November 1, 2019

MEMORANDUM FOR THE VILLAGE REVIEW BOARD
SUBJECT: VILLAGE REVIEW BOARD PUBLIC HEARING SCHEDULED ON NOVEMBER 7, 2019

This is to confirm that the Village Review Board will conduct a public hearing on Thursday November 7th, 2019 at 6 PM in the City Council Chambers, 15 E. Franklin St., 2nd floor, Bellbrook. Please find the following enclosed: an agenda, the September 12th meeting minutes, and staff reports for all of the night’s cases. Please be advised, we may have 1-2 additional cases depending if the applicant provides a completed application.

Please let me know if you have any questions regarding the enclosed material.

Jeffrey N. Green
Secretary, Village Review Board
BELLBROOK VILLAGE REVIEW BOARD
PUBLIC HEARING
NOVEMBER 7, 2019
AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF PRIOR MINUTES OF SEPTEMBER 12, 2019
4. OLD BUSINESS: NONE
5. NEW BUSINESS:
   - VRB CASE # 19-5: ARCHITECTURAL IMPROVEMENTS AND SIGNAGE (38 N MAIN ST)
   - VRB CASE # 19-6: WALL SIGN (22 E FRANKLIN ST)
   - VRB CASE # 19-7: GROUND SIGN (64 W FRANKLIN ST)
   - VRB CASE # 19-8: WALL SIGN (64 W FRANKLIN ST)
   - VRB CASE # 19-9: GROUND SIGN (60 W FRANKLIN ST)
   - VRB CASE # 19-10: GROUND SIGN (26 N WEST ST)
   - VRB CASE # 19-11: GROUND SIGN (60 W FRANKLIN ST)
   - SPEAKER – TONY CALI CHAIR OF BELLBROOK BY DESIGN
6. OPEN DISCUSSION
7. ADJOURNMENT
PRESENT: Dana Duckro
Jacquelin Greenwood
Karen McGill
Jeff Owens, Chair

ABSENT: Jennifer Bowersock

Also present was Jeff Green Planning and Zoning Administrative Assistant.

CALL TO ORDER: Chairman Owens called the meeting to order at 6:00 pm.

ROLL CALL: Mrs. Duckro, yes; Mrs. Greenwood, yes; Mrs. McGill, yes; Chairman Owens, yes.

FORMAL APPROVAL OF MINUTES:

After polling members of Board, as there were no corrections or additions to the regular meeting minutes of June 4, 2019, Mr. Owens declared the minutes approved as written.

OLD BUSINESS - none

NEW BUSINESS:

- VRB Case #19-3: 41 W Franklin St (New Use Tattoo and Microblading)

The applicant, Amanda Hayden is requesting approval to open a tattoo and microblading shop at 41 W Franklin St. Zoning Administrative Assistant Jeff Green reported that according to the Bellbrook Zoning Code: uses that are similar, but no principally permitted, require the VRB to make a recommendation before being sent to the Bellbrook Planning Board who holds the final decision on the matter.

The board members discussed the request and asked for clarification on what “microblading” is. Mr. Green noted that microblading is a tattooing of the eyebrows. The board discussed the general business schedule such as days/hours of operation, if a demand was present in Bellbrook, and if the appropriate departments such as the health.

Mr. Green advised the if the request is approved, the occupant will need to get a certificate of occupancy from the county as well as all other permits required via state rules.

Mrs. Greenwood made a motion to approve VRB Case 19-3 (new use Tattoo and Microblading). Mrs. Duckro seconded the motion. The Clerk called the roll. Mrs. McGill, yes; Mrs. Duckro, yes; Mrs. Greenwood, yes; Chairman Owens, yes. The motion passed 4-0.
• **VRB Case #19-4: 46 E Franklin St (Temporary Sign)**

The applicant, Chris Judge, is requesting approval to for a temporary sign to be placed at 46 E Franklin St. Zoning Administrative Assistant Jeff Green reported that this sign has been previously approved in the past and is placed up nearly every quarter (as code permits) and discussed the request.

The board members discussed the request and asked for clarification on what does “quarterly” permits mean.

Mr. Green advised the code identifies temporary signs being possible in quarters. As quarters usually coincide with the seasons, it is easier to reference them as everyone knows what the seasons are. Essentially a temporary sign can be placed 30 days per season.

Mrs. McGill made a motion to approve **VRB Case 19-3 (new use Tattoo and Microblading)**. Mrs. Greenwood seconded the motion. The Clerk called the roll. Mrs. McGill, yes; Mrs. Duckro, yes; Mrs. Greenwood, yes; Chairman Owens, yes. The motion passed 4-0.

• **Sidewalks Downtown**

Mr. Green announced that the city is reviewing a new sidewalk ordinance that specifically lays out what is and is not a violation along with what constitutes when a sidewalk would need to be placed on a lot. Mrs. Greenwood asked if sidewalks would need to be placed to those residential areas in the Old Village that were originally platter out in the 1900s. Mr. Green noted that that situation is more unique and we would have to have further approval from council and Planning Board. Mr. Green clarified that the sidewalk ordinance is about classifying whether existing sidewalks are “in need of repair” and giving the city more capability to have people put in sidewalk where one was approved but never built.

• **VRB review of a proposed use**

Mr. Green noted that the city is reviewing a change to the ordinance and wanted the VRB’s opinion as to the proposal. Mr. Green stated that the city is looking into whether or not the VRB should review a use when Planning Board would have final approval. Mr. Green further explained that he did not think that a review of use is a good fit for the VRB who is principally looks at design and architectural features over use. The board discussed the proposal in terms of what the board is and is not able to do with the existing regulations. The board noted that the request seemed reasonable.

• **VRB review of a proposed use**

Mr. Green stated that this is another look at whether or not the VRB should review temporary signs. Mr. Green asked what the VRB’s feelings were on see these items. The board discussed the request and noted that they would like to continue to see temporary sign requests however they noted that if a temporary sign was ever previously approved they do not think they would need to see it.
Upcoming Cases
Mr. Green instructed the board of potential upcoming cases and wanted the board’s availability for the next few weeks to potentially have another meeting with regarding 2-4 potential sign applications that are expected to be received.

At 6:39 PM Mrs. Duckro left the chambers due to personal business

Properties around town update
Mr. Green gave the VRB an update in regards to the property maintenance case regarding 7 W Franklin Street and where the case currently stands. Mr. Owens asked if there was an update regarding the old Dyer building on N Main. Mr. Green noted that nothing is happening as of present but he would expect the new owners to upgrade the building architecturally. Mr. Green further stated that he has let the new owners know that any changes would require VRB approval.

OPEN DISCUSSION
Mr. Green gave the VRB an update in regards to the property maintenance case regarding 7 W Franklin Street and where the case currently stands. Mr. Owens asked if there was an update regarding the old Dyer building on N Main. Mr. Green noted that nothing is happening as of present but he would expect the new owners to upgrade the building architecturally. Mr. Green further stated that he has let the new owners know that any changes would require VRB approval.

Mr. Owens questioned about an update for 100 E Franklin Street as it recently sold. MR. Green stated he spoke to the owner who advised that they are doing an assessment of the building to determine what was possible with the property.

The board asked if there was any news regarding a mural for the Old Fire house. Mr. Green stated, no plans/designs have been submitted.

David Buccalo, 126 Lower Hillside, got up to speak. Mr. Buccalo advised that he was a mayor of Bellbrook and wrote the Old Village Review ordinance and believes that the VRB is the most important board in the City of Bellbrook. Mr. Buccalo stated he believed the VRB might be feeling marginalized and loved the Old Village.

Mr. Buccalo brought with him a photo of the temporary “kindness symbol” that was placed on the Old Fire Station. He stated that it upset him as the VRB did not review the symbol before it was placed on the structure and he thought the artwork looked bad. He advised that the city has been placing signs all over and believed that the city shouldn’t be able to put signage in the right-of-way if a regular person can’t.
Mr. Buccalo listed different properties and how they were invested in the Old Village. He advised that the purpose of the VRB should be to Preserve, Protect, and Promote. Mr. Buccalo reminisced about he used run meetings when was mayor.

Mr. Buccalo offered his help to the VRB or would stay away if that is what the VRB would want. He further explained that they should not rubberstamp whatever the city would bring to them. Mr. Buccalo further spoke on the architectural characteristics of downtown.

Mr. Buccalo noted that buildings should not be torn down as once they are gone, they cannot be brought back, no matter the situation. Mr. Buccalo ended with reiterating that the VRB was an extremely important board and that they should preserve and protect whenever they get the chance.

**ADJOURN**

Being no further business to come before this regular session of the Chairman declared the meeting adjourned at 7:15 pm.

______________________________

Jeff Owens, Chairman

______________________________

Pamela Timmons, Clerk of Council
To: Village Review Board  
From: Jeff Green, Planning and Zoning Assistant  
Date: November 1, 2019  
Subject: VRB Staff Report

### Summary of the Request
The request is to perform renovations to the exterior structure of the property including the addition of signage at the property located at 38 N Main St, Bellbrook OH, 45305.

