



To: Village Review Board
From: Jason Foster, Community Development Administrator
Date: February 24, 2022
Subject: Staff Report for 46 E. Franklin Street

Summary of the Request

The applicant, Dwight Bartlett, is requesting approval for the construction of a 2,400 square foot accessory building on the property located at 46 E. Franklin Street. The Code allows for 600 square feet of accessory buildings on a single property. The request is for variance of 1,800 square feet. The building itself is a 40' x 60' steel structure with dual overhead doors facing Ryder Ct. The setback from E. Franklin St. is approximately 80 feet.

Applicant Information

Dwight Bartlett, Owner

Current Zoning District

B-4

Parcel Identification

L35000100060012000

Additional Actions or Next Steps to be taken by the City

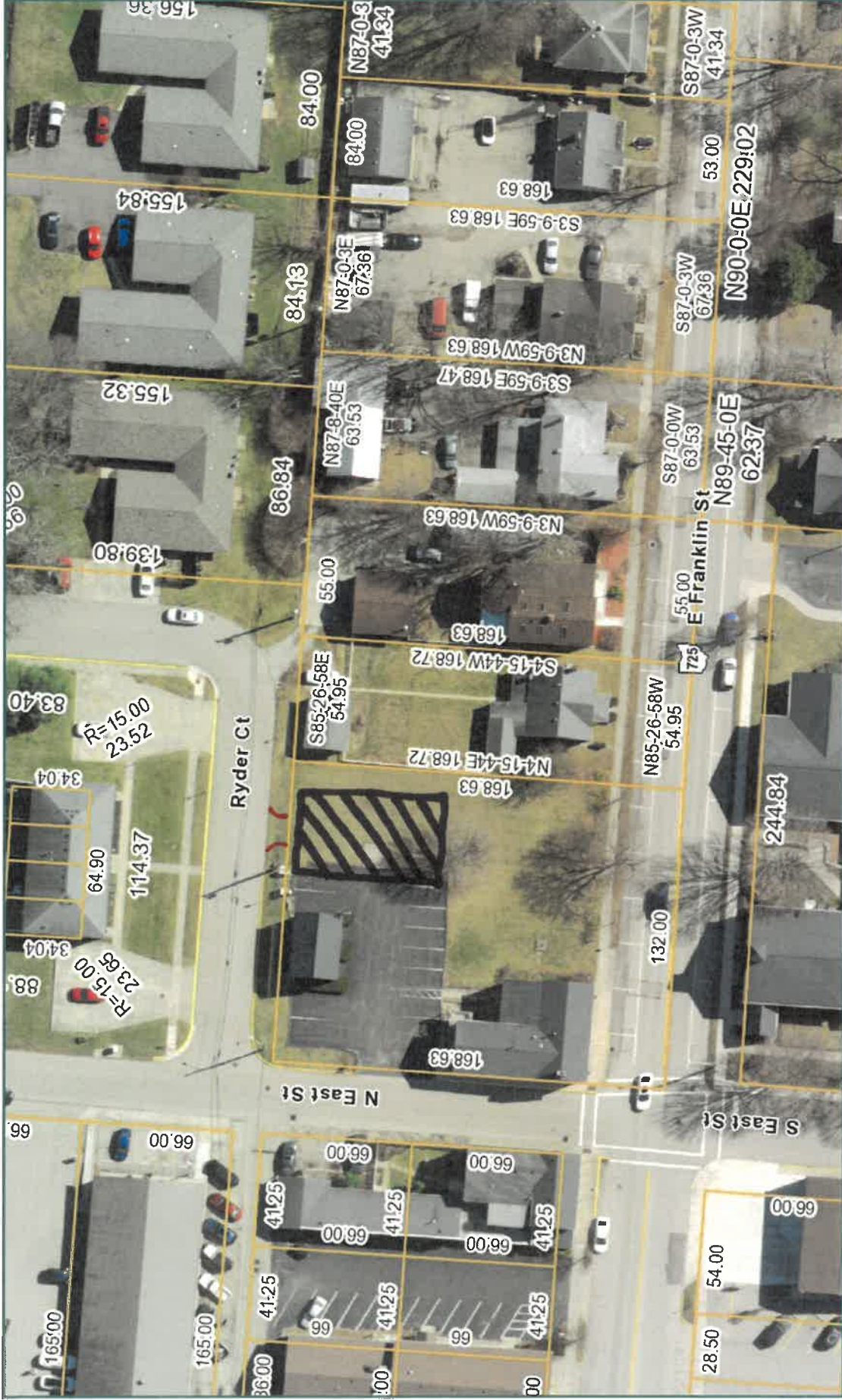
The Village Review Board will make a recommendation to the Board of Zoning Appeals

