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1. The meetings may be televised live on the City's Facebook page (subject to the technological capability)
2. The public can submit questions or comments on any item in advance of the meeting by submitting them to Planning Commission Secretary, Sue Knight at sue.knight@troyohio.gov. 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, OCTOBER 14, 2020, 3:30 P.M.

1. Roll Call
2. Minutes - 9-23-2020
3. Historic District Application for Demolition, 112-118 W. Main Street
Owner: 116 West Main LLC
Applicant: 116 West Main LLC - Randy Kimmel
-Commission to make decision
4. Historic District Application for 101 W. Water Street for painting and re-roofing
Owner: Levee Property LLC - Brian Dugan
Applicant: Brian Dugan
-Commission to make decision
5. Historic District Application for 10 N. Market Street for new window sign
Owner: 3 North Ridge LLC - Dustin Kimmel
Applicant: W. Allen Thrush - Thrush and Sons, LLC
-Commission to make decision
6. Historic District Application for 7 S. Market Street for a door window sign and a wall sign
Owner: Jay Harris
Applicant: Scott Huffman with Low Voltage Solutions, Inc..
-Commission to make decision
7. Historic District Application for 126 S. Plum Street for installation of concrete driveway
Owner: Matthew Denius
Applicant: Matthew Denius and Amanda Feltner
-Commission to make decision
8. Rezoning applications:
 - A. 121 W. Franklin Street from B-3, Central Business District, to OR-1, Office-Residence District
Owner: P&C Ventures, LLC
Applicant: Patty Rose
 - B. 25 S. Plum Street from B-3, Central Business District, to OR-1, Office-Residence District
Owner: MVP 619 Lincoln, Inc.
Applicant: Greg Taylor
 - C. 21 S. Plum Street from B-3, Central Business District, to OR-1, Office-Residence District
Owner: Stevens-McGrath LLC
Applicant: Charles E. Stevens

-On each application, Commission to determine whether of not to hold a public hearing

-On each application, Commission to make a recommendation to Council

Note to Commission members:

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

A regular meeting of the Troy Planning Commission was held remotely on Wednesday, September 23, 2020, at 3:30 p.m., with Chairman Alan Kappers presiding. Members attending – Titterington, Wolke, Oda, Westmeyer, McGarry, and Ehrlich; Staff attending: Development Director Davis and Assistant Development Director Harris.

MINUTES OF AUGUST 26, MEETING. Minutes were approved upon motion of Mr. Wolke, second by Mr. Titterington.

HISTORIC DISTRICT APPLICATION – 2 & 6 N. MARKET STREET FOR EXTERIOR RENOVATIONS (INCLUDING: REMOVAL OF SHUTTERS ON BOTH SOUTH AND EAST ELEVATIONS; REMOVE AWNINGS FROM EAST ELEVATION DOOR AND WINDOWS; INSTALL NEW AWNING COVER; REPLACE SIX PICTURE WINDOWS UNDER THE AWNING ON THE SOUTH ELEVATION WITH WOOD ALUMINUM CLAD BI-FOLD WINDOWS; REPAINTING OF ALL WALLS/CORNICES/ WINDOWS. REPAINTING/FINISHING DOORS; NEW SIGNAGE AND LIGHTING); OWNER: 2 N. MARKET STREET, LLC; APPLICANT: WADE AND YAVONNE SARBER.

Staff reported: application is requesting exterior renovation at 2 and 6 N. Market Street; both buildings are listed on the National Register of Historic Buildings; 2 N. Market Street commercial building was built by Henry Mayo in 1848 and classified as a Victorian with Greek Revival influence, it has two frontages with the main entrance on the Market Street side and a covered porch on the square; 6-8 N. Market Street is a commercial building that was built between 1900-1910, and has been separated into two buildings separately owned; in February 2020 a new owner purchased the former La Piazza building which includes both 2 and 6 N. Market Street buildings; since that time apartment spaces have been renovated and new leases issued; the first floor stretches across both buildings and has attracted a new concept restaurant Agave & Rye, which is a modern Tequila and Bourbon Hall creating epic experiences for patrons; this would be their sixth location; and the application includes several exterior modifications:

1. Shutters:
 - a. Remove shutters on both the South and East Elevations.
2. Awnings:
 - a. Remove (4) and install (5) black and white stiped 4'x6' sculpted awnings (Sunbrella) over the East Elevation door and windows as indicated on renderings.
 - b. Replace 54"x4'-4" awning cover with a black and white striped cover.
3. Windows:
 - a. Replace (6) picture windows (apx. 30"x70" each) under the awning on the South Elevation with (4) sets of wood aluminum clad Bi-Fold Windows made by Sierra Pacific. Matching color black.
4. Painting:
 - a. All wall elevations color change to black with white trim along the cornice and windows as indicated on the renderings
 - b. Doors:
 - i. South elevation has (3) doors. Far left side and next to the awning will be painted black. The other (2) doors under the awning will have a faux finish (faux color combines transparent yellow, red and black)
 - ii. East Elevation has (2) doors and have a faux finish
5. Signage and Lighting:
 - a. South Elevation:
 - i. A total of 25.84 sq. ft. of signage in white lettering and graphic along the valance of the awning.
 - ii. Building wall signage towards the roof located at the top 35"x120" in white 1/2" PVC lettering including bee logo.
 - b. East Elevation:
 - i. Building wall signage above door/awning for "Carry Out" (11"x53") and Agave & Rye with logo located above the arched window (25"x88") using PVC lettering.
 - ii. Both South and East Elevations share equally a large agave bee on the corner
 - c. Existing Projecting Sign to be refaced each side with a 42"x66" panel with white lettering. Sign cabinet to be painted black. External lighting fixture also painted black to be mounted as a corner bracket.

Staff further reported: "This property is located at the Northwest Corner of the Public Square and is zoned B-3, Central Business District. The ground floor has been vacant for a couple of years as an empty restaurant space and the second story is being used as residential.

Agave & Rye propose the noted exterior building modifications to both make the updated improvements to the building and to bring their epic experience that sets them apart from the traditional restaurant.

The 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

Staff recommends approval of the proposed modifications of the applicant as submitted."

Mr. Harris noted that on the first level, stone lintels will be painted black, with lintels and sills on the upper floors painted white.

The Commission members had received information relating the colors and materials.

Mr. Kappers noted that he did not see "murals" covered in the sign code. Mr. Titterington commented that the murals on the Masonic Temple building were twice considered by the Commission; and, as there may be other mural requests pending, murals would be an item considered by the Commission if in the Historic District. Mr. Kappers asked if there was historic data that indicated that murals had existed in this block of the Historic District, with Mr. Davis stating it is not known about prior murals in this particular block, but "ghosts" of murals can be seen on the sides of other buildings in the District, particularly after an adjacent wall may have been removed or paint removed.

Mr. Kappers asked about the outdoor dining area that had been installed by the prior owner. Mr. Davis commented that the owner is following the process of having the area in this application, with the next step being a submittal to the Director of Public Service & Safety and providing insurance.

Mr. Wolke noted that in the past the Commission has struggled with items such as materials and colors meeting the ambiance and history of the downtown, and asked if any member had a concern in that regard for this application.

Mrs. Ehrlich commented that she has been looking at the buildings in the downtown and is concerned about the building being painted black.

Mr. Titterington commented that he sees the black being as unique and fitting with a number of other perhaps "unique" colors of paint in the downtown – noting the bright red of the Redmen's building, the newly repainted CASS Building to a deep blue as the building had been white for decades, the mint green shade of Ruby's, and others that have been approved for various shades including purples.

Mr. Westmeyer commented that he feels the color scheme to be artistic and will show well in the downtown.

Mayor Oda commented that she likes the color plan and made a motion to approve all elements of the application for 2-6 N. Market Street as submitted, including the specific colors and materials in the application filed with the City. Motion seconded by Mr. Titterington.

Discussion: Mr. Kappers commented he first shared the concerns of Mr. Wolke and Mrs. Ehrlich, but considered that while the CASS building had been painted white for decades, research indicated it had been a very deep color initially, and he feels that the black color fits now.

Vote on Motion: Yes – Kappers, Wolke, Westmeyer, Oda, Titterington and McGarry No – Ehrlich.

MOTION APPROVED

There being no further business, the meeting adjourned at 3:52 p.m. upon motion of Mrs. Ehrlich, seconded by Mayor Oda.

Respectfully submitted,

_____ Chairman

_____ Secretary

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	October 8, 2020
SUBJECT:	Historic District Review-Demolition: 112-118 W. Main Street
OWNER:	116 West Main LLC
APPLICANT: 116 West Main LLC – Randy Kimmel	

BACKGROUND:

The applicant requests a certificate of appropriateness from the Troy Planning Commission regarding the demolition of a three-story commercial building that is 17,500 square feet located at 112-118 West Main Street. The owner has provided an application, a narrative justifying the reasons for seeking demolition, and supporting documents. The property is zoned B-3 Central Business District and is located in the middle of the block between S. Plum Street and S. Cherry Street. (Aerial Map & Building Pictures Attached).

DISCUSSION:

There is no Ohio Historic Inventory (OHI) form for this building. The building is not listed on the National Register. There are OHI forms for the adjacent buildings (110 and 122 W. Main) and across the street (Masonic Temple). Staff has reached out to the state Ohio History Connection and they also were unable to find any record of a building survey. A building marker placed at the top of the building indicates the Independent Order of Odd Fellows, along with a second marker located just above the 1st level that dates the building at 1902. Additionally, the Troy Historical Society in 1969 placed a bronze building plaque at the center entrance that reads, “COURTHOUSES and JAIL – LOG JAILER’S HOUSE built here 1808. LOG JAILER’S HOUSE built beside it in 1810. A second floor over both served as Troy’s SECOND COURTHOUSE 1811-24. Troy’s FOURTH COURTHOUSE—Two-Story, Greek Revival, brick building with columns in front and a belfry. Erected 1841, used until 1888. Rear part still intact.” Apart from these building markers, there is little to no documentation except from the evaluation reports of the structural engineer and contractor indicating the multiple renovations over the years within the buildings.

The property was purchased by 116 West Main LLC (Randy Kimmel) in February of 2018. For a time, the building went through planning phases to preserve and redevelop the property and was marketed for lease. After the January tornado hit the building and did extensive damage to the roof system and structural integrity of the whole building, the owner concluded after a series of inspections and evaluations from the Miami County Chief Building Official, the building contractor and a structural engineer, that renovation was not possible both economically and due to the time constraint to resolve the unsafe conditions. The owner hired Bruns Realty Group to lease or sell the building, but was unable to find a viable tenant or buyer.

The owner has provided a stamped and sealed structural engineer report from Tri-Tech, indicating structural failures at the roof, diaphragms and masonry walls, and possibly floors. (Exhibit A)

The owner has provided a contractor quote for \$659,788 to meet the minimum repairs needed to lift the demolition order. Several pictures have been provided that indicate some of the structural failures. (Exhibit B)

An Adjudication Order declaring the building as unsafe was made by the Miami County Chief Building Official, Rob England. Citing the Ohio Building Code, Section 109, the order states that the building shall be razed within 60 days if the unsafe conditions are not resolved. Additionally, the building has been placarded as unsafe. (Exhibit C)

STANDARDS FOR DEMOLITION OR REMOVAL:

Section 1143.22(f)(10)(B)(1) 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) The applicant has provided a copy of the Chief Building Officials declaration that the structure is unsafe and shall be razed if not repaired within 60 days of receipt of order, dated September 28, 2020. The CBO posted notice that the building is dangerous and unsafe. Barricades remain around the building keeping the public at a safe distance. Staff contacted Mr. England who stated that the aftermath of the tornado compromised the structural supports of the building. Being an old-style building, the masonry walls are structural, which shifted from the storm, pulling floor joists out of their pockets. Additionally, he observed rot that has set into the joists over decades of leaks coming into the building. Mr. England stated that Miami County Building Department oversees five counties, and in the last five years he has placarded only four

buildings as unsafe, with this being one of them. Staff concludes that this standard has been met.

