



# CITY OF KETTERING

PEGGY LEHNER, MAYOR • JACQUE FISHER, VICE MAYOR  
BRUCE E. DUKE • LISA DUVALL • TONY KLEPACZ • JYL HALL • BOB SCOTT

## KETTERING COUNCIL AGENDA

**March 22, 2022**

Kettering Government Center – South Building  
3600 Shroyer Rd. Kettering, Ohio 45429

6:00 P.M.      **WORKSHOP**    Deeds Room  
7:30 P.M.      **REGULAR MEETING**    Council Chambers

### PLEDGE OF ALLEGIANCE

### INVOCATION

### APPROVAL OF MINUTES

March 8, 2022- Council Meeting & Workshop Minutes

### PROCLAMATIONS, SPECIAL PRESENTATIONS, AWARDS, SPECIAL RESOLUTIONS, APPOINTMENTS TO BOARDS AND COMMISSION

### PUBLIC HEARINGS

### PUBLIC COMMENT ON LEGISLATION

(5 Minute Limit per Speaker)

### ORDINANCES IN SECOND READING

1. To provide by mutual agreement for the adjustment of the boundaries between the cities of Kettering and Oakwood, Ohio.

### RESOLUTIONS

2. Authorizing the City Manager to contract for umpires and related services for the 2022 softball season.
3. Authorizing the use of competitive bargaining and negotiated quotes to contract for executive search firm services.
4. To make supplemental appropriations for current expenses and other expenditures of the City of Kettering, State of Ohio, during the fiscal year ending December 31, 2022.

### ORDINANCES IN FIRST READING

5. To levy special assessments for the construction and repair of curbs, sidewalks, drive approaches, and related appurtenances for the Marshall Road Resurfacing- E. David to South Corp Project (City Project No. 02-120H).
6. To levy special assessments for the construction and repair of curbs, sidewalks, drive approaches, and related appurtenances for the 2021 Curb, Sidewalk & Drive Approach Program (City Project No. 05-121).
7. To amend the text of various sections of the City of Kettering Zoning Code.

### CERTIFICATIONS AND PETITIONS

Certification- Planning Commission is recommending approval of P.C. 22-002- Zoning Map Amendment. A public hearing regarding this request will be held on Tuesday, April 12, 2022 at the Kettering City Council meeting.

**MANAGER'S REPORT/COMMUNITY UPDATE**

**OTHER BUSINESS NOT ON WRITTEN AGENDA**

Audience Participation (5 Minute Limit per Speaker)

**CITY COUNCIL REPORT/UPDATE**

*The City of Kettering wishes to make certain that all citizens have the opportunity to actively participate in their local government. If you have a disability and require accommodations to participate in a Council meeting, please contact the Clerk of Council at 296-2416 so that reasonable modifications can be made.*

**KETTERING CITY CALENDAR**  
**2022**

March 21	11:00 a.m. 7:00 p.m. 7:00 p.m.	Property Maintenance Appeals Board Planning Commission Board of Community Relations
March 22	6:00 p.m. 7:30 p.m.	Council Workshop City Council Meeting
March 24	9:00 a.m.	City Council Retreat
March 25	8:30 a.m.	City Council Retreat
March 28	7:00 p.m. 7:30 p.m.	Board of Zoning Appeals Sister Cities
April 4	7:00 p.m.	Planning Commission
April 7	4:00 p.m.	Parks, Recreation and Cultural Arts Advisory Board

CITY OF KETTERING, OHIO

AN ORDINANCE

By:

No.

**TO PROVIDE BY MUTUAL AGREEMENT FOR THE  
ADJUSTMENT OF THE BOUNDARIES BETWEEN THE CITIES  
OF KETTERING AND OAKWOOD, OHIO.**

WHEREAS, the City of Kettering and the City of Oakwood are mutually agreeable to the adjustment of their corporate boundaries; and

WHEREAS, the existing and proposed boundary lines have been duly and accurately surveyed and descriptions prepared as fully set forth in Exhibit A, attached hereto and incorporated herein;

NOW, THEREFORE, Be It Ordained by the Council of the City of Kettering, County of Montgomery and State of Ohio, that:

Section 1. Having reviewed the proposed corporate boundary line adjustment, this Council finds the adjustment to be in the best interest of the City of Kettering and therefore this Council hereby accepts and assents to the adjustment of the corporate boundary line of the City of Kettering as depicted and described on Exhibit A.

Section 2. This Council determines and finds that the change in the boundary line separating the municipal corporations of Kettering and Oakwood does not involve the transfer of territory inhabited by more than five (5) voters from one to the other or from each to the other.

Section 3. Upon its adoption, the Clerk of Council is directed to transmit a certified copy of this Ordinance to the Board of County Commissioners of Montgomery County, Ohio, and further request the Board of County Commissioners to pass a resolution approving the change of boundaries and to make such adjustments of funds, unpaid taxes, claims, indebtedness, and other fiscal matters as the Board of County Commissioners determines to be proper.

Section 4. This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. As provided in Section 4-8 of the City Charter, this Ordinance shall be effective two weeks after adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
LASHAUNAH D. KACZYNSKI,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER III,  
Law Director

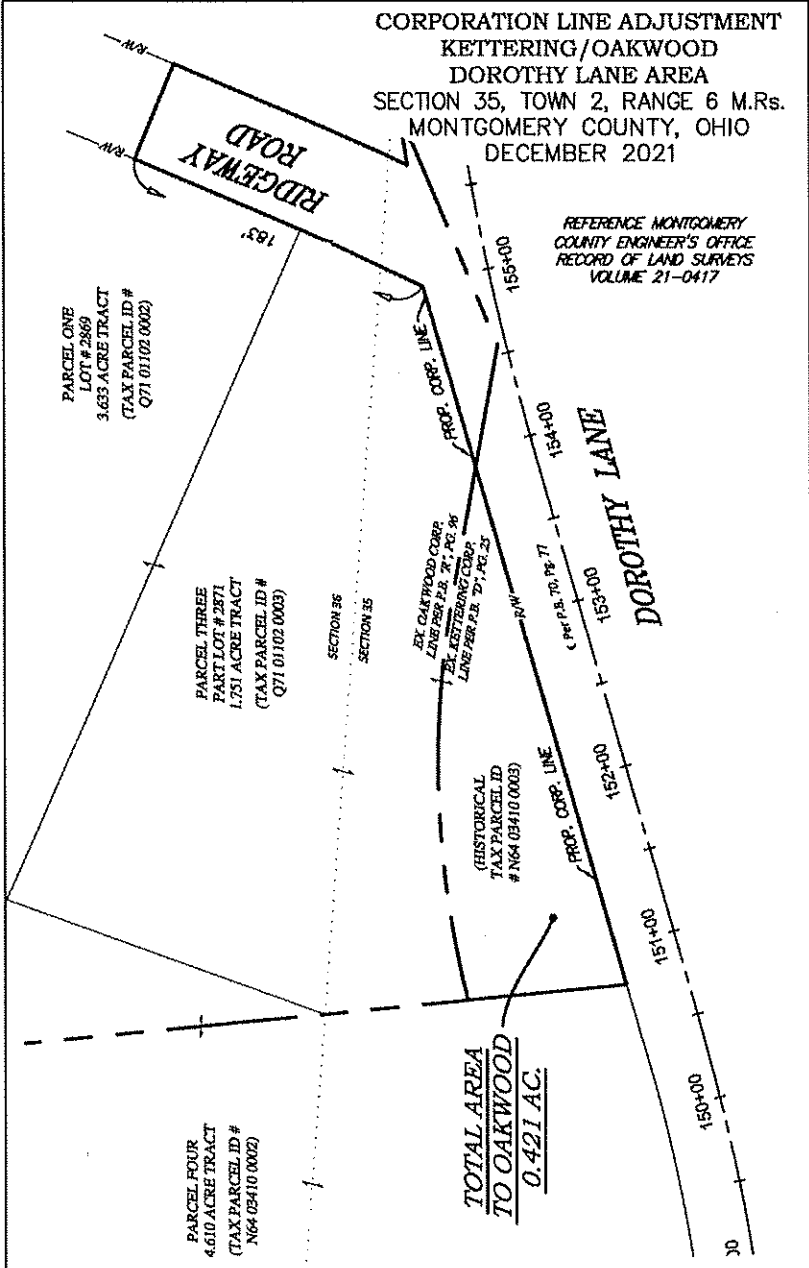
(Requested by City Manager's Office)

**EXHIBIT A**

(7 pages including this page)

CORPORATION LINE ADJUSTMENT  
 KETTERING/OAKWOOD  
 DOROTHY LANE AREA  
 SECTION 35, TOWN 2, RANGE 6 M.Rs.  
 MONTGOMERY COUNTY, OHIO  
 DECEMBER 2021

REFERENCE MONTGOMERY  
 COUNTY ENGINEER'S OFFICE  
 RECORD OF LAND SURVEYS  
 VOLUME 21-0417



TOTAL AREA  
TO OAKWOOD  
0.421 AC.

<p>PREPARED BY  <b>CITY OF KETTERING</b>          1420 Cooper Road          Kettering, OH 45424          937.766.2310 FAX 937.266.2211          www.kettering.org</p>	<p><b>CORPORATION LINE ADJUSTMENT          KETTERING/OAKWOOD          DOROTHY LANE EXHIBIT</b></p>	<p>0 30 60          HORIZ. SCALE          IN FEET (1"=60')</p>
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CITY OF KETTERING  
ENGINEERING DEPARTMENT

**DESCRIPTION FOR NEW CORPORATION LINE  
BETWEEN CITIES OF KETTERING AND OAKWOOD  
SECTION 35, TOWN 2, RANGE 6 M.Rs.  
DOROTHY LANE AREA  
December 2021**

Situate in Section 35, Town 2, Range 6 M.Rs., Cities of Kettering and Oakwood, Montgomery County, Ohio, and being the new corporation line between the Cities of Kettering and Oakwood, more particularly described as follows:

**Beginning** at an angle point on the existing corporation line between the Cities of Kettering and Oakwood, said point being the southwest corner of Part Lot Number 2871 of the revised and consecutive Lot Numbers on the Plat of the City of Oakwood;

**thence** in an easterly direction along said existing corporation line, also being the south line of said Part Lot Number 2871, to the point of intersection between the existing corporation line and the north right-of-way line of Dorothy Lane;

**thence** along the new corporation line between the Cities of Kettering and Oakwood the following two (2) courses:

1. In a westerly direction along the north right-of-way line of Dorothy Lane, to the southwest corner of historical tax parcel ID #N64 03410 0003;
2. In a northerly direction along the west line of historical tax parcel ID #N64 03410 0003, to the point of beginning.

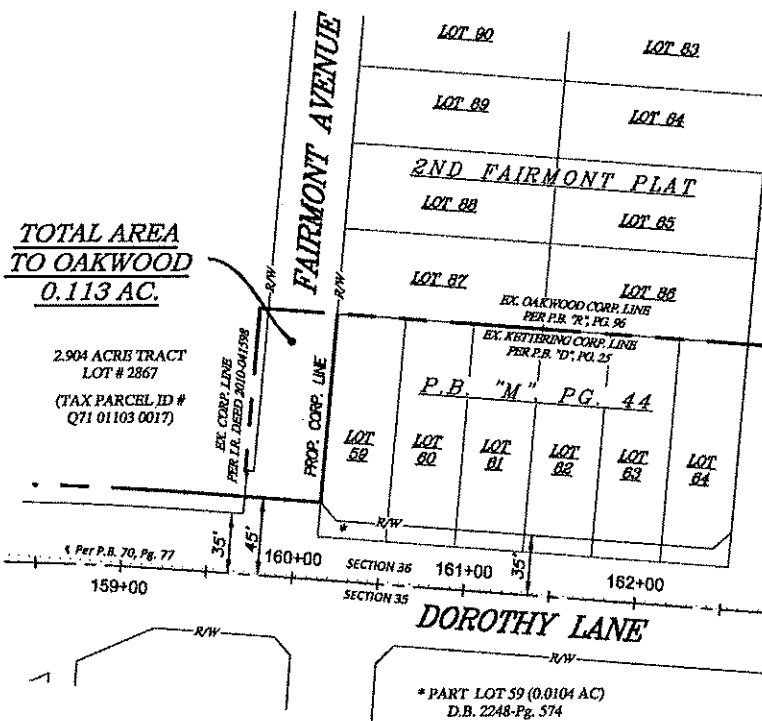
This corporation line adjustment results in 0.421 acres of land being removed from the City of Kettering's city limits and added to the City of Oakwood's city limits.

Reference Montgomery County Engineer's Record of Land Surveys, Volume 21-0417.

Prepared by the City of Kettering Engineering Department without a field survey.

CORPORATION LINE ADJUSTMENT  
 KETTERING/OAKWOOD  
 FAIRMONT AVENUE AREA  
 SECTION 36, TOWN 2, RANGE 6 M.Rs.  
 MONTGOMERY COUNTY, OHIO  
 DECEMBER 2021

REFERENCE MONTGOMERY  
 COUNTY ENGINEER'S OFFICE  
 RECORD OF LAND SURVEYS  
 VOLUME 21-0417



TOTAL AREA  
 TO OAKWOOD  
 0.113 AC.

2.904 ACRE TRACT  
 LOT # 2867  
 (TAX PARCEL ID #  
 Q71 01103 0017)

PREPARED BY:  
 CITY OF KETTERING  
 2022 Spring Road  
 Kettering, OH 45429  
 937.296.2424 (937.296.2424)  
 www.kettering.org

CORPORATION LINE ADJUSTMENT  
 KETTERING/OAKWOOD  
 FAIRMONT AVENUE EXHIBIT

0 30 60  
 HORIZ. SCALE  
 IN FEET (1"=60')



CITY OF KETTERING  
ENGINEERING DEPARTMENT

**DESCRIPTION FOR NEW CORPORATION LINE  
BETWEEN CITIES OF KETTERING AND OAKWOOD  
SECTION 36, TOWN 2, RANGE 6 M.Rs.  
FAIRMONT AVENUE AREA  
December 2021**

Situate in Section 36, Town 2, Range 6 M.Rs., Cities of Kettering and Oakwood, Montgomery County, Ohio, and being the new corporation line between the Cities of Kettering and Oakwood, more particularly described as follows:

**Beginning** on the existing corporation line between the Cities of Kettering and Oakwood at the northwest corner of Lot 59 of 2<sup>nd</sup> Fairmont Plat, as recorded in Plat Book "M", Page 44, of the Plat Records of Montgomery County;

**thence** along the new corporation line between the Cities of Kettering and Oakwood the following two (2) courses:

1. In a southerly direction along the east right-of-way line of Fairmont Avenue, to the northwest corner of a 0.0104 acre tract conveyed to the City of Kettering per Deed Book 2248, Page 574, said point be 45.00 feet north of the monument centerline of Dorothy Lane per Plat Book 70, Page 77;
2. In a westerly direction, being 45.00 feet north of and parallel to the monument centerline of Dorothy Lane, to a point on the existing corporation line;

**thence** in a northerly direction along the existing corporation line as described in I.R. Deed 2010-041598, to a point;

**thence** in an easterly direction along the existing corporation line to the point of beginning.

This corporation line adjustment results in 0.113 acres of land being removed from the City of Kettering's city limits and added to the City of Oakwood's city limits.

