



## Planning Commission ~Agenda~

<http://www.ci.moraine.oh.us/>

Clerk of Council  
937-535-1005

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**April 21, 2026**

**6:00 PM**

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- I. Call to Order**
- II. Approval of Minutes**
  - A. Planning Commission Meeting Minutes - March 19, 2026 - Draft
- III. Public Hearing - R-02-2026: A Zoning District Change Request at 2955 Springboro West Road from B-1 to B-2**
  - A. Staff Report
  - B. Opponents/Proponents
  - C. Close Public Hearing
- IV. Business**
  - A. Decision - R-02-2026
- V. Other Business**
- VI. Adjournment**

# RECORD OF PROCEEDINGS

Minutes of Planning Commission

Held March 19, 2026

**Call to Order**

Meeting called to order at 6:00 PM.

Jacqueline Long was sworn in prior to the beginning of the meeting.

|                 |            |         |
|-----------------|------------|---------|
| Kevin Howard    | Chair      | Present |
| Stephen Noel    | Vice Chair | Present |
| Tom Watts       | Member     | Present |
| Gina Delph      | Member     | Absent  |
| Jacqueline Long | Member     | Present |

Staff Present: City Planner Nick Sorice; Building and Zoning Administrator Brent Carpenter; Clerk of Council Karen Powell

Mr. Watts moved to excuse Mrs. Delph's absence; Mr. Noel seconded the motion.

**RESULT:** *(Yes 4, No 0, Abstained 0)*  
**MOVER:** Tom Watts  
**AYES:** Kevin Howard, Tom Watts, Stephen Noel, Jacqueline Long  
**NAYS:** None  
**ABSTAIN:** None

**Nomination of Officers**

Mr. Howard stated as this is the first meeting of the year, officer nominations are needed.

Mr. Watts nominated Mr. Howard to serve as Chair of the Planning Commisison; Mr. Noel seconded the motion.

**RESULT:** Passed *(Yes 4, No 0, Abstained 0)*  
**MOVER:** Tom Watts  
**AYES:** Kevin Howard, Tom Watts, Stephen Noel, Jacqueline Long  
**NAYS:** None  
**ABSTAIN:** None

Mr. Watts nominated Mr. Noel as Vice Chair of the Planning Commission; Mrs. Long seconded the motion.

**RESULT:** Passed *(Yes 4, No 0, Abstained 0)*  
**MOVER:** Tom Watts  
**AYES:** Kevin Howard, Tom Watts, Stephen Noel, Jacqueline Long  
**NAYS:** None  
**ABSTAIN:** None

**Approval of Minutes**

**Planning Commission Meeting Minutes - October 21, 2025**

Mr. Howard asked if there were any changes or corrections to the October 21, 2025, Planning Commission meeting minutes. Hearing none, the minutes were approved as submitted.

**Public Hearing - Case No. R-01-2026: Zoning District Change of City Lots 2157, 2158, 5057, and 5275 from R-2 to B-1**

# RECORD OF PROCEEDINGS

Minutes of Planning Commission

Held March 19, 2026

Mr. Watts recused himself from the Public Hearing.

Mr. Howard opened the Public Hearing at 6:03 PM.

Ms. Powell administered the Oath to those in attendance wishing to speak during the Public Hearing.

**Staff Report**

Mr. Sorice said all legal notices for this hearing were issued per Moraine Codified Ordinances Chapter 1127. He reported that the applicant, Arjeet Singh, is applying for a zoning district change for the four remaining residential lots at the premises of 3351 Main Street, Moraine, Ohio, from R-2, which is a single family residential district to B-1, which is a neighborhood business district. He noted that the lots brought before the Planning Commission are Lots 2157, 2158, 5057, and 5275. He said the property encompasses nine total lots, with five lots zoned B-1 which contain the existing structure on the property. He said the current R-2 lots are comprised of 0.3903 acres of the 1.1029 acre property. Mr. Sorice said the proposed use for the zoning district change is for the addition of a gas canopy on the east side with three double-sided pumps. He said the architect, Mr. Craig Dillon of AIA Architects, informed the Planning Department that the station would be a Marathon franchise with fuel choices of unleaded, premium, and diesel. He noted that the proposed hours of operation are 5:00 AM to 12:00 AM.

He said there are two preliminary site plans in that packet that show a rough idea of what the applicant proposes if the zoning change is approved. Mr. Sorice said Site Plan Option 1 includes variances if the Zoning District Change were to be approved, and Site Plan Option 2 indicates what the layout would be if there were no variances if the zoning district change were to be approved. He said this is per the B1 District requirements. He discussed the required setbacks.

Mr. Sorice informed the board that the Technical Review Committee met on March 11, 2026, to review the application and documentation. He said the committee agreed that Site Plan Option 1 provides a better flow for traffic and larger vehicles to maneuver with the canopy as the current structure will continue to house a drive-through inside. He noted that it was mentioned that parking spots 1-10 on Option 1 may be an issue if a variance is allowed for the Main Street entrance to remain. He said the reason the Main Street entrance would be closed is due to the new use that would be added to the property. He noted, per Moraine Codified Ordinances (MCO) 1185.17(a), since the entrance is within 200 feet of the First Baptist Church property, there cannot be an entrance to a fueling station on the same side of the road. He explained that the parking spots in front of the entrance would not allow enough clearance if a larger vehicle or public safety vehicle had to maneuver within that area, and a buffer will need to be included as well with the residential zoned church property as it is an institutional use per the MCO. He said the Site Plans are only preliminary ideas and can change as they are contingent upon the zoning district change case. Mr. Sorice reported that if the zoning district change were approved by the Planning Commission and City Council, a lot combination will be required as construction cannot occur across lot lines.

**Opponents / Proponents**

Mr. Howard invited the applicant to provide a report.

Architect Craig Dillon spoke on behalf of the applicants. He stated the intent is to make sure the zoning district change is acceptable to the community before they go any further with plans. He said the plan provided is a preliminary plan to give the commission an idea of changes. He said if the zoning district change is approved, construction of the canopy will begin and the interior and exterior of the convenience store will be renovated, cleaning up the site.

Mr. Howard asked if anyone present would like to speak in favor of the zoning district change.

Seeing none, Mr. Howard asked if anyone present would like to speak in opposition of the

# RECORD OF PROCEEDINGS

Minutes of Planning Commission

Held March 19, 2026

zoning district change.

Seeing none, Mr. Howard asked if the commission members had any questions for the City Planner or the applicant.

Mr. Howard asked if anyone had talked with the residents to see how they feel about the zoning district change and proposed plans? He said in the case regarding Wawa, residents were concerned about lighting, traffic, and noise. He noted there is a concern with the tanker trucks if the Main Street entrance is blocked off.

Mr. Sorice said the applicant would have to apply for a variance to allow the Main Street entrance to remain.

Mr. Howard asked what updates would be made to the inside and outside of the property?

Mr. Dillon replied that the applicants have not contacted the neighbors. He assured the commission that any additional lighting will be shielded. He said they will make every effort to be a good neighbor.

Mr. Noel asked why there is a five-hour closure time frame. He additionally asked if approved, what is the construction timeline?

Mr. Dillon said if approved, the documentation will begin right away. He noted that the plan submittal process would take approximately six weeks. He said then there would be an approval process. He stated it is the applicants' intention to open as soon as possible.

Mr. Howard confirmed with Mr. Dillon that the drive-through will remain open during and after construction. He asked if any hot food will be offered?

Mr. Dillon said there has been no talk of a menu yet, and that would go through the Montgomery County Health Department.

Mrs. Long said her only concern is the tanker trucks' ability to get in and out of the lot.

Mr. Sorice explained that if approved, a variance will be needed to keep the Main Street access. He did note that the Main Street entrance would allow easier access for tanker trucks. He said that request would go through the Board of Zoning Appeals.

Mr. Noel said there has been discussion in the past about how the lot is funky from a zoning perspective. He asked if the zoning district change would unify the lot.

Mr. Sorice said generally a rezoning happens first so that everything is uniform when the lot combination is requested. He noted that is similar to the case concerning Wawa where the rezoning was approved before combining the lots.

## Close Public Hearing

Mr. Howard closed the Public Hearing at 6:18 PM.

## Business

### Decision - Case No. R-01-2026: Zoning District Change of City Lots 2157, 2158, 5057, and 5275 from R-2 to B-1

The commission discussed pros and cons of the rezoning.

# RECORD OF PROCEEDINGS

Minutes of Planning Commission

Held March 19, 2026

Mr. Noel said the commission has talked in the past about unifying a lot of the City properties with regard to zoning.

Mr. Howard said his concern is he likes to give the community an opportunity to speak.

Mr. Sorice reported that part of the notification process involves sending letters to residents within a 200-foot radius of the lot lines at 3351 Main Street. He said he received three phone calls which were just inquisitive as to what it meant to rezone the four lots. He said there was no negative feedback. He confirmed for Mr. Noel that 32 letters were sent out regarding the zoning district change.

Mr. Noel moved to approve the zoning district change of City lots 2157, 2158, 5057, and 5275; Mrs. Long seconded the motion.

**RESULT:** Failed (*Yes 2, No 1, Recused 1*)  
**MOVER:** Stephen Noel  
**AYES:** Stephen Noel, Jacqueline Long  
**NAYS:** Kevin Howard  
**ABSTAIN:** Tom Watts (Recused)

## Time Limit Discussion

Mr. Sorice asked to move that discussion to the Roberts Rules of Order and By-laws discussion.

Mr. Sorice explained to the applicant and commission that the case will go before City Council for review. He said it will move forward as an application to deny, and then City Council can approve the denial or overturn the denial.

## Roberts Rules of Order and Planning Commission By-laws Review

Mr. Watts rejoined the commission.

Mr. Sorice reviewed the presentation on Roberts Rules of Order and remarked it is a good resource to review. He said there are copies of Roberts Rules of Order available at the dais and from the Clerk of Council. He mentioned that the Sunshine Laws Manual is also available for review online and is a good resource for information. Mr. Sorice reviewed the Planning Commission By-laws. He noted that the by-laws state in a public hearing, a proponent or opponent has a five-minute time limit to speak which can be altered by a vote at a meeting or may be changed by the commission. He noted that in City Council meetings, speakers are allowed three minutes. He suggested that if the commission would like to alter the by-laws to change the time-limit amount or if there is anything else in the by-laws the commission feels needs revision, that can be done by vote.

Mr. Watts asked if the commission could vote tonight to change the speaker time limit to three minutes to be consistent with City Council meetings?

Mr. Sorice replied yes.

Ms. Powell suggested the commission could review the by-laws to see if any other changes are desired, then the by-laws could be revised all at one time. She remarked that since the commission is familiar with the by-laws and if there are no other changes, then the vote regarding the time limit can be taken this evening, and the revisions will be made for approval at the next Planning Commission. She confirmed for the commission that the by-laws may be changed by the commission members and do not need to be approved by Council.

# RECORD OF PROCEEDINGS

Minutes of Planning Commission

Held March 19, 2026

Mr. Sorice read the passage regarding amendments to the by-laws.

Mr. Watts moved to change the speaker time limit from 5 minutes to 3 minutes in the Planning Commission By-laws in order to be consistent with City Council; Mr. Noel seconded the motion.

**RESULT:** Passed (*Yes 4, No 0, Abstained 0*)  
**MOVER:** Tom Watts  
**AYES:** Kevin Howard, Stephen Noel, Tom Watts, Jacqueline Long  
**NAYS:** None  
**ABSTAIN:** None

### Other Business

Mr. Watts addressed the commission members and explained that he was asked to recuse himself from the Public Hearing and decision because the church he attends is next door to the proposed gas station. He said whether he was for or against the gas station, it was deemed improper for him to be part of the meeting. He reported that he would like it to be on record that he has been asked to remove himself from the board on two different occasions because of the church. He said his house is 207 feet away from the same property, he did not receive a letter, and he was not asked to recuse himself because of the location of his home. He said his church is on Main Street, and he cannot help that. He said this board is not the final judge when it comes to a topic. He said anything voted on goes to Council for final approval. He noted that Council members are equally close to certain areas of the City that get voted on, and they are not asked to recuse themselves. He stated he is highly disappointed, and he is confused as to why, if he is not the final word, he is asked to leave. He also said that if Mrs. Delph were at the meeting this evening, she would have been asked to leave the room also.

Mr. Sorice informed the board that another zoning district change application was received and will be presented to the board in April. He said the application is for 2955 Springboro West Road. He said the applicant wants to change the zoning from B-1 to B-2. He said the next Planning Commission meeting will be the third Tuesday in April which is April 21, 2026. He reminded the commission that today's applicant will go before City Council for a Public Hearing, and Council can decide whether to overturn the denial.

### Adjournment

Meeting adjourned at 6:39 PM.

# Staff Report

---

**Department:** Community Development

**Request:** Staff Report

**Item Background and Purpose:**

The applicant, Stellar Development & property Holdings, requests for a zoning district change from B-1 to B-2 at 2955 Springboro West Road, for the ability to have used car sales at the site.

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**Attachments:**

1. R-02-2026 Legal Notice
2. R-02-2026 Staff Report
3. REVIEWED R-02-2026 Rezoning Application
4. Zoning Map for 2955 Springboro West
5. Zoning Letter
6. Additional Info 2955 Springboro W
7. Property owners within 200 ft
8. Mailing to 200' R-02-2026 Legal Notice
9. Intersection Sight Triangle
10. Available Parking
11. 201-4
12. 201-5
13. 2955 Springboro West BLD24-00179 Remodel Vacant Bldg-Structure Only
14. B-1 District
15. B-2 District
16. Parking Requirements
17. Vicinity Map
18. 2955 Springboro W before - after pictures
19. 2708 Kreitzer before - after pictures



**PLANNING COMMISSION  
LEGAL NOTICE  
R-02-2026**

An application for a Zoning District Change in accordance with Moraine Codified Ordinances (MCO) Chapter 1127 was submitted through the Community Development Department.

A Planning Commission Meeting regarding a Zoning District Change Application will be held on **Tuesday, April 21, 2026, at 6 p.m.** The meeting will be located at the **City of Moraine Municipal Building: 4200 Dryden Rd. Moraine, OH 45439**

The agenda for this Zoning District Change consists of a request submitted by Stellar Development & Property Holdings for the premises located at 2955 Springboro West Road (Lot 3365), that is currently a B-1 District (Neighborhood Business District), for a proposal change to a B-2 District (General Business District).

Any person interested in or affected by this public hearing may appear and be heard at said public hearing.

Additional information regarding this proposal may be obtained by visiting the Community Development Department or by contacting Nick Sorice, City Planner, at 937-535-1037. Additional contact can be made by email at [nsorice@moraineohio.gov](mailto:nsorice@moraineohio.gov)



### **Technical Review Committee**

Michael Davis, City Manager  
Libby Schroeder, Community Development Director  
Nick Sorice, City Planner  
Doug Hatcher, Fire Inspector  
Lauren Alvarado, City Engineer  
Brent Carpenter, Building & Zoning Administrator  
Beth Waters, Community Development Secretary

### **Planning Commission R-02-2026 Staff Report**

**Applicant:** Stellar Development & Property Holdings

**Location:** 2955 Springboro West Rd. Moraine, OH 45439

**Lot Number:** 3365

**Current Zoning District:** B-1

**Proposed Zoning District:** B-2

This formality is brought before the Planning Commission today prior to a 30-day legal notice for a public hearing brought before City Council. All legal notices were issued per Moraine Codified Ordinances Chapter 1127.

**Description:** The Technical Review Committee met on April 15, 2026, to review this application and documentation

The applicant, Stellar Development & Property Holdings, is applying for a Zoning District Change at the premises of 3351 Main St. Moraine, OH 45439 from B-1 to B-2. The City Lot Number that this property sits on is 3365. The structure on the lot was the former Jimbo's building that was rehabbed by Stellar Development & Property Holdings in 2025. The neighboring house was also remodeled in addition to the Jimbo's structure as they are both owned by Stellar Development & Property Holdings.

The proposed use for this Zoning District Change per Application R-02-2026 is to allow used car sales on the property, which requires a B-2 Zoning District. The property is currently surrounded by a B-1 District and M-1 District. Across the street on Kreitzer is a B-2 District, and across the street on Springboro West Road contains M-2 District parcels.

In your packets, you will see a Zoning Letter submitted by the applicant, along with a before and after photo of the structure. A Zoning Map showing the current surrounding districts are in the packet. You will also find the B-1 and B-2 uses from the Moraine Codified Ordinances.

Stellar Development also provided an additional letter indicating that the parking lot will be resurfaced and marked, prior to a tenant going into the location, as per the approved site plan from BLD24-00179, regarding the building remodel. This site plan is also provided in your packets for reference.

If there are any questions regarding the Technical Review Committee's report after our review of this zoning district change proposal, please feel free to ask at this time.

Thank you,

A handwritten signature in black ink, appearing to read "Nick Sorice".

