



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board

Date: 3/11/25

To: The City Commission

From: City Planning Board

Subject: CPB Rezoning 25-Z-03

Request: The applicant is requesting to rezone 317 N Belmont (parcels 3400700029427025 and -026) from RS-5, Low Density Single-Family Residence District to CN-2, Neighborhood Commercial District for CNC machine shop, light manufacturing, small parts and

The following motion was made at the regular City Planning Board meeting on 3/10/25

Motion by Mr. Hunter to recommend approval of applicant's request to rezone 317 N Belmont was seconded by Mr. Kane.

YEAS: Mr. Kane, Mr. Hunter, Mr. Wear, Mr. Spencer, Ms. Whitacre, Mr. Soles

NAYS: None.

ABSTAIN: None.

Motion Motion Approved.

Vaidehe Agwan
City Planner
City of Springfield, Ohio

Attachments: Staff Report
Application and Attachments

Copy: City Manager's Office

STAFF REPORT

TO: City Planning Board

DATE: March 6, 2025

PREPARED BY: Vaidehe Agwan

SUBJECT: Rezoning 25-Z-03

GENERAL INFORMATION:

Applicant: Felix M Guerra Jr., 5478 US RT 36, Greenville, Ohio.

Owner: Stephen Levitt, 1125 N Bird Rd, Springfield, Ohio
Adam Cassada, 307 Ardmore Rd., Springfield, Ohio

Requested Action: Applicant is requesting to rezone property from RS-5 Low-Density, Single Family Residence District to CN-2 Neighborhood Commercial District for the purpose of establishing CNC Machine Shop.

Location and acreage: 317 N Belmont- parcels 3400700029427025 and -026 being 0.147 and 0.147 acres respectively.

Land Use and Zoning: RS-5 Low-Density, Single Family Residence District., vacant.

Surrounding Land Use and Zoning: North: RS-5 Low-Density, Single Family Residence District.
South: RS-5 Low-Density, Single Family Residence District.
East: RS-5 Low-Density, Single Family Residence District.
West: RS-5 Low-Density, Single Family Residence District.

Applicable Regulations: S.C.O. Chapter 1107 and 1113

File Date: February 13, 2025

Background:

The applicant wishes to rezone property at 317 N Belmont, which spans across 2 parcels

STAFF REPORT

(3400700029427025 and -026) from RS-5 to CN-2. The applicant wishes to reutilize existing site and building for light manufacturing and production use, a CNC machine shop- light manufacturing, small parts and assembly.

Clark County property records show the property was developed in 1906 as auto parts shop and later expanded in 1945. The shop was open in 2013 as auto engine parts and was sold to current owner in 2018. The property is currently vacant and the parking lot was being used as extra parking for nearby restaurant. There is no record of certificate of occupancy on file.

Analysis:

The current structure on property was built for auto parts shop and warehouse. As the structure was vacant for over a year, it has lost its legal non-conformity to be used as an auto parts store and warehouse. The current zoning district RS-5 only allows for less intensive residential uses. The proposed CN-2 District permits the proposed use of light manufacturing and assembly as a conditional use. The intent of CN-2 District is to serve as a mixed-use transitional area between high intensity central business district uses and residential uses.

The Clark County Comprehensive plan shows the future character area as "Traditional Neighborhood, Low Intensity" and does not envision area to be used for light manufacturing uses. A zoning map record from 1998, shows the subject parcels and this area to be zoned R1-C, Single Family residence district.

N Belmont Ave is classified as 60' wide collector public right of way by the Clark County Thoroughfare Plan. There is a 16' wide public alley to the West of subject parcels. It will be owner's or any agent of owner's responsibility to locate any public utilities or easements prior to making alterations to the structure or site.

Returned reports from City Staff:

City Manager's Office: Recommends approval.

City Service Department: Recommends approval.

City Fire Department: Recommends approval.

City Building Regulations Division: Recommends approval.

City Code Enforcement Division: Recommend denial.

1. This area is primarily residential.
2. Concerns with added traffic flow to the neighborhood and issues with parking.
3. Limited parking is available on this parcel, and residential streets do not have enough room to

STAFF REPORT

accommodate additional parking.

City Police Department: Recommends approval.

City Planning/ Zoning Division: Recommends denial.

1. The zoning map of 1998 shows area was primarily for residential uses.
2. The County Comprehensive Plan does not envision this area to be for light manufacturing uses. A small scale retail, office, civic or multifamily use is recommended for this area.
3. The property is surrounded by residential zones and uses and a few small scale home businesses and retail/restaurant uses.
4. The proposed district does not meet the intent of serving as a mixed-use transitional area between high intensity central business district uses and residential uses, as it does not compliment surroundings and will be considered spot zoning.
5. If the rezoning is approved by city commission, the proposed use of light manufacturing, small parts and assembly will be subject to Board of Zoning Appeals approvals under *Chapter 1113.04 (l) Manufacture, compounding, processing, treatment assembling of articles or components from previously prepared materials such as, but not limited to, bone, canvas, cellophane, cement, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather (except a tannery), metal, paper, plastics, precious or semi-precious metals or stones, rubber, shells, textiles, tobacco, wax, wire, wood (except logging camps, sawmills, and planing mills), and yarns.*

Staff recommendation:

Overall staff recommendation is denial of applicant's request to rezone parcels 3400700029427025 and -026 at 317 N Belmont from RS-5 to CN-2.

