



**Planning Commission**  
Site 17-06

**August 9, 2017**  
Staff Analysis

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**Project:** J Henson Company

**Location:** 5 Water Street

**Property Owners:** David Parker  
730 Pine Ridge  
Milford, OH 45150

**Applicant/Agent:** Kyle Henson  
5 Water Street  
Milford, OH 45150

**Acreage:** 0.45 Ac

**Tax Parcel Id:** 210709A006P

**Zoning:** B-2 OMO

**Existing Use:** Custom Millwork and doors

**ADJACENT LAND USE AND ZONING**

*Adjacent Property is zoned B-2 OMO*

**PROPOSAL**

Kyle Henson, J Henson Company, is requesting a Certificate of Appropriateness to install wood siding on the building located at 5 Water Street. The property is zoned B-2, Downtown Mixed Use District and is in the Old Mill Overlay district. Building improvements visible from the public right of way that may change the original appearance of the building are subject to review by the Planning Commission.

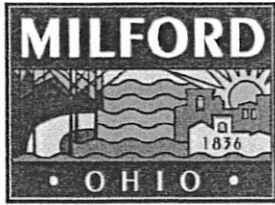
**ANALYSIS**

Mr. Henson operates a custom millwork shop at 5 Water Street. (jhensoncompany.com) The applicant proposes to install wood siding on the front portion of the building. (See photo) Section 1167.11.B.6. of the Milford Zoning Ordinance states that wood is an acceptable material in the Old Mill Overlay.

Mr. Henson stated that he installed the wood siding on the Bleaux Water Spa in Mariemont (See website for other projects) and he would like to do a similar project at his current location.

**STAFF RECOMMENDATION**

Staff recommends approval.



# City of Milford

General Administration  
831-4192  
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

[www.milfordohio.org](http://www.milfordohio.org)

## Application for Design Review

Name(s) of Applicant: Hensar Group LLC DBA J Henson Company

Address: 5 WATER ST.  
MILFORD OHIO

Telephone Number: 859 512-1873

Name(s) of Owner: Jon Kyle Henson  
(if different from applicant)

Owner's Address: 2557 W ST RT 63  
LEBANON OHIO 45036

Zoning District: \_\_\_\_\_

Property Size (sq. ft or acres): 3566

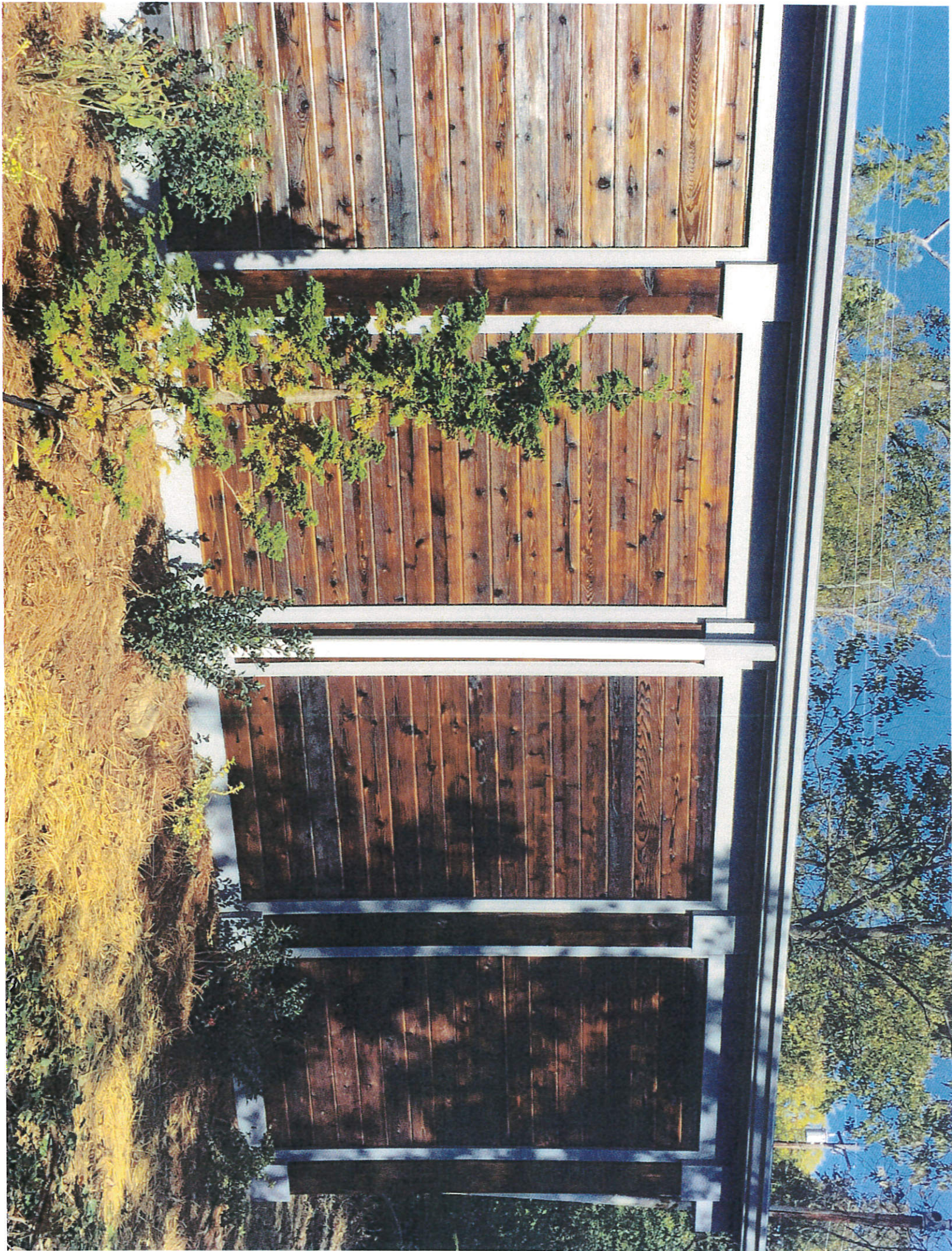
Type of Improvement: ☐ New Construction ☐ Addition  
☒ Façade ☐ Parking ☒ Sign  
☒ Exterior Colors