### Applicant Information
Applicant: Michael Bettencourt  
Address: 38 N Main St, Bellbrook OH, 45305

Applicant: Michael Bettencourt  
Address: 38 N Main St, Bellbrook OH, 45305

### Additional Actions or Next Steps to be taken by the City
If VRB approves of the request, staff will approve the sign permit. No further approvals are needed for architectural elevations.

### Request in relation to the Zoning Code
The request is to perform renovations to the exterior structure of the property including the addition of signage. Interior renovations will also be taking place which will require Greene County Building Department Review. The building will be used for an event space, office, and retail. Please see the attached graphics for a rendering of the building and signs.

### Architectural Elevations
Per the application submitted, the materials

- **Materials** – Per the application submitted, materials to be used are: wood, hardy plank, and Boral.

- **General** - One of the principle changes occurring to all sides of the building is the change from horizontal siding to vertical siding. This change will only affect the first story of the building. A
new roof will also be placed on the structure.

*Front* – The window on the upper floor will be enlarged to further match the windows on the bottom floor. Horizontal siding on the first floor will be replaced with vertical siding. A new projecting wall sign will be installed.

*Side (Facing Salt barn)* – A wall sign will be placed on the structure. Horizontal siding to be replaced with vertical siding.

*Rear* – The existing horizontal siding of the first story will be replaced with vertical siding. The existing garage door will be removed with barn doors and an overhang added with an additional sign on top.

*Side (patio)* – The side will have a garage door style “glass entryway” and be expanded to a patio area for outside enjoyment. The existing horizontal siding of the first story will be replaced with vertical siding.

All proposed materials and styles appear to meet the standards outlined in Article 14.11 of the Old Village standards.

**Signage**

Applicant is asking for a total of 3 signs:

*Front* - A 10 sq. ft. projecting wall sign

*Side (facing Salt Barn)* – 24 sq. ft. wall sign painted onto the wall.

*Rear* - 12.8 sq. ft. sign placed on the canopy over the barn doors.

All proposed sign locations and size requirements meet the standards outlined in article 18.20B.

**Current Photos of the Property**
Recommendation

Staff recommends approval
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

This application should be used for demolitions (Section 4.1 of the Guidelines, structural modifications (Section 4.2), construction of a new main building (Section 4.3), and erection of a sign (Section 4.4). A separate application must be completed for each property involved in the proposed change. Each blank must be filled; if a question does not apply, write "N/A" in the blank. If the provided space is insufficient for an answer, attach additional pages identifying the address of the property affected and the question number to which the answer relates. Attach any required plans or drawings. PRINT LEGIBLY OR TYPE. THE APPLICATION MUST BE SIGNED BY THE OWNER AND THE APPLICANT.

GENERAL INFORMATION

ADDRESS OF PROPERTY AFFECTED:

1. OWNER: Michael Bettencourt
   ADDRESS: 38 N. Main St
   CITY: Bellbrook, OH 45305
   PHONE: 937-776-4499
   ST: OH ZIP: 45305

2. APPLICANT: Michael Bettencourt
   ADDRESS: 3912 Fernwood Ct
   CITY: Dayton, OH 45440
   PHONE: 937-776-4499
   ST: OH ZIP: 45440

3. ARCH FIRM:
   CONTACT PERSON: M/H Construction
   ADDRESS: 570 S. Diamond Ml
   CITY: New Lebanon
   PHONE: 937-657-3055
   ST: OH ZIP: 45345

4. CONTRACTOR: Jeff Miller
   CONTACT PERSON: M/H Construction
   ADDRESS: 570 S. Diamond Ml
   CITY: New Lebanon
   PHONE: 937-657-3055
   ST: OH ZIP: 45345

5. REASON FOR APPLICATION:

DEMOLITION FULL PART

REASON WHY DEMOLITION IS DESIRED:

PROPOSED USE FOLLOWING DEMOLITION:

FORM VRB 1-1
STRUCTURAL MODIFICATION

NATURE OF MODIFICATION

Interior renovation
Exterior renovation including barn doors and barn siding and new roof. We plan to use the building to host events. Please see attached drawings for details.

EXTENUATING CIRCUMSTANCES (IF ANY)

Material used will include wood, Hardy plank and Boral. We are going to insulate the outside and put siding over so we can preserve the interior barn material and wood.

SIGN (ADDITION, REDESIGN OR LIGHTING)

CONSTRUCTION OF A NEW MAIN BUILDING

6. TYPE OF BUILDING (CHECK ONE)
   _______ RESIDENTIAL
   _______ INDUSTRIAL
   _______ COMMERCIAL
   _______ INSTITUTIONAL
   ___ OTHER

7. PRESENT TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE # 12, SEC. 12.02 (1)(l) - CENTRAL BUSINESS DISTRICT

8. PROPOSED TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE # 12, SEC. 12.02 (1)(l) - CENTRAL BUSINESS DISTRICT

9. PRESENT ZONING DISTRICT (CHECK ONE):
   _______ R-1AA
   _______ R-1A
   _______ R-1B
   _______ R-2
   _______ R-3
   _______ O-1
   _______ B-1
   _______ B-2
   _______ B-3
   _______ B-4
   _______ A-1

10. BESIDES THE OLD VILLAGE DISTRICT PLAN OVERLAY, OTHER OVERLAY ZONES WHICH APPLY TO THE AFFECTED PROEPRTY ARE (CHECK ALL THAT APPLY):
   _______ WP OR WO
   _______ FLOODPLAIN
   _______ NONE

11. AGE OF BUILDING
   1900

FORM VRB 1-2
12. PRIMARY TYPE OF CONSTRUCTION (CHECK ONE):

- WOOD FRAME
- BRICK BEARING WALL
- STRUCTURAL STEEL
- MASONRY/STONE BEARING WALL
- REINFORCED CONCRETE
- OTHER

13. BUILDING SIZE (APPROXIMATE): ______ WIDTH ______ DEPTH

A. NUMBER OF STORIES ______

B. HEIGHT (GRADE TO ROOF CREST) ______

C. WINDOW OR DOOR CHANGES
   (1) ORIGINAL SIZE OF WINDOW
   (2) PROPOSED SIZE OF WINDOW
   (3) ORIGINAL SIZE OF DOOR
   (4) PROPOSED SIZE OF DOOR

14. LOT SIZE: ______ WIDTH ______ DEPTH

   AREA OF LOT: ______

ATTACH A WRITTEN DESCRIPTION OF DETAILS OF PROPOSED WORK ALONG WITH THE FOLLOWING:

CONSTRUCTION PLANS, SITE PLAN(S) OR DRAWING(S) SHOWING THE STRUCTURE, THE LOT LINES, THE PROPOSED PROJECT AREA, INCLUDING SETBACKS FOR THE ZONING DISTRICT.

FOR NEW SIGNS, SIGN RE-DESIGNS OR CHANGES IN SIGN LIGHTING, SUBMIT A DIAGRAM OR SCHEMATIC OF THE PROPOSED SIGN INCLUDING DIMENSIONS AND THE PROPOSED PLACEMENT ON STRUCTURE OR LOT.

FOR STRUCTURAL MODIFICATIONS WHICH REPLACE EXISTING DOORS, WINDOWS, OR SIMILAR FEATURES WITH NO SIZE CHANGES OR STYLE CHANGES ON STRUCTURES CONSTRUCTED PRIOR TO 1945, SUBMIT CUT SHEETS OR DRAWING OF PROPOSED REPLACEMENT ITEMS.

FOR STRUCTURAL MODIFICATIONS WHICH CHANGE OR ADD ARCHITECTURAL FEATURES ON A STRUCTURE CONSTRUCTED PRIOR TO 1945, PLEASE PROVIDE A DETAILED DRAWING SHOWING THE ARCHITECTURAL FEATURES AFFECTED OR ADDED AND THE PLACEMENT OF SUCH ARCHITECTURAL FEATURES ON THE STRUCTURE.

FOR ARCHITECTURAL FEATURES PROPOSED TO BE REMOVED, PROVIDE A WRITTEN JUSTIFICATION WHY SUCH ARCHITECTURAL FEATURES SHOULD BE REMOVED, INCLUDING A DRAWING OF BOTH THE EXISTING AND PROPOSED AREA(S) OF WORK.
THE OWNER AND THE APPLICANT DO HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS CONTAINED HEREIN AND IN THE ACCOMPANYING MATERIALS ARE, TO THE BEST OF THEIR KNOWLEDGE, TRUE AND CORRECT AND ACCEPT RESPONSIBILITY FOR THE SAME.

