPRINGFIELD, OH 45504
ROBE REALTY	PO BOX 383	NEW CARLISLE, OH 45344
S & S HOME RENTALS LLC	584 VALE RD	SPRINGFIELD, OH 45504
STEVENS CONNIE S & JERRY A	706 E HOME RD	SPRINGFIELD, OH 45503
WALKER TERESA A & STEPHEN E SR	520 E HOME RD	SPRINGFIELD, OH 45503
WOOTEN BOOKER T JR & DONNA J	424 E HOME RD	SPRINGFIELD, OH 45503

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BD OF CLARK CO COMMISSIONERS
50 E COLUMBIA ST
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STEVE SHARP
14 E MAIN ST SUITE 201
SPRINGFIELD, OH 45502

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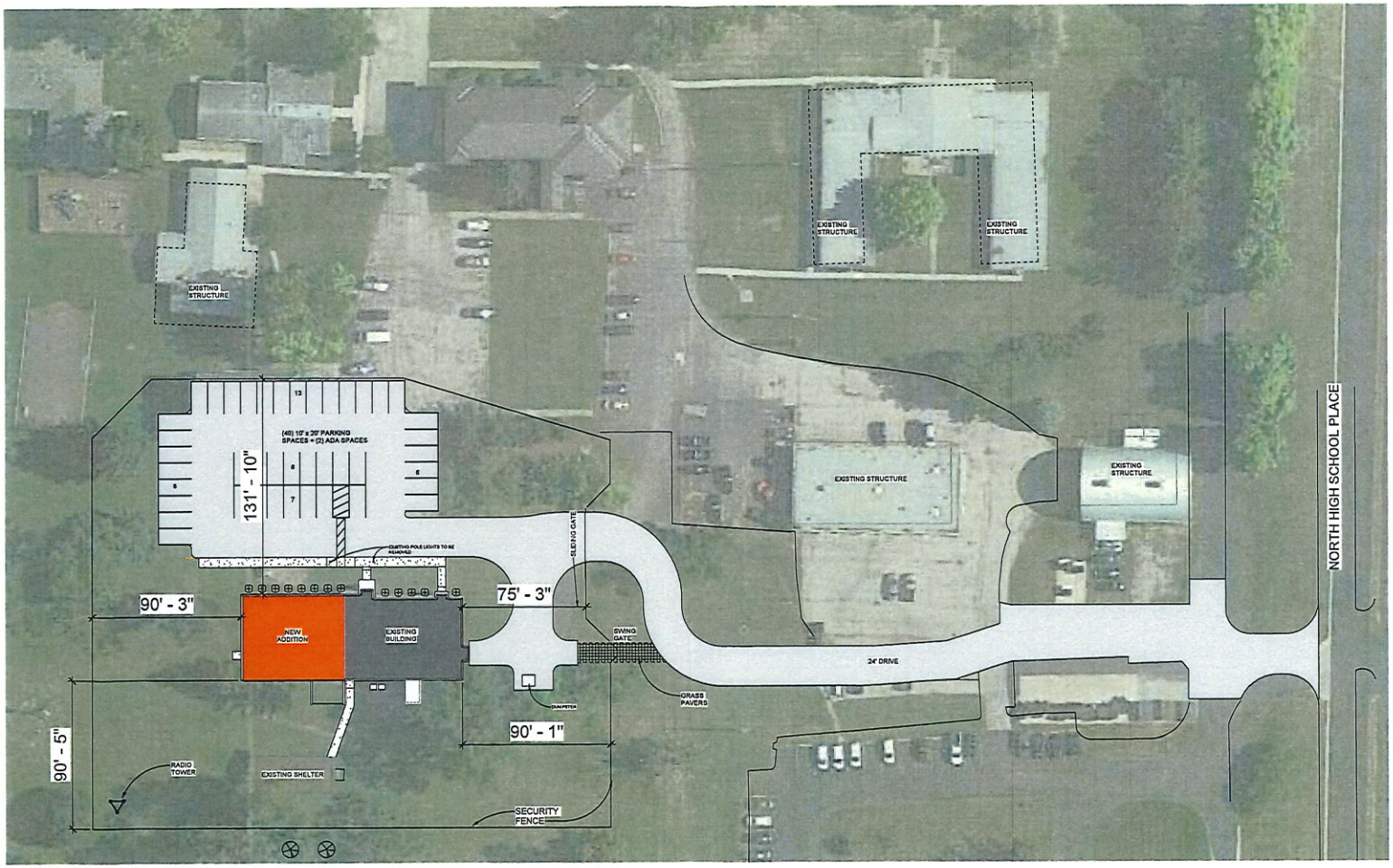

1 Architectural Site Plan
SCALE: 1" = 30'-0"

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

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McCall SHARP ARCHITECTURE
SPRINGFIELD OFFICE
54 EAST MAIN STREET, SUITE 201
SPRINGFIELD, OHIO 45502
P: (937)323-4300
F: (937)322-8142

CLARK COUNTY 911 COMMUNICATION CENTER
FOR
Board of Clark County Commissions
523 East Home Road, Springfield, Ohio 45503

Architectural Site Plan

JOB NO: 1805

DRAWN BY: DAK
CHECKED BY: Checker

Design Development

A0.1

DATE: 11/12/2019

PRINT DATE: 11/05/2019 10:43 AM

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STAFF REPORT

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

PREPARED BY: Stephen Thompson SUBJECT: Case #19-A-37

GENERAL INFORMATION:

Applicant:	Clark County, 50 E Columbia St, Springfield, OH 45501
Owner:	Clark County, 50 E Columbia St, Springfield, OH 45501
Requested Action:	Variance from Chapter 1153.04(b)(15) for parking spaces to be more than 50 feet from a tree
Location:	525 E Home Rd
Size:	29.23 acres
Existing Land Use and Zoning:	Offices, G
Surrounding Land Use and Zoning:	North: Residential, RS-5 East: School, G South: School, G West: Fire Station, G
Applicable Regulations:	Chapter 1153.04(b)(15) Construction
File Date:	November 25, 2019

BACKGROUND:

The applicant is requesting a variance from Chapter 1153.04(b)(15) to not construct parking spaces within 50 feet of a tree. The applicant states trees in the parking area may pose a threat to the building and preventing operations of the dispatch center. The variance is not a result of a hardship, but instead to mitigate safety concerns the trees may pose to the building and equipment in the future.