- II) The front of the property is fairly consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback and mass. Built in a similar era of the adjacent buildings (122 W. Main St. built in 1897) and (110 W. Main St. built in 1910), the I.O.O.F building of 1902 was joined with previous structures, including the remnant south section of the fourth courthouse. Other than the building plaques from the Historical Society in 1969, there is little to no formal documentation filed as to the historical significance. The number of alterations to the principal 1902 building on W. Main Street would deem it non-qualifying for the National Register, although no OHI form indicates it as qualifying or non-qualifying. Because historical documentation is incomplete or missing, staff is unable to determine that the standard is met or not met.
- III) The third standard requires the square foot cost of meeting the minimum building code would exceed the square foot market value of similar structures in the historic district. The information provided by Bruns General Contracting, shows a cost of \$659,788 to minimally meet the building code standards to be safe. Coupled with the acquisition costs of \$485,000, the price per square foot is \$67.34 (Exhibit B). The most similar commercial building nearby is the Masonic Temple, which was purchased for \$670,000 and is in stable condition. That square foot value comes to \$23.81 square feet. The applicants argue that the minimum repair costs far exceed the square feet market value of similar structures. They estimate substantial additional costs on top of the \$659,788 number, once repairs are initiated and more damaged is discovered (Applicants Narrative). Staff concludes that this standard has been met.
- 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 property has been posted as unsafe to the public, making it a public nuisance. According to Chapter 3767.41 of the Ohio Revised Code, Buildings found to be “public nuisance” means “a building that is a menace to the public health, welfare, or safety; that is structurally unsafe, unsanitary, or not provided with adequate safe egress; that constitutes a fire hazard, is otherwise dangerous to human life, or is otherwise no longer fit and habitable; or that, in relation to its existing use, constitutes a hazard to the public health, welfare, or safety by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.” Staff concludes that this part of the IV standard has been met.

The second criteria is whether removal will result with an adverse effect on the architectural or historic integrity of the streetscape. It is difficult to determine the level of any adverse effect, when the building is in imminent danger of collapse, and knowing its tied to multiple building structures unseen from the street. However, the removal of the building with a three-story mass along Main Street will change the visual streetscape and relationship to the

adjacent buildings. Staff is unable to support this second part of the fourth standard.

Section 1143.22(11) provides criteria to determine substantial economic hardship. The applicant believes they meet these criteria due to:

- 1) That the square foot cost of meeting the minimum building code and requirements of the Ohio Building Code, Section 109 exceeds the market value of the property. Beyond the initial storm damage repair costs, the needed improvements to lease the space would require rents well above market value for Downtown Troy.
- 2) No reasonable alternative exists consistent with the architectural standards and guidelines due to the costs of repairs and the time constraints to make the repairs for reuse of the building.

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 and is listed as non-qualifying for the National Register.
- 2) The applicant has demonstrated that the property cannot be reasonably maintained in a manner consistent with the pertinent architectural standards and guidelines.
- 3) Similarly, no reasonable means of saving the property exists due to the above market value costs associated with the remediation and repair needed to stabilize the building.

REUSE PLAN:

Planning Commission may consider other appropriate reuse plans under Section 1143.22(10)(B)(2)(V), “when no alternatives or mitigation is possible and the undertakings benefits in relation to the significance of the property justify demolition as an acceptable loss.”

The applicant has submitted a reuse plan that results in creating a surface parking lot with green space that would meet both the city parking lot requirements and the architectural review standards (Exhibit D). The applicant would act on the demolition immediately, and properly compact the site with fill and seed and straw. Depending upon asphalt availability, the parking lot structure would be installed in the spring. Future plans for development will be required to come before the Planning Commission for a Historic Review. The applicant feels the reuse plan will mitigate any negative effects to the streetscape and the historic district, with the intention to add a landscape feature using the existing limestone materials to provide historic tribute of the site (Applicants Narrative).

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.

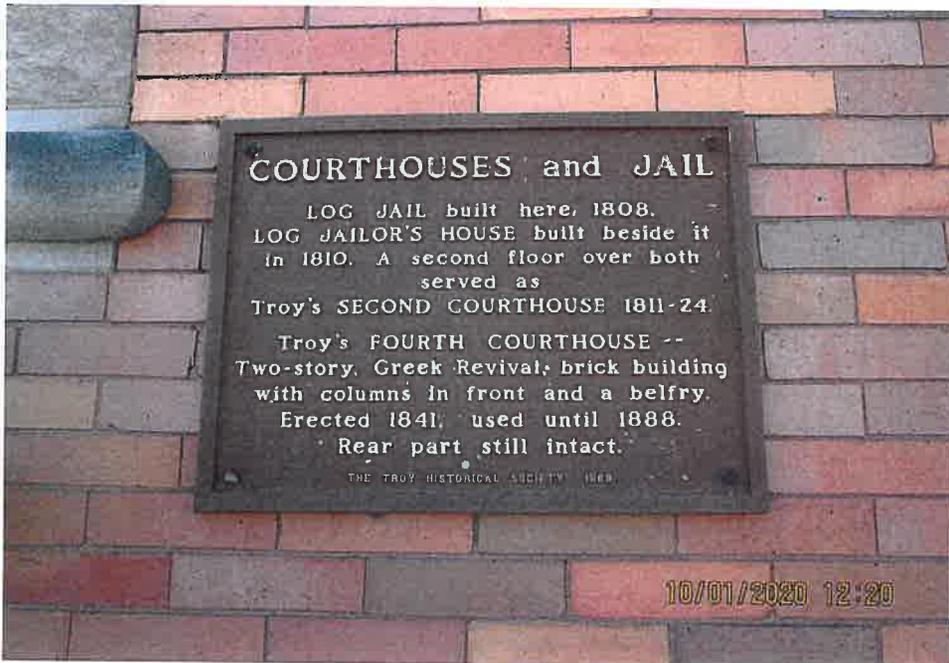
RECOMMENDATION:

Staff recommends approval for the demolition of the existing structure as proposed, with the condition that a performance bond is posted with sufficient funds to insure completion of the demolition and reuse plan. This finding is based upon the following:

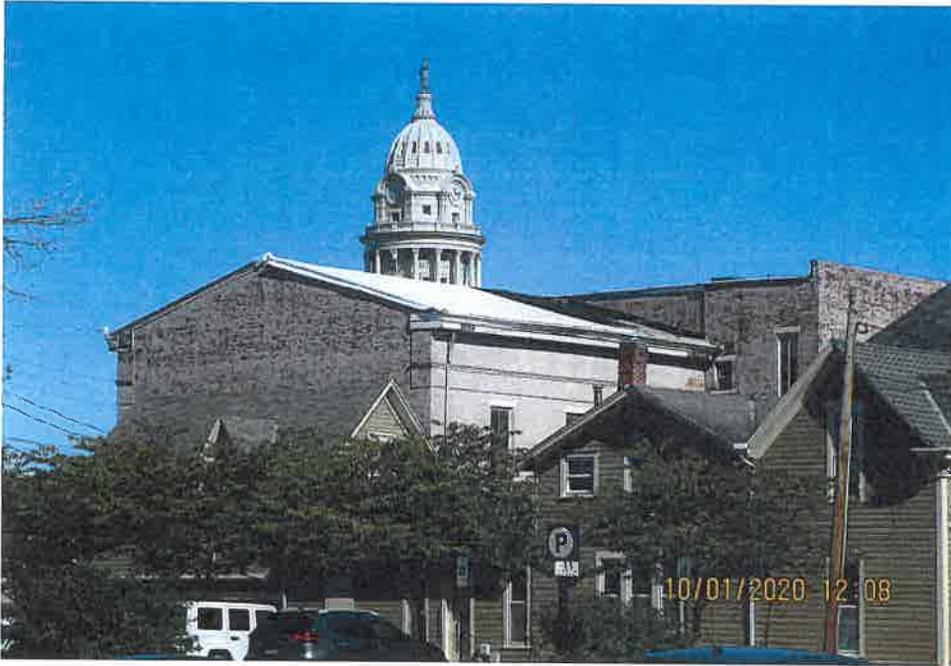
- The property meets the criteria listed in the Historic Preservation Overlay District, Section 1143.22(f)(10) demolition standards;
- The property is not listed on the National Register or OHI form;
- The building has been declared unsafe to the public, with orders to raze within 60 days;
- The applicant has demonstrated substantial economic hardship for the repair costs due to tornado storm damage making the building economically obsolete;
- The property is not eligible for inclusion on the National Register;
- A minimal reuse plan has been submitted.

Appendices:

- Applications for Certificate of Appropriateness & Demolition; Narrative
- Staff provided Aerial Map and Streetscape/Building Pictures
- Exhibit A – Structural Engineer Report from Tri-Tech
- Exhibit B – Contractor Estimate from Bruns General Contracting
- Exhibit C – Adjudication Order & Notice from Miami County Development Department
- Exhibit D – Reuse Site Plan



7



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 9-2-2010
 Applicant 116 W. Main LLC Telephone No. 937-418-2003
 Owner of Property 116 W. Main LLC Has the Owner been Notified? Y
 Address of Project 112-118 W. Main St., Troy
 Contact Address (if different than Project Address) 8455 Covington-Broadford Rd.
 Covington, OH 45318
 Name of Architect/Engineer and/or Contractor Bruna General Contracting

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:
- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
 - (b) Description of proposed use, if different than existing use.
 - (c) 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.
 - (d) Description and samples of materials proposed to be used in the project.
 - (e) Paint samples for painting applications.
 - (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
 - (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

Randy Kimmel

Randy Kimmel

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

Randy Kimmel

Randy Kimmel

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

**APPLICATION FOR
DEMOLITION PERMIT:**

(ONE APPLICATION MUST BE FILED FOR EACH BUILDING OR STRUCTURE TO BE DEMOLISHED)



**DEVELOPMENT
DEPARTMENT**

(If in Historical District, File Separate application for
Planning Commission approval)

DEVELOPMENT DEPARTMENT
102 Market St. Troy, OH 45373
Phone (937)339-9481, Fax (937)339-9341

www.troyohio.gov

Rev 12/3/07

1 LOCATION OF PROJECT	Project Address 112-118 W. Main St	Zip Code 45373	Lot No(s) Part 42/Part 289
	Name of Job Tavern Demolition	Type of Bldg/Structure (Ex: Home, Garage, Shed, Etc.) Commercial	
2 REQD INFO	Names (Please Print)	Mailing Addresses – Street, City, Zip Code	Phone (Day time)
Applicant	116 W Main, LLC	8455 Covington-Bradford Rd. Covington, OH 45318	937-418-2003
Contractor	Bruns General Contracting	3050 Tipp Cowlesville Rd Tipp City, OH 45371	937-339-2300
Bldg Owner	116 W Main, LLC	Same	Same
3 Subdivision NA	4 Lot size .3 Acres	5 Is work within the 100 Yr Flood Plain? <u>No</u> If yes, is work within the Floodway _____	
6 Are there easements or land restrictions on the property? If yes, explain:	<u>No</u>		6A Is this structure within the Historic District? <u>Yes</u>
7 What was the building last used for? Restaurant/Bar	8 If applicable, will the floor slab be removed? <u>Yes</u>		
8 Describe Nature of Work: Building demolition and removal, site preparation for future development, parking lot install			

ATTENTION

SUBMISSION OF UTILITY RELEASE FORMS ARE REQUIRED PRIOR TO ISSUANCE OF PERMIT AND
COMMENCEMENT OF WORK....

