



Planning Board Meeting  
May 21, 2020, 6:00 pm  
Agenda

1. Call to Order
2. Roll call
3. Approval of prior minutes of February 20, 2020
4. Old Business:
  - 20-51 New Construction Permit Devol – Winter Haven Lot 176
  - Zoning Code Update Discussion
    - Article 18.20(b) progress
5. New Business:
  - Property Maintenance Code Updates
    - Maintenance Checklist Example
    - Methods to Combat Repeat Offenders
6. Adjournment





**BELLBROOK PLANNING BOARD**

**PUBLIC MEETING MINUTES**

**February 20, 2020**

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**PRESENT:** Mr. Tim Tuttle  
Mr. Ed Stangel  
Chairman Mitchell Thompson

**ABSENT:** Mr. Brady Harding, Mr. Denney Bennett

Jessica Hansen Planning and Zoning Administrative Assistant was also in attendance.

**CALL TO ORDER**

Chairman Thompson called the meeting of the Planning Board to order at 6:00 PM. The Clerk called the roll. Mr. Tuttle, yes; Mr. Stangel, yes; Chairman Thompson, yes.

Mr. Tuttle made a motion to excuse Mr. Harding and Mr. Bennett from the meeting. Mr. Stangel seconded the motion. All in favor. Motion passed 3-0.

**FORMAL APPROVAL OF MINUTES**

Chairman Thompson asked if there were any corrections or additions to the minutes of January 16, 2020. Being no changes, the minutes are approved as written.

**OLD BUSINESS**

Zoning Code Update Discussion

- Updates to Article 18.20(b)

Mrs. Hansen explained that this is the Sign Code and is being edited at this time. These suggested changes were presented to the Village Review Board for their information.

1. Change sign code to allow zoning administrator to approve signs except in cases where signs do not conform or are different enough to require Village Review Board (VRB) approval.
2. Add images and diagrams to make sign code more readable and understandable.
3. Add stricter regulations for nuisance signage like inflatable signs or billboards in the Village district.
4. More information regarding materials and greater ability for a business owner to have a sign and still be in compliance.
5. Clearer wording on prohibited signs to prevent non-compliant signs from slipping through.

6. Updates to the temporary signage section to allow farmer's markets and similar pop-up events to have signage and be in compliance.

Mr. Thompson asked if there was a definition of "different enough" adding that the code needs to be less subjective. Mrs. Hansen answered that details are being written now.

- Updates to Article 14
  1. Remove "Village" from the name since it no longer applies to our city and residents find it confusion. Ideas being considered:
    - Historic Downtown Preservation Board
    - Historic Preservation Board
    - Historic Preservation District Board
    - Historic Downtown Board
    - Downtown Preservation Board
    - Downtown Historic Board
  2. Addition of images and diagrams to make code clearer and easier to read and understand.
  3. Creation of two districts as recommended in the Comprehensive Plan: Residential Downtown District and the Active Downtown District. The residential district will be more lax in regulations affecting residents and the active downtown district emphasizing preservation.
  4. Updates to include zero setbacks.
  5. Addition of compliance regulations for the board.
  6. Conditional use permit information added.
  7. More information regarding specifics to building details such as doors, windows, roofs, etc.

## **ZONING CODE UPDATES**

The board members discussed the list of prioritized zoning code updates. With the information provided by Mrs. Hansen, the list was reordered to facilitate progress.

## **NEW BUSINESS**

- 20-011-PB-119 E Franklin – conditional use/special use

Zoning Administrator Hansen reported that the request is to operate a kitten rescue, delivery of cremated remains, and administrative uses. The reason this has come before the planning board is that the property is in the B4 district which does not list kennels as a permitted use.

Steve Grech, 1699 Washington Mill Road, the property owner explained that they have decided not to use the kennels after all. The building will be used for administration and a location for returning cremated remains to pet owners.

Mr. Tuttle made a motion to approve Case 20-011-PB-119 E Franklin Street. The motion was seconded by Mr. Stangel. The Clerk called the roll. Mr. Tuttle, yes; Mr. Stangel, yes; Mr. Thompson, yes. The motion passed 3-0.

- Ordinance 2017-9

Mrs. Hansen explained that staff was preparing two revisions to this ordinance.

The first revision is to increase the fee charged for Lot Split/Combination from \$50.00 to \$150.00 to be more in line with the cost for administration.

The second revision is to remove the statement that any unused portion of the deposit is to be returned to the developer. This is not done by other municipalities and the City does not have a way of calculating this amount.

Mr. Stangel made a motion to approve the changes to Ordinance 2017-9 and send to City Council for consideration. Mr. Tuttle seconded the motion. The Clerk called the roll. Mr. Stangel, yes; Mr. Tuttle, yes; Mr. Thompson, yes. The motion passed 3-0.

### **ADJOURNMENT**

Mr. Thompson adjourned the meeting at 6:25 PM.

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Mitchell Thompson, Acting Chairman

Date

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Pamela Timmons, Secretary

Date



**Staff Report  
Lot Number 176  
Winter Haven Block F  
Planning Board  
May 21, 2019**

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**1. Applicant Information**

Dan Devol  
Devol Builders

**2. Current Zoning District**

O-1 Office Building

*"The purpose of this district is to provide for the maintenance and alteration of existing buildings and for new construction of business office and professional buildings."* (Pg, 42 Zoning Ordinance Bellbrook, Ohio)

**3. Parcel Number**

L35000200130009500

**4. Location**

Located at the intersection of Bellemeade Drive and Wilmington-Dayton Road in the Winter Haven subdivision. Approximately 1033 feet from the intersection of 725 and Wilmington-Dayton Road.



## 5. Acres

.26 Acres

## 6. Surrounding Land Use within 1,000 Feet

Primarily residential and commercial with open space to the immediate west, which is classified as agricultural according to the County Auditors land use code, however it is zoned PD-2 Planned Business.

## 7. Summary of Request

Mr. Devol would like to receive Preliminary Plan approval by the Planning Board for the proposed project. Previously, a larger office was planned with more parking, but that never came to fruition. This new office space would be for he and his wife to work out of. The office will appear to be a residential structure so that when the Devol's retire it can be sold as a residence or continue to operate as an office. The office will be ADA compliant as to accommodate everyone.

## 8. Additional Information

The original design in 2008 that was approximately 3000 square feet and 2 stories and didn't meet the setback requirements for the zoning district. The current design is 1438 square feet and meets all set back requirements for the O-1 Office Building District. (See blue highlighted August 21, 2008 BZA minutes for details, PG. 7)

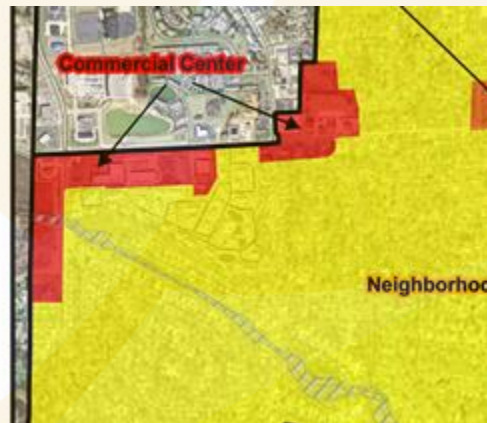
## 9. Previous Related Development Decisions in the Immediate

### Area (3 Years)

None

## 10. Comprehensive Plan

Located in the **Neighborhood District** of the Comprehensive Plan. *"Bellbrook should protect its single-family residential platted lands or town lots (subdivisions) for that purpose and consider multi-family units on unplatted lands. Single-family development should all be considered on vacant lands but not part of a subdivision."* (Pg. 49 Bellbrook Comprehensive Plan)



## 11. County Land Use Plan

Medium Density Urban Residential- *“Medium Density Urban Residential development describes areas allowing from three to six dwelling units per acre. The dominant dwelling type should be the single-family unit and two-family, with multi-family development at the greater densities of this range. Cluster developments which maintain an overall density of 3 to <6 dwelling units per acre are encourage. Public water supply and sanitary sewer service shall be required for areas designated as Medium Density Urban Residential.”* (Pg. 91, Perspectives 2020 A Future Land Use Plan)

## 12. Existing Utilities

Utilities exist, connections are all that are required.

