COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

CITY OF SPRINGFIELD
FORWARD OHIO TOGETHER

Board of Zoning Appeals Staff Reports 2020

Monday, March 16, 2020
7:00 P.M.
City Hall Forum

Agenda
Board of Zoning Appeals
Springfield, Ohio
Monday, March 16, 2020
City Hall Forum – 7:00 P.M.

1. **Call to Order**

2. **Roll Call**

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

4. **Case #20-A-03** — DISCUSSION & ACTION

   Request from James Linkhart for a conditional use permit for a restaurant at 2336 Northmoor Dr. in a CN-1, Neighborhood Commercial District

5. **Case #20-A-04** — DISCUSSION & ACTION

   Request from DDC Management for a variance from Chapter 1155.04(a)(3) for two subdivision signs for the Bridgewater subdivision. in a RS-8, Medium-Density, Single-Family Residence District

6. **Board Comments** — DISCUSSION

7. **Staff Comments** — DISCUSSION

8. **Adjourn – Next meeting is April 20, 2020** — ACTION

2020 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	

Agenda Item # 4

Case #20-A-03

Conditional Use

STAFF REPORT

TO: Board of Zoning Appeals DATE: February 12, 2020

PREPARED BY: Stephen Thompson SUBJECT: Case #20-A-03

GENERAL INFORMATION:

Applicant:	James Linkhart, 131 S Broadmoor Dr., Springfield, OH 45504
Owner:	James Linkhart, 131 S Broadmoor Dr., Springfield, OH 45504
Purpose:	For a conditional use permit – restaurant
Location:	2336 Northmoor Dr.
Size:	1.11 acres
Existing Land Use and Zoning:	Vacant, zoned CN-1
Surrounding Land Use and Zoning:	North: Residential, RS-5 East: Commercial, CN-1 South: Commercial, CN-1 West: Residential, RS-5
Applicable Regulations:	Chapter 1172.05 Board of Zoning Appeals: Conditional Uses Chapter 1117.04 Conditional Uses
File Date:	January 27, 2020

BACKGROUND:

The applicant seeks a conditional use permit to establish a restaurant. This is the former location of O'Conner's Irish Pub. The building has been vacant since O'Conner's relocated.

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 was previously a restaurant and bar.*

(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.*

RETURNED REPORTS FROM STAFF:

Service Department:	Recommend approval
Building Inspections:	Recommend approval; the applicant is required to submit building plans on the changes to the structure. Plan approval and a permit will be issued by the building department once review, inspections and C of O is issued.
Engineering Division:	Recommend approval
Fire Department:	Recommend approval
City Manager's Office:	Recommend approval

STAFF RECOMMENDATION:

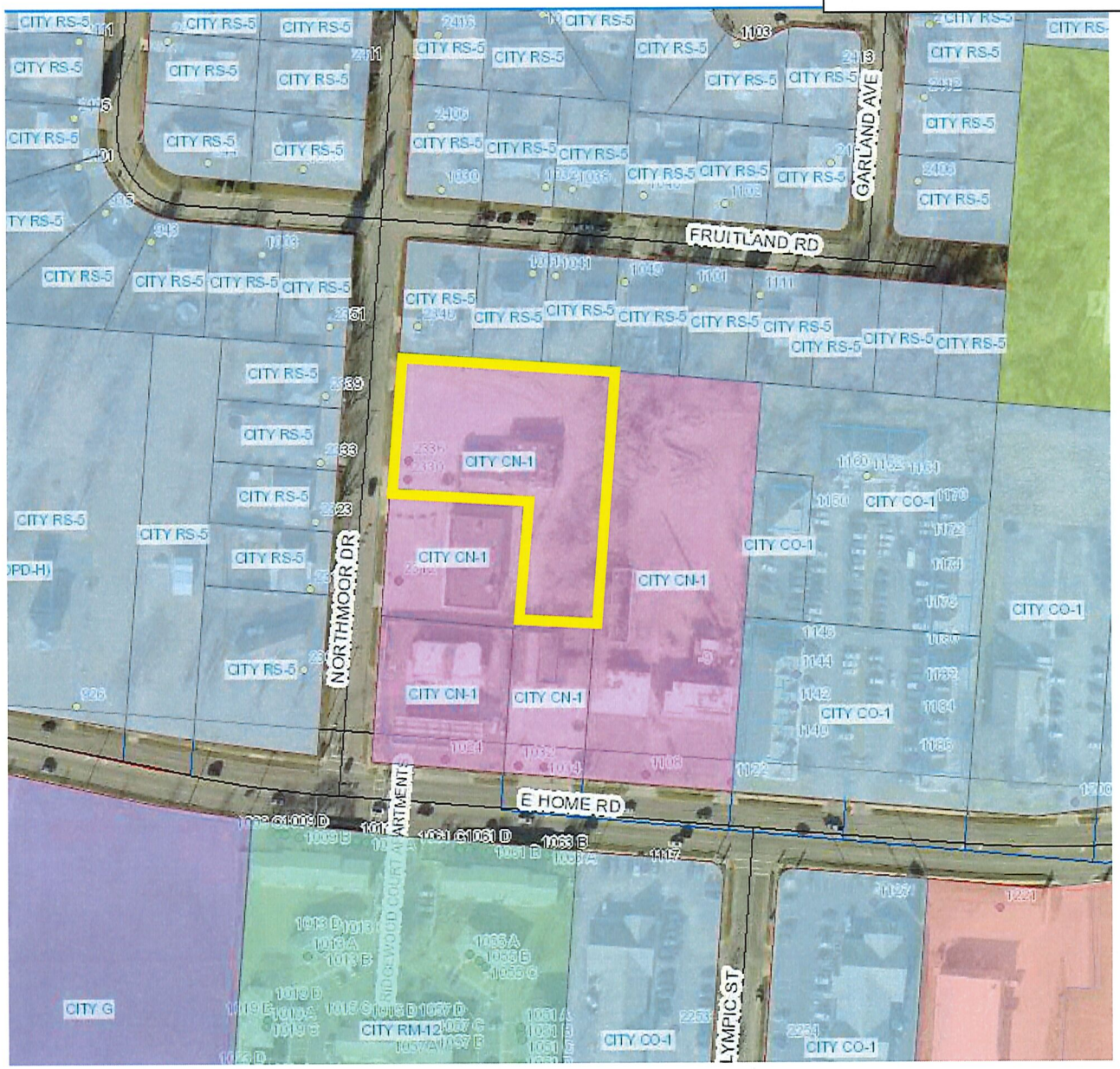
Approval of the conditional use permit.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

#20-A-03
2336 Northmoor Dr.

#20-A-03
2336 Northmoor Dr.



The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY
Case #: 20-A-03
Date Received: 1/27/2020
Received by: JF
Application Fee: $ 285
Review Type:
☐ Admin ☐ CPB ☑ BZA

Paid CC

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary)*:
CONDITIONAL USE FOR RESTERAUNT - BUILDING HAS BEEN A RESTAURNT FOR 46 OF THE LAST 48 YEARS

2. Address of Subject Property: 2336 NORTHMOOR DR. SPFLD OH

3. Parcel ID Number(s): _____

4. Full legal description attached? ☐ yes ☑ no

5. Size of subject property: 3200 ft

6. Current Use of Property: VACANT DURING REMODELING

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): JAMES LINKHART

Title: OWNER

Company (if applicable): _____

Mailing address:
1315 BROADMOOR SPFLD

City: SPRINGFIELD State: OHIO ZIP: 45504

Telephone: (937) 308 5253 Fax: ( ) —

Email
JAMESLINKHART@GMAIL.COM

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

Mailing Address: ~~2330~~ 131 S. BROADMOOR BLVD.

City: SPRINGFIELD State: OH ZIP: 45504

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

Signature of Applicant

Signature of Co-applicant

JAMES LINKHART
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 27th day of January, 2020
by Rebecca A Carden (name of person acknowledged).

(seal)

Rebecca A Carden
Notary Public Signature

NOTARIAL SEAL STATE OF OHIO

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

My commission expires: 7-25-20

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: 1-27-20

Property address: 2336 NORTHMOOR DR.