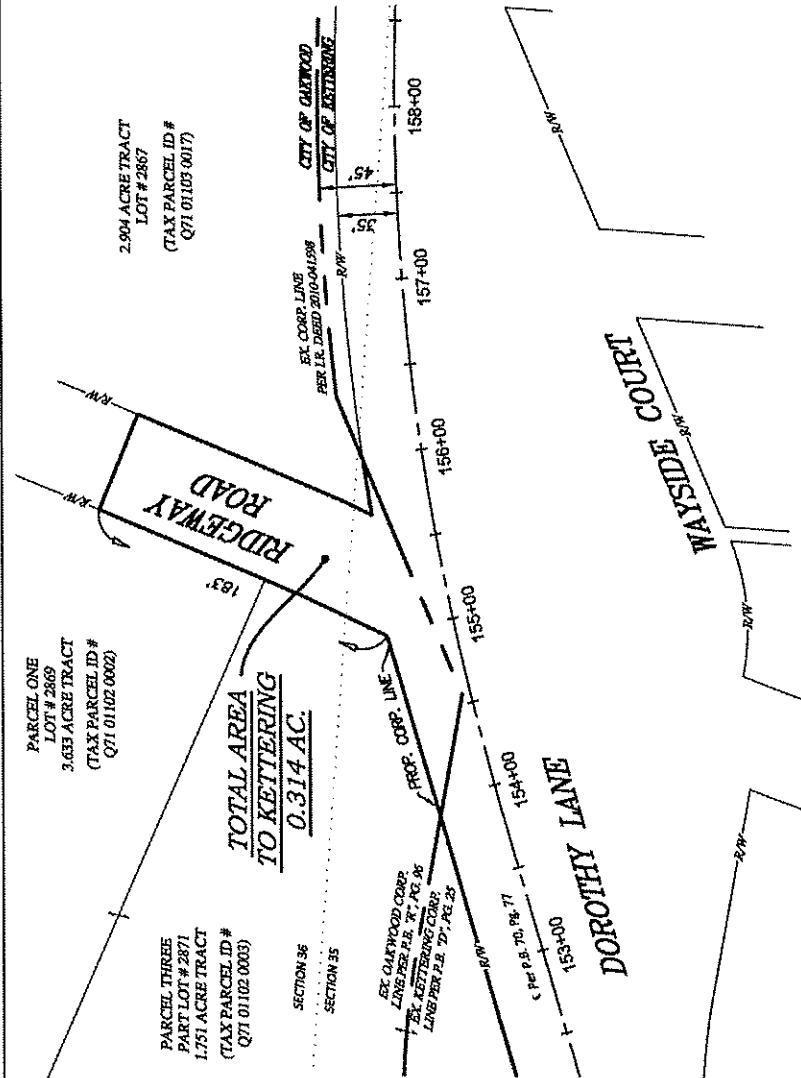
Reference Montgomery County Engineer's Record of Land Surveys, Volume 21-0417.

Prepared by the City of Kettering Engineering Department without a field survey.



**CORPORATION LINE ADJUSTMENT  
 KETTERING/OAKWOOD  
 RIDGEWAY ROAD AREA  
 SECTION 35 & 36, TOWN 2, RANGE 6 M.Rs.  
 MONTGOMERY COUNTY, OHIO  
 DECEMBER 2021**

REFERENCE MONTGOMERY  
 COUNTY ENGINEER'S OFFICE  
 RECORD OF LAND SURVEYS  
 VOLUME 21-0417



<p>PREPARED BY  <b>CITY OF KETTERING</b>          3000 Dryden Road          Kettering, OH 45429          P 937.296.2416 F 937.294.2172          www.ketteringohio.org</p>	<p><b>CORPORATION LINE ADJUSTMENT          KETTERING/OAKWOOD          RIDGEWAY ROAD EXHIBIT</b></p>	<p>0 30 60          HORIZ. SCALE          IN FEET (1"=60')</p>
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**DESCRIPTION FOR NEW CORPORATION LINE  
BETWEEN CITIES OF KETTERING AND OAKWOOD  
SECTION 35 & 36, TOWN 2, RANGE 6 M.Rs.  
RIDGWAY ROAD AREA  
December 2021**

Situate in Section 35 & 36, Town 2, Range 6 M.Rs., Cities of Kettering and Oakwood, Montgomery County, Ohio, and being the new corporation line between the Cities of Kettering and Oakwood, more particularly described as follows:

**Beginning** at the point of intersection of the existing corporation line between the Cities of Kettering and Oakwood with the north right-of-way line of Dorothy Lane, said intersection point being located east of Ridgeway Road;

**thence** in a southwesterly direction along said existing corporation line, said line being within the right-of-way of Dorothy Lane, to a point;

**thence** in a northwesterly direction along said existing corporation line to the point of intersection of the existing corporation line with the north right-of-way line of Dorothy Lane (west of Ridgeway Road);

**thence** along the new corporation line between the Cities of Kettering and Oakwood the following five (5) courses:

1. In a easterly direction along the north right-of-way line of Dorothy Lane, to the west right-of-way line of Ridgeway Road;
2. In a northerly direction along the west right-of-way line of Ridgeway Road for approximately 183 feet, to a point;
3. In a easterly direction to the east right-of-way line of Ridgeway Road;
4. In a southerly direction along the east right-of-way line of Ridgeway Road, to the north right-of-way line of Dorothy Lane;
5. In a easterly direction along the north right-of-way line of Dorothy Lane, to the point of beginning.

This corporation line adjustment results in 0.314 acres of land being removed from the City of Oakwood's city limits and added to the City of Kettering's city limits.

Reference Montgomery County Engineer's Record of Land Surveys, Volume 21-0417.

Prepared by the City of Kettering Engineering Department without a field survey.

CITY OF KETTERING, OHIO

A RESOLUTION

By:

No.

**AUTHORIZING THE CITY MANAGER TO CONTRACT FOR  
UMPIRES AND RELATED SERVICES FOR THE 2022 SOFTBALL  
SEASON**

Be It Resolved by the Council of the City of Kettering, State of Ohio:

Section 1. Pursuant to Subsection "I" of Section 152.02 of the Codified Ordinances of the City of Kettering, the City Manager is hereby authorized to enter into one or more agreements with J. Calvin Oliver, Jr. and/or the Beavercreek Officials Association (dba Greater Miami Valley Officials Association) to provide umpires, site supervisors and related services for the 2022 Adult League Softball Program. The City Manager is further authorized to sign any amendments or extensions thereto that the City Manager deems appropriate.

Section 2. As provided in Section 4-8 of the City Charter, this Resolution takes effect immediately upon its adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
PEGGY LEHNER, Mayor.

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
LASHAUNAH D. KACZYNSKI,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER III,  
Law Director

Estimated Cost: \$24,500.00  
Funds Available: \$24,500.00  
Acct. No.: 2410-72550

(Requested by: Parks, Recreation and Cultural Arts Department)

CITY OF KETTERING, OHIO

A RESOLUTION

By:

No.

**AUTHORIZING THE USE OF COMPETITIVE BARGAINING  
AND NEGOTIATED QUOTES TO CONTRACT FOR EXECUTIVE  
SEARCH FIRM SERVICES**

WHEREAS, the City Manager will be retiring at the end of the calendar year after over 30 years of service to the City; and

WHEREAS, City Council desires the assistance of a qualified professional executive search firm in the search process to fill the City Manager position;

NOW, THEREFORE, Be It Resolved by the Council of the City of Kettering, State of Ohio, that:

Section 1. On the basis that the City can often obtain lower prices and more favorable purchasing conditions through competitive bargaining and negotiated quotations than through sealed bids, the use of such bargaining and negotiation procedures is authorized to select an executive search firm to assist in the search process to fill the City Manager position. The Clerk of Council is authorized to sign any resulting contract on behalf of the City and further authorized to sign any amendments or extensions thereto that the Clerk of Council deems appropriate.

Section 2. As provided in Section 4-8 of the City Charter, this Resolution takes effect immediately upon its adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
LASHAUNAH D. KACZYNSKI,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER, III,  
Law Director

Estimated Cost: \$30,000.00  
Amount Budgeted: \$ 0.00  
Acct. No.: 0450-72550

(Requested by: City Council)

CITY OF KETTERING, OHIO

A RESOLUTION

By:

No.

TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR  
CURRENT EXPENSES AND OTHER EXPENDITURES OF  
THE CITY OF KETTERING, STATE OF OHIO, DURING  
THE FISCAL YEAR ENDING DECEMBER 31, 2022

Be It Resolved by the Council of the City of Kettering, State of Ohio, that:

Section 1. To provide for the current expenses and other expenditures of the City of Kettering during the fiscal year ending December 31, 2022, the following supplemental sums are set aside and appropriated:

A. From the General Fund:

HUMAN RESOURCES DEPARTMENT	
Operating Expenses	\$ 30,000.00
ENGINEERING DEPARTMENT	
Capital Outlay	\$ 162,000.00

Section 2. The Director of Finance is authorized to adjust appropriations within any fund or department as long as the adjustments made do not exceed the total appropriation authorized within that fund or department.

Section 3. The Clerk of Council is authorized and directed to forward a copy of this Resolution to the Montgomery County Auditor.

Section 4. As provided in Section 4-8 of the City Charter, this Resolution takes effect immediately upon its adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
LASHAUNAH D. KACZYNSKI,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER III,  
Law Director

Estimated Cost: \$192,000.00 net transfers  
Amount Budgeted: \$0.00  
Acct. No. 0450-72550 \$30,000.00  
          0800-77740 \$162,000.00

(Requested by: Finance Department)

CITY OF KETTERING, OHIO

AN ORDINANCE

By:

No.

**TO LEVY SPECIAL ASSESSMENTS FOR THE CONSTRUCTION  
AND REPAIR OF CURBS, SIDEWALKS, DRIVE APPROACHES,  
AND RELATED APPURTENANCES FOR THE MARSHALL ROAD  
RESURFACING – E. DAVID TO SOUTH CORP PROJECT  
(CITY PROJECT NO. 02-120H)**

WHEREAS, on December 8, 2020 this Council adopted Resolution No. 10502-20, a Resolution of Necessity, declaring the necessity to construct and repair curbs, sidewalks, driveway approaches, and related appurtenances, as part of the Marshall Road Resurfacing – E. David to South Corp Project (Project No. 02-120H)(“Project”); and

WHEREAS, notice of the passage of that Resolution of Necessity was given as required by law; and

WHEREAS, the City of Kettering subsequently constructed and/or repaired those curbs, sidewalks, driveway approaches, and related appurtenances which were not constructed or repaired by the owners of the abutting property; and

WHEREAS, the total cost of the construction has been reported to this Council; and a list of estimated assessments of that total cost has been prepared and placed on file in the office of the Clerk of this Council so as to be available for public inspection, and a copy of said list is attached hereto as Exhibit A and made a part of this Ordinance; and

WHEREAS, notice that the list of estimated assessments was available for inspection and examination was published as required by law in a newspaper of general circulation; and

WHEREAS, no objections to any assessment have been filed; and

WHEREAS, this Council has now reviewed the estimated assessments;

NOW, THEREFORE, Be It Ordained by the Council of the City of Kettering, Ohio, that:

Section 1. The list of estimated assessments referred to in the above recital paragraphs is hereby approved.

Section 2. The amounts of assessment on the list are hereby and shall be levied upon the lots and lands which abut the improvements, as set forth on the list.

Section 3. No assessment approved or levied by this Ordinance exceeds the special benefits resulting from the improvement and does not exceed any statutory limitation.

Section 4. The Clerk of Council is authorized and directed to continue to keep on file in her office until all the assessments have been paid in full a list of the assessments and the description of the lots and lands so assessed.

Section 5. The total assessment against each lot and parcel of land shall be payable in cash to the Finance Director of the City of Kettering by August 5, 2022, or, at the option of the property owner, shall be payable in not more than ten (10) annual installments over a period not exceeding ten (10) years, with the exact number of annual installments subject to the amount of the assessment, in accordance with the schedule set forth below:

<u>ASSESSMENT AMOUNT</u>	<u>ANNUAL INSTALLMENTS</u>	<u>INTEREST RATE</u>
\$0.01-249.99	1	1.35%
\$250.00-1499.99	5	1.90%
\$1500 & OVER	10	2.30%

Assessments paid in annual installments shall include all costs of the County Auditor and shall also include interest at the rates set forth in the above table.

All assessments and assessment installments that have not been paid at the expiration of the payment period allowed by this Ordinance shall, within fourteen (14) working days following such date of expiration, be certified by the Clerk of this Council to the County Auditor as provided by law. These assessments and installments are then to be placed on the tax duplicate and collected at the same time and in the same manner as real estate taxes are collected.

Section 6. The Clerk of Council is authorized and directed to cause notice of the passage of this Ordinance to be published once in a newspaper of general circulation in the City; the notice shall state that the assessments have been made and are on file in the office of the Clerk of Council for inspection and examination by interested persons.

Section 7. The Clerk of Council is authorized and directed to cause notice of the levy of the assessments to be filed with the County Auditor within twenty (20) days following the passage of this Ordinance. The Clerk of Council may provide such addition information to the County Auditor as may be required to effectuate the assessments. The Clerk of Council may provide such additional information to the County Auditor as may be required to effectuate the assessments, including, by way of example and without limitation, a summary of the assessments in table format containing only information requested by the County Auditor.

Section 8. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting; and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, to the extent required by or under the Charter of this City.

