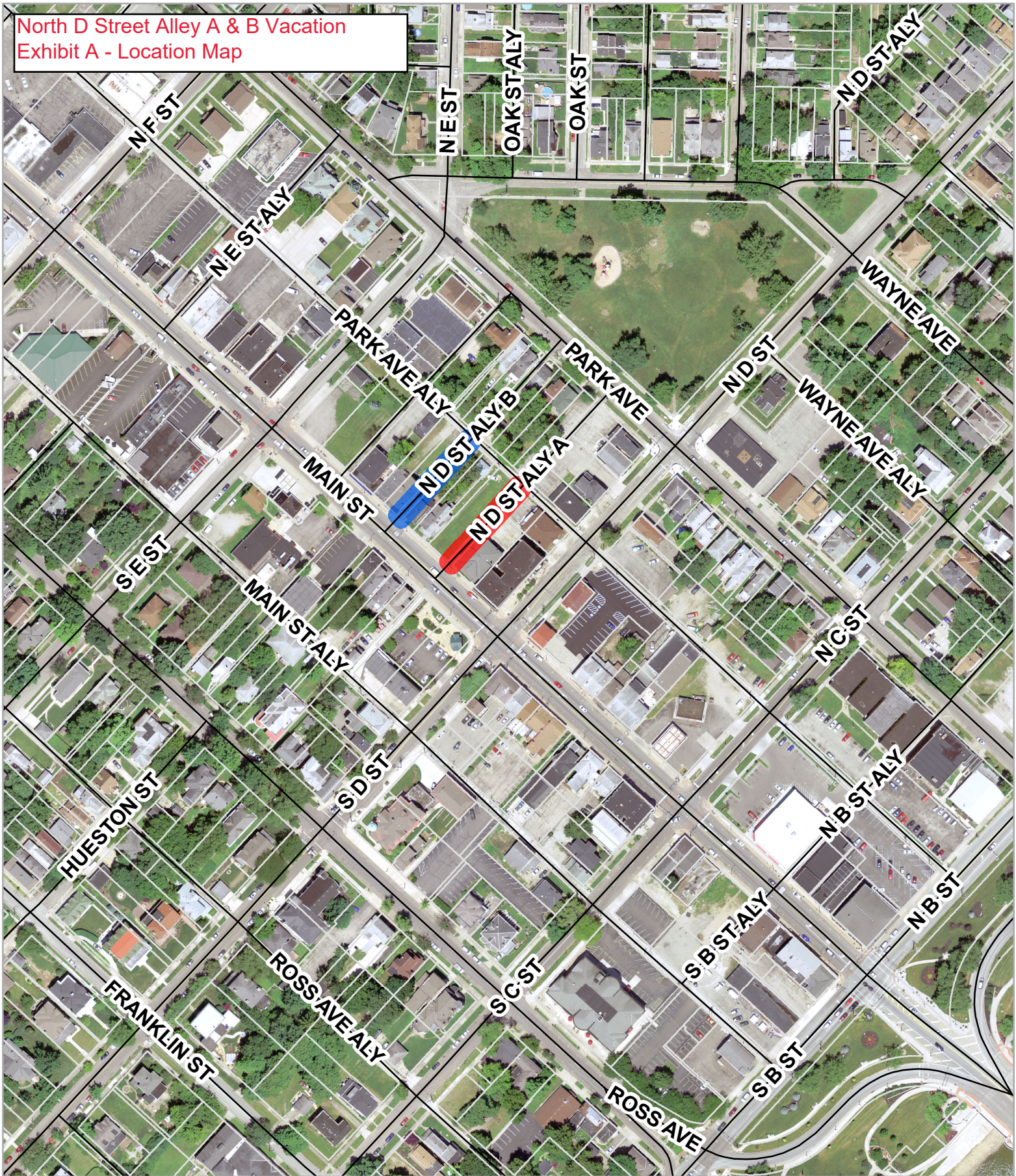


North D Street Alley A & B Vacation
Exhibit A - Location Map



North D Street, Alley "A"
North D Street, Alley "B"

North D Street, Alley "A" & "B"



North D Street Alley A & B Vacation
Exhibit B - Exhibit Map



Areas

- Override 1
- Override 2



- Site Address Points
- Owner Parcels
- Municipal Boundaries

North D St Alleys A & B





Caucus Report
February 12, 2020

City Council Meeting Caucus Report

TO: The Honorable Mayor and Members of the City Council

RE: Request to vacate a portion of North D Street Alley "A" and Alley "B", alleys located between Park Avenue Alley and Main Street, situated in the First Ward, North Side, City of Hamilton, Ohio. (City of Hamilton, Applicant)

<input type="checkbox"/>	1st Reading Date:
<input type="checkbox"/>	2nd Reading Date:
<input type="checkbox"/>	Resolution Date:
<input type="checkbox"/>	Public Hearing Date:

Dear Mayor and Members of Council:

The City of Hamilton is requesting vacation of a portion of North D Street Alleys "A" and "B". The portion of alleyways in question are north-south alleys that connect Park Avenue Alley to Main Street. North D Street Alley "A" is an improved paved alleyway, located between 310 Main Street and the vacant 316 Main Street. North Street Alley "B" is a partially improved alleyway, with a paved southern half and a gravel northern half, located between 324 Main Street and 326 Main Street.

Both portions of alleyway measure one-hundred and sixty-six feet (166') in length and ten feet (10') in width. There is also an existing gas main and storm sewer running through Alley "B". The petition for vacation is due to a prospective developer interested in the contiguous properties of 310, 316, 320, & 324 Main Street. 310-312 Main Street has an existing duplex on the property, while 316, 320, & 324 Main Street are vacant, undeveloped properties.

Recommendation:

It is the recommendation of this office that Council receives this petition and recommends that it be forwarded to the City Planning Commission for review, public hearing and recommendation.

Sincerely,

Caucus Report Prepared By:

Joshua A. Smith
City Manager

Ed Wilson, AICP
Associate Planner II



Choose Strategic Goal(s)

- I** *Generate 125mm in new private investment*
- J** *Increase gross wages paid by Hamilton Employers by \$100mm*
- P** *Exceed total county growth rate median home sale prices*
- R** *Generate \$40mm in investment for recreational amenities*
- E** *Engage 50,000 participants annually in special events, arts and recreation activities*
- O** *General Operations/ Government Business*

Attachments:

1. Exhibit A – Location Map
2. Exhibit B – Exhibit Map of North D Street Alley “A” & Alley “B”



North D Street Alley A & B Vacation
Exhibit D - Photos of Existing







July 1, 2020

NOTICE OF PUBLIC HEARING

Attention Property Owner:

The City of Hamilton Planning Commission will hold a public hearing on **Thursday evening, July 16, 2020 at 6:00 P.M.** in the Council Chambers of the City Building located at 345 High Street, and via Zoom online webinar, at: <https://zoom.us/j/91172580559>. Webinar ID: 911 7258 0559.

The agenda for this hearing includes the following item:

- LOCATION:** North D Street Alleys "A" and "B" (between 310 & 326 Main Street). See map on the reverse side.
- APPLICANT:** City of Hamilton
- REQUEST:** The applicant petitioned to vacate two (2) portions of rights-of-way, North D Street Alleys "A" and "B", situated in the First Ward, North Side.

The proposed alley vacation means that the portion of alley in question would no longer be public right-of-way, meaning that the public could not use the alley for public access (driving, vehicles, parking, or pedestrian use).

You are a property owner within 200 feet of the subject property and as such are required by statute to be notified of this public hearing.

An application for this project (revised site plan, images) as well as the Commission Bylaws are on file in our office and available for your review. These materials, in addition to future updates and reports completed by staff during the review process, can be found online at: <https://www.hamilton-oh.gov/planningcommission>

The Planning Commission Agenda containing the staff report, application, and site plans will be updated as we approach the date of the Planning Commission meeting: Agenda link - <https://tinyurl.com/pc07162020>.

Due to recent state mandates, the Planning Commission meeting shall be held remotely. Staff will hold the meeting through an online service and allow citizens to call into the meeting or access the meeting via website. We encourage you to access the meeting through the options below.

Call: 1 (929) 205-6099 and when prompted dial the Webinar ID: 911 7258 0559

Or use this website link to access the online meeting: <https://zoom.us/j/91172580559>

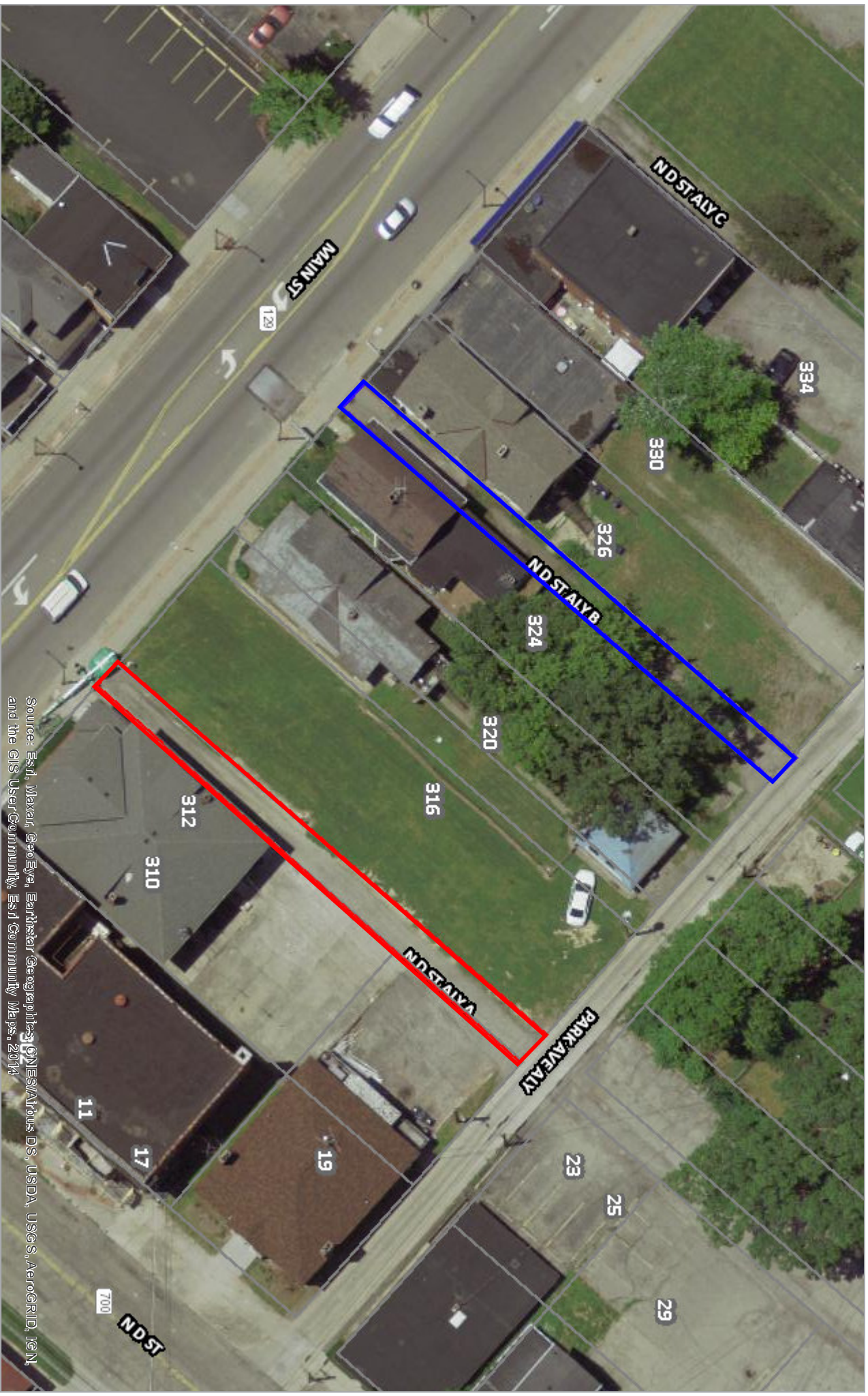
If you have any questions or comments concerning this matter, please forward your comments in writing for presentation at the meeting, or, please contact the Planning Department via email at planning@hamilton-oh.gov or contact **Ed Wilson, AICP** or **Liz Hayden, Planning Director** of the City of Hamilton Planning Department at (513) 785-7350.