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

Section of the Zoning code applicable: 1117.04

Purpose of this request, including the improvements or physical changes proposed if this application is approved:
I NEED PROPER ZONING TO GET MY LIQUER LICENCE AND OPEN BACK UP AS A RESTERAUNT, IT WAS McCORA'S FOR 38 YRS AND OCCONERS FOR 8 YEARS

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).

Signature: _____ 1/27/20
Applicant Date

Please Print Name: JAMES LINKHART

BERRY THOMAS J & ELENORE B	2346 NORTHMOOR DR	SPRINGFIELD, OH 45503
BERRY THOMAS J & ELENORE B	2346 NORTHMOOR DR	SPRINGFIELD, OH 45503
BOTKIN MALINDA A	2323 NORTHMOOR DR	SPRINGFIELD, OH 45503
BUSH JERMAINE L	2351 NORTHMOOR DR	SPRINGFIELD, OH 45503
BYRD MICHAEL S	1101 FRUITLAND RD	SPRINGFIELD, OH 45503
CARE MAXINE M	2835 ASHLAR DR	SPRINGFIELD, OH 45503
DHINGRA FAMILY LIMITED PARTNERSHIP	2760 KILKENNY DR	SPRINGFIELD, OH 45503
FRANZEN JOHN E JR & ERIN E	1003 FRUITLAND RD	SPRINGFIELD, OH 45503
FRUITLAND PROPERTIES LLC	720 TANGLEWOOD DR	SPRINGFIELD, OH 45504
HELMS JOSHUA N & CHASIDEE N	1031 FRUITLAND RD	SPRINGFIELD, OH 45503
IVORY MARCY R	1102 FRUITLAND RD	SPRINGFIELD, OH 45503
JOHNSON DOUGLAS A & AMY M	2406 NORTHMOOR DR	SPRINGFIELD, OH 45503
KEARNS CHRISTOPHER ALLEN & MELISSA	2317 NORTHMOOR DR	SPRINGFIELD, OH 45503
KELLEY BRUCE M & CINDY P	2305 NORTHMOOR DR	SPRINGFIELD, OH 45503
LINKHART JAMES	10371 BUTTERFLY PALMS #817	FORT MYERS, FL 33966
LINKHART JAMES R TRUSTEE	131 S BROADMOOR DR	SPRINGFIELD, OH 45504
LOOKABAUGH BARRY T	2339 NORTHMOOR DR	SPRINGFIELD, OH 45503
LY PETER	750 COUNTY ROAD 57 E	BELLEFONTAINE, OH 43311
MAXROSE LLC	1024 E HOME RD	SPRINGFIELD, OH 45503
PAGE JANIE M	1111 FRUITLAND RD	SPRINGFIELD, OH 45503
RUTROFF SAMANTHA N	2333 NORTHMOOR DR	SPRINGFIELD, OH 45503
SCHISSLER KEVIN A & LINDA M	1041 FRUITLAND RD	SPRINGFIELD, OH 45503
TARGET ENTERPRISES	1140 E HOME RD	SPRINGFIELD, OH 45503
WELLS CHRISTOPHER N	1046 FRUITLAND RD	SPRINGFIELD, OH 45503
WILSON RALPH E	1045 FRUITLAND RD	SPRINGFIELD, OH 45503
ZAWADZSKI RICHARD W JR	1032 FRUITLAND RD	SPRINGFIELD, OH 45503

Agenda Item # 5

Case #20-A-04

Variance

STAFF REPORT

TO: Board of Zoning Appeals DATE: February 12, 2020

PREPARED BY: Stephen Thompson SUBJECT: Case #20-A-04

GENERAL INFORMATION:

Applicant:	DDC Management, 3601 Rigby Rd, Suite 300, Miamisburg, OH 45342
Owner:	Bridgewater Project LLC, 3601 Rigby Rd, Suite 300, Miamisburg, OH 45342
Requested Action:	Variance from Chapter 1155.04(a)(3) for a sign closer than 25 feet to the right of way
Location:	S Tuttle Rd, parcel #s 3050700016204071 & 3050700017409007
Size:	16 acres
Existing Land Use and Zoning:	Undeveloped, RS-8
Surrounding Land Use and Zoning:	North: Commercial, CC-2A & B-3 East: Undeveloped & Residential, RS-8 & R-1 South: Undeveloped, RS-8 West: Undeveloped and church, RS-8 & R-1
Applicable Regulations:	Chapter 1172.06 Variances Chapter 1155.04(a)(3) Specific Signs Requiring a Permit
File Date:	January 3, 2020

BACKGROUND:

The applicant is requesting a variance from Chapter 1155.04(a)(3) to permit a development closer than 25 feet to a right of way. The applicant states setting the signs back to the required 25 feet would reduce the amount of visibility for the signs. The applicant is proposing to set the signs back a minimum of five feet from property lines, which is what the minimum setback for other signs is.

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, but will not seem out of character or out of place.*

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: *Yes.*

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.*

RETURNED REPORTS FROM STAFF:

Service Department: Recommend denial; S Tuttle Rd sign is acceptable, but we

	oppose the sign @ Skyway Dr. variance until construction plans and plat for phase II approved.
Building Inspections:	Recommend approval; All issues will be addressed with the building department once sign permit application is submitted.
Engineering Division:	Recommend approval
Fire Department:	Recommend approval
City Manager's Office:	Recommend approval

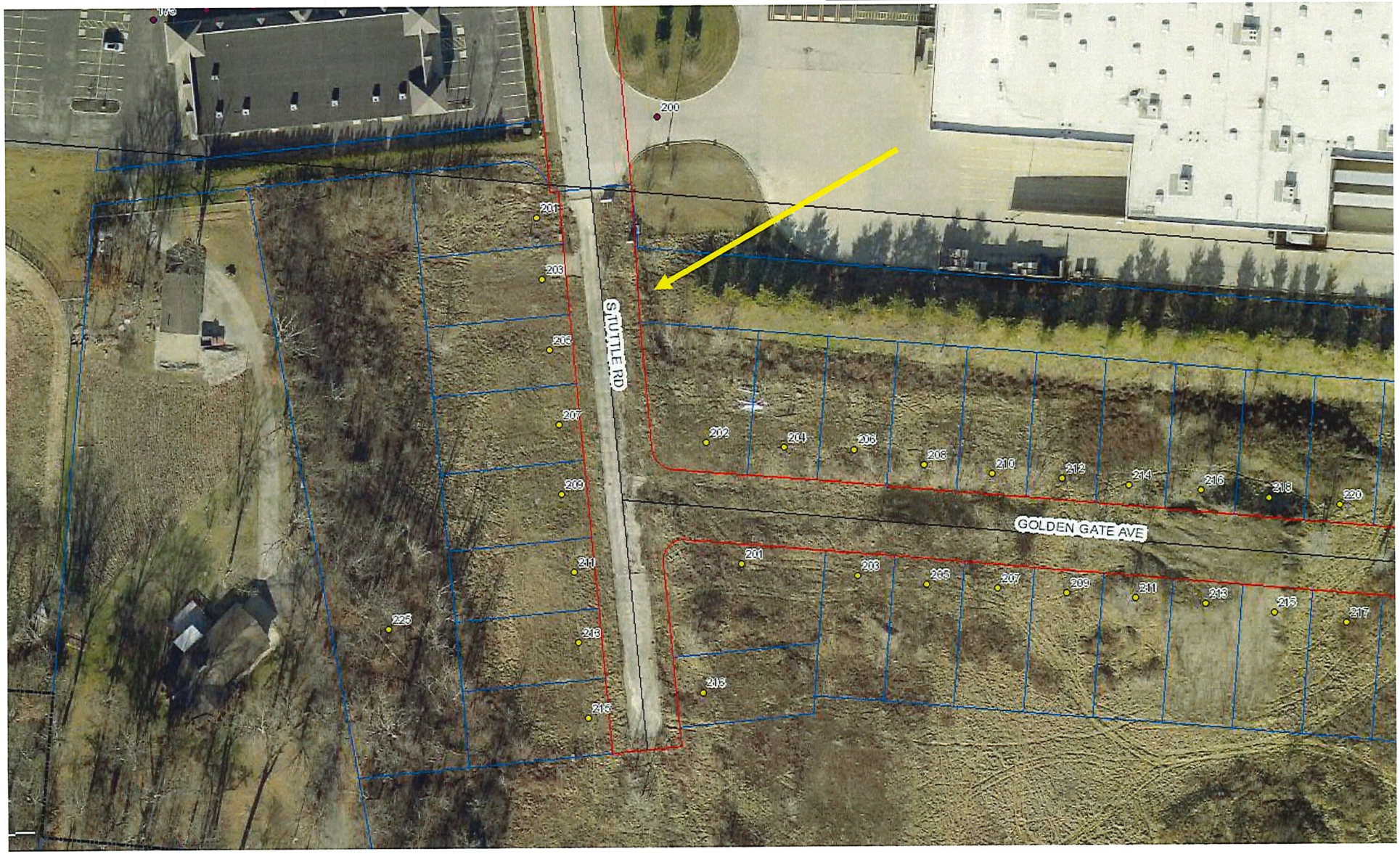
STAFF RECOMMENDATION:

Approval for a variance to permit a fence on a vacant lot.