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. The variance request is for parking spaces to be more than 50 feet from a tree.*

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. There are multiple mature trees on the property currently.*

STAFF RECOMMENDATION:

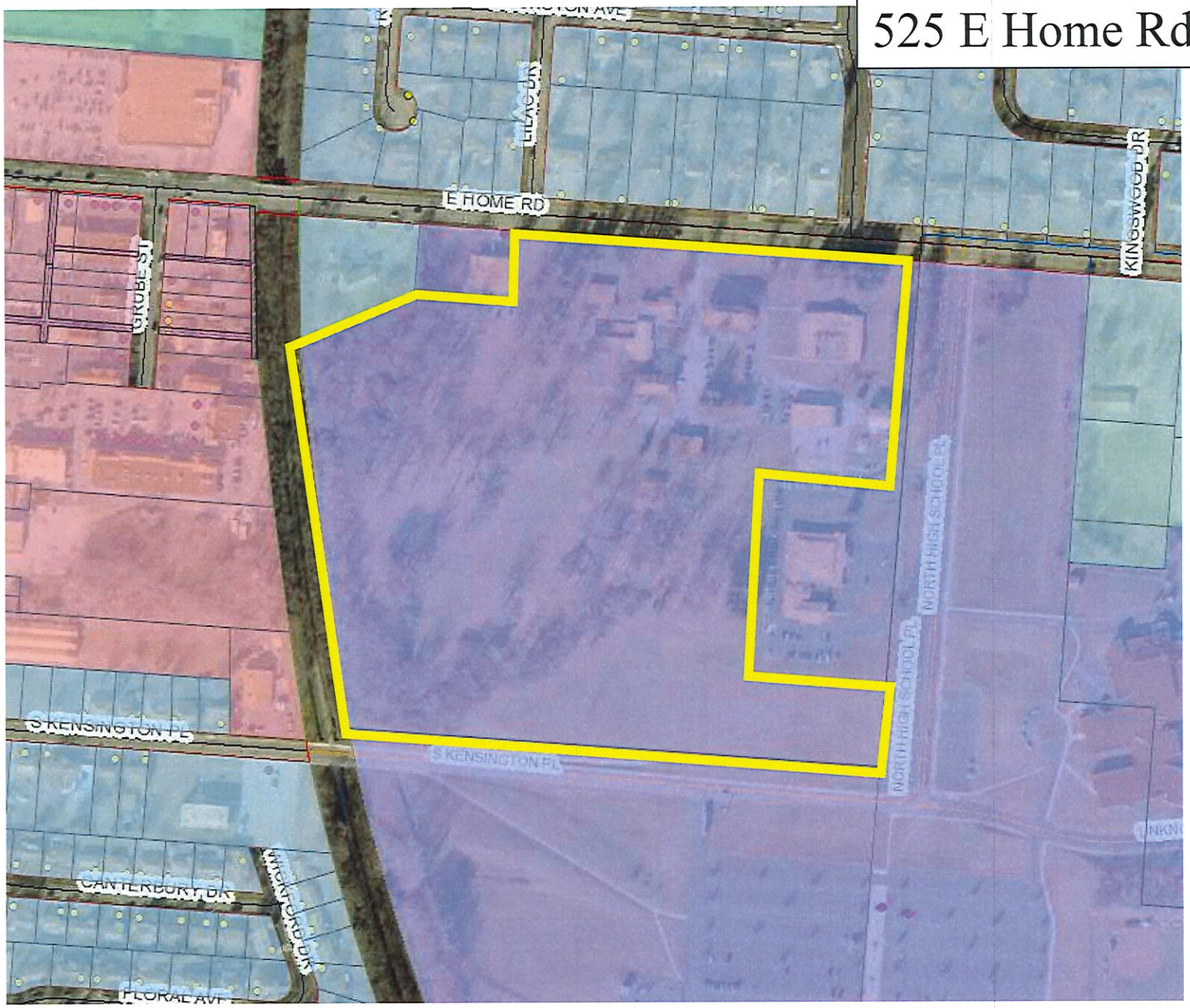
Approval for a variance for parking spaces to be more than 50 feet from a tree.

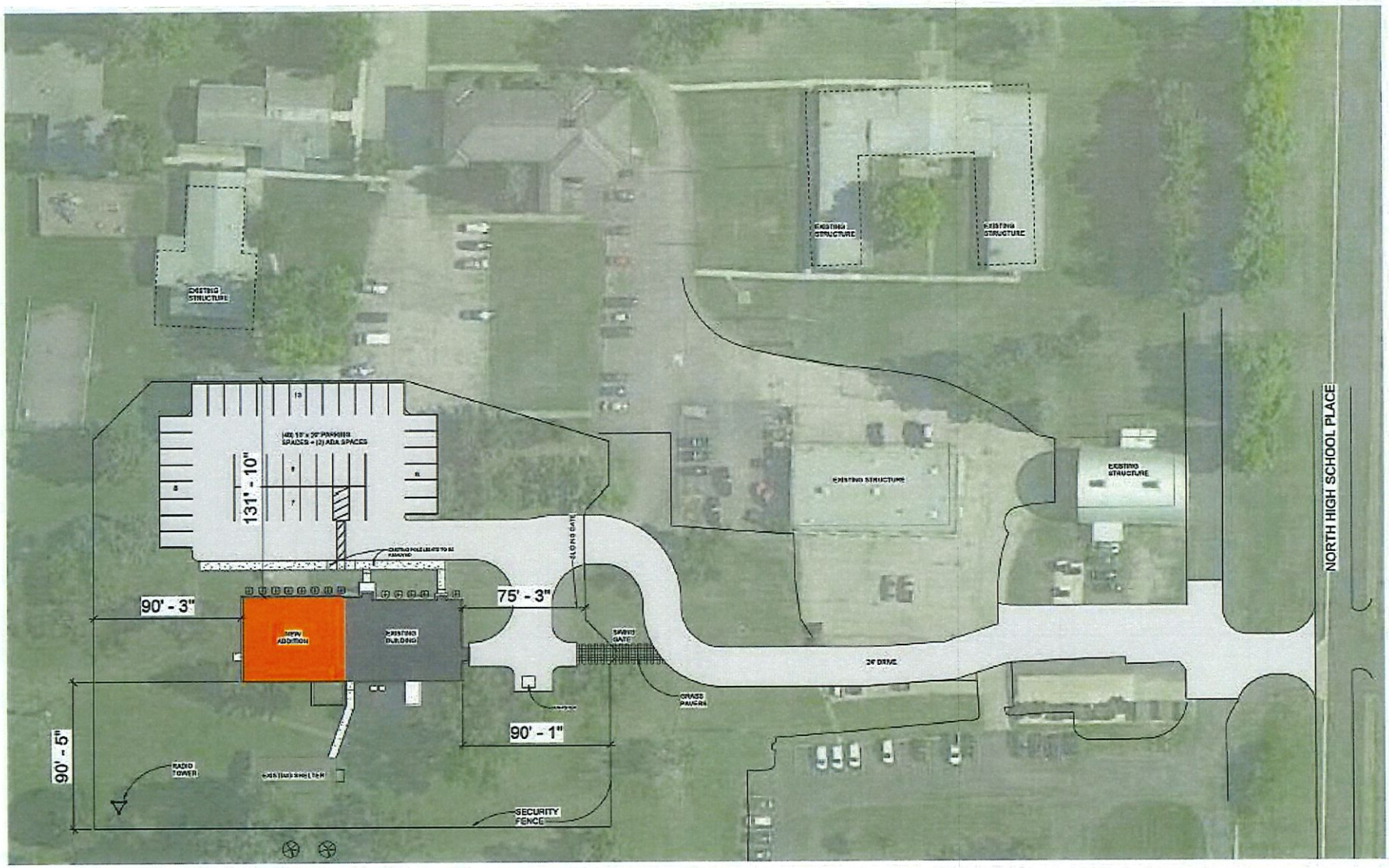
ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#19-A-37
525 E Home Rd.