OWNER: _______________________________ DATE: 10/14/19

PRINTED NAME: _______________________________

APPLICANT: _______________________________ DATE: 10/14/19

PRINTED NAME: _______________________________

BASED UPON THE STATEMENTS FOUND IN THE ABOVE APPLICATION, THE PROPOSED APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS IS FOUND TO COMPLY WITH THE CITY OF BELLBROOK ZONING ORDINANCES AND THE PERMIT IS HEREBY GRANTED BY APPROVAL OF THE VILLAGE REVIEW BOARD ON

CITY OF BELLBROOK ZONING INSPECTOR _______________________________ DATE: ________________
To: Village Review Board
From: Jeff Green, Planning and Zoning Assistant
Date: November 1, 2019
Subject: VRB Staff Report

Summary of the Request

The request is to install new signage on the property located at 22 E Franklin Street, Bellbrook OH, 45305.

Applicant Information

Applicant: Justin Spargo
Address: 22 E Franklin St, Bellbrook OH, 45305

Property Owner: Thomas & Grushon insurance Agency
Address: 22 E Franklin, Bellbrook OH, 45305

Additional Actions or Next Steps to be taken by the City

If VRB approves of the request, staff will forward the request to the BZA.

Request in relation to the Zoning Code

The request is to place a 44 sq. ft. flat sign on the window of the front elevation of the building. It should be noted that the sign has already been installed.

Per section of 18.20B(4)(a)(2), no flat sign shall exceed 40 sq. ft. in size. As the proposed sign is 4 sq. ft. over the permitted maximum sign size, a variance will be required. The VRB is therefor asked to render a decision regarding the design and size of the sign. The VRB decision will be sent to the Board of Zoning Appeals to determine if a variance should be granted for the sign's size.

The applicant has also requested that a 4.6 sq. ft. sign on the door for hours of operation. The proposed sign will not require a permit per section 18.20A(7)(c). No approval is needed for VRB approval for small door signs.

Current Photo of the Property
Existing Sign

Proposed Change

Window Sign 99" x 64"
**Recommendation**

Staff recommends approval as there does not appear to be too much space for an alternative placement of the flat sign.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

This application should be used for demolitions (Section 4.1 of the Guidelines, structural modifications (Section 4.2), construction of a new main building (Section 4.3), and erection of a sign (Section 4.4). A separate application must be completed for each property involved in the proposed change. Each blank must be filled; if a question does not apply, write "N/A" in the blank. If the provided space is insufficient for an answer, attach additional pages identifying the address of the property affected and the question number to which the answer relates. Attach any required plans or drawings. PRINT LEGIBLY OR TYPE. THE APPLICATION MUST BE SIGNED BY THE OWNER AND THE APPLICANT.

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ADDRESS OF PROPERTY AFFECTED:

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<td><strong>ADDRESS:</strong></td>
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<tr>
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<td>153 Viewpoint Dr</td>
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5. REASON FOR APPLICATION:

- [ ] DEMOLITION
- [ ] FULL
- [ ] PART

REASON WHY DEMOLITION IS DESIRED:

- [ ]
- [ ]
- [ ]
- [ ]
- [ ]
- [ ]

PROPOSED USE FOLLOWING DEMOLITION:

- [ ]
- [ ]

FORM VRB 1-1
STRUCTURAL MODIFICATION

NATURE OF MODIFICATION

EXTENUATING CIRCUMSTANCES (IF ANY)

SIGN (ADDITION, REDESIGN OR LIGHTING)

CONSTRUCTION OF A NEW MAIN BUILDING

6. TYPE OF BUILDING (CHECK ONE)  
   □ Residential  □ Industrial
   □ Commercial  □ Institutional
   □ Other

7. PRESENT TYPE OF USE (PER ZONING ORDINANCE LISTING)

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FORM VRB 1-2
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[ ] STRUCTURAL STEEL [ ] MASONRY/STONE BEARING WALL

[ ] REINFORCED CONCRETE [ ] OTHER __________________________

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[ ] WIDTH [ ] DEPTH

A. NUMBER OF STORIES __________________________

B. HEIGHT (GRADE TO ROOF CREST) __________________________

C. WINDOW OR DOOR CHANGES

(1) ORIGINAL SIZE OF WINDOW __________________________

(2) PROPOSED SIZE OF WINDOW __________________________

(3) ORIGINAL SIZE OF DOOR __________________________

(4) PROPOSED SIZE OF DOOR __________________________

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[ ] WIDTH __________________________[ ] DEPTH __________________________

AREA OF LOT: __________________________

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OWNER: [Signature] DATE: 10/21/19

PRINTED NAME: Jim Grushon

APPLICANT: [Signature] DATE: 10/21/19

PRINTED NAME: Dustin Spargo

BASED UPON THE STATEMENTS FOUND IN THE ABOVE APPLICATION, THE PROPOSED APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS IS FOUND TO COMPLY WITH THE CITY OF BELLBROOK ZONING ORDINANCES AND THE PERMIT IS HEREBY GRANTED BY APPROVAL OF THE VILLAGE REVIEW BOARD ON

CITY OF BELLBROOK ZONING INSPECTOR DATE:
CITY OF BELLBROOK  
ZONING PERMIT - SIGNS  
15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305  
(937) 848-4666  WWW.CITYOFBELLBROOK.ORG

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<td>Thomas Grushon</td>
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<td>Justin Sprague</td>
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<td>Thomas Grushon Insurance Agency</td>
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<td>BUSINESS Mailing Address</td>
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<td>SIGN REQUEST</td>
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<td>SIGN TYPE</td>
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<td>SIGN DIMENSIONS</td>
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<td>SIGN LOCATION</td>
<td>Front Yard □ Side Yard □ Rear Yard □ Sign Height Feet (from ground to top of sign)</td>
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</tbody>
</table>

PLEASE PROVIDE AN ILLUSTRATION WHICH INCLUDES A COLOR RENDERING OF THE SIGN AND THE LOCATION OF THE SIGN ON THE BUILDING AND/OR PROPERTY.

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR ANY ADMINISTRATIVE REVIEW, CONDITIONAL USE PERMIT, VARIANCE, OR EXCEPTION FROM ANY OTHER CITY REGULATIONS WHICH ARE NOT SPECIFICALLY THE SUBJECT OF THIS APPLICATION. I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERMIT. I UNDERSTAND FURTHER THAT I REMAIN RESPONSIBLE FOR SATISFYING REQUIREMENTS OF ANY PRIVATE RESTRICTIONS OR COVENANTS APPURTENANT TO THE PROPERTY.

I CERTIFY THAT I AM THE APPLICANT AND THAT THE INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT THE CITY IS NOT RESPONSIBLE FOR INACCURACIES IN INFORMATION PRESENTED, AND THAT INACCURACIES MAY RESULT IN THE REVOCATION OF THIS ZONING CERTIFICATE AS DETERMINED BY THE CITY. I FURTHER CERTIFY THAT I AM THE OWNER OR PURCHASER (OR OPTION HOLDER) OF THE PROPERTY INVOLVED IN THIS APPLICATION, OR THE LESSEE OR AGENT FULLY AUTHORIZED BY THE OWNER TO MAKE THIS SUBMISSION.

I CERTIFY THAT STATEMENTS MADE TO ME ABOUT THE TIME IT TAKES TO REVIEW AND PROCESS THIS APPLICATION ARE GENERAL. I AM AWARE THAT THE CITY HAS ATTEMPTED TO REQUEST EVERYTHING NECESSARY FOR AN ACCURATE AND COMPLETE REVIEW OF MY PROPOSAL; HOWEVER, AFTER MY APPLICATION HAS BEEN SUBMITTED AND REVIEWED BY CITY STAFF, I UNDERSTAND IT MAY BE NECESSARY FOR THE CITY TO REQUEST ADDITIONAL INFORMATION AND CLARIFICATION.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

| APPLICANT SIGNATURE    | Date 9/13/19 |

<table>
<thead>
<tr>
<th>OFFICE USE ONLY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PERMIT FEE</td>
<td>$</td>
</tr>
<tr>
<td>PAYMENT TYPE</td>
<td>CASH □ CHECK □ #</td>
</tr>
<tr>
<td>REVIEW AUTHORITY</td>
<td>ADMINISTRATIVE □ BZA □ VRB □</td>
</tr>
<tr>
<td>APPROVED □ DENIED □</td>
<td></td>
</tr>
<tr>
<td>APPROVED-CONDITIONS □</td>
<td>STAFF SIGNATURE</td>
</tr>
<tr>
<td>Date □/□/□</td>
<td></td>
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</tbody>
</table>
To: Village Review Board
From: Jeff Green, Planning and Zoning Assistant
Date: November 4, 2019
Subject: VRB Staff Report

<table>
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<tr>
<th>Summary of the Request</th>
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<tbody>
<tr>
<td>The request is to install new signage on the property located at 64 W Franklin Street, Bellbrook OH, 45305.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant: Matthew Bennet</td>
</tr>
<tr>
<td>Address: 242 N Detroit St, Xenia OH, 45385</td>
</tr>
</tbody>
</table>

| Property Owner: Brian Koch |
| Address: 92 W Franklin St, Bellbrook OH, 45305 |

<table>
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<tr>
<th>Additional Actions or Next Steps to be taken by the City</th>
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<td>If VRB approves of the request, staff will approve the sign permit.</td>
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<th>Request in relation to the Zoning Code</th>
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<tbody>
<tr>
<td>The request is to place a 34 sq. ft. (17 sq. ft. per side) ground sign along W Franklin Street. The sign will be placed where the existing sign poles were left in the front yard. Per the application submitted, the sign will be a total of 6' in height and will be made of an Aluminum Composite Material with polyethylene core vinyl lettering.</td>
</tr>
</tbody>
</table>

| Per section of 18.20B(4)(a)(3), no free standing sign shall exceed 36 sq. ft. in size for total exposed spaces. As such, the proposed sign meets the minimum size requirements for the site and would not require a variance. Per the applicant, the existing sign (at the time) was taken down less than a year ago when the previous tenant moved out. |

| It should be noted that there currently is a wayfinding ground sign for the Bellbrook Plaza currently on site. While typically speaking, 2 ground signs would not be permitted on the same site this building expands significantly to the rear of the building and is considered a “Multi-Occupant Building” which allows for more signage than a single occupant building. The VRB granted the location and size for the previous sign (where the proposed sign is to be placed) in |
2012. The previously approved sign measured 34 sq. ft. As such, this will be a similar approval to the one done in 2012.