ATTACHMENTS:

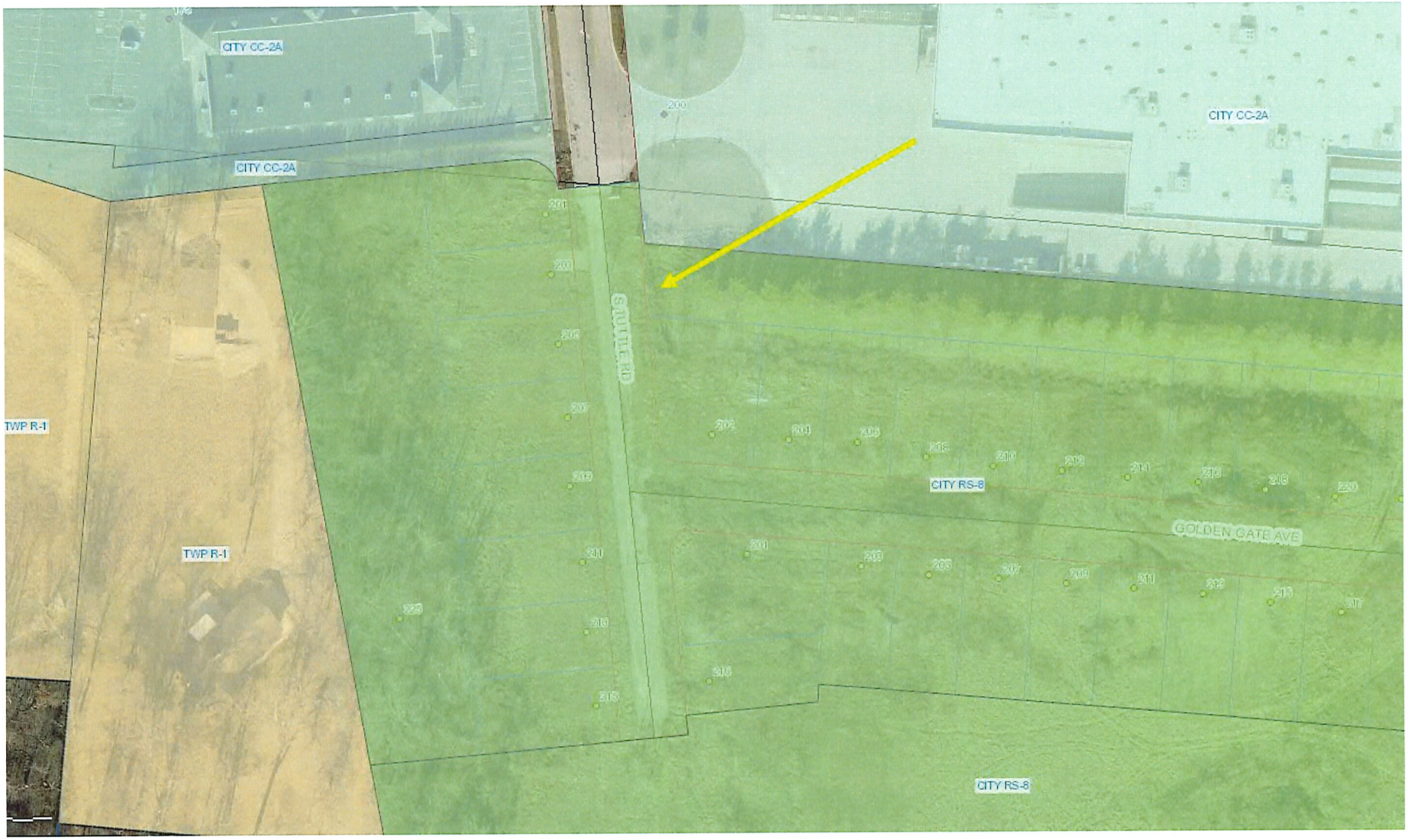
1. Vicinity and zoning map
2. Application

#20-A-04
S Tuttle Rd.

