



Troy Zoom is inviting you to a scheduled Zoom meeting.

Topic: Troy Planning Commission

Time: Apr 22, 2020 03:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/96657315353>

Meeting ID: 966 5731 5353

Please note the following:

1. City Hall will be closed to the public during these meetings
2. The meetings may be televised live on the City's Facebook page (subject to the technological capability)
3. The public can submit questions or comments on any item in advance of the meeting by submitting them to <https://www.troyohio.gov/FormCenter/City-Council-6/Email-All-Council-Members-47>. Questions or comments are to be submitted no later than noon, the day of the meeting.

Notes for Planning Commission Members:

1. Members should be un-muted (unless there are background noises that would be picked up on audio)
2. Everyone else is asked to stay muted unless called upon
3. Please be aware that once you join the meeting you are on video

**AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 22, 2020, 3:30 P.M.**

1. Roll Call
2. Minutes - 3-25-2020
3. Historic District Application for 126 S. Plum Street for the installation of fencing (installing a black wrought iron style fence along the property line, replacing the existing wood privacy fence with a new vinyl fence).
Owner/Applicant: Matthew Denius and Amanda Feltner
-Commission to make decision.
4. Historic District Application, 110 E. Canal Street, for demolition of the vacant structure.
Owner/Applicant: City of Troy
-Commission to make decision.
5. Historic District Application for 2 E. Main Street (Haren's Market) for installation of outdoor seating.
Owner: Chacrers, LLC
Applicant: Mike Twiss, MT Studio
-Commission to make decision.
6. Rezoning Application for 0.61 acre parcel with address of 430 Kirk Lane from R-4, Single-family Residential District, to OC-1, Office Commercial District.
Owner/Applicant: Philip Wray
-Commission to determine whether or not to hold a public hearing
-Commission to make recommendation to Council
7. Other

Note to Commission members:

If you will not be attending, please email or call Sue.

Mach 25, 2020

A regular meeting of the Troy Planning Commission was held Wednesday, March 25, 2020, at 3:30 p.m. in Council Chambers, second floor, City Hall. Members present: Titterington, Wolke, Oda and Ehrlich; Staff attending: Zoning Inspector Watson and Development Director Davis. Also Attending – Grant Kerber, Director of Law.

As the President and Vice Chairman could not attend, Mr. Wolke was elected temporary Chairman for this meeting.

The Minutes of the March 11 meeting were approved upon motion of Mr. Titterington, seconded by Mrs. Ehrlich.

HISTORIC DISTRICT APPLICATION FOR 101 E. WATER STREET, FOR MODIFICATIONS OF PAINTING GARAGE, REPLACING THE GARAGE DOORS, REPLACING PATIO AND WALKWAY IN THE REAR YARD; OWNER/APPLICANT – DAVID AND SUZANNE BURLEY. Staff reported: property is zoned R-7; property is not on the National Register of Historic Places; application elements are:

- Repaint the existing detached garage from the current yellow color to Valspar Cool Gray (7006-10) and paint the trim with Valspar Very Black (5011-12) to match the existing home.
- Remove existing patio and walkway, replacing them with poured concrete. The patio area is a mix of flagstone, gravel and pavers. The walkway to the garage is made with brick that's sunken in and extremely uneven.
- Replace the existing and what appears to be the original wood carriage style doors. With two 8 ft x 8 ft, traditional, white, stamped steel garage door. (Example Attached) The applicant proposes installing black hardware giving the appearance of being a hinged door.

Staff recommended approval of the proposed painting, patio and walkway modifications. In regards to the garage doors, staff doesn't recommend approval. The garage doors appear original to the garage and believe the applicant could preserve the existing wood doors or provide a more appropriate replacement. The garage doors have a unique look and are a character defining feature. If the doors cannot be repaired or made useable the applicants should seek a more suitable replacement with a door similar to the existing:

- The proposed modifications to the garage and patio will meet City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building.
- The garage doors being a character defining feature to the structure and original per the Secretary of the Interior Standards states: that Deteriorated architectural features shall be repaired rather than replaced whenever possible, substantiated by historic, physical or pictorial evidence.
- If removed the current proposed doors and the proposed hardware would not meet the standards for replacement by the Secretary of the Interior: "Materials utilized in exterior renovations, additions and construction of accessory or new principal structures shall either match the appearance of the materials used in construction of the original buildings or shall be modern construction materials which create the same effect and shall not be a cosmetic treatment which simulates original fabric."

Commission Members stated concurrence with staff that they would like to see the garage door architectural features saved or replicated. Staff commented that that was discussed with the applicant, but the applicant preferred to not change the application prior to submittal to the Planning Commission. The applicant was present and indicated the new garage door is requested as the current door has rotted, and he would prefer one that is more durable and without glass for security purposes. Mr. Titterington stated his concern is that this garage is more visible than nearby with the same door. Staff indicated that as the applicant has now indicated he will use a door with hardware that makes the door look more like a carriage door, staff would now make a positive recommendation. A motion was made by Mrs. Ehrlich, seconded by Mayor Oda, that the historic district application for 101 E. Water Street be approved as submitted, based on colors and materials submitted along with the revised garage information, and is now recommended by staff's findings that:

- The proposed modifications to the garage and patio will meet City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building.
- The garage doors be approved as viewed by the Commission.

MOTION PASSED, UNANIMOUS VOTE

CHIMNEY REMOVAL, 2 E. MAIN STREET. Staff advised that two chimneys on the building at 2 E. Main Street were damaged during the January tornado and should be removed; these chimneys cannot be seen from the street and have no historic value. A motion was made Mayor Oda, seconded by Mrs. Ehrlich, that the Commission approves the removal of the two damaged chimneys from 2 E. Main Street, as shown to the Commission during the meeting.

MOTION PASSED, UNANIMOUS VOTE

EXECUTIVE SESSION. A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that the Commission recess into Executive Session to confer with legal counsel to consider pending litigation. At 3:50 p.m. the Commission recessed into Executive Session.

At 4:10 p.m. a motion was made by Mayor Oda, seconded by Mrs. Ehrlich, to return to regular session.

MOTION PASSED, UNANIMOUS VOTE

A motion was made by Mr. Titterington, seconded by Mayor Oda, that the Development Director be authorized to sign on behalf of the Planning Commission answers to interrogatories and request for information related to pending litigation between RL Hawk LLC vs the City of Troy and the City of Troy, Planning Commission.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 4:12 p.m.

Respectfully submitted,

Chairman

Secretary

TO:	Troy Planning Commission
FROM:	Development Department
DATE:	April 22, 2020
SUBJECT:	Historic District Review: 126 S. Plum St.
CASE #:	HR-08-20
OWNER:	Matthew Denius
APPLICANT:	Matthew Denius & Amanda Feltner

DISCUSSION:

The applicants, are requesting Planning Commission approval for the installation of fencing for their property at 126 S. Plum Street. The modifications are installing a black wrought iron style fence along the property line, replacing the existing wood privacy fence with a new vinyl fence. The property is zoned R-5, Single Family Residential and is located in the block of S. Plum Street between W. Canal Street and W. Franklin Street.

The Ohio Historic Inventory (OHI) form describes the property as being built around 1911. A two and a half story framed, vernacular design in a small urban setting of closely spaced buildings. This home is not listed on the National Registry.

PROPOSAL:

The applicants are proposing the following modifications to the property:

- Install a 4.5 feet tall black vinyl, wrought iron style fence along the property line.
- Remove an interior, older wood privacy fence and replace with a new white vinyl fence as shown in the attachments.

The proposed site plan has been attached to this report

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval of the proposed fence modifications.

- The proposed fence modifications meet the City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building or surrounding properties.

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date April 13, 2020

Applicant Matthew Denius

Telephone No. (937) 580-5915

Owner of Property Matthew Denius

Has the Owner been Notified? yes

Address of Project 126 S. Plum St.

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Haven't decided, may possibly do it ourselves.