Current Photo of the Property

Proposed Location and Design
Recommendation

Staff recommends that the proposed sign be approved as submitted.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

This application should be used for demolitions (Section 4.1 of the Guidelines, structural modifications (Section 4.2), construction of a new main building (Section 4.3), and erection of a sign (Section 4.4). A separate application must be completed for each property involved in the proposed change. Each blank must be filled; if a question does not apply, write "N/A" in the blank. If the provided space is insufficient for an answer, attach additional pages identifying the address of the property affected and the question number to which the answer relates. Attach any required plans or drawings. PRINT LEGIBLY OR TYPE. THE APPLICATION MUST BE SIGNED BY THE OWNER AND THE APPLICANT.

GENERAL INFORMATION

ADDRESS OF PROPERTY AFFECTED:

1. OWNER: Brian Koch
   ADDRESS: 154 W. Franklin St
   CITY: Kalamazoo
   PHONE: 937-848-6651
   ST: OH ZIP: 45305

2. APPLICANT: 242 N. Detroit
   ADDRESS: Detroit
   CITY: Detroit
   PHONE: 937-305-2232
   ST: MI ZIP: 45305

3. ARCH FIRM: ________
   CONTACT PERSON: ________
   ADDRESS: ________
   CITY: ________
   PHONE: ________
   ST: ________ ZIP: ________

4. CONTRACTOR: ________
   CONTACT PERSON: ________
   ADDRESS: ________
   CITY: ________
   PHONE: ________
   ST: ________ ZIP: ________

5. REASON FOR APPLICATION:
   ________ DEMOLITION ________ FULL ________ PART

REASON WHY DEMOLITION IS DESIRED:


PROPOSED USE FOLLOWING DEMOLITION:


FORM VRB 1-1
Application for Certificate of Appropriateness

STRUCTURAL MODIFICATION

NATURE OF MODIFICATION


EXTENUATING CIRCUMSTANCES (IF ANY)


SIGN (ADDITION, REDESIGN OR LIGHTING)

CONSTRUCTION OF A NEW MAIN BUILDING

6. TYPE OF BUILDING (CHECK ONE)  
   _____ RESIDENTIAL  _____ INDUSTRIAL
   _____ COMMERCIAL  _____ INSTITUTIONAL
   _____ OTHER  

7. PRESENT TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE # 12, SEC. 12.02 (1)(I) - CENTRAL BUSINESS DISTRICT

8. PROPOSED TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE # 12, SEC. 12.02 (1)(I) - CENTRAL BUSINESS DISTRICT

9. PRESENT ZONING DISTRICT (CHECK ONE):
   _____ R-1AA  _____ R-1A  _____ R-1B  _____ R-2
   _____ R-3  _____ O-1  _____ B-1  _____ B-2
   _____ B-3  _____ B-4  _____ A-1

10. BESIDES THE OLD VILLAGE DISTRICT PLAN OVERLAY, OTHER OVERLAY ZONES WHICH APPLY TO THE AFFECTED PROEPRTY ARE (CHECK ALL THAT APPLY):
   _____ WP OR WO  _____ FLOODPLAIN  _____ NONE

11. AGE OF BUILDING

FORM VRB 1-2
THE OWNER AND THE APPLICANT DO HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS CONTAINED HEREIN AND IN THE ACCOMPANYING MATERIALS ARE, TO THE BEST OF THEIR KNOWLEDGE, TRUE AND CORRECT AND ACCEPT RESPONSIBILITY FOR THE SAME.

OWNER: Brian Koch DATE: 10-29-19

PRINTED NAME:

APPLICANT: Matthew Bennett DATE: 10-24-19

PRINTED NAME:

BASED UPON THE STATEMENTS FOUND IN THE ABOVE APPLICATION, THE PROPOSED APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS IS FOUND TO COMPLY WITH THE CITY OF BELLBROOK ZONING ORDINANCES AND THE PERMIT IS HEREBY GRANTED BY APPROVAL OF THE VILLAGE REVIEW BOARD ON

CITY OF BELLBROOK ZONING INSPECTOR DATE:
12. PRIMARY TYPE OF CONSTRUCTION (CHECK ONE):

[ ] WOOD FRAME  [ ] BRICK BEARING WALL
[ ] STRUCTURAL STEEL  [ ] MASONRY/STONE BEARING WALL
[ ] REINFORCED CONCRETE  [ ] OTHER

13. BUILDING SIZE (APPROXIMATE):

[ ] WIDTH  [ ] DEPTH

A. NUMBER OF STORIES
[ ]

B. HEIGHT (GRADE TO ROOF CREST)
[ ]

C. WINDOW OR DOOR CHANGES

(1) ORIGINAL SIZE OF WINDOW
[ ]

(2) PROPOSED SIZE OF WINDOW
[ ]

(3) ORIGINAL SIZE OF DOOR
[ ]

(4) PROPOSED SIZE OF DOOR
[ ]

14. LOT SIZE:

WIDTH  [ ] DEPTH

AREA OF LOT:
[ ]

ATTACH A WRITTEN DESCRIPTION OF DETAILS OF PROPOSED WORK ALONG WITH THE FOLLOWING:

CONSTRUCTION PLANS, SITE PLAN(S) OR DRAWING(S) SHOWING THE STRUCTURE, THE LOT LINES, THE PROPOSED PROJECT AREA, INCLUDING SETBACKS FOR THE ZONING DISTRICT.

FOR NEW SIGNS, SIGN RE-DESIGNS OR CHANGES IN SIGN LIGHTING, SUBMIT A DIAGRAM OR SCHEMATIC OF THE PROPOSED SIGN INCLUDING DIMENSIONS AND THE PROPOSED PLACEMENT ON STRUCTURE OR LOT.

FOR STRUCTURAL MODIFICATIONS WHICH REPLACE EXISTING DOORS, WINDOWS, OR SIMILAR FEATURES WITH NO SIZE CHANGES OR STYLE CHANGES ON STRUCTURES CONSTRUCTED PRIOR TO 1945, SUBMIT CUT SHEETS OR DRAWING OF PROPOSED REPLACEMENT ITEMS.

FOR STRUCTURAL MODIFICATIONS WHICH CHANGE OR ADD ARCHITECTURAL FEATURES ON A STRUCTURE CONSTRUCTED PRIOR TO 1945, PLEASE PROVIDE A DETAILED DRAWING SHOWING THE ARCHITECTURAL FEATURES AFFECTED OR ADDED AND THE PLACEMENT OF SUCH ARCHITECTURAL FEATURES ON THE STRUCTURE.

FOR ARCHITECTURAL FEATURES PROPOSED TO BE REMOVED, PROVIDE A WRITTEN JUSTIFICATION WHY SUCH ARCHITECTURAL FEATURES SHOULD BE REMOVED, INCLUDING A DRAWING OF BOTH THE EXISTING AND PROPOSED AREA(S) OF WORK.
CITY OF BELLBROOK
ZONING PERMIT - SIGNS
15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305
(937) 848-4666  WWW.CITYOFBELLBROOK.ORG

APPLICANT INFORMATION

| DATE RECEIVED | 10 / 24 / 19 |
| PROPERTY ADDRESS | 64 W Franklin St |
| PROPERTY OWNER | Brian Koch |
| APPLICANT NAME | Matthew Bennett |

REQUEST INFORMATION

| BUSINESS NAME | Bellbrook Insurance |
| BUSINESS MAILING ADDRESS | 64 W Franklin St |

SIGN REQUEST

| NEW PERMANENT SIGN | □ |
| SIGN FACE | □ |
| TEMPORARY | □ |
| OTHER | □ |

SIGN TYPE

| GROUND | □ |
| PROJECTING | □ |
| ROOF | □ |
| WALL | □ |
| SANDWICH BOARD | □ |
| BANNER | □ |
| OTHER | □ |

SIGN DIMENSIONS

| HEIGHT | 48" |
| WIDTH | 51" |
| AREA | 17 SQUARE FEET |
| BUILDING FRONTAGE | 66 LINEAR FEET |

SIGN LOCATION

| FRONT YARD | □ |
| SIDE YARD | □ |
| REAR YARD | □ |
| SIGN HEIGHT | 6 FEET (FROM GROUND TO TOP OF SIGN) |

SIGN MATERIALS

Aluminum Composite Material .012" with solid polyethylene core vinyl lettering

ADDITIONAL COMMENTS

Sign is replacing one that was there from the business prior to this one.

