

**BELLBROOK VILLAGE REVIEW BOARD**  
**PUBLIC HEARING**  
**May 4, 2021**  
**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF PRIOR MINUTES OF JANUARY 6, 2021**

**4. OLD BUSINESS**

**5. NEW BUSINESS**

- **VRB 21-30 13 S Main Street Projecting Sign**
- **VRB 21-39 100 E Franklin Street Demolition Request**
- **VRB 21-41 76 Bellbrook Plaza Wall Sign**
- **VRB 21-49 129 W Franklin Street Ground Sign**

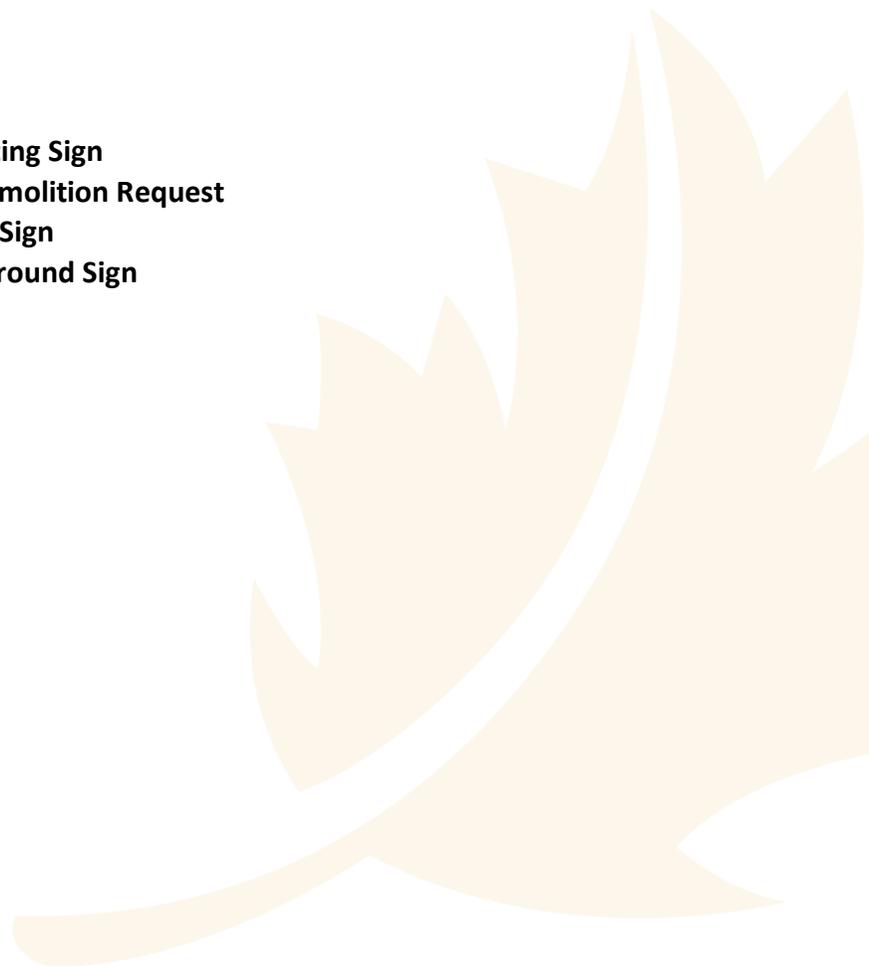
**6. OPEN DISCUSSION**

**7. ADJOURNMENT**

Zoom Webinar Info

ID: 818 9036 9638

Password: **921682**





**RECORD OF PROCEEDINGS**  
Minutes of Bellbrook Village Review Board Meeting  
January 6, 2021

**PRESENT:** Thad Camp  
Jen Bowersock  
Jackie Greenwood  
Jeff Owens, Chair

Also present was Planning and Zoning Administrator Jessica Hansen.

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

**ROLL CALL:** Mr. Camp, yes; Mrs. Bowersock, yes; Mrs. Greenwood, yes; Chairman Owens, yes.

Mr. Camp made a motion to excuse Mrs. McGill from the meeting. Mrs. Bowersock seconded the motion. All were in favor. The motion passed 4-0.

**FORMAL APPROVAL OF MINUTES:**

After polling members of Board, as there were no corrections or additions to the regular meeting minutes of November 4, 2020, Mr. Owens declared the minutes approved as written.

**OLD BUSINESS** – none

**NEW BUSINESS**

- **VRB 20-147 Conditional Use (9 W Franklin)**

Mrs. Hansen presented the staff report for the request for a conditional use to operate a microblading/permanent makeup studio at 7 E Franklin. The business will be open Monday through Friday from 9 AM until 5 PM by appointment only. The property is owned by Bella Hart. The board heard and approved a similar business last year. Microblading is a form of semi-permanent tattooing with very fine strokes. The use fits with the intent of the B-4 district and staff recommends approval to the Planning Board.

Mrs. Greenwood stated she thinks this sounds like a good business for downtown.

Kyle Walbly and Shaunice Moore, the owners were present and stated they were excited to be opening soon.