Sincerely,

Edward Wilson III, AICP

Mr. Ed Wilson, AICP
Associate Planner II

See Reverse Side for Public Hearing Notification Map



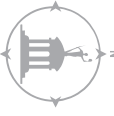
Source: Esri, Maxar, GeoEye, Earthstar, GeographicOS, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri Community Maps, 2014

North D St Alleys A & B

Areas

- Override 1
- Owner Parcels
- Municipal Boundaries
- Override 2

Site Address Points



City of Hamilton
BUTLER COUNTY OHIO

Date: 6/29/2020

1 inch = 50 feet

The information contained in this map is a public resource for general information and is provided for use only as a graphical representation. The City of Hamilton makes no warranty to the content, accuracy or completeness of the information contained here and assumes no liability for any errors. Any reliance on this information is the exclusive risk of the user.



July 1, 2020

NOTICE OF PUBLIC HEARING

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The agenda for this hearing includes the following item:

- LOCATION:** North D Street Alleys "A" and "B" (between 310 & 326 Main Street). See map on the reverse side.
- APPLICANT:** City of Hamilton
- REQUEST:** The applicant petitioned to vacate two (2) portions of rights-of-way, North D Street Alleys "A" and "B", situated in the First Ward, North Side.

The proposed alley vacation means that the portion of alley in question would no longer be public right-of-way, meaning that the public could not use the alley for public access (driving, vehicles, parking, or pedestrian use).

You are an owner of property that directly abuts the alley proposed for vacation/abandonment.

Per Chapter 167.07 of the City of Hamilton's Codified Ordinances, if you do not participate this public hearing to voice objection or do not object to the Planning Commission in writing, this shall be considered agreement with the proposed alley vacation.

An application for this project (revised site plan, images) as well as the Commission Bylaws are on file in our office and available for your review. These materials, in addition to future updates and reports completed by staff during the review process, can be found online at: <https://www.hamilton-oh.gov/planningcommission>

The Planning Commission Agenda containing the staff report, application, and site plans will be updated as we approach the date of the Planning Commission meeting: Agenda link - <https://tinyurl.com/pc07162020>.

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Call: 1 (929) 205-6099 and when prompted dial the Webinar ID: 911 7258 0559

Or use this website link to access the online meeting: <https://zoom.us/j/91172580559>

If you have any questions or comments concerning this matter, please forward your comments in writing for presentation at the meeting, or, please contact the Planning Department via email at planning@hamilton-oh.gov or contact **Ed Wilson, AICP** or **Liz Hayden, Planning Director** of the City of Hamilton Planning Department at (513) 785-7350.

Sincerely,

Edward Wilson III, AICP

Mr. Ed Wilson, AICP
Associate Planner II

See Reverse Side for Public Hearing Notification Map

North D Street Alley A & B Vacation
Exhibit F - Letter from Mr. Dennison (326 Main Street)

These are a few comments I have for the alley at 326 main street to be vacated.

- 1) Fire protection for both sides of alley. There is a fire break between structures for fighting a fire. I was told by city years ago that 326 main street was in for high fire risk. This should be a safety issue !!
- 2) There is a main gas line that goes up the alley. If this line needs repairs or service it would be difficult for equipment to have accessibility.
- 3) There is a storm drain in alley at main street that collects water from heavy rains and from adjacent property to 326 main street
- 4) The maintenance of my property which is a three story house. To paint and make repairs would require large equipment to be able to reach that height.
- 5) Parking behind 326 main st. would be more difficult to access where vehicles can pull in off main street go to back of building and park. (over)

Then individuals can walk through alley to enter store front at 326 main. The city wants to do away with pedestrian access to alley which would require individuals to walk to corner of Dove street and walk 326 store front. Off street parking would be useless for store front business.

There are some of my concerns if the alley is vacated. I would hope the city would reconsider this ~~the~~ decision.

Thank you

David S. Tennison

North D Street Alley A & B Vacation
Exhibit G - Conditions of Approval

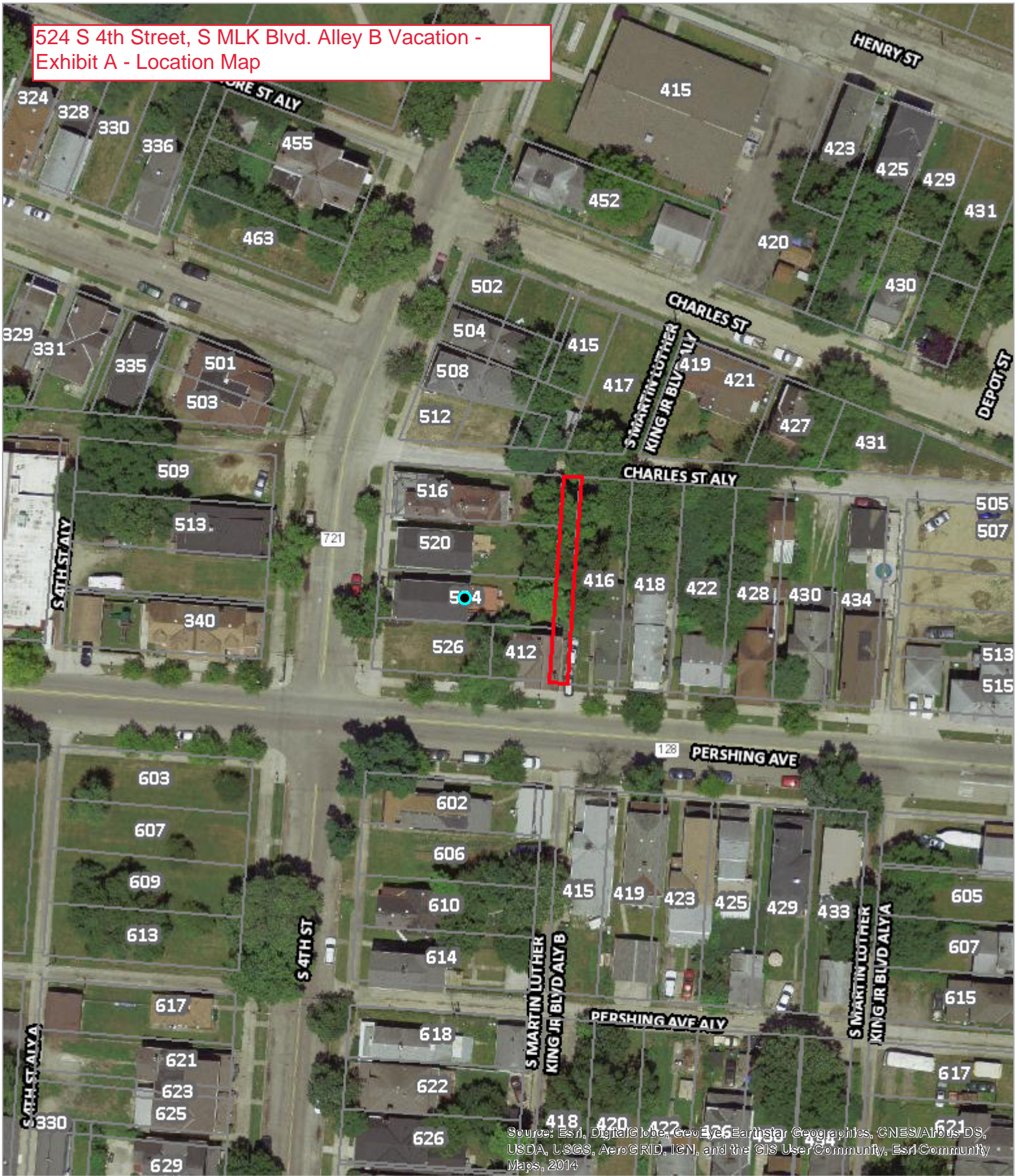
North D Street Alley A & B Vacation – Recommended Conditions of Approval

BASIC INFORMATION	
Applicant/Property Owner	City of Hamilton, applicant & property owner
Architect/Engineer/Consultant	N/A
Size of Property	166 Feet of alley 1,660 Square Feet of right-of-way
Current Zoning	N/A
Requests	Vacate a portion of North D Street Alley “A” & “B”
Size of Revision	166 Feet of alley (both alleys)

Conditions of Approval:

- 1) The construction drawings for the proposed work, including site/engineering plans, shall be revised subject to any future requirements of the City Interdepartmental Review (IDR) Committee upon review.
- 2) An easement shall be recorded granting access to underground electric services for 302 & 306 Main Street, and 11 & 17 North D Street. The easement course originates behind 312 Main Street, extends south fifty feet (50') and turns eastwardly behind 310 & 312 Main Street.
- 3) A utility and drainage easement shall be recorded for North D Street Alley “B”, or there shall be relocation of utilities completed to the satisfaction of the City.
- 4) That the City Council waive its right to a hearing before the Board of Revisions of Assessments because the petition for vacation has been submitted by the City of Hamilton.
- 5) That the City Council waive the requirement for an appraisal of the property to be vacated because the petition for vacation has been submitted by the City of Hamilton.
- 6) That the City Council waive the customary two-thirds payment of the appraised value of the vacated property because the petition for vacation has been submitted by the City of Hamilton.

524 S 4th Street, S MLK Blvd. Alley B Vacation - Exhibit A - Location Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri Community Maps, 2014



