

Village of Greenfield

300 Jefferson Street

P. O. Box 300

Greenfield, Ohio 45123

June 20, 2017

Debbie Mitchell
Closing Paralegal
Spirit Realty Capital, Inc.
2727 N. Harwood Street, Suite 300
Dallas, Texas 75201

RE: ZONING COMPLIANCE VERIFICATION

Subject Property: 1300 Jefferson Street Greenfield, OH 45123	Parcel: 27-14-001-138.00 & 27-03-000-024.01
--	---

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. **The current zoning classification for the subject property is:** COMMERCIAL

2. **Adjacent property zoning designations:**

North: COMMERCIAL

South: GREENFIELD CORPORATION LIMIT

East: COMMERCIAL

West: COMMERCIAL

3. **According to the zoning ordinances and regulations for this district, the current use of the subject property is a:**

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit Copy Attached Copy Not Available (see comment)
- Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- Non-Permitted Use

Comment: _____

4. **To the best of our knowledge, the subject structure(s) was developed:**

- in accordance with Current Zoning Code Requirements and is
 - Legal Conforming
 - Non-conforming (see comments)
- in accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-conforming to current zoning requirements.
- Prior to the adoption of the Zoning Code and is Grandfathered/Legal Non-conforming to current zoning requirements.
- in accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

5. Zoning Code:

- The current municipal zoning code/ordinance is online at: www.greenfieldohio.net **click News & Notices tab, scroll down and click on GREENFIELD ORDINANCES**
- A copy of the zoning code may be purchased for \$_____
- Applicable code pages are attached to this letter including: permitted uses, height/setback/bulk requirements, minimum parking requirements, right to rebuild in the case of damage or destruction to nonconforming structure, and definitions.

6. Zoning Map:

- The current municipal zoning map is online at:_____
- A copy of the zoning map may be purchased for \$_____.
- Zoning map or applicable map portion is attached to this letter.

7. Information regarding variances, special permits/exceptions, ordinances or conditions:

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- The following apply to the subject property (see comments):
- Variance - Documentation attached or is otherwise, no longer available (see comment)
 - Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
 - Ordinance Documentation attached or is otherwise, no longer available (see comment)
 - Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

8. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements. Please see section _____ of the current zoning code/ordinance for details.

9. Code Violations Information:

- There do NOT appear to be any outstanding/open zoning, building, or fire code violations that apply to the subject property.
- The following outstanding/open zoning / building / fire code violations apply to the subject property.

Comment: _____

10. Certificate of Occupancy, status:

- A valid Certificate of Occupancy has been issued for the subject property and is attached.
- Certificates of Occupancy have been issued and are in effect for all buildings and, if required, for all units at the Property; however, we are unable to locate a copy in our records. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property.
- Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property. A Certificate of Occupancy will only be required for new construction.
- A Certificate of Occupancy is not required for the subject property.

Comment: **Certificate of Occupancy not required by local government; however, you may want to contact the State of Ohio Board of Building Standards to see if one is on file.**

11. Site Plan Information:

- The subject property was not subject to a site plan approval process.
- The subject property was subject to site plan approval; a copy of the approved site plan is attached.
- The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.
- An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
- Other, (as noted here): **Village of Greenfield does not contain a site plan process**

12. Subdivision requirements; based on our records, the project:


- Complies with, or is otherwise exempt from, applicable Subdivision requirements.
- Does not comply with, nor is exempt from Subdivision regulations.

Comment: _____

13. The current parking requirements for the subject property/project are:

- Total Parking Spaces required (# Regular _____, # Handicapped _____).
- Parking Spaces for each _____ sq. feet of _____ area.
- Parking Spaces, other (describe): **Village of Greenfield has no local code requirements; check state code, if applicable.**

This information was researched on June 20, 2017, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

By: _____ 

Printed Name: Ron Coffey

Title: City Manager

Department: Office of City Manager

Phone: (937) 981-3500

CHAPTER 1307

Commercial, Business and Industrial Buildings

EDITOR'S NOTE: There are no sections in Chapter 1307. Pursuant to Ordinance 714, passed on July 21, 1955, all commercial, business and industrial buildings over 800 square feet are subject to State Building Code requirements and must be approved by the proper State officials. However, the applicant still must secure a building permit from the Building Inspector before commencing construction within the City pursuant to Ordinance 16-76, passed on June 2, 1976.