Nick Sorice  
City Planner



# City of Moraine Planning Commission

## Application for Zoning District Change

Revised 11/2021

**Office Use (This Section only)**

Date Received: 02/28/2026 Application No.: R-02-2026 Paid: Via Phone 03/10/2026  
 Proposed Zoning Dist.: B-2 PUD District? N/A ☐ Receipt: \_\_\_\_\_  
 Fee: \$200 PUD Site Plan? N/A ☐

**Location Information -**Lot Number: 3365

**General** City Lot Number(s): J44 04107 0014,22 Area in Acres: .4448  
 Site Address: 2955 Springboro W , Moraine Oh 45439

**Applicant(s)** – Please include additional owners, applicants, or developers on back of application

Name of Owner: Stellar Development & Property Holdings  
 Address: 1550 Soldiers Home - West Carrollton Rd City: Dayton State: Ohio  
 Contact Phone: 937-266-1204 Email: ptrb379@aol.com

**Zoning Data**

Present Use: Vacant  
 Present Zoning Dist.: B1 Proposed Zoning Change: B2  
 Proposed Use(s): Used Car Sales Lot

**Supporting Information**

Your Application must include the following information. This information should be provided as an attachment to this application at the time of its filing. Failure to provide such information may delay the processing of your application.

- Vicinity Map, showing property lines, streets, existing and proposed zoning
- List of owners for all property within 200 feet of any property included in this application. This includes properties immediately contiguous, across any streets, or properties that are non-adjacent but within the 200 foot radius.
- If applying for PUD approval, include all materials and information required by MCO Chapters 1155.05(c) and/or 1155.06(d), as applicable.

Rodney Pack  
 Applicant Signature

2/27/26  
 Date

## 17

1

(26.29')

W Springboro Road

Springboro Road



Date: 4/13/2026

Received on 03/07/2026

*Nick San*

Stellar Development  
1550 Soldiers Home-West  
Carrollton Rd, Dayton. Ohio  
45417

To: Moraine City Zoning Board

My name is Rodney Pack, we are submitting this application for a zoning change from B1 to B2 for the following located at 2955 Springboro West. Parcel # J44 04107 0014,22

This property was the old Jimbo's carryout along with the house located at 2708 Kreitzer Rd both properties have been remodeled and updated with major changes to the inside & outside looks and condition of the structures the house has been rented since completion in 2025 we have just finished the 2955 Springboro W building and have it out for lease we have had a few car companies ask about it plus a few others everyone loved the new building and the area but the majority are needing a B2 zoning so we feel with these properties sandwiched between M1 & M2 & B2 we would ask for a zoning change. We feel that it will attract a better business for this area and give the city a new business in the area

I look forward to your decision.

Thank you

X *Rodney Pack*  
Rodney Pack

**1550 Soldiers Home-West Carrollton Rd.  
Dayton, OH 45417**

Received on 04/15/2026

*Nikhil Saini*

To Zoning board

Stellar development wants to notify the zoning board the parking lot located at 2955 Springboro W will be resurfaced and parking lines applied before a new tenant will take possession.

X *Rodney Pack*  
Rodney Pack

## Property owners within 200' of 2955 Springboro W Moraine Oh – Property

2908 Springboro W Rd – Guijosa Ryan & Jose Lopez-Ornate

2950 & 2960 Springboro W Rd – Fickert Devco INC

Also located at:

FICKERT DEVCO INC

P O BOX 751414

DAYTON OH 45475

2980 Springboro W Rd – Jarco Investments LLC

Also located at:

JARCO INVESTMENTS LLC

3151 SUNNY CREST LN

DAYTON OH 45419

2985 Springboro W Rd – Double Wright LLC

2716 Kreitzer Rd – Jeni L Hodapp

2708 Kreitzer Rd – Stymco Construction Co

JAMISON FRANCES W TRUSTEE

2355 LANTERN HILL RD

DAYTON OH 45459

for

2853 Springboro West Rd.

2900 Dryden Rd. - Tenant

UNIVAR USA INC

3075 HIGHLAND PKWY STE 200

DOWNERS GROVE IL 60515

for

2854 Springboro West Rd. – Tenant



**PLANNING COMMISSION  
LEGAL NOTICE  
R-02-2026**

As a property owner who is within 200 feet of a property applying for a Zoning District Change, you are being notified of the information pertaining to the legal notice.

An application for a Zoning District Change in accordance with Moraine Codified Ordinances (MCO) Chapter 1127 was submitted through the Community Development Department.

A Planning Commission Meeting regarding a Zoning District Change Application will be held on **Tuesday, April 21, 2026, at 6 p.m.** The meeting will be located at the **City of Moraine Municipal Building: 4200 Dryden Rd. Moraine, OH 45439**

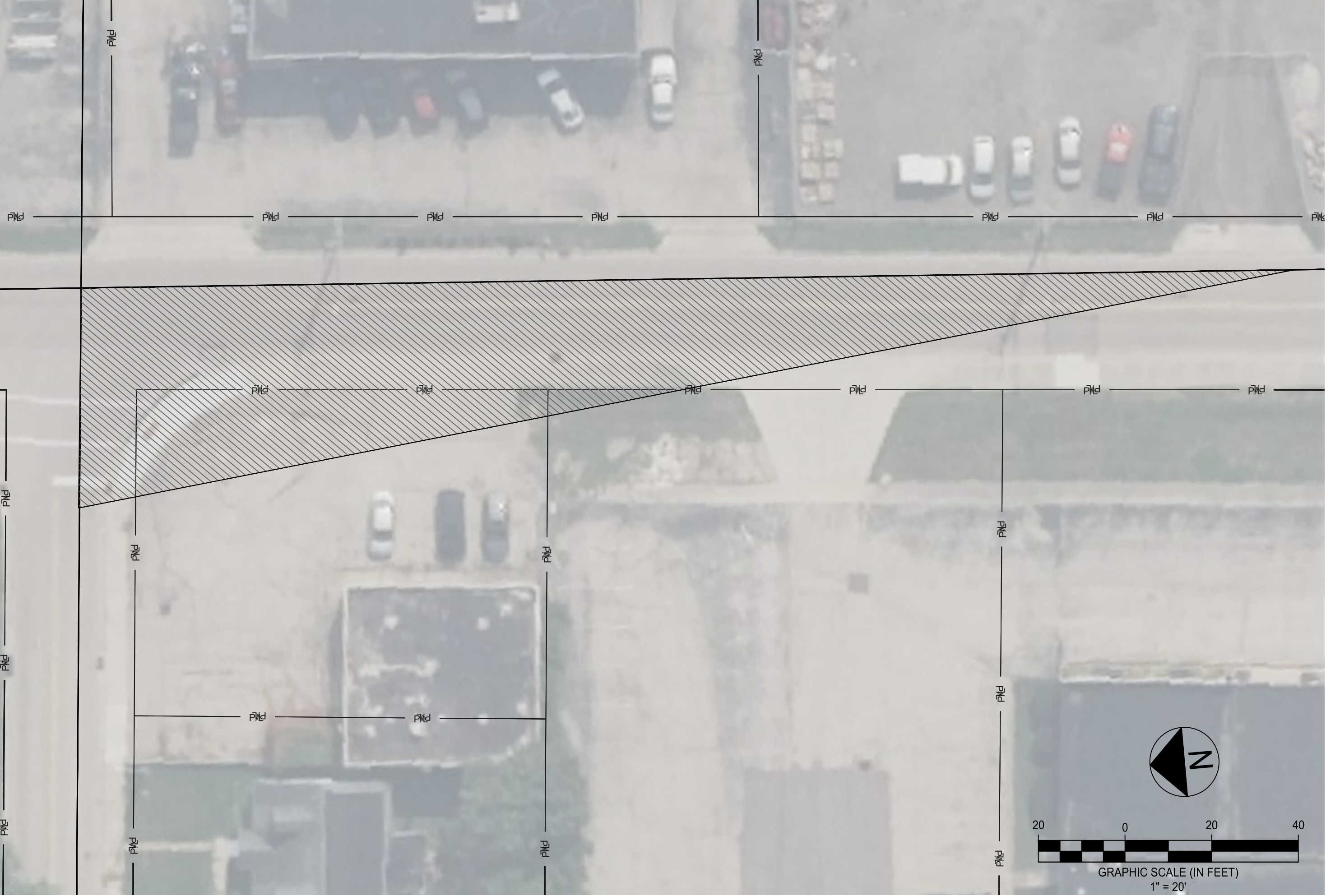
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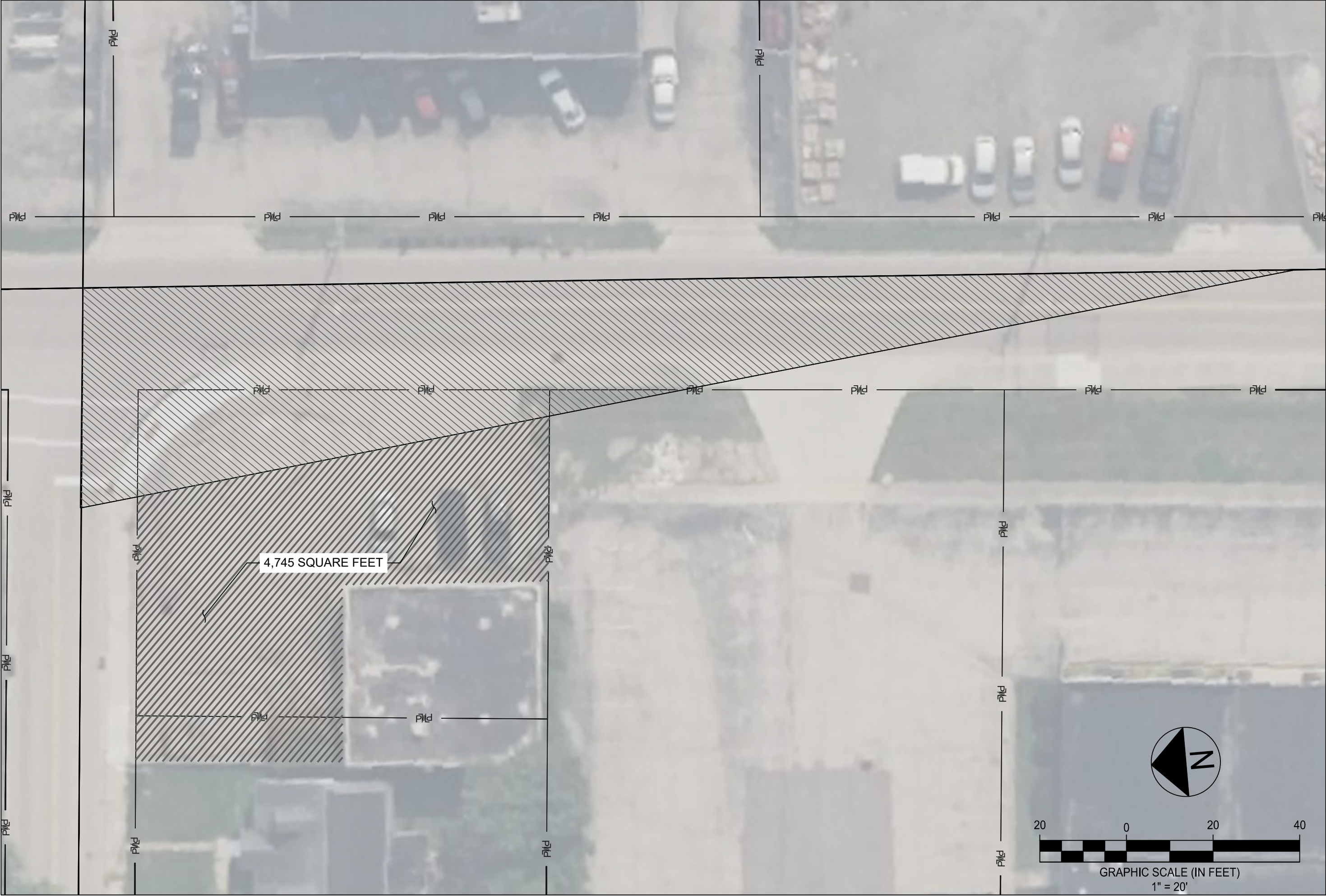
Any person interested in or affected by this public hearing may appear and be heard at said public hearing.

Additional information regarding this proposal may be obtained by visiting the Community Development Department or by contacting Nick Sorice, City Planner, at 937-535-1037. Additional contact can be made by email at [nsorice@moraineohio.gov](mailto:nsorice@moraineohio.gov)

Thank you,

Nick Sorice  
City Planner  
City of Moraine



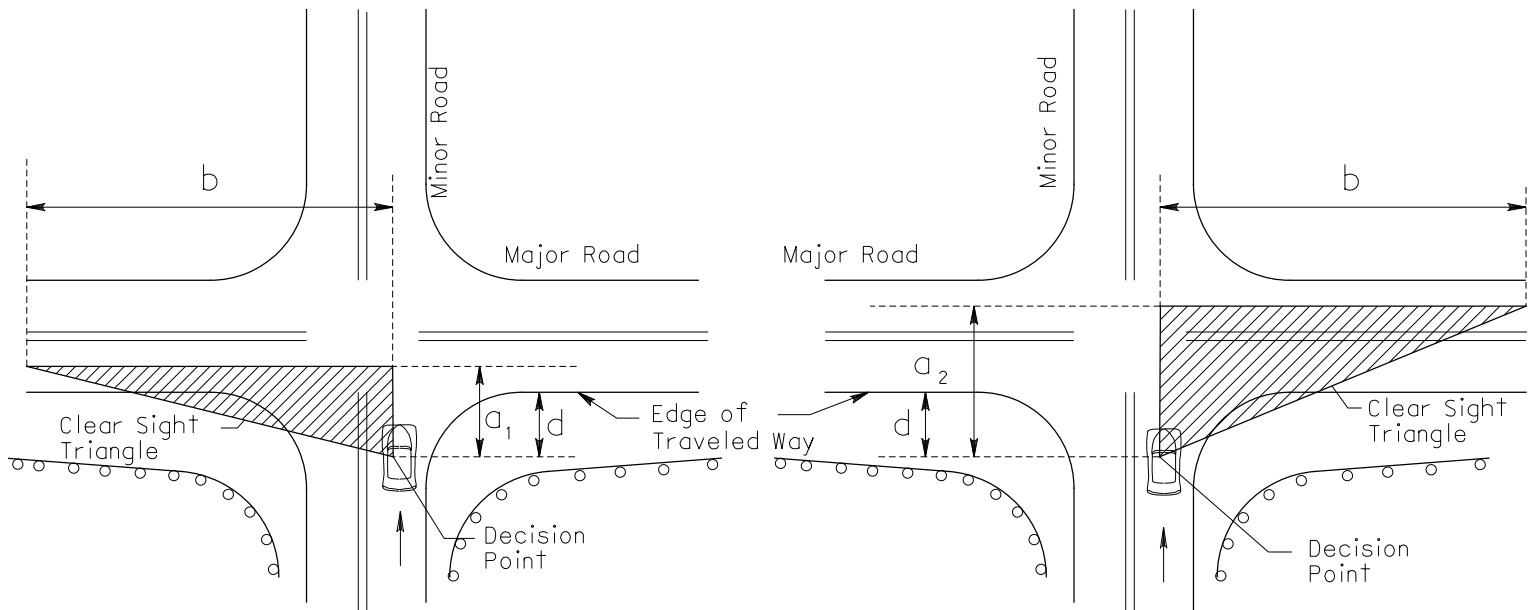


| DATE                                                                                   |  | REVISION      |  | BY |
|----------------------------------------------------------------------------------------|--|---------------|--|----|
|                                                                                        |  |               |  |    |
|                                                                                        |  |               |  |    |
|                                                                                        |  |               |  |    |
| ENGINEERING DEPARTMENT<br>4200 DRYDEN ROAD<br>MORRIS, OH 45439<br>PHONE (937) 535-1031 |  | .CoM Logo.jpg |  |    |
|                                                                                        |  |               |  |    |
| SHEET NUMBER                                                                           |  |               |  |    |
|                                                                                        |  |               |  |    |

# INTERSECTION SIGHT TRIANGLES

**201-4**

REFERENCE SECTION  
201.3.1 & 201.3.3



Sight Triangle for Viewing  
Traffic Approaching from the Left

Sight Triangle for Viewing  
Traffic Approaching from the Right

DIAGRAM A - SIGHT TRIANGLES

- $a_1$  = The distance, along the minor road, from the decision point to 1/2 the lane width of the approaching vehicle on the major road.
- $a_2$  = The distance, along the minor road, from the decision point to 1 1/2 the lane width of the approaching vehicle on the major road.
- $b$  = Intersection Sight Distance
- $d$  = The distance from the edge of the traveled way of the major road to the decision point. The distance should be a minimum of 14.5' and 18.0' preferred.