Areas

Override 1

S MLK Alley B

City of Hamilton
BUTLER COUNTY OHIO

Date: 9/12/2019

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1 inch = 94 feet

BCEO GIS Tax Map

524 S 4th Street, S MLK Alley B Vacation -
Exhibit B - Exhibit Map of South Martin Luther King Alley "B"

SECTION 02
TOWN 1
RANGE 3

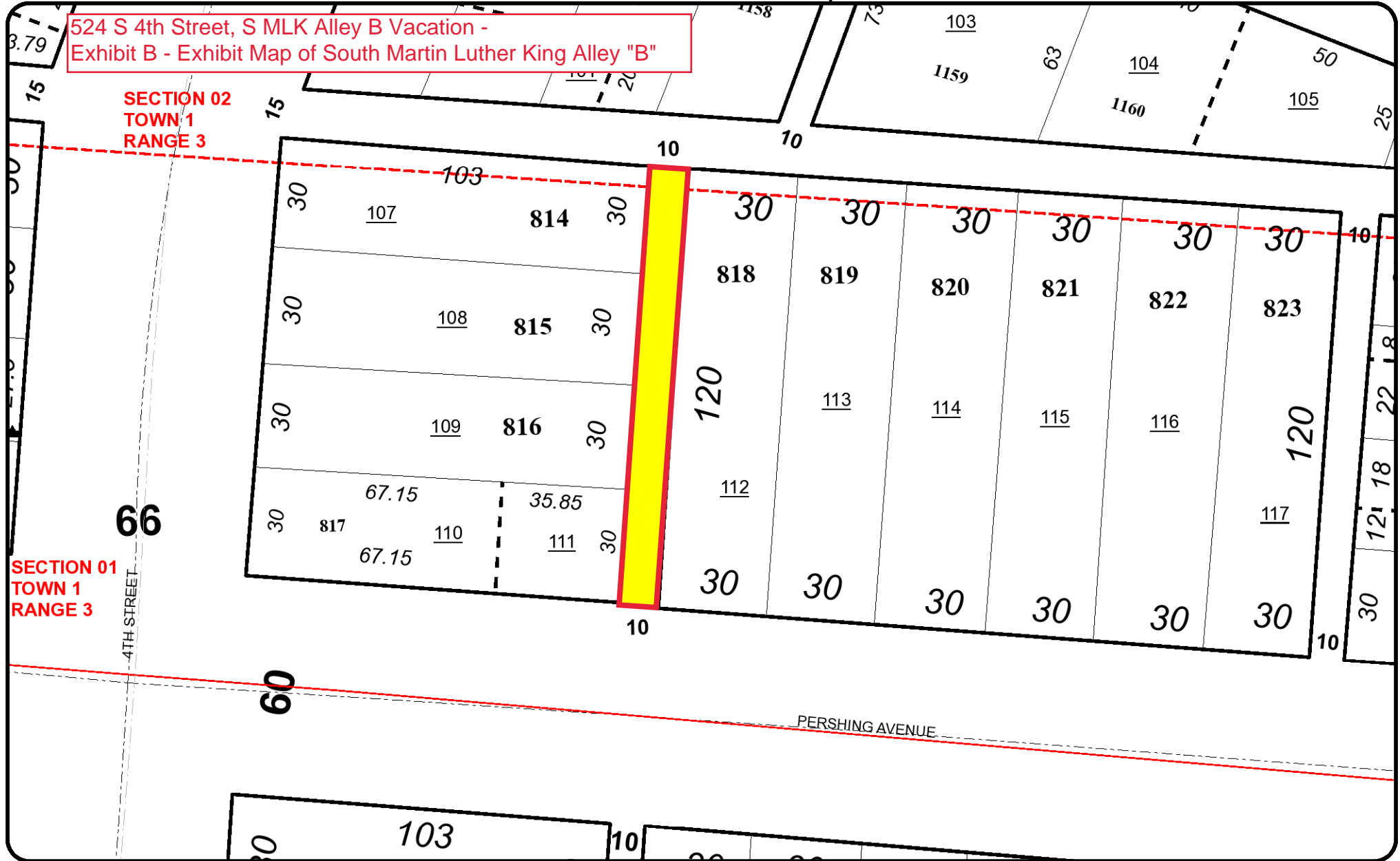
SECTION 01
TOWN 1
RANGE 3

66

4TH STREET

60

PERSHING AVENUE



BUTLER COUNTY ENGINEER'S OFFICE



GREGORY J. WILKENS, PE., P.S. BUTLER COUNTY ENGINEER

August 7, 19

In using this map provided by the Butler County Engineer's Office, you accept the data as is, without warranty of any kind, either expressed or implied. The Butler County Engineer's Office shall not be held liable for any claim for any loss or damage as a result of reliance on the information contained in this website



Caucus Report
August 12, 2020

City Council Meeting Caucus Report

TO: The Honorable Mayor and Members of the City Council

RE: Petition to vacate a portion of South Martin Luther King Jr. Boulevard Alley “B” located between Charles Street Alley & Pershing Avenue, abutting 524 South 4th Street, in the block between South 4th Street, South Martin Luther King Jr. Boulevard, Pershing Avenue, and Charles Street, Hamilton, Ohio 45011. (City of Hamilton, Applicant).

<input type="checkbox"/>	1 st Reading Date:
<input type="checkbox"/>	2 nd Reading Date:
<input type="checkbox"/>	Resolution Date:
<input type="checkbox"/>	Public Hearing Date:

Dear Mayor and Members of Council:

The proposal is a submitted request to vacate portion of South Martin Luther King Jr. Boulevard Alley “B”. Previously, Ms. Nancy Nunez, 524 South Fourth Street, submitted a petition to vacate the alley in question and Council passed a resolution to vacate the alley in question. However, Ms. Nunez did not complete the alley vacation process.

Upon review, City Staff reconsidered the proposed vacation of South Martin Luther King Boulevard Alley “B”, and desired to move forward with the alley vacation as a city-initiated application. Due to statutes, the alley vacation request must be restarted, and would require a public hearing at the Planning Commission if Council accepts this petition.

Overview:

The alley in question is an unimproved, vacant, alley located in the Fourth Ward. This alley abuts 516, 520, 524 South 4th Street, and 412 Pershing Avenue on the west & 416 Pershing Avenue on the east. South Martin Luther King Jr. Boulevard, Alley “B” runs north-south and is accessible from Charles Street Alley in the north and Pershing Avenue to the south. The portion of alley measures approximately one-hundred and twenty feet (120’) in length, and ten feet (10’) in width, as 1,200 square feet of right-of-way. The alley currently has weeds and other vegetation growing through it.

It is the recommendation of this office that Council receives this petition and recommends that it be forwarded to the City Planning Commission for review, public hearing and recommendation.

Sincerely,

Caucus Report Prepared By:

Joshua A. Smith
City Manager

Ed Wilson, AICP
Associate Planner II

Choose Strategic Goal(s)

- I** *Generate 125mm in new private investment*
- J** *Increase gross wages paid by Hamilton Employers by \$100mm*
- P** *Exceed total county growth rate median home sale prices*
- R** *Generate \$40mm in investment for recreational amenities*
- E** *Engage 50,000 participants annually in special events, arts and recreation activities*
- O** *General Operations/ Government Business*

Attachments:

- 1) Exhibit A - Location Map of South Martin Luther King Jr Blvd., Alley "B"
- 2) Exhibit B - Exhibit Map of Alley "B"



524 S 4th Street, S MLK Alley B Vacation
Exhibit D - Photos of S MLK Alley B, Existing Conditions

These two pictures were taken from Pershing Avenue side.







August 5, 2020

NOTICE OF PUBLIC HEARING

Attention Property Owner:

The City of Hamilton Planning Commission will hold a public hearing on **Thursday evening, August 20, 2020 at 6:00 P.M.** in the Council Chambers of the City Building located at 345 High Street, and via Zoom online webinar, at: <https://zoom.us/j/99601139722>. Webinar ID: 996 0113 9722.

The agenda for this hearing includes the following item:

- LOCATION:** South Martin Luther King Jr. Boulevard Alley “B”, portion between Charles Street Alley and Pershing Avenue. See map on the reverse side.
- APPLICANT:** City of Hamilton
- REQUEST:** To vacate / abandon a portion of South Martin Luther King Jr. Boulevard Alley “B” located between Charles Street Alley & Pershing Avenue, situated in the Fourth Ward, City of Hamilton, Ohio.

The proposed alley vacation means that the portion of alley in question would no longer be public right-of-way, meaning that the public could not use the alley for public access (driving, vehicles, parking, or pedestrian use).

You are a property owner within 200 feet of the subject property and as such are required by statute to be notified of this public hearing.

An application for this project (revised site plan, images) as well as the Commission Bylaws are on file in our office and available for your review. These materials, in addition to future updates and reports completed by staff during the review process, can be found online at: <https://www.hamilton-oh.gov/planningcommission>

The Planning Commission Agenda containing the staff report, application, and site plans will be updated as we approach the date of the Planning Commission meeting: Agenda link - <https://tinyurl.com/pc08202020>.

Due to recent state mandates, the Planning Commission meeting shall be held remotely. Staff will hold the meeting through an online service and allow citizens to call into the meeting or access the meeting via website. We encourage you to access the meeting through the options below.

Call: 1 (929) 205-6099 and when prompted dial the Webinar ID: 996 0113 9722
Or use this website link to access the online meeting: <https://zoom.us/j/99601139722>.

If you have any questions or comments concerning this matter, please forward your comments in writing for presentation at the meeting, or, please contact the Planning Department via email at planning@hamilton-oh.gov or contact **Ed Wilson, AICP** or **Liz Hayden, Planning Director** of the City of Hamilton Planning Department at (513) 785-7350.

Sincerely

Edward Wilson III, AICP

Mr. Ed Wilson, AICP
Associate Planner II

See Reverse Side for Public Hearing Notification Map



Areas

Override 1

Site Address Points

MLK Alley B





August 5, 2020

NOTICE OF PUBLIC HEARING

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The agenda for this hearing includes the following item:

- LOCATION:** South Martin Luther King Jr. Boulevard Alley "B", portion between Charles Street Alley and Pershing Avenue. See map on the reverse side.
- APPLICANT:** City of Hamilton
- REQUEST:** To vacate / abandon a portion of South Martin Luther King Jr. Boulevard Alley "B" located between Charles Street Alley & Pershing Avenue, situated in the Fourth Ward, City of Hamilton, Ohio.

The proposed alley vacation means that the portion of alley in question would no longer be public right-of-way, meaning that the public could not use the alley for public access (driving, vehicles, parking, or pedestrian use).

You are an owner of property that directly abuts the alley proposed for vacation/abandonment.

Per Chapter 167.07 of the City of Hamilton's Codified Ordinances, if you do not participate in this public hearing to voice objection or do not object to the Planning Commission in writing, this shall be considered agreement with the proposed alley vacation.

An application for this project (revised site plan, images) as well as the Commission Bylaws are on file in our office and available for your review. These materials, in addition to future updates and reports completed by staff during the review process, can be found online at: <https://www.hamilton-oh.gov/planningcommission>

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Sincerely,

Edward Wilson III, AICP

Mr. Ed Wilson, AICP
Associate Planner II

See Reverse Side for Public Hearing Notification Map



Areas

Override 1

Site Address Points

MLK Alley B





Planning Department
345 High Street, 3rd floor
Hamilton, Ohio 45011

APPLICATION INFORMATION	
Applicant/Property Owner	City of Hamilton, applicant & property owner
Property Location	Charles Street Alley and Pershing Avenue
Size of Property	120 Feet of alley 1,200 Square Feet of right-of-way
Current Zoning	N/A
Petition Date	08/12/2020

Request: To vacate that portion of South Martin Luther King Jr. Boulevard, Alley “B”, located between Charles Street Alley and Pershing Avenue, situated in the Fourth Ward, City of Hamilton, Ohio

Conditions of Approval:

- 1) The construction drawings for the proposed work, including site/engineering plans, shall be revised subject to any future requirements of the City Interdepartmental Review (IDR) Committee upon review.
- 2) A ten (10') feet wide electric easement shall be recorded, which includes the existing South Martin Luther King Jr. Boulevard, Alley “B” right-of-way beginning at the Charles Street Alley, extending South 120 feet.
- 3) That the City Council waive its right to a hearing before the Board of Revisions of Assessments because the petition for vacation has been submitted by the City of Hamilton.
- 4) That the City Council waive the requirement for an appraisal of the property to be vacated because the petition for vacation has been submitted by the City of Hamilton.
- 5) That the City Council waive the customary two-thirds payment of the appraised value of the vacated property because the petition for vacation has been submitted by the City of Hamilton.

Report continued on the next page



535 Maple Avenue, Conditional Use
Exhibit A - Location Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri Community Maps, 2014



Areas

Override 1

Site Address Points

535 Maple Avenue



535 Maple Avenue, Conditional Use
Exhibit B - Conditional Use Application

Planning | 2020

CONDITIONAL USE APPLICATION

Note: Staff correspondence pertaining to updates on your application, including reports and notifications, is conducted via email. Please be sure to include an email address for each of the contacts below. Staff is also able to notify additional individuals by providing their name and email address on a separate page titled "Additional Contacts" which should be included within your application.

PROPERTY ADDRESS: 535 MAPLE AVENUE, HAMILTON OH 45011

Property Owner: MIDWEST DEVELOPERS LLC

Owner's Mailing Address: 5047, OAKBROOK LANE, MASON OH 45040

Email Address: midwest.devllc@gmail.com Phone Number: 513-703-9888

Applicant's Name (if different from owner): FAISAL KHAN

Applicant's Mailing Address: 5047, OAKBROOK LANE, MASON OH 45040

Email Address: faisalmar@gmail.com Phone Number: 513-703-9888

Architect / Engineer: Local Contractors Registered with the City of Hamilton

Mailing Address: _____

Email Address: _____ Phone Number: _____

Previous Legal Use of Property: Residential Property

Date Previous Use Discontinued: 2015-2016

Proposed New Use of Property: Residential Property

PLEASE NOTE:

Incomplete applications or applications missing the required materials necessary to conduct a review will not be reviewed by staff nor will they be placed on the agenda to be heard by the Planning Commission until all required information has been submitted.

CERTIFICATION:

I certify that all of the information contained in this Application is complete, true, and accurate.