Attachments:

1. Vicinity map
2. Staff comments and neighbor's address sheet for public notice
3. Application and Attachments



Case #25-Z-03 Rezoning of 317 NBelmont.

Existing zoning



[illegible][illegible]

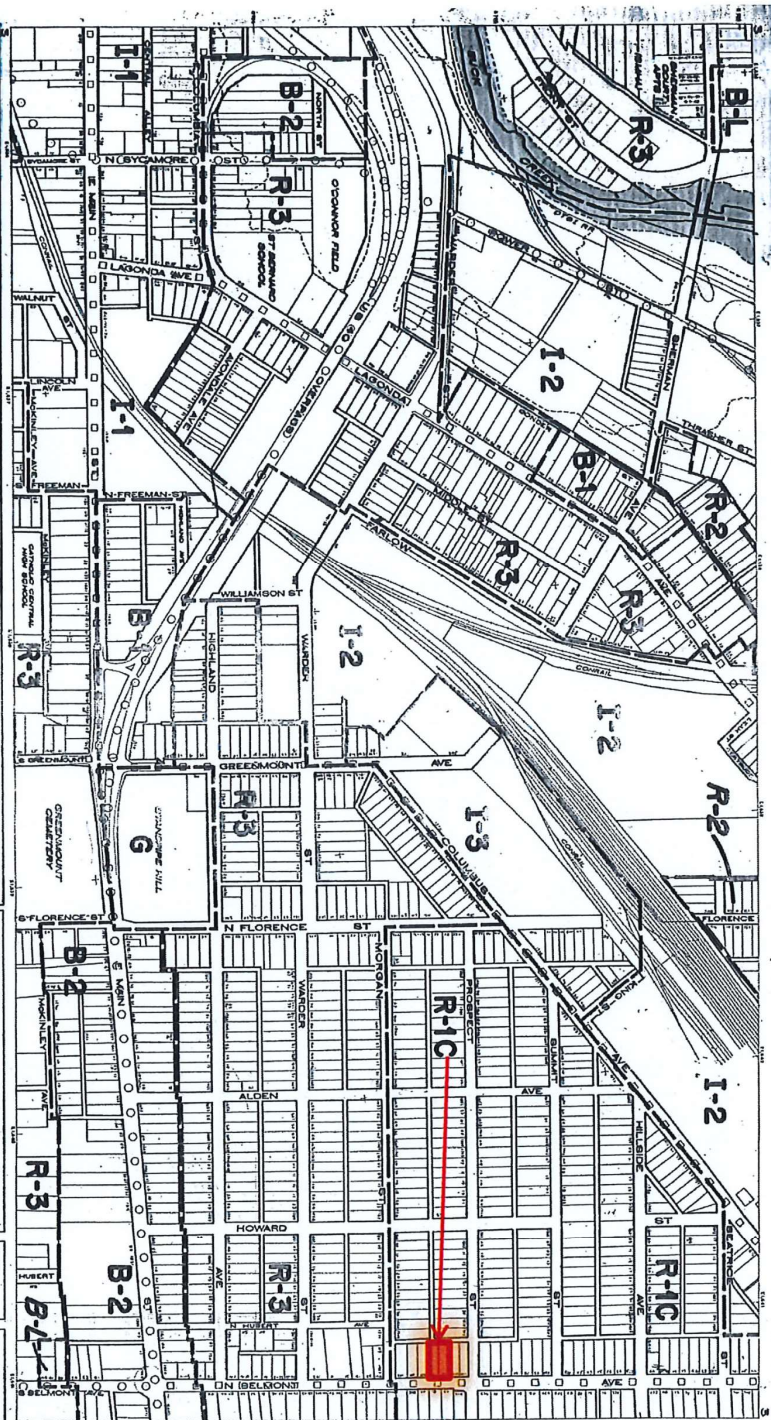
CRIMINAL CHARGES
SEPTEMBER
1976
REVISION
MAY
1988
DATE OF PRINT
MAY 20 1988

11	12	13
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1	4	15

SHEET

Z3

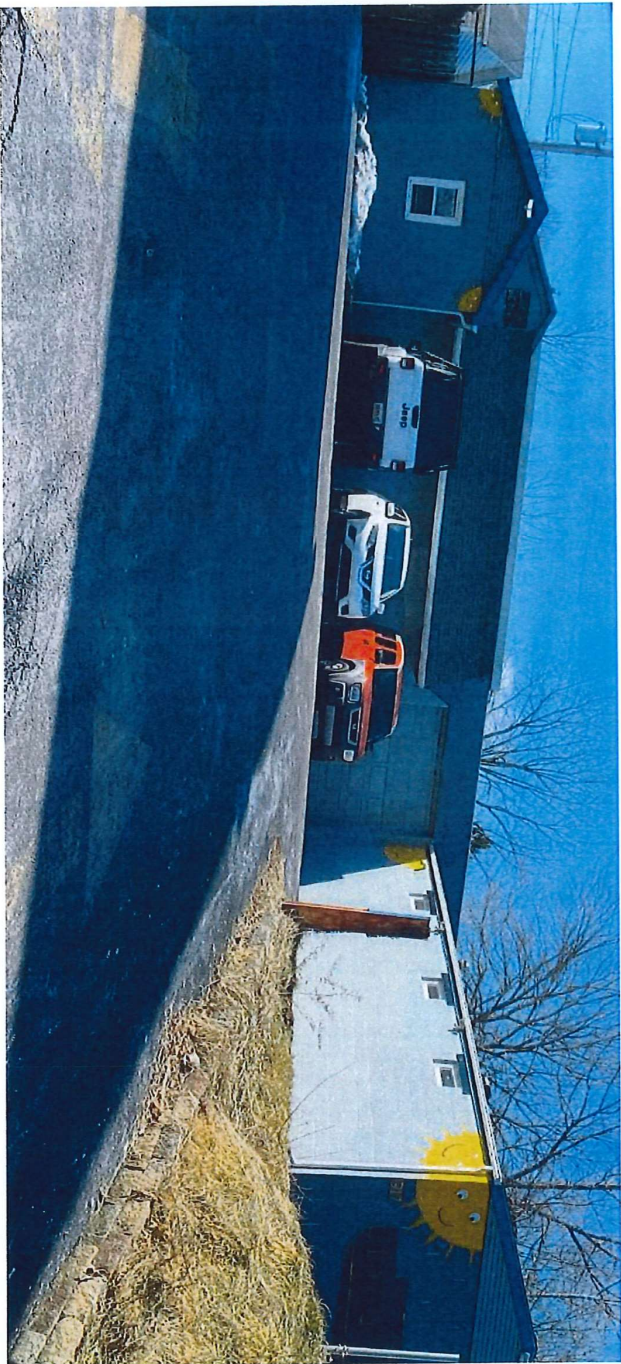
B. 1/2 SEC. 20
T. 6 R. 8



INTERMEDIATE - REGIONAL
FLOOD PLAIN

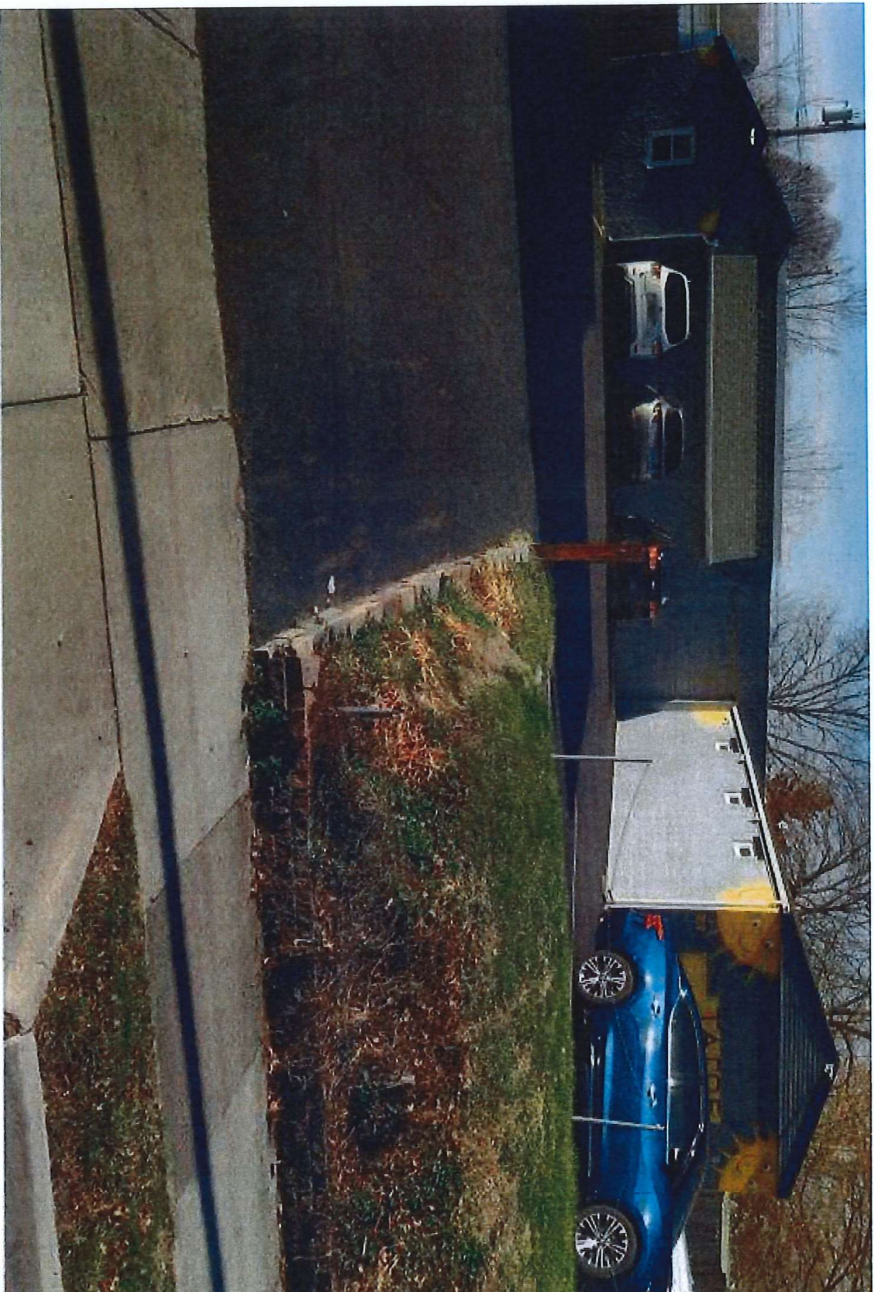
Area map from 1998

Case # 25-Z-03 Rezoning of 317 N Belmont.



Case # 25-Z-03 Rezoning of 317 N Belmont.

Staff Picture Feb 2025



3400700029427025 12/8/2023

Case # 25-Z-03 Rezoning of 317 N Belmont.

Clark County GIS files

CHAPTER 1113**CN-2 Neighborhood Commerical District**

- 1113.01 Purpose.**
- 1113.02 Principal uses permitted.**
- 1113.03 Provisional uses permitted.**
- 1113.04 Conditional uses permitted.**
- 1113.05 Accessory uses permitted.**
- 1113.06 General provisions.**
- 1113.07 Special provisions.**

1113.01 PURPOSE.

The purpose of this district is to provide for the development of pedestrian-oriented uses that serve the small-scale retail, service, office, and entertainment needs of one or more fully developed residential neighborhoods, a residential area of approximately 5,000 to 15,000 persons. Stores, offices and other businesses in this district should generally be