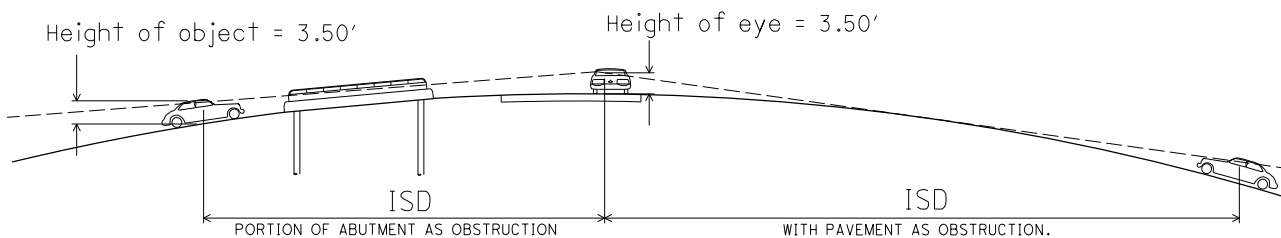


DIAGRAM B - VERTICAL COMPONENTS (Sec. 201.3.3)

|                                    |                                                                        |
|------------------------------------|------------------------------------------------------------------------|
| <b>INTERSECTION SIGHT DISTANCE</b> | <b>201-5</b>                                                           |
|                                    | <b>REFERENCE SECTION<br/>201.3, 201.3.1,<br/>201.3.2 &amp; 201.3.3</b> |

(See Following Page for Additional Figures & Notes)

HEIGHT OF EYE 3.50'

HEIGHT OF OBJECT 3.50'

| DESIGN<br>SPEED<br>(mph) | Passenger Cars<br>Completing a Left<br>Turn from a Stop<br>(assuming a $t_g$ of 7.5 sec.) |                           | Passenger Cars<br>Completing a Right<br>Turn from a Stop or<br>Crossing Maneuver<br>(assuming a $t_g$ of 6.5 sec.) |                           |
|--------------------------|-------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------|
|                          | ISD<br>(ft.)                                                                              | K-CREST<br>VERT.<br>CURVE | ISD<br>(ft.)                                                                                                       | K-CREST<br>VERT.<br>CURVE |
| 15                       | 170                                                                                       | 10                        | 145                                                                                                                | 8                         |
| 20                       | 225                                                                                       | 18                        | 195                                                                                                                | 14                        |
| 25                       | 280                                                                                       | 28                        | 240                                                                                                                | 21                        |
| 30                       | 335                                                                                       | 40                        | 290                                                                                                                | 30                        |
| 35                       | 390                                                                                       | 54                        | 335                                                                                                                | 40                        |
| 40                       | 445                                                                                       | 71                        | 385                                                                                                                | 53                        |
| 45                       | 500                                                                                       | 89                        | 430                                                                                                                | 66                        |
| 50                       | 555                                                                                       | 110                       | 480                                                                                                                | 82                        |
| 55                       | 610                                                                                       | 133                       | 530                                                                                                                | 100                       |
| 60                       | 665                                                                                       | 158                       | 575                                                                                                                | 118                       |
| 65                       | 720                                                                                       | 185                       | 625                                                                                                                | 140                       |
| 70                       | 775                                                                                       | 214                       | 670                                                                                                                | 160                       |

If ISD cannot be provided due to environmental or R/W constraints, then as a minimum, the SSD for vehicles on the major road should be provided.

$$ISD = 1.47 \times V_{\text{major}} \times t_g$$

ISD = intersection sight distance (ft.)

$V_{\text{major}}$  = design speed of major road (mph)

$t_g$  = time gap for minor road vehicle to enter the major road (sec.)

Using: S = Intersection Sight Distance

L = Length of Crest Vertical Curve

A = Algebraic Difference in Grades (%), Absolute Value

K = Rate of Vertical Curvature

- For a given design speed and an "A" value, the calculated length "L" =  $K \times A$

- To determine "S" with a given "L" and "A", use the following:

For  $S < L$ :  $S = 52.92\sqrt{K}$ , where  $K = L/A$

For  $S > L$ :  $S = 1400/A + L/2$

|                                    |                                                                        |
|------------------------------------|------------------------------------------------------------------------|
| <b>INTERSECTION SIGHT DISTANCE</b> | <b>201-5</b>                                                           |
|                                    | <b>REFERENCE SECTION<br/>201.3, 201.3.1,<br/>201.3.2 &amp; 201.3.3</b> |

(Continued Figures & Notes)

| Time Gaps                                       |                   |                                                     |
|-------------------------------------------------|-------------------|-----------------------------------------------------|
|                                                 | Design Vehicle    | Time gap(s) at design speed of major road ( $t_g$ ) |
| (A) Left Turn from a Stop                       | Passenger car     | 7.5 sec.                                            |
|                                                 | Single-unit truck | 9.5 sec.                                            |
|                                                 | Combination truck | 11.5 sec.                                           |
| (B) Right Turn from a Stop or Crossing Manuever | Passenger car     | 6.5 sec.                                            |
|                                                 | Single-unit truck | 8.5 sec.                                            |
|                                                 | Combination truck | 10.5 sec.                                           |

A. Note: The ISD & time gaps shown in the above tables are for a stopped vehicle to turn left onto a two-lane highway with no median and grades of 3% or less. For other conditions, the time gap must be adjusted as follows:

For multilane highways:

For left turns onto two-way highways with more than two lanes, add 0.5 seconds for passenger cars or 0.7 seconds for trucks for each additional lane, from the left, in excess of one, to be crossed by the turning vehicle.

For minor road approach grades:

If the approach grade is an upgrade that exceeds 3%, add 0.2 seconds for each % grade for left turns.

B. Note: The ISD & time gaps shown in the above tables are for a stopped vehicle to turn right onto a two-lane highway with no median and grades of 3% or less. For other conditions, the time gap must be adjusted as follows:

For multilane highways:

For crossing a major road with more than two lanes, add 0.5 seconds for passenger cars or 0.7 seconds for trucks for each additional lane to be crossed and for narrow medians that cannot store the design vehicle.

For minor road approach grades:

If the approach grade is an upgrade that exceeds 3%, add 0.1 seconds for each % grade.

**NOTICE:** New Construction, Remodeling, Electrical, Mechanical, Fire Suppression, Fire Alarm, Gas Piping, HVAC, Digital Billboards, Tents, Sheds (over 120 SF) Demolition, Change of Building Use, etc. ALL REQUIRE A SEPARATE APPLICATION TO BE SUBMITTED AND WILL BE ISSUED A SEPARATE PERMIT NUMBER. All sections of this application must be completed upon submittal, or your application will not be accepted. If you have not assigned a contractor/subcontractor to date, please enter TBD in the Contractor Section.

**CONTRACTORS AND SUBCONTRACTORS** are required to complete a contractor registration that will be good for one (1) year. If your registration has expired, it will need to be renewed at the time of permit application submittal. Please visit <https://ci.moraine.oh.us/building-zoning/> to obtain the contractor/subcontractor registration form.

Completed application, construction plans including a site plan and your contractor registration can be emailed to [bwaters@morainecoh.org](mailto:bwaters@morainecoh.org). Contractor registration and permit fees can be paid with MC/Visa by calling 937-535-1039 after submittal or with checks made payable to City of Moraine.

|                                    |                              |                            |
|------------------------------------|------------------------------|----------------------------|
| Applicant Name: <b>JACK KAMMER</b> | Email: <b>JACK@FGA-1.COM</b> | Phone: <b>937.224.3344</b> |
|------------------------------------|------------------------------|----------------------------|

(Yes, I have read everything contained in this NOTICE Section and acknowledge what is needed to submit application for permit)

|                                                                                                      |          |      |      |      |                    |                     |                                                                                                                                      |
|------------------------------------------------------------------------------------------------------|----------|------|------|------|--------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Use &amp; Occupancy Classification</b><br>(see 2021 Ohio Building Code) Please Check One |          |      |      |      | <b>Const. Type</b> | <b>HVAC Permits</b> | <b>Property Address/Location:</b> <b>2955 SPRINGRO WEST RD</b>                                                                       |
| Assembly                                                                                             | A-1      | A-2  | A-3  | A-4  |                    |                     |                                                                                                                                      |
| Business                                                                                             | <b>B</b> |      |      |      |                    | IB                  | Size of Work                                                                                                                         |
| Educational                                                                                          | E        |      |      |      |                    | IIA                 |                                                                                                                                      |
| Factory/Industrial                                                                                   | F-1      | F-2  |      |      |                    | IIB                 | Ton's/BTU's                                                                                                                          |
| High Hazard                                                                                          | II-1     | II-2 | II-3 | II-4 | II-5               | IIIA                |                                                                                                                                      |
| Institutional                                                                                        | I-1      | I-2  | I-3  |      |                    | IIIB                | Furnace Type<br>Standard<br>High Efficiency                                                                                          |
| Mercantile                                                                                           | M        |      |      |      |                    | IV                  |                                                                                                                                      |
| Residential                                                                                          | R-1      | R-2  | R-3  | R-4  |                    | VA                  | Estimated Construction Cost (ECC) \$ <b>15K</b> includes all work for which THIS permit is issued including any permanent equipment. |
| Storage                                                                                              | S-1      | S-2  |      |      |                    | VB                  |                                                                                                                                      |
| Utility/Allee                                                                                        | U        |      |      |      |                    |                     |                                                                                                                                      |

**Project Description (Include square footage of the AFFECTED AREA)**  
**REMODEL OF A 1,186 SF VACANT BUILDING, CONSTRUCTING A NEW FRONT TO BUILDING**  
**Structural Only (Roof, HVAC, Electric separate)**

| MORaine PROPERTY /SITE OWNER |                                                              | TENANT                 |  |
|------------------------------|--------------------------------------------------------------|------------------------|--|
| Contact Name                 |                                                              | Contact Name           |  |
| Business Name                | <b>STELLAR DEVELOPMENT AND PROPERTY HOLDING</b>              | Business Name          |  |
| Phone #                      |                                                              | Phone #                |  |
| Complete Address             | <b>1550 SOLDIERS HOME - WEST CARROLL RD DAYTON, OH 45417</b> | Complete Address       |  |
| Email                        |                                                              | Email                  |  |
| GENERAL CONTRACTOR           |                                                              | SUB-CONTRACTOR         |  |
| Contact Name                 | <b>Self</b>                                                  | Contact Name           |  |
| Business Name                |                                                              | Business Name          |  |
| Phone #                      |                                                              | Phone #                |  |
| Complete Address             |                                                              | Complete Address       |  |
| Email                        |                                                              | Email                  |  |
| Moraine Registration #       |                                                              | Moraine Registration # |  |

| *** OFFICE USE ONLY-DO NOT COMPLETE *** |                                  |                            |                  |                                                                     |                          |
|-----------------------------------------|----------------------------------|----------------------------|------------------|---------------------------------------------------------------------|--------------------------|
| City Lot # <b>3365</b>                  | Zoning District <b>B-1</b>       | Variance                   | Zoning Approval  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | NIC/AD <b>10/31/2024</b> |
| \$ <b>111.00</b>                        | \$ <b>72.15</b>                  | Sq. Ft. Change Plan Review | \$ <b>183.15</b> | Approved                                                            | Application Preceded By  |
| Date Cost <b>9-13-24</b>                | Application # <b>BLD24-00179</b> |                            | Subtotal         | \$ <b>5.49</b>                                                      | \$ <b>188.04</b>         |
| Application Date <b>11-4-24</b>         | Permit # <b>BLD24-00179</b>      |                            |                  | 3% State Surcharge                                                  | TOTAL PERMIT FEES        |
| Permit Date                             | Permit Closed                    |                            |                  | <b>11/19/24</b>                                                     | <b>6544</b>              |
| Emailed NIC-DATE                        | Emailed Applicant                |                            |                  | Date Paid <b>Y</b>                                                  | Receipt # <b>Y</b>       |
|                                         |                                  |                            |                  | APPLICATION SCANNED                                                 | DRAWINGS SCANNED         |
|                                         |                                  |                            |                  | PERMIT PICKED UP BY                                                 | DATE                     |

Permit Number: **BLD24-00179**

Date Issued: **11/04/2024**

## BUILDING PERMIT

### Applicant Information

JACK KAMMER  
MORaine, OH

JACK@FGA-1.COM

### Job Site Address

2955 SPRINGBORO WEST, MORaine, OH 45439-

### Contractor Information

REG-000000

PROPERTY OWNER/SELF

### Description of Work

REMODEL VACANT BUILDING-STRUCTURAL ONLY

### Property Owner

STELLAR DEVELOPMENT AND PROPERTY  
HOLDING  
1550 SOLDIERS HOME-WEST CARROLLTON  
RD

### Parcel Number

J44 04107 0022

### Lot Number

3365

Valuation: **15,000.00**

Total Fees: **188.64**

Issued per Moraine Codified Ordinances (MCO 1123.03) and as applicable to the Ohio Building Code (OAC 4101:2-1-16) Moraine Dwelling Code (MCO 1303) or the Ohio Residential Code.

  
Andrew Dickerson  
Building Official

1. This permit **DOES NOT** include any electrical work. Electrical permits are applied for/issued at/by the City of Moraine. Plumbing Permits/Inspections, Combined Health Services of Montgomery County, (937) 225-4421
2. If your Liability Insurance or Workers Compensation expires before your Annual Contractor Registration , you will need to submit revised certificates before any permits will be issued or inspections finalized.
3. The applicant warrants the truthfulness of the information in the application, and that if any of the information provided is incorrect, the permit may be revoked. If the permit is issued wrongfully, whether based on misinformation or an improper application of the code, the permit may be revoked. This permit shall become invalid unless the work authorized shall have been commenced within 365 days after its issuance or if the work authorized is suspended or abandoned for 120 days.
4. Any code requirements omitted from these plans by the author or the reviewer, does not exempt them from code compliance during construction.
5. **Ohio law requires that you call 800-362-2764 or 8-1-1 and/or submit a dig notification request through OHIO811 at least 48 hours (not including weekends and holidays) and no more than ten working days before you plan to dig.**

FOR INSPECTIONS & SPECIAL CONDITIONS, SEE FOLLOWING PAGE

| <b>GENERAL BUILDING/REMODELING PERMIT INSPECTIONS:</b> |                                 |                                                                                                                                                  |
|--------------------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                        | FOOTING                         | <i>Lot lines properly marked, forms &amp; rebar in place &amp; properly supported before placing concrete.</i>                                   |
|                                                        | FOUNDATION WALL                 |                                                                                                                                                  |
|                                                        | FLOOR SLAB                      | <i>Compacted and vapor barrier &amp; mesh installed where required before placing concrete.</i>                                                  |
| X                                                      | FRAMING                         | <i>Rough plumbing inspections from Montgomery County (before siding is installed) Rough electric can be inspected at the same time.</i>          |
|                                                        | CRAWL SPACE                     | <i>Before sub-flooring is installed.</i>                                                                                                         |
| X                                                      | INSULATION                      |                                                                                                                                                  |
| X                                                      | ABOVE CEILING                   | <i>Before ceiling pads are installed.</i>                                                                                                        |
|                                                        | MASONRY FIREPLACE               | <i>Firebox and smoke chamber.</i>                                                                                                                |
|                                                        | MANUFACTURED FIREPLACE          | <i>Provide manufacturers installation instructions. When in new dwelling unit, will be inspected with the rough HVAC</i>                         |
|                                                        | MASONRY VENEER                  | <i>Brick ties, flashings, and vapor barrier.</i>                                                                                                 |
|                                                        | EGRESS LIGHT                    | <i>Scheduled when dark.</i>                                                                                                                      |
| X                                                      | FINAL BUILDING                  | <i>All final Plumbing inspections completed by Montgomery County; final Electrical inspections completed by National Inspection Corporation.</i> |
|                                                        | OTHER                           |                                                                                                                                                  |
| <b>GAS PIPING PERMIT INSPECTIONS</b>                   |                                 |                                                                                                                                                  |
|                                                        | TRENCH                          |                                                                                                                                                  |
|                                                        | PRESSURE TEST                   | <i>Two inch &amp; larger, underground, or over 200 feet requires a 24-hour gas clock. All others require a digital or Kuhlman gauge</i>          |
| <b>HEATING AND AIR PERMIT INSPECTIONS:</b>             |                                 |                                                                                                                                                  |
|                                                        | ROUGH/ABOVE CEILING             | <i>Have all ducts installed &amp; exhaust fans vented outside before insulating.</i>                                                             |
|                                                        | EXHAUST DUCTS                   | <i>Before insulation or wrap.</i>                                                                                                                |
|                                                        | WELD TEST FOR GREASE DUCT       | <i>Smoke test for duct detectors not tied to a fire alarm</i>                                                                                    |
|                                                        | FINAL                           | <i>Have all gas or electrical connections.</i>                                                                                                   |
|                                                        | OTHER                           |                                                                                                                                                  |
| <b>FIRE ALARM PERMIT INSPECTIONS:</b>                  |                                 |                                                                                                                                                  |
|                                                        | ROUGH VISUAL                    |                                                                                                                                                  |
|                                                        | ACTIVATION of all DEVICES/FINAL | <i>To include smoke test for duct detector when fire alarm is installed</i>                                                                      |
|                                                        | FINAL                           |                                                                                                                                                  |
| <b>SPRINKLER SYSTEM PERMIT INSPECTIONS:</b>            |                                 |                                                                                                                                                  |
|                                                        | UNDERGROUND VISUAL              |                                                                                                                                                  |
|                                                        | FLUSH                           | <i>Burlap bag required to perform test.</i>                                                                                                      |
|                                                        | HYDROSTATIC                     | <i>Above/below ground.</i>                                                                                                                       |
|                                                        | FIRE PUMP                       |                                                                                                                                                  |
|                                                        | KITCHEN HOOD                    |                                                                                                                                                  |
|                                                        | THRUST BLOCKS                   |                                                                                                                                                  |
|                                                        | AIR TEST FOR DRY SYSTEM         |                                                                                                                                                  |
|                                                        | TRIP TEST FOR DRY SYSTEM        |                                                                                                                                                  |
|                                                        | OTHER                           |                                                                                                                                                  |
| <b>MISC INSPECTIONS</b>                                |                                 |                                                                                                                                                  |
|                                                        | DEMOLITION OPEN HOLE            | <i>Before backfill</i>                                                                                                                           |
|                                                        | DEMOLITION FINAL                | <i>After hole is closed, graded, and seeded</i>                                                                                                  |
|                                                        | SIGN FOOTER                     |                                                                                                                                                  |
|                                                        | SIGN FINAL                      | <i>After footer and final electric inspections completed by National Inspection Corporation if applicable.</i>                                   |
|                                                        | SWIMMING POOL FINAL             | <i>After the electrical final</i>                                                                                                                |
|                                                        | ZONING FINAL                    | <i>After signs, fence or shed (under 200 sf) is complete</i>                                                                                     |
|                                                        | OTHER                           |                                                                                                                                                  |

1. Approved plans are required to be on site for every inspection.
2. Additional permits/inspections may be required.
3. **INSPECTIONS REQUIRE 24 HOUR NOTICE AND ARE REQUESTED BY EMAILING [bwaters@moraineoh.org](mailto:bwaters@moraineoh.org) PLEASE PUT INSPECTION REQUEST in the subject line.**

When requesting an inspection, PLEASE USE THE FOLLOWING FORMAT in your email request:

- Inspection Type
- Permit Number
- Brief Permit Description
- Address for Inspection
- Contact Name/Phone Number
- Requested Inspection Date

You will receive confirmation by email that your inspection has been scheduled. **If you have not received confirmation, your inspection has not been scheduled. You will need to follow up on your email.**

## PLAN REVIEWER'S COMMENTS

DATE: 10-25-24

PROJECT NAME: New front wall to an existing building

ADDRESS: 2955 Springboro West Road

SUITE #:

CITY: Moraine, OH

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE 2024 OBC. THE FOLLOWING IS RECOMMENDED TO THE BUILDING OFFICIAL FOR APPROVAL OR DISAPPROVAL.