Mr. Camp made a motion to approve **VRB 20-147, Conditional Use (7 E. Franklin Street)**. Mrs. Greenwood seconded the motion. The clerk called the roll. Mr. Camp, yes; Mrs. Greenwood, yes; Mrs. Bowersock, yes; Mr. Owens, yes. The motion passed 4-0.

**OPEN DISCUSSION**

# RECORD OF PROCEEDINGS

Minutes of Bellbrook Village Review Board Meeting

January 6, 2021

Mrs. Greenwood explained that she watched the video of the last meeting in which permits for signs at 129 W Franklin were being approved. The signs were put up before a permit was even requested. She recalls at least four other times when signs were installed before getting approval from the board. Awareness needs to be raised of the process. Staff is creating information for businesses.

Mr. Owens asked if something can be done when a business closes but a sign is still posted. Mrs. Hansen explained that the new Sign code does address this issue. This code will most likely be put in place the beginning of 2021.

Mr. Owens also commented on the electronic sign at the Presbyterian Church. The board had approved that sign with a limitation to the amount of motion allowed. He saw that recently the sign included some movement, and he would like to know if that is allowed. Staff will review the sign and approval. Mrs. Greenwood also commented that she had not considered that the light would be on throughout the night.

## **ADJOURN**

Being no further business to come before this regular session of the Chairman declared the meeting adjourned at 6:20 pm.

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Jeff Owens, Chairman

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Pamela Timmons, Clerk of Council

To: Village Review Board  
From: Jessica Hansen, Planning & Zoning  
Date: April 29, 2021  
Subject: 13 S Main St, Bellbrook Ohio 45305, 21-30 Projecting Sign for **Blaze Taxidermy**

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## Summary

The request is to install a projecting sign to replace the current one at 13 S. Main St.

## Applicant Information:

- **Applicant Name:** Brian Burns
- **Property Owner:** Tess Augustine
- **Address:** 13 S Main St.



## Property information:

- **Parcel Number:** L35000200050004800
- **Bellbrook Comprehensive Plan:** Historic Mixed-Use Downtown-Area - that represents traditional downtown Bellbrook area with a mixture of uses and historic structures.
- **Current Zoning:** B-4 Central Business District.

## Sign Dimensions:

**Height:** 28"                      **Width:** 44"      **Total:** 8.55 Sq. Ft.

**Location:** Mounted where the previous sign was located.

**Material:** Alumnacore for sign face, iron pipe for frame.

## Sign:



Figure 1 Location of Sign

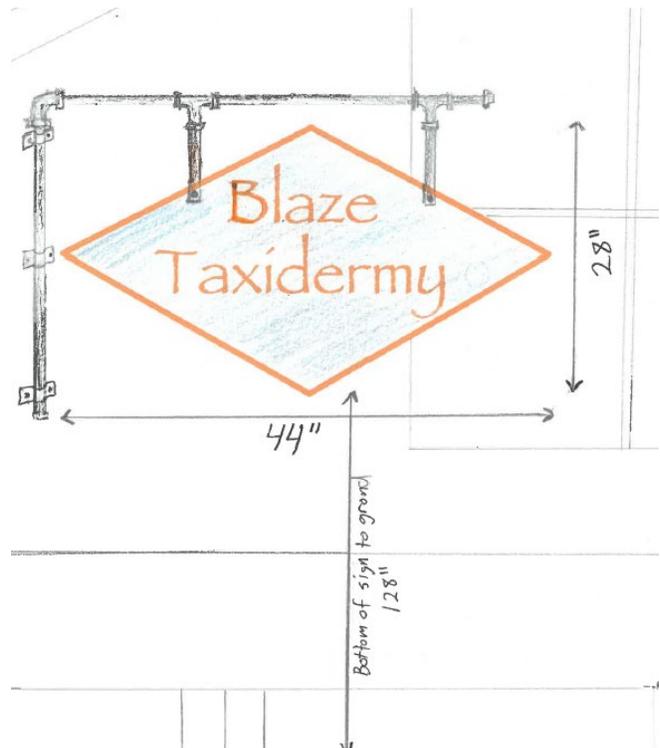


Figure 2 Sign Design

## Relevant Code Information:

**18.20B(3)(a) Projecting:**

*In no case should the sign or its supports extend above the highest point of the building supporting the sign. A sign may project from a building beyond the property line and over a public sidewalk providing: (1) it does not intrude more than 3/4 of the sidewalk width; and (2) it clears the sidewalk by ten (10) feet.*

**18.20B(4)(A)(1)**

**(1) Projecting:**

*No projecting sign shall be larger than thirty-six (36) square feet total exposed faces, except at the corner of two (2) public streets. Projecting signs attached to corners of buildings facing two (2) public streets may be of a size equivalent to the total size allowed for projecting signs on the two (2) sides forming the corner (a total 72 square feet), in which case, no other sign shall be permitted. If less than the allowable area is used, the remaining allowable area may be used to establish one (1) other projecting or flat sign on the respective intersecting building faces.*

**Discussion:**

The sign meets all current zoning regulations, staff recommends the Village Review Board approve the request for a projecting sign at 13 S. Main Street in Bellbrook Ohio.