#19-A-37
525 E Home Rd.





1 Architectural Site Plan

SCALE: 1" = 30'-0"

Agenda Item # 10

Case #19-A-38

Variance

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY
Case #: 19-A38
Date Received: 11/25/19
Received by: at
Application Fee: $ 57
Review Type:
☐ Admin ☐CPB ☑BZA

GENERAL APPLICATION

A. PROJECT

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

2. Address of Subject Property: 1217 Pythian Ave

3. Parcel ID Number(s): 3400700036312018

4. Full legal description attached? ☐ yes ☐ no

5. Size of subject property: 0.172 Acres

6. Current Use of Property: Residence

7. Current Zoning of Property: RS-8

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): Timothy Sanders

Title: _____

Company (if applicable): Select General Contraction

Mailing address: 1301 Pythian Ave.

City: Spfld State: Oh ZIP: 45504

Telephone: (937) 360-9711 Fax: ( )

Email Sanders Tim A @aol.com

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

Mailing Address: 1217 Pythian Ave

City: Spfld State: Ohio ZIP: 45504

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

Timothy Sanders
Signature of Applicant

Signature of Co-applicant

Timothy Sanders
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 25th day of November, 20 19

by Timothy Sanders (name of person acknowledged).

(seal)

NOTARY PUBLIC STATE OF OHIO

KATHY PENCE
Notary Public, State of Ohio
My Comm. Expires 3-11-2023

Kathy Pence
Notary Public Signature

My commission expires: 3-11-2023

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS - VARIANCE APPLICATION

Date: 11-25-19

Property address: 1217 Pythian Ave, Sprfld, OH 45504

Section of the Zoning code applicable: 1152.02(f)(1)

Purpose of this request, including the improvements or physical changes proposed if this application is approved: Build A Garage 19-ft High Instead Of 16-ft High To Allow For A 8-ft High "Attic" Instead Of A 5-ft High "Attic".

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).

I Want To Use "Attic" Space Of Garage For Storage. At 16-ft Height The "Attic" Space Would Only Be About 5-ft High. I'm Over 6-ft & 68-yr Old, Stooping That Much Makes The "Attic" Area Largely Unusable For Me. My Old House Has Very Limited Storage Space.

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.

   N/A

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.

   The 5-ft Height Of A 16-ft High Garage Is A Limiting Factor For Utilizing As A Storage SPACE When The Owner Is 6-ft and 68-yr Old.

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.

   At Least One Neighboring Garage Is This High. (1211 Pythian Ave)

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

   Will Not.

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

   I Was Not Aware In 1984. Rick E. Davis 25 Nov 2019

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

   I Don't See One

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

   Yes

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

Rick E. Davis
Signature of Applicant

Signature of Co-applicant

Rick E. Davis
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio
County of Clark Co.

The foregoing instrument was acknowledged before me this 25th day of November, 2019

by RICK E. DAVIS (name of person acknowledged).

(seal)

Notary Public Signature

My commission expires: 10-19-2024

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 1217 Pythian Ave, Sprfld, OH 45504
Parcel No.: 3400700036312018
Acreage: 0.172 Acres

Agent Name: Tim Sanders
Agent Tax Mailing Address: 1301 Pythian Ave, Sprfld, OH 45504

Agent Phone Number: 937-360-9711

Owner Name: Rick E. Davis
Owner Tax Mailing Address: 1217 Pythian Ave, Sprfld, OH, 45504

Owner Phone Number: 937-390-1061 (Hm)

Requested Action (to be conducted by Agent, authorized by owner): Variance To Build Garage From 16-ft High to 19-ft High To Allow For Head Clearance

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: Rick E Davis

Printed name: Rick E. Davis

Date: 25 November 2019

State of Ohio
County of Clark Co

The foregoing instrument was acknowledged before me this 25th day of November, 2019

by Rick E. Davis (name of person acknowledged).

(seal)

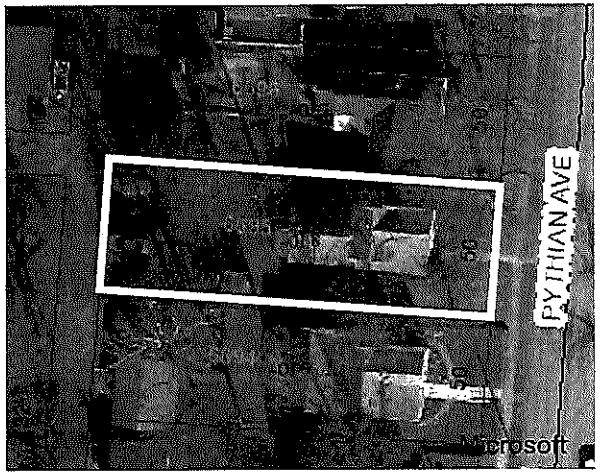
Notary Public Signature

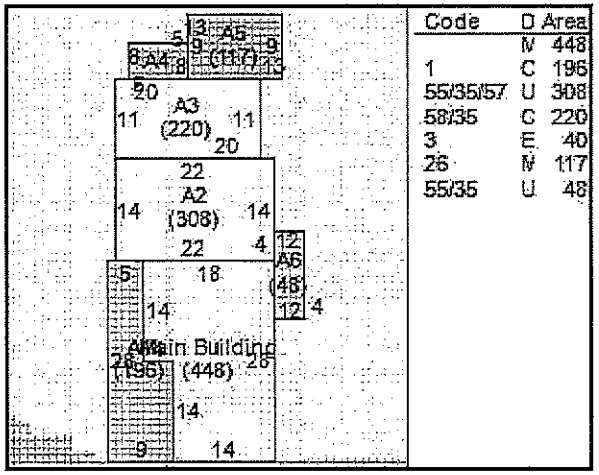
My commission expires: 10-19-2024

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

Report generated: Monday, November 25, 2019

Parcel Report





Base Data

Parcel Number:	3400700036312018
Owner Name:	DAVIS RICKY E
Property Address:	1217 PYTHIAN AVE, SPRINGFIELD 45504