Please provide an illustration which includes a color rendering of the sign and the location of the sign on the building and/or property.

I understand that approval of this application does not constitute approval for any administrative review, conditional use permit, variance, or exception from any other city regulations which are not specifically the subject of this application. I understand that approval of this application does not constitute approval of a building occupancy permit. I understand further that I remain responsible for satisfying requirements of any private restrictions or covenants appurtenant to the property.

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the city is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of this zoning certificate as determined by the city. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission.

I certify that statements made to me about the time it takes to review and process this application are general. I am aware that the city has attempted to request everything necessary for an accurate and complete review of my proposal; however, after my application has been submitted and reviewed by city staff, I understand it may be necessary for the city to request additional information and clarification.

I hereby certify, under penalty of perjury, that all the information provided on this application is true and correct.

Applicant Signature: [Signature]
Date: 10 / 23 / 2019

OFFICE USE ONLY

| PERMIT FEE | $ 50.00 |
| PAYMENT TYPE | CASH □ CHECK ☑ #5007 |
| REVIEW AUTHORITY | ADMINISTRATIVE □ BZA □ VRB □ |
| APPROVED | □ |
| DENIED | □ |
| APPROVED-CONDITIONS | □ |
| STAFF SIGNATURE | [Signature] |
| DATE | 10 / 24 / 19 |

ZONING PERMIT – SIGNS
OCTOBER 2017
REGULATION OF SIGNS

A. PURPOSE
The city's sign regulations exist to protect each person's constitutional right to freedom of speech and to protect the public health, safety, convenience, comfort, prosperity, and general welfare. The code regulates the time, place, and manner in which signs are displayed to achieve the following:

a) Permit non-commercial signs on any property within the city.
b) Permit signs, which do not create a potential hazard to the public safety.
c) Permit commercial signs appropriate to the land use and/or zoning classification of each property within the city.
d) Create a more aesthetically pleasing city.
e) Eliminate visual clutter with the city.

B. PERMIT REQUIRED
No building or other structure shall be erected, moved, added to, structurally altered, nor shall any building, structure or land be established or changed in use without a permit issued by the Zoning Inspector. Zoning permits shall be issued only in conformity with the provisions of this ordinance unless the Zoning Inspector received a written order from the Board of Zoning Appeals or from the City Council, as provided by this ordinance.

C. PERMITTED SIGNS (ZONING CODE: 18.20 A)

a) This section regulates signs in each zoning district of the city outside of the Old Village District.
b) Sign requests that do not meet the standards of the code can be granted a variance. A variance must be requested by the applicant and would need approval by the Bellbrook Board of Zoning Appeals before a Zoning Permit can be issued.

D. PERMITTED SIGNS (OLD VILLAGE DISTRICT) (ZONING CODE: 18.20 B)

a) This section regulates signs in the Old Village District.
b) All sign requests for properties in the Old Village District must be approved by the Bellbrook Village Review Board before a Zoning Permit can be issued.
c) Sign requests that do not meet the standards of the code can be granted a variance. A variance must be requested by the applicant and would need a recommendation by the Bellbrook Village Review Board and approval by the Bellbrook Board of Zoning Appeals before a Zoning Permit can be issued.
To: Village Review Board  
From: Jeff Green, Planning and Zoning Assistant  
Date: November 4, 2019  
Subject: VRB Staff Report

<table>
<thead>
<tr>
<th>Summary of the Request</th>
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<td>The request is to install a new flat on the property located at 64 W Franklin Street, Bellbrook OH, 45305.</td>
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<th>Applicant Information</th>
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</table>
| Applicant: Brian Koch  
Address: 64 W Franklin St, Bellbrook OH, 45305 |

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</table>

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<tr>
<th>Request in relation to the Zoning Code</th>
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</thead>
<tbody>
<tr>
<td>The request is to place a 32 sq. ft. wall sign placed along the wall facing Bellbrook Plaza (see attached photo for location.) Per the application submitted, the sign specifications indicate the sign will be 4’x8’ (32 sq. ft.) and be made of a Plastic Composite with an aluminum face.</td>
</tr>
<tr>
<td>Per section of 18.20B(4)(a)(2), <em>No sign attached flat against the face of a building or painted thereon, shall be larger than forty (40) square feet and shall not extend more than twelve (12) inches from the building face.</em> As such, the proposed sign meets the minimum size requirements for the site and would not require a variance.</td>
</tr>
<tr>
<td>It should be noted that this building is considered a “Multi-occupant Building” which allows for more signage then a single occupant building.</td>
</tr>
</tbody>
</table>
Recommendation

Staff recommends that the proposed sign be approved as submitted.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

This application should be used for demolitions (Section 4.1 of the Guidelines, structural modifications (Section 4.2), construction of a new main building (Section 4.3), and erection of a sign (Section 4.4). A separate application must be completed for each property involved in the proposed change. Each blank must be filled; if a question does not apply, write "N/A" in the blank. If the provided space is insufficient for an answer, attach additional pages identifying the address of the property affected and the question number to which the answer relates. Attach any required plans or drawings. PRINT LEGIBLY OR TYPE. THE APPLICATION MUST BE SIGNED BY THE OWNER AND THE APPLICANT.

GENERAL INFORMATION

ADDRESS OF PROPERTY AFFECTED:

1. OWNER:
   ADDRESS: 69 W. Franklin St.
   CITY: Bellbrook
   PHONE: 937-239-6651
   ST: OH
   ZIP: 45305

2. APPLICANT:
   ADDRESS
   CITY
   PHONE:
   ST: ZIP:

3. ARCH FIRM:
   CONTACT PERSON:
   ADDRESS:
   CITY
   PHONE:
   ST: ZIP:

4. CONTRACTOR:
   CONTACT PERSON
   ADDRESS:
   CITY
   PHONE:
   ST: ZIP:

5. REASON FOR APPLICATION:

   _____ DEMOLITION  _____ FULL  _____ PART

REASON WHY DEMOLITION IS DESIRED:


PROPOSED USE FOLLOWING DEMOLITION:


FORM VRB 1-1
STRUCTURAL MODIFICATION

NATURE OF MODIFICATION


EXTENUATING CIRCUMSTANCES (IF ANY)


SIGN (ADDITION, REDESIGN OR LIGHTING)

CONSTRUCTION OF A NEW MAIN BUILDING

6. TYPE OF BUILDING (CHECK ONE)


7. PRESENT TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE # 12, SEC. 12.02 (1)(l) - CENTRAL BUSINESS DISTRICT

8. PROPOSED TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE # 12, SEC. 12.02 (1)(l) - CENTRAL BUSINESS DISTRICT

9. PRESENT ZONING DISTRICT (CHECK ONE):


10. BESIDES THE OLD VILLAGE DISTRICT PLAN OVERLAY, OTHER OVERLAY ZONES WHICH APPLY TO THE AFFECTED PROPRTY ARE (CHECK ALL THAT APPLY):


11. AGE OF BUILDING


FORM VRB 1-2
12. PRIMARY TYPE OF CONSTRUCTION (CHECK ONE):

- WOOD FRAME
- BRICK BEARING WALL
- STRUCTURAL STEEL
- MASONRY/STONE BEARING WALL
- REINFORCED CONCRETE
- OTHER Plastic composite w/aluminum fix

13. BUILDING SIZE (APPROXIMATE):

A. NUMBER OF STORIES: 1
B. HEIGHT (GRADE TO ROOF CREST): ____________

C. WINDOW OR DOOR CHANGES
(1) ORIGINAL SIZE OF WINDOW: ____________
(2) PROPOSED SIZE OF WINDOW: ____________
(3) ORIGINAL SIZE OF DOOR: ____________
(4) PROPOSED SIZE OF DOOR: ____________

14. LOT SIZE:

WIDTH: ____________ DEPTH: ____________

AREA OF LOT: ____________

ATTACH A WRITTEN DESCRIPTION OF DETAILS OF PROPOSED WORK ALONG WITH THE FOLLOWING:

CONSTRUCTION PLANS, SITE PLAN(S) OR DRAWING(S) SHOWING THE STRUCTURE, THE LOT LINES, THE PROPOSED PROJECT AREA, INCLUDING SETBACKS FOR THE ZONING DISTRICT.