## 13. Soil Data

MrC Miamian-Urban land complex, well drained

*Available Water Storage 0 - 150 cm*

**19.51 cm**

*Available Water Storage is the volume of water available to plants that the top 150 cm of soil can store. Values are the weighted average of soil components in this map unit.*

*Soil Loss Tolerance Factor*

**5 tons/acre/year**

*Soil Loss Tolerance Factor is the rate at which soil can be lost to erosion without reducing plant productivity. The Soil Loss Tolerance Factor of the dominant soil component ranges from 1 to 5 and has a mean value of 3.94.*

*Frost Free Period*

**166 days**

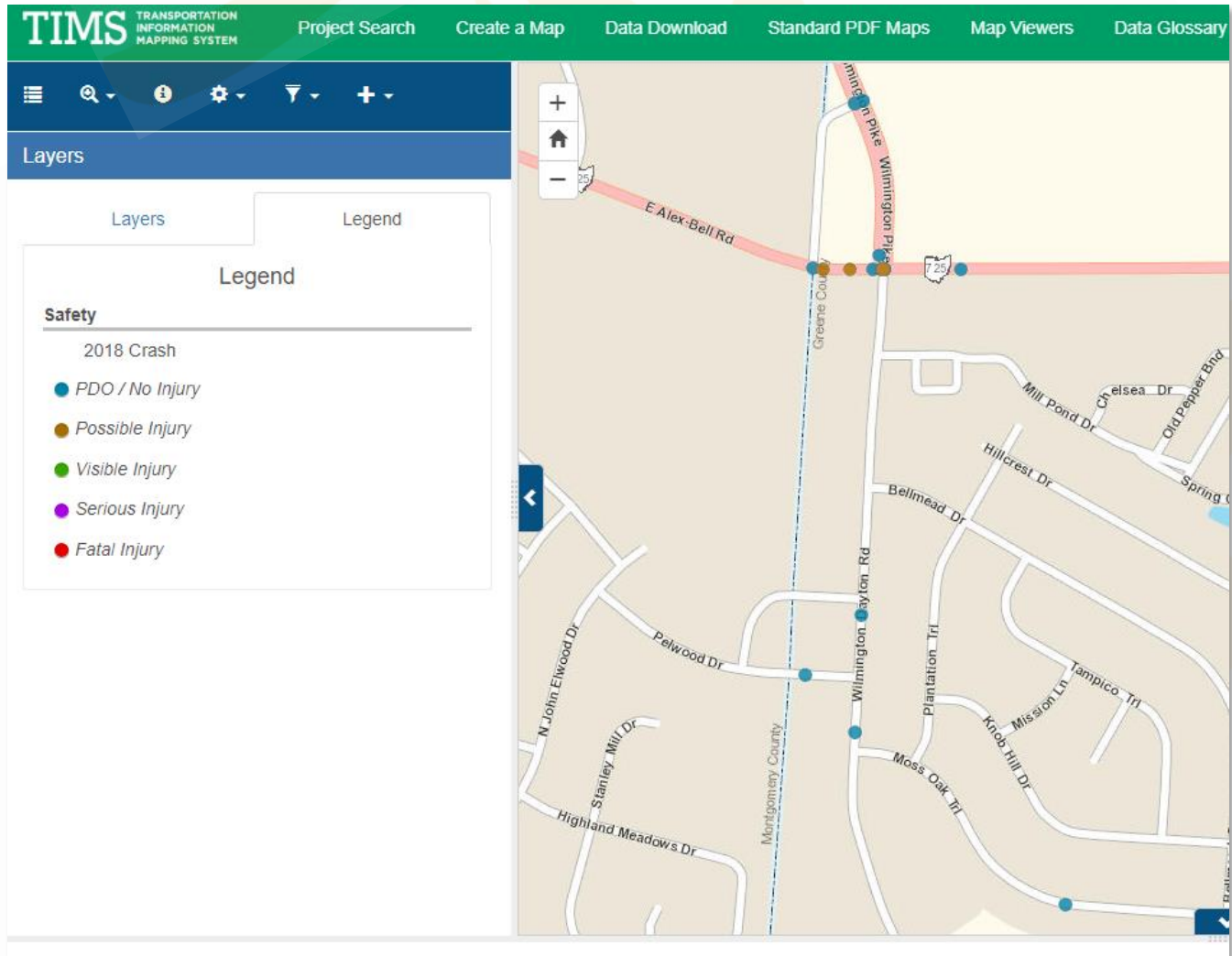
*Median length of the frost free season based on the period from 1961-1990. Values rounded to the nearest 5 days.*

## 14. Transportation Related Information

Ingress and egress will be via Bellemeade Drive. Previously in 2008 when the proposed office was going to be larger, it was asked if access had been considered off of Wilmington-Dayton Road. (See the orange highlighted area of the August 21, 2008 BZA minutes Pg.7-8) Wilmington-Dayton Road is classified as a **Major Collector** both by ODOT and The City of Bellbrook Comprehensive Plan. Bellemeade is a **Local Road**.

According to the Bellbrook Comprehensive Plan ODOT **Major Collector** routes ‘are longer; have fewer connecting driveways’ have higher posted speed limits’ are spaced at greater intervals’ have more travel lanes.” (Pg. 41, Bellbrook, Comprehensive Plan) “**Local Roads** according to ODOT in the Bellbrook Comprehensive Plan are not intended for use in long distance travel due to their provision of direct access to abutting land. They are often designed to discourage through traffic”. (Pg. 41, Bellbrook Comprehensive Plan)

Odor Crash Data shows low levels of crashes in and around area. See map below.



## 15. Flood Plain Information

N/A

## 16. Comments from Review Agencies

There are no issues from our review agencies.

## 17. Summary and Staff Recommendation

Overall the proposed office meets all the zoning requirements, including setback and parking. The developer even worked with us by having agreed to utilize permeable pavers as suggested by Greene County Soil & Water. Being that the lot is small compared to the other lots in the subdivision this is possibly the best use for the lot as it currently sits. However, access should not be off Wilmington-Dayton Road as that is a Major Collector, access should be maintained on Bellemeade, the same as if it were a residential structure. Overall staff has no issues with the proposed site design plans.



SETBACK

N 89°30'30"E 115.00'



Prepared by  
**McDougall - Marsh**  
Land Surveyors  
8529 Byers Road, Miamisburg, Ohio 45342  
Tel: 937-847-2660 - Fax 937-847-2670  
www.mcdougallmarsh.com

Plot Plan

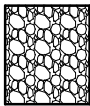
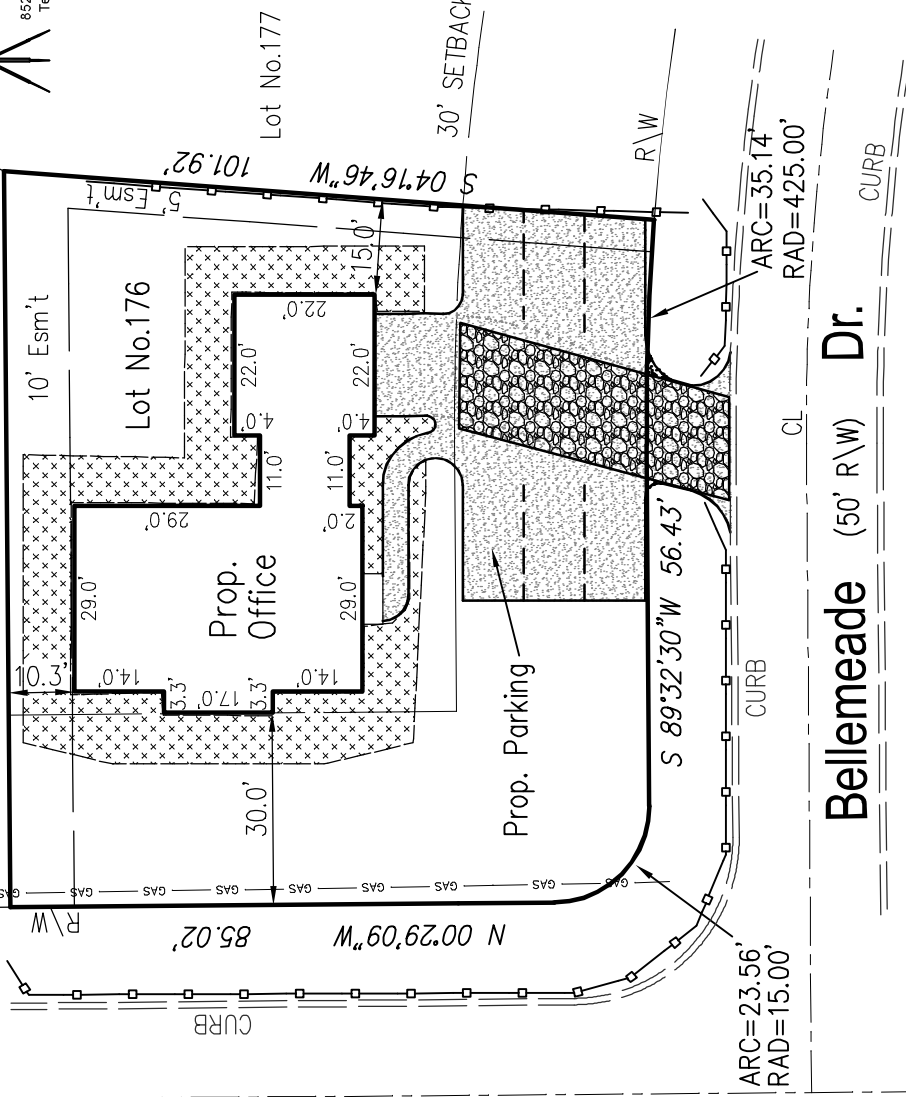
**Lot No. 176**  
**Winter Haven Block "F"**  
**Sugarcreek Township**  
**Greene County, Ohio**

