

From: "Burkardt, Scott" <SBurkardt@masonoh.org>

Date: July 31, 2018 at 4:07:42 PM EDT

To:

Cc: "Fields, Liz" <LFields@masonoh.org>

Subject: RE: 1245 Reading Rd

Warren County has the address listed as 1245 Route 42. The property is zoned B-3 Road Service District. I have attached Chapter 1159 of the Mason Zoning Code for your use.

Please note that changing the use from residential to commercial will require bringing the property in conformance with applicable Mason Standards. This includes items such as a installing a paved parking lot with curbs, landscaping, detention facility, etc. The new use will also need to meet current building code requirements, setbacks, parking standards, and other applicable regulations. In this case, the property to the southeast is residential which requires a 100 foot setback (no paving or buildings are permitted in the setback area) from that property line. I strongly recommend that you schedule a meeting with staff to review any plans you may have so we can discuss these regulations in greater detail.

Thanks,

Scott P. Burkardt
City of Mason - Subdivision Engineer