Applicant's Reason for the Request


The applicant also owns 26 E. Franklin St. (former Township Hall). In an effort to sell the building as part of a large redevelopment project, the applicant is requesting the variance to move the contents of 26 E. franklin St. to the new facility.

Surrounding Land Use within 1,000 Feet
Commercial, single-family residential, multi-family residential
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
The Comprehensive Plan encourages the redevelopment of the Old Village District. This variance request is the first step in the redevelopment of 26 E. Franklin St.
Existing Public Utilities
Water, Gas, Electric, Sanitary Sewer
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
The applicant, upon approval, plans to add a curb cut to the rear of 46 E. Franklin St. The City Engineer has reviewed and approved the proposed curb cut.
Flood Plain Information
N/A
Comments from City and County Agencies
The City Engineer has reviewed the entirety of the project and had no issue.
Supporting Maps & Graphics
See attached
Staff Recommendation
Staff recommends the approval of this variance to allow for the construction of a 2,400 square foot accessory building at 46 E. Franklin St.

Customized Property Map



Greene County Legend

-  Interstate Highway
-  US Highway
-  State Route
-  Local Roads
-  Schools
-  Parks
-  Buildings
-  Hydrography
-  Parcel Number
Lot Number
-  Parcel Boundary
-  Composition Boundary
-  Topography

This map was prepared as a base map for Greene County as prepared by the Greene County Engineer in accordance with Section 5713.09 of the Ohio Revised Code. Greene County assumes no legal responsibility for the information contained on this map. Users and persons or companies are encouraged to contact the Greene County GIS Department.