Application for renovation to include the following:

- | | |
|--|---|
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Demolish – Principal Structure |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish – Accessory Structure |
| <input type="checkbox"/> Painting | <input checked="" type="checkbox"/> Other: <u>Fence</u> |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

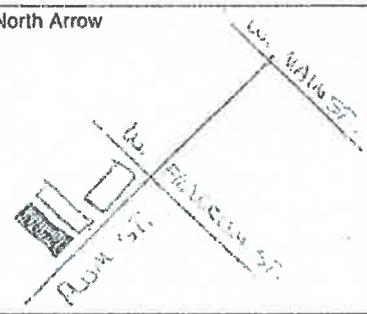
SIGNATURE OF APPLICANT:


SIGNATURE OF PROPERTY OWNER:

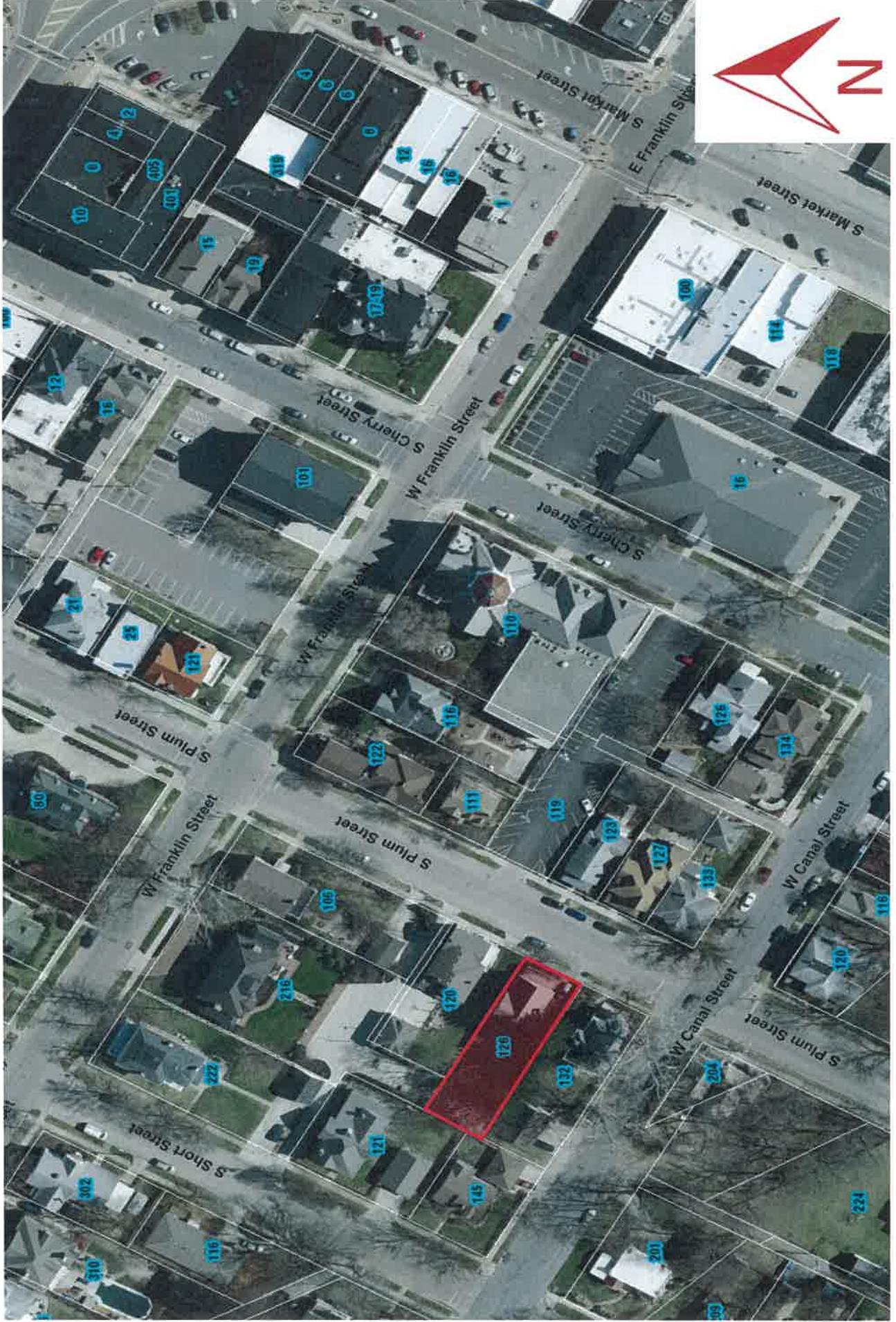
Matthew Denius
PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

OHIO HISTORIC INVENTORY

1. No.	2. County Miami	4. Present Name(s) Michael & Mary Jones House <input type="checkbox"/> Coded	
3. Location of Negatives City of Troy Devel Dept Roll No. K Picture No.(s) 31		5. Historic or Other Name(s) Albert Thackara House	
6. Specific Address or Location 126 S. Plum St		16. Thematic Association(s)	28. No. of Stories 2 1/2
6a. Lot, Section or VMD Number		17. Date(s) or Period 1911	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. City or Village Troy		18. Style or Design Vernacular <input type="checkbox"/> High Style <input type="checkbox"/> Elements <input type="checkbox"/>	30. Foundation Material Rock faced conc. bloc
8. Site Plan with North Arrow 		18a. Style of Addition or Element(s) N/A	31. Wall Construction Wood frame
9. U.T.M. Reference Quadrangle Name 7054		19. Architect or Engineer	32. Roof Type & Material int gable asbestos shingle
Zone Easting Northing		19a. Design Sources	33. No. of Bays Front 2 Side 5
10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder	34. Exterior Wall Material(s) Narrow siding
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Building Type or Plan N/A	35. Plan Shape Rectangular
12. N.R. Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		22. Original Use, if apparent Residential	36. Changes Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Present Use Residential	37. Window Type(s) <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> Other 1/1
14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		24. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	38. Building Dimensions 25 x 50
15. Name of Established District (N.R. or Local) Troy Historic District		25. Owner's Name & Address, if known Michael & Mary Jones 126 S. Plum St Troy, OH	39. Endangered? By What? Yes <input type="checkbox"/> No <input type="checkbox"/>
		26. Property Acreage	40. Chimney Placement Off center/ridge
		27. Other Surveys in Which Included N/A	41. Distance from and Frontage on Road 15 x 40
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two and a half story vernacular frame residence. CDF: include gable end facing the street; original 1/1 windows with shaped trim; front door with a large glass insert; a porch across the front; stained glass window on the north side; original narrow horizontal siding with cornerboards.		 PHOTO	
43. History and Significance (Continue on reverse if necessary) Built in 1911 by Albert Thackara			
44. Description of Environment and Outbuildings (See #52) Small urban setting of closely spaced buildings and numerous shade trees.		46. Prepared by J. Darbee/N. Recchie	
		47. Organization F. Conaway & Assoc.	
45. Sources of Information Field observation City of Troy Miami Co. property records		48. Date Recorded in Field 5/97	
		49. Revised by 50a. Date Revised	
		50b. Reviewed by	