Gas/Electric Release Form Received _____ Water/Sewer Release Form Received _____

10 OCCUPANCY CLASS (Check ONLY ONE)		OFFICE USE ONLY	
<input checked="" type="checkbox"/> 1-Family Residential Building	<input checked="" type="checkbox"/> 3,4 ,5 or More Family Residential Bldg	Permit Fees	Due
<input checked="" type="checkbox"/> 2-Family Residential Building	Specify No. of Housing Units _____		
<input checked="" type="checkbox"/> All other buildings and structures		Demolition of Structure: \$10 Plus \$4 per 1000 sf. (Max of \$75.00)	
11 Maximum Number of Stories	3	TTL Amount Due	
12 Floors Involved in Work	Figure Total Square Feet of Each Floor	TTL Amt Paid	
A Basement:	500sf	Receipt No.	Date
B First Floor	8,900sf		
C 2,3,4,5,6 (Circle One)	2 - 5,400sf ; 3 - 2,700sf		
D Additional Floors			
E Total Sq. Ft. A+B+C+D	17,500		
Sign your Full Name: <u>[Signature]</u>		By signing this application, this allows a representative of the City of Troy to enter the property for inspection purposes.	
Address: _____			
Phone _____ Date <u>9-2-2020</u>			
APPROVAL CONTINGENT UPON THE FOLLOWING:			
PERMIT ISSUED BY:			
REFER TO PERMIT NO.		DATE:	

Thank you for reviewing our application for demolition. While we recognize that this property once contained one of Miami County's courthouses, it is far removed from those historic days. Prior to our ownership, the property underwent several renovations, alterations, and additions. As a result the first floor space is now unrecognizable from its original state. In fact, the only portion of the building that is even remotely recognizable in its original state is the rear, 2-story structure. The upper floors have been completely ignored for decades. And while that was known at the time of purchase the storm damage from January's tornado has now made it fiscally unsound to repair and renovate those areas. After a lengthy attempt to develop a plan to preserve and redevelop the property we've determined that doing so would result in an economically obsolete property. At this time the safety of the public is of the utmost importance. Demolition is required to ensure the structure does not turn into a safety issue for pedestrians along Main St., and neighboring properties.

In accordance with the Historic District requirements for demolition we submit the following evidence:

10.B.1.I – Imminent Danger to Public Safety

As you may know, the building located at 112-118 W. Main St., commonly known as the Tavern, fell victim to extensive storm damage during the tornado in January of this year. Entire roof sections were blown completely off, windows blown out, and large sections of brick parapet wall were either damaged or fell completely off of the building. We immediately took action to protect the property from further structural integrity loss by applying tarps, temporary roofs, and making minor repairs. Recent further structural investigation revealed roof structures completely separated from their bearings, the building façade has broken loose from its mounting points in many places, and large sections of ceiling structures are coming loose from the truss and joist systems. This is evidenced in the included letter from the structural engineer Mark Stemmer of Tri-Tech Engineering, followed by the letter in agreement from Miami County's Chief Building Official Rob England. It should be noted that these findings are without further structural investigation of sections hidden by floors, ceilings, walls, and equipment. We, along with the engineer, determined that further investigation was unnecessary given the condition of the structural elements that are visible without selective demolition. And further selective demolition could also result in additional structural compromise particularly to the building façade and upper floor ceiling elements creating a severe safety issue for the public.

10.B.1.III – Economic Hardship

Unfortunately, the extent to which the building requires repairs and upgrades as a result of the storm damage now outweigh the market value of the property upon completion, and even if retained for a long term investment the rents would have to be well above market value for downtown Troy. This makes any redevelopment of the structure economically obsolete.

Below is an estimate of the costs for repairs in order to meet minimum standards:

- Totals = \$659,788
 - Exterior Front Brick Façade repair = \$134,687
 - New Roof = \$71,725

- Window repairs only (basic) = \$8,500
- Courtroom structural repair = \$81,090*
 - Requires ceiling demolition for full scope understanding. This estimate is for structural framing only. No finish work.
- Rebuild Courtroom Ceiling(finish) = \$135,150*
 - Requires ceiling demolition for full scope understanding.
- Repair structural connections to 3rd story roof = \$81,600*
 - Requires ceiling demolition for full scope understanding.
- Rebuild 3rd Floor Ceiling = \$108,800
 - Requires ceiling demolition for full scope understanding.
- General Conditions = \$38,236
 - Permits
 - Engineering
 - Clean up
 - Public Safety Measures
 - Management
- Acquisition costs = \$485,000

Total Repair Costs and Acquisition = \$1,144,788

-Price per Square Foot = $\$1,144,788 / 17,000\text{sf} = \$67.34/\text{sf}$

-Comparable: Masonic Temple Sale = $\$670,000 / 28,140\text{sf} = \$23.81/\text{sf}$

As-is Appraisal = \$440,000

-Appraisal was performed **AFTER** the storm damage.

***Total Net Loss = \$1,144,788 - \$440,000 = \$704,788**

***It should be noted that the above estimates are based on known structural deficiencies caused by the storm. It is anticipated that there will likely be even more damage discovered as the ceilings, floors, and wall coverings are removed to accommodate the repairs.**

10.B.1.IV – Public Nuisance

As demonstrated by the letter from CBO Rob England, the property has now become a public safety risk and nuisance. Because the building front is not original, as evidenced by the attached photograph of the original structure, it would not affect the historic integrity of the streetscape. In fact, it would provide an excellent opportunity for future new development on this property which would require historically conforming design which could be more appealing than the existing.

10.B.2.IV – Performance Bond

We commit to providing a performance bond that will ensure successful completion of both the demolition and the approved re-use plan.

10.B.2.V – Rescue Plan No Alternatives Available

Given the economic hardship with restoring the property from its existing storm damage there is no other alternative to demolition. It should be noted that immediately following the storm, we stabilized the roof system and façade structure to allow for proper analysis of the property. We made a lengthy attempt to save the building. Unfortunately, the further we investigated the more unreasonable the costs became.

Prior to making application, we made attempts to find a buyer for the facility as well as potential tenants in the hopes that a solution would present itself that might allow us to avoid applying for demolition. Unfortunately those attempts have so far come up empty and time is of the essence to ensure public safety.

10.B.3. – Reuse Plans

The demolition contractor is prepared to begin demolition upon City's issuance of demolition permit. Application for which will be made immediately following approval from the Planning Commission. Special care will be taken throughout demolition. Some center structure elements will be removed using common demolition equipment. But when it comes to the sections of the building that adjoin the neighboring structures, the demolition will be performed by hand and in some cases with small-scale equipment.

Immediately following demolition, we will install a parking lot that will require a pay-pass to park onsite. The parking lot will be complete professionally, and will include approximately 15% greenspace consisting of a landscape "buffer" between the sidewalk and the edge of the parking lot. The landscaped areas will conform with the Architectural Design Standards and City of Troy parking lot standards, and include incorporation of the existing building's limestone and will display the existing plaque mounted on the front of the building. Please note the installation of the parking lot is dependent on the schedule of closure for asphalt plants. If the plants close prior to the ability to install the parking lot, we commit to install the parking lot upon the reopening of the asphalt plants in the spring.

September 22, 2020

Mr. Randy Kimmel
116 Main LLC.
8455 Covington-Bradford Road
Covington, OH 45318

RE: Building Evaluation
Tri-Tech File #20376

Dear Mr. Kimmel:

In accordance with the request of Mr. Ben Redick, Tri-Tech has completed an evaluation of the building structures at 112 through 118 W. Main Street in Troy, Ohio.

The field inspection of the building structures took place on Thursday September 17, 2020.

Per Mr. Redick the original structure was constructed in 1841. In 1902 a partial demolition of the north section of the building was done with an addition constructed to the north, east, and west of the original.



Findings:

The buildings are constructed of wood framing supported by multi-wythe brick masonry walls and some wood wall framing. The roof of the original building is supported by timber trusses that span from the east to west exterior walls. These trusses are assembled with mortise and tenon connections.

Failures of the roof trusses over the original building were observed. Truss members are broken, and truss connections have failed.

Portions of the roof structure over the 1902 addition have separated and lifted off its supports. The roof diaphragm connections to the masonry shear walls have been broken at these locations as well.

The load bearing brick masonry walls of the original building and the 1902 addition have deteriorated extensively and been damaged by a storm where the parapet was torn from the building.

The floor structure exhibit signs of damage, but direct inspection of the floors could not be obtained during my site visit.

Conclusions:

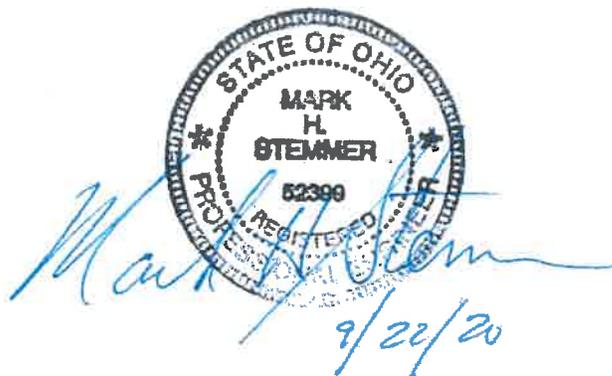
Structural failures have occurred at the roofs, diaphragms, the masonry walls, and possibly some of the floors. All these elements are critical to the stability and capacity of the building to support the required loads. It is my professional opinion that the structure be vacated and barricaded until the building can be demolished or the repairs to the structure are made.

Conclusions drawn in this report are based on observations and on information available, known and declared at the date of investigation and/or the time of preparation of this report. This report is furnished as privileged and confidential to the addressee. Release to any other company, concern, or individual is solely the responsibility of the addressee. Should additional information be uncovered or made available, we retain the right to revise or supplement our report accordingly. We trust this is the information you require. Please call if we can provide you with any further assistance in this case.

Respectfully Submitted.

Mark H. Stemmer

Mark H. Stemmer P.E., S.E.
Tri-Tech Engineering





BRUNS
GENERAL CONTRACTING

BUILDING STANDARDS THAT SET STANDARDS
3050 Tipp-Cowlesville Rd. • Tipp City, Ohio 45371
937/339-2300 • Fax. 937/339-8051

September 17, 2020

Randy Kimmel
116 Main Street
Troy, OH 45373

Re: Roof and Masonry repairs and replacement

We are pleased to provide our proposal to complete the following work to the above referenced project. All material, labor and equipment are included.

