



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 22, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - March 8, 2023
3. Historic District Application, Certificate of Appropriateness for 9 N. Market Street: repainting of storefront awning
Owner: Luis Fuentes
Applicant: Rachel Brown
-Commission to make decision
4. Historic District Application, Certificate of Appropriateness for 121 S. Market Street: painting and adding shutters on the sides of both windows
Owner: Wade Westfall/Grant Westfall
Applicant: Four Sons Development, LLC
-Commission to make decision
5. Historic District Application, Certificate of Appropriateness for 123 S. Market Street: painting and window installation
Owner: Wade Westfall/Grant Westfall
Applicant: Four Sons Development, LLC
-Commission to make decision
6. Historic District Application, Certificate of Appropriateness for 125-127 S. Market Street: painting, window installation, reframing of storefront, replace three upstairs windows, addition of shutters, addition of flower boxes
Owner: Wade Westfall/Grant Westfall
Applicant: Four Sons Development, LLC
-Commission to make decision
7. Historic District Application, Certificate of Appropriateness for 15 S. Oxford Street: painting (brick will not be painted)
Owner/Applicant: Steven & Pamela Speranza
-Commission to make decision
8. Rezoning Application, 15 S. Oxford Street, from B-2, General Business District, to OR-1, Office-Residence District
Owner/Applicant: Steven & Pamela Speranza
-Commission to determine whether or not to hold a public hearing
-Commission to make recommendation to Council
9. Other

Next Meeting -- April 12, 2023

Note to Commission members:

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

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, March 8, 2023 at 3:30 p.m. with Vice-Chairman James McGarry presiding. ATTENDING: Members – Wolke, Ehrlich, Oda, Westmeyer, McGarry and Titterington; Development Staff – Eidemiller, Long, Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Westmeyer, seconded by Mrs. Ehrlich, the minutes of the February 22, 2023 meeting were approved by unanimous roll call vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS 207 E. MAIN STREET FOR EXTERIOR ALTERATIONS: REPAIR AND REPAINTING OF DAMAGED PORCH SOFFIT AND COLUMNS, REPLACEMENT OF TWO ROTTED COLUMNS; RAISE HAND RAIL HEIGHT; REPAINTING THREE ENTRY DOORS; INSTALLATION OF EXTERIOR LIGHTING; REMOVAL OF REAR "LEAN TO"; GARAGE IN REAR MADE INTO A CARRIAGE STYLE GARAGE; OWNER/APPLICANT: SHELDON SHOBE. Staff reported: property is zoned B-3 Central Business District; the Ohio Historic Inventory (OHI) form identifies this as a two-story brick building with stone lintels and sills. It does indicate a rear addition to the original structure; application includes multiple alterations and repairs.

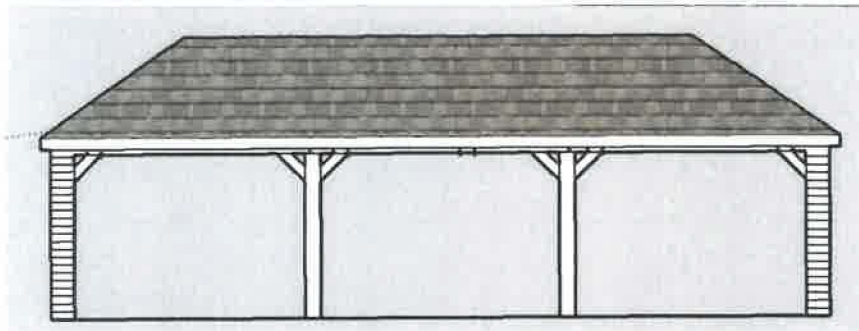
- 1) Repair and repainting of damaged porch soffit and columns to include the replacement of two rotted columns with like-kind and quality material. The porch color will remain white.



PROPOSED COLUMN REPLACEMENT

PORCH REPAIR

- 2) Raise the hand rail height on the porch to approximately 34 inches by modifying the current railing system to maintain the appearance and to be in code compliance.
- 3) Repainting of the three (3) entry doors Charleston Green (RGB: 43, 88, 64).
- 4) Installation of exterior lighting to include lantern style wall sconces outside the three primary entrances and hanging lantern style lights on the porch. All fixtures will be Oil Rubbed Bronze in color.
- 5) The removal of the rear "lean to" style addition on the rear of the building. This was an addition to the original building and will not be replaced. The addition currently is in significant disrepair and lacks a foundation.
- 6) The garage in the rear will be made into a carriage style garage as indicated in the application. The structure will remain as it appears with only the north face being removed leaving structure open for entry. New support structure and columns will be added on the north face. A new concrete approach will be added to access the accessory structure.



Staff recommends approval of the application based on the findings of staff that:

- The contributing features as referenced on the OHI form are being maintained;
- The paint color currently is present on the site.

Mr. Titterington asked to see a swatch of Charleston Green as it appeared black in the packet. A color sample was provided, which is a very dark green.

A motion was made by Mr. Titterington, seconded by Mr. Wolke, that the Planning Commission approve all elements of the application for the Certificate of Appropriateness for 207 E. Main Street as submitted, based on the exact materials, dimensions, and colors as stated within the application, and based on the findings of staff that:

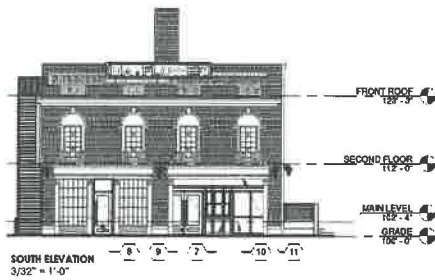
- The contributing features as referenced on the OHI form are being maintained;
- The paint color is currently is present on the site.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR 9-11 W. MAIN STREET FOR ALTERATIONS ON THE FRONT FACADE (FACING W. MAIN STREET) AND THE WEST FACADE (FACING N. CHERRY STREET), AND PAINTING OF THE DOORS, RECESSED STOREFRONT, DECORATIVE RAILS ON SECOND STORY, AND ROOF SIGN; OWNER – WESLEY MARTIN; APPLICANT – ANDREW CIRCLE ARCHITECT LLC. Staff reported: The OHI form lists this property as a two-story brick commercial building with Neo Classical Revival elements built in 1859 by George Ziegenfelder. Important exterior features listed on the OHI form include: a façade featuring four 2nd floor bays with 12/12 windows within a round arched recess that have wrought iron balconies and keystone designs atop the arch; the property is listed on the National Register of Historic Places; Planning Commission previously approved the DR-O for the roof sign in December of 2022; the east façade improvements that included the ADA ramp and bathroom entrance were approved at the September 28, 2022 Planning Commission meeting; regarding this application:

*DISCUSSION:

Front Façade. The east store front (facing W. Main Street) will be recessed from the front plane of the building to recreate the 1927 recessed entry. A new aluminum entry door will be installed to the west of the ticket booth and an aluminum storefront will be added to the east of the ticket booth. The original marquee lighting will be restored and exposed that will provide accent to the new recessed entry. The original columns and other contributing features will be maintained. A fire escape will be added along the west façade. The fire escape will be painted steel channel stringers and treads in the Tricorn Black.



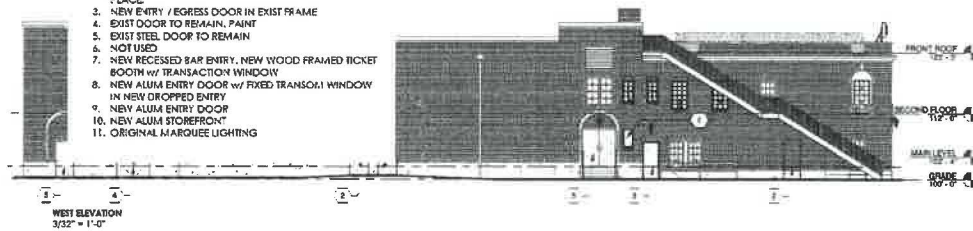
REVISED ELEVATION NOTES

1. NEW DOUBLE HUNG WINDOW TO MATCH EXISTING.
2. NEW BRICK INFILL ON CMU WALL w/ PRE-CAST CONC BAND BELOW. TOOTH IN BRICK @ JAMB. LEAVE UNTEL IN PLACE.
3. NEW ENTRY / EGRESS DOOR IN EXIST FRAME
4. EXIST DOOR TO REMAIN. PAINT
5. EXIST STEEL DOOR TO REMAIN
6. NOT USED
7. NEW RECESSED BAR ENTRY. NEW WOOD FRAMED TICKET BOOTH w/ TRANSACTION WINDOW
8. NEW ALUM ENTRY DOOR w/ FIXED TRANSOM WINDOW IN NEW DROPPED ENTRY
9. NEW ALUM ENTRY DOOR
10. NEW ALUM STOREFRONT
11. ORIGINAL MARQUEE LIGHTING

West Façade. The applicant is proposing five (5) new window installations to match the existing windows. Two (2) windows will be double hung with nine (9) over nine (9) divided grills. Two (2) windows will be double hung four (4) over four (4) divided grills and one small window on the chimney column. All windows will have the appropriate brick soldiers on the sills and cap to match the existing (see note 1 below). Three (3) sections of brick infill are being proposed (see note 2 below). One (1) new entry door is being proposed east of the chimney column. All existing doors will be painted the Tricorn Black to match.