Legal

Neighborhood:	340R0025	**Legal Acres:**	0.00
Legal Description:	MC CREIGHTS UNRECORDED PLAT (6695)	**Land Use:**	510
		Map Number:	0036-02
Property Class:	R		

Valuation

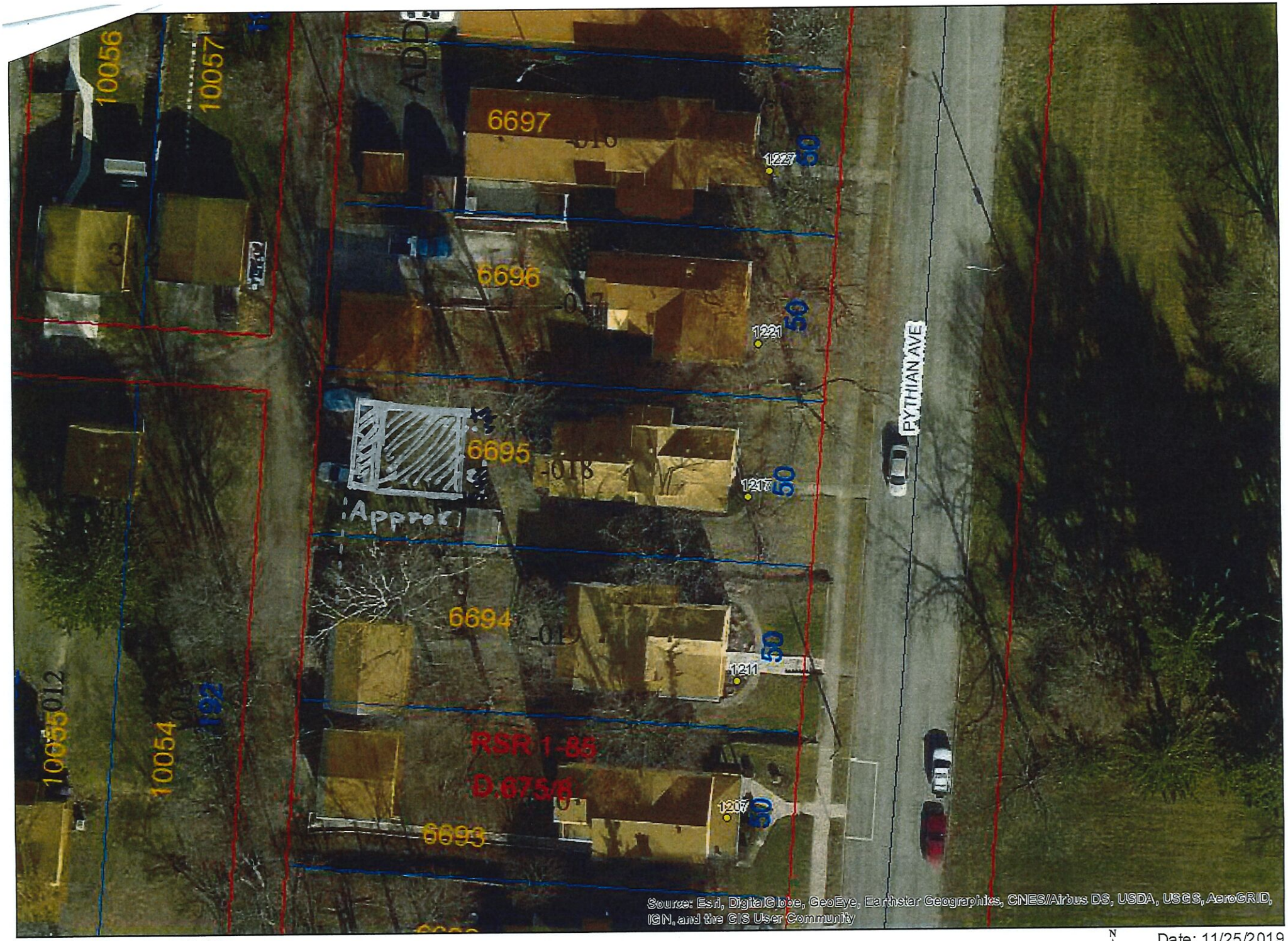
	Appraised	Assessed (35%)
Land Value:	$16,650.00	$5,830.00
Building Value:	$57,990.00	$20,300.00
Total Value:	$74,640.00	$26,130.00
CAUV Value:	$0.00	
Taxable Value:	$26,130.00	

Tax Credits

Homestead Exemption:	No
2.5%Reduction:	Yes

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	50 * 150	50	0.172	7,500	$16,650.00



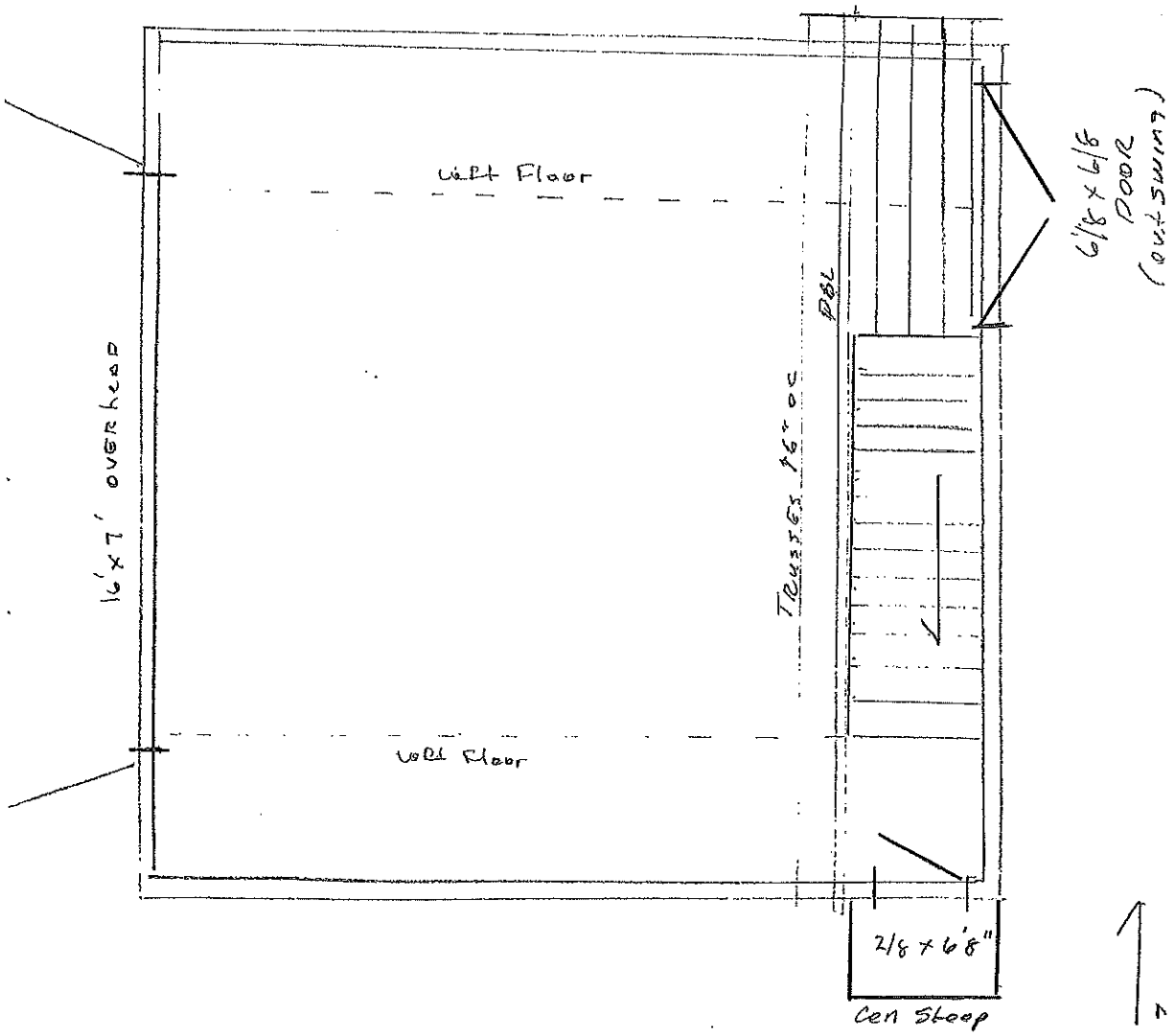
Clark County GIS

N W E

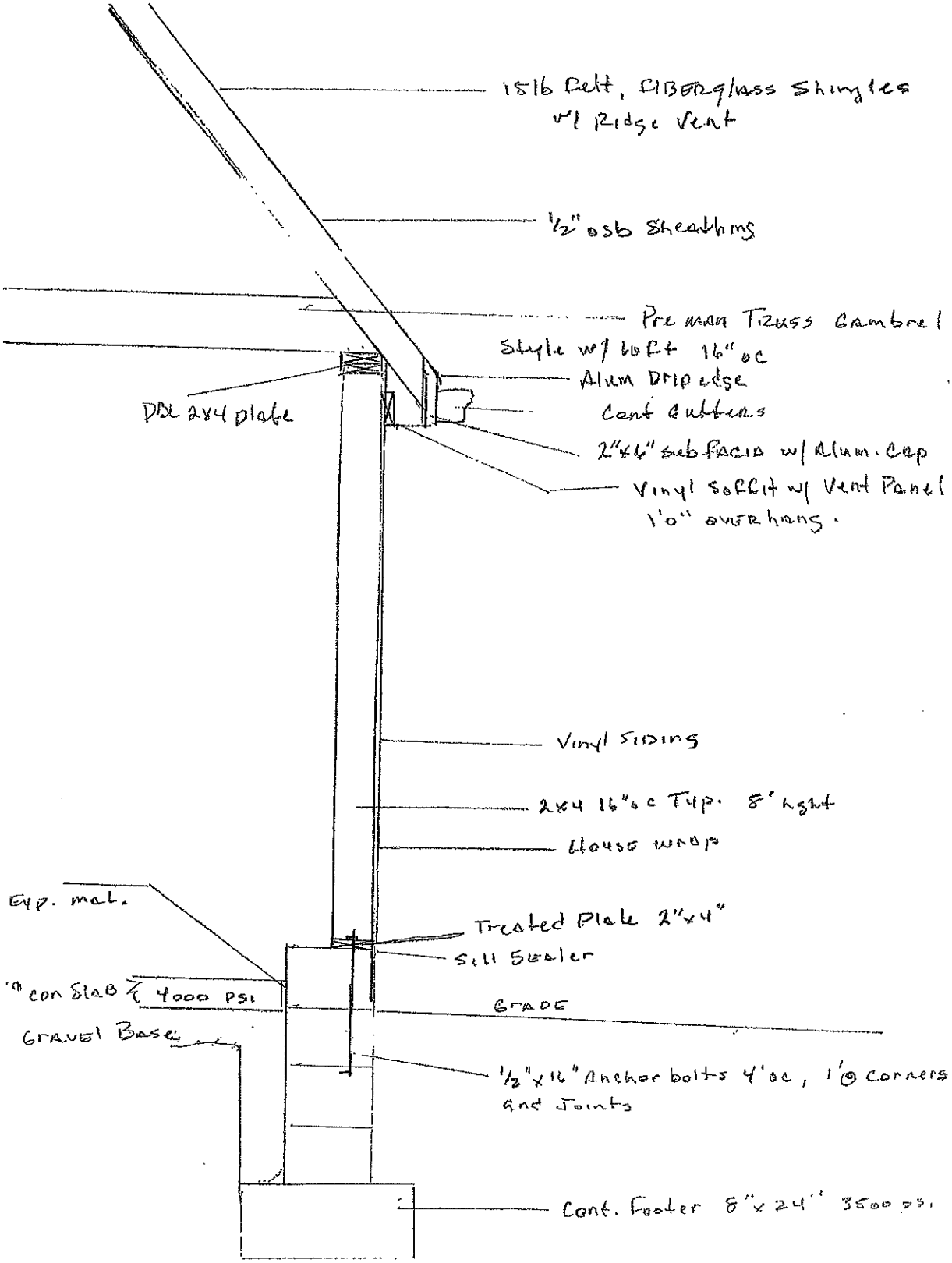
Date: 11/25/2019
1 inch = 47 feet

Gen Notes:

- 3½"x13½" L.V.L. Beam @ overhead Door
- DBL 2"x12" Headers @ Service Door Typ.
- Hurricane Straps @ each Truss
- 8" min Top of block to finish grade.
- Stairs to bolt Typ (3) 2"x12" Stringers 2"x10" Treads w/ Rail
- (2) 3'0"x3'0" DBL Hng 2nd level
- Truss Eng. by Manufacture



Floor Plan 24'x24'
1/4" = 1'0"



Cross Section

3/4" = 1'0" Approx

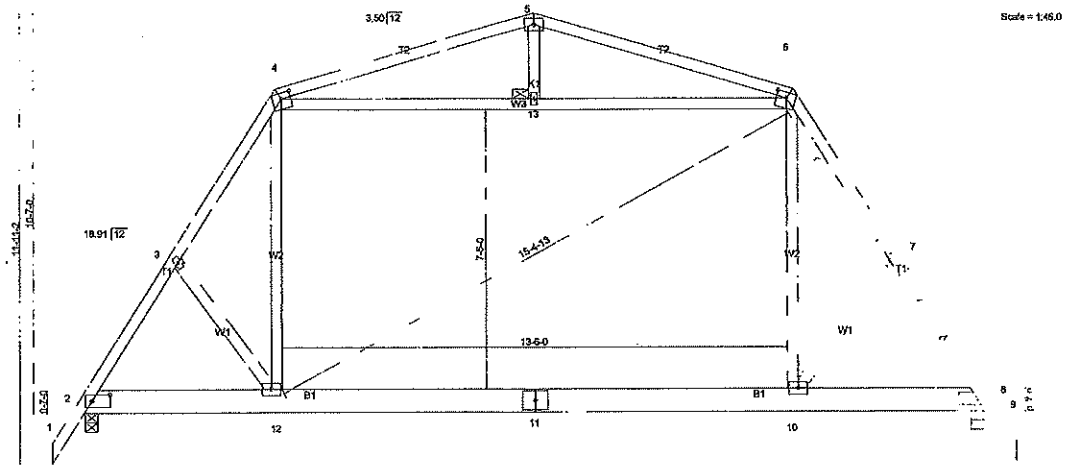
Job	Truss	Truss Type	Qty	Ply	Carter Springfield/19-24' Gambrels
C92244	G01	GAMBREL ATTIC	19	1	Job Reference (optional)

Hostetler Truss Chillicothe, Chillicothe, OH

6.300 s Aug 9 2019 MiTek Industries, Inc. Tue Oct 29 08:41:19 2019 Page 1
ID:cNfDXvEoFhl3ywEbo2ta_GyOdGQ-D3XT6ODMGg5EtSe87kAWnle36CzDOwJeywkKDgyOd2E

-0-10-8 | 2-6-0 | 5-1-4 | 18-10-12 | 21-6-0 | 24-0-0 | 24-10-8
0-10-8 | 2-6-0 | 2-7-4 | 13-9-8 | 2-7-4 | 2-6-0 | 0-10-8

Scale = 1:45.0



5-1-4 | 18-10-12 | 24-0-0
5-1-4 | 13-9-8 | 5-1-4

Plate Offsets (X,Y)-- [2:0-5-14,0-2-0], [4:0-3-0,0-1-12], [6:0-3-0,0-1-12], [8:0-5-14,0-2-0]

LOADING (psf)		SPACING-	1-4-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	25.0	Plate Grip DOL	1.15	TC	0.50	Vert(LL)	-0.23	10-12	>999	360	MT20	197/144
TCDL	10.0	Lumber DOL	1.15	BC	0.56	Vert(CT)	-0.29	10-12	>980	240		
BCLL	0.0	Rep Stress Incr	YES	WB	0.19	Horz(CT)	0.01	8	n/a	n/a		
BCDL	10.0	Code IRC2015/TPI2014		Matrix-MS		Attic	-0.21	10-12	780	360	Weight: 162 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x8 SP No.1
WEBS 2x4 SPF No.2
OTHERS 2x4 SPF No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 5-3-7 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
JOINTS 1 Brace at Jt(s): 13

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. (lb/size) 8=806/0-4-0 (min. 0-1-8), 2=806/0-4-0 (min. 0-1-8)
Max Horz 2=169(LC 7)
Max Uplift8=-61(LC 9), 2=-61(LC 8)
Max Grav8=975(LC 2), 2=975(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-1202/92, 3-4=-1132/133, 6-7=-1132/133, 7-8=-1202/92, 4-5=-703/126, 5-6=-703/126
BOT CHORD 2-12=-72/660, 11-12=-27/647, 10-11=-27/647, 8-10=0/611
WEBS 4-12=-47/658, 6-10=-47/658

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) gable end zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) Ceiling dead load (5.0 psf) on member(s). 4-13, 6-13
5) Bottom chord live load (40.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room. 10-12
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 61 lb uplift at joint 8 and 61 lb uplift at joint 2.
7) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
8) NOTE: DUE TO THE OVERALL LENGTH TO DEPTH RATIO OF THE ROOM, THE FLOOR MAY EXHIBIT OBJECTIONABLE VIBRATION AND OR BOUNCE. BUILDING DESIGNER TO CONSIDER PROVIDING MEANS TO DAMPEN THESE EFFECTS. TRUSS DESIGN SHALL BE REVIEWED AND APPROVED PRIOR TO MANUFACTURING.
9) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