The following is our scope of work included in this proposal:

Scope

General Conditions - \$38,236

- Includes any permitting needed for lane closures
- Building Permits
- Engineering Fees
- Temp facilities
- Safety guard rails around perimeter of job
- Project manager/supervision time
- Final cleanup of road and surrounding area

Masonry - \$134,687

- Fully scaffold front face of building
- Demo loose masonry material down to sound bearing along the length of the wall
 - Assumes tearing wall down to 3-ft above water table
 - Includes dumpsters
- Rebuild masonry parapet to match previous condition
 - Includes anchoring wall to joists
 - Includes laying new limestone cap over metal flashing and caulking skyward joints
- Repair lower roof parapets as needed
- Clean new masonry

Roofing – \$71,725

- Front Flat roof
 - Complete (1) week of miscellaneous BUR roof repairs on the front BUR flat roof (cannot warranty because condition of existing roof)



BUILDING STANDARDS THAT SET STANDARDS

3050 Tipp-Cowlesville Rd. • Tipp City, Ohio 45371
937/339-2300 • Fax. 937/339-8051

- Back sloped roof
 - Tear off all roofing material down to the roof deck from the entire back 4/12 Sloped roof area and dispose. Remove all old metal edging from all edges of the roof and dispose.
 - Install 2 layer of 2.2" ISO insulation board to entire roof surface to meet R-25 Ohio Building code requirements. Install new 24 gauge metal continuous commercial gutters and downspouts on both sides of the building. Install new 36Mil Fibertite KEE membrane roof system with 20 Year Manufacturer Warranty

- Lower Roofs
 - Cover lower wall area (15' exposed brick wall area)(East side of Bldg.) with roof membrane, wood nailer and new metal edge detail. Cover lower wall area (20' exposed brick wall area)(West side of Bldg.) with roof membrane, wood nailer and new metal edge detail

Windows - \$8,500

- Allowance to replace broken glass on historical windows.
- **Allowance Not to Exceed \$ 8,500.00**

Courtroom Repair - \$216,240

- Install scaffolding system for work platform
- Install trash shoot system for disposal
- Remove plaster ceiling and batton completely and dispose
- Repair or replace all horizontal and vertical ceiling structural supports and members.
- Install new ceiling framework
- Install new drywall ceiling, finished.
- Install new decorative trim work

3rd Floor Roof/Ceiling repair – \$190,400

- Install scaffolding system for work platform
- Install trash shoot system for disposal
- Remove plaster ceiling and batton completely, remove ceiling framing and dispose.
- Repair or replace all roof bearings.
- Install new ceiling framework
- Install new drywall ceiling, finished

Exclusions:

- Any possible deck repairs or replacement to be done on time and material basis. Labor rate \$66.30 per hr. + materials
- Any unforeseen brick issues
- Any unforeseen framing or structural issues
- Any unforeseen window issues other than replacing glass only



BUILDING STANDARDS THAT SET STANDARDS

3050 Tipp-Cowlesville Rd. • Tipp City, Ohio 45371
937/339-2300 • Fax. 937/339-8051

Total Repair Estimate: \$ 659,788.00

Demolition of Building - \$169,470

- Demo Existing Building
- Backfill building lot with compactable fill and stone 12"
- Price includes foundation removal
- Excludes Asbestos testing and/or removal

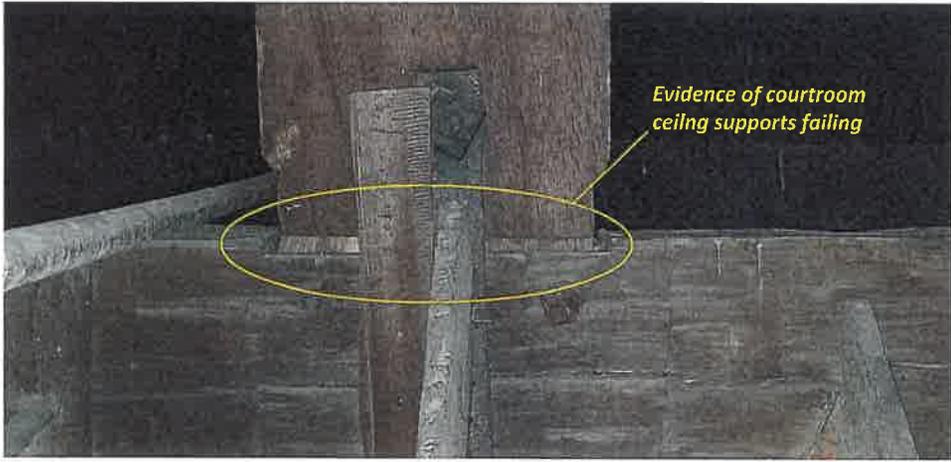
Parking Lot Install – \$65,000

- Includes paved area per drawing
- Includes new striping
- Includes landscape islands/buffers as shown
- Includes partial, decorative screen wall along Main Street
 - Incorporating as many limestone pieces from the original structure as possible
 - Includes re-install of plaque from the original structure.

Should you have any questions or need any additional information, please contact me at your convenience.

Sincerely,

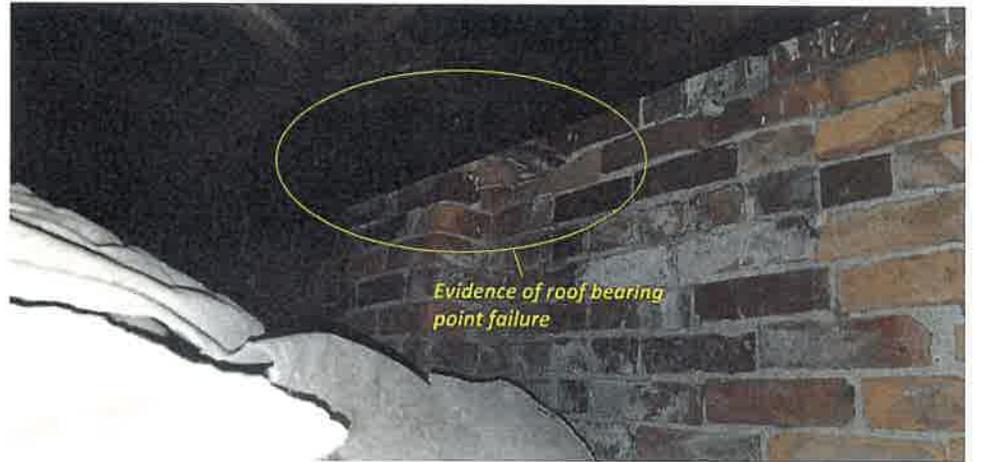
Drew Mastrino
Project Manager
Bruns General Contracting



Evidence of courtroom ceiling supports failing



Evidence of roof bearing point failure



Evidence of roof bearing point failure



MIAMI COUNTY DEPARTMENT OF DEVELOPMENT

Serving Darke, Mercer Shelby & Auglaize Counties

Richard Osgood
Director

Adjudication Order #0017

Ohio Building Code, Section 109
09/28/2020

Date:

Project:

UNSAFE BUILDING
112-118 W MAIN ST
TROY, OHIO 45373

Owner/Owner's Authorized Agent:

Randy Kimmel

Please see items on Non-Compliance below.

Item#	OBC Section	Issue of Non-Compliance	Action required
1	109.4 108.6.3	Unsafe Building / Vacate building until orders are lifted or resolved per the CBO.	Unsafe conditions must be resolved within 60 days of receipt of this letter or the building shall be razed. Rob England 937-440-8121

You have a right to appeal this decision. If you choose to appeal, this letter is to be used as an adjudication order pursuant to OBC Section 109. Please notify our office of your appeals board request. You have the right to be represented by counsel, present arguments or contentions orally or in writing, and present evidence and examine witnesses appearing for or against you. In order to appeal, you must file a request within 30 days of the mailing of this notice to:

The Ohio Board of Building Appeals P.O. Box 4009
6606 Tussing Road
Reynoldsburg, Ohio 43068-9009
Phone (614) 644-2616

If an appeal is waived, failure by the owner to respond to the order to comply per OBC 109.4 could result in prosecution as provided for in section 3791.04 of the Ohio Revised Code.

Building Official:

Rob England BO, Cert # 425

HOME. GROWN. GREAT.

web www.miamicountyohio.gov
visit Hobart Center for County Government
510 W. Water St., Suite 120 • Troy, Ohio 45373
phone 937.440.8121
fax 937.440.8124



DANGER

Unsafe building



KEEP OUT

**MIAMI COUNTY
DEPARTMENT OF DEVELOPMENT**

Rob England, CBO, EPE

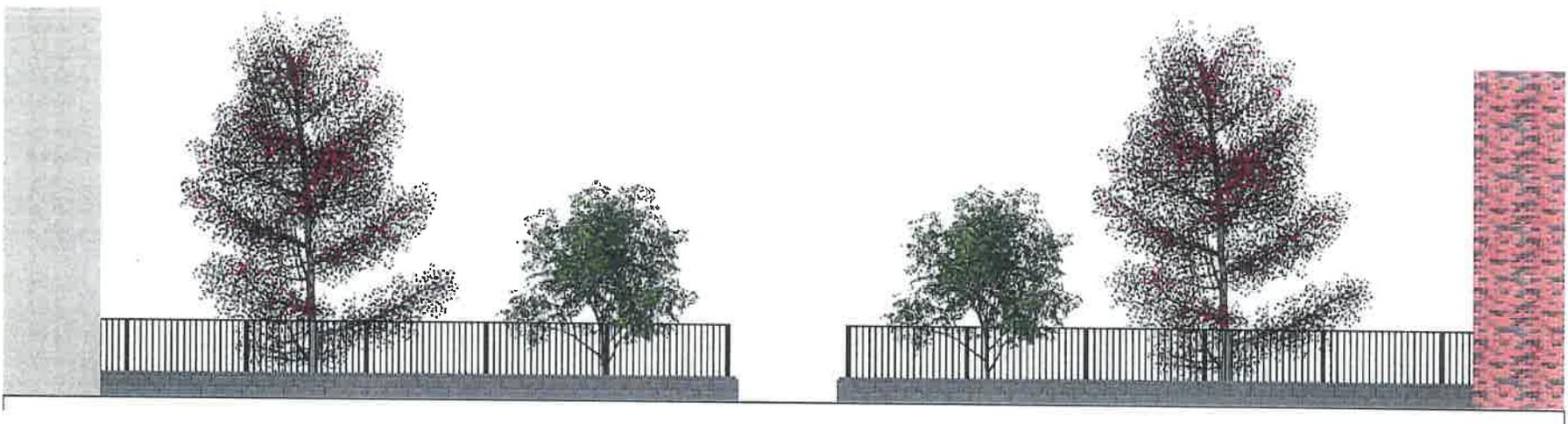
State Certified Building/Electrical Insp.

Serving Darke, Mercer, Shelby & Auglaize Counties



Office: Hobart Center for County Government
510 W. Water St., Suite 120, Troy, Ohio 45373
Phone: (937) 440-8121 • Fax: (937) 440-5486
Email: REngland@MiamiCountyOhio.gov
Website: www.miamicountyohio.gov

10/01/2020 12:19



TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	October 9, 2020
SUBJECT:	Historic District Review: 101 West Water Street
OWNER:	Levee Property LLC - Brian Dugan
APPLICANT:	Brian Dugan

DISCUSSION:

The applicant comes before the Planning Commission requesting approval for painting and reroofing of the two-story structure located at 101 West Water Street. Benefits Analysis has its office location here, as well as a couple of residential units. The property is zoned B-3 Central Business District.

The OHI form for 101 West Water Street describes this structure as a two-story residence with Queen Anne elements, with a brick 1st floor construction and frame 2nd floor. CDF: includes brick with stone lintels and sills on the 1st floor; intersecting gables; fishscale siding on the 2nd floor; projecting bay on the west side, recessed gable end window with curved siding; 1/1 windows; leaded art glass transom on west side.

The structure was built in 1860 by Elias Skinner; with numerous alterations over the years. The property is not listed on the National Register of Historic Places.

PROPOSAL:

The applicant proposes to paint the structure as shown in the photos provided. The colors are Renwick Beige (SW2805) for the 2nd floor; Rookwood Dark Brown (SW2808) for the 1st floor; and Black Magic (SW6991) for the trim. The roof was shingled from a green asphalt shingle to a Moire Black 30-year dimension shingle by Landmark IR. The structure was painted and reroofed prior to seeking approval.

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 both the proposed exterior paint scheme and shingles, based on the following:

- The proposed colors will not detract from the historic integrity of the building;
- The proposed colors will create a positive impact on the building;
- The proposed color scheme fits well with the surrounding character of the Historic District.