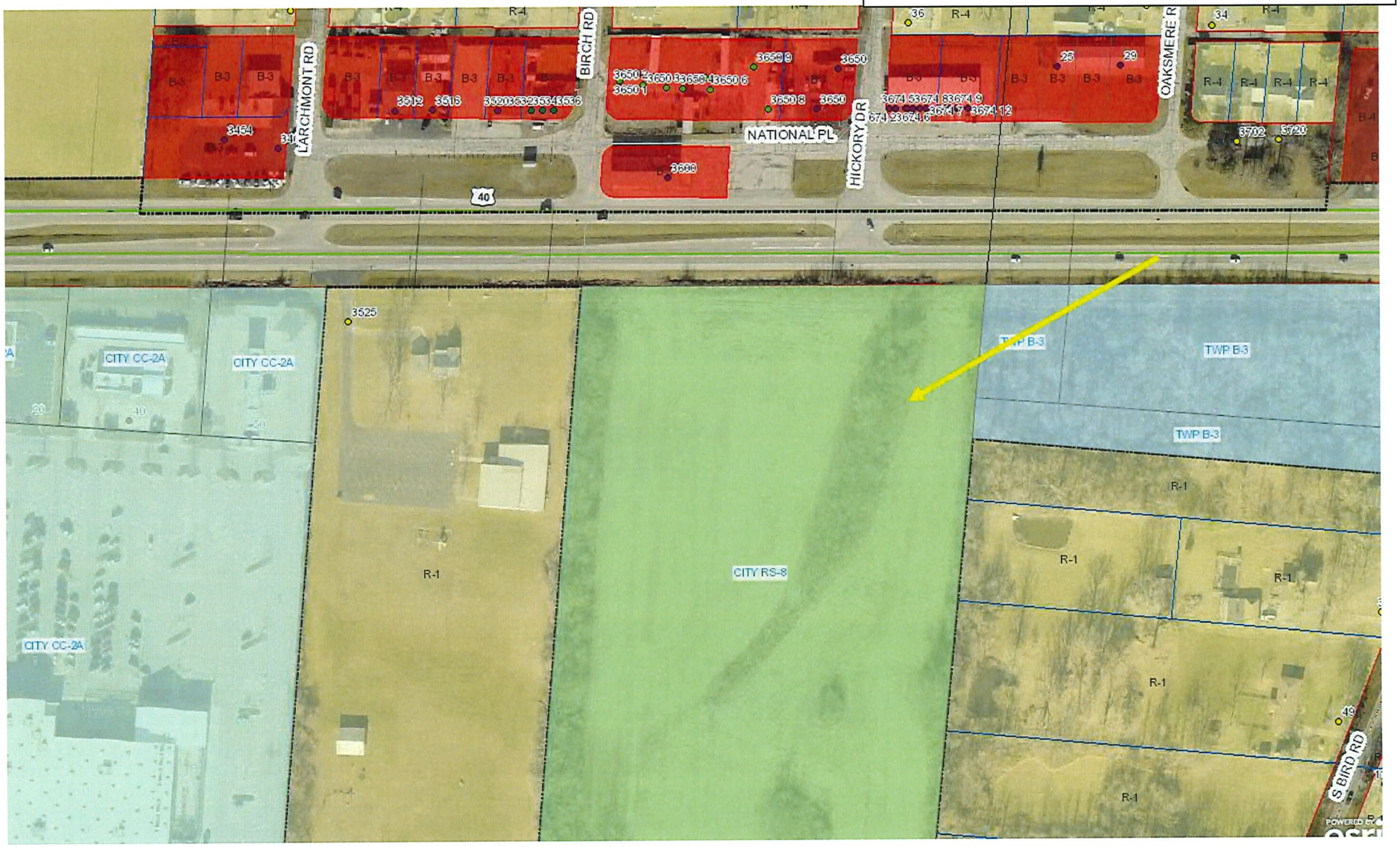


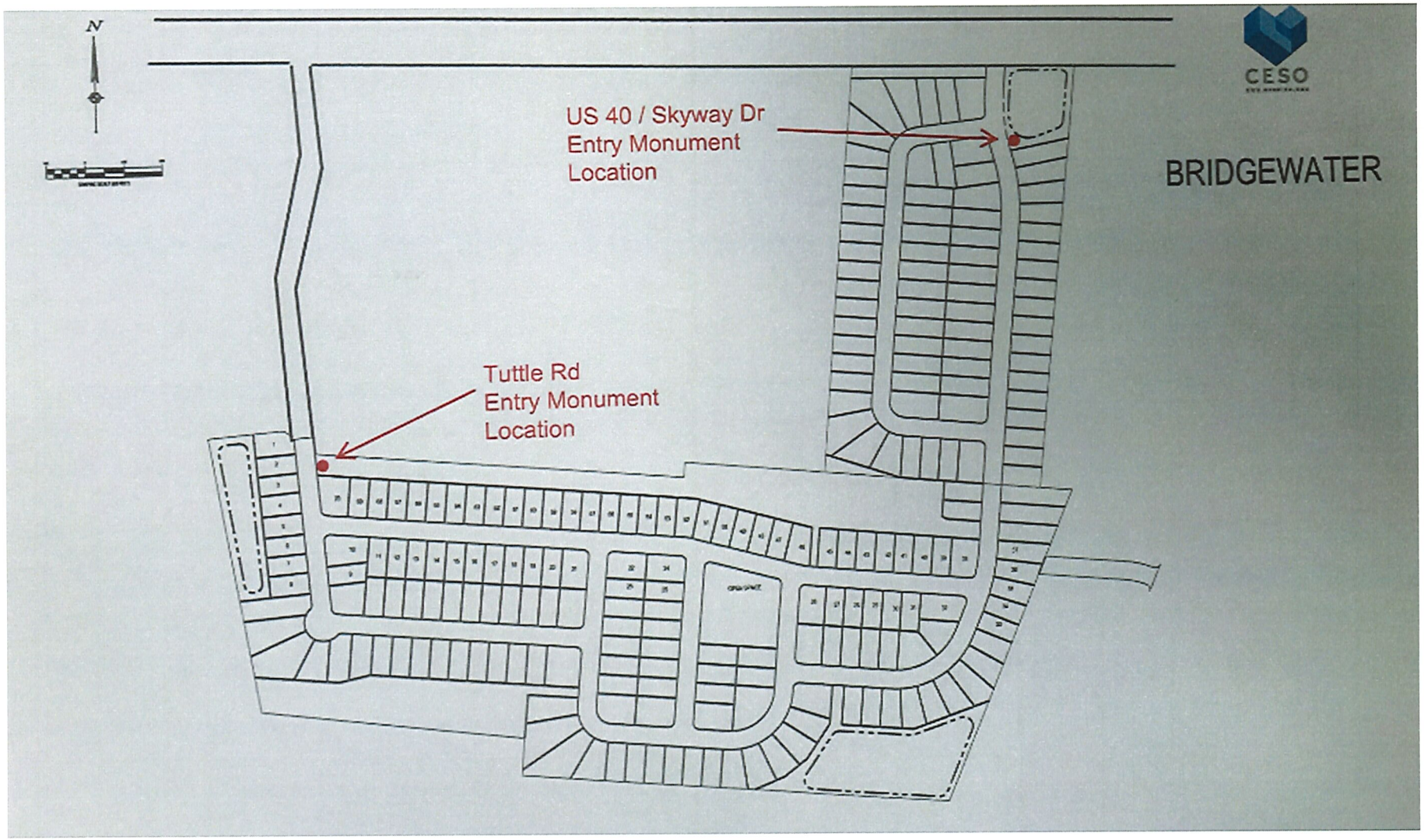
#20-A-04
S Tuttle Rd.

#20-A-04
S Tuttle Rd.

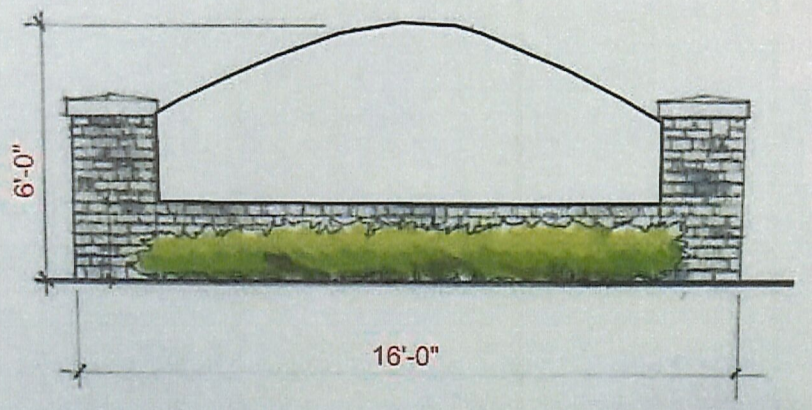


#20-A-04
S Tuttle Rd.

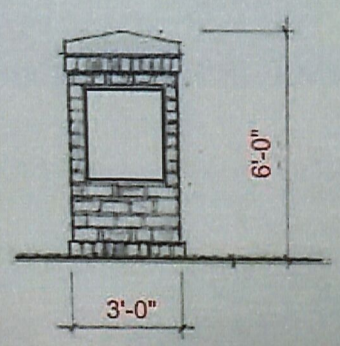



N
CESO
BRIDGEWATER
US 40 / Skyway Dr
Entry Monument
Location
Tuttle Rd
Entry Monument
Location

Bridgewater Subdivision Entry Signage



U.S. 40 / SKYWAY DRIVE ENTRY SIGN ELEVATION



TUTTLE ROAD ENTRY SIGN ELEVATION

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY
Case #: 20-A-04
Date Received: 1/3/2020
Received by: st
Application Fee: $ 57
Review Type:
☐ Admin ☐CPB ☑BZA

GENERAL APPLICATION

A. PROJECT

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

Bridgewater Subdivision Entry Monument Signs

2. Address of Subject Property: Bridgewater Subdivision

3. Parcel ID Number(s): 3050700016204071 AND 3050700017409007

4. Full legal description attached? ☐ yes ☐ no

5. Size of subject property: 16 acres +/-

6. Current Use of Property: Residential Subdivision

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): DDC Management LLC / Ross A Behnfeldt

Title: Project Manager

Company (if applicable):

Mailing address: 3601 RIGBY RD, SUITE 300 MIAMISBURG, OH 45342

City: State: ZIP:

Telephone: ( ) 937-401-3932 Fax: ( )

Email rbehnfeldt@ddcconstruct.com

3. If the applicant is agent for the property owner:
Name of Owner (title holder): Bridgewater Project I LLC

Mailing Address: 3601 RIGBY RD, SUITE 300 MIAMISBURG, OH 45342

City: _____ State: _____ ZIP: _____

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

_____ _____
Signature of Applicant Signature of Co-applicant

_____ _____
Typed or printed name and title of applicant Typed or printed name of co-applicant

State of Ohio
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

by _____ (name of person acknowledged).