# CITY OF BELLBROOK

## ZONING PERMIT - SIGNS

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305  
(937) 848-4666 [WWW.CITYOFBELLBROOK.ORG](http://WWW.CITYOFBELLBROOK.ORG)

DATE RECEIVED 4/15/2021 STAFF USE APPLICATION # 21-30

### APPLICANT INFORMATION

PROPERTY ADDRESS 13 S Main St. ZONING DISTRICT Old Village District  
PROPERTY OWNER Tess Augustine PHONE NUMBER 937-271-5254  
APPLICANT NAME Brian Burns PHONE NUMBER 937-684-6953  
APPLICANT EMAIL brianburns.biz@gmail.com

### REQUEST INFORMATION

BUSINESS NAME Blaze Taxidermy  
BUSINESS MAILING ADDRESS 2157 S Linda Dr. 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 28" WIDTH 44" AREA 8.5 SQUARE FEET BUILDING FRONTAGE 18 LINEAR FEET

SIGN LOCATION FRONT YARD  SIDE YARD  REAR YARD  SIGN HEIGHT 13 FEET (FROM GROUND TO TOP OF SIGN)

SIGN MATERIALS Iron pipe for the frame and painted aluminum for the sign.

ADDITIONAL COMMENTS This sign will take up the same space and it will be located in the same space as the current Miami Valley Taxidermy 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.

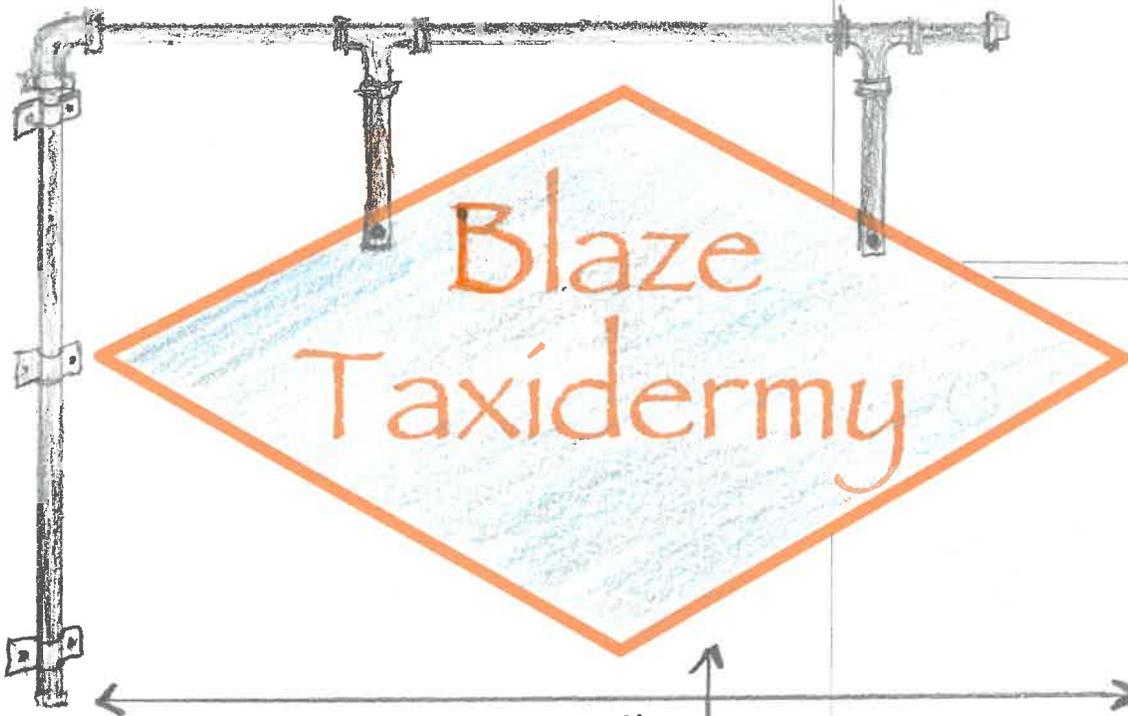
I CERTIFY THAT I AM THE APPLICANT AND THAT THE INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT THE CITY IS NOT RESPONSIBLE FOR INACCURACIES IN INFORMATION PRESENTED, AND THAT INACCURACIES MAY RESULT IN THE REVOCATION OF THIS ZONING 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 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 3/31/21

OFFICE USE ONLY		
PERMIT FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>50.00</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>011</u>	ADMINISTRATIVE <input type="checkbox"/> BZA <input type="checkbox"/> VRB <input type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE _____ DATE ____/____/____	
APPROVED-CONDITIONS <input type="checkbox"/>		



Blaze  
Taxidermy

44"

28"

Bottom of sign to ground  
128"

To: The Village Review Board  
From: Jessica Hansen, Planning & Zoning Assistant  
Date: April 29, 2021  
Subject: VRB Staff Report, 21-39 100 E Franklin Demo Request

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## Summary

A request has been submitted to demolish **100 E. Franklin Street, Bellbrook, OH 45305**. The claim is that the building is beyond repair and that the cost of repairs would be too substantial to complete said repairs.

