



Application Type:	APD Exterior Improvement
Applicant:	Christina Papakirk
Application #:	P-2020-0024
Location:	4 W. Franklin St
Current Zoning:	APD

Executive Summary:

The applicant, Christina Papakirk, is requesting to replace the existing 18 wood shutters on 4 W Franklin St with composite shutters. They will be painted the same color as the trim on the building. This topic was discussed as a work session item at the July meeting.

Staff recommends APPROVAL of this exterior improvement without condition.

Background:

Location:	4 W Franklin St
Zoning:	APD
Existing Use:	Office
Proposed Use:	Office



Staff Analysis:

Due to normal wear and tear the existing 18 shutters are in a state where repair is no longer a viable option. The proposed composite shutters will be painted the same color as the existing wood shutters, and everything will be done to make them look as similar as possible. These 18 shutters include all windows except for one on the west façade, several on the east façade that are away from the road and the rear windows. The proposed composite shutters are more durable than wood so they will be a long term solution for the building. This will ensure that the historic appearance of the facade remains into the future.

Standards of Approval for Variances

a. That it fully complies with all applicable requirements of the UDO;

All requirements of the UDO have been met.

b. That it fully complies with an approved Final Development Plan, if applicable;

The subject property is not located within a Planned Development district and therefore is not subject to an approved FDP.

c. That it adequately protects other property or residential uses located on the same property from the potential adverse effects of a non-residential use;

No residential uses are within the vicinity of the exterior improvement. No adverse effects should result because the improvement will closely match the existing facade.

d. That it is consistent with the use and character of surrounding properties;

The external improvement will closely match what is existing, so it will remain consistent with the character of surrounding properties.

e. That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; and

This proposal does not alter the arrangement of pedestrian and vehicular ways.

f. That it provides safe ingress and egress for emergency services.

The provision of emergency services should not be impacted by the improvement.

Staff Recommendation

Recommend approval without conditions.

Attachment

1. Application
2. Submittal material information sheets



PLAN DETAILED REPORT P-2020-0024 FOR CITY OF CENTERVILLE

Plan Type: Planning Commission or BAR Review	Project:	App Date: 09/29/2020
Work Class: Landmark/APD - Exterior Improvement	District:	Exp Date: NOT AVAILABLE
Status: PC, Approved	Square Feet: 0.00	Completed: 09/29/2020
Valuation: \$0.00	Assigned To: Mark Yandrick	Approval Expire Date: 09/29/2021

Description: We are replacing wood shutters on our building with composite. The manufacturer is Shutters by Design, and they will be painted the same color as the trim on the building. ONLINE APPLICATION

Parcel: O68 00105 0013	Main	Address: 4 W Franklin St Centerville, OH 45458	Main	Zone: APD(APD)
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Applicant
Christina Papakirk
4 West Franklin Street
Centerville, OH 45459
Business: 937-469-4409
Mobile: 937-902-5584

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003248	Zoning - Certificate of Zoning Compliance Fee	\$40.00	\$40.00
Total for Invoice INV-00003248		\$40.00	\$40.00
Grand Total for Plan		\$40.00	\$40.00

4 West Franklin Street – Shutter replacement – Sept 28, 2020

These are the composite shutters (built by Shutters by Design and ordered through Menards) that will replace the wooden ones we removed. They will be painted the same brown color as the rest of the trim.

4:31 ↗



menards.com






Shutters By Design Rockbridge Ready-to-Finish Composite Louvered Exterior Shutters 2- Pack

Model Number: RBLVUF

EVERYDAY LOW PRICE

\$256.99

11% MAIL-IN REBATE Good Through 9/26/20

\$28.27

FINAL PRICE

\$228⁷²

You Save \$28.27 After Mail-In Rebate

Selected Configurations:

- Size: W:14 1/2 x H:67

Variation: Ready-to-Finish



4:31 ↗



🔒 menards.com



Enter SKU, Model # or Keyword 🔍



 17 Variations Available

Shutters By Design Rockbridge Composite Louvered Exterior Shutters 2-Pack



Model # RBLVUF

Online Price Starting At ⓘ

\$256.99

DESIGN & BUY



4:32 ↗



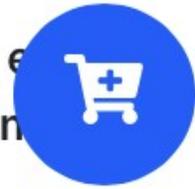
menards.com



Enter SKU, Model # or Keyword



Shutters By Design prides itself on helping every family find the perfect shutters for their home. Every shutter from Shutters By Design is handcrafted with attention to detail and quality while using the finest materials.



[Installation Instructions](#)

[Warranty](#)

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher.

[Click here](#) to download it for free from Adobe's site.

Dimensions: Custom Sized

Brand Name: **Shutters By Design**





Features

- Composite shutters are resistant to moisture, rot, and termites and are ideal for applications where a painted shutter is desired
- Dense material allows the shutter to be custom sized in 1/4" increments and is the most solid option for a long-lasting accent to your home
- This item is not for sale to these states:
AK, HI

Specifications