(seal)

_____
Notary Public Signature

My commission expires: _____

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS - VARIANCE APPLICATION

Date: _____

Property address: Bridgewater subdivision

Section of the Zoning code applicable: _____

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

1. Seeking divergence from the City of Springfield sign code requiring residential entry monument signs to be held 25 feet behind the Right of Way.
2. Requesting divergence to place the 2 entry monument signs for Bridgewater subdivision outside of the Right of Way, but not held to the additional 25 feet setback. Both signs are located in subdivision green spaces.

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).

City of Springfield sign code requires signs to be held 25 feet behind the Right-of-Way line. In Bridgewater subdivision this would equate to 35 feet behind the curb. Working within this requirement, the 2 proposed entry monuments for the new Bridgewater subdivision will be impacted negatively by lack of visibility. The intent of these 2 monument signs is to provide an easily accessible visual alert/welcome to anyone entering the residential subdivision. At 25 feet behind the Right of Way, these signs will be rendered ineffective to anyone entering the subdivision. Granting a divergence from the 25 foot behind rule will allow these monuments to be placed closer to the Right of Way line, improving visibility and drastically increasing effectiveness.

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.

   In order to maintain the key values of subdivision entry signage, ease of visibility and overall presentation, a variance is needed to allow for the 2 proposed entry monuments in Bridgewater to be located closer to the Right of Way.

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.

   If proposed divergence is granted, monument signage will remain outside of the Right of Way and continue to not interfere with any City of Springfield utilities or infrastructure.

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.

   Both monument signs are located within the Bridgewater subdivision and located on open green spaces. Proposed monument sign locations will not impact any neighboring properties inside or outside of the subdivision regarding location or scope.

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

   If proposed divergence is granted, monument signage will remain outside of the Right of Way and not interfere with any City of Springfield utilities or infrastructure. This includes government services such as water, sewer, and storm water.

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

   Correct, when purchasing the property the owner was unaware of the 25 foot behind the RoW rule as it applies to subdivision signage within the City of Springfield. Likewise, the owner does not recognize the city as liable to provide this information prior.

_____

_____

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

The requested variance will capture the original intent of the subdivision monument signs while continuing to capture the key purpose of the original rule.

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

The requested variance maintains the spirit and intent of the existing requirement by continuing to not impact government infrastructure or its delivery negatively. Likewise, based on proposed locations, this variance will improve the overall appearance and presentation of the entry monuments themselves without impacting any neighboring properties.

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

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

Typed or printed name and title of applicant Typed or printed name of co-applicant

State of Ohio
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

by _____ (name of person acknowledged).

(seal)

_____

Notary Public Signature

My commission expires: _____

Application Check List

Please review for completeness

ITEMS TO BE SUBMITTED:

- ❑ Proof of ownership or Property Owner Affidavit.
- ❑ General Application
- ❑ Site plan if neccessary
- ❑ Fee of $57 (residential) or $285 (commercial). Fee must be submitted with the application.
- ❑ Board of Zoning Appeals - Variance Application.
- ❑ Please include the following Exhibits (Exhibits are to be attached and made part of the petition):
    - o 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. See sample site plan.

Fees must be submitted at the time of application.

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address:	Bridgewater Subdivision
Parcel No.:	3050700016204071 AND 3050700017409007
Acreage:	16 acres +/-
Agent Name:	DDC Management LLC
Agent Tax Mailing Address:	3601 RIGBY RD, SUITE 300 MIAMISBURG, OH 45342
Agent Phone Number:	(937) 401 - 3932
Owner Name:	Bridgewater Project I LLC
Owner Tax Mailing Address:	3601 RIGBY RD, SUITE 300 MIAMISBURG, OH 45342
Owner Phone Number:	(937) 435 - 8584
Requested Action (to be conducted by Agent, authorized by owner):	Subdivision Entry Monuments at Tuttle Road and US40/Skyway Drive entrances - request zoning variance.

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: _____

Printed name: _____

Date: _____

State of Ohio
County of _____

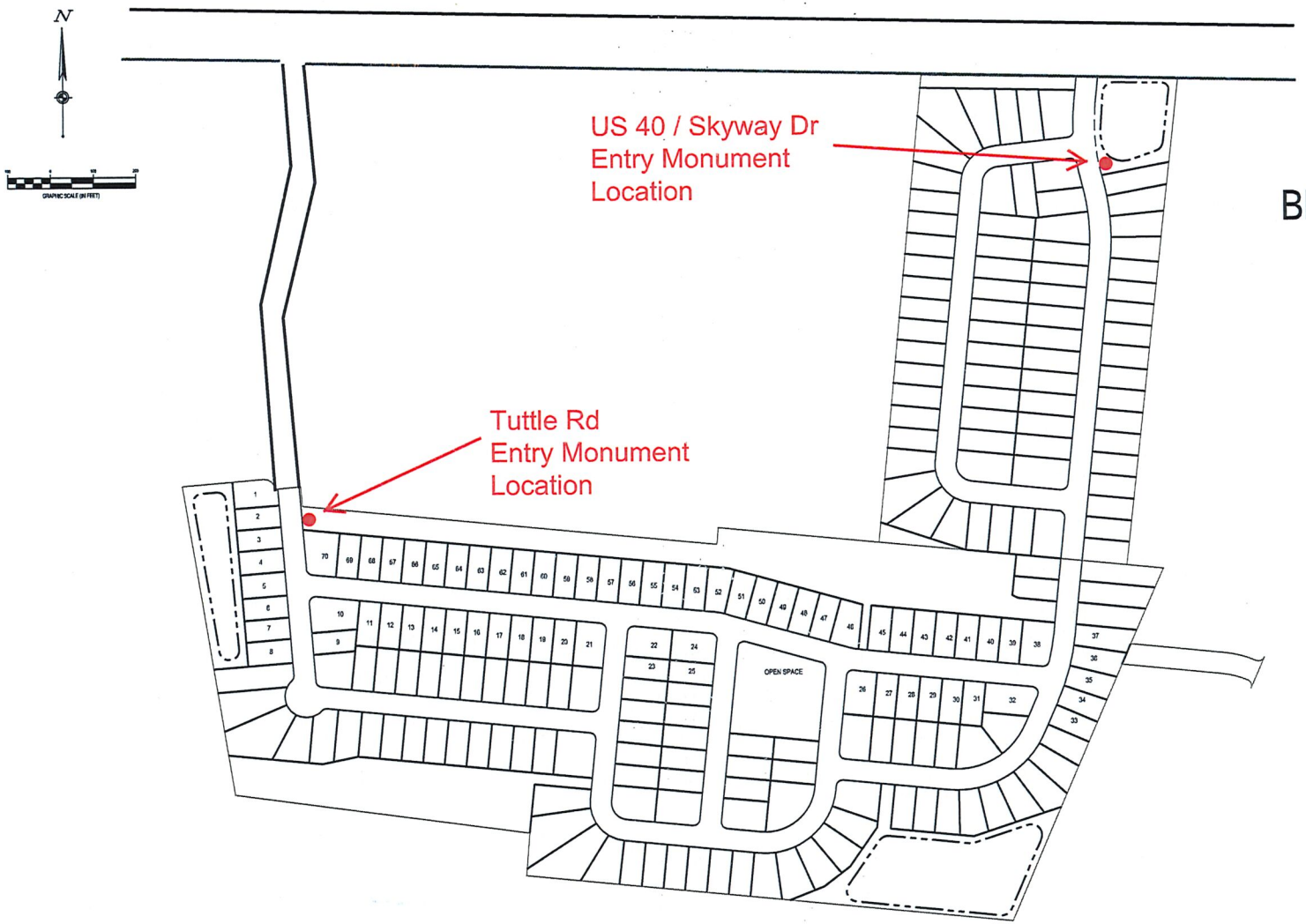
The foregoing instrument was acknowledged before me this _____ day of _____, 20___

by _____ (name of person acknowledged).