Builder - Devol Custom Homes

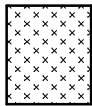
Dayton

(60' R\W)

Wilmington



INDICATES GRAVEL  
CONSTRUCTION ENTRANCE



INDICATES AREA TO BE FINISHED  
GRADED AND SEEDED AT  
COMPLETION OF CONSTRUCTION.



INDICATES SILTFENCE TO BE  
INSTALLED (305.5 L.F.)

TOTAL LOT AREA=11057.57 SQ. FT.  
TOTAL DISTURBED AREA=6035.29 SQ. FT.  
TOTAL IMPERVIOUS AREA=4138.27 SQ.FT.  
% IMPERVIOUS AREA=37.4%

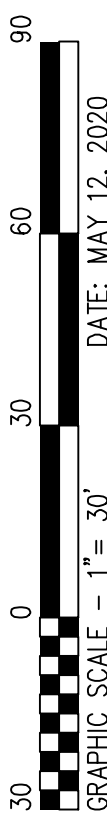
**Bellemeade (50' R\W) Dr.**



1. DISTURBED AREAS HAVE TOPSOIL PLACED, SEEDED AND MULCHED (OR SODDED) BY BUILDER/OWNER AT THE COMPLETION OF CONSTRUCTION.
2. SILT FENCING TO BE INSTALLED ALONG EDGE OF ANY EXISTING SIDEWALK AND OR CURB.
3. SILT FENCE TO BE INSTALLED ALONG GRADED SLOPES ON EITHER SIDE OF BUILDING TO PROTECT DRAINAGE SWALES DURING CONSTRUCTION.
4. DUST CONTROL IS REQUIRED TO PREVENT NUISANCE CONDITIONS ON SITE DURING CONSTRUCTION, AS NEEDED.
5. PROPERTIES AND PUBLIC RIGHT OF WAY TO THE SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AT ALL TIMES. IF THE EROSION AND SEDIMENTATION CONTROLS USED FOR THIS PROTECTION FAILS DURING THE COURSE OF CONSTRUCTION ACTIVITIES, THE DEVELOPER/CONTRACTOR SHALL CEASE WORK AND RESTORE SAID CONTROLS TO GOOD WORKING ORDER IMMEDIATELY.

This Plot Plan shows the intended location of the proposed residence on the lot. Dimensions to the property lines from the proposed building are scaled and may not represent the final staking or construction location of the building. Do not use the Plot Plan for the setting of driveways, fences, landscaping or establishment of the lines of the lot shown hereon for any purpose.

NOTE: Driveway shown on drawing for illustrative purposes only.



DEVOL SPECULATIVE RESIDENCE

BELLBROOK, OHIO

SHEET INDEX

- NO. PLAN NAME
- A1 FOUNDATION PLAN
- A2 MAIN LEVEL PLAN
- A3 ROOF PLAN / SECTION
- A4 ELEVATIONS / SCHEDULE

2/19/20

D-1948

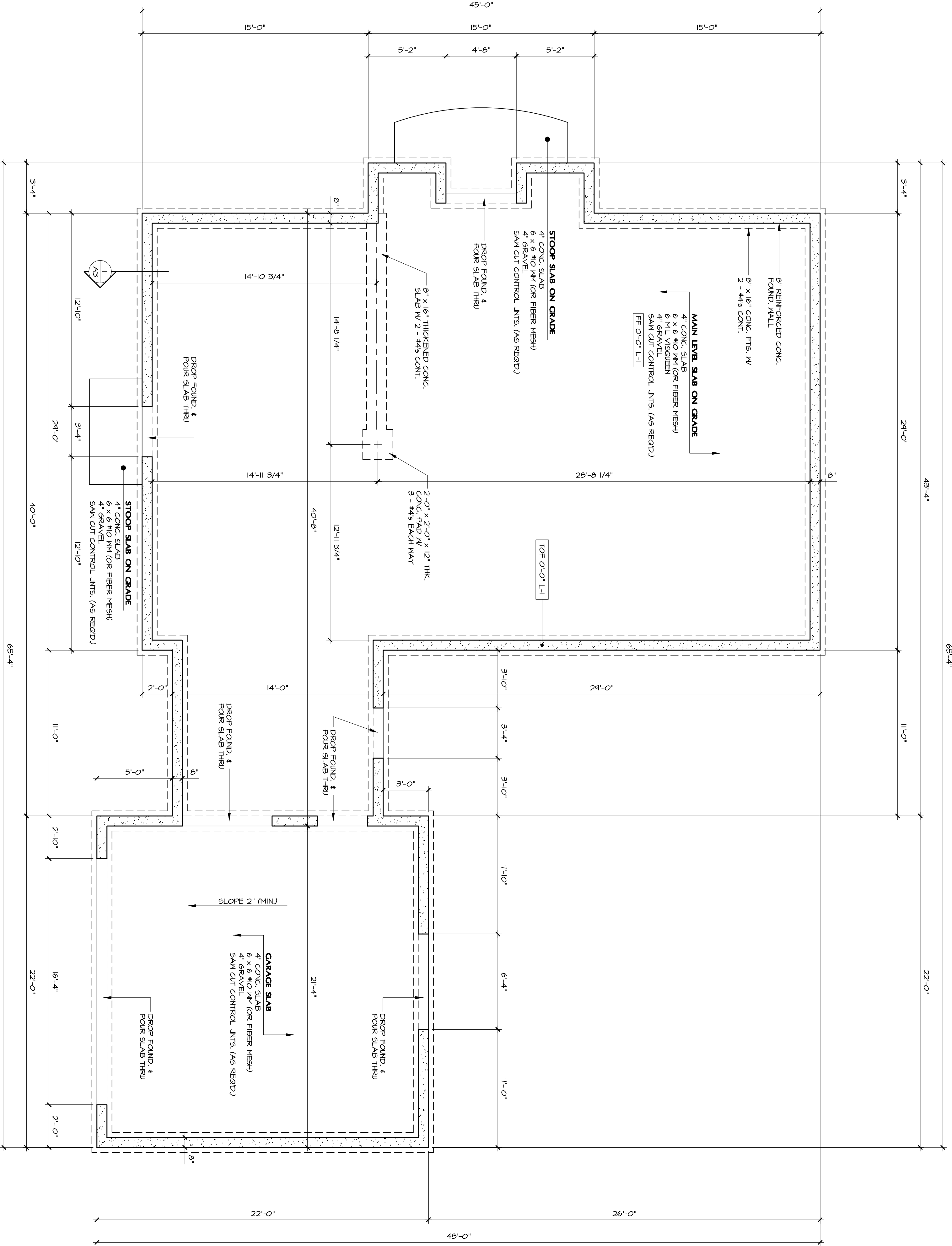
FOUNDATION PLAN

A1

- LEGEND
- |      |                      |
|------|----------------------|
| LL   | LOWER LEVEL          |
| L-1  | MAIN LEVEL           |
| L-2  | UPPER LEVEL          |
| SOF  | SOFFIT HEIGHT        |
| TP   | TOP PLATE HEIGHT     |
| R.O. | ROUGH OPENING        |
| HDR  | HEADER HEIGHT (R.O.) |
| BEG  | BEARING HEIGHT       |
| FF   | FINISH FLOOR         |
| TOF  | TOP OF FOUNDATION    |
- FOUNDATION NOTES:
- DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, CONTACT THE PROJECT ARCHITECT AND DESIGNER.
  - ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH ACI 301-99 SPECIFICATIONS FOR STRUCTURAL CONCRETE.
  - REINFORCING STEEL SHALL CONFORM TO ASTM A635, GRADE 60.
  - CONCRETE TO BE A MIN. 3500 PSI COMPRESSIVE STRENGTH.
  - FOOTING DESIGN ASSUMES A SOIL BEARING CAPACITY OF 2000 PSF.
  - ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL (32" BELOW FINISH GRADE (MIN)).
  - REFERENCE PLANS FOR PILING LOCATIONS.

CODE NOTES:

- ALL WORK TO BE IN COMPLIANCE W/ THE 2004 RESIDENTIAL CODE OF OHIO (RCO) FOR ONE-TWO FAMILY DWELLINGS.
- ALL GRAM SPACE AREAS SHALL BE CONDITIONED OR HAVE A MIN. NET AREA OF VENTILATION OPENINGS NOT LESS THAN 150 SQ. FT. FOR EACH 150 SQ. FT. OF CONDITIONED SPACE. VENTILATION SHALL BE WITHIN 3' OF EACH CORNER (COMPLY W/ RCO R402.1).
  - COMPLY WITH RCO R302.3, R303.4, N102.4.1.2 AND WEBS 4 FOR WHOLE HOUSE MECHANICAL VENTILATION. THIS SPECIFIC HOSE HAS A TOTAL DWELLING FLOOR AREA OF 1454 SQ. FT. AND 3 BATHROOMS, WHICH WILL REQUIRE AN AIR FLOW RATE OF 150 CFM. THE EXHAUST SYSTEM SHALL BE CAPABLE OF EXHAUSTING 150 CFM. THE EXHAUST SYSTEM SHALL BE CAPABLE OF EXHAUSTING 150 CFM. THE EXHAUST SYSTEM SHALL BE CAPABLE OF EXHAUSTING 150 CFM.
  - PROVIDE TEMPERED GLASS IN ALL SPECIFIC HAZARDOUS LOCATIONS SPECIFIED IN SECT. R506.4 IN THE RCO.
  - GARAGE SPACE SHALL BE SEPARATED FROM LIVING AREA & ATTIC BY 1/2" Gypsum BOARD. ALL WALLS AND CEILING SHALL BE ABOVE BY 5/8" TYPE X GYPSUM (COMPLY W/ RCO R302.6).
  - INTERCONNECTED SMOKE / CARBON MONOXIDE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA AND ON EACH FLOOR. DETECTORS SHALL BE WIRELESSLY INTERCONNECTED. PRIMARY WIRING SHALL BE BUILDING POWER WITH BATTERY BACKUP. (COMPLY W/ RCO R314).
  - INDEPENDENT METAL DRYER VENT SYSTEM W/ DAMPER TO BE INSTALLED. SYSTEM TO VENT EXISTING DIRECTLY OUTDOORS (COMPLY W/ RCO R102.12).
  - ALL SLEEPING ROOMS MUST CONTAIN AN OPERATING SMOKE ALARM. PROVIDE A MEANS OF EMERGENCY EGRESS W/ A MIN. 5'7" CLEAR OPENING (5'5" AT GRADE FLOOR) (24" MIN. CLEAR HEIGHT / 20" MIN. CLEAR WIDTH) (COMPLY W/ RCO R102).
  - FIRE-BARRING EQUIPMENT SHALL BE PROVIDED DRAFT HOOD DILUTION AND VENTILATION OF THE SPACE IN WHICH THE EQUIPMENT IS INSTALLED (COMPLY W/ RCO).
  - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED WITH 1/2" GYPSUM BOARD (COMPLY W/ RCO).
  - MINIMUM HEADROOM @ STAIRS SHALL BE 6'-8" MEASURED FROM THE FLOOR SURFACE OR LANDING PLATFORM (COMPLY W/ RCO R911.12).
  - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRS WITH 4 OR MORE RISERS. MEASURED VERTICALLY FROM TREAD NOSING, HAND GRIP CROSS SECTION DIMENSION SHALL NOT EXCEED 2 1/4". (COMPLY W/ RCO R911.12).
  - GUARDRAILS (MIN. 36" HIGH) SHALL BE PROVIDED ON PORCHES, BALCONIES AND RAISED FLOORS. GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR CORNERED CLOSERS WHICH DO NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH IN DIAMETER. (COMPLY W/ RCO R912).
  - FIRE RACE SHALL HAVE A WEATH EXTERIOR OF AT LEAST 16" IN FRONT OF AND AT LEAST 8" BEYOND EACH SIDE OF FIREPLACE OPENING. MEET FIRE RACE OPENING IS 8" OR LARGER. THE FIRE RACE SHALL BE 1/2" THICK AND 1/2" BEYOND EACH SIDE. (COMPLY W/ RCO R100.4).
  - PROVIDE PROPER FIRE RACE CLEARANCES AS SPECIFIED IN SECT. R100.11 IN THE RCO.
  - PROVIDE A DOOR OR RAMP TO ACCESS WINDUPOOL. TUB MECHANISMS (COMPLY W/ RCO).
  - LIGHT FIXTURES IN CLOSETS (INCANDESCENT) (COMPLY W/ RCO).
  - PROVIDE PROPER THICKNESS AND GRADES OF FINISH FLOORING. FINISH FLOORING SHALL BE 1/2" THICK (COMPLY W/ RCO R100.3).
  - COMPLY W/ RCO 603 FOR ROOFING WALL, BRACKING AND FASTENING REQUIREMENTS. CONFORM W/ RCO 602.2 INTERIOR METHOD AND 605 (GYPSUM BOARD) FOR INTERIOR BRACED WALLS.
  - ROOF VENTS TO MEET 1:50 VENT AREA RATIO (COMPLY W/ RCO R506).
  - AN ATTIC ACCESS (22" X 30" MIN) SHALL BE PROVIDED TO ANY ATTIC HAVING 30" OF CLEAR HEIGHT (COMPLY W/ RCO R602).



FOUNDATION PLAN

1/4" = 1'-0"  
- SEE SHT. A1 FOR CODE NOTES.