REVISED ELEVATION NOTES

1. NEW DOUBLE HUNG WINDOW TO MATCH EXISTING.
2. NEW BRICK INFILL ON CMU WALL w/ PRE-CAST CONC BAND BELOW. TOOTH IN BRICK @ JAMB. LEAVE UNTEL IN PLACE.
3. NEW ENTRY / EGRESS DOOR IN EXIST FRAME
4. EXIST DOOR TO REMAIN. PAINT
5. EXIST STEEL DOOR TO REMAIN
6. NOT USED
7. NEW RECESSED BAR ENTRY. NEW WOOD FRAMED TICKET BOOTH w/ TRANSACTION WINDOW
8. NEW ALUM ENTRY DOOR w/ FIXED TRANSOM WINDOW IN NEW DROPPED ENTRY
9. NEW ALUM ENTRY DOOR
10. NEW ALUM STOREFRONT
11. ORIGINAL MARQUEE LIGHTING



Paint. The applicant is requesting to paint the storefront details facing W. Main Street Urbane Bronze (SW 7048). The doors and the new recessed storefront will be painted Tricorn Black (SW 6258). The decorative rails on the second story will be painted Rookwood Antique Gold (SW 2814). The roof sign will also be painted with the matching colors with the background being the Tricorn Black, the lettering being Urbane Bronze, and the outline being painted the Rookwood Antique. Please see below colors:

TRICORN BLACK	SW 6258
URBANE BRONZE	SW 7048
ROOKWOOD ANTIQUE GOLD	SW 2814

Staff recommended approval with the condition that the fire escape complies with Chapter 717 Use of Public Sidewalks prior to installation. The conditional recommendation is based on findings of:

1. The contributing features referenced on the OHI form are not being altered.
2. The paint colors are currently used in the district.
3. The alterations comply with the Design Manual.

DISCUSSION

In response to questions regarding the fire escape, architect Andrew Circle stated that the end of the fire escape will be 10' from the curb; there will be a gate to keep people from using the fire escape to access the roof; and the fire escape will be 4' wide, which meets the Codes.

Staff noted that Chapter 717 requires that the owner will need to meet insurance requirements of the City regarding the fire escape being in the public right-of-way.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Planning Commission approve all elements of the application for the Certificate of Appropriateness for 9-11 W. Main Street as submitted, based on the exact materials, dimensions, and colors stated within the application, with the condition that the fire escape complies with Chapter 717 Use of Public Sidewalks prior to installation, based on the findings of staff that:

- The contributing features referenced on the OHI form are not being altered.
- The paint colors are currently used in the district.
- The alterations comply with the Design Manual.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:42 p.m. upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: March 22nd, 2023

SUBJECT: Certificate of Appropriateness – 9 North Market Street.

BACKGROUND:

The applicant, Rachel Brown, is requesting Planning Commission approval for the painting of the awning located on the property at 9 North Market Street. The property is located in the B-3 Central Business District.

The Ohio Historic Inventory (OHI) form identifies this as a three-story building with Italianate elements, stone steps and double bracketed cornice. The storefront was altered in 1960.

DISCUSSION:

The applicant is proposing a complete repainting of the storefront awning from its current color to Tomcat Black (#8006-12G). The applicant will be using acrylic paint that is water resistant. Staff will ensure that the awning is repainted in a workmanlike manner.

The original application did request approval and installation of a wall mounted sign. The applicant has withdrawn that portion for this application.

RECOMMENDATION:

Staff recommends approval of the proposed paint based on the following:

- The contributing features as referenced on the OHI form are being maintained;
- Similar paint color to the one proposed is found throughout the historic district.



LUMCAI

8006-12G

COLOR INFORMATION

Family
Black

Undertone
Cool

LRV
3.0

RGB
47, 47, 47

HEX
#212121

Add Chip To Cart

AVAILABLE AT LOWE'S

Paint Color to repaint Awning
and front door



**48" x 24" Brushed Aluminum
Sign**

Untitled Project

Width: 48

Height: 24

Quantity: 1

Coating: Protective Laminate (Glossy)

Shape: Rounded Corners (1/4")

Drilled Holes Diameter: 3/8"

Drilled Holes Location: 4 Corners

Standoffs: None

Accessories: None

White Ink: Brushed Background



Not

Included

semi-gloss | exterior

valspar®

SeasonFlex®

EXTERIOR PAINT + PRIMER

RAIN-READY TECHNOLOGY™ — READY IN JUST 2 HOURS

GREAT HIDE & COVERAGE

FLEXIBLE FINISH RESISTS CRACKING & PEELING

Painta + base para exteriores | Rain-ready technology™ listo en tan solo 2 horas
facilita ocultamiento y cobertura. Acabado flexible resistente a las grietas y al desmenuamiento.

SeasonFlex



DEVELOPMENT DEPARTMENT
100 S. MARKET ST.
937-339-9481

Certificate of Appropriateness Application

Date: 03/01/2023

Applicant / Owner

Applicant Name: Rachel Brown
Applicant Address: 9377 Neff Road
City, State, Zip: Arcanum, OH 45304
Phone: (937)999-7751
Email: RACHEL@STAYCLASSYBOUTIQUE.COM

Owner Name: Luis Fuentes
Address: 1133 W. Main Street
City, State, Zip: Troy, Ohio 45373
Phone:
Email:

Contractor

Contractor Name: Rachel Brown
Contractor Address: 9377 Neff Rd
City, State, Zip: Arcanum, OH 45373

Phone: (937)999-7751
Email: RACHEL@STAYCLASSYBOUTIQUE.COM
License #:

Project

Project Location: 9 North Market St
City, State, Zip: Troy, OH 45373
Parcel: D08-000490

Work Type: Signage
Design Graphics: No
Temporary Use: Construction Sign
Square Feet: 0

Project Description: Paint the awning and front door.

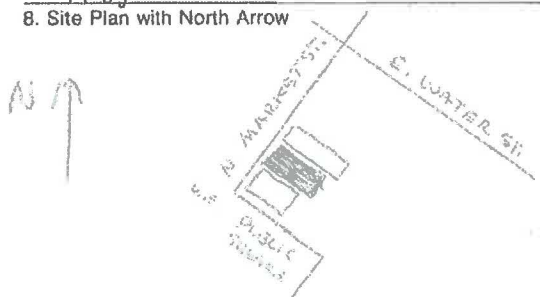
I do hereby certify that the information contained herein is true and correct.

Rachel Brown

03/01/2023

Date

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Slone Building		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept				5. Historic or Other Name(s) Telford Building			
Roll No. C		Picture No.(s) 16					
6. Specific Address or Location 9 N. Market St.				16. Thematic Association(s) Commercial		28. No. of Stories 3	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1853		29. Basement? Yes ☐ No ☐	
7. City or Village Troy				17b. Alteration Date(s) Unknown		30. Foundation Material Not Visible	
8. Site Plan with North Arrow 				18. Style or Design Italianate		31. Wall Construction Brick Bearing	
				☐ High Style ☒ Elements		32. Roof Type & Material Flat/Built Up	
				18a. Style of Addition or Element(s) N/A		33. No. of Bays Front 4 Side 3	
				19. Architect or Engineer		34. Exterior Wall Material(s) Femish Bond	
				19a. Design Sources		35. Plan Shape AM Bond	
				20. Contractor or Builder		36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐	
9. U.T.M. Reference Quadrangle Name TROY				21. Building Type or Plan Commercial		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☒ 4 over 4 ☒ Other 11/1	
Zone		Easting		22. Original Use, if apparent Commercial		38. Building Dimensions 35 x 50	
10. Site ☐		Northing		23. Present Use Commercial		39. Endangered? Yes ☐ No ☐	
Building ☒		Structure ☐		24. Ownership Public ☐ Private ☒		40. Chimney Placement Side/Entire in row	
11. On National Register? Yes ☒ No ☐		12. N.R. Yes ☐ Potential? No ☐		25. Owner's Name & Address, if known Jason & Chastity Slone 9 E. Canal St Troy, OH		41. Distance from and Frontage on Road 10 x 35	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐		14. District Yes ☐ Potential? No ☐		26. Property Acreage			
15. Name of Established District (N.R. or Local) Troy Historic District				27. Other Surveys in Which Included			
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Three story commercial building with Italianate Elements. CDF: include the double bracketed cornice; and stone steps. The storefronts were altered c. 1960.							
43. History and Significance (Continue on reverse if necessary) Built by John Telford in 1853.							
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.							
45. Sources of Information Field observation City of Troy Miami Co. property records							
46. Prepared by J. Darbee/N. Recchie							
47. Organization F. Conaway & Assoc.							
48. Date Recorded in Field 5/97							
49. Revised by							
50a. Date Revised							
50b. Reviewed by							



PHOTO

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 22, 2023

SUBJECT: Certificate of Appropriateness – 121 S. Market Street

PROPOSAL:

Grant Westfall with Four Sons Development LLC is requesting a Certificate of Appropriateness from the Planning Commission to consider the alteration of paint and a shutter installation at the property located at 121 S. Market Street. The property is zoned B-3, Central Business District.

The Ohio Historic Inventory (OHI) form describes the building as two-story commercial building with gable roof in downtown commercial core area. The building is not listed on the National Register of Historic Places and the front façade has previously been altered.

DISCUSSION:

The applicant is proposing to use Winchester Grey (SW 2849) as the primary building color. The main body of the building including the siding will be painted the Winchester Grey. The applicant is proposing to paint the accent trim Tricorn Black (SW 6258). Finally, shutters are proposed to be added on the sides of both windows. The shutters will be painted Rookwood Red (SW 2802).