FOR NEW SIGNS, SIGN RE-DESIGNS OR CHANGES IN SIGN LIGHTING, SUBMIT A DIAGRAM OR SCHEMATIC OF THE PROPOSED SIGN INCLUDING DIMENSIONS AND THE PROPOSED PLACEMENT ON STRUCTURE OR LOT.

FOR STRUCTURAL MODIFICATIONS WHICH REPLACE EXISTING DOORS, WINDOWS, OR SIMILAR FEATURES WITH NO SIZE CHANGES OR STYLE CHANGES ON STRUCTURES CONSTRUCTED PRIOR TO 1945, SUBMIT CUT SHEETS OR DRAWING OF PROPOSED REPLACEMENT ITEMS.

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FOR ARCHITECTURAL FEATURES PROPOSED TO BE REMOVED, PROVIDE A WRITTEN JUSTIFICATION WHY SUCH ARCHITECTURAL FEATURES SHOULD BE REMOVED, INCLUDING A DRAWING OF BOTH THE EXISTING AND PROPOSED AREA(S) OF WORK.

FORM VRB 1-3
THE OWNER AND THE APPLICANT DO HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS CONTAINED HEREIN AND IN THE ACCOMPANYING MATERIALS ARE, TO THE BEST OF THEIR KNOWLEDGE, TRUE AND CORRECT AND ACCEPT RESPONSIBILITY FOR THE SAME.

OWNER: Brian L. Koch

PRINTED NAME: Brian L. Koch

DATE: 7/10/19

APPLICANT: Brian L. Koch

PRINTED NAME: Brian L. Koch

DATE: 7/10/19

BASED UPON THE STATEMENTS FOUND IN THE ABOVE APPLICATION, THE PROPOSED APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS IS FOUND TO COMPLY WITH THE CITY OF BELLBROOK ZONING ORDINANCES AND THE PERMIT IS HEREBY GRANTED BY APPROVAL OF THE VILLAGE REVIEW BOARD ON

CITY OF BELLBROOK ZONING INSPECTOR

DATE:
To: Village Review Board  
From: Jeff Green, Planning and Zoning Assistant  
Date: November 6, 2019  
Subject: VRB Staff Report

<table>
<thead>
<tr>
<th>Summary of the Request</th>
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<tbody>
<tr>
<td>The request is to perform a face change on an existing ground sign located at 60 W Franklin Street, Bellbrook OH, 45305.</td>
</tr>
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Address: 92 W Franklin St, Bellbrook OH, 45305 |

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<td>The request is to perform a face change for the existing Bellbrook Village Suites ground sign located at 60 W Franklin Street. Per a discussion with the applicant, two of the existing tenants signs: WIW Enterprises and Schaefer will both double in size while 2 of the “For Lease” signs will be removed in exchange.</td>
</tr>
<tr>
<td>Per the applicant, no change in the signs size is being requested as this is just a face change. Per section 18.20B(6)(b) *No new sign shall be erected and no change in size, shape, color or content of an existing conforming sign shall be permitted without prior approval of the Village Review Board. As 2 of “For Lease” signs are being removed and the WIW and Schaefer signs will be doubled in size, a content change is occurring which is why VRB approval is needed.</td>
</tr>
</tbody>
</table>
**Proposed Location and Design**

---

**Recommendation**

Staff recommends that the proposed face change be approved as submitted.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

This application should be used for demolitions (Section 4.1 of the Guidelines, structural modifications (Section 4.2), construction of a new main building (Section 4.3), and erection of a sign (Section 4.4). A separate application must be completed for each property involved in the proposed change. Each blank must be filled; if a question does not apply, write "N/A" in the blank. If the provided space is insufficient for an answer, attach additional pages identifying the address of the property affected and the question number to which the answer relates. Attach any required plans or drawings. PRINT LEGIBLY OR TYPE. THE APPLICATION MUST BE SIGNED BY THE OWNER AND THE APPLICANT.

GENERAL INFORMATION

ADDRESS OF PROPERTY AFFECTED:

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<th>1. OWNER:</th>
<th>PHONE: 937.239.6651</th>
</tr>
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<tbody>
<tr>
<td>ADDRESS: 60 W. Franklin St.</td>
<td>ST: OH</td>
</tr>
<tr>
<td>CITY: Bellbrook</td>
<td>ZIP: 45305</td>
</tr>
<tr>
<td>(Bellbrook Village Suites)</td>
<td></td>
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<table>
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<tr>
<th>2. APPLICANT:</th>
<th>PHONE:</th>
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<td>CITY:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. REASON FOR APPLICATION:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>DEMOLITION</td>
<td>FULL</td>
</tr>
<tr>
<td>PART</td>
<td></td>
</tr>
</tbody>
</table>

REASON WHY DEMOLITION IS DESIRED:

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PROPOSED USE FOLLOWING DEMOLITION:

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FORM VRB 1-1
Application for Certificate of Appropriateness

STRUCTURAL MODIFICATION

NATURE OF MODIFICATION: Face lift

EXTENUATING CIRCUMSTANCES (IF ANY)

SIGN (ADDITION, REDESIGN OR LIGHTING): Face lift

CONSTRUCTION OF A NEW MAIN BUILDING

6. TYPE OF BUILDING (CHECK ONE):
   - RESIDENTIAL
   - INDUSTRIAL
   - COMMERCIAL
   - INSTITUTIONAL
   - OTHER

7. PRESENT TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE # 12, SEC. 12.02 (1)(l) - CENTRAL BUSINESS DISTRICT

8. PROPOSED TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE # 12, SEC. 12.02 (1)(l) - CENTRAL BUSINESS DISTRICT

9. PRESENT ZONING DISTRICT (CHECK ONE):
   - R-1AA
   - R-1A
   - R-1B
   - R-2
   - R-3
   - O-1
   - B-1
   - B-2
   - B-3
   - B-4
   - A-1

10. BESIDES THE OLD VILLAGE DISTRICT PLAN OVERLAY, OTHER OVERLAY ZONES WHICH APPLY TO THE AFFECTED PROPEPRTY ARE (CHECK ALL THAT APPLY):
   - WP OR WO
   - FLOODPLAIN
   - NONE

11. AGE OF BUILDING: 35 yrs

FORM VRB 1-2
12. PRIMARY TYPE OF CONSTRUCTION (CHECK ONE):

_____ WOOD FRAME  X  BRICK BEARING WALL

_____ STRUCTURAL STEEL  _____ MASONRY/STONE BEARING WALL

_____ REINFORCED CONCRETE  _____ OTHER  _______________________

13. BUILDING SIZE (APPROXIMATE):

_____ WIDTH  _____ DEPTH

A. NUMBER OF STORIES  __________

B. HEIGHT (GRADE TO ROOF CREST)  ________________

C. WINDOW OR DOOR CHANGES

(1) ORIGINAL SIZE OF WINDOW  _______________________

(2) PROPOSED SIZE OF WINDOW  _______________________

(3) ORIGINAL SIZE OF DOOR  _______________________

(4) PROPOSED SIZE OF DOOR  _______________________

14. LOT SIZE:

WIDTH  ______________ DEPTH  ______________

AREA OF LOT:  __________________

ATTACH A WRITTEN DESCRIPTION OF DETAILS OF PROPOSED WORK ALONG WITH THE FOLLOWING:

CONSTRUCTION PLANS, SITE PLAN(S) OR DRAWING(S) SHOWING THE STRUCTURE, THE LOT LINES, THE PROPOSED PROJECT AREA, INCLUDING SETBACKS FOR THE ZONING DISTRICT.

FOR NEW SIGNS, SIGN RE-DESIGNS OR CHANGES IN SIGN LIGHTING, SUBMIT A DIAGRAM OR SCHEMATIC OF THE PROPOSED SIGN INCLUDING DIMENSIONS AND THE PROPOSED PLACEMENT ON STRUCTURE OR LOT.

FOR STRUCTURAL MODIFICATIONS WHICH REPLACE EXISTING DOORS, WINDOWS, OR SIMILAR FEATURES WITH NO SIZE CHANGES OR STYLE CHANGES ON STRUCTURES CONSTRUCTED PRIOR TO 1945, SUBMIT CUT SHEETS OR DRAWING OF PROPOSED REPLACEMENT ITEMS.

FOR STRUCTURAL MODIFICATIONS WHICH CHANGE OR ADD ARCHITECTURAL FEATURES ON A STRUCTURE CONSTRUCTED PRIOR TO 1945, PLEASE PROVIDE A DETAILED DRAWING SHOWING THE ARCHITECTURAL FEATURES AFFECTED OR ADDED AND THE PLACEMENT OF SUCH ARCHITECTURAL FEATURES ON THE STRUCTURE.

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FORM VRB 1-3
THE OWNER AND THE APPLICANT DO HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS CONTAINED HEREIN AND IN THE ACCOMPANYING MATERIALS ARE, TO THE BEST OF THEIR KNOWLEDGE, TRUE AND CORRECT AND ACCEPT RESPONSIBILITY FOR THE SAME.