BUILDING APPROVE: X

---

OBC use group: B

OBC construction type: VB

Building or

tenant space area: 1,786 s. f.

Occupant load: 12

Suppression: no

---

Special conditions or any notes specific to the project:

[BLD24-00179] Separate permit for HVAC and roof. and electrical.

*William L. Spurling*

William L. Spurling, P. E.

Plans Examiner

**Any Plumbing or Zoning pages attached are not part of this plan review. This project application for plan approval is invalid after 6 months of inactivity. New application and construction documents are required for review to continue the project.**

# 2955 SPRINGBORO WEST RD BLDG.

## 2955 SPRINGBORO WEST RD. GENERAL NOTES

### ARCHITECTURAL GENERAL NOTES

- THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE "2024 OHIO BUILDING CODE", AND ALL WORK SHALL COMPLY WITH SAME, AS WELL AS ALL APPLICABLE CODES, ORDINANCES, LAWS, SAFETY ORDERS, AND DIRECTIVES OF THE STATE, COUNTY AND CITY.
- THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AIA DOCUMENT A201/CMA, SHALL CONSTITUTE A PART OF THE CONTRACT DOCUMENTS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, CERTIFICATES OF INSPECTION AND APPROVAL, ETC., UNLESS OTHERWISE NOTED BY OWNER.
- THE SUBMISSION OF A BID BY ANY SUBCONTRACTOR SHALL INDICATE SAID CONTRACTOR HAS BECOME FAMILIAR WITH THE CONSTRUCTION DOCUMENTS, AND UNDERSTANDS THE LABOR AND MATERIALS REQUIRED TO COMPLETE THE PROJECT AND OBTAIN ALL NECESSARY APPROVALS.
- PRIOR TO CONSTRUCTION, EACH CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE STRUCTURE AND VERIFY ALL DIMENSIONS AND APPLICABLE SETBACKS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- IN THE CASE OF DISCREPANCIES OR INCONSISTENCIES APPEARING IN THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS OR FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED IN WRITING FOR PROPER ADJUSTMENT. IN NO CASE SHALL WORK PROCEED IN UNCERTAINTY OR WITH INSUFFICIENT DATA.
- ALL WORK, APPARATUSES, FIXTURES AND THE STRUCTURE SHALL BE PROTECTED IN ALL RESPECTS FROM WEATHER. ALL BUILDING HAZARDS, FIRE, UNNECESSARY INTRUSIONS, DUST, DIRT OR DEBRIS.
- EACH SUBCONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN, FOR THE DURATION OF CONSTRUCTION, ALL REQUIRED SCAFFOLDS, TARPAULIN'S, WARNING SIGNS, FENCES, AND OTHER TEMPORARY CONSTRUCTION ITEMS FOR THE PROPER AND SAFE COMPLETION OF THE WORK, AND FOR COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISH STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCES, AND ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENTS DURING CONSTRUCTION. SAFETY MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- ALL CONSTRUCTION MATERIALS, IF PLACED ON FRAMED FLOORS OR ROOFS, SHALL BE SPREAD OUT TO ADEQUATELY DISTRIBUTE THE LOAD ON THE STRUCTURE. THE COMBINED LOAD OF CONSTRUCTION MATERIALS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT PER THE STRUCTURAL DRAWINGS. EACH SUBCONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE THE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- ALL MATERIALS, FABRICATION, AND/OR INSTALLATION SHALL COMPLY WITH ALL TECHNICAL AND INDUSTRY STANDARDS AND SPECIFICATIONS FOR EACH DIVISION OF WORK.
- EACH SUBCONTRACTOR, JUST PRIOR TO OCCUPANCY, SHALL PROVIDE FINAL NORMAL CLEANING INCLUDING, BUT NOT LIMITED TO: REMOVAL OF ALL ACCUMULATED TRASH AND DEBRIS; CLEAN ALL WINDOWS, DOORS, HARDWARE AND FIXTURES; VACUUM, CLEAN OR SCRUB AND POLISH ALL FLOORS, REMOVING ALL STAINS OR DIRT. THE GROUNDS ABOUT OR ADJACENT TO THE SITE SHALL BE LEFT RAKE CLEAN.

## SYMBOL LEGEND

|  |                  |
|--|------------------|
|  | KEY NOTE         |
|  | ROOM NUMBER      |
|  | DOOR NUMBER      |
|  | WINDOW KEY       |
|  | NORTH ARROW      |
|  | ELEVATION SYMBOL |
|  | SECTION SYMBOL   |
|  | ELEVATION KEY    |

### PLUMBING GENERAL NOTES

- THE PLUMBING CONTRACTOR SHALL ENGINEER AND PREPARE REQUIRED INFORMATION PERTAINING TO HIS PORTION OF WORK FOR REVIEW OF THE OWNER. THE PLUMBING CONTRACTOR SHALL OBTAIN REQUIRED PERMITS, AND INSPECTIONS FROM LOCAL BUILDING INSPECTION DEPARTMENT. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY INSURANCE AND BONDING AS REQUIRED BY THE LOCAL BUILDING INSPECTION DEPARTMENT.
- PLUMBING WORK SHALL BE INSTALLED BY LICENSED CONTRACTORS, O2, AND WORK SHALL COMPLY WITH OHIO PLUMBING CODE; AND LOCAL CODES AND ORDINANCES.
- THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR ANY FLOOR, WALL OR ROOF PENETRATIONS REQUIRED. THE PLUMBING CONTRACTOR SHALL PROVIDE DETAIL AND FIXTURE CUT SHEETS FOR THE OWNER'S APPROVAL.
- THE PLUMBING CONTRACTOR SHALL COORDINATE HIS PORTION OF WORK WITH THAT OF THE MECHANICAL, ELECTRICAL AND GENERAL CONTRACTORS.

### MECHANICAL GENERAL NOTES

- THE MECHANICAL CONTRACTOR SHALL ENGINEER AND PREPARE REQUIRED INFORMATION PERTAINING TO HIS PORTION OF WORK FOR REVIEW OF THE LANDLORD. THE MECHANICAL CONTRACTOR SHALL OBTAIN REQUIRED PERMITS, AND INSPECTIONS FROM LOCAL BUILDING INSPECTION DEPARTMENT. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSURANCE AND BONDING AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- MECHANICAL WORK SHALL BE INSTALLED BY LICENSED CONTRACTORS, AND WORK SHALL COMPLY WITH OHIO MECHANICAL CODE AND LOCAL CODES AND ORDINANCES.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING EXISTING EQUIPMENT TO CONFORM WITH OWNER'S REQUIREMENTS.
- THE MECHANICAL CONTRACTOR SHALL COORDINATE HIS PORTION OF WORK WITH THAT OF THE PLUMBING AND ELECTRICAL CONTRACTORS.

### ELECTRICAL GENERAL NOTES

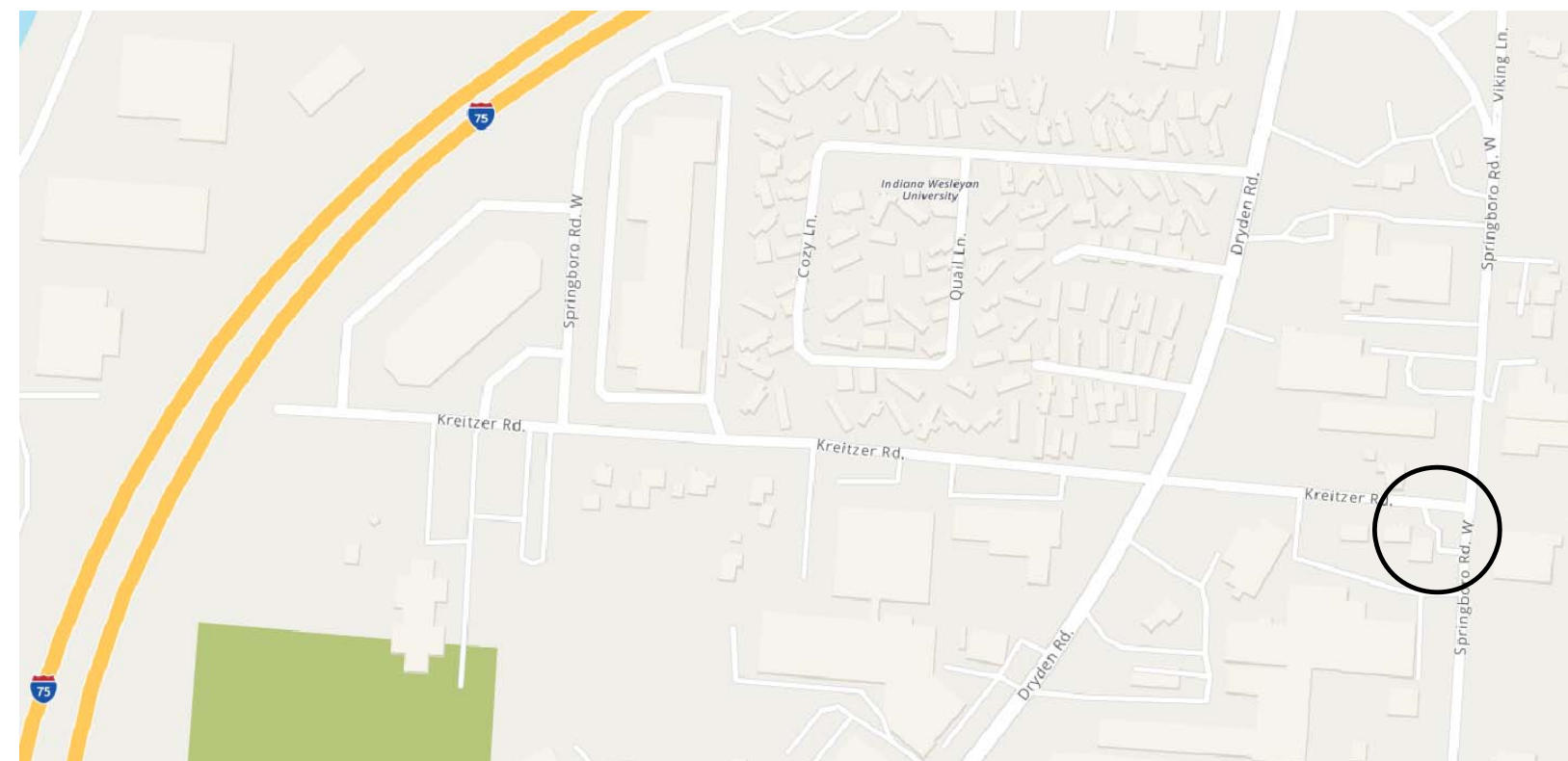
- THE ELECTRICAL CONTRACTOR SHALL ENGINEER AND PREPARE REQUIRED INFORMATION PERTAINING TO HIS PORTION OF THE WORK FOR REVIEW BY THE LANDLORD. THE ELECTRICAL CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND INSPECTIONS FROM LOCAL BUILDING INSPECTION DEPARTMENT. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY INSURANCE AND BONDING AS REQUIRED BY THE LOCAL BUILDING INSPECTION DEPARTMENT.
- ELECTRICAL WORK SHALL BE INSTALLED BY LICENSED ELECTRICIANS, AND WORK SHALL COMPLY WITH NATIONAL ELECTRICAL CODE; AND LOCAL CODES AND ORDINANCES.
- ALL WIRING SHALL BE IN CONDUIT. FLEXIBLE CONDUIT MAY BE USED FOR FIXTURE AND EQUIPMENT CONNECTION ONLY. ALL INTERIOR CONDUIT SHALL BE EMT OR MC. ALL WIRE SHALL BE COPPER, MINIMUM SIZE #12.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS PORTION OF WORK WITH THAT OF THE PLUMBING AND MECHANICAL CONTRACTORS.

## BUILDING CODE REVIEW

|                                    |                                                                                                                     |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| BUILDING CODE:                     | 2024 OHIO BUILDING CODE (OBC)                                                                                       |
| PLUMBING CODE:                     | 2024 OHIO PLUMBING CODE (OPC)                                                                                       |
| MECHANICAL CODE:                   | 2024 OHIO MECHANICAL CODE (OMC)                                                                                     |
| EXISTING BUILDING CODE:            | 2024 OHIO EXISTING BUILDING CODE (OEBEC)                                                                            |
| ELECTRIC CODE:                     | 2023 NATIONAL ELECTRIC CODE, NFPA 70 (NEC)                                                                          |
| ENERGY CODE:                       | 2021 INTERNATIONAL ENERGY CONSERVATION CODE                                                                         |
| ACCESSIBILITY CODE:                | 2017 ICC/ANSI A117.1 ACCESSIBILITY (NEW CONSTRUCTION & ADDITIONS - 2017) (CHANGE OF OCCUPANCY & ALTERATIONS - 2009) |
| USE GROUP:                         | B                                                                                                                   |
| PREVIOUS USE GROUP:                | B                                                                                                                   |
| TYPE OF CONSTRUCTION:              | V-B                                                                                                                 |
| AREA OF WORK:                      | 1,786 S.F.                                                                                                          |
| OCCUPANCY LOAD:                    | BUSINESS: 1,786 SF/ 150 SF = 12                                                                                     |
| AUTOMATIC FIRE SUPPRESSION SYSTEM: | NONE                                                                                                                |

|       |                                                                |
|-------|----------------------------------------------------------------|
| T1.0  | TITLE SHEET/ CODE NOTES                                        |
| ST2.1 | SITE PLAN                                                      |
| A3.1  | FLOOR PLAN/ DOOR SCHEDULE/ ROOM FINISH SCHEDULE                |
| A4.1  | ENLARGED REST ROOM PLAN / REST ROOM ELEVATIONS                 |
|       | EXTERIOR ELEVATIONS/ TYP. WALL SECTION/ REFLECTED CEILING PLAN |

## VICINITY MAP



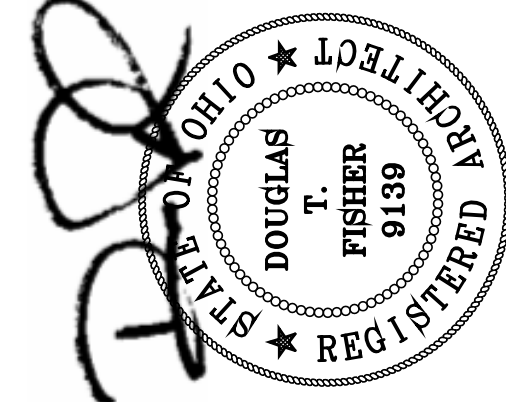
## PROJECT TEAM

**ARCHITECT**  
**FISHER GROUP ARCHITECTS, INC.**  
2280 US 68 SOUTH  
XENIA, OHIO 45385  
V.(937) 224-3344  
fga@fga-i.com

**BUILDING DEPARTMENT**  
**APPROVED AS NOTED**  
Date: 10/31/2024  
Reviewer: NIC/AD

Any code requirements omitted from these plans by the author or the reviewer, does not exempt them from code compliance during construction.  
Inspections are REQUIRED to be called in for as shown in the Certificate of Plan Approval documentation. The permit must be posted on site with visible address.  
Approved plans are REQUIRED to be on-site for ALL inspections.

DOUG FISHER: 9139  
EXPIRATION DATE: 12/31/2025



PRINTING  
09/13/24

REVISIONS  
-

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CLIENT:  
**SPRINGBORO WEST RD. BUILDING**  
2955 SPRINGBORO WEST RD.  
MORaine, OH 45439  
MONTGOMERY COUNTY

ARCHITECT  
**FISHER GROUP ARCHITECTS, INC.**  
2280 US 68 SOUTH  
XENIA, OHIO 45385  
V.(937) 224-3344  
fga@fga-i.com

DATE  
09/13/24  
DRAWN BY  
J.G.K.  
CHECKED BY  
D.T.F.  
PROJECT NO.  
24-2160

# T1.0

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2955 SPRINGBORO WEST RD.  
MORAINES, OH 45439  
MONTGOMERY COUNTY

ARCHITECT

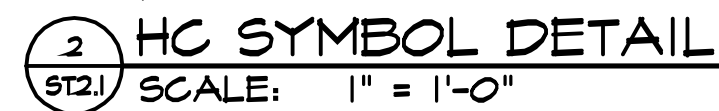
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FISHER GROUP ARCHITECTS, INC.