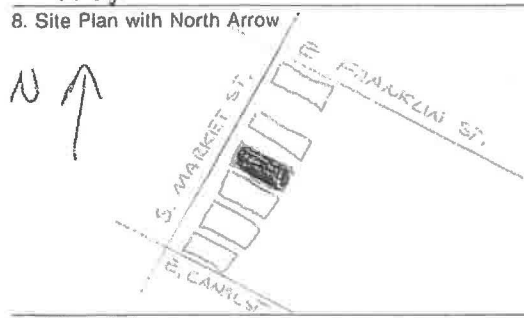
This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed paint and shutter installation based on the following:

- The proposed paint will not detract from the historic integrity of the building and streetscape; and
- Similar paint colors can be found in other areas of the district; and
- The contributing features referenced on the OHI form are still visible; and
- The paint complies with the Design Manual.

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) 121 S. Market St.		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept				5. Historic or Other Name(s)			
Roll No. B		Picture No.(s) 2		Zenkel, McMiller and Michael Building			
6. Specific Address or Location 121 S. Market St.				16. Thematic Association(s) Commercial		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1910		29. Basement? Not visible ☐ Yes ☐ No	
7. City or Village Troy				17b. Alteration Date(s) Unknown		30. Foundation Material Not visible	
8. Site Plan with North Arrow 				18. Style or Design N/A		31. Wall Construction Wood frame	
				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Gable/Asphalt Shing	
9. U.T.M. Reference Quadrangle Name Troy				19. Architect or Engineer		33. No. of Bays Front 3 Side 5	
Zone Easting Northing				19a. Design Sources		34. Exterior Wall Material(s) Vinyl Siding	
10. Site ☐ Building ☒ Structure ☐ Object ☐				20. Contractor or Builder		35. Plan Shape Rectangular	
11. On National Register? Yes ☐ No ☒				21. Building Type or Plan Commercial		36. Changes (Explain in #42) Addition ☒ Altered ☒ Moved ☐	
12. N.R. Potential? Yes ☐ No ☐				22. Original Use, if apparent Commercial		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☒ 4 over 4 ☒ Other 1/1 New	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐				23. Present Use Commercial		38. Building Dimensions 30 x 60	
14. District Potential? Yes ☐ No ☐				24. Ownership Public ☐ Private ☒		39. Endangered? By What? Yes ☐ No ☐	
15. Name of Established District (N.R. or Local) Troy historic district				25. Owner's Name & Address, if known		40. Chimney Placement N/A	
				26. Property Acreage		41. Distance from and Frontage on Road 15 x 30	
				27. Other Surveys in Which Included N/A			
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story vernacular frame commercial building with a gable roof. CDF: Two story form with gable and facing the street; shaped wood trim around the upper story windows. Alterations include siding, storefront, new windows with snap0in muntins, altered opening sizes on the first floor west elevation, single story shed roofed wing.							
43. History and Significance (Continue on reverse if necessary) Built by partnership of Zenkel, McMiller and Michael in 1910. <i>wrong pre 1875</i>							
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.							
45. Sources of Information Field observation City of Troy Miami Co. property records							
46. Prepared by J. Darbee/N. Recchie							
47. Organization F. Conaway & Assoc.							
48. Date Recorded in Field 5/97							
49. Revised by							
50a. Date Revised							
50b. Reviewed by							



PHOTO

Proposal:

Alterations to the front exterior of 121, 123, 125, and 127 South Market Street by owner Four Sons Development.

Existing:



Alterations include:

121 South Market:



Add Shutters to upper windows



- Paint

- Walls to be: Westchester Gray (SW 2849)



- Trim and accent: Tricorn Black ((SW6258)



- Shutters: Rookwood Red (SW 2802)



123 South Market:



- Windows
 - New store front glass with black trim supplied by Hemms Glass Shop
 - New store front doors to match
- Paint
 - Wall Color: Downing Stone (SW2821)



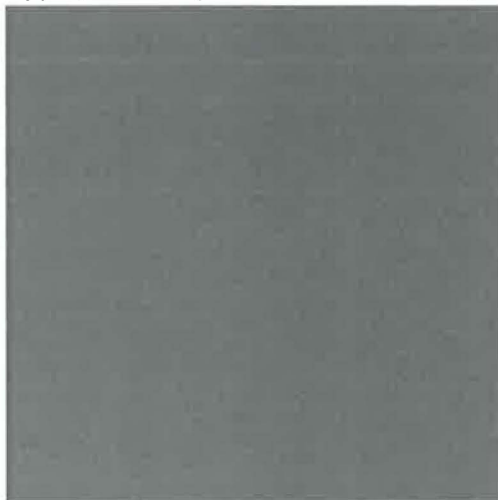
- Trim and Accent: Light French Gray (SW0055)



125 and 127 South Market:



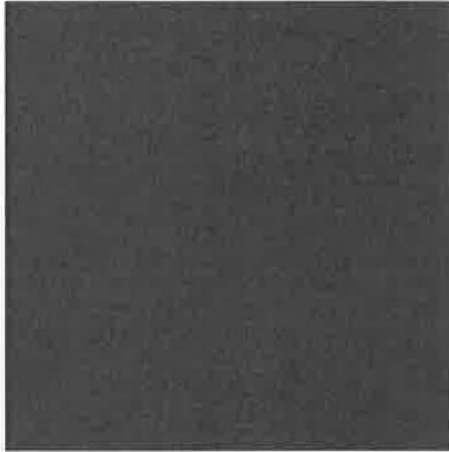
- Paint:
 - Upper/Brick: Roycroft Pewter (SW2848)



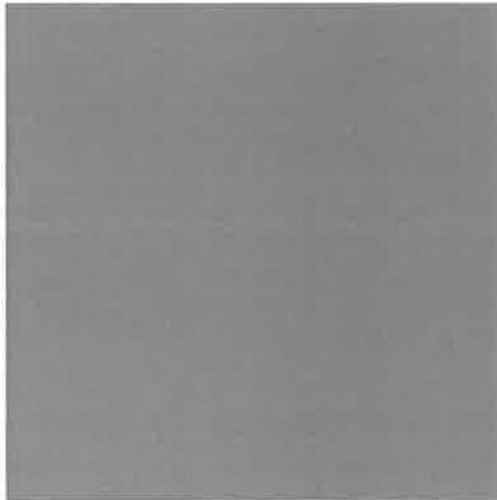
- Lower Section: Light French Gray (SW 0055)



- Shutters: Tricorn Black (SW6258)



- Accent on Lower: Studio Blue Green (SW0047)



- New flower boxes under both store front glasses to match rendering below:
 - Flower boxes to be constructed with treated lumber and wrapper with same smooth finish HardiBacker sheet as new signage area above windows. All accent and trim to be cement HardiBacker.
- New upper windows:
 - New Atrium windows in black with grids.

- Windows to be cased out in similar fashion as rendering below with PVC/Composite material.
- Shutters to be added to both sides of new upstairs windows (Not in rendering but will be done)



Black windows are increasingly popular with homeowners. We are pleased to offer it on these quality Atrium products:

NEW CONSTRUCTION available

SERIES 450 DOUBLE HUNG

(Including 455, 460, 455, 451 & 461)

SERIES 150 SINGLE HUNG

(Including 160, 151, 161 & Operable Shapes)

SERIES 130 SINGLE HUNG

(Including all Four Frame Types & Operable Shapes)

REPLACEMENT available

SERIES 8900 DOUBLE HUNG

(Including Picture Windows and 2 & 3-Lite Sliders)

SERIES 8300 DOUBLE HUNG

(Including Picture Windows and 2 & 3-Lite Sliders)

SERIES 312 & 332

SLIDING PATIO DOORS*

*Not available with 4 panel 12 patio doors

Note: Black exterior paint only,
not available on Casement and Awning windows.



PAINTED COLORS AVAILABLE**



Color options can be purchased via WindowWizard with single or double hung, slider and picture window products.
Available with white interior only. Available with 5/8" contour and SOL grids only.

*Note: Manufacturer also has the right to substitute design with an equivalent to maintain product appearance.
**Finishing process may affect color options. Please refer to actual window to take other painting colors.
Only use 100% water based (acrylic) paint on PVC and painted and white interior.



atrium.com







20230102
Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 3/16/23
Applicant Four Sons Development Telephone No. 937-672-1260
Owner of Property Wade Westfall Has the Owner been Notified? Yes
Address of Project 121 S. Market St
Contact Address (if different than Project Address) 2570 Troy Sidney Rd
Name of Architect/Engineer and/or Contractor Westfield Construction

Application for renovation to include the following:

- | | |
|--|---|
| ☒ Alteration | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☒ Painting | ☐ Other: _____ |

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- (h) Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

OFFICE USE ONLY:

DATE FILED: _____

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 22, 2023

SUBJECT: Certificate of Appropriateness – 123 S. Market Street

PROPOSAL:

Grant Westfall with Four Sons Development LLC is requesting a Certificate of Appropriateness from the Planning Commission to consider the alteration of paint and window installation at the property located at 123 S. Market Street. The property is zoned B-3, Central Business District.

The Ohio Historic Inventory (OHI) form describes the building as two-story commercial storefront with a gable roof and two dorms facing the street. Contributing features include: stone exterior, and 6/6 dormer windows.

DISCUSSION:

The applicant is proposing to replace the storefront glass with the same dimensions as existing. The metal window trim will be painted in Tricorn Black. The entry doors will be replaced with a single pane door with the metal painted the Tricorn Black to match the storefront Glass. The entry doors are not contributing features per the OHI form. Additionally, the applicant is proposing to use tan Downing Stone (SW 2821) as the primary building color and accent trim Light French Grey (SW0055).

This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed paint and glass replacement based on the following:

- The proposed paint will not detract from the historic integrity of the building and streetscape; and
- Similar paint colors can be found in other areas of the district; and
- The contributing features referenced on the OHI form are still visible; and
- The paint complies with the Design Manual.