useful to the majority of the neighborhood residents within walking distance, as well as the specially needs of the community as a whole. Large-scale grocery and retail are not appropriate uses. Small-scale retail, service, and restaurant establishments should constitute the primary uses in this district. The district is intended to accommodate a physical pattern of development often found along village main streets and in neighborhood commercial areas of older cities.

This district also serves as a mixed-use transitional area between high intensity central business district uses and residential uses. Light production, manufacturing, and assembly uses are permitted at appropriate transitional areas as conditional uses. Civic and neighborhood-oriented uses, as well as some residential, should be secondary functions of buildings in this district. All uses should be relatively nuisance-free to surrounding residents and not detract from the residential purpose and character of the surrounding neighborhood. Access to this district should be directly from an arterial or collector street.
(Ord. 07-131. Passed 5-15-07.)

1113.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Financial institution.
- (b) Grocery store, including specialty foods such as bakery and delicatessen goods (limited to maximum of 5,000 SF per store).
- (c) Personal service establishment. (Ord. 14-113. Passed 5-13-14.)
- (d) U.S. postal station.
- (e) Videotape rental store.
- (f) Copy service establishment.
- (g) Meeting Hall.
- (h) Optical, prosthetics, medical and dental supply store, limited to retail sales.
- (i) Pharmacy limited to the retail sale of drugs and pharmaceutical products (limited to maximum of 5,000 SF per store).
- (j) Museum and art gallery.
- (k) Office use allowed in the CO-1 District.
- (l) Retail establishment (including a restaurant, does not include a drive-in restaurant), except those uses listed as conditional uses (limited to maximum of 5,000 SF per business).

(Ord. 07-131. Passed 5-15-07.)

1113.03 PROVISIONAL USES PERMITTED.

- (a) Dwelling located above the ground floor of another principal use allowed in this district, provided the density shall not exceed one (1) dwelling unit per 1,000 square feet of lot area for mixed-use buildings and 1,800

square feet for residential use buildings.

(b) Duplex, subject to the dimensional requirements of the RM-12 district and provided the minimum lot area shall be 5,000 square feet and the minimum lot area per unit shall be 2,000 square feet.

(c) Dwelling, single-family detached, subject to the dimensional requirements of the RS-8 district.

(d) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135 and the dimensional requirements of the RM-12 district and provided the minimum lot area per unit shall be 1,800 square feet.

(e) Religious institution subject to the requirements of Chapter 1135.
(Ord. 07-131. Passed 5-15-07.)