DEVOL SPECULATIVE RESIDENCE

BELLBROOK, OHIO

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2/19/20

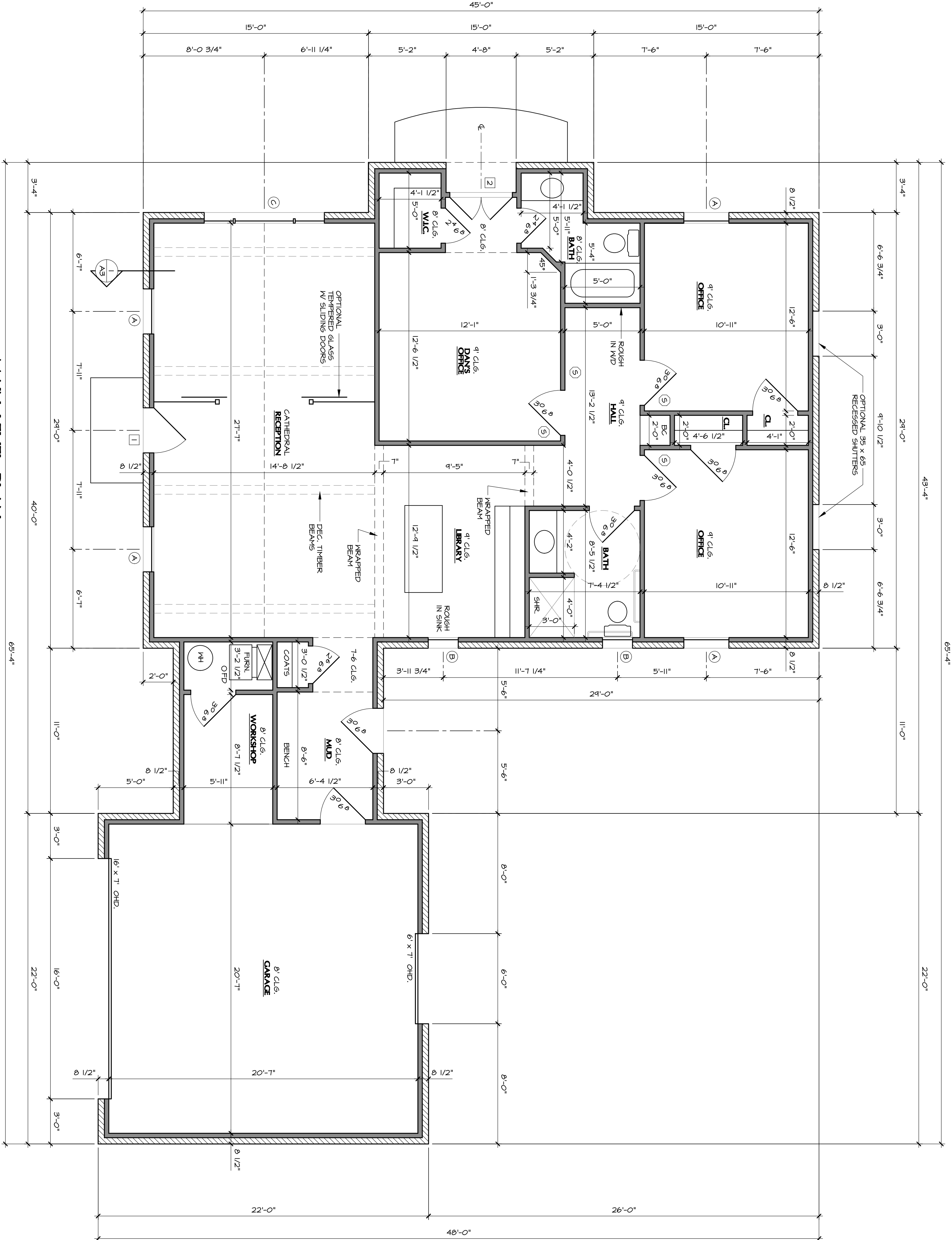
D-1948

MAIN LEVEL PLAN

A2

- LEGEND
- |      |                                  |
|------|----------------------------------|
| LL   | LOWER LEVEL                      |
| L-1  | MAIN LEVEL                       |
| L-2  | UPPER LEVEL                      |
| SOF  | SOFFIT HEIGHT                    |
| TP   | TOP PLATE HEIGHT                 |
| R    | RADIUS                           |
| R.O. | ROUGH OPENING                    |
| SL   | SPRING LINE                      |
| HDR  | HEADER HEIGHT (R.O.)             |
| HGT  | HEIGHT                           |
| BKG  | BEARING HEIGHT                   |
| FF   | FINISH FLOOR                     |
| TOP  | TOP OF FOUNDATION                |
| BI   | BUILT-INS                        |
| S    | SMOKE / CARBON MONOXIDE DETECTOR |
- GENERAL NOTES:
- DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARISE PLEASE CONTACT THE PROJECT MANAGER AND DESIGNER.
  - STRUCTURAL FRAMING MEMBERS TO BE SOUTHERN YELLOW PINE (NO. 1 KD - MIN) (FBI-450 PSJ).
  - ALL INTERIOR WALLS TO BE 2 x 4 STUDS EXCEPT AS NOTED.
  - TYPICAL EXTERIOR OR BEARING HEADER IS 3 - 2 x 10's @ 2 x 6 WALLS AND 2 - 2 x 10's @ 2 x 4 WALLS.
  - ALL INTERIOR NON-BEARING HEADERS LESS THAN 4'-0" SPAN TO BE TWO 2 x 4's EXCEPT AS NOTED.

- COMPLY WITH 2020 COMMERCIAL ADA REQUIREMENTS
- GRAB BARS
  - PLUMBING FIXTURES
  - CABINETS
  - DOOR HARDWARE
  - DOOR THRESHOLDS



MAIN LEVEL PLAN

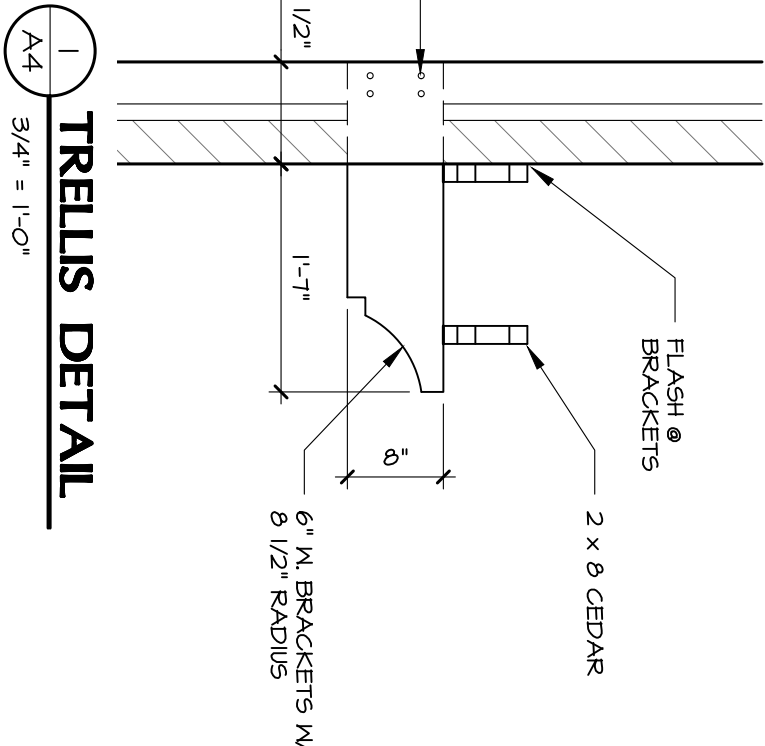
1/4" = 1'-0"  
LIVING: 1434 SF  
GARAGE: 554 SF  
- SEE SHT. A1 FOR CORE NOTES.



PELLA WINDOW SCHEDULE			
NO.	UNIT (W x H)	TOTAL UNIT (W x H)	QUANT.
A	(1) 2'-11" x 5'-5"	2'-11" x 5'-5"	4
B	(1) 1'-1" x 2'-11"	1'-1" x 2'-11"	2
C	2'-1" / 3'-11" / 2'-1" x 2'-11"	6'-1" x 6'-4"	1

- WINDOW NOTES:
- USE LOW E GLASS.
  - CONFIRM WINDOW HEADER HEIGHTS.
  - COMPLY W/ SECT. 310.1 (RCO) FOR EGRESS OPENINGS IN ALL SLEEPING AREAS.
  - COMPLY W/ SECT. 308.4 (RCO) FOR HAZARDOUS LOCATIONS
  - VERIFY W/ WINDOW MANUFACTURER'S SCHEDULE

PELLA DOOR SCHEDULE			
NO.	UNIT (W x H)	TOTAL UNIT (W x H)	QUANT.
1	3'-0" x 6'-4" 1/2" PELLA FRENCH DOOR	3'-0" x 6'-4" 1/2"	1
2	4'-2" x 6'-4" 1/2" PELLA FRENCH DOOR	4'-2" x 6'-4" 1/2"	1

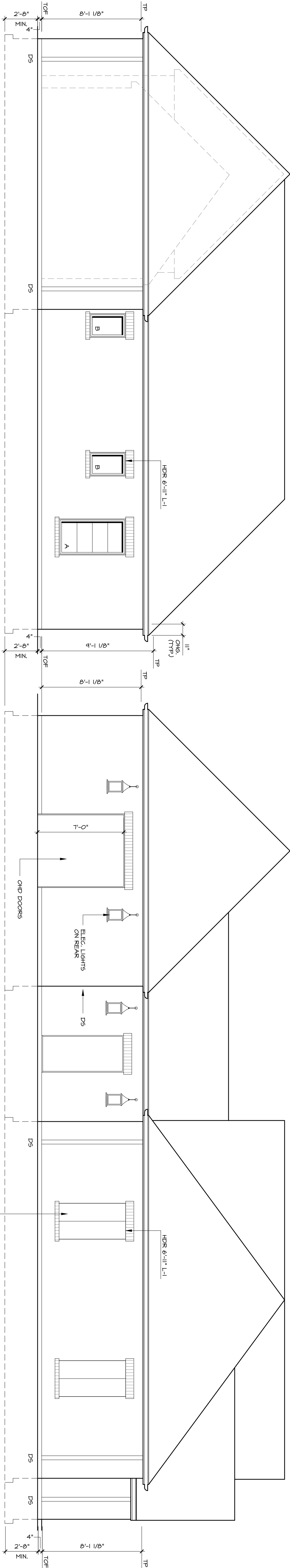


#### ELEVATION NOTES:

- DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, PLEASE CONTACT THE PROJECT MANAGER AND DESIGNER.
- CONFIRM ALL HEADER HEIGHTS.
- ROOF DRAINAGE (DOWNPOUTS) SHALL DISCHARGE TO THE GROUND SURFACE AT LEAST 5' FROM FOUNDATION ACCORDANCE WITH RCO 901.2
- SEE SFT. A1 FOR CODE NOTES.