(seal)

_____
Notary Public Signature

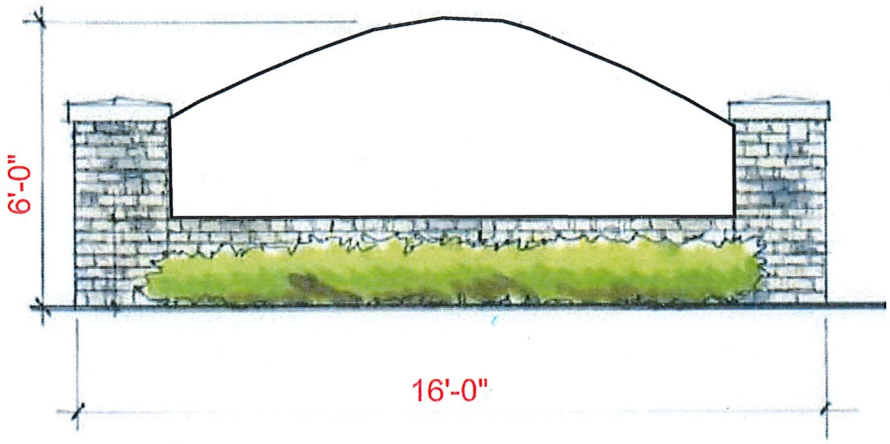
My commission expires: _____



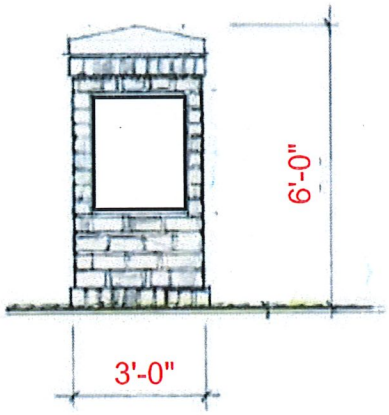
CESO

BRIDGEWATER

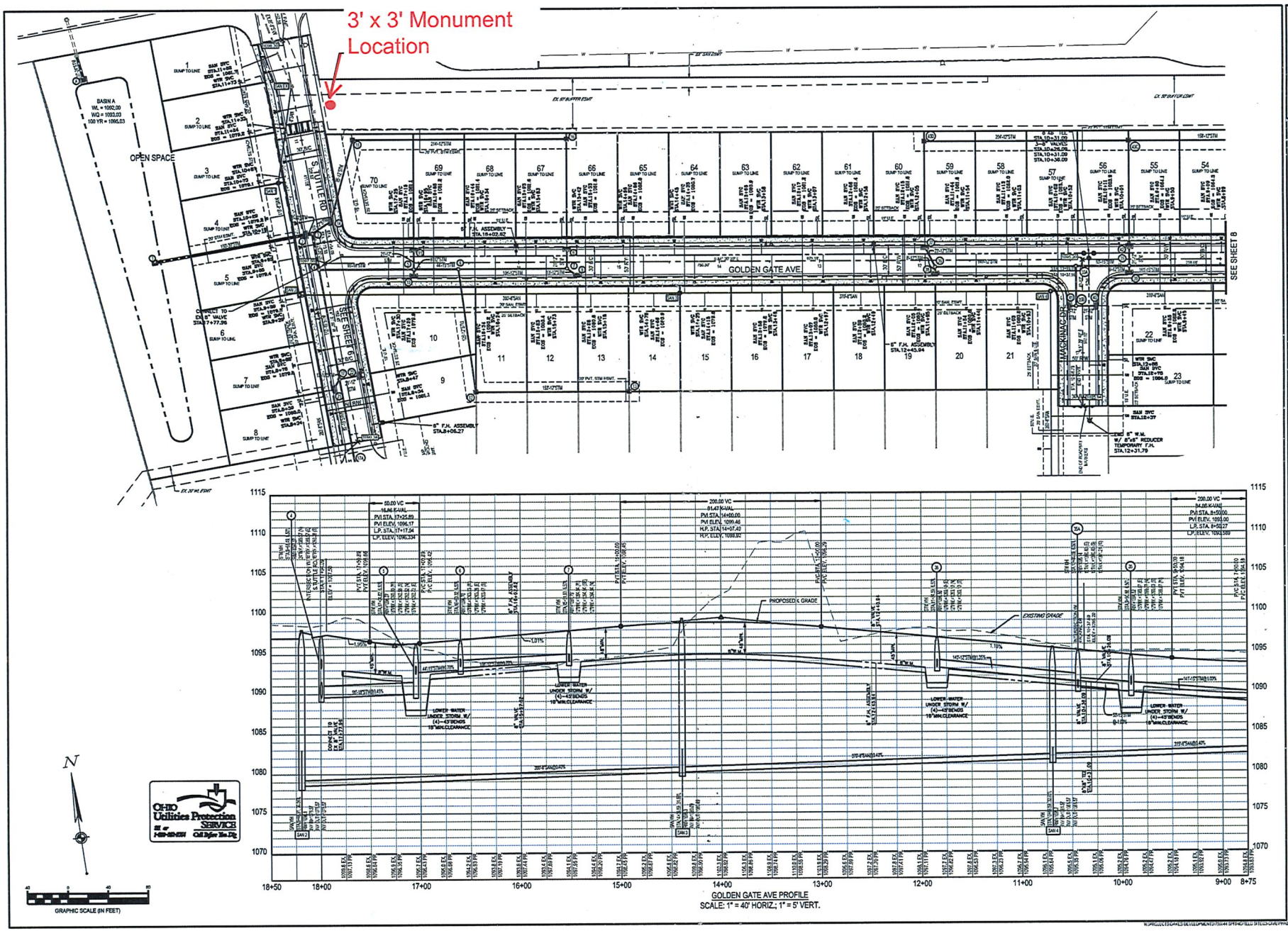
Bridgewater Subdivision Entry Signage



U.S. 40 / SKYWAY DRIVE ENTRY SIGN ELEVATION



TUTTLE ROAD ENTRY SIGN ELEVATION



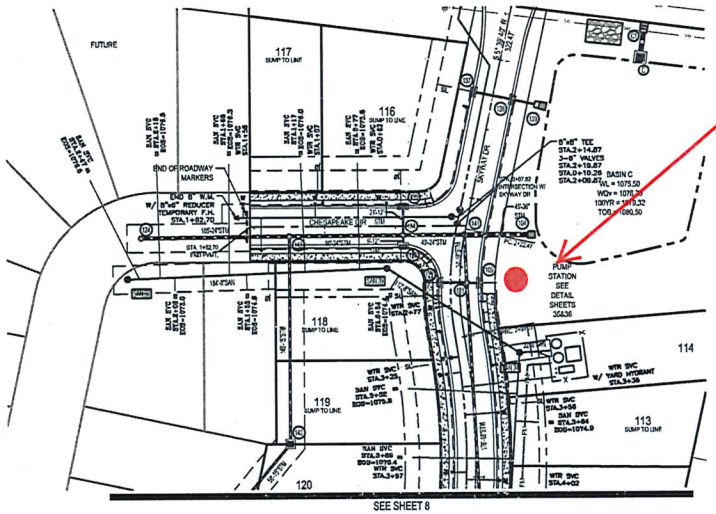
CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

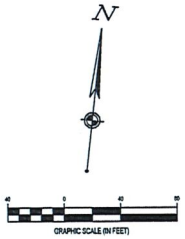
BRIDGEWATER
PHASE 1 PLANS
SPRINGFIELD, OHIO