Section 9. As provided in Section 4-8 of the City Charter, this Ordinance shall be effective two weeks after adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
LASHAUNAH D. KACZYNSKI,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER III,  
Law Director

(Requested by Engineering Department)

**EXHIBIT A**

(3 pages including this page)



FINAL ASSESSMENT COSTS/QUANTITIES for  
Marshall Road Resurfacing - David Rd to S. Corp Unit

Project #02-120H

Route Address	Parcel Number	Chd Removal	Curb Cure	Finish Finch	4" Sewer	5" Sidewalk	6" Apparel	8" Dive	Asphalt Dive	Asphalt Dive	TOTAL EST. COST
1234 BERRY LN	MSD 02713 0003	\$312.00	\$997.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,200.00
1230 DUNSON DR	MSD 02692 0023	\$86.00	\$276.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$172.00
1201 DUNSON DR	MSD 02692 0026	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00
1233 GEORGEWAY DR	MSD 02114 0013	\$27.00	\$80.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00
0	MSD 02697 0104	\$104.00	\$296.00	\$318.00	\$544.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,416.00
0	MSD 02697 0104	\$13.00	\$39.00	\$78.00	\$126.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$236.00
0	MSD 02697 0104	\$24.00	\$72.00	\$144.00	\$232.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$472.00
4545 MARSHALL RD	MSD 02607 0088	\$68.00	\$84.00	\$176.00	\$296.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$624.00
4555 MARSHALL RD	MSD 02607 0082	\$207.00	\$3,957.00	\$776.00	\$1,620.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,074.00
4560 MARSHALL RD	MSD 04270 0001	\$248.00	\$24.00	\$94.00	\$136.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,048.00
4580 MARSHALL RD	MSD 04270 0002	\$248.00	\$11.00	\$39.00	\$58.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,116.00
4724 MARSHALL RD	MSD 04270 0003	\$120.00	\$345.00	\$1,430.00	\$2,228.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,423.00
4750 MARSHALL RD	MSD 04270 0004	\$89.00	\$293.00	\$1,172.00	\$1,860.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,514.00
4757 MARSHALL RD	MSD 02715 0022	\$240.00	\$580.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,900.00
4760 MARSHALL RD	MSD 02693 0001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,990.00
4800 MARSHALL RD	MSD 02693 0019	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$504.00
4816 MARSHALL RD	MSD 02693 0020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$240.00
4817 MARSHALL RD	MSD 02715 0004	\$440.00	\$1,245.00	\$480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,180.00
4822 MARSHALL RD	MSD 02693 0021	\$38.00	\$95.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,082.00
4833 MARSHALL RD	MSD 02715 0003	\$33.00	\$93.00	\$352.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,852.00
4840 MARSHALL RD	MSD 02693 0022	\$24.00	\$61.00	\$124.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,028.13
4849 MARSHALL RD	MSD 02715 0002	\$288.00	\$838.00	\$385.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,491.00
4864 MARSHALL RD	MSD 02693 0023	\$384.00	\$759.00	\$477.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,312.25

FINAL ASSESSMENT COSTS/QUANTITIES for  
Marshall Road Resurfacing - David Rd to S. Corp Limit

Project #02-1204

Repair Address	Pave Number	Ord Removal	Concrete Club	Pavement Removal	Subgrade	Sidewalk	5th Price Approach	Asphalt Drive App	TOTAL EST COST
4885 MARSHALL RD	N64 02715 0001	33.00	33.00	118.50	0.00	0.00	118.50	0.00	\$271.00
		\$55.00	\$161.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$271.00
		7.00	7.00	0.00	0.00	0.00	0.00	0.00	\$494.00
4880 MARSHALL RD	N64 03802 0024	\$112.00	\$322.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$494.00
		14.00	14.00	0.00	0.00	0.00	0.00	0.00	\$3,000.00
4802 MARSHALL RD	N64 03802 0001	\$271.20	\$778.70	\$744.00	\$720.00	\$0.00	\$1,388.00	\$0.00	\$3,000.00
		33.80	33.80	188.00	60.00	0.00	128.00	0.00	\$341.00
4810 MARSHALL RD	N64 03802 0002	\$68.00	\$253.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$341.00
		11.00	11.00	0.00	0.00	0.00	0.00	0.00	\$442.70
4817 MARSHALL RD	N64 02714 0001	\$141.60	\$407.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$442.70
		17.70	17.70	0.00	0.00	0.00	0.00	0.00	\$480.00
4818 MARSHALL RD	N64 03802 0003	\$0.00	\$0.00	\$100.00	\$300.00	\$0.00	\$0.00	\$0.00	\$480.00
		0.00	0.00	25.00	25.00	0.00	0.00	0.00	\$1,767.00
4825 MARSHALL RD	N64 01611 0017	\$458.00	\$1,311.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,767.00
		57.00	57.00	0.00	0.00	0.00	0.00	0.00	\$444.00
4826 MARSHALL RD	N64 03802 0004	\$48.00	\$136.00	\$160.00	\$570.00	\$0.00	\$0.00	\$0.00	\$444.00
		6.00	6.00	47.50	47.50	0.00	0.00	0.00	\$1,007.00
4831 MARSHALL RD	N64 01611 0016	\$78.00	\$221.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,007.00
		97.00	97.00	0.00	0.00	0.00	0.00	0.00	\$2,098.00
4834 MARSHALL RD	N64 03802 0005	\$0.00	\$0.00	\$524.00	\$1,572.00	\$0.00	\$0.00	\$0.00	\$2,098.00
		0.00	0.00	131.00	131.00	0.00	0.00	0.00	\$4,291.00
4839 MARSHALL RD	N64 01611 0015	\$1,058.00	\$3,151.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,291.00
		137.00	137.00	0.00	0.00	0.00	0.00	0.00	\$2,883.00
4851 MARSHALL RD	N64 01611 0001	\$744.00	\$2,136.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,883.00
		93.00	93.00	0.00	0.00	0.00	0.00	0.00	\$10,644.80
	34	\$10,644.80	\$30,403.80	\$8,708.28	\$11,902.00	\$2,091.00	\$11,207.27	\$0.00	\$74,186.15
		1,300.80	1,300.80	2,193.87	863.80	189.00	1,021.57	0.00	

CITY OF KETTERING, OHIO

AN ORDINANCE

By:

No.

**TO LEVY SPECIAL ASSESSMENTS FOR THE CONSTRUCTION  
AND REPAIR OF CURBS, SIDEWALKS, DRIVE APPROACHES,  
AND RELATED APPURTENANCES FOR THE 2021 CURB,  
SIDEWALK & DRIVE APPROACH PROGRAM (CITY PROJECT  
NO. 05-121)**

WHEREAS, on October 13, 2020, this Council adopted Resolution No. 10484-20, a Resolution of Necessity, declaring the necessity to construct and repair curbs, sidewalks, driveway approaches, and related appurtenances, as part of the 2021 Curb, Sidewalk & Drive Approach Repair Project (Project No. 05-121); and

WHEREAS, notice of the passage of that Resolution of Necessity was given as required by law; and

WHEREAS, the City of Kettering subsequently constructed and/or repaired those curbs, sidewalks, driveway approaches, and related appurtenances which were not constructed or repaired by the owners of the abutting property; and

WHEREAS, the total cost of the construction has been reported to this Council; and a list of estimated assessments of that total cost has been prepared and placed on file in the office of the Clerk of this Council so as to be available for public inspection, and a copy of said list is attached hereto as Exhibit A and made a part of this Ordinance; and

WHEREAS, notice that the list of estimated assessments was available for inspection and examination was published as required by law in a newspaper of general circulation; and

WHEREAS, no objections to any assessment have been filed; and

WHEREAS, this Council has now reviewed the estimated assessments;

NOW, THEREFORE, Be It Ordained by the Council of the City of Kettering, Ohio, that:

Section 1. The list of estimated assessments referred to in the above recital paragraphs is hereby approved.

Section 2. The amounts of assessment on the list are hereby and shall be levied upon the lots and lands which abut the improvements, as set forth on the list.

Section 3. No assessment approved or levied by this Ordinance exceeds the special benefits resulting from the improvement and does not exceed any statutory limitation.

Section 4. The Clerk of Council is authorized and directed to continue to keep on file in her office until all the assessments have been paid in full a list of the assessments and the description of the lots and lands so assessed.

Section 5. The total assessment against each lot and parcel of land shall be payable in cash to the Finance Director of the City of Kettering by August 5, 2022, or, at the option of the property owner, shall be payable in not more than ten (10) annual installments over a period not exceeding ten (10) years, with the exact number of annual installments subject to the amount of the assessment, in accordance with the schedule set forth below:

<u>ASSESSMENT AMOUNT</u>	<u>ANNUAL INSTALLMENTS</u>	<u>INTEREST RATE</u>
\$0.01-249.99	1	1.35%
\$250.00-1499.99	5	1.90%
\$1500 & OVER	10	2.30%

Assessments paid in annual installments shall include all costs of the County Auditor and shall also include interest at the rates set forth in the above table.

All assessments and assessment installments that have not been paid at the expiration of the payment period allowed by this Ordinance shall, within fourteen (14) working days following such date of expiration, be certified by the Clerk of this Council to the County Auditor as provided by law. These assessments and installments are then to be placed on the tax duplicate and collected at the same time and in the same manner as real estate taxes are collected.

Section 6. The Clerk of Council is authorized and directed to cause notice of the passage of this Ordinance to be published once in a newspaper of general circulation in the City; the notice shall state that the assessments have been made and are on file in the office of the Clerk of Council for inspection and examination by interested persons.

Section 7. The Clerk of Council is authorized and directed to cause notice of the levy of the assessments to be filed with the County Auditor within twenty (20) days following the passage of this Ordinance. The Clerk of Council may provide such additional information to the County Auditor as may be required to effectuate the assessments, including, by way of example and without limitation, a summary of the assessments in table format containing only information requested by the County Auditor.

Section 8. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting; and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, to the extent required by or under the Charter of this City.

Section 9. As provided in Section 4-8 of the City Charter, this Ordinance shall be effective two weeks after adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
LASHAUNAH D. KACZYNSKI,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER III,  
Law Director

(Requested by Engineering Department)

**EXHIBIT A**

(14 pages including this page)

FINAL ASSESSMENT COST/QUANTITIES for  
2021 Curb, Sidewalk & Drive Approach Repair Program

Page# R05-121

Repair Address	Parcel Number	Curb Removal	Concrete Curb	Flarework Removal	Sidewalk	Sidewalk	5' Sidewalk	6" Drive Approach	Asphalt Drive/Asph	TOTAL EST COST
3001 BEAVER AVE	N64 01506 0064	\$0.00	\$0.00	\$7,200.00	\$144.00	\$24.00	\$0.00	\$0.00	\$0.00	\$7,468.00
3008 BEAVER AVE	N64 01506 0063	\$0.00	\$0.00	\$2,400.00	\$24.00	\$24.00	\$0.00	\$0.00	\$0.00	\$2,448.00
3005 BEAVER AVE	N64 01506 0062	\$38.00	\$0.00	\$2,070.00	\$188.20	\$6.00	\$188.20	\$0.00	\$0.00	\$2,490.40
3013 BEAVER AVE	N64 01506 0059	\$4.00	\$0.00	\$2,200.00	\$22.00	\$22.00	\$0.00	\$0.00	\$0.00	\$2,258.00
3018 BEAVER AVE	N64 01506 0067	\$0.00	\$0.00	\$3,600.00	\$48.00	\$9.00	\$0.00	\$0.00	\$0.00	\$3,747.00
3017 BEAVER AVE	N64 01506 0061	\$0.00	\$0.00	\$2,400.00	\$24.00	\$24.00	\$0.00	\$0.00	\$0.00	\$2,448.00
3024 BEAVER AVE	N64 01506 0066	\$0.00	\$0.00	\$4,800.00	\$48.00	\$9.00	\$0.00	\$0.00	\$0.00	\$4,957.00
3022 BEAVER AVE	N64 01506 0064	\$0.00	\$0.00	\$6,000.00	\$60.00	\$12.00	\$0.00	\$0.00	\$0.00	\$6,172.00
3032 BEAVER AVE	N64 01506 0071	\$0.00	\$0.00	\$2,400.00	\$24.00	\$24.00	\$0.00	\$0.00	\$0.00	\$2,448.00
3033 BEAVER AVE	N64 01506 0063	\$0.00	\$0.00	\$18.00	\$1.80	\$1.80	\$0.00	\$0.00	\$0.00	\$21.60
3037 BEAVER AVE	N64 01506 0066	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040 BEAVER AVE	N64 01506 0073	\$0.00	\$0.00	\$20.00	\$2.00	\$2.00	\$0.00	\$0.00	\$0.00	\$24.00
3041 BEAVER AVE	N64 01506 0067	\$0.00	\$0.00	\$48.00	\$4.80	\$4.80	\$0.00	\$0.00	\$0.00	\$57.60
3104 BEAVER AVE	N64 01506 0064	\$0.00	\$0.00	\$1,800.00	\$21.60	\$4.32	\$0.00	\$0.00	\$0.00	\$1,865.92
3105 BEAVER AVE	N64 01506 0063	\$38.00	\$0.00	\$1,200.00	\$12.00	\$2.40	\$0.00	\$0.00	\$0.00	\$1,372.40
3108 BEAVER AVE	N64 01506 0069	\$0.00	\$0.00	\$48.00	\$4.80	\$9.60	\$0.00	\$0.00	\$0.00	\$62.40
3109 BEAVER AVE	N64 01506 0064	\$0.00	\$0.00	\$24.00	\$2.40	\$4.80	\$0.00	\$0.00	\$0.00	\$31.20
3113 BEAVER AVE	N64 01506 0063	\$0.00	\$0.00	\$24.00	\$2.40	\$4.80	\$0.00	\$0.00	\$0.00	\$31.20
3117 BEAVER AVE	N64 01506 0067	\$0.00	\$0.00	\$9.00	\$0.90	\$1.80	\$0.00	\$0.00	\$0.00	\$11.70
3140 BEAVER AVE	N64 01506 0100	\$0.00	\$0.00	\$120.00	\$12.00	\$2.40	\$0.00	\$0.00	\$0.00	\$134.40
1458 BEAVERTON DR	N64 01506 0067	\$0.00	\$0.00	\$7.50	\$0.75	\$1.50	\$0.00	\$0.00	\$0.00	\$9.75
1461 BEAVERTON DR	N64 01506 0072	\$0.00	\$0.00	\$120.00	\$12.00	\$2.40	\$0.00	\$0.00	\$0.00	\$134.40

FINAL ASSESSMENT COST/QUANTITIES for  
2021 Curb, Sidewalk & Drive Approach Repair Program