## Applicant Information:

- **Applicant Name:** Nathan Clemens
- **Applicant Address:** 3899 Indian Ripple Road, Suite G, Beavercreek, OH 45440
- **Property Owner:** Dennis Edwards
- **Contractor:** Nathan Clemens

## Property/Request Information:

- **Parcel ID:** L35000100060013000
- **Acres:** .8000
- **Flood Plain:** There is a portion of Flood Plain in the northern section of the property.
- **Last sold in:** 2019 for 72,000
- **Appraised Land:** 32,129.00
- **Appraised Building:** 37,360.00
- **Applicant Stated Cost to Repair:** \$295,000
- **Previous Demolition Requests:** **(1) In December of 2016** Jonathon Burkhardt or Burkhardt Engineering approached Eileen about the process for Demolition, however, it did not proceed.  
**(2) 5-08-1995** Demolition Request by Mr. Barnett, Request denied based on an inaccurate interpretation of the code.
- **Amount needed per month to recoup cost (10 years):**  $(\$295,000 + \$72,000)/120 = \mathbf{\$3083.33}$   
*Note: This is without taxes, fees, and annual percentage rates (APR)*
- **Amount needed per month to recoup cost (20 years)**  $(\$295,000 + \$72,000)/240 = \mathbf{\$1541.66}$   
*Note: This is without taxes, fees, and annual percentage rates (APR)*
- **Mortgage Calculation** (Credit Karma): \$367000 @ 4% APR for 30 years approximately **\$1752.00**
- **Rent in Bellbrook** (largest percentile) : 58.3% of renters pay \$500-\$999 per month (according to 2019 US CENSUS ACS)
- **Mortgage** (largest percentile): 35.2% of Residents pay \$1000 -\$1499 month (according to 2019 US CENSUS ACS)

- **Violation History:** Violations for every year dating back to 2013 Ranging from structural to grass violations. Minutes from 1995 meeting indicated violations were apparent even back then.
- **Sales History:**

**Sale Details**

SALE DATE	SALE TYPE	PRICE
1/29/1992	LAND	\$0.00
1/17/1995	LAND & BUILDING	\$0.00
12/24/2003	LAND & BUILDING	\$51,000.00
11/2/2004	LAND & BUILDING	\$58,000.00
9/16/2016	LAND & BUILDING	\$56,000.00
1/12/2017	LAND & BUILDING	\$0.00
8/22/2018	LAND & BUILDING	\$0.00
9/23/2019	LAND & BUILDING	\$72,000.00

**Location:**



The property is located approximately 275 feet west from the intersection of E. Franklin Street and Washington Mill Rd.

**Zoning:**

**B-4: 12.01** *“INTENT: This district is designed to provide for a restricted variety of retail stores and related activities and for office buildings and service establishments which occupy the prime retail frontage in the Central Business District, and which serve the comparison, convenience and service needs of a consumer population well beyond the corporate boundaries of the Municipality. The district regulations are also designed to provide for*

a centrally located major shopping complex which will be serviced with conveniently located off-street parking compounds and safe pedestrian movement, but to exclude non-retail uses which generate a large volume of truck traffic.

#### **Village District: 14.01**

It is also the intent of this ordinance to recognize the history of the area as well as human values. As such, the intent of this ordinance is to regulate demolition and guide new development and construction in the Village District. In no manner is this ordinance to be interpreted to interfere with the day to day activities and normal periodic maintenance of any home or structure and basic property rights. No attempt is made to create a situation of undue financial strain upon any business or resident.

#### **Guidelines for the Old Village 4.1 Demolition**

It is the intent of the Old Village Ordinance to discourage demolitions. If the Village Review Board finds cause to believe that there are feasible and prudent alternatives to demolition, then the request for a Certificate of Appropriateness will be denied. The Village Review Board may consult with an appraiser, a building contractor and/or other professional person, for information required in making its determination. Form VRB-2 is available as an optional form to assist the Village Review Board in that regard. If the information supplied on the Form VRB-2 indicates that the property could be repaired and leased at an annual rent which would produce a gross return of ten percent on the owner's investment, then the Village Review Board may conclude that there is at least one feasible and prudent alternative to demolition.

If the Village Review Board determines that there are feasible and prudent alternatives to demolition, it will so inform the applicant and will afford the applicant a period of 180 days to file a written response. Upon receiving that response the Village Review Board shall reconsider the matter based upon the entire record then on file. If the Village Review Board makes a final determination that there are no feasible and prudent alternatives to demolition, then it will inquire into any new use to which the applicant may propose to put the property following demolition. If the Village Review Board determines that the objectives of Article 14 of the Zoning Code would be served best by a conversion of the land to the proposed use, then it may approve demolition, subject to the posting of a bond in such amount as the Village Review Board deems adequate for ensuring that the conversion will occur.