OWNER:  
Brian L. Koch  
DATE: 9/12/19

PRINTED NAME:  
Brian L. Koch

APPLICANT:  
Brian L. Koch  
DATE: 9/12/19

PRINTED NAME:  
Brian L. Koch

BASED UPON THE STATEMENTS FOUND IN THE ABOVE APPLICATION, THE PROPOSED APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS IS FOUND TO COMPLY WITH THE CITY OF BELLBROOK ZONING ORDINANCES AND THE PERMIT IS HEREBY GRANTED BY APPROVAL OF THE VILLAGE REVIEW BOARD ON

CITY OF BELLBROOK ZONING INSPECTOR  
DATE:  


To: Village Review Board
From: Jeff Green, Planning and Zoning Assistant
Date: November 4, 2019
Subject: VRB Staff Report

<table>
<thead>
<tr>
<th>Summary of the Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is to install new signage on the property located at 26 N West Street, Bellbrook OH, 45305.</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Applicant Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant: Brian Koch</td>
</tr>
<tr>
<td>Address: 64 W Franklin St, Bellbrook OH, 45305</td>
</tr>
</tbody>
</table>

| Property Owner: Brian Koch |
| Address: 92 W Franklin St, Bellbrook OH, 45305 |

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<th>Additional Actions or Next Steps to be taken by the City</th>
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<tr>
<th>Request in relation to the Zoning Code</th>
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</thead>
<tbody>
<tr>
<td>The request is to place a 20 sq. ft. ground sign in the vegetated area in front of the Bellhop Café at the intersection of N West Street and Bellbrook Plaza (see attached photo for location.) Per the application submitted, the sign specifications indicate the sign will be 5'x4' and be made of a Plastic Composite with an aluminum face. Per a discussion with the applicant, the sign will be held in place by two wooden pillars and angled towards W Franklin/ N West St.</td>
</tr>
</tbody>
</table>

| Per section of 18.20B(4)(a)(2), No free standing sign shall be larger than thirty-six (36) square feet total exposed faces. As such, the proposed sign meets the minimum size requirements for the site and would not require a variance as it will only have one side. |

| Per the application submitted, this sign will be a “replacement” of the main entrance sign for safety reasons. It should be noted that this building is considered a “Multi-occupant Building” which allows for more signage then a single occupant building. |

| Current Photo of the Property |
(One sided)

5'

Bellbrook Plaza

Entrance

Recommendation

Staff recommends that the proposed sign be approved as submitted.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

This application should be used for demolitions (Section 4.1 of the Guidelines, structural modifications (Section 4.2), construction of a new main building (Section 4.3), and erection of a sign (Section 4.4). A separate application must be completed for each property involved in the proposed change. Each blank must be filled; if a question does not apply, write "N/A" in the blank. If the provided space is insufficient for an answer, attach additional pages identifying the address of the property affected and the question number to which the answer relates. Attach any required plans or drawings. PRINT LEGIBLY OR TYPE. THE APPLICATION MUST BE SIGNED BY THE OWNER AND THE APPLICANT.

GENERAL INFORMATION

ADDRESS OF PROPERTY AFFECTED:

1. OWNER: Brian L. Koch
   ADDRESS: 26 N. West St.
   CITY: Bellbrook OH 45305
   PHONE: 937-239-6651
   ST: OH ZIP: 45305

2. APPLICANT:
   ADDRESS
   CITY
   PHONE: ________________
   ST: ________________ ZIP: ________________

3. ARCH FIRM:
   CONTACT PERSON:
   ADDRESS:
   CITY
   PHONE: ________________
   ST: ________________ ZIP: ________________

4. CONTRACTOR:
   CONTACT PERSON
   ADDRESS:
   CITY
   PHONE: ________________
   ST: ________________ ZIP: ________________

5. REASON FOR APPLICATION:
   DEMOLITION
   FULL
   PART

REASON WHY DEMOLITION IS DESIRED:

____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________

PROPOSED USE FOLLOWING DEMOLITION:

____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________

FORM VRB 1-1
STRUCTURAL MODIFICATION

NATURE OF MODIFICATION

EXQUATING CIRCUMSTANCES (IF ANY)

Relocating main entrance of the Bellbrook Plaza for safety reasons.

NEW

SIGN (ADDITION, REDESIGN OR LIGHTING)

CONSTRUCTION OF A NEW MAIN BUILDING

6. TYPE OF BUILDING (CHECK ONE)
   ———— RESIDENTIAL ———— INDUSTRIAL
   +——— COMMERCIAL ———— INSTITUTIONAL
   ———— OTHER ————

7. PRESENT TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE #12, SEC. 12.02 (1)(l) - CENTRAL BUSINESS DISTRICT

8. PROPOSED TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE #12, SEC. 12.02 (1)(l) - CENTRAL BUSINESS DISTRICT

9. PRESENT ZONING DISTRICT (CHECK ONE):

   ——— R-1AA ——— R-1A ——— R-1B ——— R-2
   ——— R-3 ——— O-1 ——— B-1 ——— B-2
   ——— B-3 ——— B-4 ——— A-1

10. BESIDES THE OLD VILLAGE DISTRICT PLAN OVERLAY, OTHER OVERLAY ZONES WHICH APPLY TO THE AFFECTED PROPERTY ARE (CHECK ALL THAT APPLY):

   ——— WP OR WO ——— FLOODPLAIN ——— NONE

11. AGE OF BUILDING

FORM VRB 1-2
12. PRIMARY TYPE OF CONSTRUCTION (CHECK ONE):

_______ WOOD FRAME
_______ BRICK BEARING WALL
_______ STRUCTURAL STEEL
_______ MASONRY/STONE BEARING WALL
_______ REINFORCED CONCRETE

X OTHER  Plastic composite w/ aluminum face

13. BUILDING SIZE (APPROXIMATE):

A. NUMBER OF STORIES

B. HEIGHT (GRADE TO ROOF CREST)

C. WINDOW OR DOOR CHANGES
   (1) ORIGINAL SIZE OF WINDOW
   (2) PROPOSED SIZE OF WINDOW
   (3) ORIGINAL SIZE OF DOOR
   (4) PROPOSED SIZE OF DOOR

14. LOT SIZE:

   WIDTH
   DEPTH

   AREA OF LOT:

ATTACH A WRITTEN DESCRIPTION OF DETAILS OF PROPOSED WORK ALONG WITH THE FOLLOWING:

CONSTRUCTION PLANS, SITE PLAN(S) OR DRAWING(S) SHOWING THE STRUCTURE, THE LOT LINES, THE PROPOSED PROJECT AREA, INCLUDING SETBACKS FOR THE ZONING DISTRICT.

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THE OWNER AND THE APPLICANT DO HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS CONTAINED HEREIN AND IN THE ACCOMPANYING MATERIALS ARE, TO THE BEST OF THEIR KNOWLEDGE, TRUE AND CORRECT AND ACCEPT RESPONSIBILITY FOR THE SAME.

OWNER: Brian L. Koch
PRINTED NAME: Brian L. Koch
DATE: 9/10/19

APPLICANT: Brian L. Koch
PRINTED NAME: Brian L. Koch
DATE: 9/10/19

BASED UPON THE STATEMENTS FOUND IN THE ABOVE APPLICATION, THE PROPOSED APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS IS FOUND TO COMPLY WITH THE CITY OF BELLBROOK ZONING ORDINANCES AND THE PERMIT IS HEREBY GRANTED BY APPROVAL OF THE VILLAGE REVIEW BOARD ON

CITY OF BELLBROOK ZONING INSPECTOR
DATE:
To: Village Review Board  
From: Jeff Green, Planning and Zoning Assistant  
Date: November 6, 2019  
Subject: VRB Staff Report

### Summary of the Request
The request is to redesign an existing ground sign located at 60 W Franklin Street, Bellbrook OH, 45305.

### Applicant Information
Applicant: Brian Koch  
Address: 60 W Franklin St, Bellbrook OH, 45305

Property Owner: Brian Koch  
Address: 92 W Franklin St, Bellbrook OH, 45305

### Additional Actions or Next Steps to be taken by the City
If VRB approves of the request, staff will approve the sign permit.

### Request in relation to the Zoning Code
The request is to perform a face change for the existing Bellbrook Village Plaza ground sign located at 60 W Franklin Street. Per the application submitted, the sign will be redesigned as a wayfinding sign on the top 1/3rd of the sign while the bottom 2/3rds would be a downtown bulletin board.