Project #05-121

Repair Address	Parcel Number	Curb Removal	Curbside Curb	Parade Removal	Sidewalk	Driveway	Approach	Asphalt	TOTAL ESTI COST
1754 BEAVENTON DR	M41 0221X 0009	0.00	0.00	4.00	4.00	0.00	0.00	0.00	\$4,800.00
1754 BEAVENTON DR	M41 0221X 0009	\$57.00	\$192.00	\$528.00	\$1,056.00	\$0.00	\$0.00	\$0.00	\$1,833.00
1755 BEAVENTON DR	M41 0221X 0006	6.00	6.00	178.00	178.00	0.00	0.00	0.00	\$3,266.00
1755 BEAVENTON DR	M41 0221X 0006	\$171.30	\$376.00	\$518.00	\$300.00	\$0.00	\$0.00	\$0.00	\$2,265.30
1800 BEAVENTON DR	M41 0221X 0019	18.00	18.00	172.00	60.00	0.00	112.00	0.00	\$3,482.10
1800 BEAVENTON DR	M41 0221X 0019	\$241.30	\$812.80	\$896.00	\$1,020.00	\$0.00	\$912.80	\$0.00	\$3,882.90
1804 BEAVENTON DR	M41 0160X 0091	25.40	25.40	322.00	170.00	0.00	152.00	0.00	\$1,075.80
1804 BEAVENTON DR	M41 0160X 0091	\$193.50	\$406.00	\$386.00	\$120.00	\$0.00	\$272.00	\$0.00	\$1,277.50
1805 BEAVENTON DR	M41 0160X 0021	18.00	18.00	132.00	20.00	0.00	112.00	0.00	\$4,372.2
1805 BEAVENTON DR	M41 0160X 0021	\$237.50	\$800.00	\$1,091.54	\$1,200.00	\$240.00	\$923.28	\$0.00	\$4,372.2
1809 BEAVENTON DR	M41 0160X 0020	25.80	25.80	383.88	220.00	4.00	103.88	0.00	\$3,723.50
1809 BEAVENTON DR	M41 0160X 0020	\$180.30	\$468.00	\$845.00	\$504.00	\$216.00	\$570.00	\$0.00	\$3,723.50
1813 BEAVENTON DR	M41 0160X 0019	3.80	3.80	28.00	28.00	0.00	0.00	0.00	\$376.50
1813 BEAVENTON DR	M41 0160X 0019	\$28.50	\$96.00	\$44.00	\$168.00	\$0.00	\$0.00	\$0.00	\$376.50
1817 BEAVENTON DR	M41 0160X 0019	0.00	0.00	\$48.00	\$0.00	\$0.00	\$0.00	\$0.00	\$144.00
1817 BEAVENTON DR	M41 0160X 0019	\$0.00	\$0.00	\$48.00	\$0.00	\$0.00	\$0.00	\$0.00	\$144.00
1821 BEAVENTON DR	M41 0160X 0017	0.00	0.00	\$34.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97.20
1821 BEAVENTON DR	M41 0160X 0017	\$0.00	\$0.00	\$34.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97.20
1831 BEAVENTON DR	M41 0160X 0016	20.00	20.00	188.88	80.00	38.80	100.88	0.00	\$3,481.15
1831 BEAVENTON DR	M41 0160X 0016	\$150.80	\$440.00	\$589.68	\$360.00	\$332.80	\$665.28	\$0.00	\$3,481.15
1834 BEAVENTON DR	M41 0160X 0008	18.80	18.80	165.85	49.00	40.00	105.85	0.00	\$379.80
1834 BEAVENTON DR	M41 0160X 0008	\$193.30	\$808.00	\$577.55	\$240.00	\$316.00	\$355.10	\$0.00	\$3,481.15
1835 BEAVENTON DR	M41 0160X 0013	0.00	0.00	64.00	64.00	0.00	0.00	0.00	\$259.80
1835 BEAVENTON DR	M41 0160X 0013	\$0.00	\$0.00	\$192.00	\$384.00	\$0.00	\$0.00	\$0.00	\$259.80
1839 BEAVENTON DR	M41 0160X 0009	22.80	22.80	139.75	24.00	106.75	0.00	\$2,486.82	
1839 BEAVENTON DR	M41 0160X 0009	\$180.80	\$640.00	\$545.54	\$904.00	\$0.00	\$687.28	\$0.00	\$2,486.82
1844 BEAVENTON DR	M41 0160X 0014	20.00	20.00	181.98	84.00	87.88	0.00	\$390.80	
1844 BEAVENTON DR	M41 0160X 0014	\$0.00	\$0.00	\$300.00	\$0.00	\$800.00	\$0.00	\$0.00	\$390.80
5351 BIGGER RD	M41 02117 0001	0.00	0.00	100.00	0.00	100.00	0.00	0.00	\$1,188.80
5351 BIGGER RD	M41 02117 0001	\$0.00	\$0.00	\$386.00	\$782.00	\$0.00	\$0.00	\$0.00	\$1,188.80
5353 BIGGER RD	M41 0220X 0028	0.00	0.00	132.00	132.00	0.00	0.00	0.00	\$3,591.35
5353 BIGGER RD	M41 0220X 0028	\$448.40	\$1,510.40	\$1,307.70	\$2,322.40	\$0.00	\$573.00	\$0.00	\$3,591.35
1735 BOESSEL AVE	M41 0220X 0030	47.20	47.20	435.80	346.40	0.00	117.15	0.00	\$3,488.35
1735 BOESSEL AVE	M41 0220X 0030	\$209.60	\$704.00	\$879.45	\$1,058.00	\$0.00	\$702.80	\$0.00	\$3,488.35
1738 BOESSEL AVE	M41 0220X 0031	31.00	31.00	241.34	58.00	32.00	153.34	0.00	\$1,026.80
1742 BOESSEL AVE	M41 0220X 0033	4.00	4.00	86.00	86.00	0.00	0.00	0.00	\$144.00
1743 BOESSEL AVE	M41 0220X 0032	0.00	0.00	\$48.00	\$86.00	\$0.00	\$0.00	\$0.00	\$144.00







FINAL ASSESSMENT COSTS/QUANTITIES for  
2021 Curb, Sidewalk & Drive Approach Repair Program

Project #05-121

Repair Address	Parcel Number	Cur	Concrete	Reinforced	Sidewalk	Sidewalk	Gr Drive	Approach	TOTAL EST
		Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost
1840 CULVER AVE	N64 02403 0002	\$0.00	\$0.00	\$1,358.00	\$271.20	\$0.00	\$0.00	\$0.00	\$4,068.00
1860 E DONOHY LN	N64 01906 0006	\$0.00	\$0.00	\$5,200.00	\$4,008.00	\$0.00	\$0.00	\$0.00	\$9,208.00
4200 FERNBROOK ST	N64 02815 0016	\$0.00	\$0.00	\$3,586.00	\$1,912.00	\$0.00	\$0.00	\$0.00	\$1,168.00
4225 FERNBROOK ST	N64 02817 0002	\$0.00	\$0.00	\$3,336.00	\$8,720.00	\$0.00	\$0.00	\$0.00	\$1,008.00
4301 FERNBROOK ST	N64 02817 0003	\$0.00	\$0.00	\$1,600.00	\$1,120.00	\$0.00	\$0.00	\$0.00	\$540.00
4329 GLENHEATH DR	N64 02902 0008	\$0.00	\$0.00	\$9,220.00	\$1,884.00	\$0.00	\$0.00	\$0.00	\$2,828.00
4309 GLENHEATH DR	N64 02913 0002	\$0.00	\$0.00	\$5,400.00	\$1,800.00	\$0.00	\$0.00	\$0.00	\$1,620.00
4324 GLENHEATH DR	N64 02907 0006	\$0.00	\$0.00	\$1,800.00	\$3,600.00	\$0.00	\$0.00	\$0.00	\$540.00
4341 GLENHEATH DR	N64 02907 0007	\$0.00	\$0.00	\$800.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$1,400.00
4350 GLENHEATH DR	N64 02907 0002	\$0.00	\$0.00	\$2,150.00	\$4,300.00	\$0.00	\$0.00	\$0.00	\$848.00
4409 GLENHEATH DR	N64 02713 0004	\$0.00	\$0.00	\$95.00	\$192.00	\$0.00	\$0.00	\$0.00	\$288.00
4418 GLENHEATH DR	N64 02713 0003	\$0.00	\$0.00	\$5,400.00	\$1,080.00	\$0.00	\$0.00	\$0.00	\$1,620.00
4432 GLENHEATH DR	N64 02713 0001	\$0.00	\$0.00	\$3,840.00	\$7,680.00	\$0.00	\$0.00	\$0.00	\$1,152.00
3308 HANWOOD ST	N64 01616 0013	\$355.20	\$887.20	\$1,600.00	\$7,788.00	\$184.40	\$85.64	\$0.00	\$3,183.44
3212 HANWOOD ST	N64 01616 0014	\$100.00	\$40.00	\$860.38	\$5,280.00	\$101.92	\$0.00	\$0.00	\$2,828.08
3218 HANWOOD ST	N64 01616 0015	\$339.00	\$726.00	\$854.44	\$7,720.00	\$0.00	\$548.48	\$0.00	\$2,817.22
3224 HANWOOD ST	N64 01616 0016	\$381.00	\$1,116.00	\$483.50	\$3,660.00	\$0.00	\$827.00	\$0.00	\$4,657.50
3225 HANWOOD ST	N64 01616 0014	\$41.50	\$103.00	\$202.50	\$385.50	\$0.00	\$0.00	\$0.00	\$1,083.00
3230 HANWOOD ST	N64 01612 0002	\$269.00	\$673.00	\$338.15	\$3,720.00	\$326.90	\$847.52	\$0.00	\$2,414.48
3238 HANWOOD ST	N64 01612 0001	\$259.00	\$704.00	\$877.75	\$3,516.00	\$298.00	\$731.46	\$0.00	\$2,844.18
3237 HANWOOD ST	N64 01610 0008	\$0.00	\$0.00	\$853.20	\$1,538.40	\$186.00	\$0.00	\$0.00	\$2,577.60
3346 HANWOOD ST	N64 01612 0003	\$0.00	\$0.00	\$120.00	\$240.00	\$0.00	\$0.00	\$0.00	\$360.00

FINAL ASSESSMENT COSTS/QUANTITIES for  
2021 Curb, Sidewalk & Drive Approach Repair Program

Project #05-121

Repair Address	Parcel Number	Curb Removal	Concrete Curb	Flank Removal	Sidewalk	Driveway	Driveway Approach	Driveway	Asphalt Driveway	TOTAL EST. COST
3391 HARWOOD ST	MS4 01212 0022	0.00	0.00	40.00	40.00	0.00	0.00	0.00	0.00	340.00
3398 HARWOOD ST	MS4 01212 0003	180.00	540.00	50.00	50.00	0.00	0.00	0.00	0.00	1,310.00
3313 HARWOOD ST	MS4 01212 0001	20.00	260.00	1,200.00	34.00	0.00	0.00	0.00	0.00	1,514.00
3380 HARWOOD ST	MS4 01212 0008	33.00	32.00	233.60	84.00	48.00	0.00	0.00	0.00	348.60
3387 HARWOOD ST	MS4 01212 0020	21.00	21.00	249.88	60.00	60.00	120.56	0.00	0.00	372.44
3392 HARWOOD ST	MS4 01212 0017	180.00	540.00	50.00	50.00	0.00	0.00	0.00	0.00	1,310.00
3400 HARWOOD ST	MS4 01212 0003	20.00	20.00	212.84	60.00	44.00	100.84	0.00	0.00	327.68
3401 HARWOOD ST	MS4 01212 0018	20.00	20.00	240.78	82.00	40.00	108.78	0.00	0.00	351.56
3413 HARWOOD ST	MS4 01212 0017	20.00	20.00	183.82	34.40	40.00	109.52	0.00	0.00	304.74
3418 HARWOOD ST	MS4 01212 0010	21.00	21.00	142.00	0.00	40.00	102.00	0.00	0.00	204.00
3428 HARWOOD ST	MS4 01212 0011	21.00	21.00	193.06	0.00	44.00	109.06	0.00	0.00	267.12
3430 HARWOOD ST	MS4 01212 0016	0.00	0.00	20.00	20.00	0.00	0.00	0.00	0.00	40.00
3436 HARWOOD ST	MS4 01212 0015	34.00	34.00	225.28	60.00	48.00	118.88	0.00	0.00	386.16
3485 HARWOOD ST	MS4 01212 0014	0.00	0.00	144.00	64.40	0.00	0.00	0.00	0.00	208.40
3478 HARWOOD ST	MS4 01212 0015	110.50	337.50	337.50	82.00	82.00	202.00	0.00	0.00	852.00
3500 HARWOOD ST	MS4 01212 0043	11.00	11.00	104.00	104.00	0.00	0.00	0.00	0.00	230.00
3504 HARWOOD ST	MS4 01212 0042	80.00	80.00	20.00	20.00	0.00	0.00	0.00	0.00	160.00
3508 HARWOOD ST	MS4 01212 0041	14.00	14.00	0.00	0.00	0.00	0.00	0.00	0.00	28.00

FINAL ASSESSMENT COSTS/QUANTITIES for  
2021 Curb, Sidewalk & Drive Approach Repair Program

Project #95-121

Prop. Address	Parcel Number	Cur Removal	Concrete Curb	Flatwork Removal	Sidewalk	4" Sidewalk	5" Sidewalk	Gr. Drive Approach	Asphalt Drive Appr.	TOTAL EST. COST
3812 HARWOOD ST	MS4 01418 0040	\$0.00	\$0.00	\$105.60	\$271.20	\$0.00	\$0.00	\$0.00	\$0.00	\$376.80
3808 HARWOOD ST	MS4 01516 0023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$180.00
3812 HARWOOD ST	MS4 01516 0031	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2784 HEMPHILL RD	MS4 02101 0007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2780 HEMPHILL RD	MS4 02101 0008	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1820 HEWITT AVE	MS4 04308 0007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2030 HEWITT AVE	MS4 03413 0003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 HEWITT AVE	MS4 03413 0006	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2100 HEWITT AVE	MS4 03413 0006	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2120 HEWITT AVE	MS4 04202 0003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2176 HEWITT AVE	MS4 03413 0009	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2198 HEWITT AVE	MS4 03413 0007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1700 KRUSSE AVE	MS4 01516 0017	\$1,002.50	\$3,880.00	\$708.66	\$308.60	\$86.00	\$0.00	\$0.00	\$0.00	\$5,985.16
1701 KRUSSE AVE	MS4 01516 0011	\$448.50	\$1,504.00	\$824.00	\$1,058.00	\$182.00	\$0.00	\$0.00	\$0.00	\$4,182.50
1704 KRUSSE AVE	MS4 01516 0018	\$1,998.50	\$872.00	\$504.50	\$481.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,856.00
1705 KRUSSE AVE	MS4 01516 0009	\$418.50	\$734.00	\$878.00	\$972.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,182.50
1708 KRUSSE AVE	MS4 01516 0014	\$182.50	\$508.00	\$848.00	\$840.00	\$348.00	\$0.00	\$0.00	\$0.00	\$3,186.50
1709 KRUSSE AVE	MS4 01516 0004	\$1,171.00	\$574.00	\$503.50	\$574.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,222.50
1712 KRUSSE AVE	MS4 01516 0020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1713 KRUSSE AVE	MS4 01516 0007	\$323.50	\$600.00	\$588.28	\$343.00	\$54.00	\$0.00	\$0.00	\$0.00	\$2,188.78
1716 KRUSSE AVE	MS4 01516 0021	\$381.50	\$502.00	\$533.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,176.75
1717 KRUSSE AVE	MS4 01516 0006	\$208.00	\$704.00	\$578.18	\$284.00	\$174.50	\$0.00	\$0.00	\$0.00	\$2,344.78

FINAL ASSESSMENT COSTS/QUANTITIES for  
2021 Curb, Sidewalk & Drive Approach Repair Program

Project #05-121

Parcel Address	Parcel Number	Curb Removal	Concrete Curb	Flanket Removal	Sidewalk	Sidewalk	5' Sidewalk	8ft Drive Approach	Asphalt Drive Appr.	TOTAL EST. COST
1720 KRUISS AVE	MS4 01516 0022	22.00	22.00	182.22	64.00	20.80	107.82	0.00	0.00	\$1,883.20
1721 KRUISS AVE	MS4 01516 0003	0.00	0.00	129.40	84.00	36.40	0.00	0.00	0.00	\$1,444.00
1724 KRUISS AVE	MS4 01516 0023	0.00	0.00	16.00	16.00	0.00	0.00	0.00	0.00	\$2,796.50
1725 KRUISS AVE	MS4 01516 0004	\$228.00	\$709.00	\$894.00	\$455.00	\$240.00	\$872.00	\$0.00	\$0.00	\$3,084.00
1728 KRUISS AVE	MS4 01516 0024	24.00	24.00	232.00	80.00	40.00	112.00	0.00	0.00	\$3,372.50
1729 KRUISS AVE	MS4 01516 0003	18.00	18.00	281.74	140.80	41.90	109.34	0.00	0.00	\$4,325.88
1733 KRUISS AVE	MS4 01516 0002	30.00	30.00	348.80	198.80	40.00	112.00	0.00	0.00	\$4,384.20
1800 KRUISS AVE	MS4 01512 0034	18.00	18.00	98.34	0.00	0.00	88.34	0.00	0.00	\$1,882.00
1804 KRUISS AVE	MS4 01512 0035	20.00	20.00	218.82	74.80	40.80	103.32	0.00	0.00	\$2,880.20
1808 KRUISS AVE	MS4 01512 0036	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,882.00
1812 KRUISS AVE	MS4 01512 0037	\$329.00	\$704.00	\$468.12	\$372.00	\$0.00	\$524.24	\$0.00	\$0.00	\$2,377.28
1816 KRUISS AVE	MS4 01512 0038	18.00	18.00	126.18	32.00	0.00	84.18	0.00	0.00	\$1,882.00
1821 KRUISS AVE	MS4 01512 0033	10.00	10.00	36.00	0.00	0.00	0.00	0.00	0.00	\$728.00
800 LAMWOOD AVE	MS4 02009 0006	0.00	0.00	160.00	160.00	0.00	0.00	0.00	0.00	\$1,444.00
4116 LEFFERVE DR	MS4 00216 0012	0.00	0.00	136.00	108.00	28.00	0.00	0.00	0.00	\$1,234.00
500 LINCOLN PARK BLVD	MS4 04321 0004	0.00	0.00	67.00	67.00	0.00	0.00	0.00	0.00	\$883.00
3604 LISBON ST	MS4 01516 0010	21.00	21.00	219.84	172.00	40.00	101.84	0.00	0.00	\$2,784.00
3605 LISBON ST	MS4 01516 0012	\$371.00	\$876.00	\$485.74	\$182.00	\$240.00	\$558.48	\$0.00	\$0.00	\$2,282.72
3606 LISBON ST	MS4 01516 0013	\$373.00	\$878.00	\$488.82	\$388.00	\$0.00	\$805.84	\$0.00	\$0.00	\$2,883.78
3613 LISBON ST	MS4 01516 0014	\$171.00	\$378.00	\$538.38	\$182.00	\$240.00	\$541.18	\$0.00	\$0.00	\$2,586.74
3617 LISBON ST	MS4 01516 0015	\$180.50	\$388.00	\$452.40	\$280.00	\$240.00	\$592.80	\$0.00	\$0.00	\$2,145.70



FINAL ASSESSMENT COSTS/QUANTITIES for  
2021 Curb, Sidewalk & Drive Approach Repair Program

Project #05-121

Repair Address	Police Number	Cur Removal	Concrete Curb	Fltck Removal	Stkwalk	Stkwalk	Stkwalk	Drve Approach	Alphat Drve Appr	TOTAL EST COST
3176 LISBON ST	M64 02204 0010	\$355.50	18.00	165.66	44.00	20.00	92.88	559.40	0.00	\$1,448.10
3177 LISBON ST	M64 02204 0012	\$161.50	\$84.00	\$480.00	80.00	16.00	\$548.52	\$0.00	\$0.00	\$1,496.28
3178 LISBON ST	M64 02204 0011	\$189.50	\$87.00	\$733.32	\$600.00	\$156.40	\$732.24	\$1,304.64	\$0.00	\$3,071.48
3179 LISBON ST	M64 01917 0022	\$484.50	\$1.00	\$1,086.32	\$444.00	\$384.00	\$1,304.64	\$0.00	\$0.00	\$5,316.48
2817 MEADOW PARK DR	M64 02917 0003	\$1.00	0.00	100.00	94.00	0.00	0.00	0.00	0.00	\$194.00
2832 MEADOW PARK DR	M64 02917 0016	\$0.00	0.00	\$252.70	\$544.00	\$0.00	\$0.00	\$0.00	\$0.00	\$796.70
3005 MORICANI AVE	M64 01906 0076	\$0.00	\$0.00	\$192.00	\$384.00	\$0.00	\$0.00	\$0.00	\$0.00	\$576.00
3020 MORICANI AVE	M64 01906 0120	\$0.00	\$0.00	\$96.00	\$192.00	\$0.00	\$0.00	\$0.00	\$0.00	\$288.00
3021 MORICANI AVE	M64 01906 0090	\$38.90	\$128.00	\$60.00	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$346.90
3029 MORICANI AVE	M64 01906 0082	\$0.00	\$0.00	\$60.00	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$180.00
3046 MORICANI AVE	M64 01906 0125	\$78.25	\$256.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$334.25
3041 MORICANI AVE	M64 01906 0095	\$0.00	\$0.00	\$108.00	\$216.00	\$0.00	\$0.00	\$0.00	\$0.00	\$324.00
3100 MORICANI AVE	M64 01906 0133	\$0.00	\$0.00	\$48.00	\$96.00	\$0.00	\$0.00	\$0.00	\$0.00	\$144.00
3104 MORICANI AVE	M64 01906 0130	\$0.00	\$0.00	\$108.00	\$216.00	\$0.00	\$0.00	\$0.00	\$0.00	\$324.00
3108 MORICANI AVE	M64 01906 0140	\$0.00	\$0.00	\$6.00	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.00
3124 MORICANI AVE	M64 01906 0144	\$0.00	\$0.00	\$48.00	\$96.00	\$0.00	\$0.00	\$0.00	\$0.00	\$144.00
3139 MORICANI AVE	M64 01906 0119	\$0.00	\$0.00	\$84.00	\$168.00	\$0.00	\$0.00	\$0.00	\$0.00	\$252.00
3140 MORICANI AVE	M64 01906 0147	\$0.00	\$0.00	\$48.00	\$96.00	\$0.00	\$0.00	\$0.00	\$0.00	\$144.00
3144 MORICANI AVE	M64 01906 0089	\$0.00	\$0.00	\$48.00	\$96.00	\$0.00	\$0.00	\$0.00	\$0.00	\$144.00
3145 MORICANI AVE	M64 01906 0111	\$0.00	\$0.00	\$720.00	\$94.00	\$144.00	\$144.00	\$0.00	\$0.00	\$998.00
3153 MORICANI AVE	M64 01906 0113	\$0.00	\$0.00	\$352.00	\$594.00	\$0.00	\$0.00	\$0.00	\$0.00	\$946.00

FINAL ASSESSMENT COSTS/QUANTITIES for  
2021 Curb, Sidewalk & Drive Approach Repair Program

Repair Address	Parcel Number	Cost	Concrete	Flintrock	4"	5"	6in Drive	Approach	Driveway	Asphalt	TOTAL EST. COST
3156 MONTANA AVE	M64 0296 0752	\$85.50	\$388.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,073.50
3288 MONTPELLIER	L20305190100020300	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
504 ORANGEWOOD DR	M64 01706 6073	\$188.00	\$640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$828.00
4408 RENWOOD DR	M64 02807 0274	\$0.00	\$0.00	\$218.00	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$258.00
3104 RIDGEMORE AVE	M64 02212 0217	\$215.55	\$728.40	\$848.64	\$918.00	\$108.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,868.59
3105 RIDGEMORE AVE	M64 02212 0210	\$239.00	\$788.00	\$912.00	\$584.00	\$312.00	\$18.00	\$0.00	\$0.00	\$0.00	\$3,173.00
3108 RIDGEMORE AVE	M64 02212 0216	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3109 RIDGEMORE AVE	M64 02212 0218	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3108 RIDGEMORE AVE	M64 02212 0217	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3112 RIDGEMORE AVE	M64 02212 0215	\$241.00	\$782.00	\$975.10	\$334.00	\$213.00	\$500.50	\$0.00	\$0.00	\$0.00	\$2,166.50
3113 RIDGEMORE AVE	M64 02212 0217	\$228.00	\$782.00	\$975.10	\$334.00	\$213.00	\$500.50	\$0.00	\$0.00	\$0.00	\$2,166.50
3116 RIDGEMORE AVE	M64 02416 0201	\$171.00	\$574.00	\$367.18	\$386.00	\$218.40	\$588.50	\$87.50	\$0.00	\$0.00	\$2,348.57
3117 RIDGEMORE AVE	M64 02212 0213	\$189.50	\$572.00	\$368.40	\$360.00	\$218.00	\$588.50	\$87.50	\$0.00	\$0.00	\$2,348.57
3121 RIDGEMORE AVE	M64 02212 0214	\$228.00	\$782.00	\$975.10	\$334.00	\$213.00	\$500.50	\$0.00	\$0.00	\$0.00	\$2,166.50
3128 RIDGEMORE AVE	M64 02405 0265	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3129 RIDGEMORE AVE	M64 02312 0205	\$93.00	\$182.00	\$571.20	\$321.20	\$171.20	\$171.20	\$588.50	\$0.00	\$0.00	\$2,162.10
3128 RIDGEMORE AVE	M64 02405 0237	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3127 RIDGEMORE AVE	M64 02302 0204	\$206.00	\$704.00	\$481.00	\$408.00	\$78.20	\$978.80	\$0.00	\$0.00	\$0.00	\$2,862.15
3145 RIDGEMORE AVE	M64 02302 0203	\$85.50	\$388.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,073.50
3150 RIDGEMORE AVE	M64 02405 0224	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3153 RIDGEMORE AVE	M64 02302 0202	\$85.50	\$388.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,073.50
158 ROCKHILL AVE	M64 02206 0201	\$285.00	\$980.00	\$600.00	\$240.00	\$144.00	\$878.00	\$0.00	\$0.00	\$0.00	\$2,845.00
218 SPRINGMILL RD	M64 02217 0217	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



FINAL ASSESSMENT COSTS/QUANTITIES for  
2021 Curb, Sidewalk & Drive Approach Repair Program

Project #05-121

Repair Address	Pavement Number	Curb Removal	Concrete Curb	Framework Removal	4" Sidewalk	5" Sidewalk	6" Approach	7" Approach	8" Approach	Asphalt Drive Area	TOTAL EST COST
1633 TREMONT CIR	M64 01905 0051	\$0.00	\$0.00	\$95.50	\$102.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$288.00
3655 VALLEWOOD DR	M64 01603 0013	\$180.50	\$0.00	\$2.00	\$2.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,112.50
3101 VALLEWOOD DR	M64 01603 0010	\$0.00	\$0.00	\$60.00	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$180.00
1154 WICK CT	M64 01310 0007	\$0.00	\$0.00	\$168.00	\$432.00	\$264.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,044.00
1155 WICK CT	M64 01310 0006	\$180.00	\$0.00	\$539.28	\$78.20	\$390.00	\$653.35	\$0.00	\$0.00	\$0.00	\$2,441.78
1158 WICK CT	M64 03405 0109	\$47.50	\$160.00	\$24.20	\$24.00	\$32.20	\$0.00	\$0.00	\$0.00	\$0.00	\$331.10
1159 WICK CT	M64 01310 0005	\$171.00	\$578.90	\$283.28	\$192.00	\$0.00	\$574.58	\$0.00	\$0.00	\$0.00	\$1,896.84
1638 WILLAMET RD	M64 01905 0110	\$180.50	\$808.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$788.50
1170 WILLAMET RD	M64 01905 0109	\$38.00	\$128.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166.00
1148 WILLAMET RD	M64 01905 0097	\$304.50	\$982.00	\$1,055.78	\$432.00	\$328.50	\$1,103.52	\$0.00	\$0.00	\$0.00	\$4,453.78
1148 WILLAMET RD	M64 01905 0094	\$247.00	\$832.00	\$708.00	\$294.00	\$1,058.00	\$176.00	\$0.00	\$0.00	\$0.00	\$3,263.00
1152 WILLAMET RD	M64 01905 0096	\$256.50	\$584.00	\$1,144.85	\$216.00	\$1,012.59	\$0.00	\$0.00	\$0.00	\$0.00	\$4,554.45
1153 WILLAMET RD	M64 01905 0095	\$27.00	\$7.00	\$38.55	\$176.80	\$36.80	\$68.75	\$0.00	\$0.00	\$0.00	\$306.00
3416 WASHINGTON PIKE	M64 01905 0003	\$0.00	\$0.00	\$44.00	\$44.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,288.20
1549 WANDERERE DR	M64 01905 0095	\$0.00	\$0.00	\$142.80	\$0.00	\$0.00	\$142.80	\$0.00	\$0.00	\$0.00	\$1,071.00
1581 WANDERERE DR	M64 01905 0097	\$0.00	\$0.00	\$159.38	\$0.00	\$0.00	\$318.78	\$0.00	\$0.00	\$0.00	\$478.17
1600 WANDERERE DR	M64 01905 0092	\$0.00	\$0.00	\$282.00	\$0.00	\$0.00	\$564.00	\$0.00	\$0.00	\$0.00	\$846.00
1604 WANDERERE DR	M64 01905 0097	\$0.00	\$0.00	\$276.80	\$0.00	\$0.00	\$553.60	\$0.00	\$0.00	\$0.00	\$830.78
1608 WANDERERE DR	M64 01905 0099	\$0.00	\$0.00	\$234.95	\$0.00	\$0.00	\$469.90	\$0.00	\$0.00	\$0.00	\$704.85
1812 WANDERERE DR	M64 01905 0099	\$0.00	\$0.00	\$8.32	\$0.00	\$0.00	\$16.64	\$0.00	\$0.00	\$0.00	\$23.54
1821 WANDERERE DR	M64 01905 0014	\$0.00	\$0.00	\$8.76	\$0.00	\$0.00	\$17.52	\$0.00	\$0.00	\$0.00	\$25.28

FINAL ASSESSMENT COSTS/QUANTITIES for  
2021 Curb, Sidewalk & Drive Approach Repair Program

Repair Address	Patch Number	Curb Removal	Concrete Curb	Formwork Removal	Sidewalk	Sidewalk	Sidewalk	Gravel Approach	Gravel Drive	Asphalt Drive	Asphalt	TOTAL EST COST
1713 WANDERERE DR	NA401903 0025	\$0.00	\$0.00	\$444.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,023.55
1716 WANDERERE DR	NA401903 0045	\$0.00	\$0.00	148.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$398.15
1717 WANDERERE DR	NA401903 0026	\$0.00	\$0.00	\$283.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$867.00
1724 WANDERERE DR	NA401903 0045	\$0.00	\$0.00	\$210.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$521.72
		\$0.00	\$0.00	70.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170.24
	162	\$20,861.20	\$80,807.20	\$82,797.47	\$48,543.20	\$20,208.80	\$20,208.80	\$20,208.80	\$20,208.80	\$20,208.80	\$20,208.80	\$304,720.81
		2,899.80	2,799.00	30,892.46	14,773.70	1,371.60	1,371.60	1,371.60	1,371.60	1,371.60	1,371.60	8,000.00

**CITY OF KETTERING, OHIO**  
**AN ORDINANCE**

**By:**

**No.**

**TO AMEND THE TEXT OF VARIOUS SECTIONS  
OF THE CITY OF KETTERING ZONING CODE**

WHEREAS, on February 7, 2022, after giving the required notice, the City of Kettering Planning Commission conducted a public hearing regarding an application to amend the text of various sections of the Zoning Code in Planning Commission Case No. PC-22-001; and

WHEREAS, after the public hearing, the Kettering Planning Commission voted to recommend that City Council approve the proposed amendments; and

WHEREAS, on March 8, 2022, after giving the required notice, this City Council held a public hearing regarding the Kettering Planning Commission's recommendation;

NOW, THEREFORE, Be It Ordained by the Council of the City of Kettering, State of Ohio that:

Section 1. Having considered the application, the staff report(s) and recommendation of the Planning Commission, the criteria set forth in Sections 1153.12.9, Consistency, through 1153.12.15, Other Factors, of Chapter 1153 of the Zoning Code, and the testimony and evidence presented at the public hearing, City Council finds that the application to amend the Zoning Code should be approved. Therefore, the amendment(s) to the Zoning Code shown on Exhibit A, attached hereto and incorporated herein, are hereby approved.