123 S. MARKET ST.

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470OHIO
HISTORIC
SOCIETY
SINCE 1885

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Dean & Barry Paint Town		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept				5. Historic or Other Name(s) Walter Croy Building			
Roll No.		Picture No.(s)					
A-36							
6. Specific Address or Location 123 S. Market St.				11. Thematic Association(s) Commercial		28. No. of Stories 1	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1911		29. Basement? Yes ☐ No ☐	
7. City or Village Troy				17b. Alteration Date(s) Possibly 1930		30. Foundation Material Unknown	
8. Site Plan with North Arrow				18. Style or Design N/A		31. Wall Construction Possibly stone bearing	
				19. Architect or Engineer		32. Roof Type & Material Gable/Cement/Asbestos	
				19a. Design Sources		33. No. of Bays Front 2 Side unknown	
9. U.T.M. Reference				20. Contractor or Builder		34. Exterior Wall Material(s) Ashlar random stone	
Zone Easting Northing				21. Building Type or Plan Commercial		35. Plan Shape Rectangular	
10. Site ☐ Building ☒ Structure ☐ Object ☐				22. Original Use, if apparent Commercial		36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐	
11. On National Register? Yes ☐ No ☒				23. Present Use Commercial		37. Window Type(s) ☒ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☐ Other	
12. N.R. Yes ☐ Potential? No ☐				24. Ownership Public ☐ Private ☒		38. Building Dimensions 35 x ?	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐				25. Owner's Name & Address, if known Central Trust Co PNC Bank Ohio NA Trustee P.O. Box 1155 Cincinnati, OH 45201		39. Endangered? By What? Yes ☐ No ☐	
14. District Yes ☐ Potential? No ☐				26. Property Acreage		40. Chimney Placement None observed	
15. Name of Established District (N.R. or Local) Troy historic district				27. Other Surveys in Which Included		41. Distance from and Frontage on Road 15 x 45	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story commercial storefront with a gable roof and two dormers facing the street. Stone facade with original display window although the entry doors are replacements. The dormers have been sided with aluminum. CDF: Stone exterior, 6/6 dormer windows, and original storefront windows.							
43. History and Significance (Continue on reverse if necessary) Courthouse records show building as built by Walter Croy in 1911. Possibly the stone facade was applied later.							
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.							
45. Sources of Information Field observation City of Troy Miami Co. property records							
46. Prepared by J. Darbee/N. Recchie							
47. Organization F. Conaway & Assoc.							
48. Date Recorded in Field 5/97							
49. Revised by 50a. Date Revised							
50b. Reviewed by							



PHOTO

Proposal:

Alterations to the front exterior of 121, 123, 125, and 127 South Market Street by owner Four Sons Development.

Existing:



Alterations include:

121 South Market:

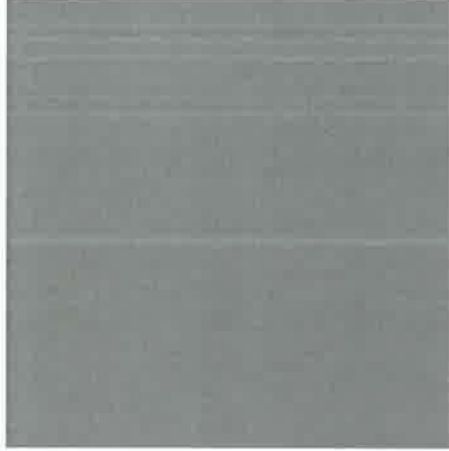


Add Shutters to upper windows



- Paint

- Walls to be: Westchester Gray (SW 2849)



- Trim and accent: Tricorn Black (SW6258)



- Shutters: Rookwood Red (SW 2802)



123 South Market:



- Windows
 - New store front glass with black trim supplied by Hemms Glass Shop
 - New store front doors to match
- Paint
 - Wall Color: Downing Stone (SW2821)



- Trim and Accent: Light French Gray (SW0055)



125 and 127 South Market:



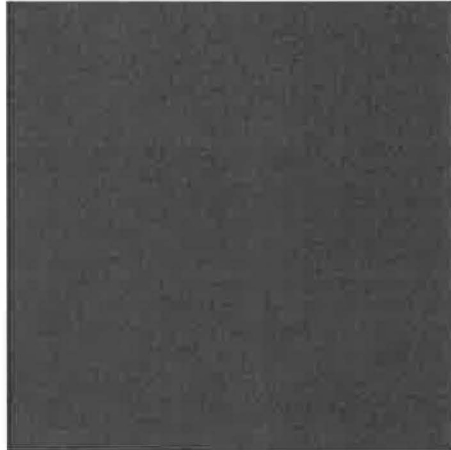
- Paint:
 - Upper/Brick: Roycroft Pewter (SW2848)



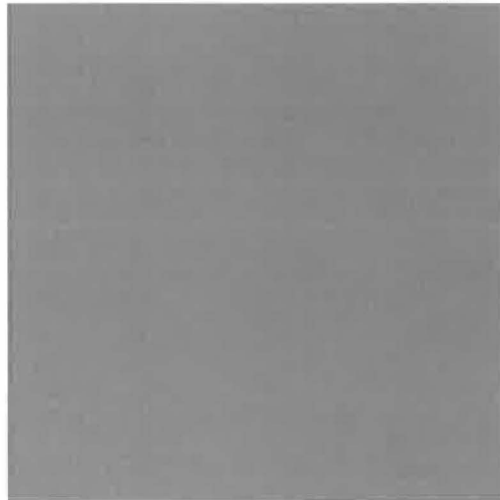
- Lower Section: Light French Gray (SW 0055)



- Shutters: Tricorn Black (SW6258)

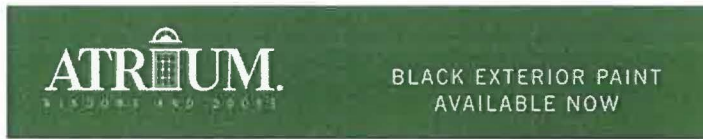


- Accent on Lower: Studio Blue Green (SW0047)



- New flower boxes under both store front glasses to match rendering below:
 - Flower boxes to be constructed with treated lumber and wrapper with same smooth finish HardiBacker sheet as new signage area above windows. All accent and trim to be cement HardiBacker.
- New upper windows:
 - New Atrium windows in black with grids.

- Windows to be cased out in similar fashion as rendering below with PVC/Composite material.
- Shutters to be added to both sides of new upstairs windows (Not in rendering but will be done)



Black windows are increasingly popular with homeowners. We are pleased to offer it on these quality Atrium products:

NEW CONSTRUCTION

SERIES 450 DOUBLE HUNG
(Including 455, 460, 465, 451 & 461)

SERIES 150 SINGLE HUNG
(Including 160, 151, 161 & Operable Shapes)

SERIES 130 SINGLE HUNG
(Including all Four Frame Types & Operable Shapes)

REPLACEMENT

SERIES 8900 DOUBLE HUNG
(Including Picture Windows and 2 & 3-Lite Sliders)

SERIES 8300 DOUBLE HUNG
(Including Picture Windows and 2 & 3-Lite Sliders)

SERIES 312 & 332
SLIDING PATIO DOORS*

*Not available with 4 panel 12' patio doors

Note: Black exterior paint only,
not available on Casement and Awning windows.



PAINTED COLORS AVAILABLE**



Color options can be purchased via WindowWizard with single or double hung, slider and picture window products.
Available with white interior only. Available with 1/8" contoured and SGL grids only.

*See: Manufacturer retains the right to substitute components as necessary for standard product engineering.
**Printing process may affect color depth. Please refer to actual window sample when selecting colors.
Only use white interior paint requirement (except on picture window and white interior).







20230103
 Troy Development Department
 102 S. Market St.
 Troy, OH 45373
 937.339.9481

CITY OF TROY PLANNING COMMISSION
 APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 3/16/23
 Applicant Four Sans Development Telephone No. 937-672-1260
 Owner of Property Wade Westfall Has the Owner been Notified? Yes
 Address of Project 123 S. Market St.
 Contact Address (if different than Project Address) 2570 Troy Sidney Rd
 Name of Architect/Engineer and/or Contractor Westfield Construction

Application for renovation to include the following:

- | | |
|--|---|
| ☒ Alteration | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☒ Painting | ☐ Other: _____ |

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

[Signature]

SIGNATURE OF PROPERTY OWNER:

Wade Westfall / Grant Westfall

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 22, 2023

SUBJECT: Certificate of Appropriateness – 125-127 S. Market Street

PROPOSAL:

Grant Westfall with Four Sons Development LLC is requesting a Certificate of Appropriateness from the Planning Commission to consider the alteration of paint, window installation, and reframing of the storefront at the property located at 125-127 S. Market Street. The property is zoned B-3, Central Business District.

The City does not have an Ohio Historic Inventory Form on file for this property.

DISCUSSION:

The applicant is proposing to replace the three (3) upstairs windows with black 6 over 6 divided grills Atrium double hung windows. The existing windows are not original however, the 6 over 6 divided grills will match the existing and compliment the adjacent second story windows.

Additionally, the applicant is proposing to paint the upper brick Grey Roycroft Pewter (SW2848). The first floor will be painted Light French Gray (SW 0055). The accent color on the lower will be painted Studio Blue Green (SW0047). Shutters are being proposed on both sides of the second story windows that will be painted Tricorn Black (SW6258). The shutters will compliment that black replacement windows.

Finally, the applicant is proposing to reframe the sign backing with hardibacker. A reworked trim piece will be added to separate the storefront from the second story brick. Flower boxes will be added on the storefront sills. The flower boxes will not project into the public right-of-way. Please see attached design graphics.