CROSS REFERENCES

Authority to regulate building erection - see Ohio R.C. 715.26, 737.28
Ohio Basic Building Code - see OAC 4101:2
One, Two and Three-Family Dwellings - see BLDG. Ch. 1303
Permits and fees - see BLDG. Ch. 1311
Construction in flood hazard areas - see BLDG. 1315.01

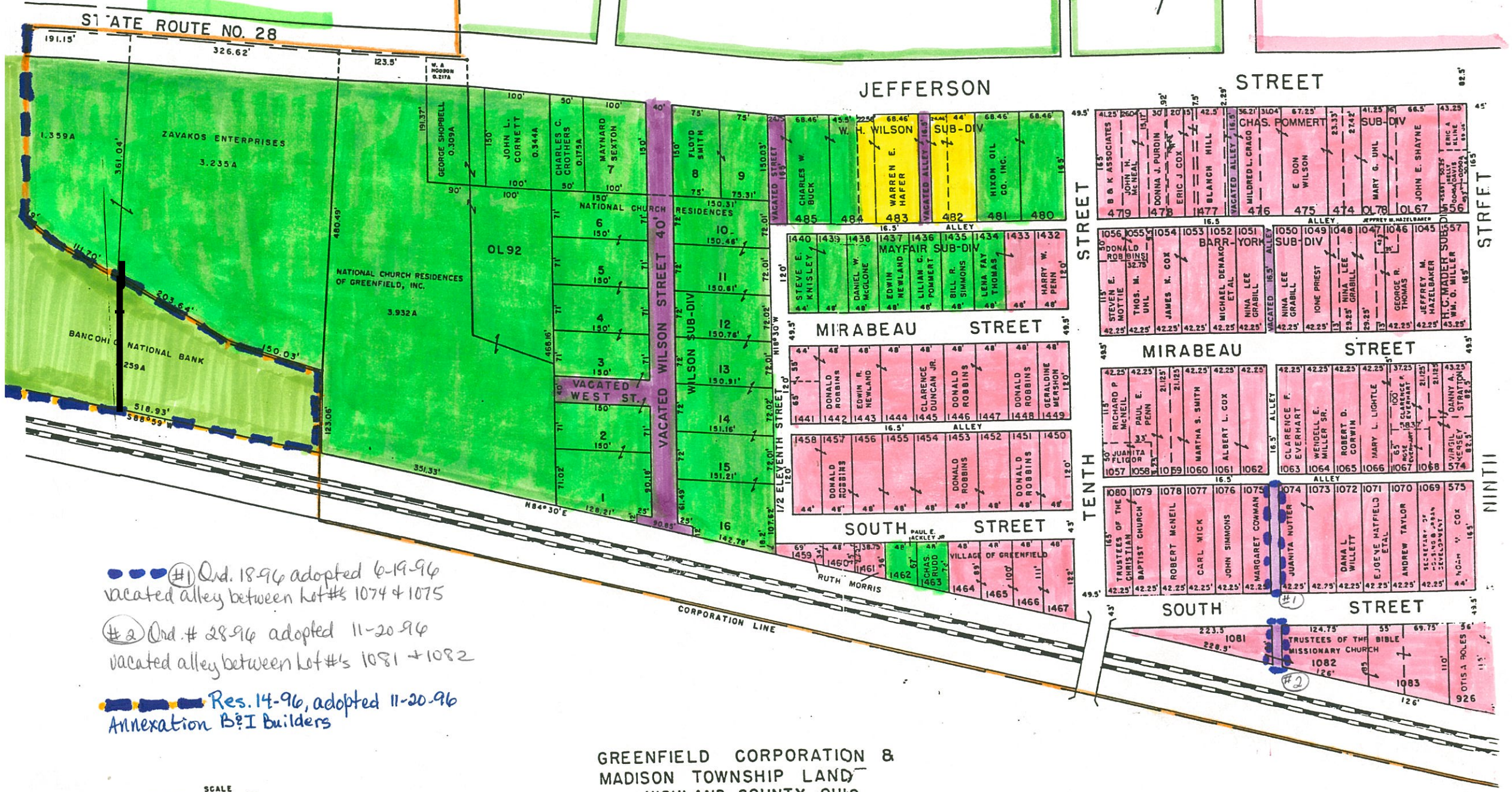
ZONING MAP COLOR CHART

Residential.....red=pink
Commercial.....black=green
Industrial.....yellow
Vacated streets & alley ways.....purple
Corporation line.....orange
Annexation.....blue dash
Undeveloped streets & alley ways...light blue

Property location: 1300 Jefferson St., Greenfield, OH =



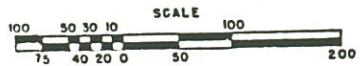
1300 Jefferson Street
Greenfield, OH 45123



●●●●● #1 Ord. 18-96 adopted 6-19-96
vacated alley between lot #s 1074 & 1075

#2 Ord. # 28-96 adopted 11-20-96
vacated alley between lot #'s 1081 + 1082

●●●●● Res. 14-96, adopted 11-20-96
Annexation B&I Builders



GREENFIELD CORPORATION &
MADISON TOWNSHIP LAND
HIGHLAND COUNTY, OHIO
R. LOWELL MC CARTY
HIGHLAND COUNTY ENGINEER

6-11-71

14