Created On: 2/17/2022

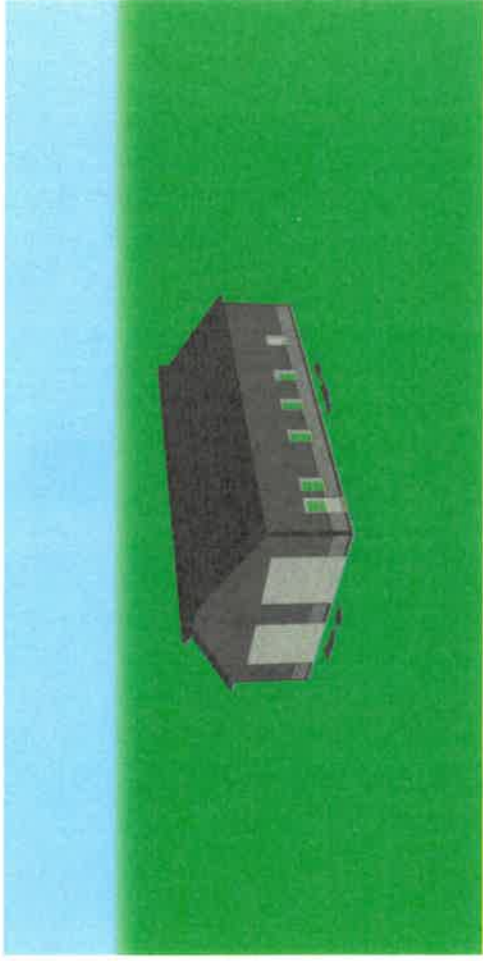
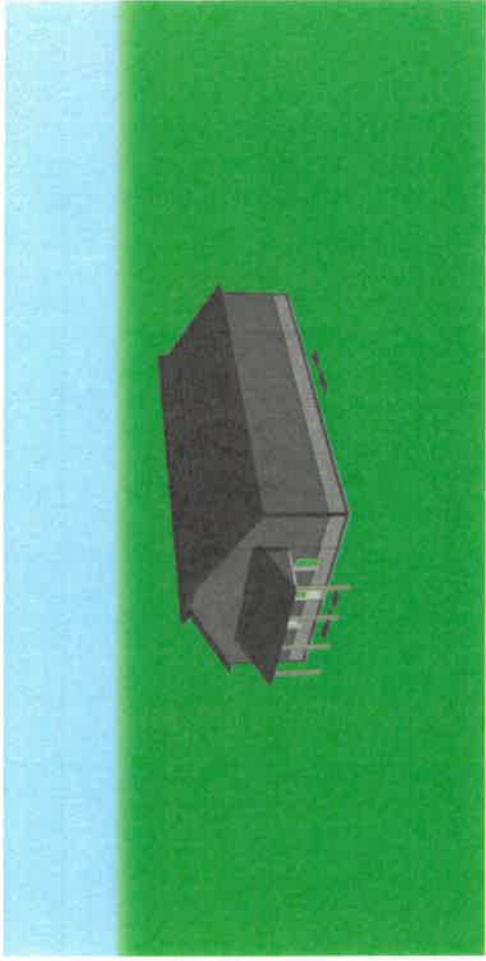
1 inch = 40 feet
 0 10 20 Feet