Per the application, The sign measures 12’x6’ (72 sq. ft.). Per section 18.20B(6)(b) No new sign shall be erected and no change in size, shape, color or content of an existing conforming sign shall be permitted without prior approval of the Village Review Board. It should be noted that the existing exceeds both the minimum size requirements; however the sign is considered “grandfathered-in” due to the age of the sign present. This means that so long as the sign does not get taken down and the physical characteristics (height/size) of the sign do not change, then it is permitted to stay as is.
Recommendation

If the Village Review Board finds the design of the sign tolerable, staff would recommend approval.
CITY OF BELLBROOK
ZONING PERMIT - SIGNS
15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305
(937) 848-4666   WWW.CITYOFBELLBROOK.ORG

APPLICANT INFORMATION

DATE RECEIVED: __/__/____ PERMIT #: ____________________

PROPERTY ADDRESS: 100 W. FRANKLIN ST. ZONING DISTRICT: R-1A

PROPERTY OWNER: BRIAN L. KOCHT PHONE NUMBER: 937-239-6651

APPLICANT NAME: BRIAN L. KOCHT PHONE NUMBER: 937-239-6651

REQUEST INFORMATION

BUSINESS NAME: BELLBROOK PLAZA

BUSINESS MAILING ADDRESS: 63 Bellbrook Plaza, Bellbrook, OH 45305

SIGN REQUEST: New Permanent Sign ☐ Sign Reface ☐ Temporary ☐ Other ☐

SIGN TYPE: Ground ☒ Projecting ☐ Roof ☐ Wall ☐ Sandwich Board ☐ Banner ☐ Other ☐

SIGN DIMENSIONS: HEIGHT: __′ WIDTH: ___′ AREA: _____ SQUARE FEET

BUILDING FRONTAGE: ______ LINEAR FEET

SIGN LOCATION: Front Yard ☒ Side Yard ☐ Rear Yard ☐ Sign Height: _____ feet (from ground to top of sign)

SIGN MATERIALS: ________________________________________________________________

ADDITIONAL COMMENTS: This is to repurpose the Bellbrook Village Plaza sign at the former entrance to a downtown bulletin board sign.

PLEASE PROVIDE AN ILLUSTRATION WHICH INCLUDES A COLOR RENDERING OF THE SIGN AND THE LOCATION OF THE SIGN ON THE BUILDING AND/OR PROPERTY.

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR ANY ADMINISTRATIVE REVIEW, CONDITIONAL USE PERMIT, VARIANCE, OR_EXCEPTION FROM ANY OTHER CITY REGULATIONS WHICH ARE NOT SPECIFICALLY THE SUBJECT OF THIS APPLICATION. I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERMIT. I UNDERSTAND FURTHER THAT I REMAIN RESPONSIBLE FOR SATISFYING REQUIREMENTS OF ANY PRIVATE RESTRICTIONS OR COVENANTS APPURTENANT TO THE PROPERTY.

I CERTIFY THAT I AM THE APPLICANT AND THAT THE INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT THE CITY IS NOT RESPONSIBLE FOR INACCURACIES IN INFORMATION PRESENTED, AND THAT INACCURACIES MAY RESULT IN THE REVOCATION OF THIS ZONING CERTIFICATE AS DETERMINED BY THE CITY. I FURTHER CERTIFY THAT I AM THE OWNER OR PURCHASER (OR OPTION HOLDER) OF THE PROPERTY INVOLVED IN THIS APPLICATION, OR THE LESSEE OR AGENT FULLY AUTHORIZED BY THE OWNER TO MAKE THIS SUBMISSION.

I CERTIFY THAT STATEMENTS MADE TO ME ABOUT THE TIME IT TAKES TO REVIEW AND PROCESS THIS APPLICATION ARE GENERAL. I AM AWARE THAT THE CITY HAS ATTEMPTED TO REQUEST EVERYTHING NECESSARY FOR AN ACCURATE AND COMPLETE REVIEW OF MY PROPOSAL; HOWEVER, AFTER MY APPLICATION HAS BEEN SUBMITTED AND REVIEWED BY CITY STAFF, I UNDERSTAND IT MAY BE NEEDED FOR THE CITY TO REQUEST ADDITIONAL INFORMATION ANDClarification.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

Applicant Signature: __________________________ Date: 11/14/19

OFFICE USE ONLY

<table>
<thead>
<tr>
<th>PERMIT Fee</th>
<th>PAYMENT TYPE</th>
<th>REVIEW AUTHORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>Cash ☐ Check ☐ #</td>
<td>Administrative ☐ BZA ☐ VRB ☐</td>
</tr>
<tr>
<td>Approved ☐ Denied ☐</td>
<td>STAFF Signature</td>
<td>Date: <strong><strong><strong>/</strong>__/</strong></strong></td>
</tr>
</tbody>
</table>

ZONING PERMIT – SIGNS
October 2017
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

This application should be used for demolitions (Section 4.1 of the Guidelines, structural modifications (Section 4.2), construction of a new main building (Section 4.3), and erection of a sign (Section 4.4). A separate application must be completed for each property involved in the proposed change. Each blank must be filled; if a question does not apply, write "N/A" in the blank. If the provided space is insufficient for an answer, attach additional pages identifying the address of the property affected and the question number to which the answer relates. Attach any required plans or drawings. PRINT LEGIBLY OR TYPE. THE APPLICATION MUST BE SIGNED BY THE OWNER AND THE APPLICANT.

GENERAL INFORMATION

ADDRESS OF PROPERTY AFFECTED:

1. OWNER: Brian Koch
   ADDRESS: 604 W. Franklin St., Bellbrook
   PHONE: 937-239-6651
   ST: OH
   ZIP: 45305

2. APPLICANT: 
   ADDRESS: 
   PHONE: 
   ST: 
   ZIP: 

3. ARCH FIRM: 
   CONTACT PERSON: 
   ADDRESS: 
   PHONE: 
   ST: 
   ZIP: 

4. CONTRACTOR: 
   CONTACT PERSON: 
   ADDRESS: 
   PHONE: 
   ST: 
   ZIP: 

5. REASON FOR APPLICATION:
   _______ DEMOLITION _______ FULL _______ PART

REASON WHY DEMOLITION IS DESIRED:

_________________________________________________________________________________________
_________________________________________________________________________________________
_________________________________________________________________________________________

PROPOSED USE FOLLOWING DEMOLITION:

_________________________________________________________________________________________
_________________________________________________________________________________________
STRUCTURAL MODIFICATION

NATURE OF MODIFICATION
Repurpose of sign

EXTENUATING CIRCUMSTANCES (IF ANY)

SIGN (ADDITION, REDESIGN OR LIGHTING)

CONSTRUCTION OF A NEW MAIN BUILDING

6. TYPE OF BUILDING (CHECK ONE)

   RESIDENTIAL
   ---
   COMMERCIAL
   ---
   INSTITUTIONAL
   ---
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7. PRESENT TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE # 12, SEC. 12.02 (1)(l) - CENTRAL BUSINESS DISTRICT

8. PROPOSED TYPE OF USE (PER ZONING ORDINANCE LISTING)

ARTICLE # 12, SEC. 12.02 (1)(l) - CENTRAL BUSINESS DISTRICT

9. PRESENT ZONING DISTRICT (CHECK ONE):

   R-1AA
   R-1A
   R-1B
   R-2
   R-3
   O-1
   B-1
   B-2
   B-3
   B-4
   A-1

10. Besides the old Village District Plan Overlay, other Overlay Zones which apply to the affected property are (check all that apply):

    WP or WO
    Floodplain
    None

11. AGE OF BUILDING

FORM VRB 1-2
12. PRIMARY TYPE OF CONSTRUCTION (CHECK ONE):

X WOOD FRAME        BRICK BEARING WALL
STRUCTURAL STEEL    MASONRY/STONE BEARING WALL
REINFORCED CONCRETE OTHER

13. BUILDING SIZE (APPROXIMATE): _____ WIDTH _____ DEPTH
   
   A. NUMBER OF STORIES
   
   B. HEIGHT (GRADE TO ROOF CREST)
   
   C. WINDOW OR DOOR CHANGES
      (1) ORIGINAL SIZE OF WINDOW
      (2) PROPOSED SIZE OF WINDOW
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      (4) PROPOSED SIZE OF DOOR

14. LOT SIZE: WIDTH _____ DEPTH _____
   AREA OF LOT:         

ATTACH A WRITTEN DESCRIPTION OF DETAILS OF PROPOSED WORK ALONG WITH THE FOLLOWING:

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FORM VRB 1-3
THE OWNER AND THE APPLICANT DO HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS
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KNOWLEDGE, TRUE AND CORRECT AND ACCEPT RESPONSIBILITY FOR THE SAME.

OWNER:       Brian L. Koch       DATE: 11/5/19
PRINTED NAME: Brian L. Koch

APPLICANT:   Brian L. Koch       DATE: 11/5/19
PRINTED NAME: Brian L. Koch

BASED UPON THE STATEMENTS FOUND IN THE ABOVE APPLICATION, THE PROPOSED APPLICATION
FOR A CERTIFICATE OF APPROPRIATENESS IS FOUND TO COMPLY WITH THE CITY OF BELLBROOK
ZONING ORDINANCES AND THE PERMIT IS HEREBY GRANTED BY APPROVAL OF THE VILLAGE REVIEW
BOARD ON

CITY OF BELLBROOK ZONING INSPECTOR       DATE: