

Village of Yellow Springs  
 Quarterly Zoning/Code Enforcement Activity Report  
 Office of the Village Planner  
 Third Quarter, 2004  
 November 10, 2004

During the period 7/1/04 through 9/30/04 the following zoning permits were issued. They included 5 building additions and 1 new two-family dwelling, and are sorted by project type:

Zoning Permit Activity  
 3rd Quarter 2004

Date	Permit #	Owner	Adr. #	Street	Project
7/12/2004	200447	Davis	655	Paxson	Accessory
8/30/2004	200457	Bowers/Hull	1150	Xenia	Accessory
7/2/2004	200445	DeRidder	955	High	Addition
7/6/2004	200446	Duffee-Salazar	326	Phillips	Addition
8/9/2004	200452	Shuler	329	Whitehall	Addition
8/30/2004	200456	Kristensen	140	Miami	Addition
9/7/2004	200459	Roe	1016	Livermore	Addition
8/9/2004	200453	Edwards	305	Stafford	Deck
8/2/2004	200449	Miyazaki	211	Center College	Fence
8/26/2004	200454	Freeze, LLC	101	Walnut	Fence
9/7/2004	200458	Perkins	633	Robinwood	Fence
8/3/2004	200450	Rike	265	Northwood	Patio
8/4/2004	200451	Phillips	257	Xenia	Sign
8/26/2004	200455	Westbanco	50	Kahoe	Sign
7/29/2004	200448	Friends Health Care Assoc.	6 & 8	Aspen	Two Family Dwelling

There were no Board of Zoning Appeals meetings during the quarter.

There were no Conditional Use or Site Plan Review applications reviewed by the Planning Commission this quarter. The following public hearings were held:

July 12

- Sexually Oriented Business, proposed zoning regulation

September 13

- Rezoning request from Antioch University to change 1120 Corry Street from Educational Institution to Residence A

Enforcement Activities:

- Sent 21 letters to owners of properties contiguous to vacant parcel where dumping had occurred.
- Sent nine notices to property owners to clear obstructed rights-of-way.
- Sent two notices to property owners requesting attention to mowing grass or weeds.

- Sent 30 notices to property owners to clear accumulations of brush and tree waste.
- Assisted in research concerning current annexation and zoning change request issues.
- Attended presentation in Dayton by national research team concerned with rehabilitation of existing properties as an alternative to both decay and sprawl.
- Accompanied two wheelchair-assisted villagers on separate walking tours of the Village in order to inspect accessibility problems.
  - Began inventory of sidewalks and curb cuts, intended to identify and prioritize needed improvements in sidewalks, curbs, crosswalks and access to both public and commercial properties.
  - Working with revived Accessibility Committee to set priorities and action plans.
- Continued to serve as Village contact for ongoing administration of enforcement of nuisance ordinance. Since July 1:
  - Two more houses have been demolished, one by a contractor, the other in a “controlled burn” exercise by Miami Township Fire and Rescue.
  - Five houses continue to receive repairs
  - One is complete and has been declared “in compliance” with GCCHD abatement order.
  - Another property’s sale is pending; sale agent has been advised of standing abatement order. New owners will be so advised when sale is complete.
  - Advancing with legal process for forced demolition of one house, having been unable to elicit response from owner.
- Established working relationship with GCCHD staff with regular phone contact and several meetings; intent is to coordinate and complement each other’s actions.
- Assisted Police Department in driveway dispute.
- Assisted Police Department and Mayor’s Court on noise complaint at Antioch College.
- Assisted Police Department on several junk vehicle cases.