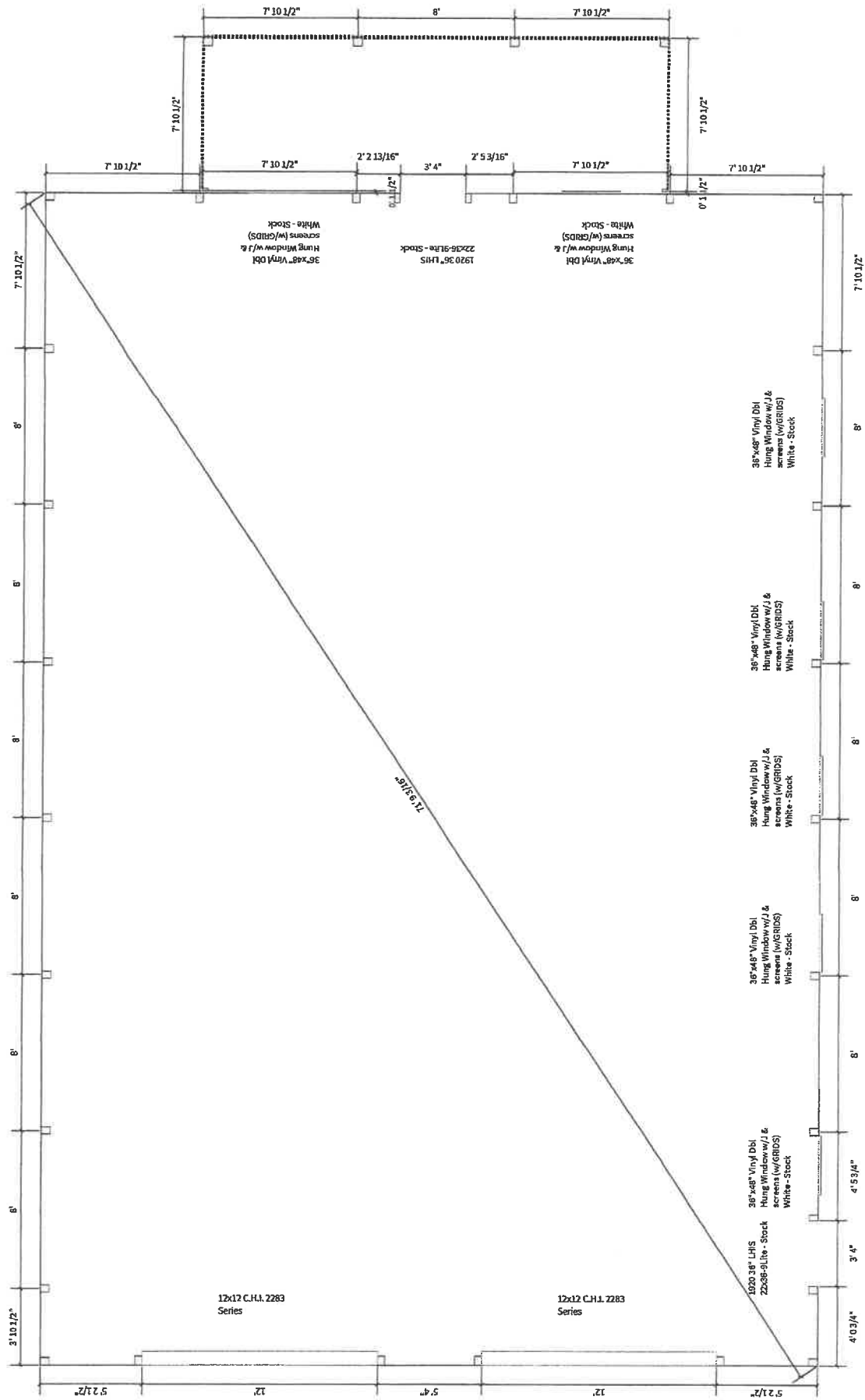
Summary Sheet

Summary	
Width	40'
Length	60'
Ceiling Height	14'
Slab Depth	0'
Slab Offset	-0.5'
Overhangs	4
Roof Pitch	6/12