Applicant's Signature: [Signature] Date: 7/15/20

Property Owner's Signature: [Signature] Date: 7/15/20

For questions or more information, please contact Planning at 513 785-7350 | www.hamilton-city.org

Continued on the Next Page

Page 8 of 10

A 202691

City of Hamilton
Date: 8/6/2020
Acct: 32720
Name:
Receipt #: 01809365
Payment Total: \$200.00
City of Hamilton
Officers: HL111
Cashier: R. B. Chiles
8/6/2020 3:47:40
Credit Card Tendered: \$200.00

Conditional Use Review Criteria – 535 Maple Avenue, Hamilton, OH 45011

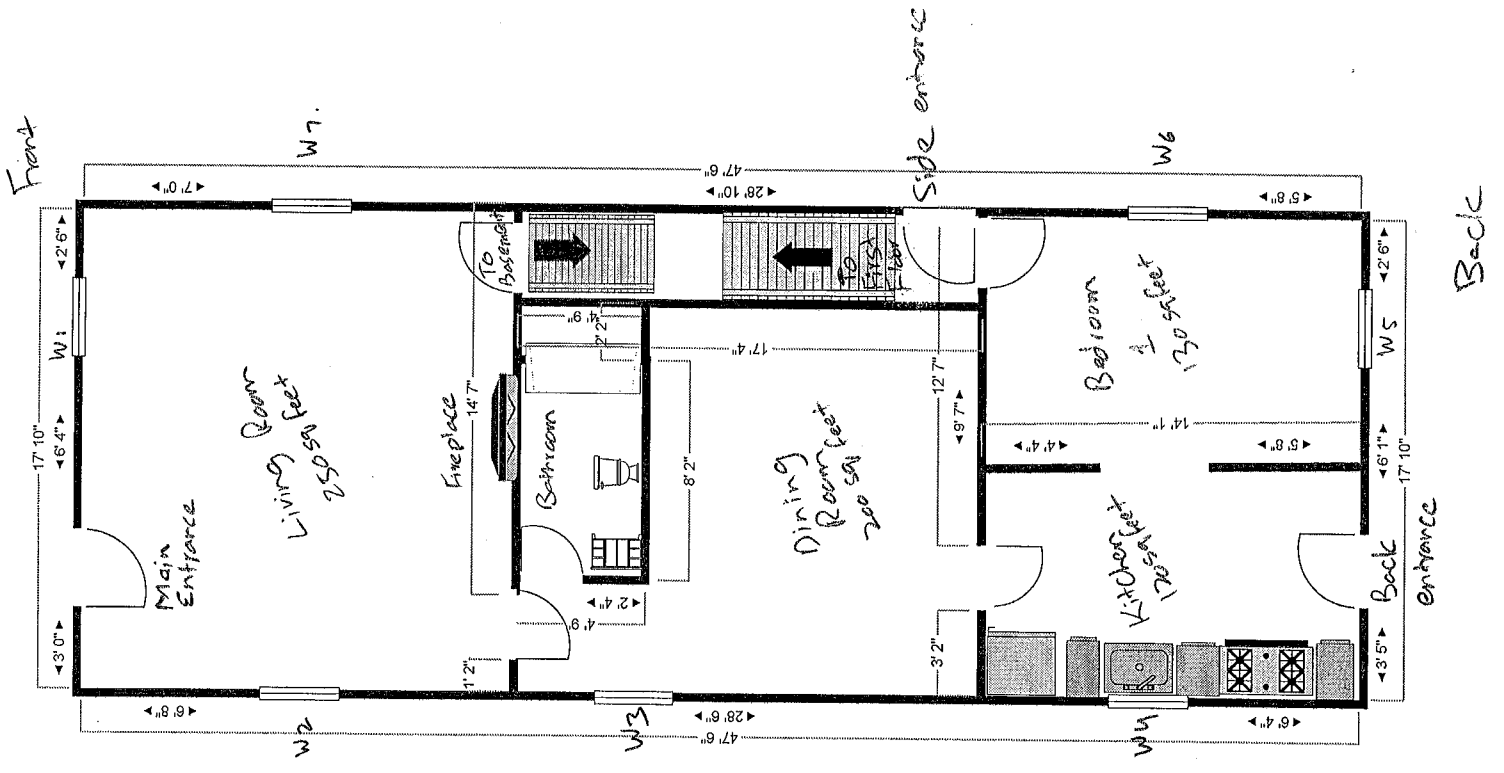
The proposed Conditional Use is consistent with the following General Standards:

1. This property is located in a district wherein residential properties are permitted. This house was being used as a residence before it was vacated and sold by the Butler County during the sheriff's sale. There are three houses (with families living in them) next to this property. There is also an occupied house right behind this property.
2. This residence after rehabilitation will help improve the outlook of the neighboring properties and will not adversely effect the appropriate use of the neighboring property.
3. The structure of this property will be harmonious with the existing character of the vicinity. This will be the most updated house in the immediate neighborhood.
4. This residence will be adequately served by essential public facilities and services. All of the residential services that this house had previously will be re-established and maintained.
5. The property will utilize the vehicular approach form the main road without interfering with traffic on surrounding streets.
6. All developmental standards will be maintained during the rehabilitation of this property. It will undergo serial inspections by the City of Hamilton building department.
7. The proposed conditional use will not be hazardous to or have a negative impact on the existing or future neighboring uses.
8. This property being used as a residence will not involve any activities that will be detrimental to the general welfare of the surrounding area.
9. This residence will not impede the normal and orderly development or improvement of the surrounding property.
10. This house being zoned as a residence will help improve the aesthetic outlook of the vicinity and is consistent with the goals of uplifting the City of Hamilton.

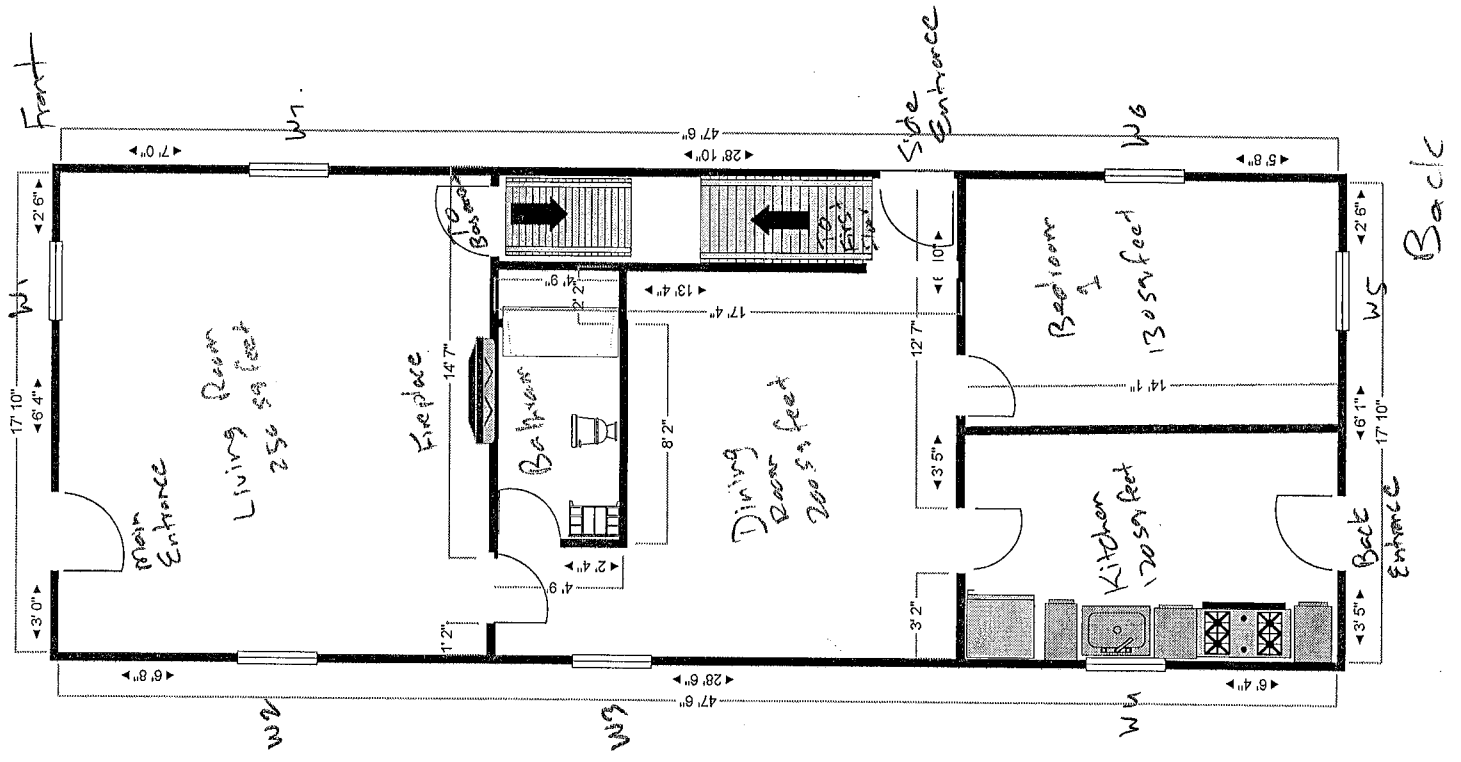
Exterior Renovations

- We will remove the current metal fence at the front of the property.
- We will install 3.5 feet high metal fence at the front property line
- We will remove the current wooden fence at the back of the property
- We will install 6 feet high wooden fence at the back property line
- The corner post at the front porch (close to the entry door) will be replaced with a new post
- The rest of the posts will receive fresh paint.
- The concrete pad on the back of the property will be repaired to make it even and plane.
- The roof over the back patio will be repaired