Section 2. The Planning and Development Director of this City shall prepare a revised version of the Zoning Code to reflect and properly incorporate the amendment(s).

Section 3. As provided in Section 4-8 of the City Charter, this Ordinance shall be effective two weeks after adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL:

\_\_\_\_\_  
LASHAUNAH D. KACZYNSKI,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER III,  
Law Director

(Requested by: Planning and Development Department)

**EXHIBIT A**

(22 Total Pages Including This Page)

NOTE: In order to conserve space, only those portions of the Zoning Code to be amended are shown.

Key to Proposed City of Kettering Zoning Code Amendments:

1. Existing language appears in regular type. Example: text
2. Existing language to be deleted appears in strikethrough. Example: ~~text~~
3. New language to be added appears in underline. Example: text

1135.02.3 TABLE 15.2 - PERMITTED PRINCIPAL USES - CONTINUED

6. INDUSTRIAL	R-E(b)	R-E(b)	R-1	R-2	R-3	R-4	Office	Business	Business Park	Community Center	Institutional
Commercial Bakery*, Microbrewery								☐	■		
Contractor's Office							■	■	■	■	
Contractor's Shop								■	■		
Contractor's Storage Yard*									■		
Electric Substation*	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Energy Conversion, Geothermal									■		
Energy Conversion, Solar & Wind*									■		
Fabrication, Industrial Crafts*									■		
Laboratory or Specialized Facility*									■		
Manufacturing*									■		
Non-Retail Laundries & Dry Cleaning Plants*									■		
Printing, Publishing, Lithography & Binding*							☐	☐	■		
Process Plant*									☐		
Product Assembly*									■		
Public Service Yard*								☐	■		
Research & Development*							☐	☐	■	☐	☐
Recycling Facility*									☐		
Salvage*								☐	☐		
Self & Mini Storage*								☐	■		
Storage Yards, Building Materials*									■		
Storage Yards, Outdoor Merchandise*									■		
Vehicle Storage, Indoor*									■		
Vehicle Storage, Outdoor*									■		
Warehousing & Distribution*								☐	■		
Wholesale Sales & Supply Houses*							☐	☐	■		

■ PERMITTED USE  
 ☐ PERMITTED CONDITIONAL USE  
 \* ADDITIONAL STANDARDS APPLY - SEE CHAPTER 1137

parcel.

- E. Such structures shall match their Principal Structure in color; this includes, but is not limited to, siding material, trim work, doors, window frames, and roofing materials.
- F. Such structures shall match their Principal Structure's design. In order to accomplish this, carports shall match their Principal Structure with any two of the following features:
  1. Architectural Style: this includes, but is not limited to, the overall proportions as well as the proportions of architectural details, roof pitch and overhang, window and door styles, trim features, and other architectural features;
  2. Materials: this includes, but is not limited to, siding, roofing, trim work, doors, and windows;
  3. Visual character: this includes, but is not limited to, dimensional sizes of brick or stone, sizing and orientation of lap board and board and batten siding, and texture of materials chosen.

**1139.03.8 FENCES, WALLS, HEDGES, PINEACT SCREENS, ETC.**

See Section 1142.03, Fences, Walls, Hedges, Privacy Screens

**Tip**  
Fences and Walls require a permit. Contact the Planning & Development Department to obtain an application.

**1139.03.9 Decks & Patios**

Decks and Patios are permitted subject to the following conditions:

- A. Such structures when located closer than 8' to a lot line shall be screened by an evergreen hedge or fence (not attached to such structure) not less than 4' in height.
- B. Decks positioned higher than 36" in floor deck height above the adjoining grade shall not encroach into any required setback and shall adhere to the setbacks required for a principal structure.
- C. Such structures are permitted to occupy a side yard.
- D. Patios may occur a front yard subject to the following conditions:
  1. Patios shall project no farther than 6' into a required front yard.
  2. Patios shall be separated from any driveway or parking space by at least 3' and with a permanent physical barrier capable of preventing a vehicle from traversing over said barrier. Examples of a physical barrier include, but are not limited to, knee walls and landscape buffers.
  3. Patios shall not be used for parking.

**Tip**  
Decks and Patios differ from porches. Porches are considered architectural features of the Principal Structure while decks and patios are considered accessory structures.

Information regarding porches can be found in Chapter 1149 Architecture.

**Tip**  
Check with DP&L regarding additional restrictions regarding pool placement near power lines. Additional permits may be required (i.e., electrical), depending upon the pool's design.

**1139.03.10 Pools, Hot Tubs, Spas**



- C. When determination of the number of parking spaces required by this Section results in a requirement of a fractional space, any fraction shall be counted as 1 parking space.
- D. Up to a 15% reduction from the minimum required number of spaces may be approved by the Zoning Administrator. Requests greater than 15% require justification in the form of a parking study commissioned and paid for by the applicant and requires Planning Commission approval. See also Section 1145.11, Parking Studies.
- E. Required parking spaces shall be accounted for with one, or a combination of, the parking type(s) established in Section 1145.03.4, Parking Types.
- F. Residential driveways may be utilized as parking spaces to fulfill the number of minimum spaces required for single and two-unit residential uses, for parking; however, residential driveways are not considered parking spaces. Section 1150.02, Definitions.
- G. Parking lot layout dimensions, as well as other relevant standards to general parking lot design may be found within Title 45.5 - Regulations for the Local Districts, Section 1145.15.4

1145.03.2 Table 45.1 - Parking Rates

Use Group or Specific Use	Minimum Parking Spaces	Minimum Bicycle Spaces
Residential <sup>(1)</sup>	21 per single-unit dwelling unit	2 per multi-unit residential structure
	4-5 per multi-unit dwelling	0-5 per multi-unit
Lodging <sup>(2)</sup>	0.8 per bedroom	dwellings/lot Applicable
Office <sup>(3)</sup>	3 per 1,000 sf GFA	1 per 20 parking spaces
Commercial <sup>(4)</sup>	4 per 1,000 sf GFA	1 per 10 parking spaces
Medical Office & Clinic	3.25 per 1,000 sf GFA	1 per 10 parking spaces
Restaurant <sup>(5)</sup>	12 per 1,000 sf GFA	1 per 20 parking spaces
Civic	As approved by Zoning Administrator*	As approved by Zoning Administrator*
Industrial	As approved by Zoning Administrator*	As approved by Zoning Administrator*
Other	As approved by Zoning Administrator*	As approved by Zoning Administrator*

- Notes to Table 45.1:
- (1) Single Unit and Duplex dwellings shall be exempt from the minimum bicycle spaces requirement.
  - (2) 1 additional space is required per every 400 sf of restaurant or public meeting area.
  - (3) The minimum parking spaces required for the Office Use Group shall be reduced by 15% within NC pattern districts and 30% within TC pattern districts.
  - (4) The minimum parking spaces required for the Commercial Use Group shall be reduced by 25% within NC pattern districts and 40% within TC pattern districts.
  - (5) Carryout uses shall have a minimum of 3 spaces per 1,000 sf GFA. Unless otherwise specified within the Zoning Code.

- dangerous circulation pattern.
- 2. The lot size or configuration cannot accommodate a reasonable rear yard parking lot.
- 3. The building's function dictates the use of a Side Yard parking lot.
- 4. The applicant can show that the standard will cause a practical difficulty in accordance with the standards found within Section 1102.13.6.A.
- C. Off-street parking spaces shall be separated from any Right-of-Way or private street by a minimum 5' wide landscaped area. *See also Chapter 1147.*
- D. Dead-end parking is prohibited with the following exceptions:
  - 1. Parking lots under 20 spaces shall be exempt.
  - 2. Parking lots with cross access awaiting future development on adjacent parcels shall be exempt.
  - 3. Dead-end parking that has a posted and designated turn-around space of a sufficient dimension to allow the execution of a 3 point turn-around shall be exempt.
- E. Dimensional requirements for Off-Street parking design are found within Table 45.5 - *Residential Parcel Lot Dimensions*, Section 1145.15.4.

1145.05.2 Table 45.3 - Off-Street Parking Locations

This table assembles requirements regarding Off-street parking locations listed according to Development Pattern District. Exceptions or special circumstances to Table 45.3 are as follows:

- A. Non-residential Conditional Uses located within R-E(a), R-E(b), R-1, R-2, R-3 and R-4 districts, with the exception of Bed & Breakfast uses, shall be exempt.
- B. Residential uses are permitted to park within driveways regardless of yard location; however, residential driveways are not considered parking spaces. Section 1159.02, *Definitions*.
- C. Residential uses consisting of 2 dwelling units or less are permitted to park within side and street side yards provided that the parking space(s) be setback a minimum of 3' from all lot lines and that a minimum 6' high continuous evergreen hedge or privacy fence is used to screen the parking space(s) from the adjoining properties.
- D. Residential uses consisting of 3 dwelling units or more are permitted to park within side and street side yards provided that the parking space(s) or area be setback and screened in accordance with the applicable landscape and bufferyard standards.
- E. Residential uses consisting of 2 dwelling units or less which have frontage upon an arterial, thoroughfare or collector street and upon such frontage no on-street parking is permitted may expand a driveway to allow for a front yard parking space subject to the following standards:
  - 1. The driveway is only expanded towards the nearest side lot line of the subject property and does not violate any dimensional requirement or setback; and

**TIP**  
*The Zoning Administrator or Planning Commission may allow for side yard parking after making the required findings, depending upon the type of application for approval.*  
*However, this does not allow the Zoning Administrator nor the applicant to orient the building toward the side yard unless it is already permitted within the site's Development Pattern District.*



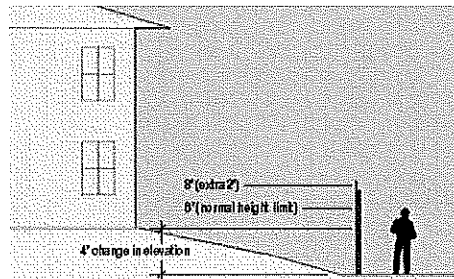
**CHAPTER 1147**  
**LANDSCAPING & BUFFERYARDS**

1147.01	<b>PURPOSE &amp; INTENT</b>	1147.09	<b>BERMS &amp; BASINS</b>
1147.02	<b>GENERAL</b>	1147.09.1	Berms
1147.02.1	Applicability	1147.09.2	Basins
1147.02.2	Front Yard and Street Side Yard Lawns	1147.10	<b>SCREENING OF SERVICE &amp; STORAGE AREAS</b>
1147.02.3	Interpretation of Terms	1147.10.1	Exemptions
1147.03	<b>BUFFERYARDS</b>	1147.11	<b>ACCEPTABLE LANDSCAPE MATERIALS</b>
1147.03.1	Location of Bufferyards	1147.11.1	Acceptable Plant Materials
1147.03.2	Bufferyards Required	1147.11.2	Table 47.5 - Minimum Plant Material Specifications
1147.03.3	Table 47.1 - Bufferyard Requirements	1147.11.3	Plant Diversity
1147.03.4	Bufferyard Types	1147.12	<b>INSTALLATION &amp; MAINTENANCE</b>
1147.03.5	Table 47.2 - Bufferyard Descriptions & Requirements	1147.12.1	Maintenance
1147.03.6	Bufferyard Design	1147.12.2	Landscape & Bufferyard Plan
1147.03.7	Permitted Uses Within the Bufferyard	1147.12.3	Utilities
1147.03.8	Bufferyards - Vacant Land & Ownership	1147.13	<b>TREE PRESERVATION &amp; TREE SAVE AREAS</b>
1147.04	<b>STREETSCAPE LANDSCAPING</b>	1147.13.1	Applicability
1147.04.1	Applicability	1147.13.2	Tree Protection Zone
1147.04.2	Streetscape Landscaping Required	1147.13.3	Table 47.6 - Percentage of Protected Trees Requiring Preservation
1147.04.3	Existing Trees	1147.13.4	Protected Trees
1147.05	<b>BUILDING FOUNDATION LANDSCAPING</b>	1147.13.5	Preservation Standards
1147.05.1	Applicability	1147.13.6	Protective Barriers
1147.05.2	Building Foundation Landscaping Required	1147.13.7	Irreparable Damage
1147.06	<b>PARKING LOT LANDSCAPING</b>	1147.13.8	Compaction
1147.06.1	Applicability	1147.13.9	Replacement
1147.06.2	Exemptions	1147.13.10	Tree Survey Required
1147.06.3	Parking Lot Landscaping Required	1147.14	<b>SUBSTITUTION OF LANDSCAPING STANDARDS</b>
1147.06.4	Figure 47.1 - Parking Lot Area		
1147.07	<b>FREESTANDING SIGN LANDSCAPING</b>		
1147.08	<b>FENCES, WALLS, HEDGES, PRIVACY SCREENS</b>		
1147.08.1	Fences & Walls		
1147.08.2	Table 47.3 - Fence & Wall Standards		
1147.08.3	Fence & Wall Height Exceptions		
1147.08.4	Figure 47.2 - Fence & Wall Height Grade Exception		
1147.08.5	Fence & Wall Materials		
1147.08.6	Figure 47.3 - Fence Plank Spacing		
1147.08.7	Fence & Wall Design		
1147.08.8	Fences & Walls - Corner Lots		
1147.08.9	Table 47.4 - Fences & Walls Within Street Side Yards		
1147.08.10	Hedges		
1147.08.11	Privacy Screens		
1147.08.12	Setback From Right-of-Way Encroachment		



- C. Additional fence or wall height may be permitted as required by the Planning Commission as a condition for approval of a conditional use, or other such development approval requiring Planning Commission approval.