This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed paint, window replacement, and storefront reframing with the condition that the signage including the sign mounting hardware and the lights are reviewed by the Planning Commission prior to installation. This conditional approval is based upon the following:

- The proposed paint will not detract from the historic integrity of the building and streetscape; and
- Similar paint colors can be found in other areas of the district; and
- The storefront openings will remain intact; and
- The alterations comply with the Design Manual.

Proposal:

Alterations to the front exterior of 121, 123, 125, and 127 South Market Street by owner Four Sons Development.

Existing:



Alterations include:

121 South Market:

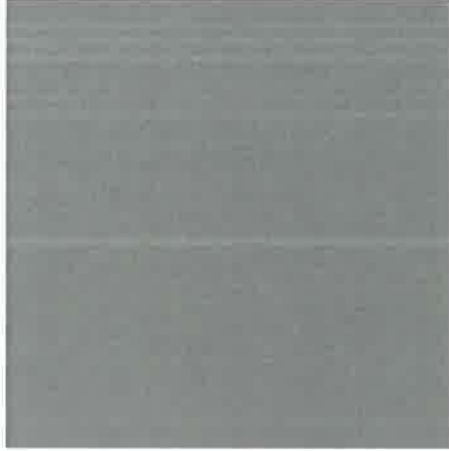


Add Shutters to upper windows



- Paint

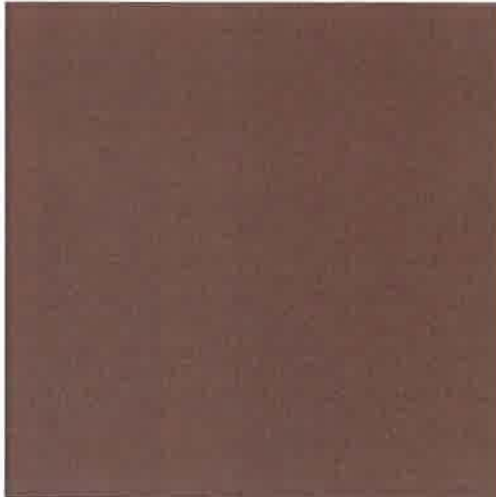
- Walls to be: Westchester Gray (SW 2849)



- Trim and accent: Tricorn Black ((SW6258)



- Shutters: Rookwood Red (SW 2802)



123 South Market:



- Windows
 - New store front glass with black trim supplied by Hemms Glass Shop
 - New store front doors to match
- Paint
 - Wall Color: Downing Stone (SW2821)



- Trim and Accent: Light French Gray (SW0055)



125 and 127 South Market:



Upper/Brick Paint: Roycroft Pewter

New Shutters Paint: Tricorn Black

New Smooth HardiBacker
Lower

Lower Paint: Light French Gray

Accent color on lower portion: Studio Blue Green

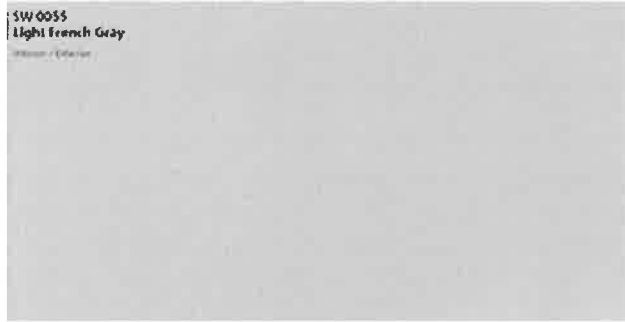
New flower boxes under each window per

- Paint:

- Upper/Brick: Roycroft Pewter (SW2848)



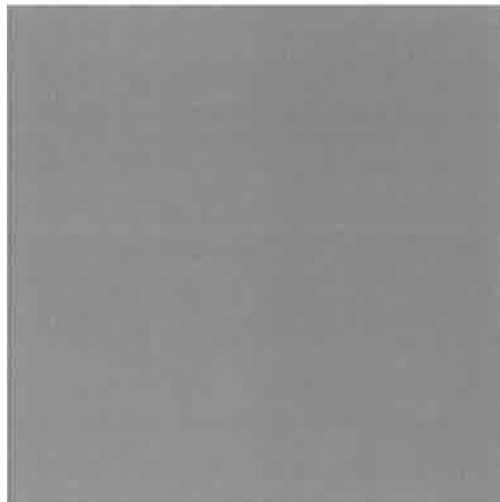
- Lower Section: Light French Gray (SW 0055)



- Shutters: Tricorn Black (SW6258)



- Accent on Lower: Studio Blue Green (SW0047)



- New flower boxes under both store front glasses to match rendering below:
 - Flower boxes to be constructed with treated lumber and wrapper with same smooth finish HardiBacker sheet as new signage area above windows. All accent and trim to be cement HardiBacker.
- New upper windows:
 - New Atrium windows in black with grids.

- Windows to be cased out in similar fashion as rendering below with PVC/Composite material.
- Shutters to be added to both sides of new upstairs windows (Not in rendering but will be done)



Black windows are increasingly popular with homeowners. We are pleased to offer it on these quality Atrium products:

NEW CONSTRUCTION

SERIES 450 DOUBLE HUNG

(Including 455, 460, 465, 451 & 461)

SERIES 150 SINGLE HUNG

(Including 160, 151, 161 & Operable Shapes)

SERIES 130 SINGLE HUNG

(Including all Four Frame Types & Operable Shapes)

REPLACEMENT

SERIES 8900 DOUBLE HUNG

(Including Picture Windows and 2 & 3-Lite Sliders)

SERIES 8300 DOUBLE HUNG

(Including Picture Windows and 2 & 3-Lite Sliders)

SERIES 312 & 332

SLIDING PATIO DOORS*

*Not available with 4-panel 12' patio doors

Note: Black exterior paint only,
not available on Casement and Awning windows.



*** PAINTED COLORS AVAILABLE ****



Color options can be purchased via WindowWizard with single or double hung, slider and picture window products.

Available with white interior only. Available with 5/8" contoured and SOL grids only.

Note: Manufacturer reserves the right to substitute materials with no loss in quality for individual product improvement.
**Pending approval from your dealer. Please refer to actual samples as they appear on window units.
Only use in all water-based finishes. Colors are printed on this page and may vary slightly.



atrium.com







CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 3/16/23
Applicant Fous Sons Development Telephone No. 937-672-1260
Owner of Property Wade Westfall Has the Owner been Notified? Yes
Address of Project 1253 127 S. Market
Contact Address (if different than Project Address) 2570 Troy Sidney Rd.
Name of Architect/Engineer and/or Contractor Westfield Construction

Application for renovation to include the following:

- | | |
|--|---|
| ☒ Alteration | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☒ Painting | ☐ Other: |

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

OFFICE USE ONLY:

Wade Westfall / Grant Westfall
SIGNATURE OF PROPERTY OWNER: PRINTED NAME OF PROPERTY OWNER:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 22, 2023

SUBJECT: Certificate of Appropriateness – 15 S. Oxford Street

PROPOSAL:

Mr. and Mrs. Steven Speranza are requesting a Certificate of Appropriateness from the Planning Commission to consider the exterior alteration of paint at the building located at 15. S. Oxford Street. The property is zoned B-2, General Business District.

The Ohio Historic Inventory (OHI) form describes the building as a single-story frame Bungalow High Style Residence. Contributing features include low roof pitch, all porch elements from the base to the roof, and bargeboards on the gables. The building is not listed on the National Register of Historic Places.

DISCUSSION:

The applicant is proposing to paint the trim, gutters, windows, and front columns Extra White (SW 7006). All sides of the house that are currently white will be painted Grey Cyberspace (SW 7076). The brick will remain unpainted. Please see the attached design graphics.

This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed paint based on the following:

- The proposed paint will not detract from the historic integrity of the building and streetscape; and
- Similar paint colors can be found in other areas of the district; and
- The contributing features referenced on the OHI form are still visible; and
- The paint complies with the Design Manual.



DEVELOPMENT DEPARTMENT
100 S. MARKET ST.
937-339-9481

Certificate of Appropriateness Application

Date: 03/13/2023

Applicant / Owner

Applicant Name: steven and pamela speranza
Applicant Address: 549 bayonne dr
City, State, Zip: vandalia, oh
Phone: 937 903 2132
Email: steven.a.speranza@gmail.com

Owner Name: steven and pamela speranza
Address: 549 bayonne dr
City, State, Zip: Vandalia, OH
Phone: 937-903-2132
Email: steven.a.speranza@gmail.com

Contractor

Contractor Name: same as applicant
Contractor Address:
City, State, Zip:

Phone:
Email:
License #:

Project

Project Location: 15 South Oxford Street
City, State, Zip: Troy, OH 45373
Parcel:

Work Type: Painting
Design Graphics: No
Temporary Use: Construction Sign
Square Feet: 0

Project Description: exterior of house to be repainted. colors to be modified attachments show swatches and areas affected.

I do hereby certify that the information contained herein is true and correct.