126 S Plum Street



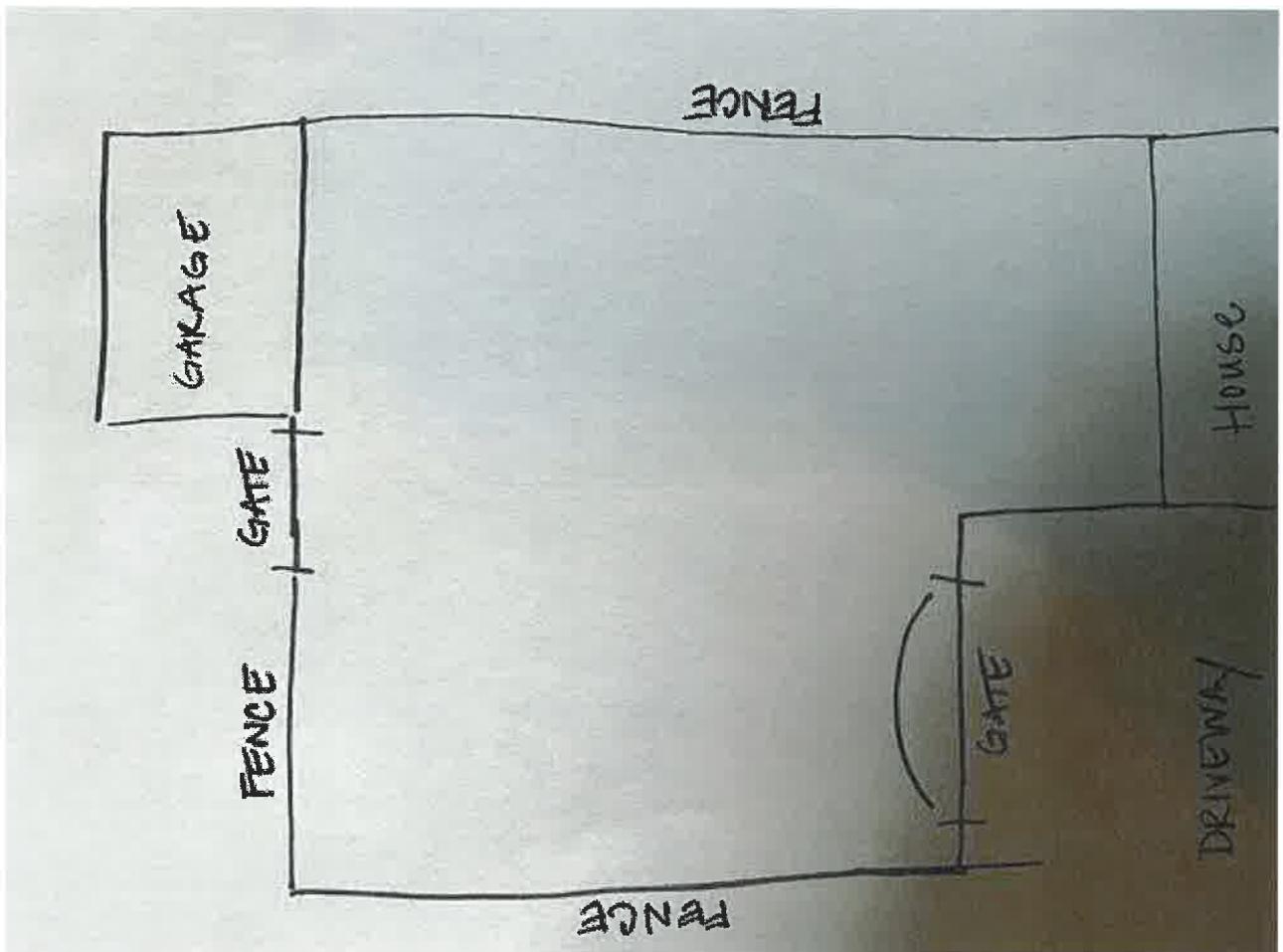
Robert Watson

From: Amanda Feltner <afeltner2@yahoo.com>
Sent: Sunday, April 5, 2020 5:24 PM
To: Robert Watson
Subject: 126 S. Plum St. Fence

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Robert,

We have considered all options and decided on a black aluminum or steel fence. I drew a picture and included some photos. We will still keep privacy up around the patio area, but it will be black. I included something similar to that as well.



Freedom (Actual: 4.5-ft x 8.31-ft) Pre-Assembled New Haven Black Aluminum Flat-Top Decorative Metal Fence Panel

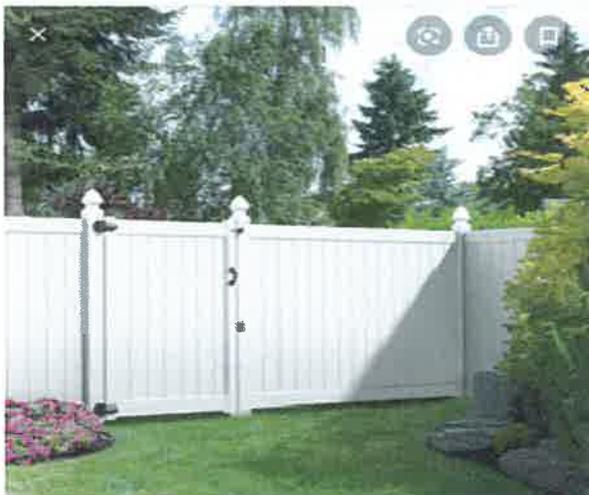
Item #418560 Model #73017766



10:10

LTE

white privacy fence



Wayfair.com

6 ft. H x 8 ft. W Wakefield Panel

Visit

3.5 (3) - \$176.99* - In stock Brand Xpanse
The 6 ft. H x 8 ft. W Wakefield Fence Panel is perfect for the pro or the do-it-yourselfer. This product offers the perfect combination of high ...

* Check website for latest pricing and availability. Images may be subject to copyright. [Learn More](#)

Related images



PVC Plastic Fencing vs. Wood

6:03

wayfair.com

Gate

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FREE Shipping

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	April 22, 2020
SUBJECT:	Historic District Review: 110 E. Canal Street
CASE #:	HR-09-20
OWNER:	City of Troy
APPLICANT: City of Troy	

BACKGROUND:

The applicant requests a certificate of appropriateness from the Troy Planning Commission regarding the demolition of the vacant commercial structure located at 110 E. Canal Street. The property is zoned B-3, Central Business District and is located on the southeast corner of E. Canal Street, and S. Walnut Street.

DISCUSSION:

The OHI form describes the building as a four-story Commercial/ Industrial brick building with a Vernacular design. The entrance is paneled with a transom, the window openings have arched brick lintels and stone sills. Some windows have been replaced and two sets of stairs for a front veranda. This building is not on the National Register of Historic Places.

The property was purchased by the City of Troy on November 25, 2019, and the previous uses were cold storage and warehousing. The building was constructed for commercial on the first and upper floors. More recently a couple residential apartments on the second story were added.

This building is not the original building for this site. This existing structure was built in the early 1900's with several modern modifications to the building that has diminished the historical significance. These modifications include the center connecting addition of the two taller sections. The addition of modern, metal roll up doors, bricked up windows and loading dock addition in the rear portion of the building.

The building is in some disrepair as it's been vacant since 2018 with little to no activity to improve the structure over the past several years. The City's contractor KZF Design and their subcontractor is working to provide the extent of any hazardous waste or materials are on site. It is believed that some asbestos and lead paint may be in the building. KZF Design has also provided a letter reviewing the deficiencies of the existing building to be reused as a fire station and the cost associated. (Attached)

STANDARDS FOR DEMOLITION OR REMOVAL:

Section 1143.22(f)(10) requires that demolition permits shall not be issued unless accompanied by an approved certificate of appropriateness and a certificate of

appropriateness may only be approved if clear evidence that two or more of the following conditions exist:

- I) The structure has incurred extensive damage to its basic structural elements such as the roof, walls, and foundation requiring substantial reconstruction and presenting an immediate danger to the public safety as declared by the Chief Building Official.
- II) The structure is listed as non-qualifying or is not consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback or mass.
- III) The square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and improved structures in the historic district.
- IV) The structure is contributing and has been declared a public nuisance and its removal will not adversely affect the architectural or historic integrity of the streetscape.

When reviewing these standards:

- I) In absence of the Chief Building Officials declaration, the structure is not an immediate danger to the public, there for not meeting this standard for demolition.
- II) The second standard has been met as the existing structure doesn't provide any architectural benefit to the surrounding area. It is not the original building to the Troy downtown area though constructed in early 1900's. There are no features to the building that make it unique, other than the mass of the building. The building has been modified with newer, non-historically appropriate materials or treatments. Over the years the lack of maintenance to the building has allowed the wood windows, stone lintels, brick and mortar to be in various stages of disrepair, unsalvageable or cost prohibitive to repair and needs replaced.
- III) The third standard has been met, as it requires the square foot cost of meeting the minimum building code would exceed the square foot market value of similarly structures in the historic district. After researching the recent property transactions of similar sized properties and structures in the historic district. It was determined that the average cost per square foot is thirty-nine dollars per square foot in market value. Given the existing structure has some defects and multiple key deficiencies in meeting the minimum building code requirements, staff contacted the design firm for the project to estimate the cost to reuse the current structure. Per the letter by KZF Design (Attached) the threshold was placed at forty dollars per square foot. That average cost exceeds the market value due to the deficiencies and upgrades required for the current building to meet the minimum building code requirements and not including any other costs upfitting for the proposed use.

- IV) The fourth standard requires the structure to be declared a public nuisance with no adverse impact on the historic integrity of the streetscape. The fourth standard has not been met due to the property has not been deemed a public nuisance. However, the removal of this structure would not adversely affect the integrity of the streetscape given this is the only building in the block. The reuse plan will upgrade the site to provide a more complete use of the block.