# Lot & Building Details

**Recorded Easements:** No recorded easements on the property.

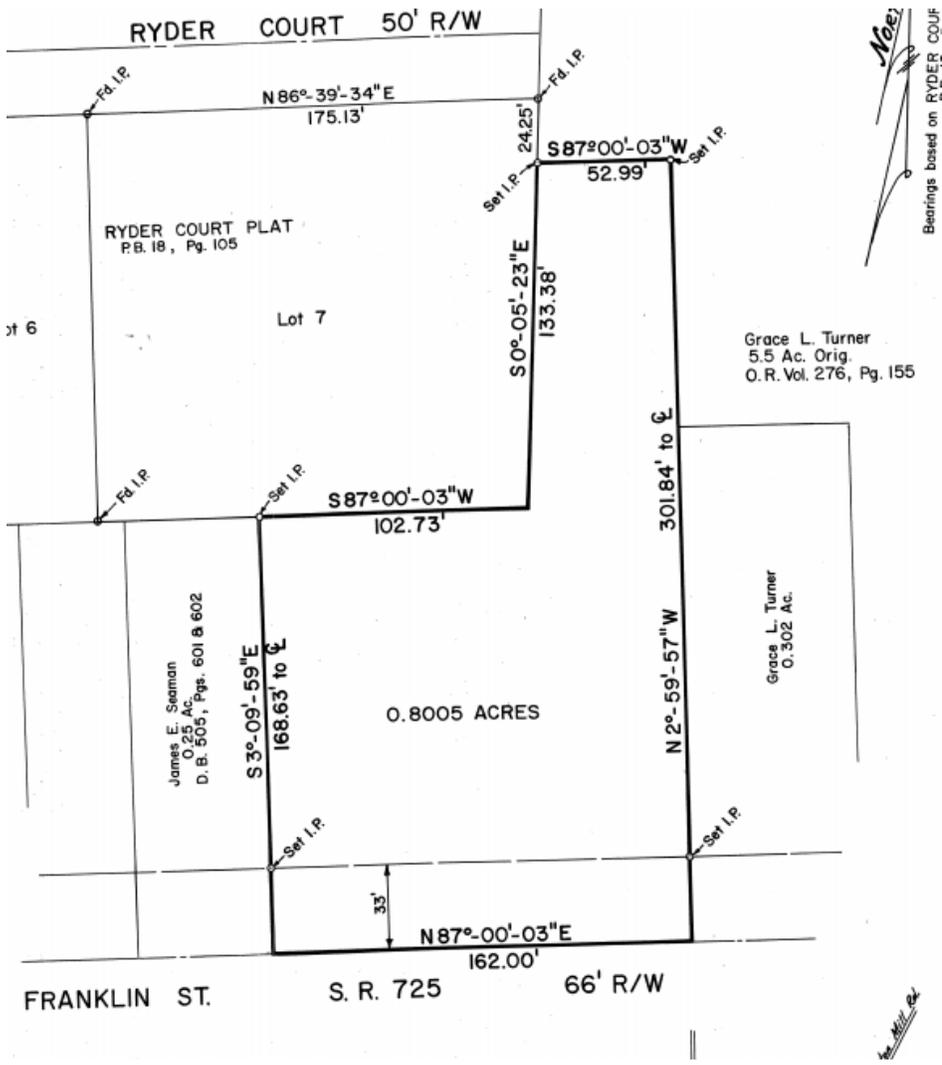
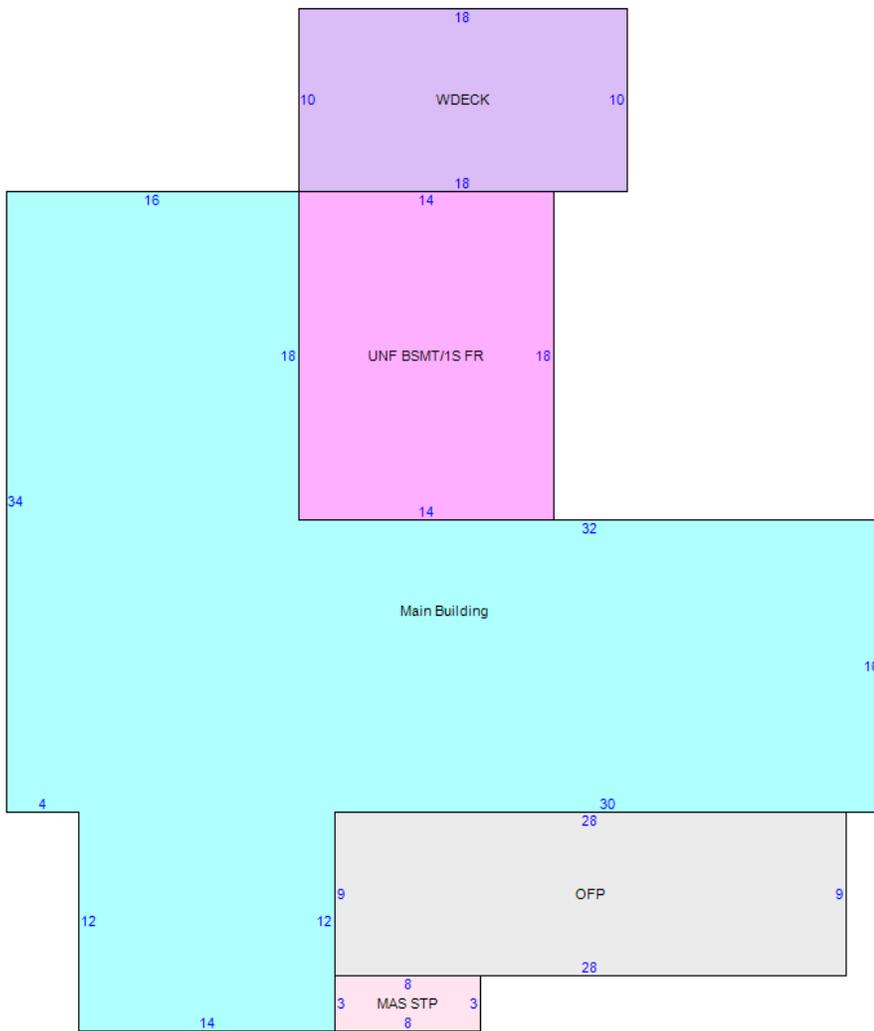