Steven and Pamela Speranza

03/13/2023

Date

SW 7006
Extra White

CR 11

ALL TRIMS, GUTTERS, WINDOWS
AND FRONT COLUMNS (CURRENTLY
RED-BROWN)

SW 7076
Cyberspace

EN 06

ALL SIDED AREAS OF HOUSE
(CURRENTLY WHITE)

15 S. OXFORD

SW 7006
Extra White

CR 11

ALL TRIMS, GUTTERS, WINDOWS
AND FRONT COLUMNS (CURRENTLY
RED-BROWN)

SW 7076
Cyberspace

EN 05

ALL SIDED AREAS OF HOUSE
(CURRENTLY WHITE)

15 S. OXFORD

SW 7006
Extra White

CR 11

SW 7076
Cyberspace
ALL SIDING AREAS



SW 7006
EXTRA WHITE
ALL TRIM, GUTTERS,
WINDOWS AND PORCH
COLUMNS



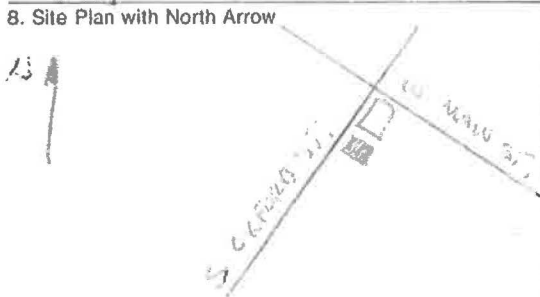
15 S. OXFORD STREET

A two-story house with dark green horizontal siding and white trim. The house features a steep gable roof with a brick chimney on the left side. The front facade includes a large, multi-paned arched window on the left, a white door with a small arched transom in the center, and another arched window on the right. White downspouts run vertically along the sides of the house. A concrete walkway leads to the front steps, which are bordered by a black metal railing. The house is set on a grassy lawn with some shrubs and bare trees in the background under a blue sky with scattered clouds.

Existing example at
317 Drury Lane



OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Robin Reck House ☐ Coded	
3. Location of Negatives City of Troy Devel Dept				5. Historic or Other Name(s) Eva LeFevre House	
Roll No. K		Picture No.(s) 13			
6. Specific Address or Location 15 S. Oxford St				16. Thematic Association(s)	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1919	
7. City or Village Troy				17b. Alteration Date(s) Unknown	
8. Site Plan with North Arrow 				18. Style or Design Bungalow ☒ High Style ☐ Elements	
9. U.T.M. Reference Quadrangle Name Troy				18a. Style of Addition or Element(s) N/A	
Zone Easting Northing 10. Site ☐ Structure ☐ Building ☒ Object ☐				19. Architect or Engineer	
11. On National Register? Yes ☐ No ☒				19a. Design Sources	
12. N.R. Potential? Yes ☐ No ☐				20. Contractor or Builder	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐				21. Building Type or Plan N/A	
14. District Potential? Yes ☐ No ☐				22. Original Use, if apparent Single residence	
15. Name of Established District (N.R. or Local) Troy Historic District				23. Present Use Same	
				24. Ownership Public ☐ Private ☐	
				25. Owner's Name & Address, if known Robin Reck 1304 North Rd Troy, OH	
				26. Property Acreage	
				27. Other Surveys in Which Included N/A	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) A single story frame Bungalow High Style residence. This is a good example of a Bungalow from the peak of that designs popularity. The siding is the only major alteration, all other elements are left intact. CDF: include low roof pitch; 3/1 and other original windows; all porch elements from the base to the roof; bargeboards on the gables; front & screen doors; wood storm windows & screens				28. No. of Stories 1	
43. History and Significance (Continue on reverse if necessary) Built in 1919 by Eva LeFevre.				29. Basement? Yes ☒ No ☐	
44. Description of Environment and Outbuildings (See #52) Small urban setting of closely spaced building and numerous shade trees.				30. Foundation Material Poured Concrete	
45. Sources of Information Field observation City of Troy Miami Co. property records				31. Wall Construction Frame	
				32. Roof Type & Material Gable/Asphalt	
				33. No. of Bays Front 2 Side 4	
				34. Exterior Wall Material(s) Aluminum siding	
				35. Plan Shape Irregular	
				36. Changes Addition ☐ Altered ☒ Moved ☐ (Explain in #42)	
				37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 3/1	
				38. Building Dimensions 45 x 45	
				39. Endangered? Yes ☐ No ☐ By What?	
				40. Chimney Placement 1 center in inside	
				41. Distance from and Frontage on Road 20 x 55	
				PHOTO	
					
				46. Prepared by J. Darbee/N. Recchie	
				47. Organization F. Conaway & Assoc.	
				48. Date Recorded in Field 5/97	
				49. Revised by	
				50a. Date Revised	
				50b. Reviewed by	

MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Austin Eidemiller, Planning & Zoning Manager
DATE: March 22, 2023
SUBJECT: 15 S. Oxford Street – Rezoning Request

BACKGROUND:

A request by Mr. and Mrs. Steven Speranza for the Planning Commission to consider the rezoning of 15 S. Oxford Street from B-2, General Business District to OR-1, Office Residence District. The property is located on S. Oxford Street south of W. Main Street and north of W. Franklin Street.

The land is currently used as a single-family dwelling and is currently a legal non-conforming use in the B-2, General Business District. The B-2, General Business District permits residential uses on the second floor and above. The surrounding zoning districts include B-2 General Business to the north and east, R-5 Single-Family Residential District to the south, and R-6 Two-Family Residential District and B-2 General Business district to the west.

DISCUSSION:

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

The Comprehensive Plan’s Future Land Use Map (Figure 14-4) displays this property in between existing residential and commercial uses. A copy of Figure 14-4 has been attached to this report.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions. Staff analysis can be found in **Red** below:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use will not have any adverse effects in the area and is similar to the residential uses that currently exist to the south and west. The property has been a legal non-conforming use for an extended period of time and was designed as a single-family dwelling. The Ohio Historic Inventory from 1997 identifies this property as "a single-story frame Bungalow High Style Residence and being a good example of a Bungalow from the peak of that designs popularity". A copy of the OHI form has been attached to this report.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use is compatible and similar to the residential uses that currently exist to directly to the south and west.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

Adequate utilities are being provided to the property in reference.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no unavailable vacant land for development with the OR-1 zoning classification.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request, the compliance with the City of Troy Comprehensive Plan, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning will achieve the desired transitional district as is discussed in the City of Troy's Comprehensive Plan and Zoning Code. The intent of the OR-1 is act as a transitional area between commercial and residential uses. The Comprehensive Plan shows this area as existing residential and commercial uses and the requested rezoning will not deviate from the Comprehensive Plan.

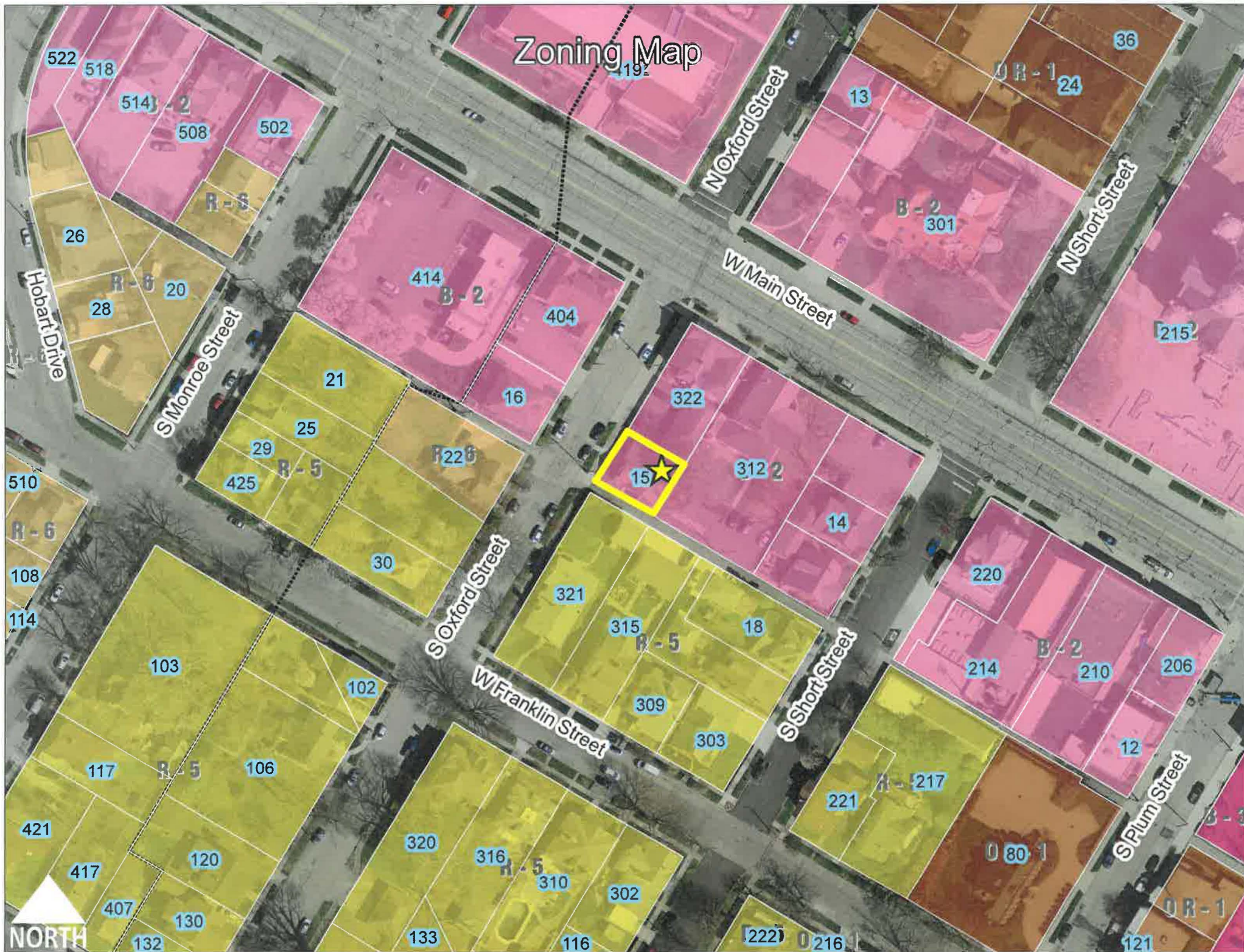
Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from B-2 General Business District to OR-1 Office Residence District, based on the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning is consistent with the surrounding zoning districts; and
- The use is consistent with permitted uses in the OR-1 district; and
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

REQUESTED ACTION:

Staff is requesting that Planning Commission provide a positive recommendation to City Council for the proposed rezoning.