SEE ROOF PLAN FOR TOP PLATES, SOFFIT HEIGHTS AND PITCHES

LEGEND	
LL	LOWER LEVEL
L-1	MAIN LEVEL
L-2	UPPER LEVEL
SOFF	SOFFIT HEIGHT
TP	TOP PLATE HEIGHT
R.O.	ROUGH OPENING
HDR	HEADER HEIGHT (RCO)
BRS	BEARING HEIGHT
FF	FINISH FLOOR
TOF	TOP OF FOUNDATION
DS	DOWNPOUT

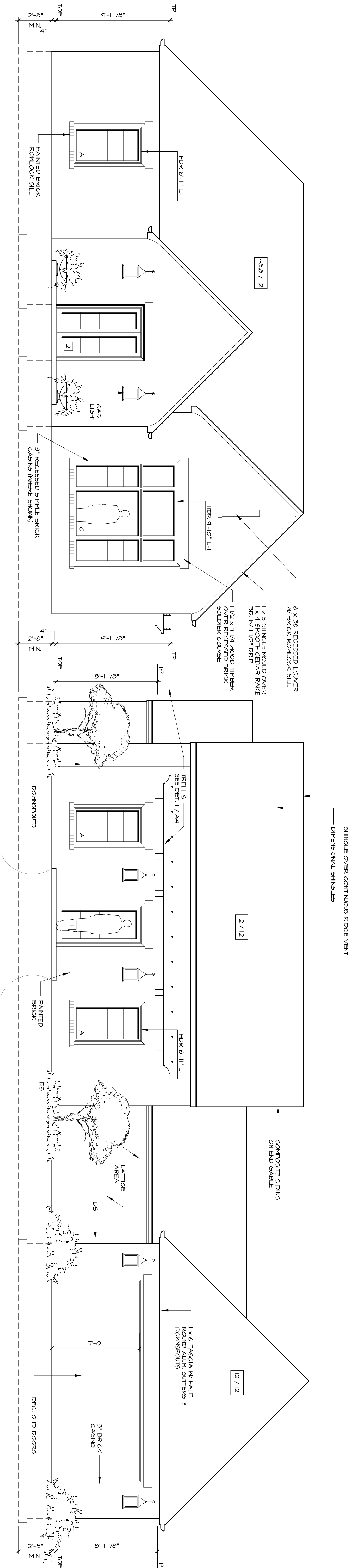


#### EAST ELEVATION

1/4" = 1'-0"

#### NORTH ELEVATION

1/4" = 1'-0"



#### WEST ELEVATION

1/4" = 1'-0"

#### SOUTH ELEVATION

1/4" = 1'-0"

## DEVOL SPECULATIVE RESIDENCE

BELLBROOK, OHIO

SHAWN DUNCAN ASSOCIATES, LLC  
RESIDENTIAL DESIGN STUDIO

109 WEST WATER ST.  
TROY, OHIO 45373  
937-335-4600 FAX 937-440-6934  
www.SHAWNANDUNCANASSOCIATES.com

#### SHEET INDEX

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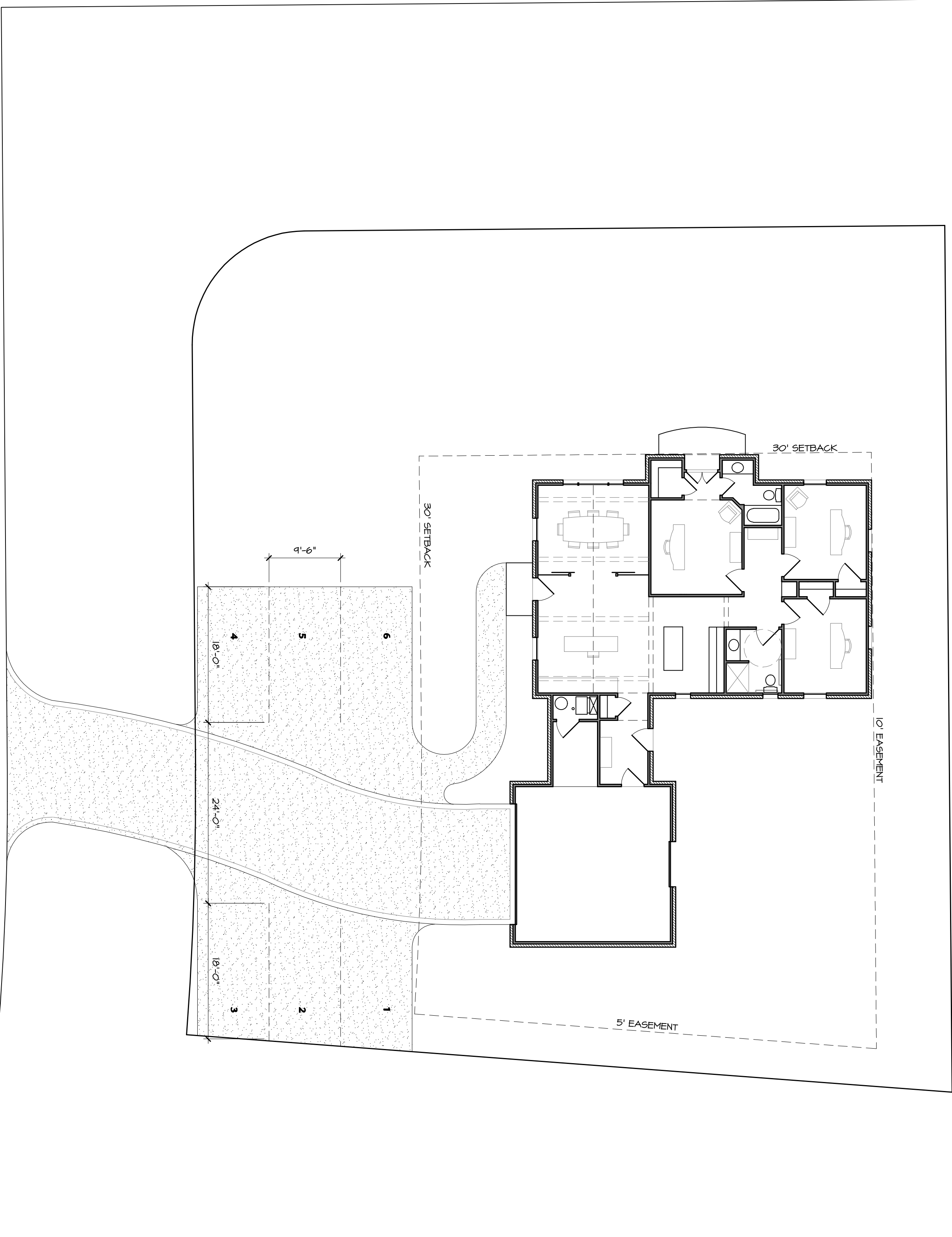
D-1948