Figure 2 Survey Record

**Main Structure Square Footage and Dimensions:**



Jur: 000  
Parcel: L35000100060013000  
Taxyr: 2020  
Card: 1

Code	Description	Area
	Main Building	1224
50/10	UNF BASEMENT/FRAME	252
11	OPEN FRAME PORCH	252
35	MAS STOOP/TERRACE	24
31	WOOD DECKS	180
RG1	FRAME OR CB DETACHED GARAGE	360*

Figure 3 Greene County Auditor's Home Record

**Statement from AL Kuzma Greene County Building Regulations Director:**

4/27/2021

Hello, Jessica;

*The Building has some serious, extensive structural damage, which will be quite expensive to repair and/or replace. Cost analysis would probably indicate little profit to be made short term. I have seen similar structures made habitable again.*

*Historical significance and nostalgia also play into the equation.*

*What is usually not acceptable is temporary solutions and an extensive construction schedule.*

*It is probably more cost effective to demo and build a new structure. Also, more energy efficient, safer and longer lasting*

Thank you

AL Kuzma, CBO

## **Bellbrook Property Maintenance Code:**

### *1450.15 DEMOLITION.*

*(a) In General. The Code Official may order the owner of premises upon which is located any structure or part thereof which, in the Code Official's judgment, is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use, and cannot reasonably be repaired, to raze and remove such structure or part thereof, or, if it can be made safe by repairs, to repair it and make it safe and sanitary or to raze it and remove it at the owner's option, or, where there has been a cessation of normal construction without completion of any structure for a period of more than two years, to raze and remove such structure or part thereof.*

*(b) Unreasonable Repairs. Whenever the Code Official determines that the cost of such repairs would exceed 100 percent of the current value of such structure, such repairs shall be presumed to be unreasonable and it shall be presumed, for the purpose of this section, that such structure is a public nuisance which may be ordered to be razed without option on the part of the owner to repair. Any such affected property owner may appeal the decision of the Code Official to the Bellbrook Property Review Commission.*

## **Discussion**

The Village Review Board should decide whether or not it is feasible to allow the structure at 100 E Franklin to currently stand as it exists today, or if the applicant's demolition request is appropriate in this situation to allow for demolition of the structure. It is known that the structure has been in disrepair for at minimum 26 years according to City records. It is also apparent from pictures and City inspections that the building is unsafe and unfit for occupancy. Additionally, since 2013 it has become evident that the property is a nuisance property.

The repair estimates provided by Mr. Clemens who is a Developer are substantial. Both the Property Maintenance Code and Article 14 state as to not cause any undue financial strain on a property owner when it comes to demolition or repair. Furthermore, the Property Maintenance Code states that should the cost of repair exceed %100 of the current value of the structure, such repairs would be deemed unreasonable. The value according to the Greene County Auditor is \$37,360 the stated repairs would well exceed this amount. Furthermore, calculations of rent for 10, & 20 years or even a mortgage for 30 years are well about the norm for what residents pay in Bellbrook. It is the duty of the Village Review Board to help protect Bellbrook's history but we must also remember that it must not be at the cost of others.

21-39

### 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: Dennis Edwards PHONE: \_\_\_\_\_  
ADDRESS: 3805 Wead Pl  
CITY: Bellbrook OH 45305 ST: \_\_\_\_\_ ZIP: \_\_\_\_\_

2. APPLICANT: Nathan Clemens PHONE: 937.545.1342  
ADDRESS: 3899 Indian Ripple Rd. Suite G  
CITY: Beavercreek OH 45440 ST: \_\_\_\_\_ ZIP: \_\_\_\_\_

3. ARCH FIRM : R.M. Clemens CO. PHONE: \_\_\_\_\_  
CONTACT PERSON: same as above  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ ST: \_\_\_\_\_ ZIP: \_\_\_\_\_

4. CONTRACTOR: same PHONE: \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ ST: \_\_\_\_\_ ZIP: \_\_\_\_\_

#### 5. REASON FOR APPLICATION:

~~DEMOLITION~~ \_\_\_\_\_ FULL \_\_\_\_\_ PART

#### REASON WHY DEMOLITION IS DESIRED:

Structure is beyone repair and needs to be demolished.

Future realestate will go in its place and will increase the value of the property.