In addition to meeting two of the four criteria stated above, the ordinance section 1143.22(12) gives criteria for unusual and compelling circumstances which the applicant believes they meet based on:

- 1) The property has little or no significant historic and architectural significance. This property is a plain brick building that's been modified with modern materials that diminish the significance of the overall historical nature of the structure.
- 2) This property cannot be reasonably maintained in a manner consistent with the pertinent architectural standards and guidelines due to the lack of prior care and maintenance of the structure.
- 3) No reasonable means of saving the structure due to the cost associated with the possible remediation required, repairs and upgrades needed to reuse the structure for the intended use.

REUSE PLAN:

The applicant has submitted a reuse plan that mitigates any adverse effects of the proposed removal upon the property, the streetscape, and the historic district through:

The reuse plan is to construct a new fire station that will complement the surrounding area and neighborhood while meeting the needs of the City Fire Department to provide service to the city. Any further plans for development will be required to come before the Planning Commission for a Historic Review.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval for the demolition of the existing structure, for the reuse plan as provided. This finding is based upon the following:

- The property meets the criteria listed in the Historic Preservation Overlay District, Section 1143.22(f)(10) demolition standards;
- The applicant has provided criteria to be unusual and compelling circumstances per Section 1149.22(f)(12)
- The property is not listed on the National Register;
- The proposed demolition will not negatively impact the historic or architectural significance or integrity of the block, surrounding area or streetscape;
- The property has little or no significant historical or architectural value;
- A reuse plan has been submitted.

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: HR-09-20

Date of Meeting: _____

04-22-2020

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 04-07-2020

Applicant City of Troy Telephone No. _____

Owner of Property City of Troy Has the Owner been Notified? _____

Address of Project 110 S. Canal St

Contact Address (if different than Project Address) 100 S. Market St.

Name of Architect/Engineer and/or Contractor KZF Design

Application for renovation to include the following:

- | | |
|--|--|
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Construction | <input checked="" type="checkbox"/> Demolish – Principal Structure |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish – Accessory Structure |
| <input type="checkbox"/> Painting | <input type="checkbox"/> Other: _____ |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:



SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office

1985 Veina Avenue
Columbus, Ohio 43211
614/297-2470



1. No.	2. County Miami	4. Present Name(s) 110 E. Canal Street	<input type="checkbox"/> Coded
3. Location of Negatives City of Troy Devel Dept		5. Historic or Other Name(s) Troy Carriage Sun Shade Co. building	
Roll No. M	Picture No.(s) 24		

6. Specific Address or Location 110 E. Canal St	16. Thematic Association(s) Commercial/Industrial	28. No. of Stories 4
6a. Lot, Section or VMD Number	17. Date(s) or Period C 1900	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. City or Village Troy	18. Style or Design Vernacular	30. Foundation Material Stone
8. Site Plan with North Arrow 	17b. Alteration Date(s) Unknown	31. Wall Construction Brick
9. U.T.M. Reference Quadrangle Name Troy	18a. Style of Addition or Element(s) N/A	32. Roof Type & Material Flat/unknown
Zone 16 733590 4435390	19. Architect or Engineer	33. No. of Bays Front 3 Side 9
10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/>	19a. Design Sources	34. Exterior Wall Material(s) Brick
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	20. Contractor or Builder	35. Plan Shape Rectangular
12. N.R. Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>	21. Building Type or Plan N/A	36. Changes Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	22. Original Use, if apparent Commercial/Industrial	37. Window Type(s) <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> Other
14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>	23. Present Use Offices	38. Building Dimensions 100 x 1
15. Name of Established District (N.R. or Local) Troy Historic District	24. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	39. Endangered? Yes <input type="checkbox"/> No <input type="checkbox"/>
	25. Owner's Name & Address, if known Mader Enterprises 148 Riverside Dr Troy, OH	40. Chimney Placement Side/flush (4)
	26. Property Acreage	41. Distance from and Frontage on Road 10 x 100
	27. Other Surveys in Which Included N/A	

42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)
Four story vernacular brick commercial/industrial building. CDF: include a central entrance with decorative iron canopy with glass detail along the bottom edge and pendants in the corners; the entrance is panelled and has a transom; window openings have brick arched lintels and stone sills; only some windows have been replaced; two sets of steps form a front veranda; very slightly stepped parapet wall with red tile caps.

43. History and Significance (Continue on reverse if necessary)
Built between 1899 & 1904 by the Troy Carriage Sun Shade Company.

44. Description of Environment and Outbuildings (See #52)
Edge of downtown commercial district.

45. Sources of Information
Field observation
City of Troy
Miami Co. property records



PHOTO

46. Prepared by
J. Darbee/N. Recchie

47. Organization
F. Conaway & Assoc

48. Date Recorded in Field
5/97

49. Revised by

50a. Date Revised

50b. Reviewed by



110 E. Canal Street

110 E. Canal Street – Streetscape



April 8, 2020

Mr. Robert A. Watson
Zoning Inspector
City of Troy
100 South Market Street
Troy, OH 45373

Subject: Planning Commission
Existing Building Demolition Request
City of Troy, Fire Station 1

Robert,

Per your request on April 2, 2020 KZF Design has a completed general review of the existing building located on the proposed Fire Station #1 project site at 110 East Canal Street specifically related to the City of Troy Zoning Code, Section 1143.22 (F) (10) (B) (1) (I thru IV).

Relative to 1143.22 (F) (10) (B) (1) (III) which requires evidence that “the square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and improved structures in the historic district” we offer the following opinion.

After reviewing the existing conditions at the existing building our design team has identified several key building code related deficiencies which would require relatively extensive and costly modifications to the existing building to bring the structure in compliance with the governing Ohio Building Code. Among the most significant of those conditions are:

1. Due to the classification of Fire Stations as essential facilities by OBC the structural integrity and design of a fire station building must meet a higher standard than typical buildings. Compliance with current seismic resistance requirements would necessitate extensive structural modifications to the existing building structure which conceptually our team estimates at a minimum cost of \$300,000, which could potentially run as high as \$500,000.
2. Due to the classification of Fire Stations as essential facilities by OBC there exists a requirement to provide a severe weather event (tornado) shelter would require extensive modifications to the existing building core and structure which conceptually our team estimates at a minimum cost of \$175,000.
3. Due to handicap accessibility requirements at both the State and Federal levels the existing building would require the installation of a passenger elevator in the building. While a new building would have the same requirement, there is a premium to the cost of construction to try to adapt an existing building to accommodate an elevator – even if the existing freight lift shaft is reused. Our team estimates this at a minimum cost of \$75,000

4. The existing stairwells serving the upper floors are deficient in width, and vertical configuration, and fire separation and not currently code compliant. Replacement / modification of these stair towers is estimated at a minimum cost of \$100,000.
5. The existing building utility main services (gas, water, sewer, electric) and interior distribution systems are not currently sized to meet the needs of a new fire station program and are not currently code compliant. Replacement / modification of these services is estimated at a minimum cost of \$500,000.
6. The existing buildings include basement level under a significant portion of the ground floor of each. The existing ground floor structure (above the basement) is not designed to accommodate the loading requirements for fire apparatus and or current loading requirements for uses within a fire station. Modification of the ground floor structure is estimated at a minimum cost of \$275,000.
7. The existing building envelope (exterior walls, roof, windows, doors) do not comply with current model energy codes due to the minimal amount or even lack of envelope insulation. Modifications to the existing building envelope is estimated at a minimum cost of \$400,000 to \$550,000.

Our design team has also identified several significant functional / operational deficiencies of the existing building which was constructed over 100 years ago and is not well suited to support the function of a modern fire station.

1. While the current structure includes over 35,000sf of space, it is spread out over 4 floors which is not operationally feasible for use for a fire station function.
2. The existing building is actually two separate building structures which have been "combined" (subsequent to their initial construction) via a wood framed "infill" structure, further limiting the functionality for reuse due to the broken-up nature of the floor plan at each level and limited connectivity between the buildings.
3. The floor to floor heights of the existing building do not accommodate necessary clear height (typically 16' to 18' minimum) to store fire apparatus in the building.

Based on an estimated average market rate value of \$40/sf for similar structures in the area, a threshold of approximately \$1,400,000 is set as the benchmark to exceed to justify demolition of the facility. The design team has determined an opinion of probable construction cost to bring the building into current OBC compliance at between \$1,825,000 and \$2,175,000. Based on this information is it our opinion that the requirements for 1143.22 (F) (10) (B) (1) (III) are met.