First Floor Current



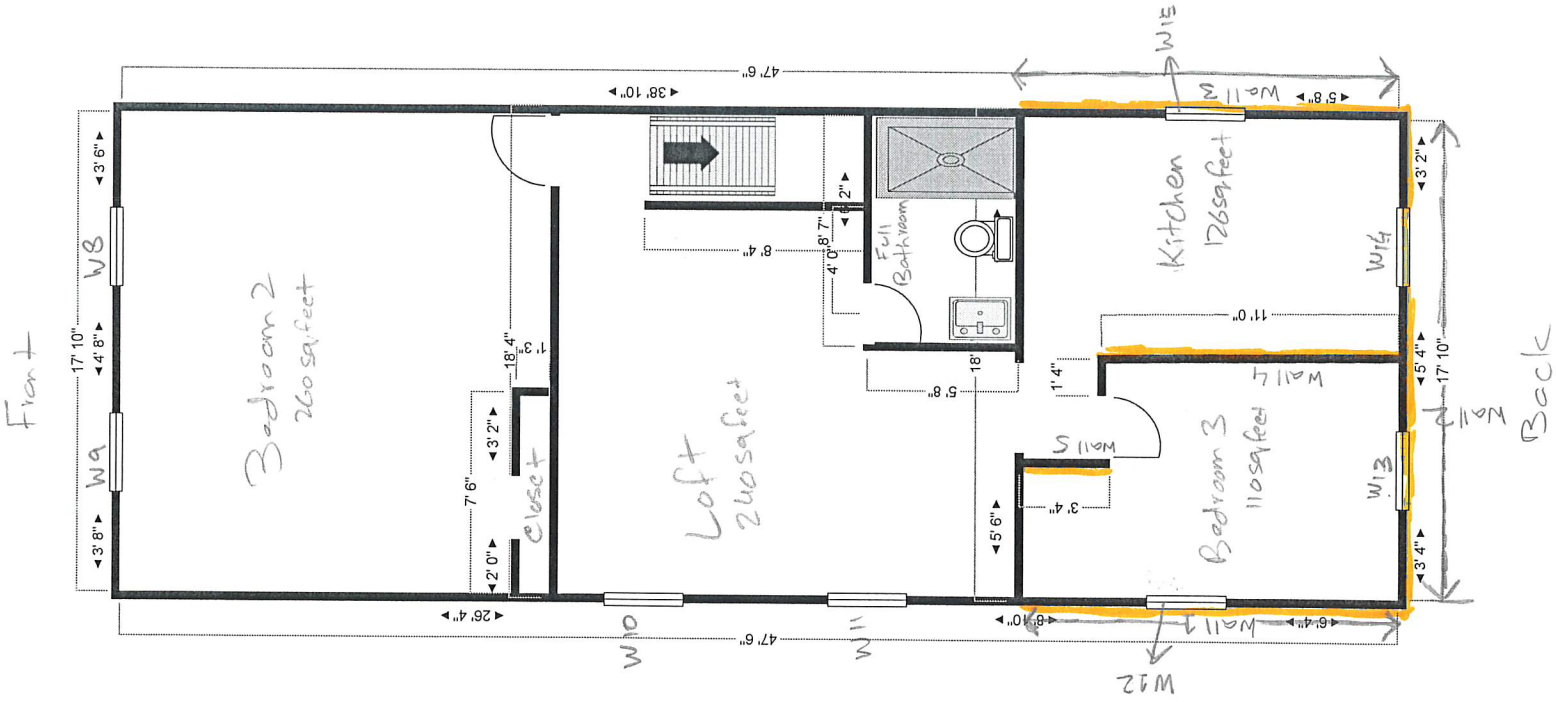
First Floor Proposed Renovation



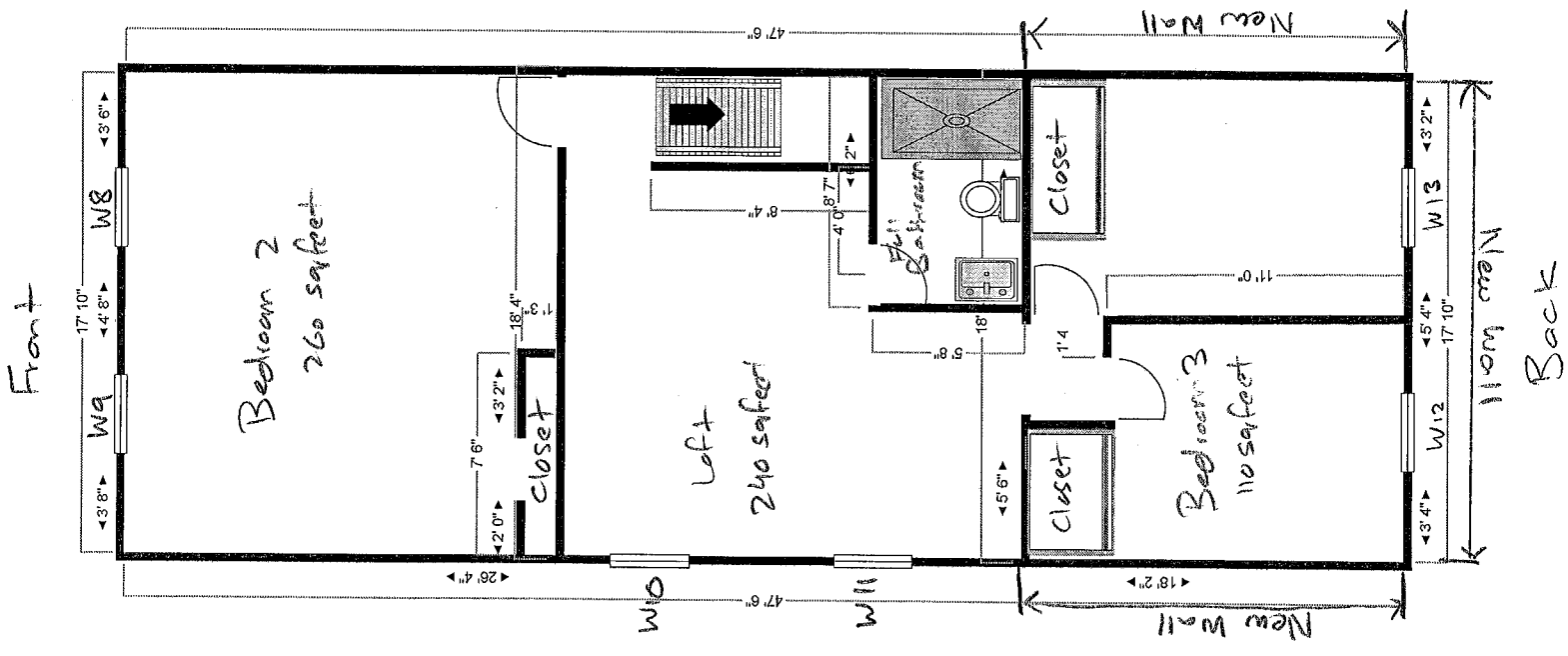
First Floor Renovation (Please compare “Current” and “Proposed Renovation” diagrams)

- Will close off the door currently between Bedroom 1 and stairs going up to second floor
- Will demolish the wall between the kitchen and Bedroom 1. This wall is only supporting the false ceiling above these two rooms. The false ceiling will also be demolished
- New wall will be built between Kitchen and Bedroom 1. This wall will not have any opening.
- Entry to bedroom 1 will be created through the dining room.
- Entry to the staircase going up to second floor will also be created through the dining room.
- The false ceilings in the dining room, kitchen and bedroom 1 will be demolished.
- New dry wall will be installed on the original ceilings of these rooms
- R13 insulation will be installed in the middle floor above these rooms
- The wall paper on the living room ceiling will be removed and any damaged area of ceiling will be repaired. The ceiling in the living room is the original ceiling
- Current drywall/plaster on all the walls on this floor will be removed
- New R15 (for 2x4 walls) or R21 (for 2x6 walls) will be installed in all exterior walls
- New dry wall will be installed on all the walls
- New pergo flooring will be installed in all rooms
- New bathtub with shower will be installed in the bathroom
- New toilet will be installed in the bathroom
- New vanity will be installed in the bathroom
- New cabinets will be installed in the kitchen
- New refrigerator and gas stove will be installed in the kitchen
- All 7 windows on this floor will be replaced with new windows
- All 3 entry doors (front, back and side) will be replaced

Second Floor
Current

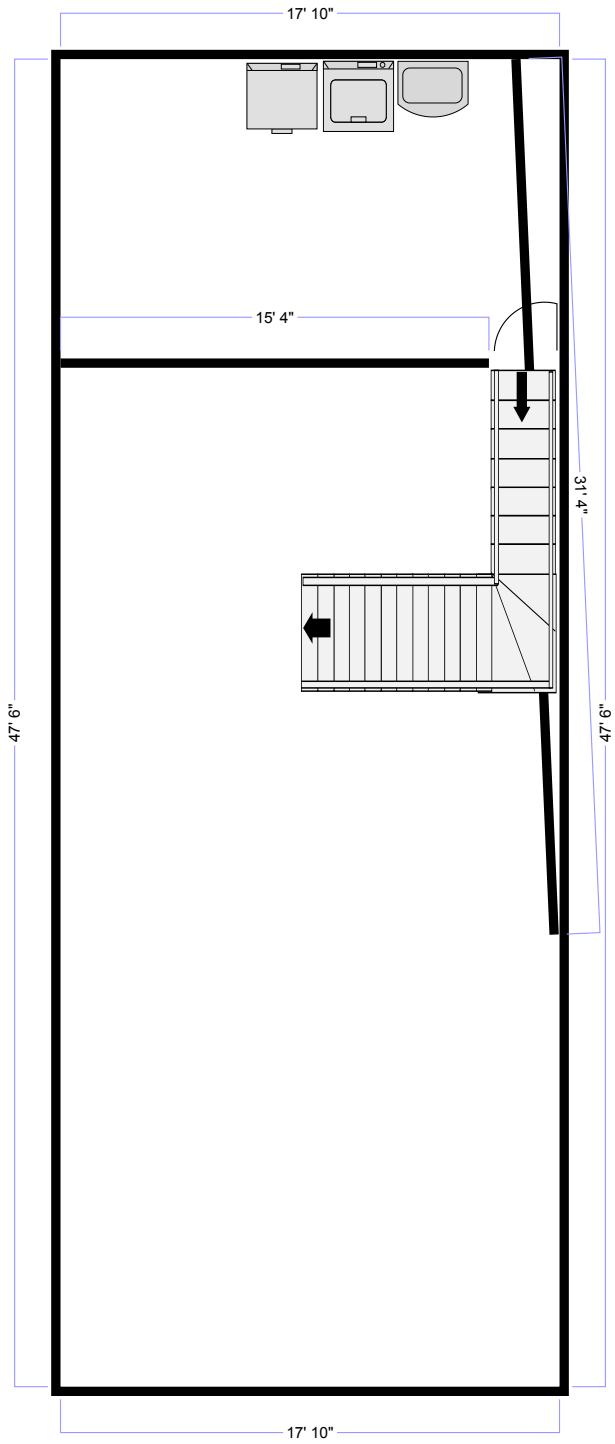


Second Floor
Proposed Renovation



Second Floor Renovation (Please compare “Current” and “Proposed Renovation” diagrams)

- Walls 1,2,3,4,5 (shown in orange color) will be demolished (burnt)
- Ceiling, roof and roof framing (joists, rafters) above Bedroom 3 and Kitchen will be removed.
- New framing for walls 1,2 and 3 will be installed, 2 x 6
- New framing for wall 4,5 will be installed, 2 x 4
- Kitchen will be converted to Bedroom 4
- New roof framing will be installed over bedrooms 3 and 4
 - Ceiling joists (2 x 6) 16 inches on the center; we anticipate replacing and installing a total of 12-15 joists which will run between the two exterior walls (wall1 and wall 3). No overlapping over the interior wall 4
 - Roof rafters (2 x 8) 24 inches on the center, we anticipate 10-12 on each side of the ridge board
 - Roof pitch 4:12
 - Ridge ventilation system
 - Asphalt shingles
 - Soffit and siding installation where new roof framing is being installed
 - R38 insulation between ceiling joists
- Kitchen will be converted to Bedroom 4. We will remove the gas line
- Windows 12 and 15 currently present in Bedroom 3 and kitchen, respectively, will be removed in the new framing
- Closet space will be created in bedrooms 3 and 4
- Current drywall/plaster on all the walls on this floor will be removed
- New R15 (for 2x4 walls) or R21 (for 2x6 walls) insulation will be installed in all exterior walls
- New dry wall will be installed on all the walls and ceilings
- New pergo flooring will be installed in all rooms
- New stand up shower will be installed in the bathroom
- New toilet will be installed in the bathroom
- New vanity will be installed in the bathroom
- All 6 windows on this floor will be replaced with new windows



Basement Renovations

- Currently sewer pipe is running through the stairs.
- A stair winder will be installed just above the point where pipe crosses through the staircase (see proposed renovation diagram) so that the pipe now passes just below the staircase.
- Washer and dryer will be installed in the basement under the staircase. Water drainage from the washer will be through a sump pump installed under a tray laundry sink and connected to the water drainage line for drainage (see attached diagram)

August 7, 2020

NOTICE OF PUBLIC HEARING

Attention Property Owner:

The City of Hamilton Planning Commission will hold a public hearing on **Thursday evening, August 20, 2020 at 6:00 P.M.** in the Council Chambers of the City Building located at 345 High Street, and via Zoom online webinar, at: <https://zoom.us/j/99601139722>. Webinar ID: 996 0113 9722.

The agenda for this hearing includes the following item:

- LOCATION:** 535 Maple Avenue (P6441019000067), Across from Hinkel's Body & Paint Shop, See map on the reverse side.
- APPLICANT:** Midwest Developers, LLC
- REQUEST:** The applicant is requesting a Conditional Use Certificate to allow the reoccupation of an existing vacant two-story structure as a Single Family Residence, on a property located in an I-1 (Limited Industrial) zoning district.

You are a property owner within 500 feet of the subject property and as such are required by statute to be notified of this public hearing.

An application for this project (revised site plan, images) as well as the Commission Bylaws are on file in our office and available for your review. These materials, in addition to future updates and reports completed by staff during the review process, can be found online at: <https://www.hamilton-oh.gov/planningcommission>

The Planning Commission Agenda containing the staff report, application, and site plans will be updated as we approach the date of the Planning Commission meeting: Agenda link - <https://tinyurl.com/pc08202020>.

Due to recent state mandates, the Planning Commission meeting shall be held remotely. Staff will hold the meeting through an online service and allow citizens to call into the meeting or access the meeting via website. We encourage you to access the meeting through the options below.

Call: 1 (929) 205-6099 and when prompted dial the Webinar ID: 996 0113 9722
Or use this website link to access the online meeting: <https://zoom.us/j/99601139722>.

If you have any questions or comments concerning this matter, please forward your comments in writing for presentation at the meeting, or, please contact the Planning Department via email at planning@hamilton-oh.gov or contact **Ed Wilson, AICP** or **Liz Hayden, Planning Director** of the City of Hamilton Planning Department at (513) 785-7350.

