From:	James Fox
To:	Zeb Acuff; Tammy@finneylawfirm.com
Cc:	Eric Pottenger; isaac@finneylawfirm.com; mellis@mellisassoc.com
Subject:	Re: Skyline Chili - Ross Township
Date:	Wednesday, August 02, 2017 7:30:53 AM
Attachments:	IMAGE.png IMAGE.png IMAGE.png

Tammy,

No sidewalk will be required for this site.

Jim Fox, CFM
Zoning and Floodplain Manager
Butler County Department of Development. Building and Zoning Division
130 High Street
Hamilton Ohio 45044
(513) 887-3608 Phone
(513) 887-5664 Fax
foxjm@butlercountyohio.org

>>> Zeb Acuff 8/1/2017 5:04 PM >>>
Tammy,

Please send me a letter describing the change in the request, as well as a map indicating the new extent of the area to be rezoned.

I will defer to Jim Fox regarding sidewalks. I'm not sure whether he would be open to a simple waiver or whether a variance would be required.

Cross-access will not be required under the zoning resolution, as we do not consider the church to be an adjoining business use. The County Engineer may require at least a cross-access easement as part of their access management standards. A revised staff report is attached.

Contact Eric Pottenger for additional information on the Herman Road easement. I do not have a copy of it.

Zeb

Peter Z. "Zeb" Acuff, AICP
Planning Administrator
Butler County Department of Development
130 High Street, 6th Floor
Hamilton OH 45011
(p) 513-887-3411
(e) acuffpz@butlercountyohio.org

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>>> Tammy Wilson <Tammy@finneylawfirm.com> 8/1/2017 12:11 PM >>>
Zeb:

As you are aware, we have recorded the Deed for the split of the .591 parcel. Therefore, do we need to submit any documentation for the zone change request to be considered on this .591 parcel and not the entire parcel owned by the Church?

Also, could you please confirm the following:

<!--[if !supportLists]-->1. That sidewalks will not be required since there are no existing sidewalks.

<!--[if !supportLists]-->2. That no cross-access is required. Please revise the list of requirements you provided to us, indicating that any questions relative to the cross-access should be directed to Jim Fox.

Could you please forward to us a copy of the existing easement for the portion of the Ross Limited Partnership property that includes a portion of Herman Road, as our title examination did not show an easement.

Please let us know if you have any questions.

Thank you.

Tammy C. Wilson, Paralegal
FINNEY LAW FIRM, LLC
4270 Ivy Pointe Boulevard, Suite 225
Cincinnati, Ohio 45245
513.943.6663 (o)

513.943.6669 (f)
Tammy@FinneyLawFirm.Com

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