If you have any questions, comments or would like to discuss this information further, please do not hesitate to reach out to me at your convenience. Thank you.

Sincerely,
KZF Design Inc.



Scott F. Csendes, A.I.A., P.M.P.
Vice President – Director, Civic and Public Safety Division



Erin Baird, RA, LEED AP BD+C
Project Manager

cc: Jillian Rhoades, City of Troy

TO:	Troy Planning Commission
FROM:	Development Department
DATE:	April 22, 2020
SUBJECT:	Historic District Review: 2 E. Main St.
CASE #:	HR-10-20
OWNER:	CHACRERS LLC
APPLICANT:	Mike Twiss, MT Studio

DISCUSSION:

The applicant, is requesting Planning Commission approval for the installation of outdoor seating for the property at 2 E. Main Street. The property is zoned B-3 Central Business District is located on the southeast corner of the public square.

The OHI describes the building as a two-story brick and stone commercial building incorporating Neo-Classical elements. The entrance to the original bank was on the north side facing E. Main. During a later renovation the entrance was altered and replaced with display windows. A canopy and the new entrance were installed along the west side wall. This building is listed on the National Register for Historic Places.

PROPOSAL:

The applicant is proposing the following modifications to the property:

- Install a black metal awning that covers from the building out to the extent of the seating area.
- Installing a black fence to create an outdoor seating area for the patrons of the business Haren’s Market.
- Install matching black tables, chairs and planter boxes.

The proposed site plan has been attached to this report

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff does not recommend approval of the metal awning that covers the seating area.

- The proposed awning is not historically accurate for an early 1900’s Neo-classical Revival styled building. Metal awnings were predominant through the 1950’s-1980’s.
- Based on the Secretary of the Interior, Preservation Brief 11: Preserving Historic Storefronts. *“Fixed aluminum awnings and awnings simulating mansard roofs and umbrellas are generally inappropriate for older commercial buildings. If awnings are added, choose those that are made from soft canvas or vinyl materials rather than wood or metal; be certain that they are installed without damaging the building or visually impairing distinctive architectural features.”*

- Along with the Secretary of the Interior, Preservation Brief 44: The use of awnings on historic buildings. *“A new awning should be compatible with the features and characteristics of a historic building, as well as with neighboring buildings, or the historic district, if applicable.”* and *“When selecting and installing a new awning, a number of other factors should be considered: shape, scale, massing, placement, signage, and color.”*

Staff does recommend approval of:

- The proposed fence design meets the City of Troy requirements;
- The proposed modifications will not detract from the historic integrity of the building;
- The proposed modifications are temporary in nature and may be removed with minimal repairs needed to the historic building.

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 4/07/20

Applicant Mike Twiss Telephone No. 937-760-3884

Owner of Property Connor Haren Has the Owner been Notified? Yes

Address of Project 2 East Main Street, Troy, OH 45373

Contact Address (if different than Project Address) 210 S. Market Street, Suite B, Troy, OH 45373

Name of Architect/Engineer and/or Contractor Mike Twiss, Architect

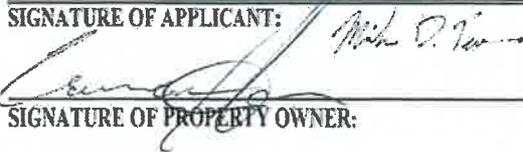
Application for renovation to include the following:

- | | |
|--|---|
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Demolish – Principal Structure |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish – Accessory Structure |
| <input type="checkbox"/> Painting | <input checked="" type="checkbox"/> Other: <u>adding outdoor seating area</u> |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:



SIGNATURE OF PROPERTY OWNER:

Connor Haren

PRINTED NAME OF PROPERTY OWNER:

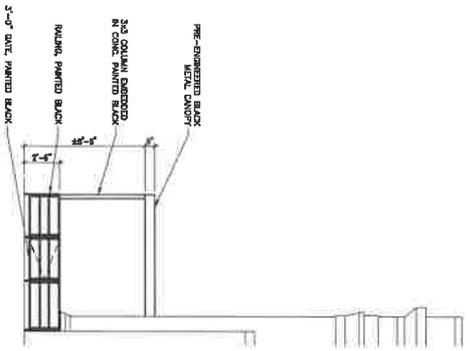
PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

OHIO HISTORIC INVENTORY

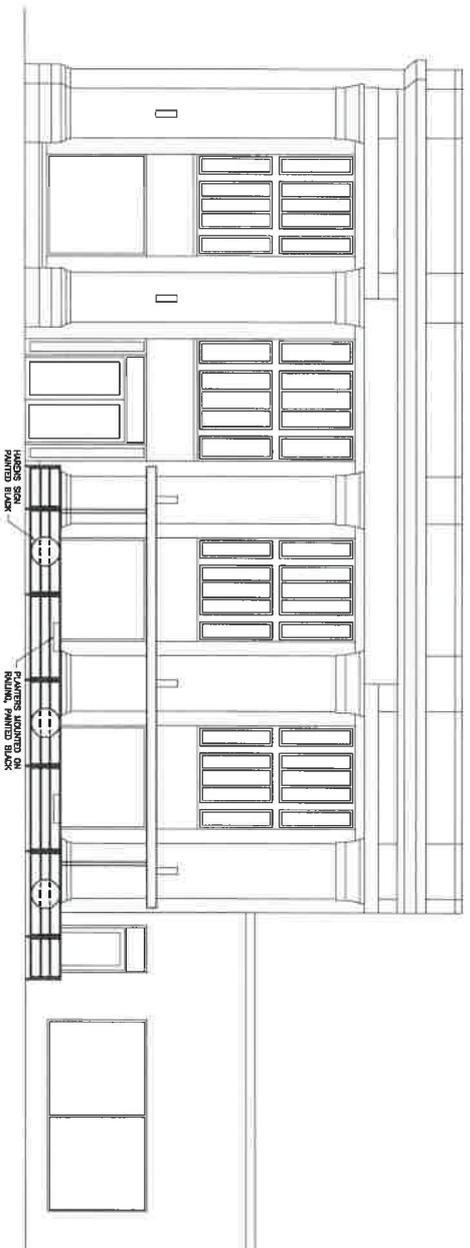
Ohio Historic Preservation Office
 1985 Velma Avenue
 Columbus, Ohio 43211
 614/297-2470