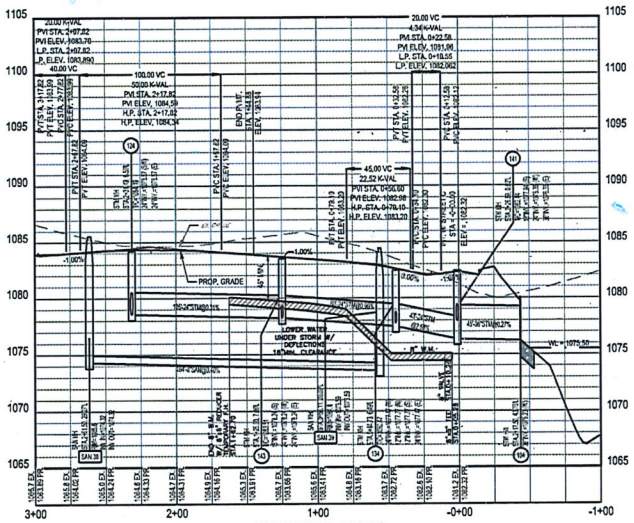
PLAN AND PROFILE GOLDEN GATE

ISSUE:	CONSTRUCTION SET
DATE:	02/22/2019
JOB NO.:	755044
DESIGN:	JE
DRAWN:	RB
CHECKED:	JE
SHEET NO.	7



3' x 16' Monument Location





CHESAPEAKE CIR PROFILE
SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

CESO
www.ceseinc.com

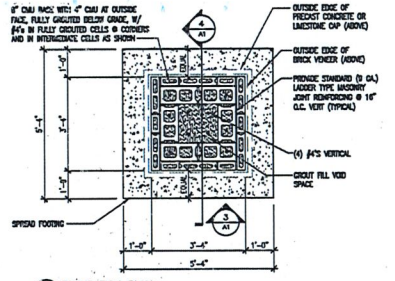
NO.	DATE	REVISION DESCRIPTION

BRIDGEWATER
PHASE 2

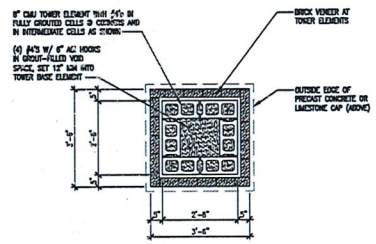
SPRINGFIELD, OHIO

PLAN AND PROFILE CHESAPEAKE CIRCLE

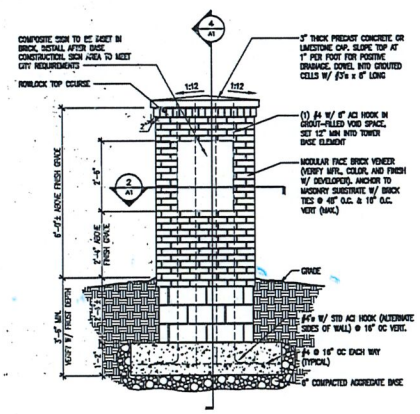
ISSUE:	NOT FOR CONSTRUCTION
DATE:	06/12/2019
JOB NO.:	755044
DESIGN:	CWS
DRAWN:	CWS
CHECKED:	JEE
SHEET NO.	10



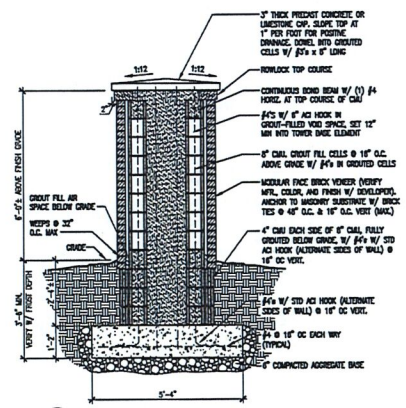
1 FOUNDATION PLAN
SCALE: 1/2" = 1' - 0"



2 TOWER SECTION
SCALE: 1/2" = 1' - 0"



3 MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"



4 MONUMENT SIGN SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. ALL FOOTINGS SHALL BE PLACED ON 6" COMPACTED CLASS 6 AGGREGATE BASE OVER SCARIFIED, MOISTURE CONDITIONED NATURAL SOILS.
2. SOILS HAVE BEEN CLASSIFIED BASED ON THE US DEPARTMENT OF AGRICULTURE, NATIONAL RESOURCES CONSERVATION SERVICE SOIL SURVEY AS CLAY (CL) OR SILTY CLAY (CL-ML). ALLOWABLE SOIL BEARING FOR SHALLOW FOUNDATIONS OF 1,500 PSF WAS USED FOR THE DESIGN OF THE FOUNDATIONS. THE ALLOWABLE BEARING WAS DETERMINED USING IBC SECTION 1806, "PRESUMPTIVE LOAD-BEARING VALUES OF SOILS."
3. ALL FOUNDATIONS AND EARTHWORK SHALL BE OVEREXCAVATED A MINIMUM OF SIX (6) INCHES AND SUPPORTED BY A SIX (6) INCH LAYER OF COMPACTED AGGREGATE BASE OVER SCARIFIED, MOISTURE CONDITIONED AND COMPACTED NATIVE SOIL. FOUNDATIONS SHALL BE INSTALLED ON LEVEL, UNDISTURBED NATIVE MATERIAL THAT HAS BEEN COMPACTED AND PROOF ROLLED. AREAS WHICH ARE EXCESSIVELY YIELDING SHALL BE EXCAVATED AND BACKFILLED WITH STRUCTURAL FILL. STRUCTURAL FILL SHALL BE CLASS 6 AGGREGATE BASE, PLACED IN MAXIMUM 8 INCH LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY PER ASTM D1557, MODIFIED PROCTOR TEST.
4. CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:
   COMPRESSIVE STRENGTH AT 28 DAYS (f'_c): 4000 psi
   MAXIMUM W/C RATIO: 0.45
   MAXIMUM AGGREGATE SIZE: 1"
5. ALL CMU UNITS SHOWN ON PLAN ARE LOAD-BEARING CMU WALLS WITH THE FOLLOWING PROPERTIES:
   TYPE: 8" HOLLOW-CORE, NORMAL WEIGHT
   4" HOLLOW CORE, NORMAL WEIGHT
   BLOCK COMPRESSIVE STRENGTH f'_m: 1900 PSI
   PRISM STRENGTH, f'_m: 1500 PSI
6. MASONRY MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   STEEL REINFORCING: ASTM A615, GRADE 60
   GROUT: ASTM C476
   MORTAR: ASTM C270, TYPE S
7. ALL CELLS WITH REINFORCING SHALL BE FULLY GROUTED, FULL HEIGHT. ALL REINFORCING SHALL BE LAPPED A MINIMUM OF (40) BAR DIAMETERS.
8. DO NOT PLACE GROUT UNTIL ENTIRE HEIGHT OF MASONRY TO BE GROUTED HAS ATTAINED SUFFICIENT STRENGTH TO RESIST GROUT PRESSURES. MAXIMUM GROUT POUR HEIGHT SHALL NOT EXCEED 5 FEET.

CESO
www.cesoinc.com
1300 NE McCLAIN ROAD, SUITE 7
BENTONVILLE, AR 72712
PHONE: (479) 271-0555

NO.	DATE	REVISION DESCRIPTION
-	-	-

STATE OF ARKANSAS
BENJAMIN T. BELL
NO. 1008
2/28/19

ISSUE:	CONSTRUCTION DOCS
DATE:	2-28-2019
JOB NO.:	754972-01
DESIGN:	JO
DRAWN:	JO
CHECKED:	BB

A1

GENERAL NOTES

1. ALL FOOTINGS SHALL BE PLACED ON 6" COMPACTED CLASS 6 AGGREGATE BASE OVER SCARIFIED, MOISTURE CONDITIONED NATURAL SOILS.

2. SOILS HAVE BEEN CLASSIFIED BASED ON THE US DEPARTMENT OF AGRICULTURE, NATIONAL RESOURCES CONSERVATION SERVICE SOIL SURVEY AS CLAY (CL) OR SILTY CLAY (CL-ML). ALLOWABLE SOIL BEARING FOR SHALLOW FOUNDATIONS OF 1,200 PSF WAS USED FOR THE DESIGN OF THE FOUNDATIONS. THE ALLOWABLE BEARING WAS DETERMINED USING IBC SECTION 1806, "PRESUMPTIVE LOAD-BEARING VALUES OF SOILS."

3. ALL FOUNDATIONS AND EARTHWORK SHALL BE OVEREXCAVATED A MINIMUM OF SIX (6) INCHES AND SUPPORTED BY A SIX (6) INCH LAYER OF COMPACTED AGGREGATE BASE OVER SCARIFIED, MOISTURE CONDITIONED AND COMPACTED NATIVE SOIL. FOUNDATIONS SHALL BE INSTALLED ON LEVEL, UNDISTURBED NATIVE MATERIAL THAT HAS BEEN COMPACTED AND PROOF ROLLED. AREAS WHICH ARE EXCESSIVELY YIELDING SHALL BE EXCAVATED AND BACKFILLED WITH STRUCTURAL FILL. STRUCTURAL FILL SHALL BE CLASS 6 AGGREGATE BASE, PLACED IN MAXIMUM 8 INCH LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY PER ASTM D1557, MODIFIED PROCTOR TEST.