ELEVATIONS / SCHEDULE

A4

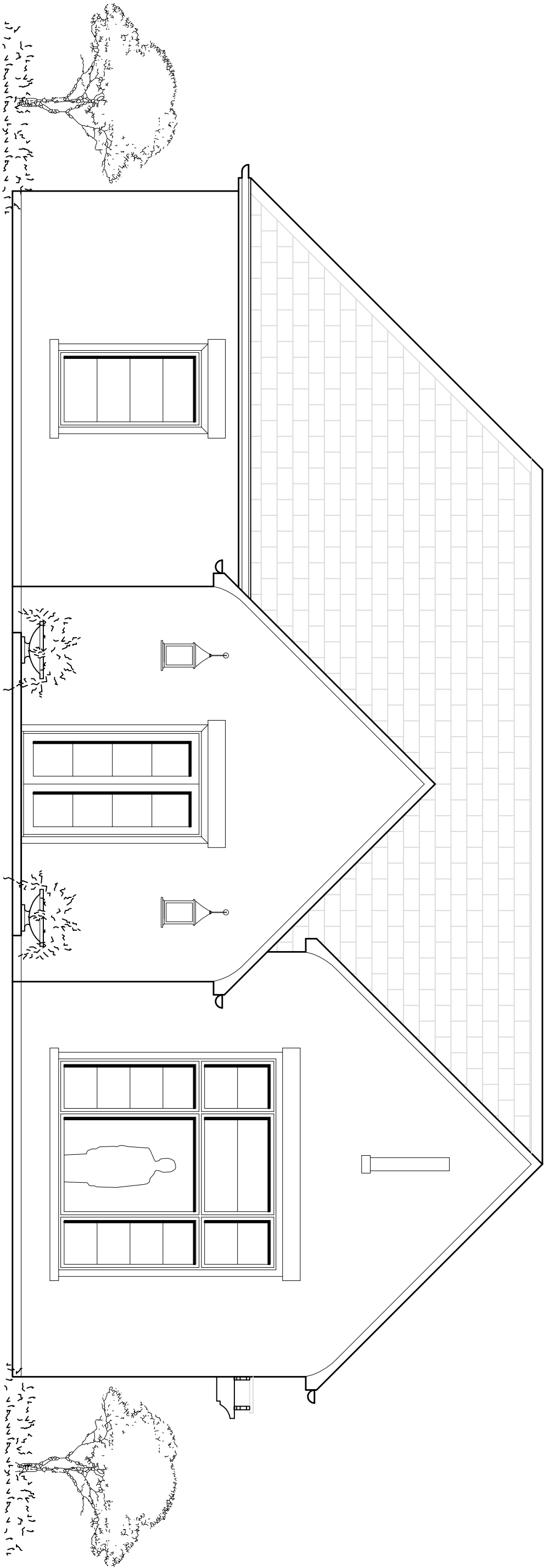
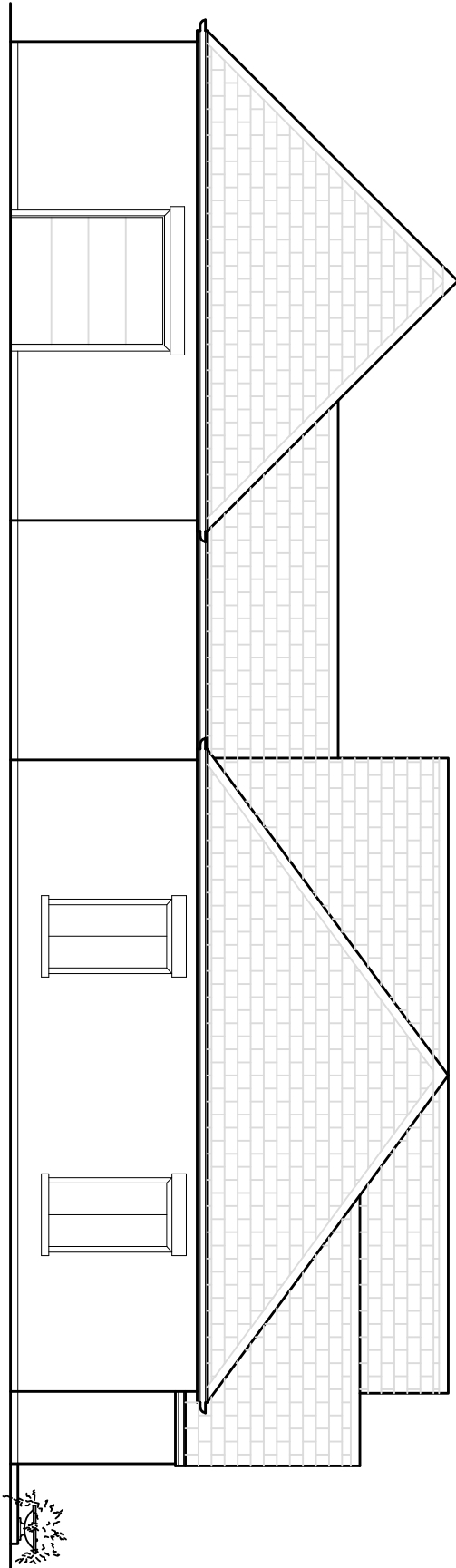
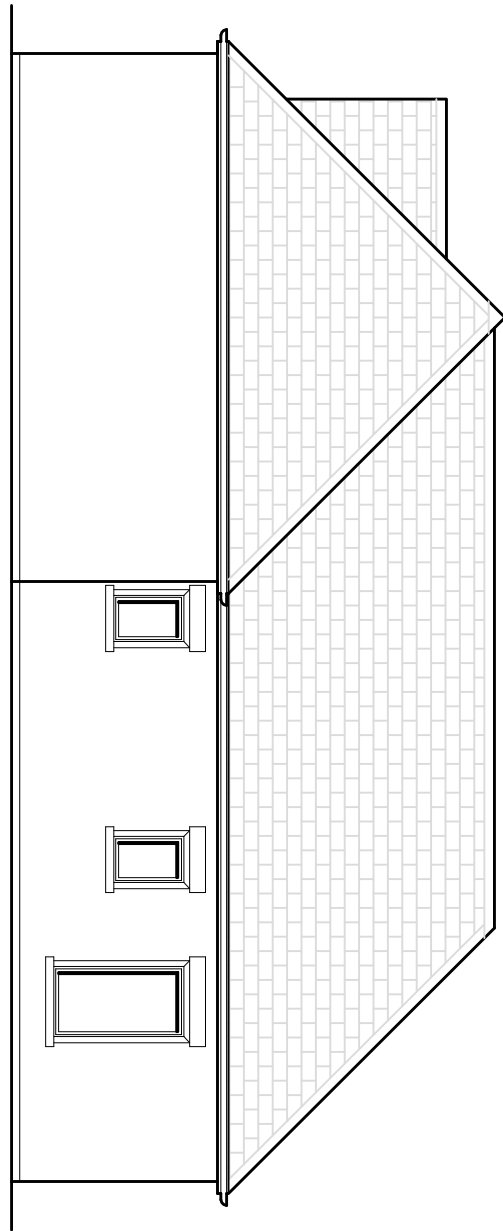
ADDRESS NUMBER ON MAILBOX AT STREET

WILMINGTON DAYTON

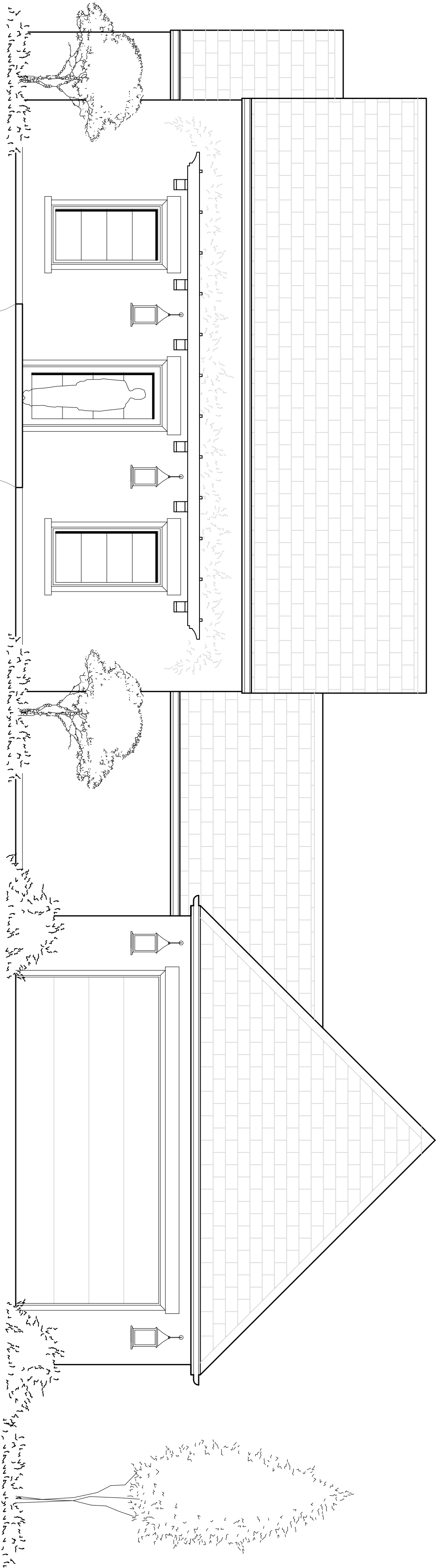


BELMEADE DR.