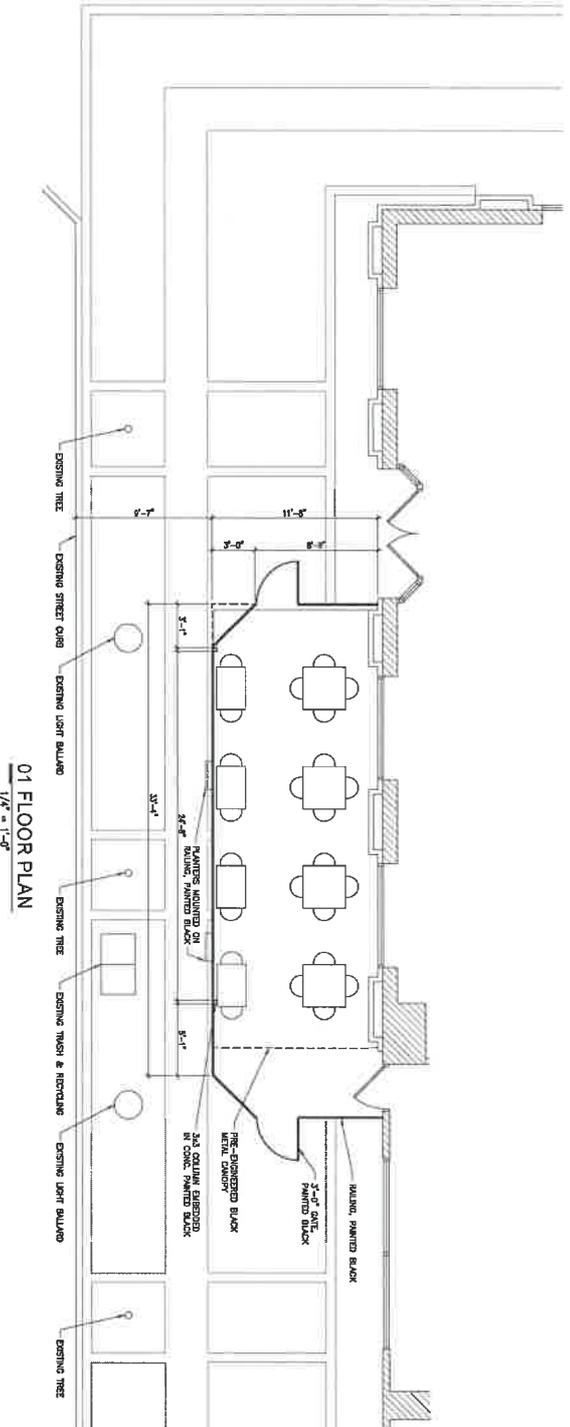
1. No.	2. County Miami	4. Present Name(s) M & R Drugs	<input type="checkbox"/> Coded
3. Location of Negatives City of Troy Devel. Dept.		5. Historic or Other Name(s) Bank Building	
Roll No. A	Picture No.(s) 4		
6. Specific Address or Location 2 E. Main St. SE Public Square		16. Thematic Association(s) Commercial-Financial	28. No. of Stories 2
6a. Lot, Section or VMD Number		17. Date(s) or Period C 1913	29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>
7. City or Village Troy		17b. Alteration Date(s)	30. Foundation Material Unknown
8. Site Plan with North Arrow 		18. Style or Design Reviva <input type="checkbox"/> High Style Neo Classical <input checked="" type="checkbox"/> Elements	31. Wall Construction Brick w/stone trim
9. U.T.M. Reference Quadrangle Name TROY		18a. Style of Addition or Element(s) N/A	32. Roof Type & Material Unknown
Zone Easting Northing 16 739610 4435660		19. Architect or Engineer	33. No. of Bays Front 2 Side 4
10. Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		19a. Design Sources	34. Exterior Wall Material(s) Auff brick & cut st
11. On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		20. Contractor or Builder	35. Plan Shape Rectangular
12. N.R. Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		21. Building Type or Plan Commercial	36. Changes Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Original Use, if apparent Bank	37. Window Type(s) <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> Other
14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		23. Present Use Just vacated - Drug Store	38. Building Dimensions 35 x 60
15. Name of Established District (N.R. or Local) Troy historic district		24. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	39. Endangered? Yes <input type="checkbox"/> By What? No <input type="checkbox"/>
25. Owner's Name & Address, if known Jane Russell 2009 W. McKaig Ave Troy, OH		26. Property Acreage	40. Chimney Placement None
27. Other Surveys in Which Included		41. Distance from and Frontage on Road 40 x 45	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) 2 story brick and stone commercial building incorporating Neo-Classical elements. The entrance to the original bank was on the north side, the entrance was altered and replaced with display windows, a canopy and a new entrance was added to the west side. Second story windows were covered entirely. CDF: Stone cornice and trim, stone base and steps, original windows may be under the wood coverings.			
43. History and Significance (Continue on reverse if necessary) Built as a bank by Benedict Koerner in 1913. N. end keystone in parapet says "Founded 1847".		PHOTO	
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.		46. Prepared by J. Darbee/N. Recchie	
45. Sources of Information Field observation City of Troy Miami Co. property records		47. Organization F. Conaway & Assoc.	
		48. Date Recorded in Field 5/97	
		49. Revised by 50a. Date Revised	
		50b. Reviewed by	



03 SIDE ELEVATION
1/4" = 1'-0"



02 FRONT ELEVATION
1/4" = 1'-0"



01 FLOOR PLAN
1/4" = 1'-0"

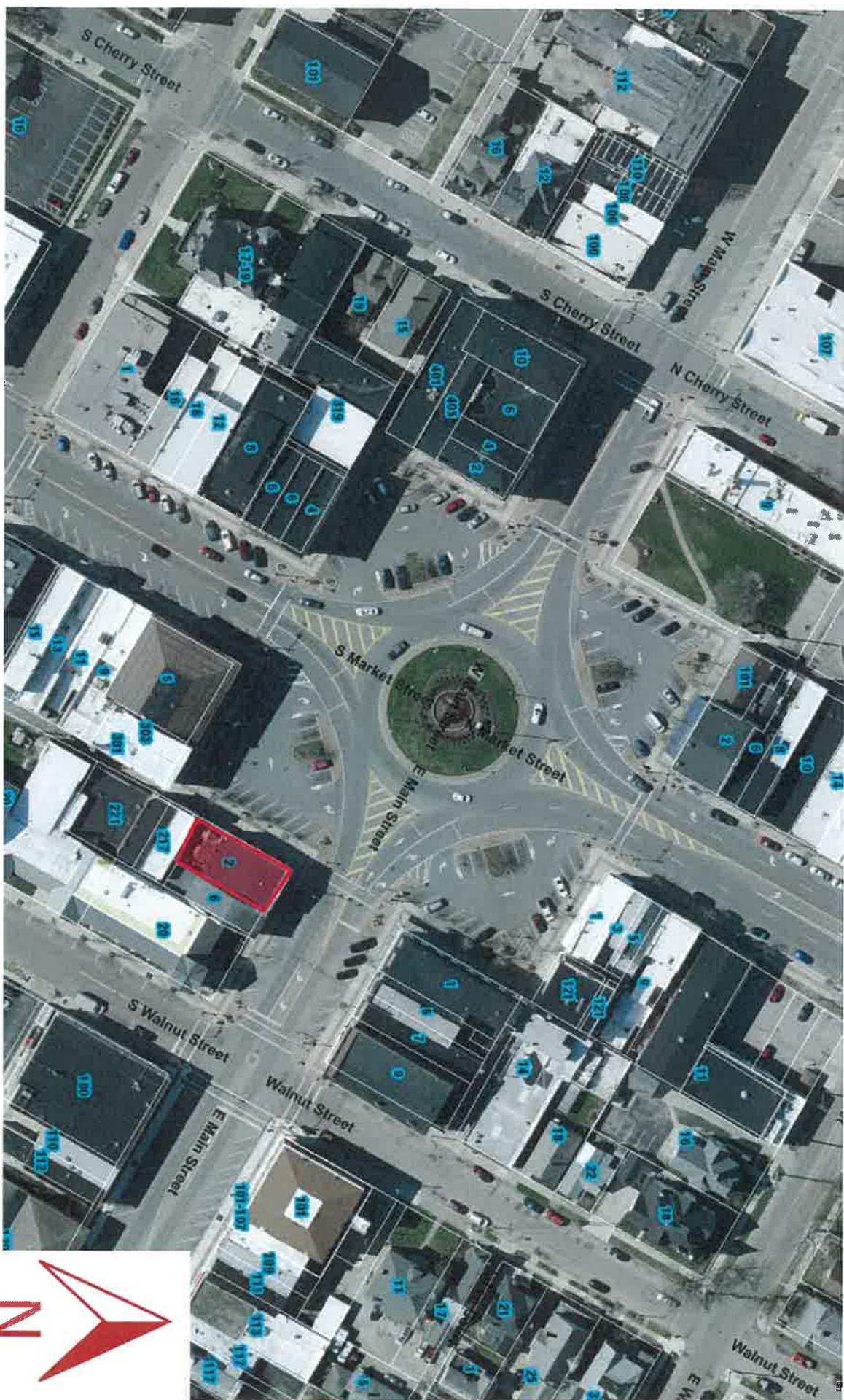
2 E. Main St – Outdoor Seating Example



2 E. Main St. – Streetscape



2 E. Main Street



TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	April 22, 2020
SUBJECT:	Rezoning: 430 Kirk Lane Lot D08-057920 (0.61 acre, 26,572 sq. ft.)
OWNER:	Phillip Wray
APPLICANT:	Phillip Wray

BACKGROUND:

Phillip Wray, has requested for Planning Commission to consider allowing the rezoning of 430 Kirk Lane, parcel D08-057920 (0.61 ac.). Currently the property is zoned R-4 Single Family Residential: 9,000 square feet, and the applicant requests that the zoning of the parcel be rezoned to OC-1 Office Commercial District.

The land, consisting of 26,572 sq. ft. is currently developed with 4,700 square feet, vacant building that was previously used as a commercial day care facility. The other surrounding zoning districts are B-2 General Commercial District to the north and west, and the R-4 Single Family Residential to the northeast and east.

DISCUSSION:

The applicant cited the reasons for the proposed rezoning is to be able to use the property for an event venue and meeting space as permitted in the OC-1 zoning district. (*Exhibit A*) The current building was designed and constructed meeting the commercial codes for occupancy as a commercial day care facility. A submitted site has been attached. (*Exhibit C*)

The Zoning Code describes the current R-4 zoning district as “designated to provide accommodate single-family dwellings on lots with areas of at least nine thousand (9,000) square feet per dwelling unit. This district is mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future.” “The Comprehensive Plan describes the R-4 District as a medium to high density.”

The Zoning Code describes the proposed OC-1 zoning district as “designed to accommodate a mixture of office and commercial uses consisting of groupings of professional, research, executive, administrative, accounting, clerical, stenographic and similar uses. Residential development is not permitted in the district. This district is designed and intended to act as a buffer. This district is mapped along major thoroughfares, near hospitals, and as a transitional area between nonresidential and nonresidential uses.”

Attached to this report is a map showing the surrounding zoning districts and properties within a two hundred and fifty-foot radius of the land proposed to be reclassified. (*Exhibit D*)

The City of Troy Comprehensive Plan, Economic Development Goal #8: Troy can re-establish local ownership in our business districts, and continue to allow us to promote on-going programs supported by the Development Department.

The new ownership of this property is local and accomplishes the Goal set forth in the comprehensive plan. This rezoning will allow a vacant building to be utilized once again. Giving the northeast area of the city another resource and continue the positive development in this area. The rezoning request would allow the owner to do more with the building than permitted in the residential zoning, with similar low intense uses than the surrounding area. The rezoning will act as a buffer from the general commercial activity along N. Market Street.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use should not have any adverse effects in the area and is similar to the previous use and the existing commercial uses that currently exist in the surrounding area.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use is compatible and similar to the uses that currently exist in the surrounding area.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

All utilities can be provided.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no available vacant land with the OC-1 zoning classification. Additionally, there is only one vacant lot of OC-1 zoning in City limits.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

This would not correct any errors in the application of the Zoning Code.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request, the compliance with the City of Troy Comprehensive Plan, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not recommend a public hearing.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning is consistent with both the desired goals of the Comprehensive Plan and existing design of the property. The proposed rezoning provides a buffer between the general commercial district and the neighborhood. The building was built as a commercial structure, and having it occupied as a low intense commercial use is appropriate.

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from R-4 Single Family Residential to OC-1 Office Commercial District, based on the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning creates the desired effect of a buffer district with the surrounding zoning districts; and
- Proposed use is consistent with permitted uses in the OC-1 district; and
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: 4/22/20
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed _____
Accepted by _____
Filing Fee Pd. _____
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 430 KIRK LN

being lot number(s) 6525 199.9 from Residential to OC1
(Parcel Identification Number) (Street Address) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER
Name Phillip Wray
Address 4044 W. ST RT 41
City Troy
State Ohio
Zip Code 45373
Phone No. 937-776-3521
Fax No. 937-552-9210
Email absolute310@gmail.com

APPLICANT
Name Phillip Wray
Address 4044 W. ST RT. 41
City Troy
State Ohio
Zip Code 45373
Phone No. 937-776-3521
Fax No. 937-552-9210
Email absolute310@gmail.com

The applicant is the Owner of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$150.00 made payable to the City of Troy

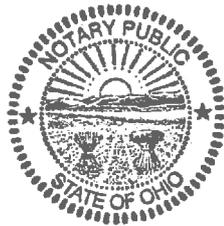
I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

[Handwritten Signature]

(Applicant Signature)

Subscribed and sworn to before me this 10th day of April, 2020

My Commission Expires October 6, 2024
(Month/Date/Year)



TERESA K. JONES, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 6, 2024
Recorded in Miami County

[Handwritten Signature]

(Notary Public)

(For Office Use Only - Do Not Write Below This Line)

REQUIRED DOCUMENTS:

- EXHIBIT A Reasons for Zoning Reclassification
- EXHIBIT B Legal Description
- EXHIBIT C Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses
- EXHIBIT D Site Map with Zoning & Owners within 250 feet of parcel
- EXHIBIT E Property Owners List within 250 feet of parcel
- Labels Two (2) Sets of Mailing Labels of Property Owners
- Copies (1) Complete Electronic Set
- Map(s) County Tax Map(s)
- Filing Fee Check issued to City of Troy for \$150.00

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

_____ PUBLIC HEARING DATE
_____ RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: _____ 2nd: _____ 3rd: _____ PUBLIC HEARING DATE
_____ COUNCIL COMMITTEE RECOMMENDATION
Approved: _____ Denied: _____ CITY COUNCIL ACTION
Ordinance Number: _____
Effective Date: _____

Revised 10/25/11

Robert Watson

From: Phil Wray <absolute310@gmail.com>
Sent: Monday, April 13, 2020 1:23 PM
To: Robert Watson
Subject: Re: 430 Kirk - Rezoning

IM WANTING TO CHANGE ZONING TO OC-1 FROM RESIDENTIAL. IM WANTING TO HOLD MEETINGS AN MAYBE PARTYS. HAVE PEOPLE WANTING TO RENT FOR SCRAPBOOKING AN BIRTHDAY PARTYS.WEDDING RECEPTIONS.. THANK YOU ..PHILLIP WRAY

On Mon, Apr 13, 2020 at 11:16 AM Robert Watson <robert.watson@troyohio.gov> wrote:

Mr. Wray,

As discussed over the phone here is my email address. That we were still needing for the rezoning request "The Reasons for seeking a change in the zoning classification or zoning text."

Robert A. Watson

Zoning Inspector
Development Department
City of Troy
100 S. Market Street
Troy, OH 45373
937-339-9481
robert.watson@troyohio.gov

www.troyohio.gov

Exhibit B



Handwritten notes: 'one' and 'MFM CM'

TRANSFERRED In compliance with ORC 319.202 \$.50 MATTHEW W. GEARHARDT, Miami Co. Auditor

Handwritten signature: 'K Linda Olinger' and date: 'NOV 20 2019'

Total Fee: \$ 165.00 ORC 319.54 \$ 22.50 ORC 322.02 \$ 52.50 Exempt

MIAMI COUNTY RECORDER JESSICA A LOPEZ 2019OR-14226 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 11/26/2019 10:30:41 AM REFERENCES 0 RECORDING FEE 34.00 PAGES: 1

DESCRIPTION APPROVED MIAMI COUNTY ENGINEER BY DGS DATE 11-20-19

NE49

General Warranty Deed *

Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001, for valuable consideration paid, grant(s) with general warranty covenants, to Phillip Wray, whose tax-mailing address is 891 N. Market St., Troy, OH 45373, the following REAL PROPERTY:

Situated in the County of Miami in the State of Ohio and in the City of Troy: Being in Lot No. SIX THOUSAND FIVE HUNDRED TWENTY-FIVE (6525) as recorded on the Plat Records of Miami County, Ohio, at Plat book 12, Page 17.

Parcel No. D08-057920

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND CONVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTEREST PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument Reference: Volume 0720, Page 521 Of the Deed Records of Miami County, Ohio.

The undersigned has hereunto set her hand(s) this 30th day of October, 2019.

Handwritten signature: 'Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001'

Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001

Michigan State of Ohio County of Kent ss:

This is an acknowledgment clause; no oath or affirmation was administered to the signer. BE IT REMEMBERED, That on this 30th day of October, 2019, before me, the subscriber, a Notary Public in and for said state, personally came, Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001 the Grantor(s) in the foregoing deed, and acknowledge the signing thereof to be her voluntary act and deed. IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Handwritten signature of Notary Public

Notary Public

This instrument was prepared by: Jeffrey W. Gammell, Attorney at Law 7925 Paragon Rd. Dayton, Ohio 45459

MORGAN E BARONE NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF KENT My Commission Expires March 13, 2024 Acting in the County of Kent

* See Sections 5302.05 and 5302.06 Ohio Revised Code



Data For Parcel D08-057920

Base Data

Parcel: D08-057920
Owner: WRAY PHILLIP
Address: 430 KIRK LN



Tax Mailing Address

Tax Mailing Name: WRAY PHILLIP
Address: 891 N MARKET ST
City State Zip: TROY OH 45373

Owner Address

Owner Name: WRAY PHILLIP
Address: 430 KIRK LN
City State Zip: TROY OH 45373

Geographic

City: TROY
Township: CONCORD
School District: TROY CSD

Legal

Legal Acres: 0.61	Homestead Reduction: NO
Legal Description: IN LOT 6525 199.9	2.5% Reduction: NO
Land Use: 418 - DAYCARE - PRIVATE SCHOOL	Foreclosure: NA
Neighborhood: 00100	Board of Revision: NO
Number Of Cards: 1	New Construction: NA
Annual Tax (Does not include delinquencies.): \$2,955.66	Divided Property: NA
Map Number: 011018.4-18-013-00	Routing Number: 011018.4-18-013-00

Photos



D08057920 05/21/2007

[+] Click to enlarge.