Zoning Map

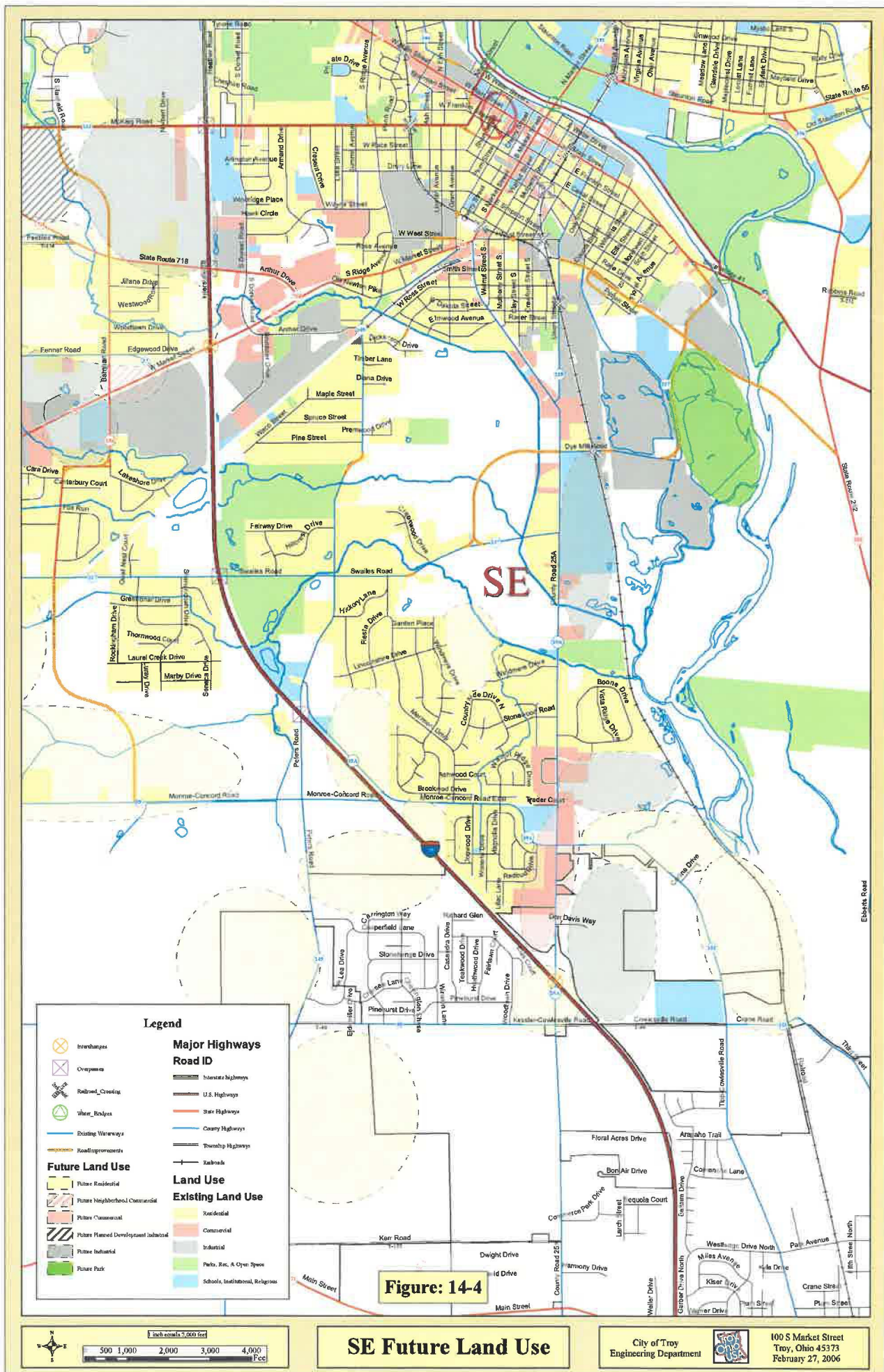


OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Robin Reck House		☐ Coded	
3. Location of Negatives City of Troy Devel Dept				5. Historic or Other Name(s) Eva LeFevre House			
Roll No. K		Picture No.(s) 13					
6. Specific Address or Location 15 S. Oxford St				16. Thematic Association(s)		28. No. of Stories 1	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1919		29. Basement? Yes ☒ No ☐	
7. City or Village Troy				17b. Alteration Date(s) Unknown		30. Foundation Material Poured Concrete	
8. Site Plan with North Arrow 				18. Style or Design Bungalow		31. Wall Construction Frame	
				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Gable/Asphalt	
				19. Architect or Engineer		33. No. of Bays Front 2 Side 4	
				19a. Design Sources		34. Exterior Wall Material(s) Aluminum siding	
				20. Contractor or Builder		35. Plan Shape Irregular	
				21. Building Type or Plan N/A		36. Changes Addition ☐ Altered ☒ Moved ☐ (Explain in #42)	
				22. Original Use, if apparent Single residence		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 3/1	
9. U.T.M. Reference Quadrangle Name Troy				23. Present Use Same		38. Building Dimensions 45 x 45	
Zone Easting Northing				24. Ownership Public ☐ Private ☐		39. Endangered? Yes ☐ No ☐ By What?	
10. Site ☐ Structure ☐ Building ☒ Object ☐				25. Owner's Name & Address, if known Robin Reck 1304 North Rd Troy, OH		40. Chimney Placement 1 center in inside	
11. On National Register? Yes ☐ No ☒				26. Property Acreage		41. Distance from and Frontage on Road 20 x 55	
12. N.R. Potential? Yes ☐ No ☐				27. Other Surveys in Which Included N/A			
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐							
14. District Potential? Yes ☐ No ☐							
15. Name of Established District (N.R. or Local) Troy Historic District							
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) A single story frame Bungalow High Style residence. This is a good example of a Bungalow from the peak of that designs popularity. The siding is the only major alteration, all other elements are left intact. CDF: include low roof pitch; 3/1 and other original windows; all porch elements from the base to the roof; bargeboards on the gables; front & screen doors; wood storm windows & screens							
43. History and Significance (Continue on reverse if necessary) Built in 1919 by Eva LeFevre.							
44. Description of Environment and Outbuildings (See #52) Small urban setting of closely spaced building and numerous shade trees.							
45. Sources of Information Field observation City of Troy Miami Co. property records							
46. Prepared by J. Darbee/N. Recchie							
47. Organization F. Conaway & Assoc.							
48. Date Recorded in Field 5/97							
49. Revised by							
50a. Date Revised							
50b. Reviewed by							

PHOTO





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

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

Office Use Only

Date Filed _____
Accepted by _____
Filing Fee Pd. _____
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR ZONING AMENDMENT CITY OF TROY PLANNING COMMISSION

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 15 SOUTH OXFORD STREET

being lot number(s) D08001120 from B-2 to O/R-1
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

APPLICANT

Name STEVEN & PAMELA SPERANZA
Address 549 BAYONNE DR.
City VANDALIA
State OHIO
Zip Code 45317
Phone No. 937-903 2132
Fax No. _____
Email STEVEN.A.SPERANZA@gmail.com

Name _____
Address _____
City SAME AS OWNER
State _____
Zip Code _____
Phone No. _____
Fax No. _____
Email _____

The applicant is the OWNERS of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$250.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

(Applicant Signature)

Subscribed and sworn to before me this 9 day of March, 2023

My Commission Expires

August 21, 2027

(Month/Date/Year)



SUSAN BLISS
Notary Public
State of Ohio
My Comm. Expires
August 21, 2027

Susan Bliss

(Notary Public)

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

REQUIRED DOCUMENTS:

- | | | |
|-------------------------------------|------------|--|
| ☒ | EXHIBIT A | Reasons for Zoning Reclassification |
| ☒ | EXHIBIT B | Legal Description |
| ☒ | EXHIBIT C | Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses |
| ☒ | EXHIBIT D | Site Map with Zoning & Owners within 250 feet of parcel |
| ☒ | EXHIBIT E | Property Owners List within 250 feet of parcel |
| ☒ | Labels | Two (2) Sets of Mailing Labels of Property Owners |
| ☒ | Copies | (1) Complete Sets in a reproducible format 11"x17" |
| ☒ | Map(s) | One (1) County Tax Map(s) |
| ☒ | Filing Fee | Check issued to City of Troy for \$250.00 |

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: 2nd: 3rd: PUBLIC HEARING DATE

COUNCIL COMMITTEE RECOMMENDATION

Approved: Denied: CITY COUNCIL ACTION

Ordinance Number:

Effective Date:

Revised 10/25/11

15 S. Oxford Zoning Amendment

From B-2 to O/R-1

Exhibit A

The subject Property is situated in an area that is predominantly Residential to the due west, south and east. B-2 uses are situated to north towards Main Street, however these uses are currently office type in nature. To stay in harmony with the surroundings on three residential sides and Owner's intended continued purpose of Residential (note: the property has been residential use since its inception in 1922 or 101 years), Owner wishes to solidify and codify this requested change, so no grandfathering is required for Residential use. Also allowing the Office use in the O/R-1 will also permit like kind office uses to be within the property rather than the more liberal B-2 designation should the area need or require office use.