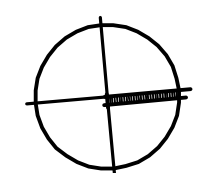
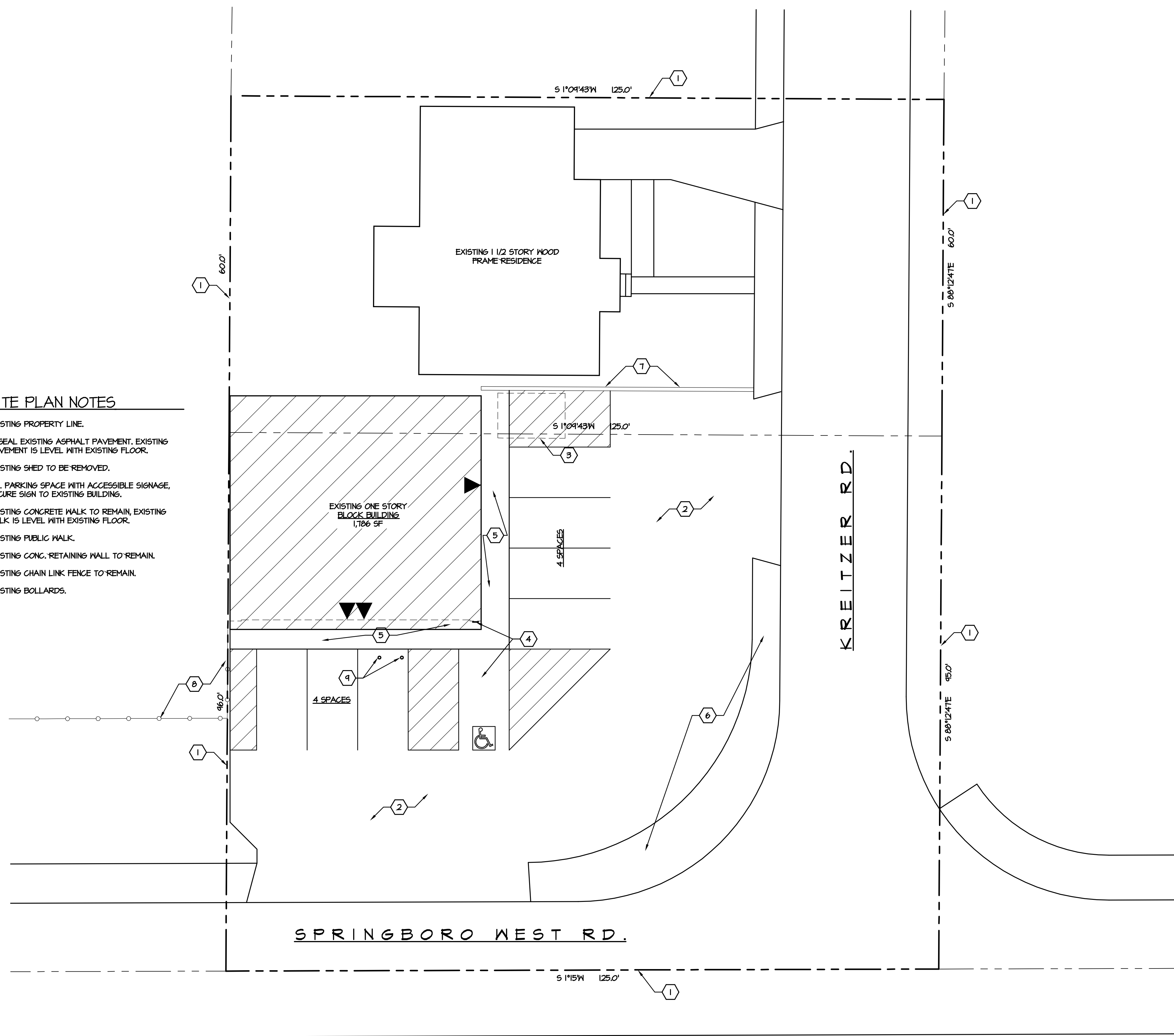
2280 US 68 SOUTH  
XENIA, OHIO 45385  
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24-2160

ST2.1



1. EXISTING PROPERTY LINE.
2. RESEAL EXISTING ASPHALT PAVEMENT, EXISTING PAVEMENT IS LEVEL WITH EXISTING FLOOR.
3. EXISTING SHED TO BE REMOVED.
4. H.C. PARKING SPACE WITH ACCESSIBLE SIGNAGE, SECURE SIGN TO EXISTING BUILDING.
5. EXISTING CONCRETE WALK TO REMAIN, EXISTING WALK IS LEVEL WITH EXISTING FLOOR.
6. EXISTING PUBLIC WALK.
7. EXISTING CONC. RETAINING WALL TO REMAIN.
8. EXISTING CHAIN LINK FENCE TO REMAIN.
9. EXISTING BOLLARDS.



ARCH. SITE PLAN  
SCALE: 1' = 10'-0"

| ROOM FINISH SCHEDULE |                    |      |      |             |             |            |            |             |            |         |
|----------------------|--------------------|------|------|-------------|-------------|------------|------------|-------------|------------|---------|
| ROOM NO.             | ROOM NAME          | FLR. | BASE | WALLS NORTH | WALLS SOUTH | WALLS EAST | WALLS WEST | CEILG. MAT. | CEILG. HT. | REMARKS |
| 101                  | OPEN BUSINESS AREA | CONC | RB   | PT          | PT          | PT         | PT         | SAP         | 9'-6"      | I       |
| 102                  | UTILITY ROOM       | CONC | RB   | FRP         | PT          | PT         | PT         | SAP         | 8'-0"      | I       |
| 103                  | REST ROOM          | CONC | RB   | FRP         | FRP         | FRP        | FRP        | OPEN        | -          | I       |
|                      |                    |      |      |             |             |            |            |             |            |         |
|                      |                    |      |      |             |             |            |            |             |            |         |

RM. FINISH LEGEND

WALLS  
PT = GYPSUM BOARD PAINTED  
WALLS COLOR SELECTED BY OWNER

CEILING  
SAP = SUSPENDED ACOUSTICAL PANELS

FLOOR  
CONC = EXIST CONC. FLOOR

BASE  
RB = RUBBER

EX = EXISTING

RM. FIN. SCHED. NOTES

I. VERIFY ALL FINISHES WITH OWNER.

OBC

INTERIOR FINISH REQUIREMENTS:  
CORRIDORS AND EXITS-TYPE II  
ROOMS-TYPE III  
FLOOR FINISH COMPLY WITH DOC FF-1 "PILL TEST"

DOOR AND FRAME SCHEDULE

| DOOR NO. | DOOR SIZE        | THICK. | MAT. | TYPE | FRAME MAT. | WALL THICK. | HWDR. SET | REMARKS |
|----------|------------------|--------|------|------|------------|-------------|-----------|---------|
| 101A     | PR 3'-0" x 7'-0" | 1 3/4" | ALUM | 1    | ALUM       | 7 5/8"      | H1        | 2       |
| 101B     | 3'-0" x 7'-0"    | 1 3/4" | HM   | 3    | HM         | 7 5/8"      | H4        | 3, 4    |
| 102      | 3'-0" x 6'-8"    | 1 3/4" | SCM  | 2    | HM         | 4 1/2"      | H3        | 1, 3    |
| 104      | 3'-0" x 6'-8"    | 1 3/4" | SCM  | 2    | HM         | 4 1/2"      | H2        | 1, 3    |

GENERAL NOTES

A. PROVIDE WOOD BLOCKING FOR DOOR STOPS.  
B. ALL HARDWARE TO MEET ADA STANDARDS.  
C. PROVIDE GULKING AT ALL DOOR FRAMES.  
D. ALL FRAMES TO RECEIVE SILENCERS.  
E. KEYING SCHEDULE TO BE APPROVED BY OWNER.  
F. ALL GLASS TO BE TEMPERED UNLESS OTHERWISE NOTED.

HARDWARE SET

H1 - PUSH/PULL SET KEYED LOCK (EXTERIOR)  
ADA LATCH PADDLE LOCK (INTERIOR)  
- 3 PAIR BUTT HINGES  
- H.C. CLOSER  
- H.C. THRESHOLD (HALF SADDLE TYPE)  
- WEATHER STRIPPING

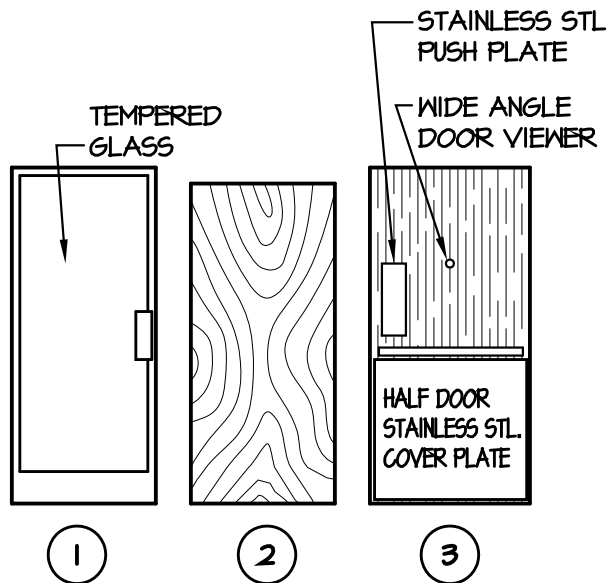
H2 - PRIVACY LOCKSET (LEVER HANDLE)  
- 1 1/2 PAIR BUTT HINGES  
- OVERHEAD CLOSER  
- DOOR STOP

H3 - OFFICE LOCKSET (LEVER HANDLE)  
- 1 1/2 PR HINGES  
- DOOR STOP

H4 - PANIC HARDWARE  
- TOP PIVOT HINGE, WITH (3) 4" MORTISED HINGES  
- THRESHOLD  
- WEATHER STRIPPING  
- WIDE ANGLE PEEP HOLE  
- GROUND MOUNTED RUBBER DOOR STOP  
LOCATED OUTSIDE OF TRAFFIC PATH  
- STAINLESS STL. HALF DOOR COVER PLATE &  
STAINLESS STL. PUSH PLATE (INTERIOR)

NOTE

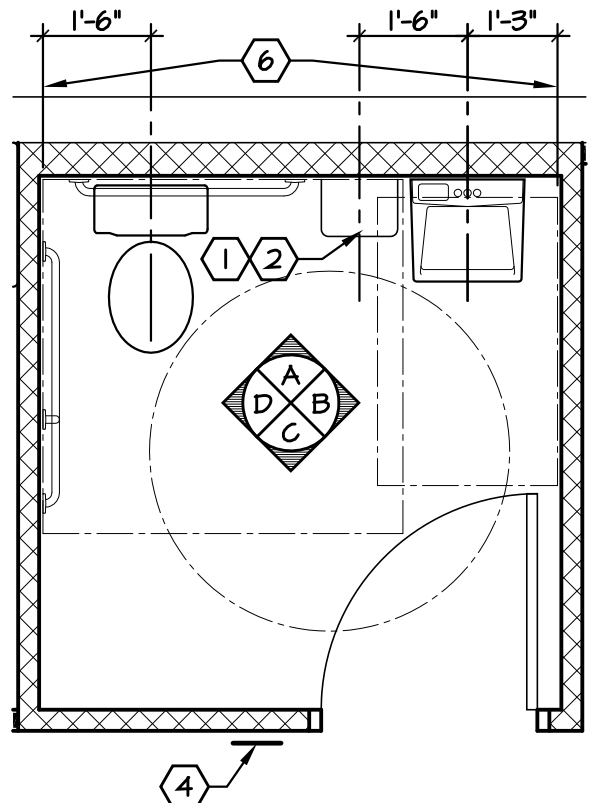
A. COORDINATE LOCKSETS WITH OWNER PRIOR TO PURCHASING.



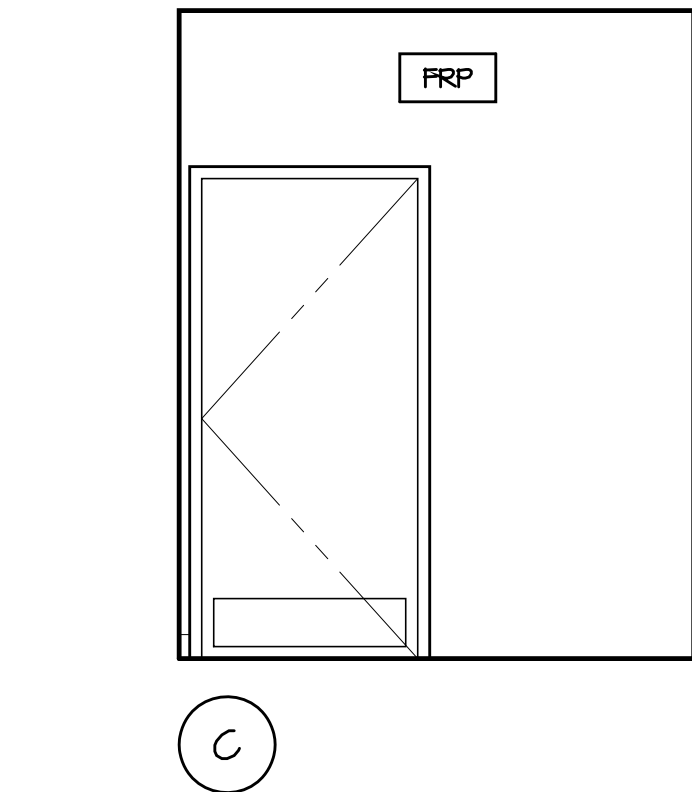
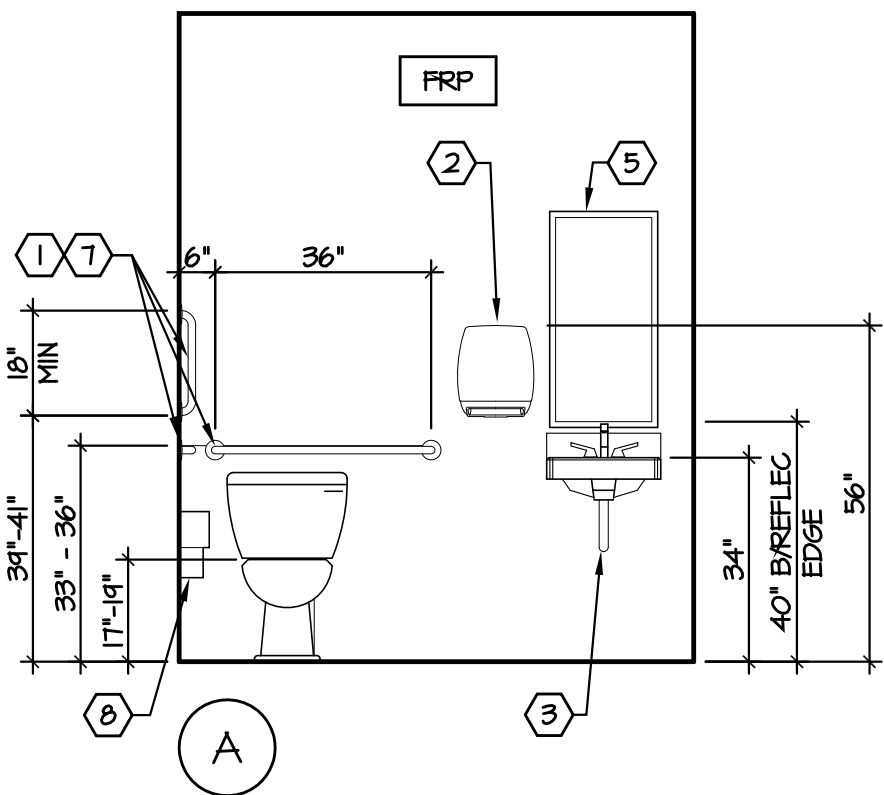
DOOR TYPES  
SCALE: 1/4" = 1'-0"