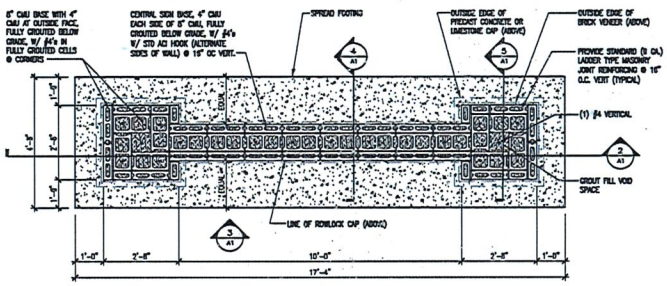
4. CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:
   - COMPRESSIVE STRENGTH AT 28 DAYS ($f'c$): 4000 psi
   - MAXIMUM W/C RATIO: 0.45
   - MAXIMUM AGGREGATE SIZE: 1"

5. ALL CMU UNITS SHOWN ON PLAN ARE LOAD-BEARING CMU WALLS WITH THE FOLLOWING PROPERTIES:
   - TYPE: 8" HOLLOW-CORE, NORMAL WEIGHT
   - 4" HOLLOW CORE, NORMAL WEIGHT
   - BLOCK COMPRESSIVE STRENGTH $f'c$: 1900 PSI
   - PRISM STRENGTH, $f'm$: 1500 PSI

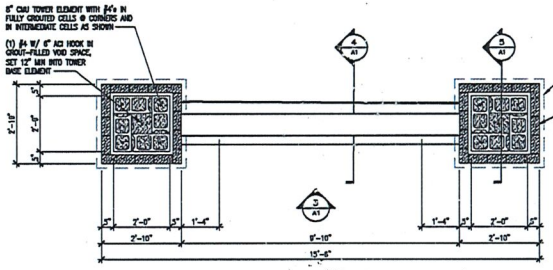
6. MASONRY MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   - STEEL REINFORCING: ASTM A615, GRADE 60
   - GROUT: ASTM C476
   - MORTAR: ASTM C270, TYPE S

7. ALL CELLS WITH REINFORCING SHALL BE FULLY GROUTED, FULL HEIGHT. ALL REINFORCING SHALL BE LAPPED A MINIMUM OF (40) BAR DIAMETERS.

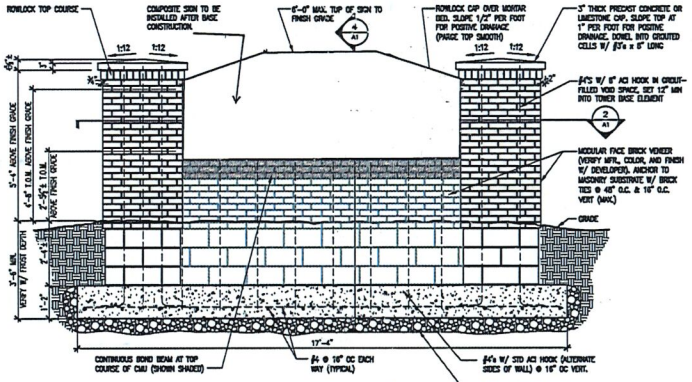
8. DO NOT PLACE GROUT UNTIL ENTIRE HEIGHT OF MASONRY TO BE GROUTED HAS ATTAINED SUFFICIENT STRENGTH TO RESIST GROUT PRESSURES. MAXIMUM GROUT POUR HEIGHT SHALL NOT EXCEED 5 FEET.



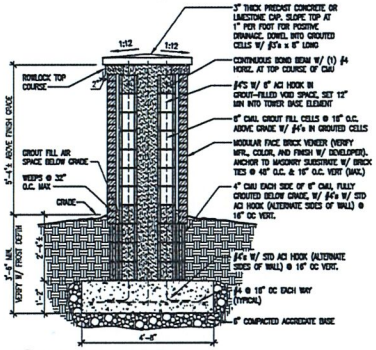
1 FOUNDATION PLAN
SCALE: 1/2" = 1'-0"



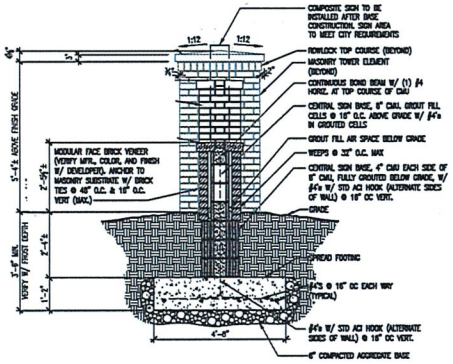
2 SECTION AT COLUMNS
SCALE: 1/2" = 1'-0"



3 MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"



5 MONUMENT SIGN SECTION
SCALE: 1/2" = 1'-0"



4 MONUMENT SIGN SECTION
SCALE: 1/2" = 1'-0"

CESO
www.cesoinc.com
1360 NE McCLAIN ROAD, SUITE 7
BEAVERCREEK, OH 45310
PHONE: (479) 271-6600

NO.	DATE	REVISION DESCRIPTION

STATE OF OHIO
BOHMANN
NO. 10035
2/28/19

ISSUE: CONSTRUCTION DOCS
DATE: 2-28-2019

JOB NO.:	754972-01
DESIGN:	JO
DRAWN:	JO
CHECKED:	BB

A1

BIRD ROAD PROPERTY LLC	1496 HUNTLAND CT N	XENIA, OH 45385
BRIDGEWATER PROJECT I LLC	10100 INNOVATION DR STE 410	MIAMISBURG, OH 45342
DDC MANAGEMENT	3601 RIGBY RD, SUITE 300	MIAMISBURG, OH 45342
CHURCH MISSIONARY INC THE	457 W POSSUM RD	SPRINGFIELD, OH 45506
CHURCH SEVENTH DAY ADVENTIST OF THE OHIO	151 S BIRD RD	SPRINGFIELD, OH 45505
COLLINS KATHLEEN K	211 S BIRD RD	SPRINGFIELD, OH 45505
CROWN DAVID L JR & SUSAN L	35 S BIRD RD	SPRINGFIELD, OH 45505
DBGRAY LLC	225 ELBRON RD	SPRINGFIELD, OH 45505
JARRELL EARNEST L & TYRA A	235 S BIRD RD	SPRINGFIELD, OH 45505
MOSIE SHARON K	75 S BIRD RD	SPRINGFIELD, OH 45505
REEDY JENNIFER MAUREEN & BRIAN	1657 S URBANA LISBON RD	SOUTH CHARLESTON, OH 45368
SCHROEDER WILMA B	49 S BIRD RD	SPRINGFIELD, OH 45505
SPRINGFIELD TOWNSHIP TRUSTEES	2777 SPRINGFIELD-XENIA RD	SPRINGFIELD, OH 45506
TUTTLE PLACE LLC	7088 SANDIMARK PL	WESTERVILLE, OH 43081
WAL MART REAL ESTATE BUSINESS TRUST	PO BOX 8050	BENTONVILLE, AR 72712

2020 BOARD OF ZONING APPEALS ATTENDANCE

BOARD MEMBERS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		22	19	16	20	18	15	20	17	21	19	16	21
Dori Gaier Reso. 5932	5-10-2016 5-10-2019	P	A										
Denise Williams Reso. 5942	8-02-2016 8-02-2019	P	A										
Matthew Ryan Reso. 5839	7-05-2017 7-05-2020	P	P										
Mark Brown Reso. 5869	1-20-2018 3-13/2021	P	P										
James Burkhardt Reso. 5880	4-01-2018 3-31-2021	A	P										
Rhonda Zimmers Reso. 5914	1-5-2019 1-06-2022	A	P										
Charles Harris Reso.6069	11/26/2019 3-26-2022	P	P										

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