#### PROPOSED USE FOLLOWING DEMOLITION:

Single Family Residential new construction



12. PRIMARY TYPE OF CONSTRUCTION (CHECK ONE):

<input checked="" type="checkbox"/> WOOD FRAME	<input type="checkbox"/> BRICK BEARING WALL
<input type="checkbox"/> STRUCTURAL STEEL	<input type="checkbox"/> MASONRY/STONE BEARING WALL
<input type="checkbox"/> REINFORCED CONCRETE	<input type="checkbox"/> OTHER _____

13. BUILDING SIZE (APPROXIMATE): \_\_\_\_\_ WIDTH \_\_\_\_\_ DEPTH

A. NUMBER OF STORIES 1

B. HEIGHT (GRADE TO ROOF CREST) 16'

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: 0.8 Acres

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: \_\_\_\_\_

PRINTED NAME: Dennis Edwards

APPLICANT:  DATE: \_\_\_\_\_

PRINTED NAME: Nathan Clemens

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: \_\_\_\_\_

# WORK SHEET FOR DEMOLITION REQUEST

### Certification of Appraiser (*Individual must be Certified Appraiser*)

The undersigned hereby certifies that:

- (1) I am generally familiar with real estate values and leasing rates within the City of Bellbrook
- (2) I have inspected the property located in the City of Bellbrook at 100 E. Franklin
- (3) It is my opinion that the property at that location has a present market value of \$ \$75,000 (land)
- (4) I believe that the following repairs should be completed so that the property may be leased at its present or most recent use:

Complete Demolition Recommended because of cost to get this home safe is far too great.

Complete foundation Repairs, missing structural bearing points

Complete framing repairs needed, rotted out headers, floor joist, etc., replace sub sheeting on roof and walls. New roof shingles and new siding needed.

All new interior: windows, doors, sub floor, insulation, drywall, flooring, cabinets, trim, counter tops, painting, appliances

- (5) If the above repairs were made, I believe that the fair amount of an annual lease would be:

\_\_\_\_\_  
*[Handwritten Signature]*

Signature

4.10.21

Date

### Certification of Contractor

The undersigned hereby certifies:

- 1) That I am

Nathan Clemens  
(Title)

of

R.M. Clemens Co.  
(Company Name)

a General Contractor who regularly undertakes construction projects in and around Bellbrook, Ohio.

- 2) I have inspected the property described in the attached Certificate of Appraisal and I am competent to provide an estimate of a fair charge for performing the repairs which the appraiser mentions.

- 3) I estimate that a fair charge for performing the stated repairs would be \$295,000

\_\_\_\_\_  
*[Handwritten Signature]*

Signature

4.10.21

Date

*Handwritten notes:*  
370,000 = 120  
310 83-33  
@20 / 541 call

To: Village Review Board  
From: Jessica Hansen, Planning & Zoning  
Date: April 29, 2021  
Subject: 76 Bellbrook Plaza, Bellbrook Ohio 45305, 21-41 Sign for **Knot Your Average Massage**

## Summary

The request is to install a wall sign at 76 Bellbrook Plaza.

## Applicant Information:

- **Applicant Name:** Cody Amstutz
- **Property Owner:** Brian Koch
- **Property Owner Address:** 76 Bellbrook Plaza.



## Property information:

- **Parcel Number:** L35000100020007700
- **Bellbrook Comprehensive Plan:** Historic Mixed-Use Downtown-Area - *that represents traditional downtown Bellbrook area with a mixture of uses and historic structures.*
- **Current Zoning:** B-4 Central Business District.

**Sign Dimensions:**

**Height:** 4 feet                      **Width:** 4 feet    **Total:** 16 square feet.

**Location:** Next to the building located on the wall.

**Material:** Vinyl

**Sign:**



Figure 1 Location of Sign



Figure 2 Sign Design, only circled area

**Relevant Code Information:**

**18.20(B)(4)(a) (2) Flat:**

*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.*

**18.20(B)(3)(b) Flat:**

*Flat signs may take any shape or any direction across the facade of a building provided it conforms to the general character of the building to which it is attached. No flat sign shall project*

*above the cornice of the building to which it is attached.*

**Discussion:**

The sign meets all current zoning regulations, staff recommends the Village Review Board approve the request for a Flat sign at 76 Bellbrook Plaza.



# CITY OF BELLBROOK

## ZONING PERMIT - SIGNS

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305  
 (937) 848-4666 [WWW.CITYOFBELLBROOK.ORG](http://WWW.CITYOFBELLBROOK.ORG)

DATE RECEIVED 4 / 13 / 2021 STAFF USE APPLICATION # 21-41

### APPLICANT INFORMATION

PROPERTY ADDRESS 716 Bellbrook Plaza ZONING DISTRICT \_\_\_\_\_  
 PROPERTY OWNER ~~Cody Amstutz~~ Brian Koch PHONE NUMBER \_\_\_\_\_  
 APPLICANT NAME Cody Amstutz PHONE NUMBER 9373212039  
 APPLICANT EMAIL igotyouback08@gmail.com

### REQUEST INFORMATION

BUSINESS NAME Knot Your Average Massage  
 BUSINESS MAILING ADDRESS 716 Bellbrook Plaza Bellbrook, OH  
 SIGN REQUEST NEW PERMANENT SIGN  SIGN REFACE  TEMPORARY  OTHER   
 SIGN TYPE GROUND  PROJECTING  ROOF  WALL  SANDWICH BOARD  BANNER  OTHER   
 SIGN DIMENSIONS HEIGHT 4 WIDTH 4 AREA 9 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 Vinyl overlay  
 ADDITIONAL COMMENTS on building next to window - Our logo

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.