BEATTY CARL THOMAS & PHYLLIS ANN	269 W FIRST ST	SPRINGFIELD, OH 45504
DAVIS RICKY E	1217 PYTHIAN AVE	SPRINGFIELD, OH 45504
FREY JARED M	1222 N LOWRY AVE	SPRINGFIELD, OH 45504
GARGRAVE CHRISTOPHER A	267 W FIRST ST	SPRINGFIELD, OH 45504
GENET EMILY MARIE & CRAIG LOUIS	1239 PYTHIAN AVE	SPRINGFIELD, OH 45504
HAYS KIM	1232 N LOWRY AVE	SPRINGFIELD, OH 45504
HIGGINS ROBERT M JR	1208 N LOWRY AVE	SPRINGFIELD, OH 45504
HUFF JAMES E JR & DEBORAH L	8844 SELMA PIKE	SOUTH CHARLESTON, OH 45368
JONES TERESA R	1227 PYTHIAN AVE	SPRINGFIELD, OH 45504
LEACH SHARON M	1210 N LOWRY AVE	SPRINGFIELD, OH 45504
MC FADDEN PERRY J	1221 PYTHIAN AVE	SPRINGFIELD, OH 45504
MERCY MEDICAL CENTER OF SPRINGFIELD OHIO	1701 MERCY HEALTH PL	CINCINNATI, OH 45237
MILLER RICHARD JAMES	1230 N LOWRY AVE	SPRINGFIELD, OH 45504
O NEILL BRIEN	351 N BROADMOOR BLVD	SPRINGFIELD, OH 45504
O NEILL LINDA J	819 LINMUTH CT S	SPRINGFIELD, OH 45503
RICHARDSON LOUISE ANN	1207 PYTHIAN AVE	SPRINGFIELD, OH 45504
RIDGEWOOD GROUP THE LLC	2345 E HIGH ST	SPRINGFIELD, OH 45505
SHOOK HAYDEN D	3582 MILLER RD	SPRINGFIELD, OH 45502
ST JOHNS NURSING & CONVALESCING HOME AT	100 W MC CREIGHT AVE	SPRINGFIELD, OH 45504
TAGG DERON G	1218 N LOWRY AVE	SPRINGFIELD, OH 45504
WHALEN TIMOTHY P & APRIL M	1214 N LOWRY AVE	SPRINGFIELD, OH 45504
WHEELER ROBERT P JR & JEAN M	10210 WRIGHT BROTHERS CT	DAYTON, OH 45458

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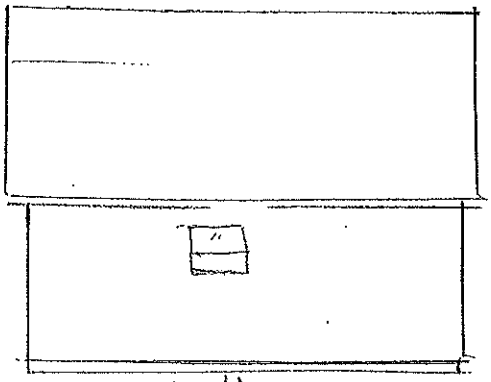
DAYTON, OH 45458

BEATTY CARL THOMAS & PHYLLIS ANN
269 W FIRST ST
SPRINGFIELD, OH 45504

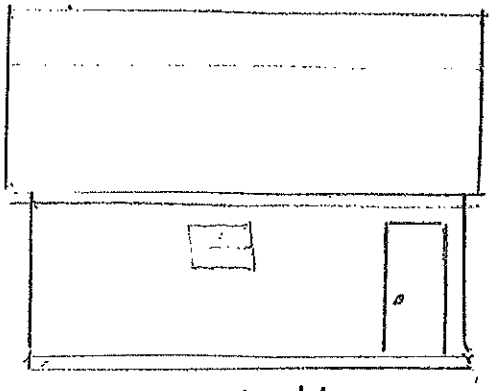
TIMOTHY SANDERS
1301 PYTHIAN AVE
SPRINGFIELD, OH 45504

Builder
Tim Sanders - Select General Construction
1301 Pythian Ave
Spfld, Oh 45504
937-360-9711

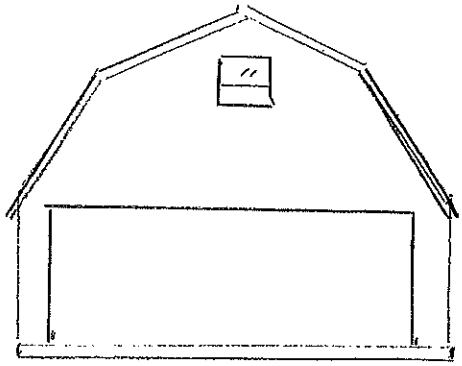
Home Owner
Rick Davis
1217 Pythian Ave
Spfld, Oh 45504



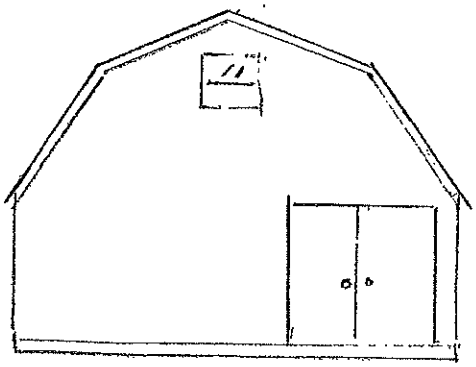
North



South



West.



East

Elevations 1/8" = 1'0"

Truss height is 10' 7"

Overall ≈ 19'

STAFF REPORT

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

PREPARED BY: Stephen Thompson SUBJECT: Case #19-A-38

GENERAL INFORMATION:

Applicant:	Timothy Sanders, 1301 Pythian Ave, Springfield, OH 45504
Owner:	Ricky Davis, 1217 Pythian Ave, Springfield, OH 45504
Requested Action:	Variance from Chapter 1152.02(f)(1) for a detached accessory structure over 16 feet tall
Location:	1217 Pythian Ave
Size:	0.17 acre
Existing Land Use and Zoning:	Residential, RS-8
Surrounding Land Use and Zoning:	North: Residential, RS-8 East: Offices, CO-1 South: Residential, RS-8 West: Residential, RS-8
Applicable Regulations:	Chapter 1152.02(f)(1) Maximum Height
File Date:	November 25, 2019

BACKGROUND:

The applicant is requesting a variance from Chapter 1152.02(f)(1) to permit a garage that is approximately 19 feet tall. The garage will be a detached structure in the rear yard.

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: *No, it is only a 19% increase in the maximum permitted height for accessory structures.*

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.*

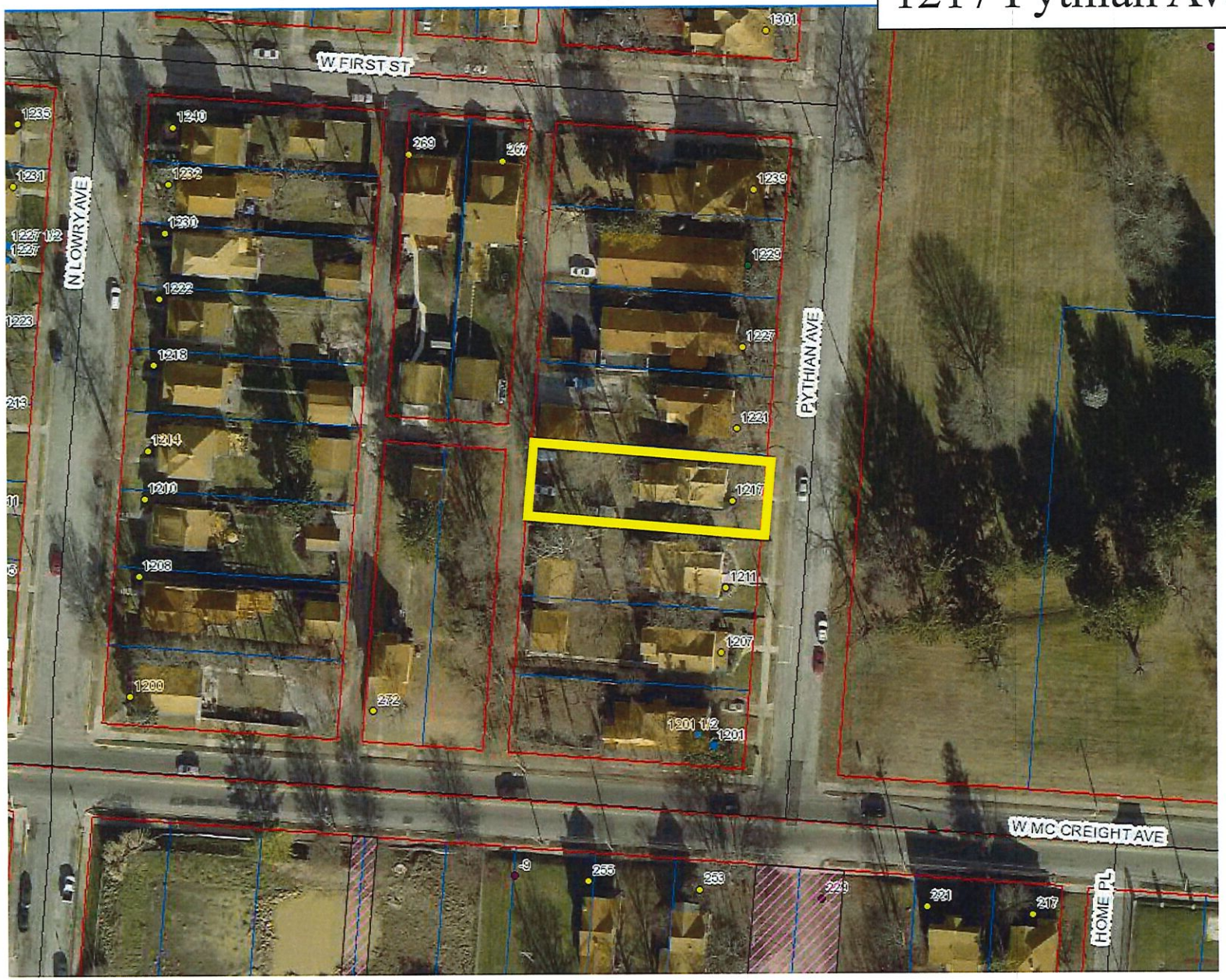
STAFF RECOMMENDATION:

Approval for a variance to permit an accessory structure that is approximately 19 feet tall.

ATTACHMENTS:

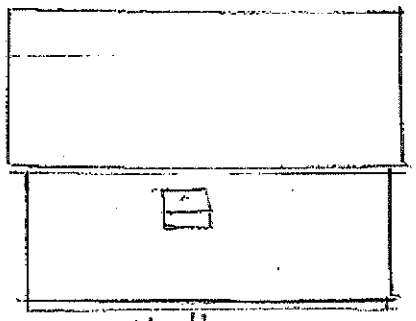
1. Vicinity and zoning map
2. Application

#19-A-38
1217 Pythian Ave.

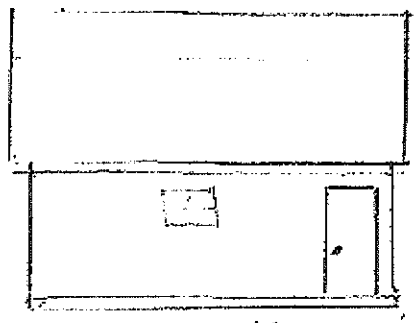


#19-A-38
1217 Pythian Ave.

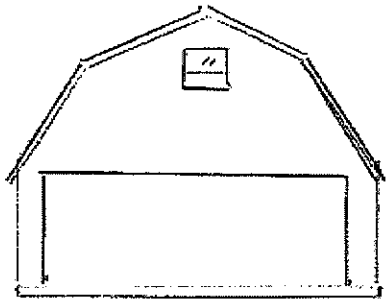
#19-A-38
1217 Pythian Ave.



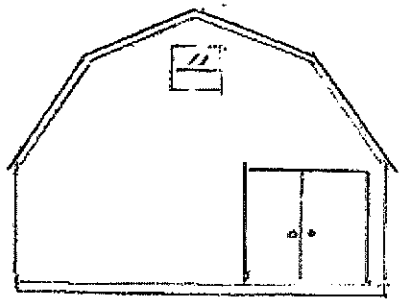
North



South



West.



EAST

Trusses height is 10'7"

Overall ≈ 19'

Elevations 1/8" = 1'0"

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	A	
Denise Williams Reso. 5942	8-02-2016 8-02-2019	A	P	A	A	A	P	N/A	P	P	P	P	
Matthew Ryan Reso. 5839	7-05-2017 7-05-2020	P	P	P	P	P	A	N/A	P	A	P	P	
Mark Brown Reso. 5869	1-20-2018 3-13/2021	P	A	P	P	P	P	N/A	P	P	P	A	
James Burkhardt Reso. 5880	4-01-2018 3-31-2021	P	P	A	P	A	A	N/A	P	P	P	P	
Rhonda Zimmers Reso. 5914	1-5-2019 1-06-2022	P	P	P	P	P	P	N/A	A	P	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	NA	
Charles Harris Reso.6069	11/26/2019 3-26-2022	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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.

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

2020 CITY COMMISSION CALENDAR

JANUARY 2020						
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 2020						
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

MARCH 2020						
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	Election Day		Retreat	

APRIL 2020						
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 2020						
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

JUNE 2020						
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				

JULY 2020						
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 2020						
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	31					

SEPTEMBER 2020						
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 2020						
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 2020						
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		Budget Mtg		Election Day	

DECEMBER 2020						
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	1	2

2021 Important Dates: Friday, Jan. 1, 2021 – City Holiday