Items Submitted: ☐ Project Description ☒ Picture(s) of Existing Building  
☐ Site Plan ☐ Building Plans  
☐ Architectural Rendering ☒ Material Sample(s)  
☐ Color Sample(s)

(Office Use)  
Application Checked \_\_\_\_\_

Date \_\_\_\_\_







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**PROFILE**

Parcel:	210709A006P	Land Use Code:	429
Alternate ID:		LUC Description:	COMMERCIAL
Address:	5 WATER ST	District:	21
Owner	PARKER JEFFREY D TRUSTEE	NBHD:	C1116000
		Tax District:	MILFORD CITY / MILFORD EVSD
Mailing	730 PINE RIDGE	Land Acres:	0.45
	MILFORD OH 45150		
Description:	MILFORD CITY LAND		

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**VALUE SUMMARY**

Appraised Land:	94100	Assessed Land:	32940
Appraised Building:	52000	Assessed Building:	18200
Total:	146100	Assessed Total:	51140

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**PRIMARY RESIDENTIAL CARD**

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

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**COMMERCIAL CARD**

Year Built:	1900	Gross Flr.	4448
Eff. Yr. Built:			
Units:			

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**SALES HISTORY**

Date	Book-Page	Seller	Buyer	Amount
22-JAN-2014	2500--121	PARKER CHARLES D &	PARKER JEFFREY D TRUSTEE	
06-MAR-1997	--	MILLER RONALD	PARKER CHARLES D &	143,000
01-FEB-1987	--			72,000

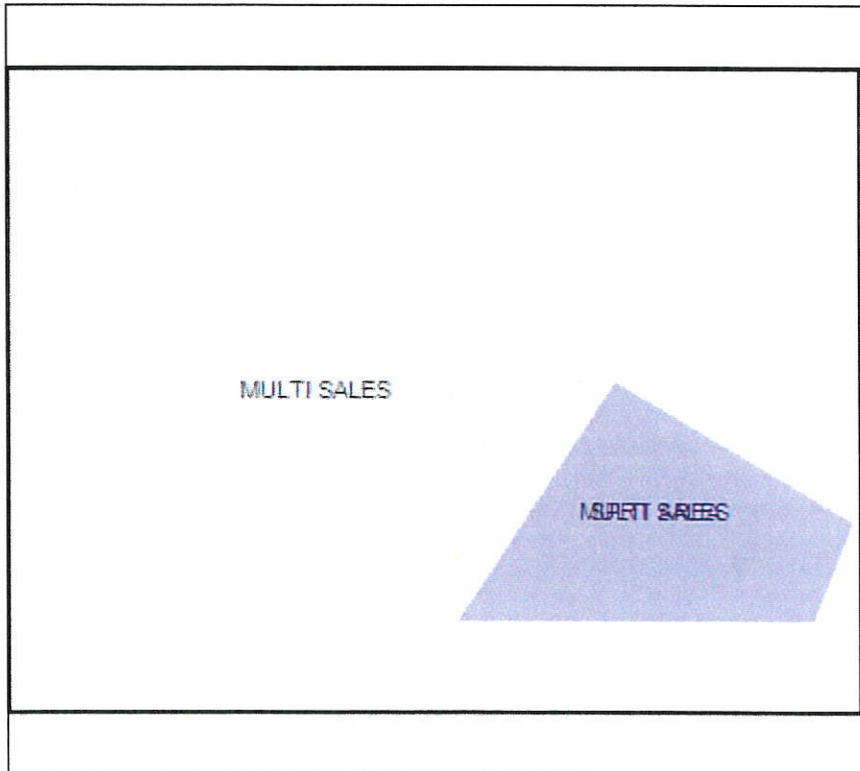
## MAP



## PHOTO



## SKETCH



## Sketch Legend

- 1 SPRT AREA - 086:SUPPORT AREA  
580 Sq. Ft.
- 2 MULTI SALES - 083:MULTI USE  
SALES 580 Sq. Ft.
- 3 MULTI SALES - 083:MULTI USE  
SALES 1644 Sq. Ft.
- 4 SPRT AREA - 086:SUPPORT AREA  
1644 Sq. Ft.
- 1 - ASPHALT OR BLACKTOP  
PAVING 3120 Sq. Ft.
- 2 - FRAME OR CONCRETE BLOCK  
ATTACHED GARAGE 832 Sq. Ft.
- 3 - FRAME UTILITY SHED 210 Sq.  
Ft.