

Use Analysis Report

FINAL REPORT

PROJECT NUMBER:
16-1000-001

REPORT DATE:
08-05-2016



**Akron Office Building
123 Market Street
Akron, OH 44308**

This report was prepared for:

Certified Parties specified by the client

*In addition to:
CREsurveys, Ltd.*

Submitted by: *John Doe, Zoning Manager*

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ZONING AND SITE REQUIREMENTS SUMMARY

1) Back-Documentation

	Status
Zoning Verification Letter:	Received
Code Violations:	Received
Special Permitting & Zoning Conditions:	Received

2) Proposed Land Use and Zoning

Jurisdiction:	City of Akron
Zoning District(s):	GC, General Commercial District
Existing Land Use:	Vacant Land
Size of Property:	92,325 SF / 2.12 Acres
Proposed Land Use:	General & Medical Office
Is the existing Use Permitted? Yes <input checked="" type="checkbox"/> No	
<i>The subject property was rezoned from R-1S, Residential Single Family to GC, General Commercial District by way of Resolution Z-69-077 in October of 1969 and the current use is legal conforming.</i>	

3) Adjacent Property Zoning

North:	GC, General Commercial
South:	BC, Business Commercial
East:	GC, General Commercial
West:	GC, General Commercial

4) Property Specifications

a) Setbacks

Required	
Front:	10 Feet
Side:	5 Feet
Street Side:	10 Feet
Rear:	15 Feet
NOTES: There are no additional setback requirement notes.	

Required: Enclosure 02. Zoning District Requirements

b) Height

Allowed	
Minimum:	None Required
Maximum:	120 Feet or 10 Stories

Required: Enclosure 02. Zoning District Requirements

c) Area

Allowed	
Building Size Area Requirements:	None Required

Required: Enclosure 02. Zoning District Requirements

d) Density

Allowed	
Building Density Formula:	Maximum 1.0 FAR

Required: Enclosure 02. Zoning District Requirements

e) Parking

Formula

Parking Formula:	General Office: 1 space per 1,000 SF
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Required: Enclosure 03. Parking Requirements

5) Site History

a) Were any variances, special or conditional use permits granted?

The subject property's current use and structure were legally approved and constructed prior (1970) to the adoption of the current zoning ordinance requirements (2009) and any current nonconforming issues would be considered legal nonconforming.

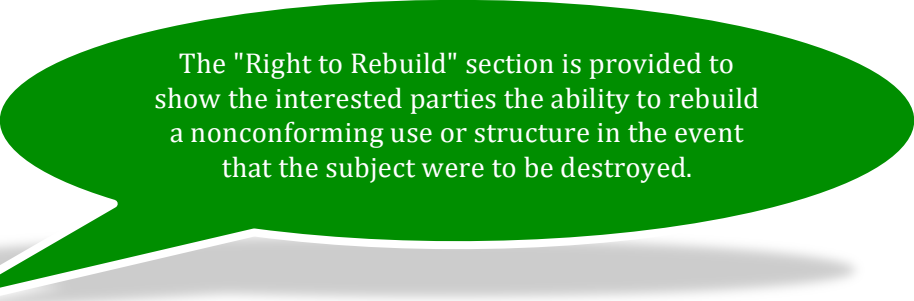
b) Are there any outstanding zoning or building code violations on file?

Per Nicholas Smith, Senior Code Enforcement Officer, there are no open zoning code violations.

Per Jonathan Williams, Code Enforcement, there are no open Building code violations.

6) Additional Comments

Additional Setback Requirement: Waterbody Setback: 20 Feet



The "Right to Rebuild" section is provided to show the interested parties the ability to rebuild a nonconforming use or structure in the event that the subject were to be destroyed.

7) Right to Rebuild

a) **Right to Rebuild Clause:** (Enclosure 04. Nonconforming Use)

Any nonconforming structure or building, or portion thereof, that is substantially improved (reconstructed, rehabilitated, altered or demolished) to the extent that the cost of such improvement equals or exceeds a cumulative total of 50 percent of the current assessed value of the structure before the start of construction of the improvement may only be reconstructed at, but not to exceed, the lawful density or intensity existing at the time of destruction; provided, however, that the reconstruction of the structure is consistent with federal, state and local regulations and all the other provisions of this chapter. Any such alteration, demolition, reconstruction or rebuilding must be recorded with the Division of Development Services for the purpose of establishing the value upon which subsequent alterations, demolition, reconstructions or rehabilitations will be based.

b) **Abandonment:**

Except as otherwise provided herein, whenever any nonconforming use of a structure, or land, or a structure and land in combination is discontinued for twelve (12) consecutive months the structure, or structure and premises in combination shall not thereafter be devoted to a use not permitted in the district in which is located. Nonconforming medical marijuana establishment uses and retail marijuana establishment uses may not resume in the same location after such nonconforming use has been discontinued for a period of six (6) consecutive months. Nonconforming residential structures and uses are exempt from the provisions of this subparagraph. Rezoning or special use permit applications for properties which are nonconforming uses at the time of application, and where these applications are intended to bring the nonconforming use into use conformance, shall not be charged application fees or be required to reimburse the city for direct expenses related to the application review process.

8) Officials Contacted

NAME: Jonathan Williams

TITLE: Senior Planner

ADDRESS: 54 Main Street, Akron, OH

PHONE: (330) 476-2987

NAME: Nicholas Smith


TITLE: Code Enforcement

ADDRESS: 54 Main Street, Akron, OH

PHONE: (330) 476-2990

9) Enclosures

01. *Zoning Verification Letter*
02. *Zoning District Requirements*
03. *Parking Requirements*
04. *Nonconforming Uses*
05. *Confirmation of Zoning Code Violations*



All of our reports provide a Table of Contents for the Enclosures to help the reader quickly locate the Enclosures that were referenced in the Property Specification Tables and elsewhere.