Sincerely

Edward Wilson III, AICP

Mr. Ed Wilson, AICP
Associate Planner II



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri Community Maps, 2014



Areas

Override 1

Site Address Points

535 Maple Avenue



535 Maple Avenue, Conditional Use
Exhibit E - Photos of Existing Conditions





535

NO TRESPASSING
PRIVATE PROPERTY

Aug 13, 2020 1:52:58 PM
Hamilton



NO
TRESPASSING
PRIVATE PROPERTY
VIOLATORS WILL BE
PROSECUTED

535



NO TRESPASSING
PRIVATE PROPERTY
VIOLATORS WILL BE PROSECUTED

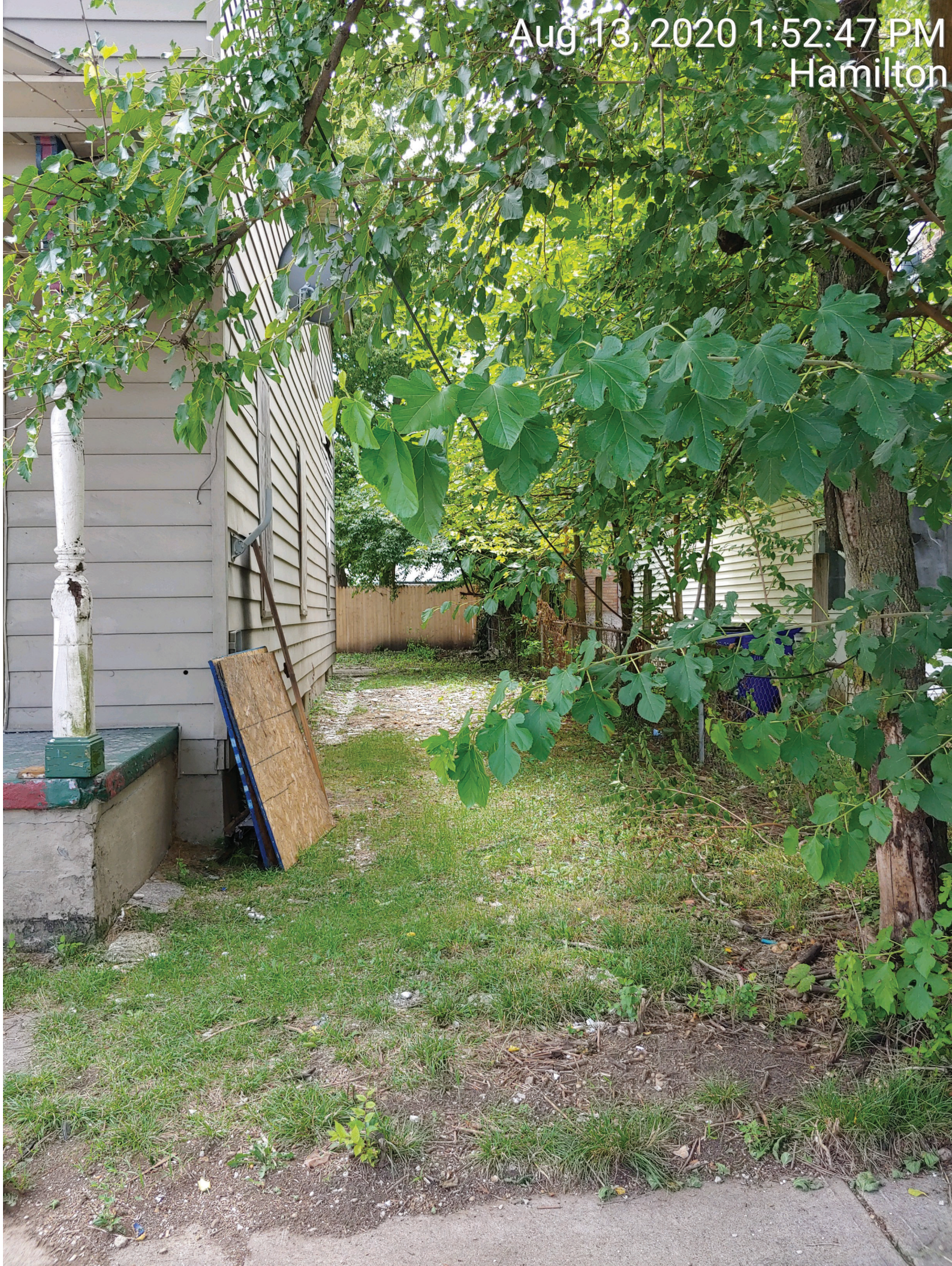
535

MAILBOX

CAUTION



Aug 13, 2020 1:52:47 PM
Hamilton



APPLICATION INFORMATION	
Applicant/Property Owner	Faisil Khan on behalf of Midwest Developers, LLC., Property Owner
Property Location	535 Maple Avenue
Size of Property	3049 Square Feet
Current Zoning	I-1 (Limited Industrial)
Proposed Request:	Conditional Use Certificate to allow the reoccupation of an existing vacant two-story structure as a Single-Family Residence on a property located in an I-1 (Limited Industrial) zoning district. One (1) variance request pertaining to off street parking requirements from Section 1137.28 of the Hamilton Zoning Ordinance.
Petition Date	August 20, 2020

Conditions of Approval:

The Staff recommendations to the Planning Commission are as listed below in the document. Additionally, Staff Recommended Conditions are also listed in Exhibit E as a separate summary document. (Please see Exhibit E for the conditions).

Request 1: Conditional Use Certificate for single-family residential in an existing two-story building, on property zoned I-1 (Limited Industrial).

Staff recommends that the Planning Commission take action to recommend to City Council that they approve the Conditional Use Certificate for 535 Maple Avenue, to allow reoccupation of an existing structure with Single-Family residential, subject to the following conditions:

1. Construction drawings and documents for the proposed improvements and work shall be revised subject to any current interdepartmental review comments and future review requirements of the City of Hamilton Interdepartmental Review.
2. The total amount of residential units at the building shall not exceed one (1) unit.
3. The Conditional Use and single-family residential use shall adhere to the City of Hamilton Zoning Ordinance regulations, including abiding by the HZO’s definition of a family, which states that the dwelling units shall not be rented to more than four (4) unrelated individuals at the same time.
4. The Conditional Use and subject property shall adhere to all applicable building, health, public safety, and fire code regulations. If issues are identified, the City shall work with the property owner to remedy issues. If issues are not resolved in a timely manner, the Conditional Use shall be revoked.

Report continued on the next page



5. No light glare from any light source on the property shall extend beyond the property lines.
6. The four (4) residential units permitted will not exceed the space identified on the plan. None of the area identified on the plan as commercial will be utilized as residential.
7. The basement shall not be used for residential units, per State of Ohio Building Code. The storage units will not be built as rooms as shown on the building plans.
8. The building owner will make sure that the sidewalk remains in good condition and will repair any damage that occurs during construction.

Request 2: Request for one (1) variance from Section 1137.28 of the Hamilton Zoning ordinance pertaining to relief from two (2) required off street parking spaces.

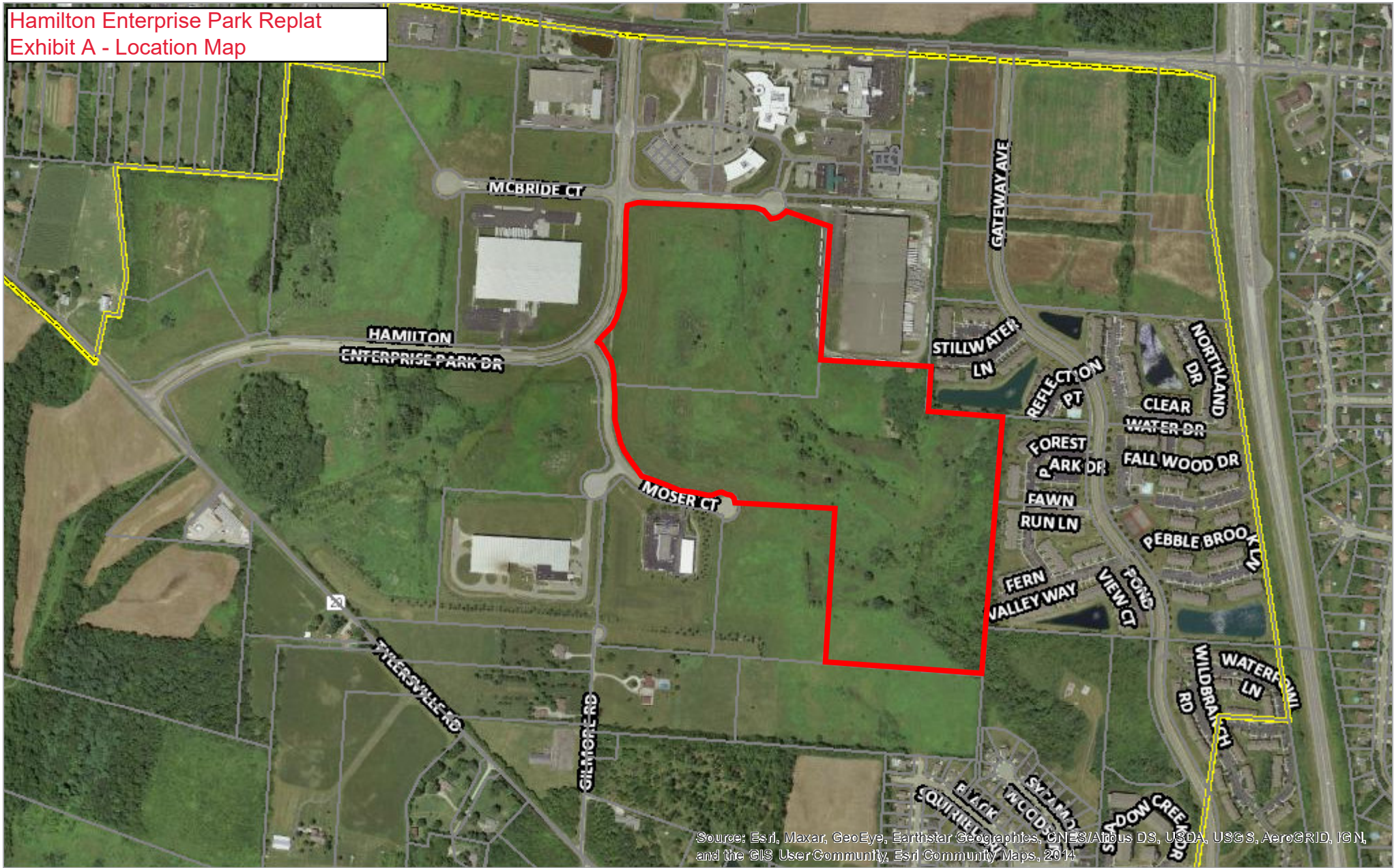
Staff recommends that the Planning Commission take action to recommend to City Council that they approve the variance request for 535 Maple Avenue, to grant relief from two (2) required parking spaces from Section 1137.28 spaces, subject to the following conditions:

1. That the requested variance complies with Section 1155.31.D

Report continued on the next page





Hamilton Enterprise Park Replat
Exhibit A - Location Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri Community Maps, 2014