REST RM CODED NOTES

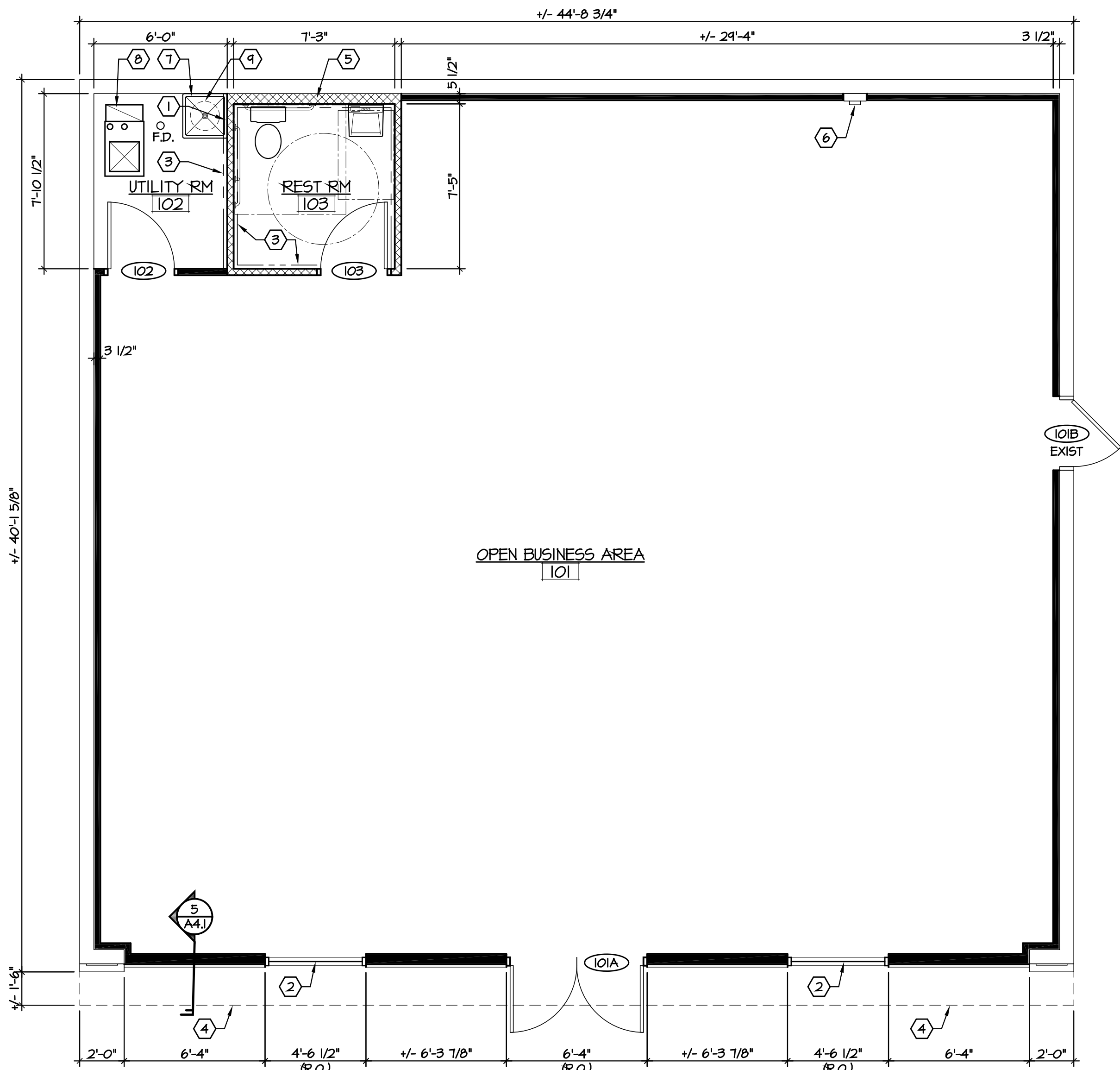
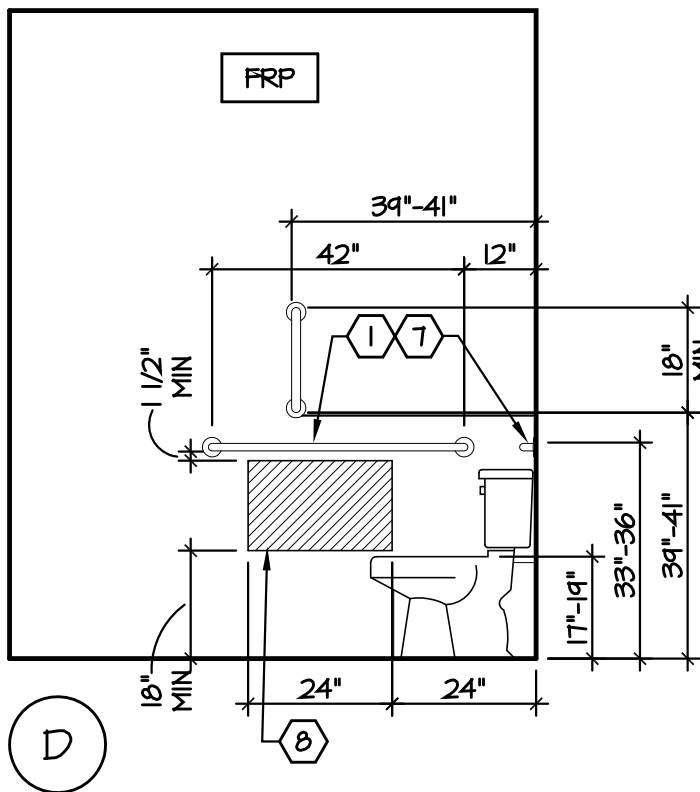
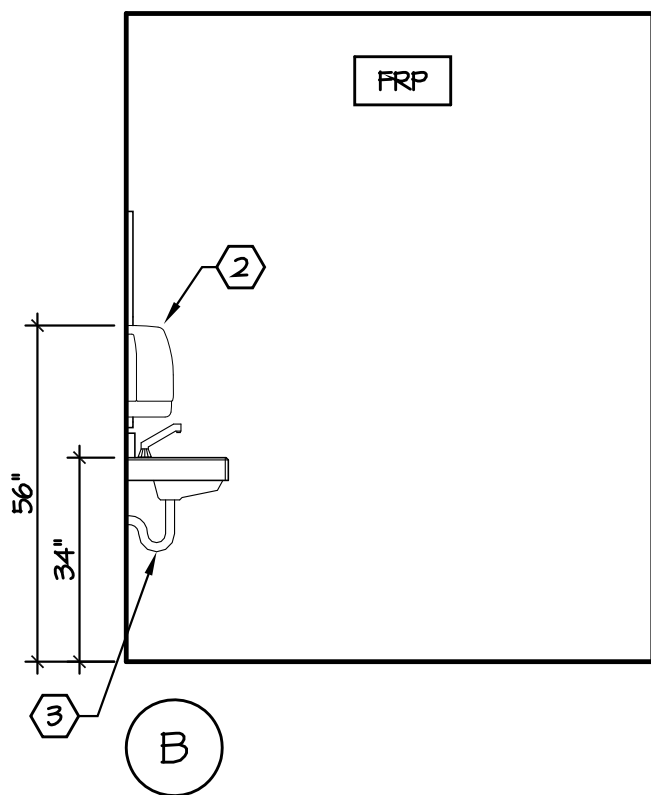
1. CONTRACTOR TO INSTALL ALL REQUIRED BLOCKING FOR TOILET ROOM ACCESSORIES.  
2. AUTO-ROLL PAPER TOWEL DISPENSER.  
3. TRAP WARP. ALL PIPING & VALVES TO BE COVERED UNDERNEATH LAVATORY.  
4. ADA TOILET ROOM SIGNAGE.  
5. MIRROR.  
6. DIMENSIONED FROM FACE OF FINISH MATERIAL.  
7. GRAB BAR.  
8. SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER, MOUNT WITHIN HATCHED AREA.



ENLARGED  
RESTROOM PLAN  
SCALE: 3/8" = 1'-0"



REST ROOM ELEVATIONS  
SCALE: 3/8" = 1'-0"



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

WALL TYPES LEGEND

EXISTING EXTERIOR WALL:  
EXISTING EXTERIOR BLOCK WALL, 2x4 WOOD FURRING @ 1'-4" O.C., FULL HEIGHT WITH 4" BATT INSUL AND ONE LAYER OF 5/8" GYPSUM BOARD TO 6" ABOVE CEILING HEIGHT.

INTERIOR WALL:  
2x4 OR 2x6 WOOD STUDS (SEE PLAN) AT 1'-4" O.C. TO 6" ABOVE CEILING, WITH ONE LAYER 5/8" GYPSUM BOARD TO 6" ABOVE FINISH CEILING HEIGHT ON BOTH SIDES (AS REQUIRED).

INTERIOR WALL: (LAVATORY)  
2x4 OR 2x6 WOOD STUDS (SEE PLAN) FULL HEIGHT AT 1'-4" O.C. WITH 3 1/2" SOUND BATT TO 6" ABOVE CEILING, WITH ONE LAYER 5/8" GREEN / NET GYPSUM BOARD (LAVATORY SIDE) AND ONE LAYER 5/8" GYPSUM BOARD (OTER SIDE) TO 6" ABOVE FINISH CEILING HEIGHT.

FRONT EXTERIOR WALL:  
2x6 WOOD STUDS @ 1'-4" O.C., FULL HEIGHT WITH 6" BATT INSUL AND ONE LAYER OF 5/8" GYPSUM BOARD TO 6" ABOVE CEILING HEIGHT (INTERIOR) 1/2" WOOD SHEATHING, DRAINABLE BUILDING WRAP AND 1" LAYER OF EIFS.

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY SIZES AND HEIGHTS OF ALL STOREFRONTS PRIOR TO FABRICATING WINDOWS.

B. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS DIMENSIONED OTHERWISE.

C. ALL DIMENSIONS ARE FROM FACE TO FACE OF STUDS AT NEW CONSTRUCTION, FACE OF FINISH MATERIAL AT EXISTING CONSTRUCTION.

D. CONTRACTOR TO PROVIDE WOOD BLOCKING FOR ALL EQUIPMENT. ALL WOOD BLOCKING TO BE FIRE TREATED.

1. MOP SINK TO HAVE A ONE PIECE STAINLESS STEEL FLASHING, 4'-0" HIGH, BOTTOM TO BE "Z" SHAPED AND COVER THE LIP OF THE MOP SINK.

2. NEW ALUMINUM STOREFRONT GLAZING SYSTEM.

3. INDICATES FR.P. PANELS, REST ROOM WALLS, TYP.

4. LINE OF CANTILEVER ROOF ABOVE.

5. PLUMBING WALL, WOOD STUDS, 5 1/2" DEEP.

6. EXISTING ELECTRICAL METER.

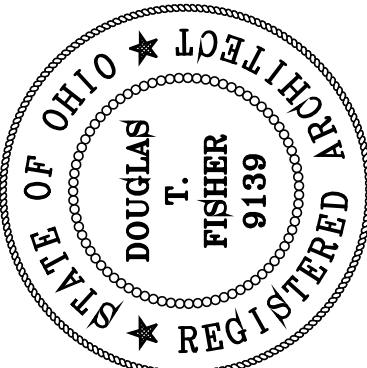
7. 24"x24" MOP SINK.

8. NEW FURNACE.

9. 6 GAL. ELEC. WATER HEATER ON SHELF ABOVE MOP SINK.

CONSTRUCTION NOTES

DOUG FISHER: 9139  
EXPIRATION DATE: 12/31/2025



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09/13/24

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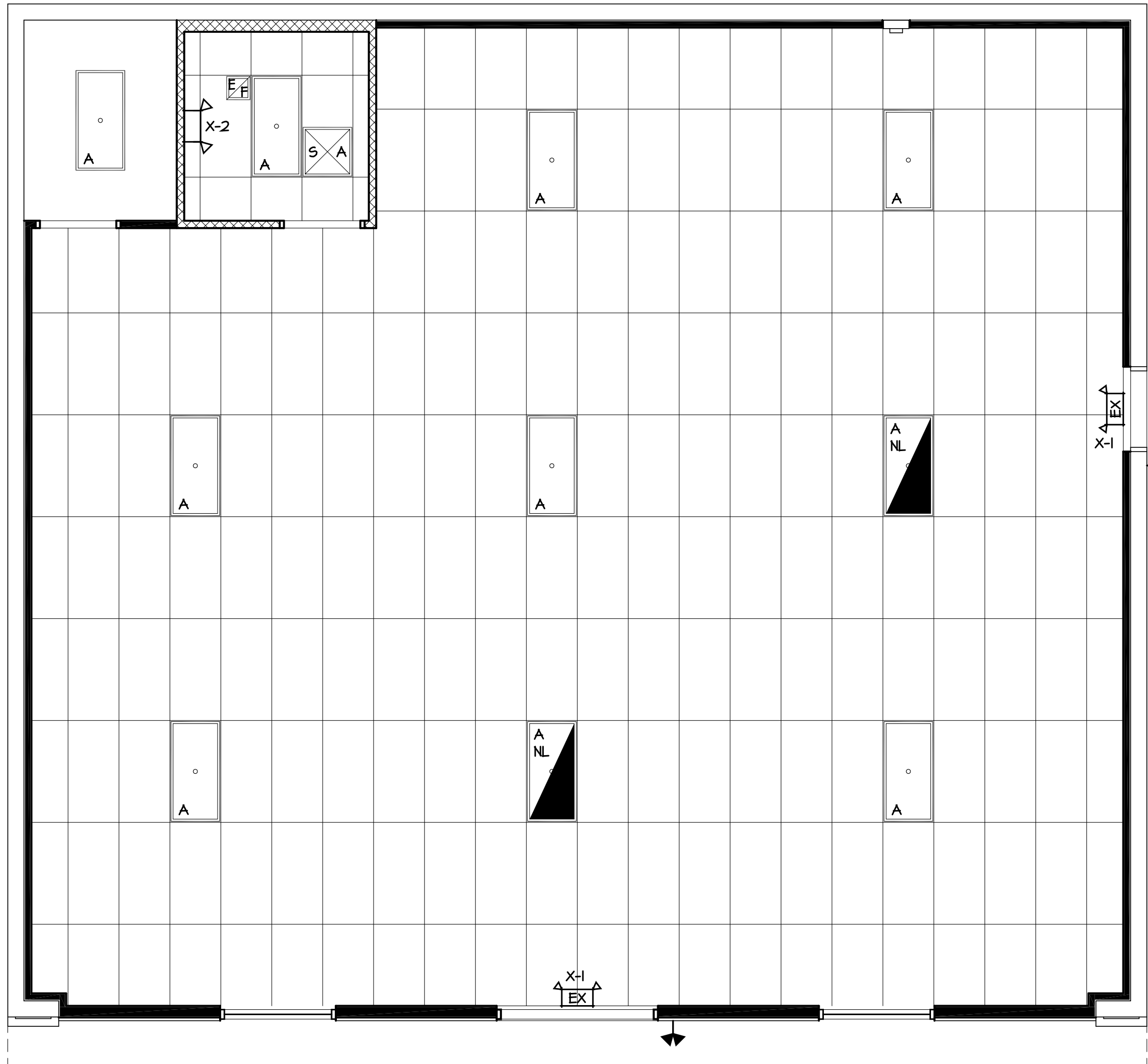
DATE  
09/13/24

DRAWN BY  
J.G.K.

CHECKED BY  
D.T.F.

PROJECT NO.  
24-2160

A3.1



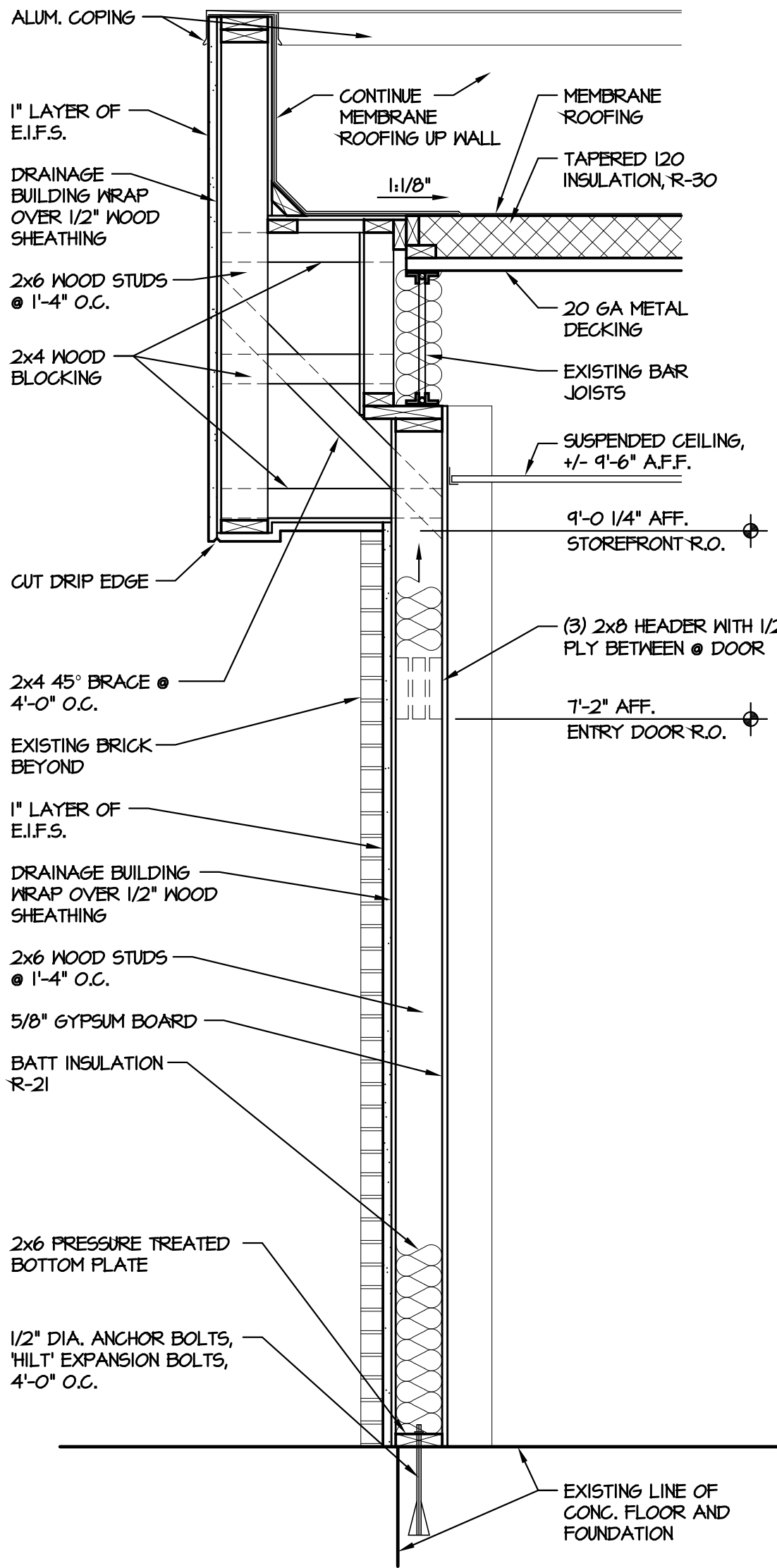
REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

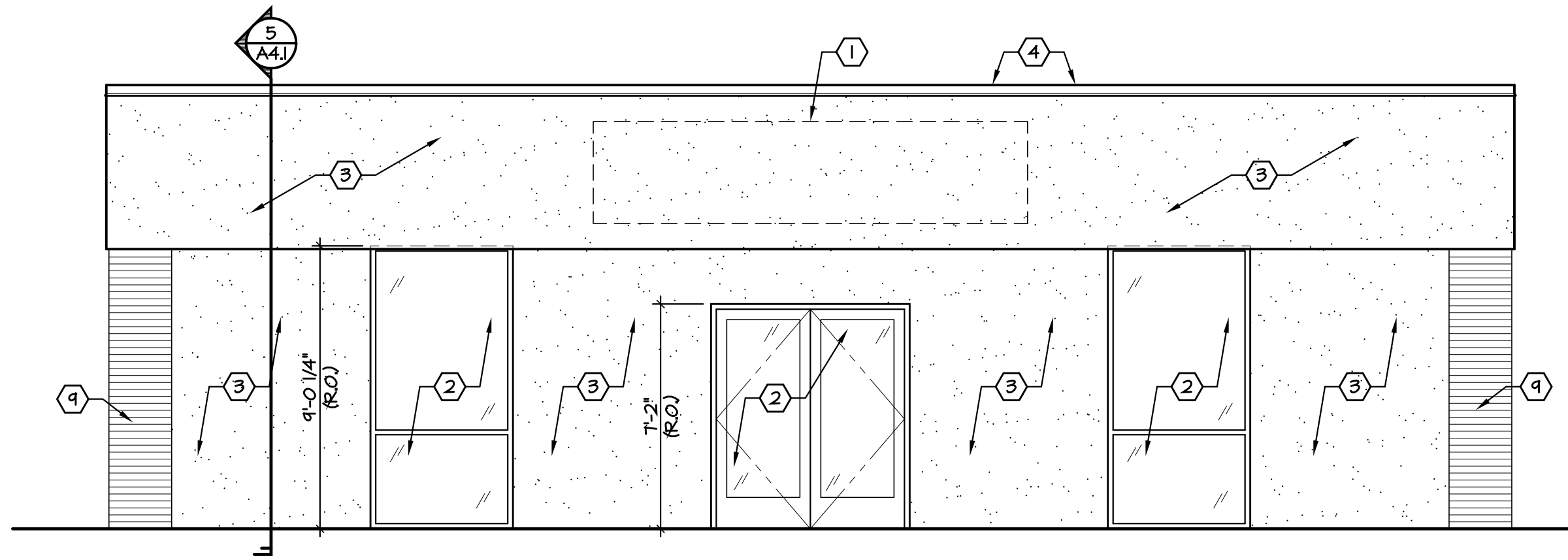
- RECESSED LED LIGHT FIXTURE
- REAR DOOR SECURITY LIGHT
- EMERGENCY EXIT LIGHT
- EMERGENCY LIGHT
- EMERGENCY REMOTE LIGHT
- EXHAUST FAN (EF-2)
- RETURN AIR DIFFUSER
- SUPPLY AIR DIFFUSER

ELEVATION NOTES

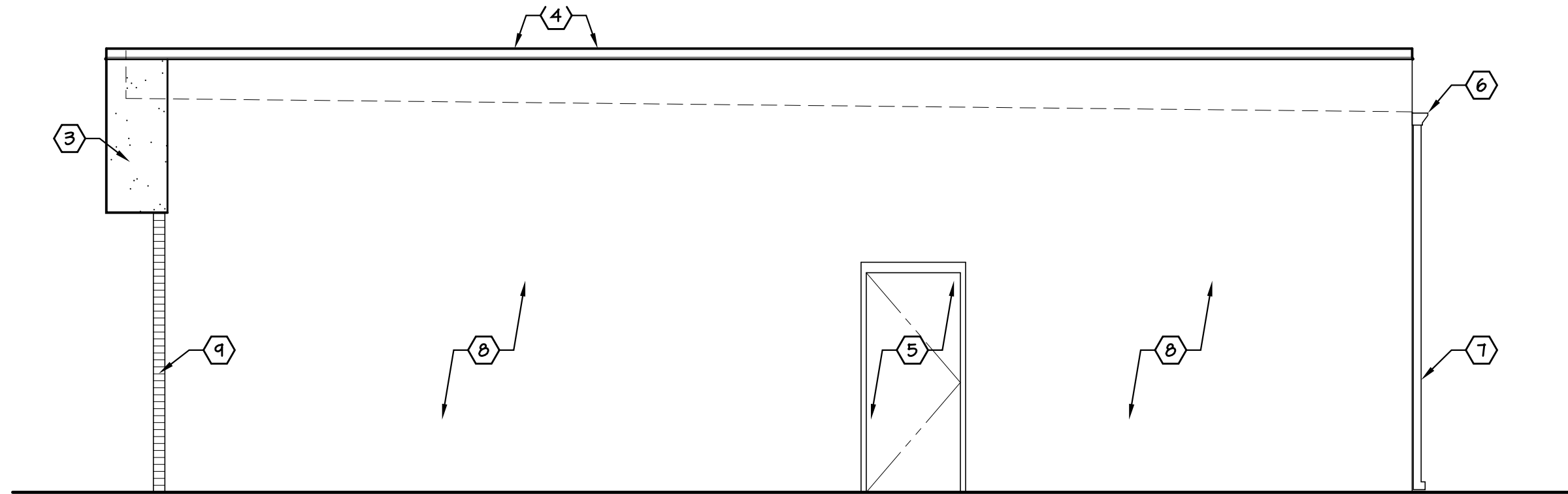
- AREA OF PROPOSED SIGNAGE. SIGNAGE WILL BE SUPPLIED, INSTALLED, AND PERMITTED BY SIGN MANUFACTURER.
- NEW ALUM. STOREFRONT SYSTEM.
- NEW 1" LAYER OF E.I.F.S, VERIFY WITH OWNER STYLE AND COLOR OF E.I.F.S.
- NEW ALUM. COPING.
- EXISTING REAR DOOR, PAINT DOOR AND FRAME TO MATCH NEW FINISHES.
- NEW 6" ALUM. GUTTER.
- NEW ALUM. DOWNSPOUT.
- EXISTING CMU TO BE PAINTED.
- EXISTING BRICK TO REMAIN.
- 6" DIA BOLLARD FILLED WITH CONC. AT PICK-UP WINDOW, VERIFY IF REQUIRED.
- CLEARANCE BAR OR POLE, VERIFY LOCATION IF REQUIRED.



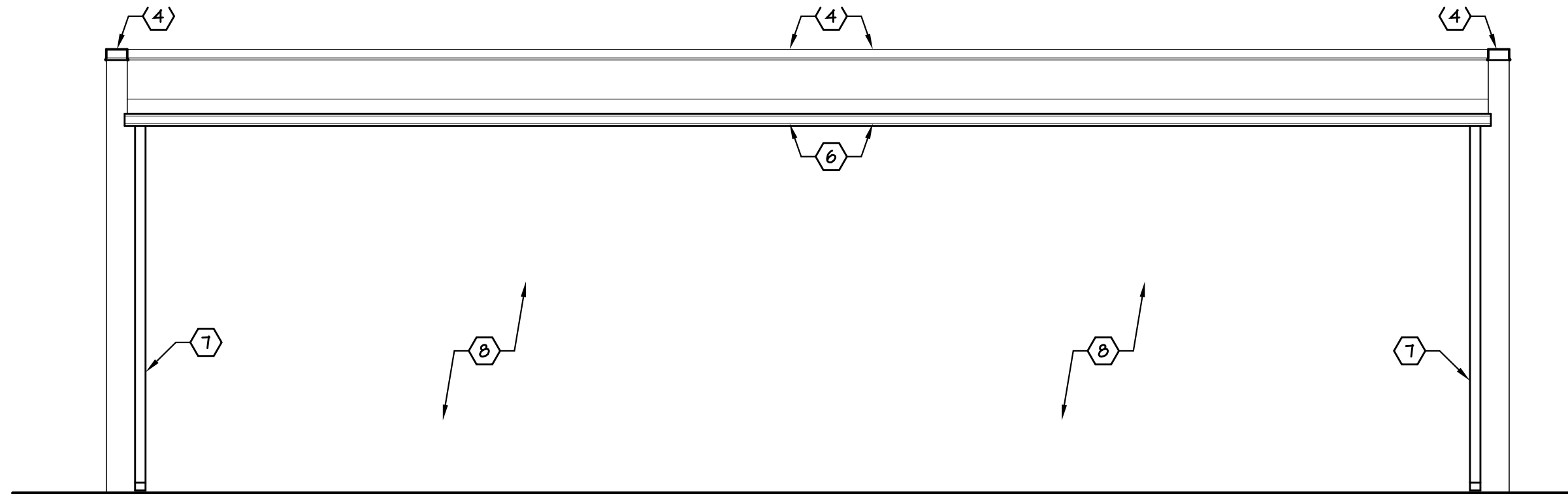
5 TYP. SECTION @ FRONT WALL  
SCALE: 3/4" = 1'-0"



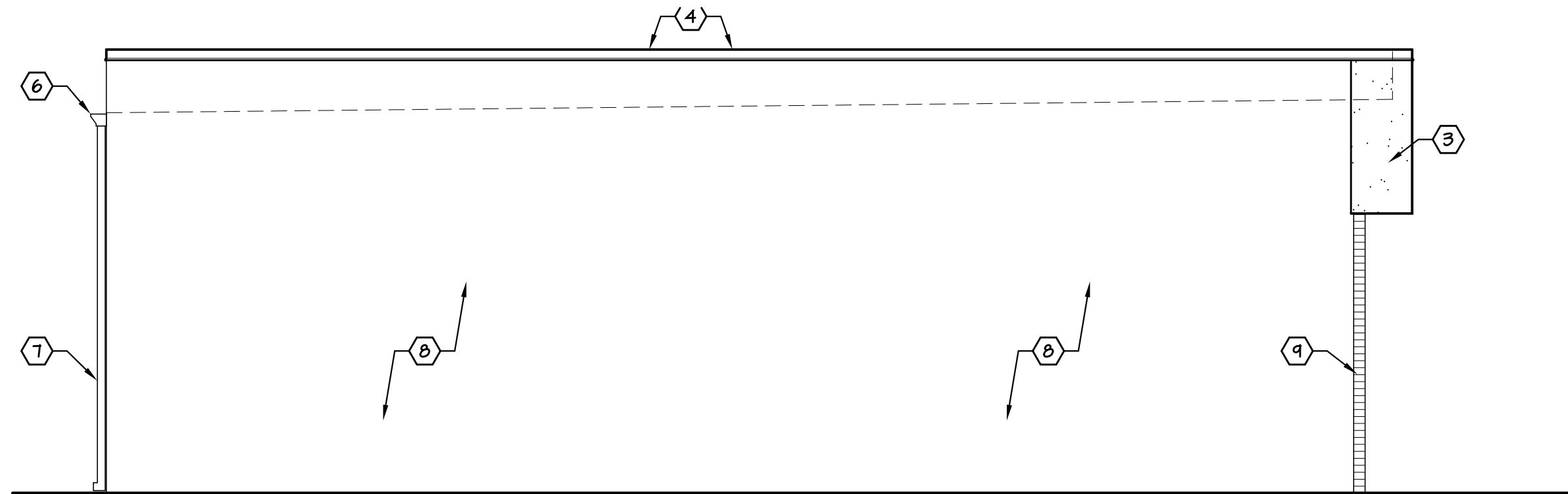
1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

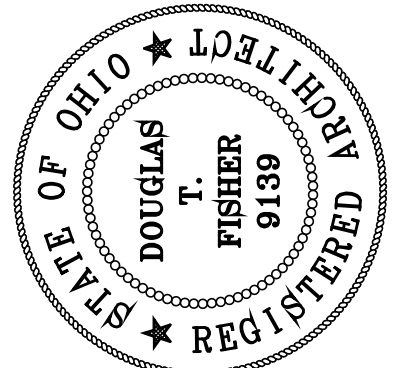


3 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

DOUG FISHER: 9139  
EXPIRATION DATE: 12/31/2026



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09/13/24

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PROJECT NO.

24-2160

A4.1

## CHAPTER 1151

### B-1 Neighborhood Business District

#### 1151.01 Purpose.

#### 1151.02 Uses.

#### 1151.03 Site development regulations.

#### CROSS REFERENCES

Definitions - see P. & Z. Ch. 1115

Accessory buildings and uses - see P. & Z. 1181.02, 1181.05

Supplemental regulations - see P. & Z. Ch. 1185

#### 1151.01 PURPOSE.

The B-1 Neighborhood Business District is intended to provide for relatively small business and service establishments in suitable locations primarily to serve the daily staple needs of residents. (Ord. 1203-97. Passed 7-10-97.)

#### 1151.02 USES.

##### (a) Permitted Uses.

- (1) Minor B-1 District which is entirely surrounded by R Districts and which district, including the streets, contains less than five acres.
  - A. Any use permitted and as regulated in the R-4 District;
  - B. Retail sales and services including any local convenience retail and for service uses including: grocery, fruit or vegetable store, meat market, drug store, shoe repair shop, hardware and paint stores, barber and beauty shops, dry cleaning and laundry pickup stations, laundromats;
  - C. Business and professional offices, supplying commodities or performing services primarily for residents of the neighborhood;
  - D. Restaurant, cafe, not including dancing or live entertainment;
  - E. Automobile service station, minor repair and storage garages; and
  - F. Commercial parking lots for passenger vehicles except as otherwise provided in the Zoning Code;
  - G. Accessory building incidental to the principal use. Regulations governing accessory facilities and uses are specified in Chapter 1181.
- (2) Major B-1 District. The following uses are allowed, provided no such use shall be permitted in a minor B-1 District.
  - A. Any local retail business or service establishment such as an electrical appliance shop, plumbing and heating shop, printing shop, furniture shop, interior decorating shop, and upholstery shop including automobile, boat and like upholstery;
  - B. Theaters, not including drive-ins;
  - C. Hotel; and
  - D. Garage for general automobile repair; but not including major body and fender work, overall painting and steam cleaning;
  - E. Accessory buildings incidental to the principal use. Regulations governing accessory facilities and uses are specified in Chapter 1181.

##### (b) Special Uses. The following special uses are subject to review in accordance with Chapter 1117.

- (1) Micro Antenna or wireless communication antenna attached to a pole located in the right-of-way provided the antenna does not exceed more than twenty feet above the highest point of the separate antenna structure and the transmission and receiving equipment is limited to five cubic feet and located in an underground vault and positioned parallel to the road, and is situated on the non-road way side of the pole. Also provided that said facilities meet all standards as set in Chapter 1117 for "Telecommunications: Commercial Mobile Radio, Television and Radio Service Facilities". (Ord. 1203-97. Passed 7-10-97.)

#### 1151.03 SITE DEVELOPMENT REGULATIONS.

##### (a) Lot Requirements.

- (1) Minimum lot area           5,000 square feet
- (2) Minimum lot frontage       60 feet

##### (b) Yard Requirements.

###### (1) Minimum front yard depth.

- A. Dwellings: Same as permitted in R-4 District.
- B. Permitted Uses:       40 feet\*

###### (2) Minimum rear yard depth.

- A. Dwellings: Same as permitted in R-4 District.
- B. Permitted Uses:       40 feet

###### (3) Minimum side Yard width.

- A. Dwellings: Same as permitted in R-4 District.
- B. Permitted Uses: None required except adjoining any R-District in which case, not less than 10 feet.

##### (c) Structural Requirements.

- (1) Maximum building height shall be forty (40) feet.
  - (d) Parking and Loading Requirements.
    - (1) See Chapter 1187 for off-street parking and loading requirements.
  - (e) Signs.
    - (1) See Chapter 1189 for size and location of permitted signs.
  - (f) Supplementary Regulations.
    - (1) All permitted businesses, services or processing shall be conducted wholly within a completely enclosed building except for the sale of automotive fuel, lubricants and fluids at service stations and except for off-street automobile parking and loading.
    - (2) Within a major B-1 District all principal permitted buildings shall be located at least fifty (50) feet from any lot in any R District.
    - (3) In any B-1 District fronting directly across the street from any R-2 or R-3 District, the parking and loading facilities shall be distant at least twenty- five (25) feet from the established right-of-way line, and the buildings or the structures at least seventy-five (75) feet from the established right of way.
    - (4) Goods shall consist primarily of new merchandise.
    - (5) Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water-carried waste.
  - (g) See Chapter 1185 for additional provisions for commercial facilities.
  - (h) Special uses shall comply with all pertinent development standards contained in Chapter 1117.
- \*The front yard depth shall be measured from the established right-of-way line as shown on the Official Thoroughfare Plan.
- (Ord. 1203-97. Passed 7-10-97.)