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 9-24-20

Applicant BRIAN J. DUGAN Telephone No. 937-335-5751

Owner of Property CEVER PROPERTY LLC Has the Owner been Notified? YES

Address of Project 101 W. WATER ST, TROY, OH, 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor ROOF- CATEY CO PAINTING- BRIEFTH REMODELING

Application for renovation to include the following:

- Alteration
- Construction
- Moving A Building
- Painting

- Repair
- Demolish - Principal Structure
- Demolish - Accessory Structure
- Other: Shingle

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

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) 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.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) 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:
BRIAN J. DUGAN

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

PAINTING
DARK BROWN SW 2808
BLACK MAGIC SW 6991
Renwick Beige SW 2805

ROOF
CERTAINeed - LANDMARK PRO
MOIRE BLACK- 30 YEAR
DIMENSIONALS

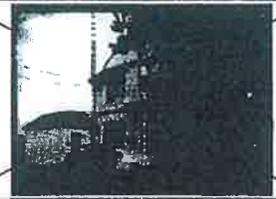
101 W. WATER ST.

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



OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) John & Jean Dugan House <input type="checkbox"/> Coded	
3. Location of Negatives City of Troy Devel Dept		5. Historic or Other Name(s)			
Roll No. J		Picture No.(s) 29, 30			
6. Specific Address or Location 101 W. Water St.		16. Thematic Association(s)		28. No. of Stories 2	
6a. Lot, Section or VMD Number		17. Date(s) or Period C.		29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
7. City or Village Troy		18. Style or Design Queen Anne <input type="checkbox"/> High Style <input checked="" type="checkbox"/> Elements		30. Foundation Material Not visible	
8. Site Plan with North Arrow		18a. Style of Addition or Element(s) N/A		31. Wall Construction Brick 1st, Frame 2nd	
		19. Architect or Engineer		32. Roof Type & Material Gable/Asphalt Shingle	
		19a. Design Sources		33. No. of Bays Front 5 Side 5	
		20. Contractor or Builder		34. Exterior Wall Material(s) Brick, Fishscale Wood shingle	
		21. Building Type or Plan N/A		35. Plan Shape irregular	
9. U.T.M. Reference Quadrangle Name TROY		22. Original Use, if apparent Residential		36. Changes Addition <input type="checkbox"/> (Explain Altered <input checked="" type="checkbox"/> in #42) Moved <input type="checkbox"/>	
Zone Easting Northing		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	
10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		24. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		38. Building Dimensions 35 x 50	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		25. Owner's Name & Address, if known John & Jean Dugan 711 N. Wayne St. Piqua, OH45356		39. Endangered? Yes <input type="checkbox"/> By What? No <input type="checkbox"/>	
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		26. Property Acreage		40. Chimney Placement Center ridge	
14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		27. Other Surveys in Which Included N/a		41. Distance from and Frontage on Road 15 x 45	
15. Name of Established District (N.R. or Local) Troy Historic District					
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story residence with Queen Anne elements, and brick 1st floor construction and frame 2nd floor. CDF: include brick 1st floor with stone lintels and sills; intersecting gables; fishscale siding on the entire 2nd floor; projecting bay on the west side; recessed gable end window with curved siding; 1/1 windows; leaded art glass transom on west side; newer porch.					
43. History and Significance (Continue on reverse if necessary) Possibly built by Elias Skinner in 1860; current form and style date from 1880's, possibly as result of extensive alterations.					
44. Description of Environment and Outbuildings (See #52) Small urban setting of closely spaced buildings and numerous shade trees.					
45. Sources of Information Field observation City of Troy Miami Co. property records					
				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					

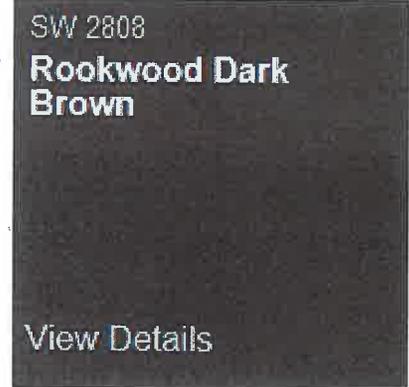




Trim Color



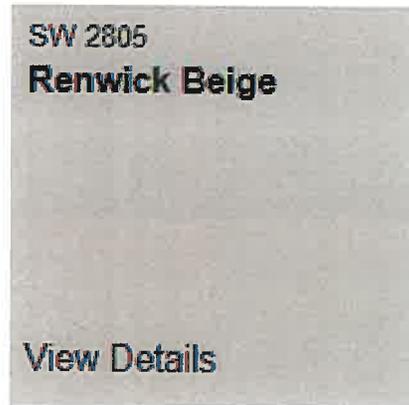
Primary Color
1st Floor



LANDMARK™ IR



Primary Color
2nd Floor



Shingle





TO:	Troy Planning Commission
FROM:	Development Department
DATE:	October 9, 2020
SUBJECT:	Historic District Review: 10 N. Market St.
OWNER:	3 North Ridge, LLC – Dustin Kimmel
APPLICANT:	W. Allen Thrush – Thrush & Son, LLC

PROPOSAL:

Applicant, Allen Thrush is requesting the Planning Commission to review an application for a new window sign at 10 N. Market St. and a wall sign at the rear. The property is zoned B-3, Central Business District.

The OHI form lists this property as a small, turn-of-the-century commercial building, which is listed on the National Register.

DISCUSSION:

The building is permitted to have a total of 90 square feet in signage, with this individual tenant permitted to have a total of 22.5 square feet for signage in the front and 9.166 square feet at the rear. The applicant is proposing to install an 82”x38.5” window sign (21.92 square feet) at the front of the building. The window lettering is printed 3M IJ180-mc vinyl with gloss overlaminate applied to the glass. Colors include trademark Thrush lettering in Light Blue (5DAECB) and Dark Blue (2COACO), with additional lettering that are White with black edging.

The 22”x60” (9.166 square feet) sign to the rear will replace the existing sign that says “Law Office.” The colors will be the same with a black background using the same vinyl material with a Maxmetal aluminum composite panel.

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 signs, based on the following:

- The proposed signs will meet all City of Troy sign code requirements; and
- The proposed signs compliments the existing colors of the 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 10/1/2020

Applicant Thrush & Son LLC. W. Allen Thrush Telephone No. 937-833-5136

Owner of Property 3 NORTH RIDGE LLC Has the Owner been Notified? Yes

Address of Project 10 N. Market St. Troy Ohio 45373

Contact Address (if different than Project Address) PO Box 346 Brookville Ohio 45309

Name of Architect/Engineer and/or Contractor Yipes Stripes With Thrush & Son

Application for renovation to include the following:

Alteration
Construction
Moving A Building
Painting

Repair
Demolish - Principal Structure
Demolish - Accessory Structure
Other: Signs logo registered Trade

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

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) 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.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

[Handwritten Signature]

SIGNATURE OF PROPERTY OWNER:

See email covers

PRINTED NAME OF PROPERTY OWNER:

Dustin Kimmel

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

[Handwritten notes: 9/24, \$52.00]

Gregg Harris

From: Dustin Kimmel <dustinkimmel@outlook.com>
Sent: Thursday, October 8, 2020 1:38 PM
To: Gregg Harris; Call Center
Subject: Re: 10 N Market

Gregg,

Thrush & Son has my approval to install signage on the south front glass and on the rear to replace the current law firm sign.

Tenants as of now.

1st Floor

Bertie Fay " Does not need signage "

Physical Therapy

Thrush and Sons

2nd Floor

None

Thanks,

Dustin Kimmel

Cell: 937 418 2008

From: Gregg Harris <gregg.harris@troyohio.gov>
Sent: Wednesday, September 30, 2020 4:16 PM
To: 'dustinkimmel@outlook.com' <dustinkimmel@outlook.com>
Cc: Robert Watson <robert.watson@troyohio.gov>
Subject: 10 N Market

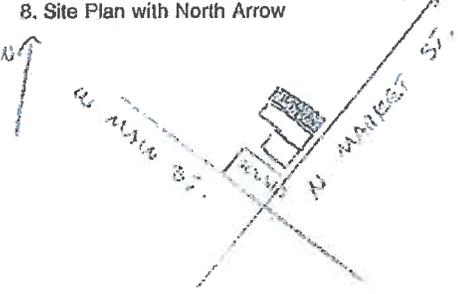
Hi Dustin,

Both Robert Watson and I are trying to understand Thrush and Sons request and still acquiring information on their space at 10 N. Market St. as it pertains to signage. As you know, as a multi-tenant building we want to be cognizant of other existing tenants or empty spaces in the future they may want signage.

Can you please provide us what businesses are occupying the spaces and where (1st or 2nd floor, rear or front)?

What vacancies if any are there that we should be concerned about?

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Short Appliances, Inc. <input type="checkbox"/> Coded	
3. Location of Negatives City of Troy Devel Dept		5. Historic or Other Name(s)			
Roll No. M		Picture No.(s) 35			
6. Specific Address or Location 10 N. Market St		16. Thematic Association(s) Commercial		28. No. of Stories 2	
6a. Lot, Section or VMD Number		17. Date(s) or Period C 1905		29. Basement? Yes <input type="checkbox"/> Unknown No <input type="checkbox"/>	
7. City or Village Troy		18. Style or Design N/A		30. Foundation Material Not visible	
8. Site Plan with North Arrow		17b. Alteration Date(s) Unknown		31. Wall Construction Brick Bearing	
		18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Flat/Not visible	
		19. Architect or Engineer		33. No. of Bays Front 5 Side -	
9. U.T.M. Reference Quadrangle Name Troy		19a. Design Sources		34. Exterior Wall Material(s) Running Bond	
Zone Easting Northing		20. Contractor or Builder		35. Plan Shape	
10. Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		21. Building Type or Plan N/A		36. Changes Addition <input type="checkbox"/> (Explain Altered <input checked="" type="checkbox"/> in #42) Moved <input type="checkbox"/>	
11. On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Original Use, if apparent Commercial		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	
12. N.R. Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		23. Present Use Commercial		38. Building Dimensions 40 X -	
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Ownership Public <input type="checkbox"/> Private <input type="checkbox"/>		39. Endangered? Yes <input type="checkbox"/> By What? No <input type="checkbox"/>	
14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		25. Owner's Name & Address, if known		40. Chimney Placement None observed	
15. Name of Established District (N.R. or Local) Troy Historic District		26. Property Acreage		41. Distance from and Frontage on Road 15 x 40	
15. Name of Established District (N.R. or Local) Troy Historic District		27. Other Surveys in Which Included N/A			
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Small turn-of-the-century commercial building. CDF: sheet metal cornice, brackets & frieze, ornate upper window sash and plain longer sash; brick window sills. Storefront is about 1960's, aluminum and glass but is compatible. Well maintained building and fabric awning.					
43. History and Significance (Continue on reverse if necessary) Built between 1900 and 1910					
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.					
45. Sources of Information Field observation City of Troy Miami Co. property records					
				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	



PHOTO



REAR





Total Window logo is $38'' \times 82'' = 21.63$ sq ft.

SINCE 1960
Thrust
& SON[®]
Complete Home Improvement
LLC

60"

22"



TO:	Troy Planning Commission
FROM:	Development Department
DATE:	October 9, 2020
SUBJECT:	Historic District Review: 7 S. Market St.
OWNER:	Jay Harris
APPLICANT: Scott Huffman with Low Voltage Solutions, Inc.	

PROPOSAL:

Scott Huffman with Low Voltage Solutions, Inc. is requesting the Planning Commission to review an application for both a door window sign and wall sign at 7 S. Market St. The property is zoned B-3, Central Business District.

The OHI form lists this property as having a High Victorian Italianate façade built the year of 1886 by W.H.H. Dye. CDF: entire façade including central peaked element in cornice, circular windows, 1/1 windows, hoodmolds, pilasters. The building is on the National Register.