2995 McBride Court



-  Owner Parcels
-  Municipal Boundaries



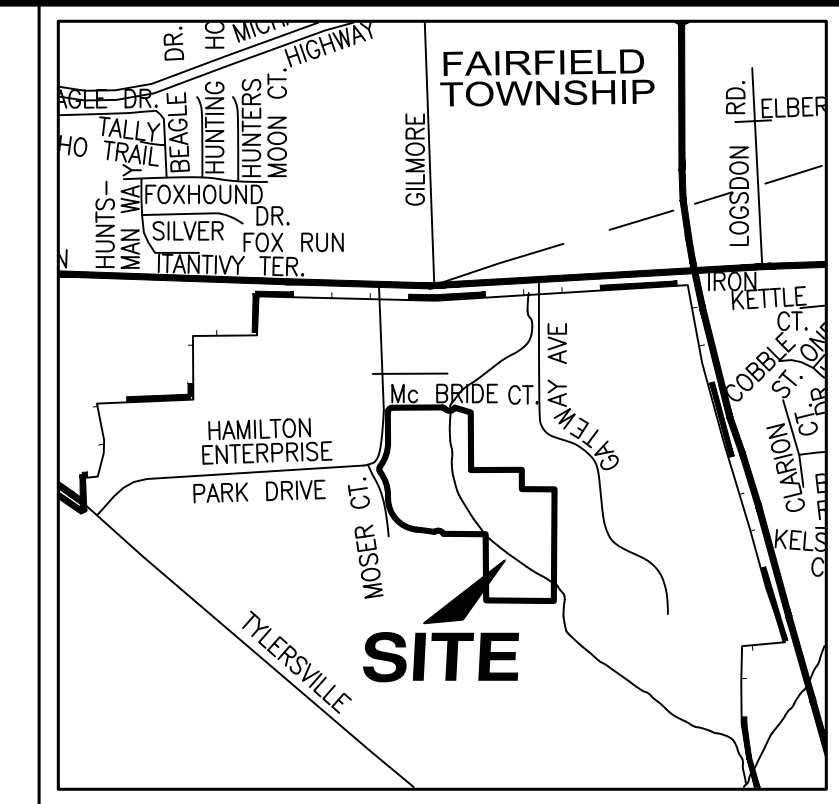
Hamilton Enterprise Replat Exhibit B - Plat of Survey

HAMILTON ENTERPRISE PARK PHASE 3

BEING A RE-PLAT OF PART OF LOT #30305 OF
HAMILTON ENTERPRISE PARK, PHASE ONE
PLAT ENVELOPE 3037, PAGE A - I AND
BEING ALL OF LOT #32175 OF
REPLAT PART LOT #30305 AND ENTIRE LOT 32166
AS RECORDED IN OFFICIAL RECORD 9228, PAGE 1697
BETWEEN THE MIAMIS, SECTIONS 24 & 30, TOWN 2, RANGE 2
SIXTH WARD, NORTH SIDE
CITY OF HAMILTON, BUTLER COUNTY, OHIO

OWNER
CITY OF HAMILTON
345 HIGH STREET
HAMILTON, OHIO 45011
(513) 785-7040

SURVEYOR
BAYER BECKER
6900 TYLERSVILLE ROAD
MASON, OH, 45040
(513) 336-6600



VICINITY MAP
(NOT TO SCALE)

DEDICATION STATEMENT:

KNOW ALL MEN BE THESE PRESENTS:

THAT THE UNDERSIGNED, BEING THE OWNER OF PART LOT #30503 OF HAMILTON ENTERPRISE PARK PHASE ONE (20,000 ACRES) AND ALL OF LOT 32175 (38.211 ACRES-DEED), LOCATED BETWEEN THE MIAMIS, SECTIONS 24 AND 30, TOWN 2, RANGE 2, SIXTH WARD, NORTH SIDE, CITY OF HAMILTON, BUTLER COUNTY, OHIO, DOES HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION, THE SAME TO BE KNOWN AS HAMILTON ENTERPRISE, PHASE 3, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE WAS ACQUIRED BY OFFICIAL RECORD 6072, PAGE 1919 AND OFFICIAL RECORD 9077, PAGE 1099 AND OFFICIAL RECORD _____ PAGE _____

OWNER: CITY OF HAMILTON

SIGNATURE: _____

PRINTED NAME AND TITLE: _____

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF: _____

COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2020, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CITY OF HAMILTON, AS REPRESENTED BY _____ ITS _____ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNATED AS "UTILITY EASEMENT" ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, AND OTHER PURPOSES FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATE ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR 4) CREATE A HAZARD.

FOR VALUABLE CONSIDERATION WE, THE UNDERSIGNED, DO HEREBY PERMANENTLY GRANT TO THE CITY OF HAMILTON, FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS AND SUCCESSORS AND ASSIGNS FOREVER, NON-EXCLUSIVE EASEMENTS AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENT" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF WATER, GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES INCLUDING THE INSTALLATION OF NECESSARY ATTACHMENTS THERETO, AND FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE AND UNDERGROUND STORM WATER AND SANITARY SEWER, PIPELINE STRUCTURES AND NECESSARY LATERAL CONNECTIONS.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF HAMILTON, FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

TYPICAL FIVE (5) FOOT PRIVATE DRAINAGE EASEMENT TO BE PROVIDED ON BOTH SIDES OF EVERY LOT LINE, INSIDE THE PLATTED AREA, NOT PRESENTLY LABELED WITH AN EASEMENT.

DRAINAGE EASEMENTS SHALL BE CONSIDERED "PRIVATE" UNLESS SPECIFICALLY IDENTIFIED AS "PUBLIC."

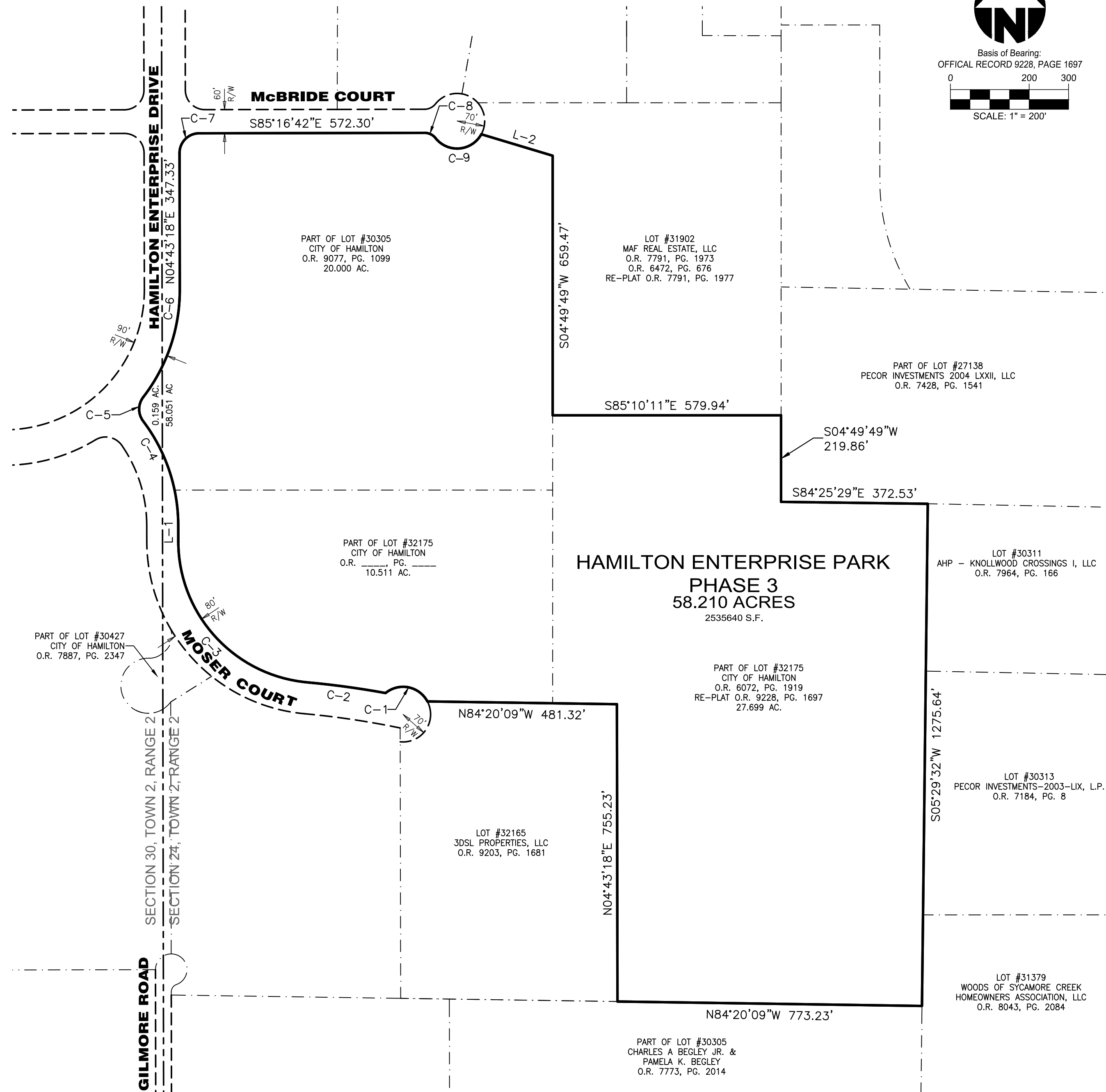
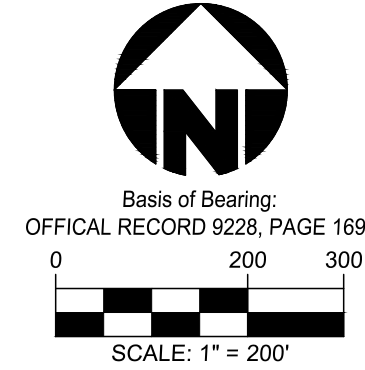
TRANSFER OF LOTS:

ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND ONLY ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT.

ANY FURTHER SPLITTING OF ANY LOT THAT RESULTS IN AN ADDITIONAL BUILDING SITE BEING CREATED SHALL BE BY REPLAT ONLY.

Curve	Delta	Radius	Length	Chord
C-1	101°09'22"	70.00'	123.59'	N73°48'02"W 108.15'
C-2	5°08'22"	2240.00'	200.93'	N77°24'04"W 200.86'
C-3	84°41'33"	360.00'	532.14'	N37°37'29"W 485.00'
C-4	37°01'41"	440.00'	284.36'	N13°47'33"W 279.43'
C-5	74°48'54"	50.00'	65.29'	N05°06'04"E 60.75'
C-6	37°47'13"	445.00'	293.48'	N23°36'54"E 288.19'
C-7	90°00'00"	50.00'	78.54'	N49°43'18"E 70.71'
C-8	51°37'18"	35.50'	31.98'	S59°28'03"E 30.91'
C-9	112°43'25"	70.00'	137.72'	N89°58'53"E 116.56'

Line	Direction	Distance
L-1	N04°43'18"E	41.08'
L-2	S68°26'16"E	189.27'



PARCEL NUMBER P646-057-000-063

DEED REFERENCE: OFFICIAL RECORD 9077, PAGE 1099 (PART LOT #30305)
ORIGINAL ACRES: 20.000 ACRES
HAMILTON ENTERPRISE, PHASE 3: 20.000 ACRES
REMAINING ACRES: 0.000 ACRES

PARCEL NUMBER P646-057-000-006

DEED REFERENCE: OFFICIAL RECORD 6072, PAGE 1919 (PART LOT #30305)
OFFICIAL RECORD 9228, PAGE 1697 (PART LOT #32175)
(LOT COMBINATION)

LOT COMBINATION ACRES: 27.699 ACRES
HAMILTON ENTERPRISE, PHASE 3: 27.699 ACRES
REMAINING ACRES: 0.000 ACRES

PARCEL NUMBER P646-057-000-_____

DEED REFERENCE: OFFICIAL RECORD _____, PAGE _____ (PART LOT (32175))
ORIGINAL ACRES: 10.511 ACRES
HAMILTON ENTERPRISE, PHASE 3: 10.511 ACRES
REMAINING ACRES: 0.000 ACRES

NOTES

- BASIS OF BEARING: OFFICIAL RECORD 9228, PAGE 1697.
- PRIOR DEED REFERENCE: OFFICIAL RECORD 6072, PAGE 1919 AND OFFICIAL RECORD _____, PAGE _____.
- LINE OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.
- ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
- CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.
- REFERENCES: OFFICIAL RECORD 8407, PAGE 2355
OFFICIAL RECORD 9203, PAGE 1679
OFFICIAL RECORD 7881, PAGE 801
PLAT ENVELOPE 3035, PAGES A-D
PLAT ENVELOPE 3101, PAGE A
PLAT ENVELOPE 3110, PAGES A
SURVEY VOLUME 32-9
SURVEY VOLUME 44-85
SURVEY VOLUME 50-182
SURVEY VOLUME 51-5
SURVEY VOLUME 51-116
SURVEY VOLUME 52-199
SURVEY VOLUME 58-200
SURVEY VOLUME 59-49
SURVEY VOLUME 59-54
SURVEY VOLUME 59-55
SURVEY VOLUME 60-53

PLATTING COMMISSIONER

THIS PLAT WAS APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF HAMILTON, OHIO THIS _____ DAY OF _____, 2020.