## CHAPTER 1153

### B-2 General Business District

#### **1153.01 Purpose.**

#### **1153.02 Uses.**

#### **1153.03 Site development regulations.**

#### CROSS REFERENCES

Definitions - see P. & Z. Ch. 1115

Accessory buildings and uses - see P. & Z. 1181.02, 1181.05

Supplemental regulations - see P. & Z. Ch. 1185

#### **1153.01 PURPOSE.**

The B-2 General Business District is intended to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall community. This District is also intended to accommodate retail trade establishments in the community which cannot be practically provided for in a neighborhood commercial district development.

(Ord. 1203-97. Passed 7-10-97.)

#### **1153.02 USES.**

##### **(a) Permitted Uses.**

- (1) All permitted uses as provided within the B-1 Neighborhood Business District.
- (2) Department stores;
- (3) Establishments engaged in the retail trade of: drugs, book and stationery stores, apparel stores, jewelry stores, optical goods stores, furniture, home furnishings, cameras-photo supplies, hardware, hobby shops, music, musical instruments, pet sales and supplies, radio and television sales and service, sporting goods, newsstands and similar retail activities, bakery shops, dry cleaning and laundry pick-up station, laundromats, etc.;
- (4) Office equipment and office supply stores;
- (5) Establishments engaged primarily in the fields of finance, insurance and real estate such as banks, credit agencies, investment firms, real estate and insurance offices;
- (6) Miscellaneous business services such as advertising, news syndicates, employment agencies, travel bureaus and ticket offices;
- (7) Engineering and architectural services, legal services, accounting, auditing and bookkeeping services;
- (8) Nonprofit, professional, service, charitable and labor organizations;
- (9) Business schools or private schools operated for a profit;
- (10) Theaters, not including drive-ins;
- (11) Restaurants, including drive-in or fast food;
- (12) Post office and governmental office buildings;
- (13) Automobile service stations;
- (14) Auto and truck rental; new and used car, truck, bicycle or motorcycle sales and services; boat and marine equipment sales, rental and service; trailer sales and rentals; tire sales and repair;
- (15) Cultural institutions including public libraries, public art galleries and public museums;
- (16) Bowling alleys, indoor skating rinks and similar recreational uses;
- (17) Building supplies, garden supplies; commercial greenhouses;
- (18) Commercial baseball fields; swimming pools; golf driving ranges, or similar open air recreational uses and facilities;
- (19) Carpenter, sheet metal and sign painting shops;
- (20) Medical and dental offices, clinics, health centers and hospitals;
- (21) Wholesale sales, warehouses and distribution firms; and

(Ord. 1203-97. Passed 7-10-97.)

- (22) Retail tobacco stores, provided that such stores are located in freestanding structures, and including:

##### **A. Smoking establishments provided that:**

1. The parcel on which a smoking establishment is to be located is more than 125 feet from any parcel in a residential district, and
2. Access to the smoking establishment is restricted to persons eighteen years of age or older.

- (23) Accessory buildings and uses incidental to the principal use and as regulated in the B-1 District, except of a type which is prohibited in the M-1 District as a principal use. (Ord. 1901-14. Passed 1-8-15.)

##### **(b) Special Uses.** The following special uses are subject to review in accordance with Chapter 1117. (Ord. 1203-97. Passed 7-10-97.)

- (1) Sexually oriented businesses, as defined in Chapter 1115;

(Ord. 1538-04. Passed 7-22-04.)

- (2) Animal hospitals and/or indoor kennels;

(Ord. 1790-11. Passed 1-27-11.)

- (3) Body Shop;
- (4) Manufactured/mobile home parks;
- (5) Night clubs, discotheques, etc.;
- (6) Temporary and/or outdoor sales of plants and garden supplies; and
- (7) Micro Antenna or wireless communication antenna attached to a pole located in the right-of-way provided the antenna does not

exceed more than twenty feet above the highest point of the separate antenna structure and the transmission and receiving equipment is limited to five cubic feet and located in an underground vault and positioned parallel to the road, and is situated on the non-road way side of the pole. Also provided that said facilities meet all standards as

**1153.03 SITE DEVELOPMENT REGULATIONS.**

(a) Lot Requirement.

- (1) Minimum lot area        10,000 square feet
- (2) Minimum lot frontage    80 feet

(b) Yard Requirements.

(1) Minimum front yard depth.

- A. Dwellings: Same as permitted in R-4 District.
- B. Permitted Uses:    40 feet\*

(2) Minimum rear yard depth.

- A. Dwelling: Same as permitted in R-4 District.
- B. Other Permitted Uses:   40 feet

(3) Minimum side yard width.

- A. Dwelling: Same as permitted in R-4 District.
- B. Other Permitted Uses:

None except adjacent to an R District in which case not less than 20 feet.

(c) Structural Requirements.

- (1) Maximum building height    40 feet (3 stories)

(d) Parking and Loading Requirements.

- (1) See Chapter 1187 for off-street parking and loading requirements.

(e) Signs.

- (1) See Chapter 1189 for size and location of permitted signs.

(f) Supplementary Regulations.

- (1) A request to rezone land to B-2 General Business District shall be substantiated with evidence that:

- A. Such a use shall not conflict with the intended function of a major street to carry traffic; and
- B. That the capacity of the street(s) shall not be materially reduced by the additional commercial facilities.

Where necessary to achieve these conditions, the developer may be requested to provide special thoroughfare improvements such as dedication of right-of-way and/or easement.

- (2) All merchandise, new and used, with the exception of boat, automobile, truck or farm implements and plants and garden supplies when approved as special uses, shall be stored within a completely enclosed building. Open storage may be permitted if located behind the principal structure and if visually screened from the street and adjacent properties by a landscaped screen, fence or wall as defined in Chapter 1185.

(g) See Chapter 1185 for additional provisions for commercial facilities.

(h) Special uses shall comply with all pertinent development standards contained in Chapter 1117.

\* The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan.

(Ord. 1203-97. Passed 7-10-97.)

## **1187.07 NUMBER OF PARKING SPACES REQUIRED.**

### **(a) Residential Uses.**

- (1) Single-family or two-family residential detached and semi-detached, two (2) off-street parking spaces (a garage may be counted for one (1) of these spaces), two-family, single-family attached and multi-family: two (2) spaces per dwelling unit.
- (2) Apartments: two (2) spaces per dwelling unit.

### **(b) Special Residential Uses.**

- (1) Dormitories, convents and monasteries: one (1) space per six (6) residents plus one (1) space per employee.
- (2) Corporate guest houses: one (1) space per two (2) bedrooms, plus one (1) space per employee.
- (3) Residential social service facilities: one (1) space per four (4) residents plus one (1) space per employee.
- (4) Retirement villages and senior citizen housing: three-fourths (3/4) space per dwelling unit, plus one (1) space per employee.

### **(c) Institutional and Recreational Uses.**

- (1) Cemeteries: one (1) space per employee, plus one (1) space per four (4) seats in any chapel.
- (2) Community centers, libraries, museums, art galleries, botanical gardens and other establishments of historical, education and cultural interest: one (1) space per two hundred fifty (250) square feet of gross floor area, plus one (1) space per employee on the largest work shift.
- (3) Day care centers and nursery schools: one (1) space per employee, plus one (1) space per five (5) children at capacity, plus a drop-off area consistent with the provisions of Section 1187.12.
- (4) Elementary and junior high schools: one (1) space per employee, plus one (1) space per two (2) classrooms.
- (5) High schools: one (1) space per employee, plus one (1) space per six (6) students at capacity.
- (6) Hospitals and medical centers: one (1) space for every two (2) beds, plus one (1) space for every staff and employee on the largest work shift.
- (7) Junior colleges, colleges and universities: one (1) space for every three (3) student classroom seats, plus one (1) space per employee.
- (8) Places of worship: one (1) space per four (4) seats at maximum capacity.
- (9) Public offices and buildings: one (1) space for every two hundred fifty (250) square feet of gross floor area.
- (10) Nursing and personal care facilities, including nursing homes, extended care facilities, rest homes and convalescent homes: one (1) space per six (6) beds, plus one (1) space for each staff and employee on the largest work shift.
- (11) Recreational uses, indoor and outdoor: all such uses shall provide the total number of spaces required for the specific combination of recreation facilities provided, based on the following:
  - A. Auditoriums, arenas, stadiums, gymnasiums, and playing fields with stands: one (1) space for every four (4) seats at capacity.
  - B. Golf courses: ten (10) spaces per hole, plus fifty percent (50%) of the spaces otherwise required for any accessory uses (e.g., bars, restaurants, pro shops).
  - C. Parks, playgrounds, nature areas and other open space: one (1) space for every five (5) users at maximum capacity, except that the Zoning Enforcement Officer may waive the parking requirements for neighborhood parks under five (5) acres in size.
  - D. Recreation centers: one (1) space for every two hundred fifty (250) square feet of floor area, except those designed for use exclusively by senior citizens or youth under age sixteen (16), in which case there shall be one (1) space for every seven hundred fifty (750) square feet.
  - E. Skating rinks: one (1) space per three hundred (300) square feet of gross floor area.
  - F. Swimming pools: one (1) space for every seventy-five (75) square feet of water surface area.
  - G. Tennis, racquetball and handball courts: indoor - four (4) spaces for each playing court; outdoor tennis courts - two (2) spaces for each court. In addition to the above requirements, all recreational uses shall provide one (1) space for every two (2) employees on the largest work shift.

### **(d) Business and Professional Offices.**

- (1) Business and professional offices and associations: one (1) space per three hundred (300) square feet of gross floor area, but not less than two (2) spaces per office.
- (2) Medical offices and clinics: three (3) spaces per treatment or examination room or chair, plus one (1) space per staff and employee, but not less than five (5) spaces per practitioner.

### **(e) Retail Commercial and Service Uses.**

- (1) Animal hospitals and veterinary clinics: three (3) spaces for each treatment area, plus one (1) space for each staff and employee, except that pet stores shall provide parking pursuant to subsection (i) below.
- (2) Commercial schools and studios: one (1) space for every three (3) students at capacity and one (1) space for each employee.
- (3) Financial establishments, banks and savings and loan associations: one (1) space per two hundred (200) square feet of gross floor area, plus one (1) space per employee on the largest work shift, plus five (5) off-street waiting spaces per drive-in window or drive-through teller machine.
- (4) Funeral homes and mortuaries: one (1) space for every fifty (50) square feet of public floor area, plus one (1) space for each employee, plus one (1) space for each business vehicle.
- (5) General merchandise stores and supermarkets: one (1) space for each one hundred fifty (150) square feet of gross floor area used for sales and display and one (1) space for every two hundred fifty (250) square feet of storage, warehouse and office area.
- (6) Home furnishings, home improvements and equipment stores: one (1) space for each four hundred (400) square feet of indoor and outdoor sales and display area and one (1) space for each eight hundred (800) square feet of office, storage and warehouse area.
- (7) Nurseries and garden supply stores: one (1) space for each employee on the largest shift, one (1) space for each two hundred (200) square feet of gross floor area of inside sales or display and one (1) space for each one thousand (1,000) square feet of exterior sales and display area.
- (8) Restaurant, standard: one (1) space per one hundred (100) square feet of gross floor area, plus one (1) space per employee on the

largest work shift.

- (9) Specialty retail commercial, specialty food stores, personal services and commercial centers: one (1) space for every two hundred (200) square feet of gross floor area less than two thousand (2,000) and one (1) space for every two hundred fifty (250) square feet of gross floor area greater than two thousand (2,000) square feet, except that commercial entertainment uses in commercial centers shall provide additional parking as required in the following pertinent provisions, and no use shall have less than five (5) spaces.
  - (10) Business and cleaning services: one (1) space for every three hundred (300) square feet of sales and office area, plus one (1) space for every employee on the largest work shift, plus one (1) space for every company or service vehicle regularly stored on the premises.
  - (11) Automobile accessories sale and installation: two (2) spaces for every service bay, plus one (1) space for each employee, plus one (1) space for every four hundred (400) square feet of sales area.
  - (12) Automobile service stations and auto repair, painting and body shops: two (2) spaces for each service bay, plus one (1) space for each employee and service vehicle, with a minimum of six (6) spaces.
  - (13) Automobile washing facilities: six (6) waiting spaces and two (2) storage spaces for each car washing device or stall; or ten (10) off-street waiting spaces for an assembly line type washing establishment where vehicles await entrance to the washing process. Two (2) employee parking spaces for every three (3) employees. Two (2) parking spaces at the exit end of each washing bay for drying and hand finishing of vehicles.
  - (14) Dance halls, bingo halls, assembly and exhibition halls: one (1) space for every fifty (50) square feet of floor area.
  - (15) Drive-in theatre: one (1) space for each automobile station, plus one (1) space per employee.
  - (16) Game rooms and pool halls: one (1) space for every two (2) patrons at maximum capacity, plus one (1) space for every two (2) employees on the largest work shift.
  - (17) Golf driving range: one (1) space per tee, plus one (1) space per employee on the largest work shift.
  - (18) Miniature golf: one and one-half (1/2) spaces per hole, plus one (1) space per employee on the largest work shift.
  - (19) Other outdoor commercial entertainment: one (1) space for every four (4) patrons at maximum capacity, plus one (1) space for every two (2) employees on the largest work shift.
  - (20) Theaters, concert halls and meeting and banquet halls: one (1) space for every two and one-half (2-1/2) seats at capacity.
  - (21) Convenience food stores, mini-markets and carry-outs: one and one-half (1- 1/2) spaces for every two hundred (200) square feet of floor area, plus one (1) space for each employee.
  - (22) Drive-through stores, including photo kiosks and freestanding automatic teller machines: one (1) space for each employee, plus off-street stacking space for five (5) vehicles, plus one (1) space for each two hundred (200) square feet of sales area open to the public.
  - (23) Fraternal and social associations and private clubs: one (1) space for every fifty (50) square feet of floor area in assembly or meeting rooms, plus one (1) space for every two hundred (200) square feet of other floor area.
  - (24) Hotels and motels: one (1) space per room or suite, plus one (1) space for every three (3) employees on the largest work shift, plus one (1) space per three (3) persons to the maximum capacity of each public meeting and/or banquet room, plus fifty percent (50%) of the spaces otherwise required for accessory uses (e.g., restaurants and bars).
  - (25) Restaurants, fast food: one (1) space per fifty (50) gross square feet of floor area, plus one (1) space per employee on the largest shift with a minimum of twenty-five (25) total spaces and with off-street stacking space for eight (8) vehicles for each drive-in window, with such stacking spaces to be located behind the point where a drive-in order is placed.
  - (26) Taverns, bars and nightclubs: one (1) space for every fifty (50) square feet of gross floor area, plus one (1) space for each employee on the largest work shift.
  - (27) Vehicle sales and service: one (1) parking space for each eight hundred (800) square feet of floor area, plus one (1) space for each three thousand (3,000) square feet of open lot area devoted to the sale and display of motor vehicles.
- (f) Light Industrial Uses.
- (1) Construction trades and contractor offices and industrial craft shops: one (1) space for every three hundred (300) square feet of floor area, plus one (1) space for every business vehicle.
  - (2) Lumberyards and building materials sales: one (1) parking space for eight hundred (800) square feet of floor area, plus one (1) space for every three thousand (3,000) square feet of lot area devoted to the storage and display of building materials.
  - (3) Manufacturing, printing and publishing establishments and laundry and dry cleaning plants: one (1) space for each employee on the largest work shift, plus one (1) visitor parking space for every ten thousand (10,000) square feet of floor area, plus one (1) space for every company vehicle regularly stored on the premises.
  - (4) Recycling centers: one (1) space for each employee or volunteer on the largest work shift, plus one (1) parking space for each collection vehicle and two (2) drop-off spaces for each bay and/or collection vehicle and container.
  - (5) Warehouses and mini-warehouses: one (1) space for every four thousand (4,000) square feet of gross floor area, plus one (1) space per employee on the largest work shift.
  - (6) Wholesaling facilities: one (1) space for every three hundred (300) square feet of office and sales area, plus one (1) space for every four thousand (4,000) square feet of warehouse and storage area, plus one (1) space per employee on the largest work shift.
- (g) Heavy Industrial Transportation and Utility Uses.
- (1) Heavy equipment rental, sales and storage: one (1) space for every eight hundred (800) square feet of floor area, plus one (1) space for every three thousand (3,000) square feet of lot area devoted to the sale and display of vehicles.
  - (2) Heavy industry: one (1) space for each employee on the large work shift, plus one (1) space for each company vehicle normally stored on the premises, plus one (1) space for every ten thousand (10,000) square feet of lot area and floor area in industrial use.
  - (3) Public service yards and garages: one (1) space for each employee on the largest work shift, plus one (1) space for each business vehicle.

- (4) Public transit stations: one (1) space per employee, plus one (1) space per three (3) patrons to capacity.
- (5) Public utilities: one (1) space for every two hundred fifty (250) square feet of floor area, plus one (1) for each business vehicle, where applicable, with a minimum of two (2) spaces.
- (6) Transportation terminals: one (1) space for every five (5) seats in the waiting area, plus one (1) space for every employee on the largest shift, plus one (1) space for every company vehicle normally parked on the premises. (Ord. 1069-94. Passed 4-28-94.)



2955 Springboro W is zoned B1 I would like to rezone to B2 as you can see on the map it's surrounded by B2 & M1 & M2

2955 Springboro W before



2955 Springboro W after



2708 Kreitzer Rd before



2708 Kreitzer Rd after



## Decision - R-02-2026

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**Department:** Clerk of Council

**Request:** Action Item

**Item Background and Purpose:**

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**Attachments:**