1113.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Day-care center.
- (b) Public utility and public use, subject to the requirements of Chapter 1135.
- (c) Emergency housing, provided the minimum lot area shall be at least 300 square feet for each permanent resident and 200 square feet times the maximum permitted occupant load for guests.
- (d) Laundromat.
- (e) Laundry and dry cleaning pick-up and delivery services establishment.
- (f) School, specialized or general private instruction.
- (g) Commercial recreational use.
- (h) Theater (limited to maximum of 5,000 SF total theater space per building).
- (i) Club
- (j) Building construction and assembly.
- (k) Communication station, center, and studio (not including a tower).
- (l) Manufacture, compounding, processing, treatment assembling of articles or components from previously prepared materials such as, but not limited to, bone, canvas, cellophane, cement, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather (except a tannery), metal, paper, plastics, precious or semi-precious metals or stones, rubber, shells, textiles, tobacco, wax, wire, wood (except logging camps, sawmills, and planing mills), and yarns.
- (m) Wholesale trade and warehouse establishment.
- (n) Retail establishment in excess of 5,000 square feet (including a restaurant, does not include a drive-in restaurant).
- (o) Manufacture, processing and packaging of food and kindred products except grain milling and processing, stockyards and slaughter houses.
- (p) Dwelling located on the ground floor of another principle use, provided the density shall not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (q) Hotel.
- (r) Parking, non-accessory. All parking must be screening using urban screening. Urban screening shall consist of a natural stone or brick material and iron or similar material. Urban screening shall consist of a minimum of 10 percent opacity by including, at a minimum, one masonry post once every 10 feet. The materials for screening and their placement shall comply with the requirements of Subsection 1156.01 and 1161.02(h).

(Ord. 07-131. Passed 5-15-07.)

- (s) Community center, subject to requirements of Chapter 1135.
(Ord. 09-94. Passed 4-14-09.)

1113.05 ACCESSORY USES PERMITTED.

The accessory uses permitted in this district may include but are not limited to the following:

- (a) Storage space for a principal use, provided the space shall not exceed 40 percent of the total floor area for the principal use and all accessory uses, including the storage space.

(Ord. 07-131. Passed 5-15-07.)

1113.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.
(Ord. 07-131. Passed 5-15-07.)

1113.07 SPECIAL PROVISIONS.

(a) Development of a lot larger than two (2) acres shall be subject to the Special Provisions of Subsection 1108.07(b).
(Ord. 07-131. Passed 5-15-07.)

CHAPTER 1107**RS-5 Low-Density, Single-Family Residential District**

- 1107.01 Purpose.**
- 1107.02 Principal uses permitted.**
- 1107.03 Provisional uses permitted.**
- 1107.04 Conditional uses permitted.**
- 1107.05 Accessory uses permitted.**
- 1107.06 General provisions.**
- 1107.07 Special provisions.**

1107.01 PURPOSE.

The purpose of this district is to provide for single-family residential development consistent with the single-family residential character of lower density residential development in the city. Development within this district is expected to have a neighborhood orientation; therefore, parks, schools, religious institutions and neighborhood commercial facilities are expected to be located in close proximity to residential development. Compatibility of development in this district should be encouraged, and related non-residential uses and structures should be planned and designed to be in character with the scale and pattern of the residential development.

1107.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Dwelling, single-family detached.
- (d) Family home.

1107.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Accessory apartment, subject to the requirements of Chapter 1135.

1107.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Club, subject to the requirements of Chapter 1135.
 - (b) Day-care home, type A.
 - (c) Public utility or public use, subject to the requirements of Chapter 1135.
 - (d) Religious institution, subject to the requirements of Chapter 1135.
 - (e) School, generalized private instruction for kindergarten through twelfth grade students.
 - (f) Daycare center, subject to the requirements of Chapter 1135.
 - (g) Community center, subject to the requirements of Chapter 1135.
- (Ord. 09-93; 09-94. Passed 4-14-09.)

1107.05 ACCESSORY USES PERMITTED.

The accessory uses as regulated in the RR-1 district shall be permitted.
(Ord. 02-177. Passed 4-16-02.)

1107.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1107.07 SPECIAL PROVISIONS.

If a tract of land 10 acres or greater in area is being subdivided or resubdivided into lots, it may be developed with a minimum average lot size of 8,400 square feet; minimum lot sizes of 7,200 square feet; and minimum lot widths of 60 feet. For the purpose of meeting the average lot size requirement, lots with more area than 10,000 square feet shall be calculated as having 10,000 square feet.



City Planning Board

Case Review and Comment Sheet

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

Date Transmitted: February 25, 2025

City Planning Board Meeting Date: March 10, 2025

Transmitted by: Vaidehe Agwan

1. Case Number and Application Type:

Case # 25-Z-03 317 N Belmont Ave

2. Project Name and Description:

The applicant is requesting to rezone 317 N Belmont (parcels 3400700029427025 and -026) from RS-5, Low Density Single-Family Residence District to CN-2, Neighborhood Commercial District for CNC machining shop, light manufacturing, small yards and assembly.