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

APPLICANT SIGNATURE Cody Amstutz DATE 04 / 10 / 21

OFFICE USE ONLY		
PERMIT FEE \$ <u>50</u>	PAYMENT TYPE CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> # _____	REVIEW AUTHORITY ADMINISTRATIVE <input type="checkbox"/> BZA <input type="checkbox"/> VRB <input checked="" type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE _____	DATE _____ / _____ / _____
APPROVED-CONDITIONS <input type="checkbox"/>		

To: Village Review Board  
From: Jessica Hansen, Planning & Zoning  
Date: April 29, 2021  
Subject: 129 W Franklin St, Bellbrook Ohio 45305, 21-49 Sign for **Art Town**

## Summary

The request is to install a revised sign at 129 W Franklin St to replace the Zetland sign.

## Applicant Information:

- **Applicant Name:** John Landsiedel & Rick Martin
- **Property Owner:** Lak Enterprises III LLC/ L&L Diversified Development
  - Soon to be L & L Diversified.
- **Property Owner Address:** 129 W Franklin St.



**Property information:**

- **Parcel Number:** L35000100020012700
- **Bellbrook Comprehensive Plan:** Historic Mixed-Use Downtown-Area - *that represents traditional downtown Bellbrook area with a mixture of uses and historic structures.*
- **Current Zoning:** B-4 Central Business District.

**Sign Dimensions:**

**Height:** 24 inches      **Width:** 71 inches      **Total:** 11.83 Square-feet per side

**Location:** Adjacent to the Franklin right-of-way.

**Material:** Alumacore

Alumacore is a double-sided aluminum clad sign panel with a corrugated plastic core. Its innovative corrugated polypropylene core creates a lightweight easy to install product with maximum durability.

**Sign:**



Figure 1 Old Sign

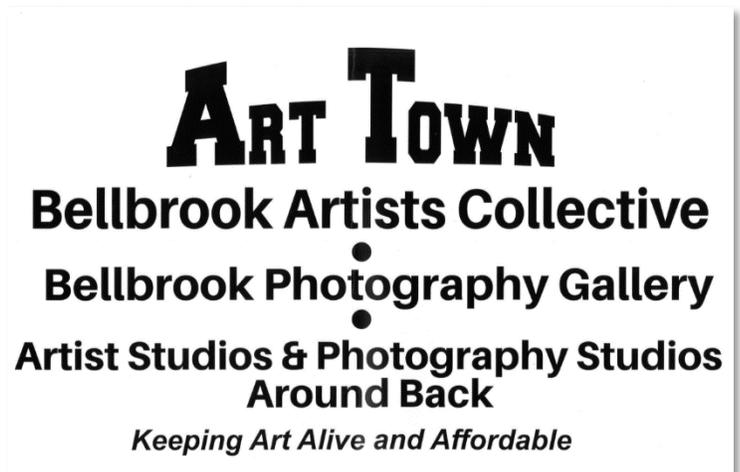


Figure 2 New Sign

**Relevant Code Information:**

**18.20(B)(3)(c) Freestanding:**

*No free standing sign shall be mounted on the roof of a building nor shall it reach a greater height than the*

*lowest point of the cornice of the building or facility it represents. In no case shall any portion of a free standing sign be located off the property of the facility it represents. All such signs shall be allowed the same area and be subject to the restrictions outlined for projecting signs.*

**18.20(B)(4)(a)(3) Free Standing:**

*No free standing sign shall be larger than thirty-six (36) square feet total exposed faces.*

**Discussion:**

The sign meets all current zoning regulations, staff recommends the Village Review Board approve the request for a Free Standing Sign at 129 W Franklin St.



# CITY OF BELLBROOK

## ZONING PERMIT - SIGNS

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 [WWW.CITYOFBELLBROOK.ORG](http://WWW.CITYOFBELLBROOK.ORG)

DATE RECEIVED 4/22/2021 STAFF USE APPLICATION # 21-49

### APPLICANT INFORMATION

PROPERTY ADDRESS 127 W FRANKLIN STREET ZONING DISTRICT \_\_\_\_\_  
PROPERTY OWNER JOHN LANDSIEDEL DEVELOPMENT PHONE NUMBER 937-671-8895  
APPLICANT NAME JOHN LANDSIEDEL PHONE NUMBER \_\_\_\_\_  
APPLICANT EMAIL JOHLANDSIEDEL@GMAIL.COM

### REQUEST INFORMATION

BUSINESS NAME LEL DIVERSIFIED DEVELOPMENT LLC  
BUSINESS MAILING ADDRESS PO BOX  
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 ALUMINUM COLORED  
ADDITIONAL COMMENTS \_\_\_\_\_

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

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APPLICANT SIGNATURE [Signature] DATE 4/22/2021

OFFICE USE ONLY		
PERMIT FEE <u>\$ waived</u>	PAYMENT TYPE CASH <input type="checkbox"/> CHECK <input type="checkbox"/> # _____	REVIEW AUTHORITY ADMINISTRATIVE <input type="checkbox"/> BZA <input type="checkbox"/> VRB <input type="checkbox"/>
APPROVED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE _____	DATE ____/____/____
APPROVED-CONDITIONS <input type="checkbox"/>		