The CAMA data presented on this website is current as of 4/9/2020 12:32:13 AM.

Exhibit D

Zoning Districts within 250 feet of 430 Kirk Lane:

B-2: General Business District

R-4: Single Family Residential

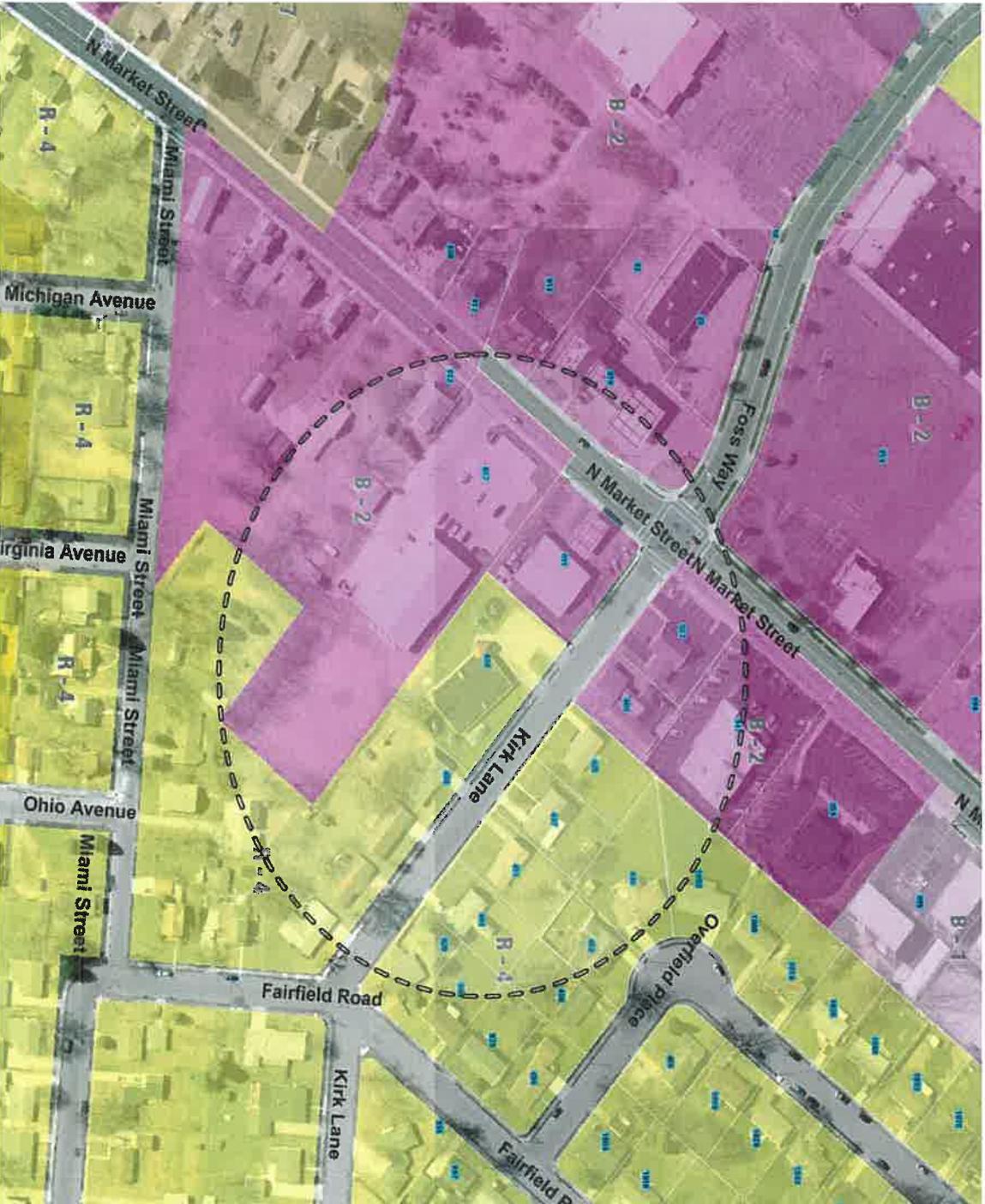


Exhibit E

Item #	Parcel #	Property Owner & Address	Property Address
1	D08-099440	Plum Street LLC 148 Merry Robin Rd Troy Oh 45373	812 N Market St
2	D08-099420	Curtis Douglas Chandler 814 N Market St Troy OH 45373	814 N Market St
3	D08-054960	Speedway America LLC 539 S Main St Findlay OH 45840	818 N Market St
4	D08-098820	Sherwood of Troy LLC 701 N Market St Troy OH 45373	914 N Market St
5	D08-250443	Living Word Fellowship 947 N Market St Troy OH 45373	947 N Market St
6	D08-099080	JRD Investments LLC 927 N Market St Troy OH 45373	927 N Market St
7	D08-098980	Marjorie K Coppess 809 N Market St Troy OH 45373	809 N Market St
8	D08-099000	Mark W Hughes 811 N Market St Troy OH 45373	811 N Market St
9	D08-099040	Harlow Builders Inc 701 N Market St Troy OH 45373	813 N Market St
10	D08-099060	D G Troy LLC 8313 Kimmel Rd Clayton OH 45313	817 N Market St
11	D08-099020	Andrew C Allen 1814 W Main St STE 212 Troy OH 45373	425 Miami St
12	D08-055492	Donnie Easterling 465 Miami St Troy OH 45373	465 Miami St
13	D08-055497	Deborah L Snider 495 Miami St Troy OH 45373	496 Miami St
14	D08-049740	Mart Lou Wyrick 850 Fairfield Rd Troy OH 45373	850 Fairfield Rd
15	D08-043630	Thomas L Pepiot Trustees 496 Lirk Ln Troy OH 45373	496 Kirk Ln
16	D08-043620	Ned L Wackler Trustee 137 S Ridge Ave Troy OH 45373	480 Kirk Ln
17	D08-052570	Xiao Chen 460 Kirk Ln Troy OH 45373	460 Kirk Ln
18	D08-052560	Ralph I Stamps 8534 E Kemper Rd Cincinnati OH 45249	450 Kirk Ln

19	D08-099100	Lori & Dallas Stotler 616 W Ash St Piqua OH 45356	409 Kirk Ln
20	D08-051230	Phyllis A Targett 425 Kirk Ln troy OH 45373	425 Kirk Ln
21	D08-051240	Judith V Hill 437 Kirk Ln Troy OH 45373	437 Kirk Ln
22	D08-051250	Weitzel Investments LLC 1121 S Mulberry St Troy OH 45373	451 Kirk Ln
23	D08-051260	Shirley B Hamm 461 Kirk Ln Troy OH 45373	453 Kirk Ln
24	D08-043610	Jennifer Schoeneweis 920 Fairfield Rd Troy OH 45373	920 Fairfield Rd
25	D08-043600	Melisa R Crabtree 940 Fairfield Rd Troy OH 45373	940 Fairfield Rd
26	D08-043590	Christina Hakes 970 Fairfield Rd Troy OH 45373	970 Fairfield Rd
27	D08-051270	Nathan R Collett 460 Cloverfield PL Troy OH 45373	460 Cloverfield PI
28	D08-051280	Angela Michael-Govert 450 Cloverfield PI Troy OH 45373	450 Cloverfield PI
29	D08-051290	Richard E Deaton 430 Cloverfield PI Troy OH 45373	430 Cloverfield PI
30	D08-051300	Frederick H Bruns Trustee 1002 Greenfield Dr Troy OH 45373	1002 Greenfield Dr