COMMISSIONER

PLANNING COMMISSION

ACCEPTED BY THE PLANNING COMMISSION, CITY OF HAMILTON, OHIO ON THIS _____ DAY OF _____, 2020.

PRESIDENT

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER _____ A.D., 2020.

TRANSFERRED _____ A.D., 2020.

AUDITOR, BUTLER COUNTY, OHIO _____ BY: _____ DEPUTY

BUTLER COUNTY RECORDER

FILED FOR RECORD _____ AT _____, A.D. 2020.

RECORDED _____ AT _____, A.D. 2020.

OFFICIAL RECORD _____ PAGES _____

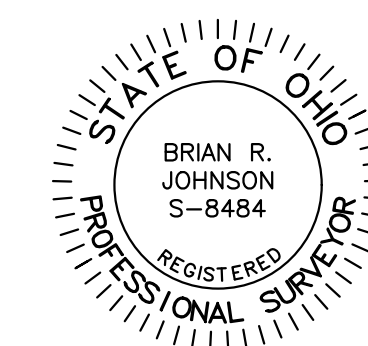
RECORDER, BUTLER COUNTY, OHIO _____ BY: _____ DEPUTY

FILE _____ FEE _____

SURVEYOR'S CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR "HAMILTON ENTERPRISE PARK, PHASE 3". MONUMENTS WILL BE SET AND THEIR LOCATION AND SIZE ARE CORRECT AS SHOWN ON THE PLAT, AND THAT THE CITY OF HAMILTON SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

BRIAN R. JOHNSON, P.S.
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO



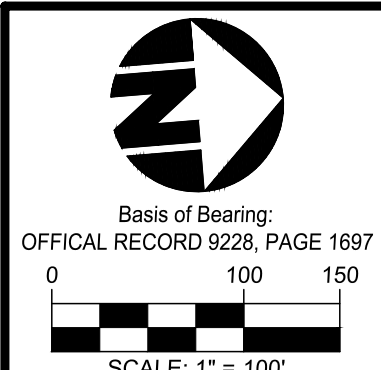
THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION OR DUPLICATION IN WHOLE OR IN PART MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.

Item	Revision	Description
1		

Drawing: 20-0093 TITLE
 Drawn by: DDS
 Checked by: BRJ
 Issue Date: 07-09-20
 Sheet: 1/2

bayer becker
 www.bayerbecker.com
 6900 Tylersville Road, Suite A
 Mason, OH 45040 - 513.336.6600

RE-PLAT
 HAMILTON ENTERPRISE PARK, PHASE 3
 BEING A RE-PLAT OF PART OF LOT #30305 OF
 HAMILTON ENTERPRISE PARK, PHASE ONE
 PLAT ENVELOPE 3037, PAGE A AND
 BEING ALL OF LOT #32175 OF
 REPLAT PART LOT #30305 AND ENTIRE LOT #32166
 AS RECORDED IN OFFICIAL RECORD 9228, PAGE 1697
 BETWEEN THE MIAMIS, SECTIONS 24 & 30, TOWN 2, RANGE 2
 SIXTH WARD, NORTH SIDE
 CITY OF HAMILTON, BUTLER COUNTY, OHIO



Basis of Bearing:
OFFICIAL RECORD 9228, PAGE 1697
0 100 150
SCALE: 1" = 100'

Line	Direction	Distance
EL-1	S79°58'28"E	167.83'
EL-2	S05°22'37"W	166.51'
EL-3	S01°45'47"W	220.58'
EL-4	S04°39'24"W	351.24'
EL-5	S54°29'37"E	119.33'
EL-6	S85°10'11"E	563.83'
EL-7	N04°49'49"E	254.68'
EL-8	S84°20'09"E	22.12'
EL-9	S85°16'37"E	400.47'
EL-10	S16°50'53"W	330.15'
EL-11	S05°40'32"W	187.15'
EL-12	S21°55'30"E	250.74'
EL-13	S02°11'55"E	226.93'
EL-14	S29°54'57"E	275.02'
EL-15	N88°31'22"E	216.15'
EL-16	N22°02'35"E	113.46'
EL-17	N13°17'08"W	152.04'
EL-18	N09°49'51"E	75.96'
EL-19	N24°59'12"W	149.37'
EL-20	N36°48'49"W	214.16'
EL-21	N04°25'52"E	327.51'
EL-22	N12°42'19"E	179.54'
EL-23	S85°10'11"E	15.04'
EL-24	N04°49'49"E	191.36'
EL-25	S15°49'33"W	533.56'
EL-26	S84°20'09"E	264.89'
EL-27	N84°20'09"W	105.20'
EL-28	S15°51'30"W	550.65'
EL-29	N04°49'03"E	189.92'
EL-30	N04°49'49"E	242.90'

Curve	Delta	Radius	Length	Chord
EC-1	84°09'55"	127.00'	186.56'	S37°53'30"E 170.23'
EC-2	85°21'05"	77.00'	114.70'	N37°17'55"W 104.39'
EC-3	3°38'50"	225.00'	14.19'	S03°34'12"W 14.19'
EC-4	27°23'14"	77.00'	36.81'	N15°27'24"E 36.46'
EC-5	24°45'22"	127.00'	54.87'	S16°46'20"W 54.45'
EC-6	57°10'49"	90.00'	89.82'	N44°59'41"W 86.14'
EC-7	39°11'18"	69.72'	47.69'	S53°10'08"E 46.76'

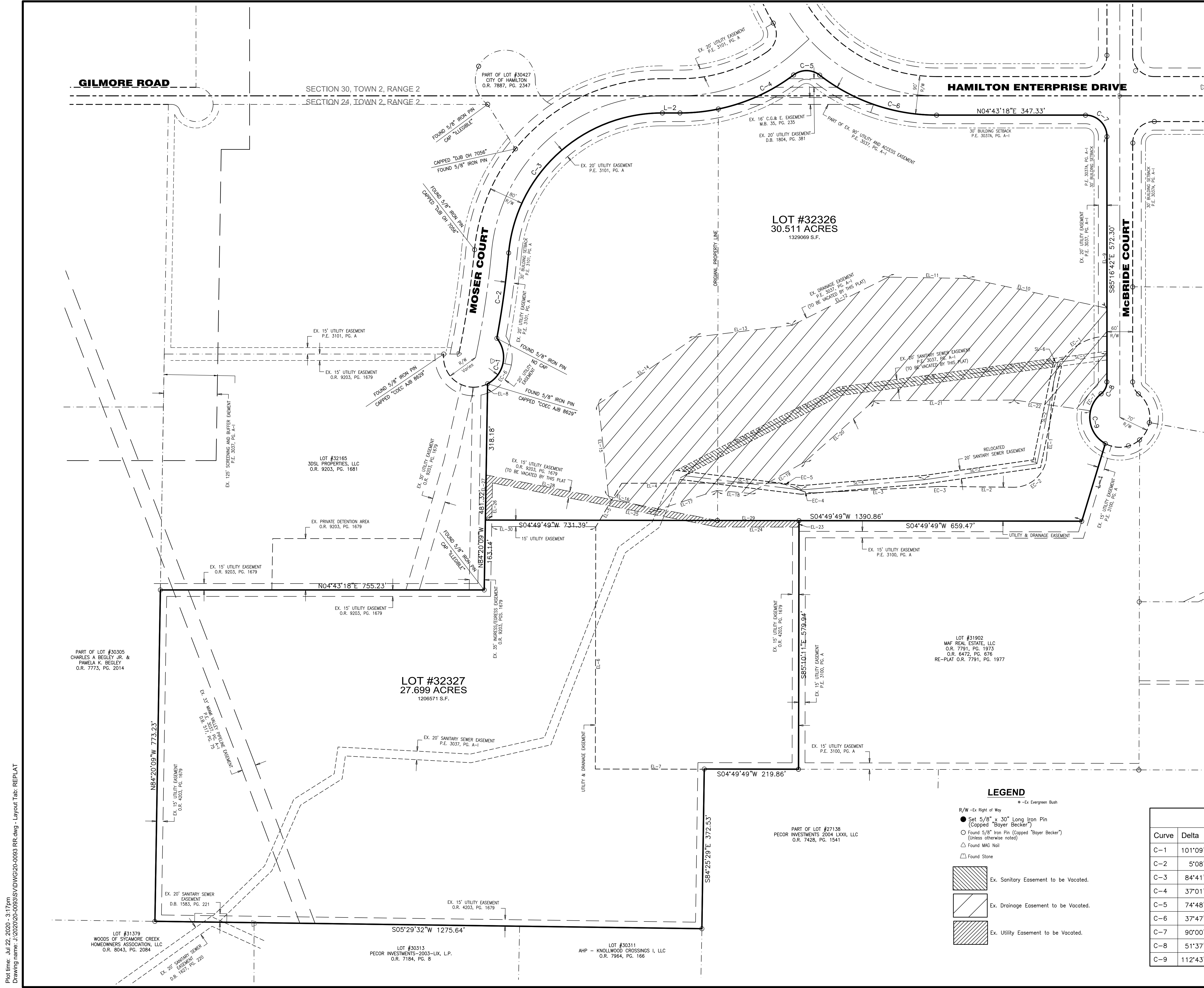
Line	Direction	Distance
SL-1	S02°52'48"E	116.67'
SL-2	S73°37'28"E	241.84'
SL-3	S03°24'00"E	265.29'
SL-4	S00°00'47"E	288.19'
SL-5	S11°40'04"W	274.44'
SL-6	N02°52'48"W	10.59'
SL-7	S02°52'48"E	153.98'
SL-8	S02°53'14"E	349.21'
SL-9	S22°13'24"E	217.24'
SL-10	S22°41'16"E	191.54'

Line	Direction	Distance
L-1	S68°26'16"E	189.27'
L-2	N04°43'18"E	41.08'

- LEGEND**
- R/W - Ex Right of Way
 - Set 5/8" x 30" Long Iron Pin (Capped "Boyer Becker")
 - Found 5/8" Iron Pin (Capped "Boyer Becker") (Unless otherwise noted)
 - △ Found MAG Nail
 - Found Stone
 - - Ex Evergreen Bush
 - ▨ Ex. Sanitary Easement to be Vacated.
 - ▧ Ex. Drainage Easement to be Vacated.
 - ▩ Ex. Utility Easement to be Vacated.

Curve	Delta	Radius	Length	Chord
C-1	101°09'28"	70.00'	123.59'	N73°48'02"W 108.15'
C-2	5°08'22"	2240.00'	200.93'	N77°24'04"W 200.86'
C-3	84°41'33"	360.00'	532.14'	N37°37'29"W 485.00'
C-4	37°01'41"	440.00'	284.36'	N13°47'33"W 279.43'
C-5	74°48'54"	50.00'	65.29'	N05°06'04"E 60.75'
C-6	37°47'13"	445.00'	293.48'	N23°36'54"E 288.19'
C-7	90°00'00"	50.00'	78.54'	N49°43'18"E 70.71'
C-8	51°37'18"	35.50'	31.98'	S59°28'03"E 30.91'
C-9	112°43'25"	70.00'	137.72'	N89°58'53"E 116.56'

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 Drawing: 20-0093 RR
 Drawn by: DDS
 Checked By: BRJ
 Issue Date: 07-22-20
 Sheet: 2/2
RE-PLAT
 HAMILTON ENTERPRISE PARK, PHASE 3
 BEING A RE-PLAT OF PART OF LOT #30305 OF
 HAMILTON ENTERPRISE PARK, PHASE ONE
 PLAT ENCLOSED TO BE RE-PLATED AND
 BEING ALL OF LOT #32175 OF
 REPLAT OF PART OF LOT #30305 AND ENTIRE LOT #32166
 AS RECORDED IN OFFICIAL RECORD 9228, PAGE 1697
 BETWEEN THE SIXTH WARD, NORTH SIDE
 CITY OF HAMILTON, BUTLER COUNTY, OHIO



Plot time: Jul 22, 2020 - 3:17pm
 Drawing name: J:\2020\20-0093\SSVDWG\20-0093.RR.dwg - Layout Tab: REPLAT