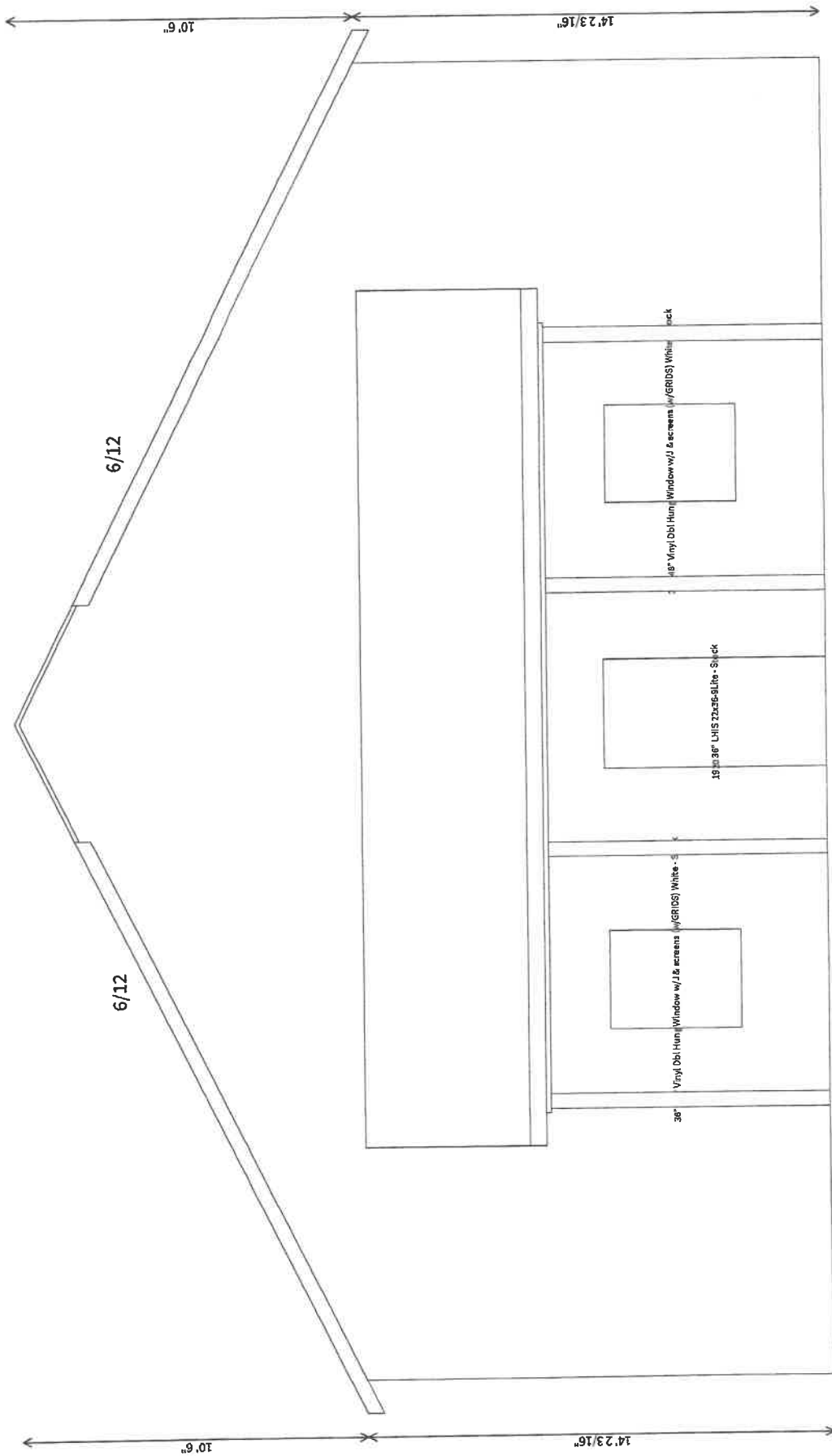
Job Information	
Estimate Type	Ag Building
PO Number	
Name	Dwight Bartlett COPY 6
Description	40x60x14
Email	
Phone	937-307-6634
Address	
City	Bellbrook
Zip	45305
State	OH
Referred To	
Approx. Lead Time	
Loading	21-4-4