DISCUSSION:

The applicant is proposing to install two (2) signs at this location. The building is permitted to have 26.25 square feet. The total request for the signs is 22.67 square feet. According to Quint Creative Signs, the material of the wall sign will be a vinyl wrapped black (Oracal Black 070) in color board with brushed aluminum lettering. The sign size will be 18"x210" (20.42 square feet) and located across the front just above the existing awning.

The second sign is a 13.5"x24" (2.25 square feet) vinyl decal that will stick on the front door window. The "Low Voltage Solutions" sign will have white lettering (SW7005) with black (SW6991) and red (SW6868) highlights.

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 signs, based on the following:

- The proposed signs will meet all City of Troy code requirements;
- The colors of the signs will not detract from the historic integrity of the building and 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 9/22/2020
Applicant SCOTT HUFFMAN Telephone No. 937-603-4026
Owner of Property JAY HARRIS Has the Owner been Notified? YES
Address of Project 7 S. MARKET ST.
Contact Address (if different than Project Address) 1008 GRANT ST. TROY, OHIO
Name of Architect/Engineer and/or Contractor N/A

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>INTERNAL PAINTING</u>
<u>INSTALL SIGNS</u> |

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

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) 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.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

Scott Huffman Tennial

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

Gregg Harris

From: Jay Harris <jay@1-earth.com>
Sent: Friday, October 9, 2020 9:41 AM
To: Gregg Harris
Subject: Re: update sign plan

Hi Gregg,

I met with Scott yesterday and signed the paperwork. Everything looks good to me.

Best,

Jay

On Oct 9, 2020, at 8:07 AM, Gregg Harris <gregg.harris@troyohio.gov> wrote:

Jay,

Has Scott shown you the updated sign plan? I will need your consent, which could be in an email.

Thanks,

Gregg A. Harris, AICP
Assistant Development Director
Development Department
City of Troy
100 S. Market Street
Troy, OH 45373
937-339-9601 ext. 1351
gregg.harris@troyohio.gov
www.troyohio.gov

<image001.jpg> <image002.jpg>

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

<p>1. No. MJA 230-65 10928-00057N</p> <p>2. County Miami</p> <p>3. Location of Negatives B 8,9 Regional Office 5HA F 1</p>	<p>4. Present Name(s) 1886 Building</p> <p>5. Other Name(s) Dye Building</p>	
<p>6. Specific Location 9-11 S. Main ^{Market} Street, 75 meters from Public Square, East-side.</p> <p>7. City or Town If Rural, Township & Vicinity Troy</p> <p>8. Site Plan with North Arrow</p> <p>9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 1 6 7 3 8 5 9 0 4 4 3 5 5 8 0 Zone Easting Northing</p> <p>10. Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/></p> <p>11. On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>12. Is It Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>13. Part of Estab. Hlst. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>14. District Potent'l? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>15. Name of Established District Troy Public Square Historic Dist.</p>	<p>16. Thematic Category C <i>Coll</i></p> <p>17. Date(s) or Period 1886</p> <p>18. Style or Design High Victorian Italianate</p> <p>19. Architect or Engineer</p> <p>20. Contractor or Builder</p> <p>21. Original Use, if apparent commercial</p> <p>22. Present Use commercial</p> <p>23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/></p> <p>24. Owner's Name & Address, if known George Speck 1485 Chelsea Rd Troy, OH</p> <p>25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>26. Local Contact Person or Organization Troy Historical Society</p> <p>27. Other Surveys in Which Included NATIONAL REGISTER</p>	<p>28. No. of Stories 3</p> <p>29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>30. Foundation Material Unknown</p> <p>31. Wall Construction brick & sheet metal</p> <p>32. Roof Type & Material Unknown</p> <p>33. No. of Bays Front 7 Side</p> <p>34. Wall Treatment Sheet Metal</p> <p>35. Plan Shape rectangular</p> <p>36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/></p> <p>37. Condition Interior _____ Exterior excellent</p> <p>38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>41. Distance from and Frontage on Road Street front 45' wide</p>
<p>42. Further Description of Important Features</p> <p>Store fronts butchered. Central bay and terminals set off by stylized pilasters. Windows are 1/1 D.H.S. with continuous segmental hood moulds. Third range slight circular windows, bracketed box cornice central peak</p> <p>Unusual pressed metal facade; excellent example of late 19th century commercial building in High Victorian Italianate style.</p> <p style="text-align: center;">OVER</p>		
<p>43. History and Significance</p> <p>An excellent high Victorian Italianate facade. Built in 1886 by W.H.H. Dye.</p>		
<p>44. Description of Environment and Outbuildings</p> <p>In downtown Troy Downtown commercial core area.</p>		
<p>45. Sources of Information</p>		<p>46. Prepared by L.S. Gannon, Jr.</p> <p>47. Organization Regional Office 5HA</p>

00057N

Miami

1886 Building

42.

Character-defining features: entire facade including central peaked element in cornice, circular windows, 1/1 windows, hoodmolds, pilasters.

Alterations: storefronts replaced c1960's with aluminum and glass design typical of time.

43.

- 1927 McKnight and Lippincott
- 33 McKnight, Clayton Wolfe (11 1/2)
- 38 McKnight and Lippincott's Men's Clothing
- 40 Lippincott's Men's Wear, Adele's Beauty Shoppe, Theodore McKnight-
Real estate agent, Oran Yount - real estate and insurance
- 46 Lippincott's Men's Wear, Adele's Beauty Shoppe, Glee McKnight (office)
Oran Yount (11 1/2)
- 50 Lippincott's Style Shoppe, Glenn McKnight - real estate



Front Elevation



Quint Creative Signs
Quint Creative Group LLC
101 E High St., Piqua, OH 45356
PO Box 1135 - Piqua, Oh 45356
Phone 937.615.9332
BrianQ@QuintCreative.com

- Review the Artwork & Layout.
- Review all Spelling and Layout Components for accuracy.
- Review all Specifications as listed.
- Quint Creative Signs will not be responsible for any errors in spelling and layout after approval or production.
- You will be responsible for errors and further changes due to errors and all costs to fix or remake project.

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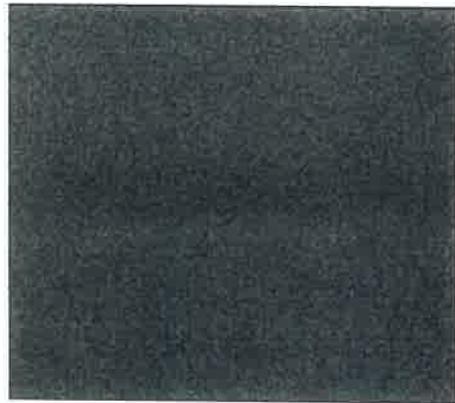
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Sign Specifications

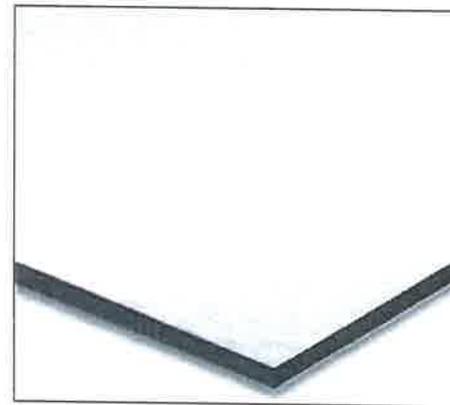


- Brushed Aluminum Faced Letters ON .75" PVC Spacers
- Vinyl Wraaped PVC Background
- Sign background will be made in 3 sections to span the distance
- Fasteners will be hidden behind letters into facade

Oracal Black 070
Opaque Gloss Vinyl



Brushed Aluminum
.125 MaxMetal



Quint Creative Signs
Quint Creative Group LLC
101 E High St., Piqua, OH 45356
PO Box 1135 - Piqua, Oh 45356
Phone 937.615.9332
BrianQ@QuintCreative.com

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Colors:
 White (see chart)
 Black
 Red



13.5"

24"

AREA
 2.25 Square Feet



Quint Creative Signs
 Quint Creative Group LLC
 101 E High St., Piqua, OH 45356
 PO Box 1135 - Piqua, Oh 45356
 Phone 937.615.9332
 BrianQ@QuintCreative.com
 Rob@QuintCreative.com

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- *Multiple Revisions/Changes Will Be Subject to Additional Setup Fees

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SW 6868
Real Red
 Interior / Exterior
 Location Number: 101-C6



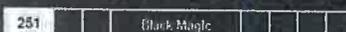
101 Real Red

COORDINATING COLORS SIMILAR COLORS DETAILS

R:191 G:45 B:50 Hex Value:#b62d32 LRV:13
 Color Collections: Teen Space




SW 6991
Black Magic
 Interior / Exterior
 Location Number: 251-C3



251 Black Magic

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Neutral Paint Colors](#)

R:60 G:49 B:50 Hex Value:#323132 LRV:3
 Color Collections: High Voltage, 2015 Unrestrained, Creative



EXPLORE IN COLORSNAP VISUALIZER



SW 7005
Pure White
 Interior / Exterior
 Location Number: 255-C1



255 Pure White

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All White & Pastel Paint Colors](#)

R:237 G:236 B:230 Hex Value:#adece6 LRV:84
 Color Collections: Trendsetter, Dreamer, Pottery Barn - Fall/Winter 2020, Timeless White, 2020 Play, Acute Care Cool Foundations, ABC's and 123's, Inbe Tweens, Teen Space, 2021 Sanctuary



EXPLORE IN COLORSNAP VISUALIZER



TO:	Troy Planning Commission
FROM:	Development Department
DATE:	October 9, 2020
SUBJECT:	Historic District Review: 126 S. Plum St.
OWNER:	Matthew Denius
APPLICANT:	Matthew Denius & Amanda Feltner

DISCUSSION:

The applicants, are requesting Planning Commission approval for the installation of concrete driveway for their property at 126 S. Plum Street. The modifications are include replacing the bricks and pavers of existing drive with a 11'x58' concrete driveway. 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 modification to the existing driveway which currently consists of a combination of bricks, pavers and hardened earth.

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 concrete driveway.

- The proposed driveway modification meets 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



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 Sept.1, 2020

Applicant Matthew Denius/Amanda Feltner Telephone No. 937-580-5915

Owner of Property Matthew Denius/Amanda Feltner Has the Owner been Notified? _____

Address of Project 126 S. Plum St.

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Dallas Hewitt/Coyote Concrete

Application for renovation to include the following:

- Alteration
- Construction
- Moving A Building
- Painting

- Repair
- Demolish - Principal Structure
- Demolish - Accessory Structure
- Other: concrete driveway

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

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) 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.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

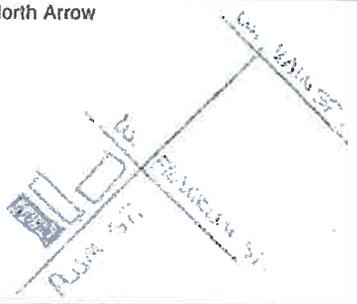
SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

Matthew Denius/Amanda Feltner

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				5. Historic or Other Name(s) Albert Thackara House	
Roll No. K		Picture No.(s) 31			
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 <input type="checkbox"/> High Style Vernacular <input type="checkbox"/> Elements		30. Foundation Material Rock faced conc. blk
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 Troy			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"/> (Explain in #42) 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.					
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.					
45. Sources of Information Field observation City of Troy Miami Co. property records					
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					



PHOTO

126 S Plum St – Streetscape





11' by 58' existing area, tear out brick and pavers and replace with concrete.



TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	October 8, 2020
SUBJECT:	Rezoning (3) Downtown Properties: 121 W. Franklin Street, 21 & 25 S. Plum Street
OWNER(S):	P&C Ventures, LLC; Stevens-McGrath, LLC; MVP 619 Lincoln Inc.
APPLICANT(S):	Patty Rose, Greg Taylor and Charles Stevens

BACKGROUND:

121 W. Franklin Street:

Patty Rose, has requested Planning Commission to consider the rezoning of 121 W. Franklin Street, parcel D08-001930 (4,221 square feet/0.0969 acres). The property is currently zoned B-3 Central Business District, and has been used as both an office and residence with over 3,500 square feet of finished living area. The applicant requests that the zoning of the parcel be rezoned to OR-1 Office-Residence District.

25 S. Plum Street:

Greg Taylor is the approved member acting on behalf of MVP 619 Lincoln Inc., the property owner of 25 S. Plum Street. They have also requested that their B-3 Central Business District zoned property, parcel D08-001937 (2,142 square feet/0.0492 acres), be rezoned to OR-1 Office-Residence District. The building with over 2,800 square feet was previously used as office and is currently being renovated for multi-family use.

21 S. Plum Street:

Charles Stevens is co-owner with Marvin McGrath of Stevens-McGrath, LLC, the property owner of 21 S. Plum Street. The owners also wish to rezone the property which is currently zoned B-3 Central Business District to OR-1 Office-Residence District. The parcel D08-001940 (3,660 square feet/0.084 acres) holds a two-family residence with just under 3,000 square feet of finished living area.

The surrounding zoning districts adjacent to the subject properties include B-3 Central Business District to the north and east, OR-1 Office-Residence to the west and south, and R-5 Single Family to the southwest.

DISCUSSION:

As the primary applicant, Patty Rose provided reasons for the proposed rezoning in **Exhibit A**. After using the property for both office and a residence for over five years, Patty has decided to list the property and has found that the market strongly supports single-family use. The OR-1 zoning district allows for residential use on all floors, whereas the B-3 zoning district restricts residential to upper floors only. The rezoning would allow the 121 W. Franklin Street property to be used entirely as single-family or mixed used.

City staff contacted both of the property owners at 21 and 25 S. Plum Street, as the properties are similar in that they are being used as residential in a zoning district that restricts that use to upper floors only. The two-family residence at 21 S. Plum Street is a

legal but nonconforming use under the current zoning district. The structure was designed and built as a home.

In March of this year, Greg Taylor did get approved a Downtown Riverfront Overlay on the 25 S. Plum Street property, which did allow the adaptive reuse of the office building to be converted into residential units. Changing the zoning district to OR-1, would make the underlying zoning district consistent with the primary use of the building which is residential on all floors.

The Zoning Code describes the current B-3 Central Business District as “intended to accommodate office concentrations and the great variety of retail stores and related activities which occupy the prime area within the central business district, and which serve the entire metropolitan area. High intensity and large bulk development characterize the central business district area.”

The Zoning Code describes the proposed OR-1 zoning district as “designed to accommodate a mixture of residential and office uses. Medium intensity residential and office uses are permitted with a lot area requirement of three thousand (3,000) square feet per dwelling unit. Residential and office uses may be mixed in the same building or structure. A variety of personal service uses which are compatible with other uses of the “OR-1” Office-Residence District are permitted. This district is mapped along major thoroughfares, near hospitals, and as a transitional area between commercial and residential 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 C & D)

The rezoning of the three properties will allow the properties to be used in a conforming manner for the uses that have continued to operate on these properties. The OR-1 zoning allows similar low intense uses that are compatible to adjacent and nearby commercial and residential areas.

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 and existing uses of the properties, and to that of 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 OR-1 zoning classification.

(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 the existing use of the properties and the surrounding area. The proposed rezoning further provides a transition area between the commercial uses and the residential neighboring properties.

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from B-3 Central Business District to OR-1 Office-Residence 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 use is consistent with permitted uses in the OR-1 district

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

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed _____
Accepted by _____
Filing Fee Pd. \$150.
Receipt # 760

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 121 W. Franklin St Troy OH 45373
(Street Address)
being lot number(s) D08-001930 from B-3 to OR-1
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

APPLICANT

Name P&C Ventures, LLC
Address 121 W. Franklin St
City Troy
State OH
Zip Code 45373
Phone No. 937-524-6443
Fax No. _____

Name Patricia Rose
Address 121 E Water St
City Troy
State OH
Zip Code 45373
Phone No. 937-524-6443
Fax No. _____

Email pattyisarose@gmail.com Email pattyisarose@gmail.com

The applicant is the president of P&C Ventures LLC 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.

Patricia A Rose
(Applicant Signature)

Subscribed and sworn to before me this 15th day of September, 2020

My Commission Expires 12/6/2021
(Month/Date/Year)

John Morrison
(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 Fifteen (15) Complete Sets in a reproducible format 11"x17"
- Map(s) One (1) County Tax Map(s)
- Filing Fee Check issued to City of Troy for ~~\$200.00~~ 150

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

Gregg Harris

To: Patty Rose
Subject: 121 W Franklin rezoning

From: Patty Rose <pattyisarose@gmail.com>
Sent: Friday, September 18, 2020 4:18 PM
To: Gregg Harris <gregg.harris@troyohio.gov>
Subject: Re: FW: 121 W Franklin rezoning

Exhibit A

Reasons for re-zoning:

The commercial property at 121 W Franklin St, Troy, OH 45373 has been functioning well as an office and residence for five years.

Two opposing corners are already residential zoning. Property behind with frontage on Plum is currently under construction as a multi unit housing.

Re-zoning reduces the level of retail but makes more sense for the neighborhood.

Re-zoning continues to allow for office space.

Today's desire to have homes in the heart of downtown is a huge motivation for re-zoning.

While selling the property it has become clear, with approximately 80% of buyers interest as single family home, that the property should have a residential home option.

Thank you for your consideration.

Patricia A Rose
President P&C Ventures

EXHIBIT B



2014OR-03244

TRANSFERRED
 In compliance with ORC 319.202
 MATTHEW W. GEARHARDT, Miami Co. Auditor
Marilyn Donohue
 MAR 26 2014

Total Fee:	\$	294.60
ORC 319.54	\$	147.30
ORC 322.02	\$	147.30
Exempt	<input type="checkbox"/>	

504

DESCRIPTION APPROVED
 MIAMI COUNTY ENGINEER
 BY DV DATE 3-26-2014

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2014OR-03244
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 03/26/2014 03:47:38PM

REFERENCES 0
 RECORDING FEE 28.00
 PAGES: 2

DOCUMENTS APPROVED
 MIAMI COUNTY RECORDER
 BY Toni Date 3/26/2014

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That Franklin St. Investors, an Ohio General Partnership, of Miami County, Ohio, for valuable consideration paid, grants with general warranty covenants to P&C VENTURES, LLC, an Ohio Limited Liability Company, whose tax mailing address is 220 W. Main St., Troy, OH 45373, the following described real property:

Situate in the City of Troy, County of Miami and State of Ohio, to-wit:

Being a part of I.L. 61 in the City of Troy, Miami County, Ohio, as shown by survey made by Daniel D. Turner, R.S., recorded in Vol. 11, Page 58, of the Miami County Engineer's Record of Lot Surveys, and being further described as follows: Beginning at the southwest corner of I.L. 61, said point being at the Northeast corner of the intersection of Franklin Street and Plum Street; thence Northwardly with the West line of I.L. 61 and with the east line of Plum Street, a distance of 67.00 feet to a cross cut in concrete; thence Eastwardly parallel to the south line of I.L. 61, a distance of 63.00 feet to an iron pin; thence Southwardly parallel to the West line of I.L. 61, a distance of 67.00 feet to a cross cut in concrete in the south line of I.L. 61, said point also being in the north line of Franklin Street; thence Westwardly with the south line of I.L. 61 and with the north line of Franklin Street, a distance of 63.00 feet to the place of beginning, containing a total of 4221 square feet, subject to any and all easements and restrictions of record.

Parcel Number. D08-001930

Subject to all easements, conditions, restrictions and limitations of record and all legal highways.

Saving and excepting real estate taxes and assessments becoming due and payable from and after the date hereof, which the Grantee assumes and agrees to pay as part of the consideration herein.

Prior Deed Reference: Vol. 707, Page 686 of the Miami County, Ohio Recorder.

OR 0500 PAGE 932

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

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed 9/10/12
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 25 S. Plum Street
(Street Address)

being lot number(s) D08-001937 from B-3 to OR-1
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

APPLICANT

Name MVP 619 Lincoln Inc.
Address 4810 Monroe-Concord Rd
City Troy
State Ohio
Zip Code 45373
Phone No. 937-572-9542
Fax No. -
Email greg@troyford.com

Name Greg Taylor
Address 4810 Monroe-Concord Rd
City Troy
State Ohio
Zip Code 45373
Phone No. 937-572-9542
Fax No. _____
Email _____

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.

Craig
(Applicant Signature)

Subscribed and sworn to before me this 18 day of September, 2020

My Commission Expires 5/7/2022
(Month/Date/Year)



GREGG HARRIS, Notary Public
In and for the State of Ohio
My Commission Expires May 7, 2022
Recorded in Miami County

Greg Harris
(Notary Public)

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

REQUIRED DOCUMENTS:

<input type="checkbox"/>	EXHIBIT A	Reasons for Zoning Reclassification
<input type="checkbox"/>	EXHIBIT B	Legal Description
<input type="checkbox"/>	EXHIBIT C	Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses
<input type="checkbox"/>	EXHIBIT D	Site Map with Zoning & Owners within 250 feet of parcel
<input type="checkbox"/>	EXHIBIT E	Property Owners List within 250 feet of parcel
<input type="checkbox"/>	Labels	Two (2) Sets of Mailing Labels of Property Owners
<input type="checkbox"/>	Copies	(1) Complete Sets in a reproducible format 11"x17"
<input type="checkbox"/>	Map(s)	One (1) County Tax Map(s)
<input type="checkbox"/>	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: _____

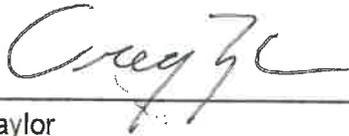
Effective Date: _____

Revised 10/25/11

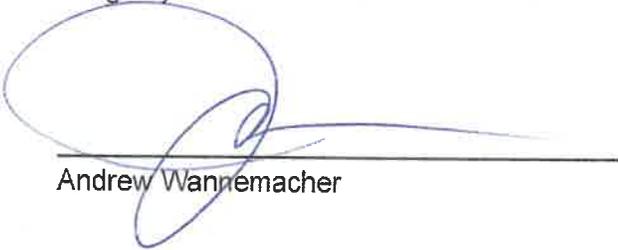
Resolution for MVP 619 Lincoln inc.

The Members of MVP 619 Lincoln Inc. do hereby approve the Application for Zoning Amendment to the City of Troy from B-3 to OR-1.

Pursuant to the Articles of Incorporation this resolution approves Greg Taylor to sign and submit the application.