Exhibit B

Property legal description

Situate in the City of Troy in the County of Miami and the State of Ohio; and bounded and described as follows: Being

Fifty (50) feet off the south end of Inlot Number Thirty-eight (38) in the City of Troy, Ohio, as follows:

Commencing at the southwest corner of said lot at an alley; thence North parallel with Oxford Street fifty (50) feet;

thence East parallel with Main Street fifty-seven and one-half (57 1/2) feet, more or less, to the west line of the lot

formerly owned by Emma Thomas; thence south with Emma Thomas' west line to the alley; thence West with alley to

the place of beginning, and being the same premises conveyed to Joseph W. Shilling by Alexander Hamilton and

Helen D. Hamilton, by deed dated June 8, 1936, and recorded in Vol. 218, Page 112, Miami County Deed records.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 15 S Oxford Street Troy, OH 45373

PARCEL ID: D08-001120

Exhibit C Site Plan



2/20/2023

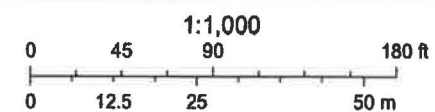


Exhibit C

15 S. Oxford Street Troy, OH

Rezoning Amendment

Property Dimensions: 50' frontage on Oxford Street and 57' depth at alley side

Lot Number: D08001120

Present Zoning: B-2

Existing Use: residential since 1922

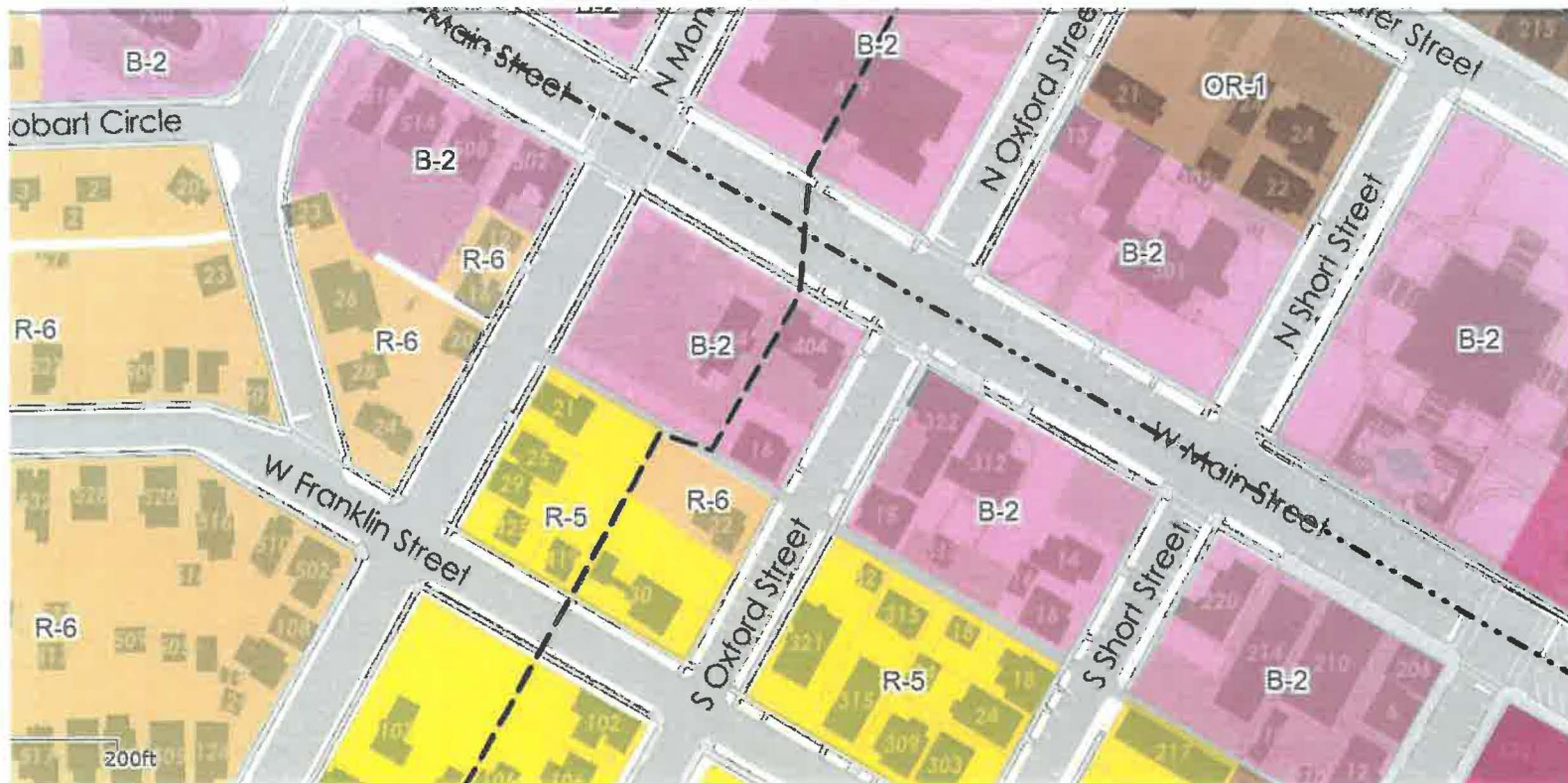
Proposed Use: single dwelling residential with potential for office uses thus O/R-1

Exhibit D

15 S Oxford Street

Application for Zoning Amendment

Zoning Classification Map for properties within 250' of Subject Property





Matthew W. Gearhardt, Miami County Auditor
Miami County OH

[Basic Search](#) [Advanced Search](#) [Comparable Sales](#) [View Search Results](#)

[Layers](#) [Map](#) [Tools](#) [Help](#)



[Click here for Legal Disclaimer](#)

Parcel	Property Address	Owner	Sale Price	Sale Date
D08-001110	322 MAIN		ST W	COOMER JONATHAN N
TRUSTEE & AMANDA M TRUSTEE		0	11/20/2007	
D08-001120	15 OXFORD		ST S	RECK ROBIN R (TOD)
44000 3/15/1989				
D08-001130	312 MAIN		ST W	LURING ROGER E &
KATHLEEN C 0	1/25/2021			
D08-001160	14 SHORT		ST S	PRIAM HOLDINGS 2 LLC
220000 3/25/2022				
D08-001170	S 16 SHORT ST		VAN TILBURG LILLIAH J 203650	6/15/2016
D08-001200	W 220 MAIN ST		KLEPTZ DEVELOPMENT GROUP LLC 460000	
12/22/2021				
D08-001215	W 214 MAIN ST		ROOSTER LAND COMPANY LLC (LC) 0	
9/27/2019				
D08-001980	217 FRANKLIN		ST W	MEZACHE ZOUINA 0
3/10/2022				
D08-001985	221 FRANKLIN		ST W	SHINN ELIZABETH T
191000 4/22/2015				
D08-002000	18 SHORT		ST S	FRANK MARK A
154000 12/13/2000				
D08-002010	309 FRANKLIN		ST W	MERLE JOSEPH C (TOD)
& TERI (TOD) 0	2/10/2009			
D08-002020	S 24 SHORT ST		BUZAN ADAM M & LESLIE A 202500	6/29/2016
D08-002030	W 303 FRANKLIN ST		O NEAL TIMOTHY L & VICKI L 78000	
9/22/1995				
D08-002040	W 315 FRANKLIN ST		BADGLEY CHRISTINA M 216500	9/22/2014
D08-002050	321 FRANKLIN		ST W	VAGEDES KAY M (TOD)
& @ (4) 0	3/29/2013			
D08-003630	S 16 OXFORD ST		CUSTER RYAN J & TARA M MILLER 58900	
3/28/2012				
D08-003640	404 MAIN		ST W	404 WEST MAIN STREET
LLC 145000 3/1/2019				
D08-003650	414 MAIN		ST W	VIKING PROPERTY
HOLDINGS II LLC 320000 9/24/2013				
D08-003830	25 MONROE		ST S	SMITH GERALDINE F
TRUSTEE & DAVID N TRUSTEE 0		1/8/1997		
D08-003840	21 MONROE		ST S	TRIUM PROPERTIES LLC
0 1/14/2019				
D08-003860	30 OXFORD		ST S	HARRIS JAY A & LISA
A 160000 7/7/1999				
D08-003870	OXFORD		ST S	HARRIS JAY A & LISA A
160000 7/7/1999				
D08-003880	22 OXFORD		ST S	KINNEY BONNIE S 0
9/24/2014				
D08-003900	W 310 FRANKLIN ST		FARRALL DAVID B & CHRISTINA (TOD)	
239900 6/5/2018				
D08-003920	419 FRANKLIN		ST W	AA PROPERTY
MANAGEMENT LLC 0	12/31/2014			
D08-003930	316 FRANKLIN		ST W	KUNTZ CRAIG R &
STEPHANIE D 151500 7/10/2002				

D08-003940	320 FRANKLIN	ST W	FRAUENBERGER WALTER
KENT & SHAWN G	163500 7/14/1993		
D08-003960	102 OXFORD	ST S	STEINEMAN RICHARD W
100000	7/23/2007		
D08-250047	MAIN	ST W	BOARD OF CO COMMISSIONERS OF
MIAMI COUNTY	0 1/1/1990		
D08-250180	301 MAIN	ST W	BOARD OF EDUCATION
0	1/1/1990		
D08-250195	W 419 MAIN ST		TROY MIAMI COUNTY PUBLIC LIBRARY 0
1/1/1990			
D08-250255	MAIN	ST W	BOARD OF EDUCATION TROY CITY
SCHOOL DISTRICT 0	10/28/2002		