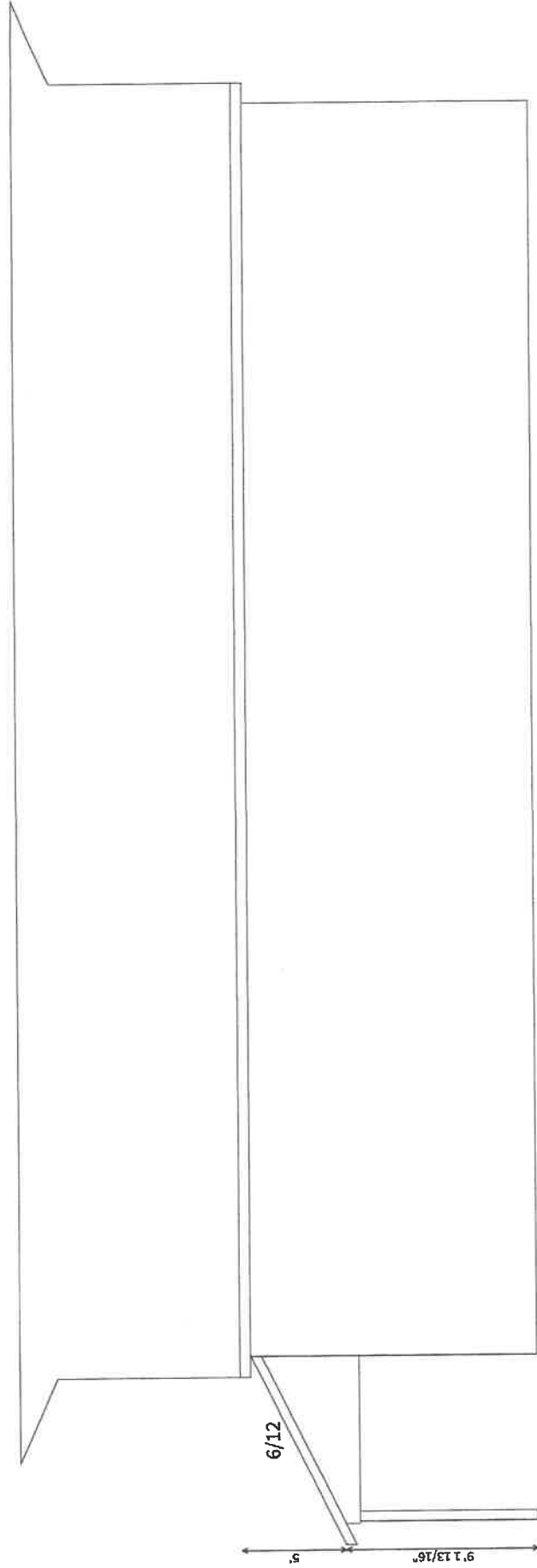
Post Layout



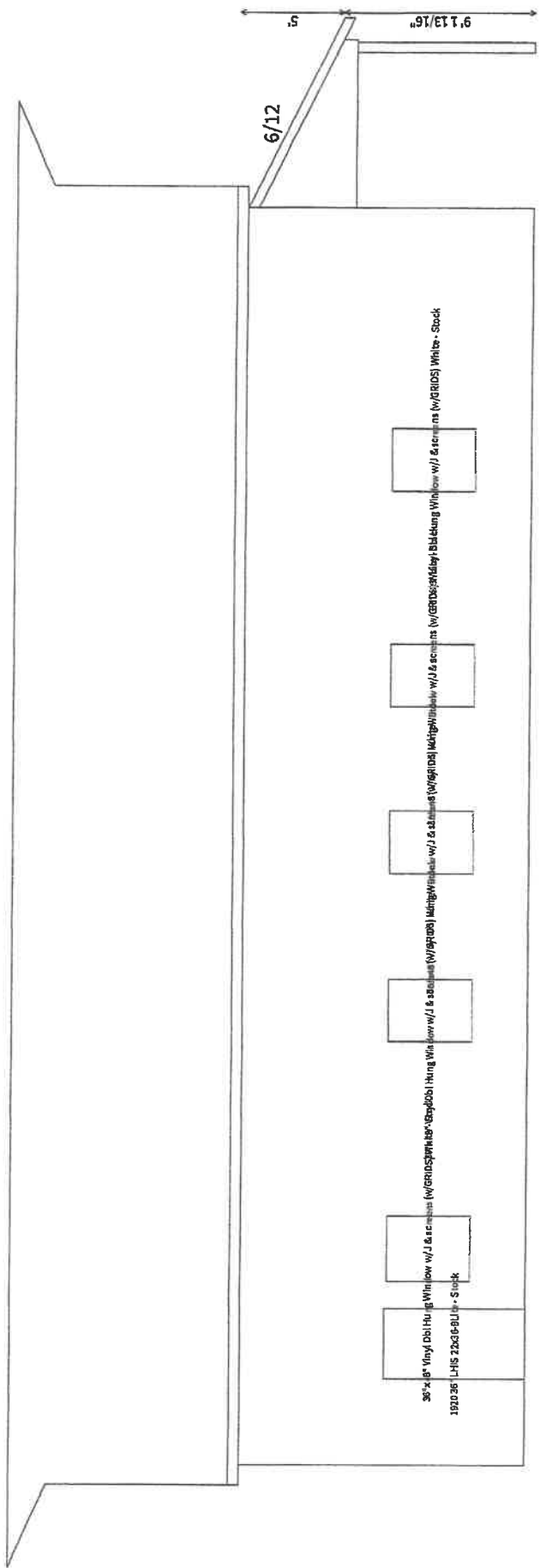
Front Elevation



Left Elevation



Right Elevation



Back Elevation