Greg Taylor



Andrew Wannemacher



Will Wannemacher

EXHIBIT B

TRANSFERRED
in compliance with ORC 319.202
MATTHEW W. GEARHARDT
Miami County Auditor by AD

TM Date: 4/1/2020
Total Fee: \$230.00
ORC 319.54 \$115.00
ORC 322.02 \$115.00

Parcels (1) \$0.50

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY IG DATE 4/1/20

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2020OR-04130
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/01/2020 10:50:51 AM
REFERENCES 0
RECORDING FEE 34.00
PAGES: 2

GENERAL WARRANTY DEED

Ohio State Career Training Center Inc., an Ohio corporation, for valuable consideration paid, grants with general warranty covenants, to *MVP 619 Lincoln Inc., an Ohio corporation*, whose tax-mailing address is 619 Lincoln Ave., Troy, Ohio 43573, the following **REAL PROPERTY**:

Situated in the County of Miami, in the State of Ohio, and in the City of Troy and bounded and described as follows:

Being a part of Inlot 61 in the City of Troy, Miami County, Ohio as shown by survey made by Daniel D. Turner, Registered Surveyor, recorded in Volume 11, Page 58 of the Miami County Engineer's Record of Lot Surveys and being further described as follows:

Beginning at a cross cut in concrete in the West line of Inlot 61, said point being Northwardly a distance of 67.00 feet from the Southwest corner of Inlot 61, said point also being in the East line of Plum Street; thence Northwardly with the West line of Inlot 61 and with the East line of Plum Street, a distance of 34.30 feet to an iron pin; thence Eastwardly parallel to the South line of Inlot 61, a distance of 63.00 feet to an iron pin; thence Southwardly parallel to the West line of Inlot 61, a distance of 34.30 feet to an iron pin; thence Westwardly parallel to the South line of Inlot 61, a distance of 63.00 feet to the place of beginning, containing a total of 2161 square feet.

Parcel No.: D08-001937

Grantee herein assumes and agrees to pay all taxes and assessments due and payable in February, 2021 and thereafter.

Prior instrument reference: Volume 207, Page 290 of the Official Records of Miami County, Ohio.

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

Date Requested: _____
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 19-21-21 1/2 S. Plum St.

being lot number(s) 008-001940 from B-3 to OR-1
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

APPLICANT

Name STEVENS-MCGRATH LLC

Name CHARLES E. STEVENS

Address 5700 S. COUNTY Rd 25A

Address 5700 S. COUNTY Rd 25A

City Tipp City,

City Tipp City

State OHIO

State OHIO

Zip Code 45371

Zip Code 45371

Phone No. (937) 212-4110

Phone No. (937) 212-4110

Fax No. _____

Fax No. _____

Email _____

Email robinmcgrath523@gmail.com

The applicant is the CO-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.

Charles E. Stevens, Jr.
(Applicant Signature)

Subscribed and sworn to before me this 4th day of September, 2020



Commission Expires 2-16-2025
(Month/Date/Year)
DAVID J. BUSSE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
02-16-2025

[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 Sets in a reproducible format 11"x17"
- Map(s) One (1) 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

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.

Maura H. McChatt
(Applicant Signature)

Subscribed and sworn to before me this 4th day of September, 2020



My Commission Expires 2-16-2025
DAVID J. BUSSE (Month/Date/Year)
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
02-16-2025

David J. Busse
(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
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Additional Documentation (List):

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_____ 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

EXHIBIT B



MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2013OR-12693
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/16/2013 03:54:45PM

50¢

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

Beaver
AUG 14 2013

Total Fee:	\$	133.00
ORC 319.54	\$	66.50
ORC 322.02	\$	66.50
Exempt	<input type="checkbox"/>	

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY *DGS* DATE 8-13-13

REFERENCES 0
RECORDING FEE 28.00
PAGES: 2

DL BX

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT GAIL W. TURNER, TRUSTEE, of Miami County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to **STEVENS-McGRATH, LLC, an Ohio limited liability company**, whose tax-mailing address is 5700 South County Road 25-A, Tipp City, Ohio 45371, the following real property:

Situate in the City of Troy, County of Miami, in the State of Ohio and being a part of Inlot 61 in the City of Troy, Miami County, Ohio, as shown by survey recorded in Volume 11, Page 58 of the Miami County Engineer's record of lot surveys, and being further described as follows:

Beginning at an iron pin in the West line of Inlot 61, said iron pin being a distance of 101.30 feet from the Southwest corner of Inlot 61;

Thence Eastwardly parallel to the South line of Inlot 61, a distance of 63.00 feet to an iron pin;

Thence Northwardly parallel to the West line of Inlot 61, a distance of 60.00 feet to an iron pin in the South line of a 10 foot alley;

Thence Westwardly with the South line of said alley and parallel to the South line of Inlot 61, a distance of 63.00 feet to an iron pin in the West line of Inlot 61;

Thence Southwardly with the West line of Inlot 61, a distance of 60.00 feet to the place of beginning.

This deed is executed, acknowledged and delivered by the Grantors and accepted by the Grantees subject to all easements, restrictions and covenants of record, applicable building, zoning and use regulations, and Grantees assume and agree to pay the January, 2014 installment of taxes and assessments and thereafter.

Parcel No. D08-001940

Prior Instrument Reference: Deed Volume 658, Page 410, Miami County Deed Records

Executed this 13th day of August, 2013.

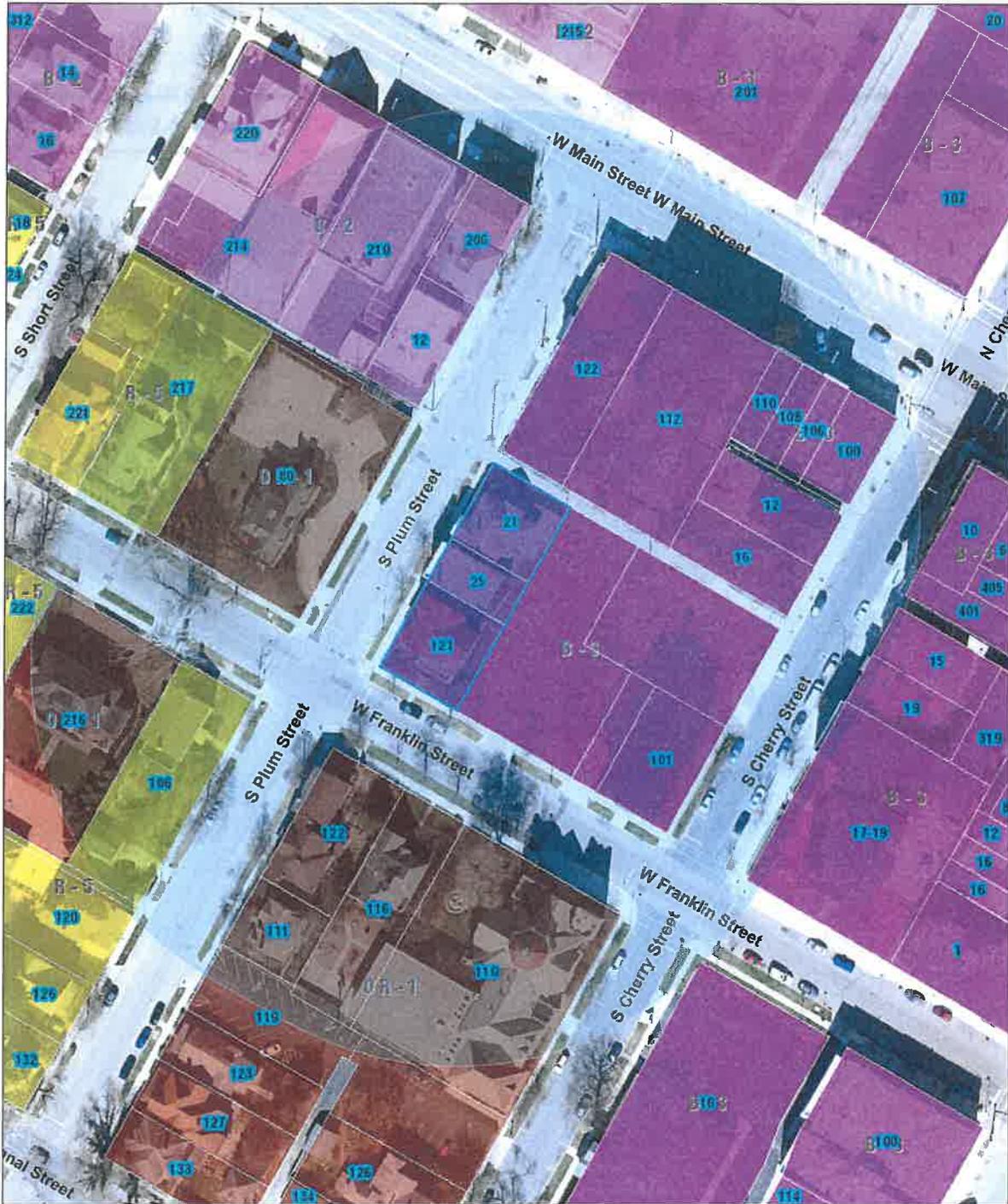
Gail W. Turner

GAIL W. TURNER, TRUSTEE

OR VOL 0454 PAGE 699

15

Exhibit C & D



10/7/2020, 10:15:57 AM

TroyStreets

Parcels

New Parcels

Zones

County Zoning (Outside Troy)

Agriculture: 20 Acre Min.

Agriculture-Residential: 5 Acre Min.

R-1 Single Family Residential: 40,000 SqFt

R-2 Single Family Residential: 20,000 SqFt

R-3 Single Family Residential: 15,000 SqFt

R-3B Single Family Residential: 12,000 SqFt

R-4 Single Family Residential: 9,000 SqFt

R-5 Single Family Residential: 6,000 SqFt

R-6 Two Family Residential: 3,000 SqFt/2DU

R-7 Multiple Family Residential: 3,000 SqFt/2DU

OR-1 Office-Residential: 3,000 SqFt/2DU

OC-1 Office-Commercial District

B-1 Local Retail District

B-2 General Business District

B-3 Central Business District

B-4 Highway Service Business District

M-1 Planned Industrial District

M-2 Light Industrial District

M-3 General Industrial District

PUD Planned Unit Development

WO Wellhead Operation District

City Administered County Zoning

1:1,128

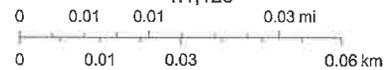


Exhibit C



10/7/2020, 11:02:16 AM

1:250
0 10 20 40 ft

CURRENT USE PROPOSED USE 14 m

①	121 W. FRANKLN ST.	OFFICE	RESIDENTIAL/OFFICE
②	25 S. PLUM ST.	MULTI-FAMILY	MULTI-FAMILY
③	21 S. PLUM ST.	TWO-FAMILY	TWO-FAMILY

OR-1 Office-Residential District uses not permitted in the B-3 Central Business District

- Adult Family Home.
- Adult Group Home.
- Bed and Breakfast.
- Day-care centers.
- Family Home.
- Foster Family Home.
- Group Home.
- Halfway House.
- Intermediate Care Home.
- Multiple-family dwelling.
- Single family dwellings.
- Social Care Home.
- Two-family dwellings.

B-3 Central Business District uses not permitted in the OR-1 Office-Residential District

- Apparel stores – retail sales.
- Art and school supplies – retail sales.
- Auction sales.
- Automobile accessories – retail sales, including incidental installation.
- Bakeries – retail sales.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books – retail sales.
- Business, civic, fraternal association and labor meeting rooms.
- Cabinet shops.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Cigars, cigarettes, tobacco – retail sales.
- Dancing schools.
- Department stores.
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place - #1.
- Eating place - #2.
- Electrical appliance repair.
- Food stores – retail sales.
- Grocery, meat and fish – retail sales.
- Gymnasiums.
- Hardware – retail sales.
- Hobby shops – retail sales.
- Hotels and motels.
- Jewelry – retail sales.
- Leather goods and luggage – retail sales.
- Locksmiths.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet sales and supplies – retail sales.
- Private clubs.
- Radio and television – sales, service and repair.
- Railroad stations – passenger.
- Repair part – retail sales.
- Rescue missions.
- Retail and service uses.
- Sales offices and service centers.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Watch, clock and jewelry repair.