1147.084 FIGURE 47.2 - FENCE & WALL HEIGHT EXCEPTION



1147.085 FENCE & WALL MATERIALS

A. General

1. Fence and walls shall be constructed of permanent material, such as wood, stone, rock, concrete block, masonry brick, brick, decorative wrought iron, high-grade metal vinyl, or other materials that are similar in durability. No more than three such materials may be incorporated into a design. The design must be uniform along the entire length of such structures. However, different designs may adjoin one another as they transition from one yard area to another. For example, a split rail fence in a front and street side yard may adjoin a wooden privacy fence that surrounds the rear yard. Chain link and wire mesh fences are permitted within rear yards only. Chain link, rigid woven-wire, and rigid wire mesh materials shall be factory coated with vinyl or a similar protective material of a dark color. Examples of dark colors include black, dark brown, and dark green.
2. All structural supports of any fence shall be erected with such supports on the inside of the area to be enclosed, except as permitted in the following case:
  - a. A fence that adjoins the side or rear lot line of another lot may be erected with such supports on the outside of the area to be enclosed if the adjoining property owners provide a signed and notarized letter attesting to their approval of this situation.

B. Prohibited Materials

The following materials shall not be used for any fence or wall:

**1147.08.12 SETBACK FROM RIGHT-OF-WAY ENCROACHMENT**

Fences and walls may encroach into the required 3' setback from the Right-of-Way subject to the following standards:

- A. The design, materials, and location of such a fence or wall shall be subject to the Zoning Administrator's approval.
- B. Such a fence or wall shall not obstruct free and clear vision of traffic or pedestrians and such fence or wall shall not interfere with the function of or obstruct the view of any authorized traffic sign, signal, or device.

**1147.09 BERMS & BASINS****1147.09.1 BERMS**

Berms (also called mounds), when established as a required bufferyard treatment, shall be constructed according to the following standards:

- A. Berms shall have a slope not greater than the slope created in 3 horizontal feet with a 1-foot vertical rise.
- B. The surface of the berm that is not planted with trees and shrubs shall be covered with grass, perennial ground cover, or woody or herbaceous perennials, with mulch.
- C. Grass or other coverings shall be maintained in conformance with applicable City of Kettering codes.

**1147.09.2 BASINS**

~~A. The slope of a detention basin shall not contain trees or shrubs.~~

B. Detention basins, when established within a front yard, shall be constructed according to the maximum slopes as specified below:

- 1A. Basins shall have a slope not greater than the slope created in 5 horizontal feet with a 1-foot vertical rise when located within 10' of the public right-of-way.
- 2B. Basins shall have a slope not greater than the slope created in 4 horizontal feet with a 1-foot vertical rise when located within 20' of the public right-of-way.
- 3C. To provide variety in the aesthetic design of front yard detention basins, the Zoning Administrator may reduce the distance requirements of Items 1A and 2B, above.



**1147.10 SCREENING OF SERVICE & STORAGE AREAS**

Off-street loading spaces, loading docks, service bays, refuse and recycling areas, recycling containers, dumpsters and trash containers, outdoor storage areas, antennas, satellite dishes larger than 39" in diameter, and mechanical equipment including, but not limited to, air-conditioning compressor units, backflow devices, electric and gas meters, telecommunication boxes, and other essential services shall be screened from all public streets and from neighboring residential uses in accordance with the following standards:

- A. The screening shall be a minimum of 6' in height or one foot higher than the item or area to be screened, whichever is greater. If more than one type of item or area is grouped together, the height of the required screening shall be based on the tallest item to be screened.
- B. The screening shall be provided by a continuous planting, hedge, a maximum 6' high privacy screen fence or wall, berm, or a combination of these elements. The height of plants shall be based on reaching their size at maturity within five growing seasons.
- C. The screening of refuse and recycling areas, recycling containers, dumpsters and trash containers associated with non-residential permitted principal uses shall be constructed of a 6' high finished masonry wall similar in style and finish to that of the principal structure. Such enclosures or screening walls shall be constructed with separate gates for access by both vehicles and persons. Such gates shall be constructed of durable and long-lasting materials and shall provide a 100% opaque screen to shield its contents from view. The gate's structure, hardware and hinges shall be of a heavy-duty commercial-grade design and constructed of metal.
- D. Whenever screening material is placed around any trash disposal unit or waste collection unit a curb shall be provided at least one foot from the screening material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.

E. Telecommunication Boxes shall be painted or coated to conceal their presence from their location and visual impact. The surface of such boxes shall be maintained in good condition and be kept free from graffiti, signs, advertisements, logos, or decals, with information may be displayed as required by federal, state, or local agency. Such boxes and their associated equipment, including any posts, shall be removed within 6 months upon ceasing to function as originally installed and the site shall be restored to prior conditions.

**1147.10.1 EXEMPTIONS**

- A. Single Unit and Duplex dwelling units shall be exempt from required screening for refuse and recycling areas, recycling containers, and dumpsters and trash containers.
- B. Loading docks and service bays located within TC and NC districts shall not be required to be screened.

**1147.11 ACCEPTABLE LANDSCAPE MATERIALS**

This Section specifies the minimum requirements for plant materials, fences and walls, and other

screening material considered acceptable to meet the requirements of this Chapter. Alternatives to these materials that can be demonstrated to meet both the intent and requirements of this ordinance may be approved by the Zoning Administrator. A list of specific approved species of plant materials and their characteristics is available on file with the Zoning Administrator.

1147.11.1 ACCEPTABLE PLANT MATERIALS

- A. No artificial plant materials shall be used to satisfy the requirements of this section.
- B. Plant materials required by this section shall comply with the minimum size requirements of Table 47.5 - Minimum Plant Material Specifications, Section 1147.11.2 at the time of installation. Plant height shall be measured from the average grade level of the immediate planting area to the top horizontal plane of the shrub at planting; for single-trunk trees, the measurement shall be taken at 6 inches above grade level; for multitrunk trees, the tree shall be measured from the average grade level of the immediate planting area.
- C. Planting areas shall consist of permeable surface areas only. These areas shall only consist of grasses, mulch, or groundcover plants. The permeable surface areas for shrubs may be included within permeable surface areas required for trees.
- D. In satisfying the requirements of this section, the use of 4 inches of organic mulch or other comparable natural material as approved by the Zoning Administrator, shall be provided at the time of planting.
- E. Each tree, or shrub shall be planted at least 30 inches from the edge of any paved surface.

1147.11.2 TABLE 47.5 - MINIMUM PLANT MATERIAL SPECIFICATIONS

This table assembles the specifications for acceptable plant materials used to satisfy the requirements of this Section:

Plant Feature	Minimum Caliper at the Time of Planting	Minimum Height at the Time of Planting	Minimum Mature Crown Spread & Height
Canopy Trees (Types D and E Bufferyards)	2" for single trunk trees	12' for multitrunk trees	60' Spread 60' Height
Group A Trees	2" for single trunk trees	12' for multitrunk trees	35' Spread 35' Height
Group B Trees	1-1/2" for single trunk trees	8' for multitrunk trees	20' Spread 20' Height
Group C Trees "Evergreen"	1-1/2" for single trunk trees	18' for multitrunk trees	15' Spread 25' Height
Large Shrubs	Not Applicable	30"	6' Spread 8' Height
Medium Shrubs	Not Applicable	24"	3' Spread 4' Height



**1147.11.3 Plant Diversity**

A diversity of plant species shall be provided in order to encourage a wide variety of plant species in the City of Kettering and to prevent the dominance of a small variety of plant materials which can lead to the rapid spread of disease and pests, and contribute to a less resilient environment. The standards for plant diversity shall be as follows:

Number of Required Trees	Minimum Required Number of Tree Species	Minimum Percentage of Tree Species
0-5	1	100%
6-15	2	50%
16-25	2	40%
26-50	5	20%
51+	8	20%

**1147.12 INSTALLATION & MAINTENANCE**

**1147.12.1 MAINTENANCE**

Required plants shall be maintained in a healthy condition at all times. The property owner shall provide weeding, mowing of grass, irrigation, fertilization, prevention of pests, pruning, and other maintenance of all plantings as needed. Any plant that dies, deteriorates, or is maintained in such a manner that they fail to fulfill the requirements in this Chapter shall be replaced with another living plant that is comparable to the existing plant materials or plant materials specified in the approved landscape plan within 30 days after notification is given by the City of Kettering. The Zoning Administrator may extend this time period up to an additional 99 days due to weather considerations. If the plants have not been replaced after appropriate notification and/or extension, the property owner, or his/her designee or lessee, shall be in violation of this chapter.

If the screening or landscape material is not replaced within the specified time period, then the City of Kettering may replace such material and assess the cost to the property owner.

**1147.12.2 LANDSCAPE & BUFFERYARD PLAN**

Applications subject to this Chapter shall include a landscape plan prepared as required upon the application. The landscape plan shall be approved as part of the overall application for approval. Residential dwelling units consisting of 4 units or less are exempt from this requirement.

**1147.12.3 UTILITIES**

Any damage to utility lines resulting from the negligence of the property owner or his/her agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs plants within a utility easement, it shall preserve the plants and return them to their prior locations after the utility work. The property owner shall replace all required plants that die.

Pedestrian Protection is required when both of the following conditions exist:

1. Pedestrian Protection is required per Table 40.1 - Required Pedestrian Elements & Features as Detailed in the District, Section 1149.02.2; and
2. The Principal Facade on which the Pedestrian Protection is required adjoins or is within 2' of a parallel pedestrian walkway.

C. Minimum Requirements

When required along a Principal Facade, the elements utilized in fulfillment of this Section shall extend along a minimum of 75% of the length of such Principal Facade. Pedestrian Protection shall be achieved through the use of Arcades, Awnings, Canopies, Marquees, Balconies, or other such elements that achieve an equal amount of pedestrian protection as approved by the Zoning Administrator.

See also Section 1149.03.16, Projections for these elements' allowable projection distances into required yards or into the public right-of-way.

D. Arcades

When utilized to satisfy the requirements of this Chapter, arcades shall be subject to the following standards:

1. Arcades shall be a minimum of 6' in depth (to accommodate the pedestrian walkway), 8' in length, and shall maintain at least 9' of vertical clearance.
2. Arcades shall maintain a maximum of 16' of vertical clearance.

E. Awnings, Canopies, Marquees, etc.

When utilized to satisfy the requirements of this Chapter, awnings, canopies, marquees, or other similar architectural elements when located along a ground floor elevation shall be subject to the following standards:

1. Such elements shall maintain a minimum of 9' of vertical clearance and a maximum of 14' of vertical clearance.
2. Such elements shall offer protection from rain, snow, wind, and sun of a minimum depth of 4' in front of a Principal Facade.
3. Such elements shall not conceal or interrupt important architectural elements such as expression lines, columns, pilasters, piers, bulkheads, or quoins.
4. Such elements shall reflect the overall facade organization of a building and shall be located within the building elements that frame storefronts.
5. Such elements, on a multiple-storefront building, shall be consistent in character, scale, and location, but need not be identical.

## F. Balconies

Where balconies or balconettes are utilized to satisfy the requirements of this Chapter, the following standards shall apply:

1. Such elements shall maintain a minimum of 9' of vertical clearance and a maximum of 14' of vertical clearance.
2. Such elements shall offer protection from rain, snow, wind, and sun at a minimum depth of 4' away from the front of a Principal Facade.
3. Such elements may have roofs, but must be open, unconditioned parts of the structure.
4. On building corners, such elements may wrap around the side of the building.

## 1149.03.15 Projections

## A. General

Certain architectural elements are allowed to encroach forward of setbacks, extend into required yards, or extend into the public right-of-way. Those elements are considered projections. *Table 49.3 - Projections - Residential, Section 1149.03.15 C assembles regulations regarding projections for residential usage and Table 49.4 - Projections - Non-Residential, Section 1149.03.15.D assembles regulations regarding projections for non-residential usage.*

Regulations regarding specific projections appear within this Chapter.

Projections listed within *Table 49.3 - Projections - Residential, Section 1149.03.15 C* shall encroach no closer than 3 feet to any interior side lot line, 10 feet to any front or rear lot line, and 6 feet to any street side lot line.

Projections listed within *Table 49.4 - Projections - Non-Residential, Section 1149.03.15.D* shall encroach no closer than the required minimum setback when the required yard adjoins a residential use with the exception of residential uses within NC and TC pattern districts.