3. Address of Subject Property:

317 N Belmont

4. Existing Use of Property:

Unoccupied

5. Please check one of the following and send to Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov:

☒ Recommend approval

☐ Recommend denial

6. For questions about the request you may contact:

Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov or 937 324 7629

Please send recommendation and comments by: **March 3, 2025**

- ☒ CMO: Julie Springer
- ☐ Building Division: Logan Cobbs
- ☐ Fire Department: Brian Leciejewski
- ☐ Service Department: Chris Moore
- ☐ Police Department: Mike Kranz
- ☐ Code enforcement Division: Kim Fultz

For Alley Vacation Requests only:

- ☐ Columbia Gas of Ohio
- ☐ Ohio Edison- First Energy Corp.
- ☐ Spectrum
- ☐ AT & T



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☐ Recommend approval

Recommend denial. This area is primarily residential. Concerns with added traffic flow to the neighborhood and issues with parking. Limited parking is available on this parcel, and residential streets do not have enough room to accommodate additional parking.

☒ Recommend denial

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DAS 1 FINANCIALS LLC
0 N BELMONT AVE
SPRINGFIELD 45503

CVI LCF MORTGAGE LOAN TRUST I
0 PROSPECT ST
SPRINGFIELD 45503

STEPHEN LEVITT
1125 N BIRD RD
SPRINGFIELD OH 45503

DONALD D & APRIL RICE
1809 SUMMITT STREET
SPRINGFIELD OH 45503

FRANCES ARLENE HARRIS
1826 MORGAN ST
SPRINGFIELD OH 45503

LUIS S CORONA
1827 PROSPECT ST
SPRINGFIELD OH 45503

SOPHIA BLEVINS
1828 MORGAN ST
SPRINGFIELD OH 45503

CVI LCF MORTGAGE LOAN TRUST I
1835 PROSPECT ST
SPRINGFIELD 45503

TRETO PROPERTIES LLC
1838 MORGAN ST
SPRINGFIELD 45503

RICE DONALD D & APRIL
1839 PROSPECT ST
SPRINGFIELD 45503

JULIA A & JOHN PALMER
1840 MORGAN ST
SPRINGFIELD OH 45503

JEFFREY T SCHOFIELD
1901 MORGAN ST
SPRINGFIELD OH 45503

LOUGH BRYAN
1903 PROSPECT ST
SPRINGFIELD 45503

DANNY R FLANAGAN
1904 MORGAN ST
SPRINGFIELD OH 45503

SHAUN GOSSE & BAILEY ANN ROOSEVELT
1905 MORGAN ST
SPRINGFIELD OH 45503

AUSTIN R LITTLER & EMILY R GIFFORD
2007 PROSPECT CIR
SPRINGFIELD OH 45503

WEALTHY GARDNER HOLDINGS LLC
2101 SELMA RD
SPRINGFIELD OH 45505

LEVITT STEPHEN
229 B N BELMONT AVE
SPRINGFIELD 45503

LANTER THERESA M
230 N BELMONT AVE
SPRINGFIELD 45503

DAS 1 FINANCIALS LLC
234 N BELMONT AVE
SPRINGFIELD 45503

CVI LCF MORTGAGE LOAN TRUST I
300 DELAWARE AVE 9TH FL WILMINGTON DE 19801

MARK E JR & ALYSON KUNKLE
301 N BELMONT AVE
SPRINGFIELD OH 45503

MARGARET E BLAIR
305 N BELMONT AVE
SPRINGFIELD OH 45503

LACEY STEWART
308 N BELMONT AVE
SPRINGFIELD OH 45503

SHOSHANNA JONES
309 N BELMONT AVE
SPRINGFIELD OH 45503

JOSHUA MAY
314 N BELMONT AVE
SPRINGFIELD OH 45503

GUERRA FELIX M JR
317 N BELMONT AVE
SPRINGFIELD 45503

PARSONS JAMES M
318 N BELMONT AVE
SPRINGFIELD 45503

BRYAN R SHIRK
320 N BELMONT AVE
SPRINGFIELD OH 45503

HERSHEY SHAWN F TRUSTEE
323 -325 N BELMONT AVE
SPRINGFIELD 45503

SHAWN F HERSHEY TRUSTEE
327 N BELMONT AVE
SPRINGFIELD OH 45503

JAMES M PARSONS
3497 TALL TIMBER TRAIL
KETTERING OH 45409

CORREAN E FOULKE
406 N BELMONT AVE S
PRINGFIELD OH 45503

JACQUELINE E SCHMITTAUER
410 N BELMONT AVE
SPRINGFIELD OH 45503

WALLS DARLENE
410 N BELMONT AVE
SPRINGFIELD 45503

DAS 1 FINANCIALS LLC
420 S LIMESTONE ST
SPRINGFIELD OH 45505

FELIX M GUERRA JR