**PROPOSED STREET ELEVATION**  
1/4" = 1'-0"



**PROPOSED STREET ELEVATION**  
1/4" = 1'-0"



**TO HELP DETERMINE IF YOUR *RESIDENTIAL* PROPERTY NEEDS REPAIRS OR MAINTENANCE**  
**REVIEW THESE ITEMS ON A REGULAR BASIS**

**YARDS**

- ☐ Missing ground cover, bare spots
- ☐ Overgrown/diseased vegetation
- ☐ Tall grass or weeds over eight inches
- ☐ Inoperable or unlicensed vehicles
- ☐ Deteriorating or damaged fencing
- ☐ Cracked or deteriorating driveways
- ☐ Cracked or deteriorating concrete or asphalt surfaces
- ☐ Improper outside storage, including garbage and trash
- ☐ Animal wastes

**WALLS-INTERIOR & EXTERIOR**

- ☐ Broken or deteriorating siding/brick
- ☐ Holes/ broken walls or foundations
- ☐ Fading, peeling or flaking paint
- ☐ Rusty metal
- ☐ Broken shutters
- ☐ Missing or deteriorating trim
- ☐ Broken or deteriorating decorative features

**GUTTERS & DOWNSPOUTS**

- ☐ Missing or broken sections
- ☐ Securely anchored
- ☐ Rusting or deterioration
- ☐ Fading, peeling or flaking paint
- ☐ Improper discharge of downspouts

**ROOFS**

- ☐ Broken or missing shingles
- ☐ Deteriorating roofing materials
- ☐ Missing or deteriorated soffits and soffit screens
- ☐ Missing or deteriorated trim boards
- ☐ Awnings and canopies in good repair and properly anchored
- ☐ Chimneys and vents structurally sound, properly functioning and in good repair

**WINDOWS & DOORS**

- ☐ Broken, cracked or loose glazing
- ☐ Deteriorated or missing trim, frame, sash or sills
- ☐ Deteriorated doors
- ☐ Weather tight closures at doors, windows and skylights
- ☐ Fading, peeling or flaking paint
- ☐ Screens at doors and windows properly installed and in good repair

**BALCONIES, PORCHES & STEPS**

- ☐ Broken or deteriorated floor boards
- ☐ Missing or deteriorated posts or railings
- ☐ Broken concrete or bricks
- ☐ Faded, peeling or flaking paint
- ☐ Broken or missing stair treads or risers

**TO HELP DETERMINE IF YOUR *COMMERCIAL* PROPERTY NEEDS, REPAIRS OR MAINTENANCE**  
**REVIEW THESE ITEMS ON A REGULAR BASIS**

**YARDS**

- ☐ Overgrown or diseased vegetation
- ☐ Tall grass or weeds over eight inches
- ☐ Deteriorated or damaged fencing and walls
- ☐ Deteriorating steps, driveways, walkways or parking lots
- ☐ Cracked or broken concrete
- ☐ Improper storage of garbage and trash
- ☐ Deteriorated or obsolete signage, including frames/ supports
- ☐ Lighting in good repair and properly maintained
- ☐ Drainage of roofs and paved surfaces shall not cause a public nuisance

**WALLS-INTERIOR & EXTERIOR**

- ☐ Broken, rusting or deteriorating walls: siding, brick, etc
- ☐ Holes or major cracks in walls or foundations
- ☐ Fading, peeling or flaking paint
- ☐ Rusty metal
- ☐ Missing or deteriorating trim
- ☐ Broken or deteriorating decorative features
- ☐ Deteriorated or obsolete wall signage

**GUTTERS & DOWNSPOUTS**

- ☐ Missing or broken sections
- ☐ Rusting or deterioration
- ☐ Fading, peeling or flaking paint
- ☐ Securely anchored
- ☐ Improper discharge of downspouts

**ROOFS**

- ☐ Deteriorating or missing roofing materials
- ☐ Missing or deteriorated soffits and soffit screens
- ☐ Missing or deteriorated trim boards
- ☐ Awnings and canopies in good repair and properly anchored
- ☐ Chimneys structurally sound and in good repair
- ☐ Vents in good repair and properly functioning
- ☐ Properly screened rooftop equipment

**WINDOWS & DOORS**

- ☐ Broken, cracked or loose glazing
- ☐ Deteriorated or missing trim, frame, sash or sills
- ☐ Deteriorated doors
- ☐ Weather tight closures at doors, windows and skylights
- ☐ Fading, peeling or flaking paint
- ☐ Rusty metal

**BALCONIES, PORCHES & STEPS**

- ☐ Broken or deteriorated floor boards
- ☐ Missing or deteriorated posts or railings
- ☐ Broken concrete or brick
- ☐ Faded, peeling or flaking paint
- ☐ Broken or missing stair treads or risers

*The listed items are intended as general guides to assist with reviewing maintenance needs  
They are representative only of the more typical code concerns and are not meant to be a complete account of code requirements.*

# The Basics of Residential Property Maintenance

A recreational vehicle can be permanently stored on residential property when:

- 1) it is not more than 30 feet in length, and 10 feet in height
- 2) stored in the side or rear yard no closer than 10 feet from the property line, and...
- 3) screened from adjoining properties and any street by a solid fence, wall, or evergreen hedge not less than 6 feet in height

Trees, shrubs and similar landscaping to be properly maintained in healthy condition, free from disease and/or decay

Trees overhanging public sidewalks need to be trimmed up to an 8 foot clearance height and fallen or broken limbs removed from sidewalk or yard

Driveways and walkways must be a smooth hard surface and in good repair

All buildings that have been assigned a street number shall display it so to be easily readable from the street

Grass must be maintained at less than 8 inches in height

Approved swimming pools shall be maintained in a sanitary condition and in good repair

All exterior building surfaces including decks, porches, stairways, etc. must be structurally sound and in good repair.



CITY OF KETTERING

Planning and Development Department  
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## Methods to combat Repeat Property Maintenance Offenders & Dilapidated Buildings

1. The City could increase fines. Sometimes it is cheaper for a property owner to take a fine of \$250.00 than it is to repair the structure. \$250.00 is our maximum fine whereas other cities have higher maximum fines for violations. The City also does not have a repeat offenders policy. While increasing fines will not fix the issue entirely it will perhaps sway some owners to think twice. The City of Kettering for example has the following fine structure:

**1321.106.4** Violation Penalties. Whoever is convicted of or pleads guilty to a violation of any provision of this Code, shall be guilty of a misdemeanor and fined not more than five hundred dollars (\$500.00). Any such violation shall be a strict liability offense (malum prohibitum) and no proof of intent shall be necessary. Each day that a violation continues after notice has been served shall be deemed a separate offense.

**1321.106.5** Habitual Offender. Any person who commits a violation of this Code, after having previously convicted by the Court on two (2) separate occasions for committing a violation of this Code within a thirty-six (36) month period, shall be guilty of a misdemeanor and shall be fined not more than one thousand dollars (\$1,000.00).

2. Vacant Property Registration: Currently the City of Bellbrook's fee is \$100 once, but this does not cover the amount of work it takes to make sure the structure is compliant with the Property Maintenance Code (PMC). It also only registers vacant properties that have been foreclosed or that are owned by a bank. The Definitions need changed as well as the fees. Here is what the City of Xenia's Fees are to deter vacancy:

<b><i>Xenia Code Section</i></b>	<b><i>Chapter 1492: Registration of Vacant Commercial and Industrial Buildings</i></b>	<b><i>Fee</i></b>
<a href="#"><u>1492.05</u></a>	Initial registration fee	\$400, subject to 50% increase if delinquent
<a href="#"><u>1492.05</u></a>	Annual registration renewal fee	\$800 for first renewal; \$1,600 for second renewal; \$3,200 for third renewal; \$6,400 for fourth and all subsequent, consecutive renewals; subject to 50% increase if delinquent; may be reduced or waived pursuant to § <a href="#"><u>1492.05(d)</u></a>

3. We also do not charge per inspection. Often, I inspect a property multiple times in a course of a couple of months. Again, as an example the City of Xenia charges \$100 per inspection.
4. Getting volunteer agencies involved. There are volunteer agencies for veterans, elderly, or even churches, or youth groups, etc. that we could potentially list on our violation letters (with their permission) in an effort to help owners in repairing or coming up with the funds to repair their structures.

**Suggested Route:**

- Updated Vacant Property Registration Ordinance to be similar in structure to that of Xenia's, update definitions as well.
- Update Property Maintenance Code to be stricter on repeat offenders.
- Update fee structure for violations of PMC.
- Get volunteer agencies involved.