## B. Measurement

All projection distances are measured horizontally, perpendicular from the facade to the outermost portion of the projection. *See also 49.17 - Measurement of Projections, Section 1149.03.15.B.1*





1151.04.5 TABLE 51.2 - GROUND SIGN REQUIREMENTS - NUMBER, AREA AND HEIGHT

District or Location of Sign	Number of Ground Signs Permitted	Maximum Sign Area Permitted	Maximum Sign Height Permitted
R-E(a), R-E(b), R-1, R-2	NA	NA	NA
R-3, R-4	1 per lot, minimum lot size of 1 acre	6 sq ft	4 ft
Civic Conditional Uses in R districts, Care Facilities $\geq$ 3 acres	1 per street frontage	1/4 sq ft per linear foot of street frontage, not to exceed 24 sq ft.	6 ft
Residential and Lodging Conditional Uses in R districts	1 per lot	2 sq ft for Residential Uses 6 sq ft for Lodging Uses	3 ft for Residential Uses 4 ft for Lodging Uses
Office	1 per lot	1/4 sq ft per linear foot of street frontage, not to exceed 24 sq ft.	6 ft
Business	1 per lot	1/4 sq ft per linear foot of street frontage, not to exceed 35 sq ft.	6 ft
Business, Multi-Tenant Sites over 5 acres or with more than 600' of street frontage on any one street.	1 per street frontage	1/5 sq ft per linear foot of street frontage, one sign not to exceed 100 sq ft., any additional signs not to exceed 24 sq ft.	One sign not to exceed 15 ft, any additional signs not to exceed 6 ft.
Business, Multi-Tenant Sites under 5 acres or with less than 600' of street frontage on any one street.	1 per lot	1/4 sq ft per linear foot of street frontage, not to exceed 50 sq ft.	8 ft
Business Park	1 per lot	1/4 sq ft per linear foot of street frontage, not to exceed 50 sq ft.	6 ft
Community Center	1 per lot	1/4 sq ft per linear foot of street frontage, not to exceed 24 sq ft.	6 ft
Institutional	1 per street frontage	1/4 sq ft per linear foot of street frontage, not to exceed 24 sq ft.	6 ft
Non-Residential Campus or Site of 30 acres or more and having at least 200,000 square feet of non-residential GFA		See Section 1151.04.13, Campus and Large Site Signage	

Table Codes:  
NA = Not Applicable

1151.04.10.K Table 51.4 - Temporary Sign Requirements

Temporary Sign Type	Maximum Sign Area Permitted	Maximum Sign Height Permitted	Minimum Setback from Rights-of-Way	Number Permitted and Duration
Ground, Wall, Banner, and Window Signs in R districts	12 sq ft total for all Ground Signs combined.	4 ft for Ground Signs	3 ft for Ground Signs	No limitation on the total number of signs, provided that such signs are in compliance with the maximum sign area requirements within this Table.  Such signs may be displayed for no longer than 30 consecutive days.
	No single Ground Sign shall be greater than 8 sq ft in area.			
	8 sq ft for all Window Signs combined, subject to 1151.04.B.B.	See 1151.04.B.C for Window Signs	10 ft for Window Signs	
	18 sq ft for all Wall Banner Signs combined.	See 1151.04.10.J for location restrictions		
Ground, Window and Wall Banner Signs in Non-Residential districts.	12 sq ft for Ground Signs	6 ft for Ground Signs	15 ft for Ground Signs	1 sign per street frontage.  For such temporary signs a permit sticker shall be obtained from the Zoning Administrator identifying dates the sign is permitted to be displayed. Such signs may be displayed for no longer than 30 consecutive days. Permit stickers must be attached to the sign when the sign is installed. A separate permit is required for each sticker granted. No more than 4 stickers may be issued to any single tenant in the same calendar year.  Single Tenant Building - 1 sign per street frontage  Multi-Tenant Building - 1 sign per building unit, not to exceed 3 such signs on the property at one time.
	25 sq ft for Window Signs subject to 1151.04.B.A and B	See 1151.04.B.C for Window Signs	NA for Window Signs	
	32 sq ft for Wall Banner Signs	Wall Banners must be at least 2 ft below the top of the wall to which they are attached and must be at least 2 ft from the edge of the wall to which they are attached.	NA for Wall Banners	
Table Codes: NA = Not Applicable				

1151.04.14 TABLE 51.5 - CAMPUS AND LARGE SITE SIGNS

Sign Type and Location of Sign	Conditions for Additional Signs	Number of Signs Permitted	Maximum Sign Area Permitted	Required Display Height	Required Design
Building Signs	No Conditions	No Maximum	20 sq ft per linear foot of building frontage. No single sign to exceed 40% of the total allowable sign area.	NA	Such signs shall be composed of individual letters mounted to the facade.
An additional Building Sign is permitted provided condition can be satisfied	Building is greater than 4 stories and 30,000 sq ft of gross floor area	1 per Campus or Large Site	Maximum copy height of 10'. Maximum length shall not exceed 30% of the building footage on which the sign will be located.	NA	Such signs shall be composed of individual letters mounted to the facade.
Ground Signs Primary Access Drive	NA	Maximum of 3 signs. A single sign on each side of the access way is permitted provided it is located within a landscaped median within the access drive.	1 sign not to exceed 100 sq ft, all others not to exceed 60 sq ft.	1 sign not to exceed 6 ft in height, all others not to exceed 6 ft in height.	All ground signs shall match materials and design of parcel structure.
Main Access Drive	NA	1 per major access	Not to exceed 20 sq ft	8 ft maximum height	
Minor Access Drive	NA	1 per minor access	Not to exceed 24 sq ft	8 ft maximum height	
Ground Sign	NA	1 per lot	Not to exceed 35 sq ft	6 ft maximum height	
An additional Ground Sign is permitted provided condition can be satisfied	Located within 60 ft of the intersection of a thoroughfare, arterial or collector street with any other thoroughfare, arterial or collector street.	1 per Campus or Large Site	Not to exceed 60 sq ft	8 ft maximum height	Sign must be placed upper on architectural facade such as a log low wall, chimney, decorative post, gate or fountain.

Table Codes:  
NA = Not Applicable



- B. Interfere with the function of or obstruct the view of any authorized traffic sign, signal, or device.
- C. No signs shall be permitted or allowed in any public right of way, except as may be erected by municipal or state government.

**1151.07.6 Unsafe Signs**

- A. No sign or other advertising structure shall constitute a hazard to safety or health by reason of inadequate or inappropriate design, construction, repair, or maintenance.
- B. No signs shall be located nearer than 8 feet vertically, or 4 feet horizontally from any overhead electric wires or conductors or public utility guy wires.

**1151.07.7 Prohibited Locations**

Unless specified elsewhere in this Zoning Code, the following prohibitions exist on the location of permitted signs.

- A. No sign shall be mounted on the roof of a building or which is mounted to and wholly dependent upon a building for support and that projects above the parapet of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof.
- B. No sign shall project above a parapet wall.
- C. No sign shall be placed or project above the eave line of a mansard roof or eaving.
- D. Other than traffic control signs, no sign shall be attached to or supported by a tree, bus shelter, utility pole, bench, trash receptacle, or newspaper vending machine.

**1151.07.8 Illuminated Signs**

- A. No sign or other advertising structure shall be illuminated or emit light so as to cause objectionable brightness or glare into or onto any residential premises or any public right-of-way.
- B. Light sources shall not be of such brightness as to constitute a hazard to pedestrians or motorists and shall be shielded so as not to cast an illumination of more than 1 foot candles on contiguous properties and not more than 0.1 foot candles on residential properties.
- C. No colored lights shall be used in a location or manner as to be confused with traffic control devices or vehicular traffic.
- D. The light source for all freestanding and wall mounted signs for conditional uses located within R-districts shall be automatically turned off from 10:00 p.m. each evening until 7:00 am the following day. Exception: Hospitals, Governmental Uses, and other Emergency Service Providers shall be exempt.

## 1153.11 AMENDMENTS TO CONDITIONAL USE APPROVALS

Amendments to an approved Conditional Use shall be submitted and reviewed in accordance with their respective sections in regards to applicability, preapplication, making application, and completeness. However, once an application is deemed complete, the following procedures shall be in effect.

A. The Zoning Administrator shall determine if the proposed amendment includes a major change, a minor change, or no significant changes as defined in 1153.11.B.

1. If the Zoning Administrator determines that the proposed amendment includes no significant changes and is consistent with the original approval, the Zoning Administrator may approve the amendment subject to the approval criteria found in 1153.08.8 Approval Criteria.

2. If the Zoning Administrator determines that the proposed amendment includes a minor change, the Zoning Administrator shall forward the application to the Planning Commission.

a. The Planning Commission may approve the amendment at a regular meeting with no public hearing required. Such amendments shall be subject to the approval criteria found in 1153.08.8 Approval Criteria and the standards for conditions of approval found in 1153.08.7 Conditions.

3. If the Zoning Administrator determines that the proposed amendment includes a major change, the Zoning Administrator shall forward the application to the Planning Commission.

a. The Planning Commission, upon proper notice, shall hold at least one public hearing on the application. Such amendments shall be subject to the approval criteria found in 1153.08.8 Approval Criteria and the standards for conditions of approval found in 1153.08.7 Conditions.

B. Changes to an approved Conditional Use are defined as follows:

1. Major changes shall be defined as any of the following:

- a. Greater than 10% increase in the total impervious surface area or floor area as previously approved for the entire development;
- b. An increase in the number of approved residential units;
- c. Changes in the perimeter boundaries of the land included in the total proposed development that require subdivision approval;
- d. A change greater than 10% in the amount of land in the total proposed development designated for a specific use of the land;
- e. Changes that reduce the distance between any internal paved surface or building and adjacent residential zoned land by more than 25%;



**CHAPTER 1159**  
**RULES OF INTERPRETATION & DEFINITIONS**

	Membership Club, Association		Place of Worship
	Microbrewery		Political Subdivision
	Mortuary		Pool Barrier
	Motel		Porch
	Movie Theatre		Portable/Blow-Up/Wading or Kiddie Pools
	Movie Theatre, Drive-in		Printing, Publishing, Lithography, & Binding
	Mulching		Process Manufacturing
	Museum		Process Plant
N	Natural Area		Product Assembly
	New Housing Development		Professional Service
	Nighttime		Projection
	Nonconformity		Public Service Yard
	Nonconforming Lot		Public Transit Station
	Nonconforming Sign		Pump Station
	Nonconforming Site	R	Receiving Property
	Nonconforming Structure		Recreational Vehicle
	Nonconforming Use		Recycling Facility
	Non-Retail Laundries & Dry Cleaning Plants		Research & Development
	Noise		Residential Collector
	Noise Source Property		Residential Communications Equipment
	Nude, Nudity, or a State of Nudity		Residential Street
	Nurse Grass		Restaurant
O	Office		Cafeteria, Buffet, Dining Room
	Open Space		Fast-Food Restaurant
	Ornamental Pond		Drive-in Restaurant
P	Parcel		Tasting Rooms
	Park		Restrictive Deed Covenant
	Parking		Retaining Wall
	Aisle		Requiem
	Covered Parking		Right-Of-Way
	Dead-End Parking	S	Salvage
	Island		Satellite Earth Station Antenna
	Off-Site Parking		Self & Mini Storage
	On-Street Parking		Semi-Nude or Semi-Nudity
	On-Street Parking		Sense of Place
	Parking Lot		Setback
	Parking Lot Area		Sewer, Liquid, & Solid Waste Facility
	Parking Space		Sexual Encounter Establishment
	Parking Structure		Sexually Oriented Business
	Perennials		Shed, Storage Structure
	Shared Parking		Shrub
	Slip-Street Parking		Sightline
	Passenger Vehicle		Sign
	Patio		Site
	Pawn Shop		Slip Street
	Pedestrian		Small Aerial
	Performance Theatre		Social Services
	Person		Sound Level (Noise Level)
	Personal Service		Sound Level Meter (SLM)

TOC

2



USE.

**ESCORT**

A person who, for any form of consideration, and for another person, agrees or offers: (1) to privately model in a state of "nude" or "semi-nude"; or (2) to privately perform a striptease.

**ESCORT AGENCY**

A person or business association that for any form of consideration furnishes, offers to furnish, or advertises to furnish, escorts.

**ESSENTIAL SERVICES**

The equipment, structures and activities necessary to furnish an adequate level of public service for the provision of police, fire, and emergency services; the distribution of electricity, gas, and steam; and, the distribution and collection of water and sewerage.

**ESTABLISHMENT**

The place where a business or use is carried on.

**EVERGREEN**

Having living foliage that persists and remains green throughout the year. Cactus plants are not included within this definition.

**EQUIPMENT RENTAL SALES AND SERVICE**

Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements, and similar industrial equipment. Included in this use is the servicing of such equipment.

**FACADE**

The external portion of a building or structure as viewed from a specific vantage point. Examples of specific vantage points include, but are not limited to, north, south, east, west, or front, side, or rear.

**FACADE, PRINCIPAL**

Except as otherwise specified within this Zoning Code, a Principal Facade is any Facade that is located less than 500' from an adjoining Right of Way and is:

- 1) Facing an adjacent public or private street, excluding alleys; or
- 2) That provides a public entrance to a structure located within the TC, IC, or SC development pattern districts.

**FACADE, SECONDARY**

Any Facade that is not a principal facade.

**FALL ZONE**

The area on the ground within a prescribed radius from the base of a tower within which there is a potential hazard from falling debris (such as ice) or collapsing material. The radius of a fall zone for any tower shall be equal to 1.1 times the total height of the tower and any appurtenances.

**FENCE**

A structure serving as an enclosure, a barrier, a boundary, or a screen, usually constructed of





**ISLAND**

A rectangular landscaped area surrounded by parking lot, and separated from all other landscaped areas by at least one parking space or aisle.

**OFF-SITE PARKING**

Off-Street Parking not located on the same lot as the principal use(s) that it serves.

**OFF-STREET PARKING**

A parking lot located entirely upon the same lot of principal use(s) that it serves.

**ON-STREET PARKING**

Legal parking spaces located within the right-of-way.

**PARKING LOT**

An area other than a street or public right-of-way used for parking and available whether for a fee, free, or as an accommodation for clients, customers, employees, and/or residents.

**PARKING LOT AREA**

The surface area of a Parking Lot. This includes parking spaces, aisles, access drives, loading areas, and vehicle storage areas.

**PARKING SPACE**

A designated, delineated, and permanently surfaced area for the temporary parking of a vehicle.

**PARKING STRUCTURE**

A structure designed to accommodate vehicle parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes parking garages, deck parking, and underground or under-building parking.

**PENNSULA**

A rectangular, sheltered, permeable landscaped area projecting into a parking lot and is surrounded by parking lot on at least three sides and a majority of its border, and is separated from all other landscaped areas by at least one parking space or aisle.

**SHARED PARKING**

Joint use parking for more than one use

**SLIP-STREET PARKING**

Angled and/or parallel parking spaces that are served by a single aisle that adjoins and is parallel to the street upon which the lot has frontage. Such aisle may serve multiple properties.

**PASSENGER VEHICLE**

Any motor vehicle designed and used for carrying not more than 9 persons.

**PATIO**

An outdoor, unenclosed, and uncovered level, landscaped, and/or surfaced area, usually made of concrete, brick, or other masonry material that is at or within 6" of the finished grade and not covered by a permanent roof and intended for recreational use.



# CITY OF KETTERING

PLANNING & DEVELOPMENT DEPARTMENT

## CERTIFICATION

**DATE:** March 8, 2022  
**TO:** Mayor and Council, City of Kettering  
**FROM:** Planning Commission  
**SUBJECT:** Request for Zoning Map Amendment (#PC-22-002)

Planning Commission hereby certifies that a public meeting for #PC-22-002 was held on March 7, 2022, concerning a request for a Zoning Map Amendment to rezone the property located at 2125 E. Dorothy Lane from Economic Development Overlay District #14 to B-Business.

Planning Commission hereby submits its recommendation to Council that the requested map amendments to the Official Zoning Map be approved.

### Vote of the Planning Commission

The motion recommending approval was passed by a vote of 5:0.

### Reason for Request

This request is keeping with the City of Kettering's desire to phase out EDO Districts as these districts are no longer recognized by the City of Kettering Zoning Code. The City's goal with EDO Districts is to rezone them to one of the eleven recognized zoning districts. This will allow for the expedient, efficient, fair and uniform application of the Zoning Code for the subject property moving forward

Respectfully submitted,

KETTERING PLANNING COMMISSION

By: Ryan Homsi, City Planner  
Planning and Development Department