5478 US ROUTE 35
GREENVILLE OH 45331-9604

THERESA M LANTER
662 PINE NEEDLES DR
CENTERVILLE OH 45458

BRYAN LOUGH
670 WHITE OAK DR
SPRINGFIELD OH 45504



PLANNING AND ZONING

"CN2"
Conditional use

FOR OFFICE USE ONLY	
CASE # (IWORD):	25-2-03
DATE RECEIVED:	Feb 13, 2025
CASE # (BOARD MEETING):	March 10, 2025

City Planning Board Application

1. Please select application request:

<input checked="" type="checkbox"/> A	Rezoning/ Amending Zoning Map	S.C.O. 1174	\$285.00	S.C.O. 1174
<input type="checkbox"/> B	Amending development plan/site plan	S.C.O. 1174, 1140, 1129, 1126	\$285.00	S.C.O. 1174
<input type="checkbox"/> C	Plat approval and/or site plan approval for subdivision	S.C.O. 1213	Preliminary and/or Combined \$300 + \$10/lot + \$750 Final \$300 + \$750	S.C.O. 1213
<input type="checkbox"/> D	Public Right of Way Vacation	S.C.O. 905	Residential public ROW \$90 Commercial public ROW \$180	S.C.O. 905

2. Please state reasons for the application and provide project summary (attach separate sheets if required): Rezone 317 N. Belmont Ave 45503 to "CN2"

Neighborhood Commercial and operate as CNC Machine Shop for
light manufacturing, small parts and Assembly.

3. Property parcel number(s) or address: 3400700029427025 and
3400700029427026

4. Total parcel area (acres/sq.ft.): .291 Acres for both parcels

5. Property owner(s):

Name: Felix M Guerra Jr.
 Address: 5478 VSRt 36 Greenville OH 45331
 Email: Crazytaco229@gmail.com
 Phone: 937-903-8011

6. Applicant: ☒ Owner (same as 5) ☐ Tenant ☐ Agent

Name: Stephen Levitt Adam Cassada
 Address: 1125 N. Bird Rd Springfield OH 45503 307 Ardmore Rd Springfield OH 45504
 Email: Slevitt@NEXA mortgage.com Acassada27@gmail.com
 Phone: 614-753-7458 937-346-5161

7. Zoning and land use (not applicable for D):

Existing zoning district	Existing use	Proposed zoning district	Proposed use
RS-5	Vacant/Storage	CND	Light manufacturing

8. Plat approval for subdivision (only applicable to C):

Please check one: ☐ Commercial ☐ Residential ☐ Industrial
☐ Mixed use

Proposed timeline of project (attach additional table/pages if necessary): _____

Total number of lots or outlots: _____

Proposed area to be dedicated to right of way: _____

Lineal feet of street: _____ major _____ minor

Area dedicated for public purposes (open spaces, green spaces, etc., if applicable): NA

~~Typical lot size: width depth~~

~~Number of lots: Residential Commercial Industrial~~

~~Area reserved for: Residential Commercial Industrial~~

~~Are public utilities available in the area? ☐ Sanitary sewer ☐ Water~~

~~☐ Storm damage~~

Is any part of the project within the area flooded in the 1913 flood? NA

Is the project within the FEMA flood area? NA

Homeowners association? NA

Typical dwelling details (optional)

Stories 1 Rooms 2 Size _____

Garage: ☐ Attached ☐ Detached ☐ None

9. Signatures

Please notarize before signing document: I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Felix Guerra
Owner signature

2-13-25
Date

Felix Guerra
Typed or printed name of owner

SGT
Applicant signature

2-13-25
Date

Stephen Levitt
Typed or printed name of applicant

State of Ohio, County of Clark. The foregoing instrument was
acknowledged before me on 13 Feb 25 by Jeff T. Schofield
(Person acknowledged or applicant)

Notary public seal and signature:

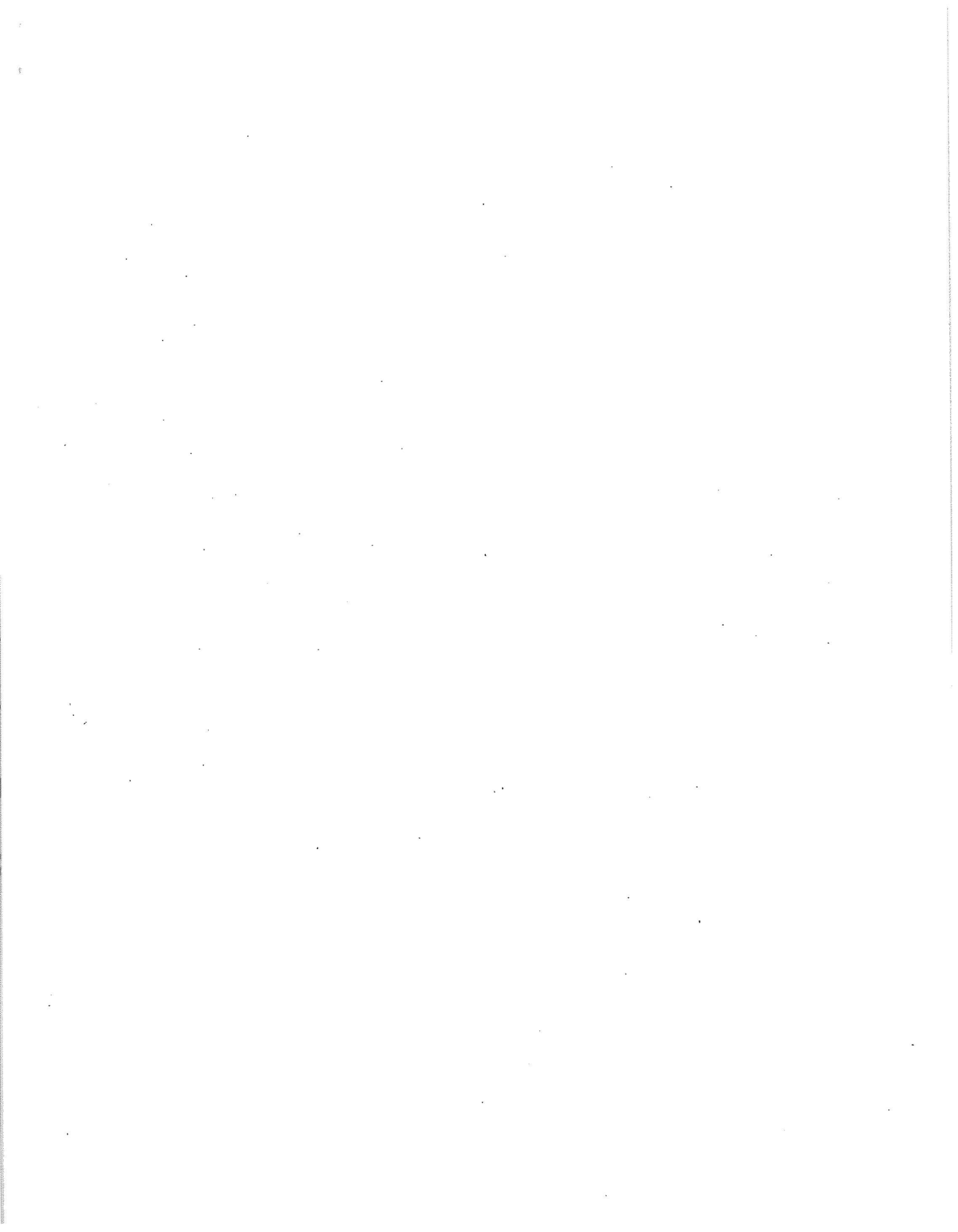


JEFFREY T. SCHOFIELD
Notary Public
State of Ohio
My Comm. Expires
March 9, 2027

My commission expires: Mar 27

10. Checklist and exhibits

- ☐ Proof of ownership
- ☐ Fees must be submitted with the application or by the application deadline
- ☐ Metes and bounds legal description or subdivision and lot number description can be obtained from the A.B. Graham Building. Not applicable for public right of way applications
- ☐ Rezoning request statement, only applicable to option A
- ☐ Amendment of plan statement, only applicable to option B
- ☐ Site plan, only applicable to option B and C
- ☐ Preliminary or final subdivision plat, only applicable to option C
- ☐ Vacating public right of way statement, only applicable to option D
- ☐ Please attach maps showing location and extent of public right of way to be vacated, if applying for option D
- ☐ Please send completed application to zoning@springfieldohio.gov





City of Springfield
Community Development

76 E High St
Springfield, OH 45502
Phone: (937) 324-7700

Thursday Feb 13 2025 02:09:01 PM

Planning/Zoning Fees	285.00
317 N Belmont-Rezoning App	

Total	285.00
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Check 1430	285.00
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Thank you for your payment.
Have a great day!

Received From: SEMAJA
Receipt #: COMDEV1-20250213-3 rnourse



Zoning Division <zoning@springfieldohio.gov>

RE: City of Springfield Planning Board Case #25-Z-03

2 messages

Shaun Gosse <responsivedesign@gmail.com>
To: "zoning@springfieldohio.gov" <zoning@springfieldohio.gov>
Cc: baileygosse662@gmail.com

Sat, Mar 1, 2025 at 8:05 PM

RE: City of Springfield Planning Board Case #25-Z-03 - letter in support

Hello,

We are writing in support of granting the requested rezoning on [317 N Belmont](#) from RS-5 to CN-2.

My wife and I live in a home we own nearby and believe any impact from additional noise or traffic will be far outweighed by the benefit to the community from the corresponding additional productive economic activity gained by allowing the applicant to rezone. We support a policy of allowing reasonable, moderate rezoning along these lines in general as requested.

Thank you for the notification and for considering this request.

Sincerely,
Shaun & Bailey Gosse

Zoning Division <zoning@springfieldohio.gov>
To: Shaun Gosse <responsivedesign@gmail.com>
Cc: baileygosse662@gmail.com

Mon, Mar 3, 2025 at 8:49 AM

Thank you for your comments. These will be shared with board members and attached to case file.

[Quoted text hidden]

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Vaidehe Agwan (City Planner)
Planning and Zoning Division
Community Development Department
City of Springfield
76 E High St
Springfield OH 45502
(937)-324-7629
[Planning and Zoning Webpage](#)

