

## Planning Commission Staff Analysis

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April 10, 2019

**Project:** Belcher Bed & Breakfast Conditional Use, Wedding Venue

**Location:** 405 Garfield Avenue

**Property Owner:** Christopher & Cynthia Belcher  
405 Garfield Avenue  
Milford OH 45150

**Acreage:** 2.5 Acres

**Tax Parcel Id:** 210731A016P

**Zoning:** R3, Single Family Residential District

**Existing Use:** Single Family Dwelling

**Proposed Use:** Bed & Breakfast

### **ADJACENT LAND USE AND ZONING**

*North: R3, Single Family Residential and R1, Large Lot Single Family*

*West: B2 OMO, Downtown Mixed Use*

*East: R3, Single Family Residential*

*South: R3, Single Family Residential*

### **INTRODUCTION**

Cynthia Sooy, owner of the Old Milford Inn B & B, was granted a Conditional Use in 2017 by Planning Commission to operate a Bed & Breakfast at 405 Garfield Avenue. She is requesting permission to add an outdoor wedding venue as an accessory use. The property is zoned R-3, Single Family Residential District.

Ms. Sooy notes that the wedding venue would be limited to twelve weddings per year and each event would be limited to eighty people. Reception would not be held on the property and no alcohol would be served. Ms. Sooy states that she has been asked to host weddings at her scenic location, and she would like the option to generate additional income. Ms. Sooy proposes to use six on-site parking spaces with shared parking being used to accommodate the remaining guests.

### **ANALYSIS**

The Milford Zoning Ordinance defines a Bed & Breakfast as “an owner occupied, single family detached structure, wherein lodging and breakfast are provided to transient guests for compensation. The bed & breakfast lodging is subordinate to the principal use of a single-family dwelling.”

This property is located at the corner of Garfield Avenue and High Street. On the west side of High Street, the properties are zoned B-2 Downtown Mixed Use and on the east side of High Street properties are zoned residential. This property as well as the other corner property serve as a gateway to the south Milford neighborhood.

When approached by Ms. Sooy regarding this request, Staff expressed concern regarding noise, traffic congestion and parking. She brought up the fact that homeowners do host weddings in their home, but a homeowner would not be permitted to conduct a wedding venue business out of their home.

Staff understands why this location may be appealing as a wedding venue, but it is important to protect the integrity of the residential neighborhood. The Ordinance does not call out that any accessory uses are permitted or prohibited under the Bed & Breakfast conditional use. In Standards for all Conditional Uses, Section 1195.04.A. specifies, "The conditional use is consistent with the spirit, purpose and intent of the Comprehensive Plan, will not substantially and permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare."

One of the questions to consider is whether this use can be conducted without substantially affecting the neighboring property as specified in Section 1195.04.A. Limiting the use to 12 times per year seems reasonable. The Commission may want to consider reducing the number of guests from 80 to 40 which would help with traffic and parking issues. The other recommendation is to limit amplification of music/sound to no later than 10PM.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the request to hold weddings at the Old Milford Inn B & B with the following conditions:

1. The venue is limited to 40 people.
2. The site will only be available for wedding ceremonies.
3. No wedding receptions to be held on the property.
4. No alcohol.
5. Wedding venue activity limited to 12 times per year.
6. Property owner is responsible for ensuring the wedding party has obtained appropriate permits for the tent.
7. No amplification of sound or music after 10PM.



**CITY OF MILFORD**  
745 Center Street, Suite 200, Milford, OH 45150  
Phone: 513-831-4192  
Fax: 513-248-5096  
[www.milfordohio.org](http://www.milfordohio.org)



November 8, 2017

Cynthia Belcher  
405 Garfield Avenue  
Milford, OH 45150

RE: SITE 17-12 Bed and Breakfast Conditional Use, 405 Garfield Avenue

Dear Ms. Belcher:

On November 8, 2017, the Milford Planning Commission approved your conditional use request to operate a Bed and Breakfast at 405 Garfield Avenue with the following conditions:

1. The owner of the premises used for a bed and breakfast shall reside in the dwelling full-time.
2. No more than three bedrooms in any dwelling may be used for bed and breakfast lodging. A guest room shall contain no less than 100 square feet of living space, not including closets. A maximum of two guests is permitted per room.
3. A minimum of one full bath, including shower, toilet, and sink shall be available for the exclusive use of bed and breakfast paying guests.
4. Only one meal shall be served to each guest of the bed and breakfast and that meal shall be breakfast. No cooking facilities shall be permitted in individual guest quarters.
5. One off-street parking space shall be provided for each bedroom offered for bed and breakfast lodging and one off-street space shall be retained for the dwelling unit. Such off-street spaces may be provided in an existing driveway.
6. Parking areas shall not encroach upon any bufferyard required in Chapter 1189, Landscaping and Bufferyard Requirements.
7. Each paying guest shall stay at the bed and breakfast for not more than seven consecutive nights in a single year, nor more than a total of twenty-one nights in any given calendar year.
8. The resident owner shall keep a current guest register including names, addresses, and dates of occupancy of all guests.
9. Only one on premise sign shall be permitted for each bed and breakfast and shall not exceed four square feet per side,

10. Bed and Breakfast Lodging Establishments shall acquire and maintain any necessary State and County licenses and shall comply with all pertinent legislation.

Enclosed is a New Business application for submittal when you decide to move forward with your business. We look forward to working with you on this project. If you have any questions, feel free to call me at 513-248-5093.

Sincerely,



Pam Holbrook  
Assistant City Manager

***OLD MILFORD INN  
BED AND BREAKFAST  
MILFORD, OHIO***

March 22, 2019

Ms. Pam Holbrook  
City of Milford  
745 Center Street  
Milford, OH 45150

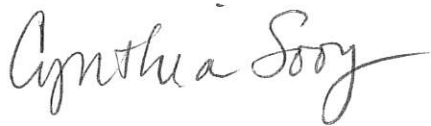
Re: Proposed Outdoor Wedding Venue for Old Milford Inn

Dear Pam,

Please see attached proposal from Old Milford Inn requesting permission from the City of Milford to host outdoor weddings on our property. Please let me know if you need any additional information.

Thank you for your consideration. I am available to answer any questions.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia Sooy".

Cynthia Sooy  
Owner/Proprietor

attachments

## **Old Milford Inn B&B**

### **Outdoor Wedding Proposal**

Old Milford Inn, located at 405 Garfield Avenue, Milford, Ohio, would like the opportunity to offer an outdoor wedding venue for the Milford Community. Attached photographs indicate the location of the proposed venue in relation to the existing layout of the property. Please see bullet points below that indicate details of the proposal. It is Old Milford Inn's desire to remain zoned as residential.

- The property would be improved by leveling the existing yard, replanting the grass, and creating an ornamental shrubbery "screen" facing Garfield Avenue.
- The venue would be limited to a maximum of 80 people.
- The site will only be available for wedding ceremonies.
- Receptions will NOT be held on the property.
- Alcohol will NOT be served or available.
- The number of weddings Old Milford Inn will accommodate is to be limited to a maximum of twelve (12) per year.
- The wedding party would be responsible for the rental of any chairs and/or tent and bathroom facilities. Any tent erected would be dismantled within 24 hours.

## **Pam Holbrook**

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**From:** cindybug@fuse.net  
**Sent:** Tuesday, March 26, 2019 1:46 PM  
**To:** Pam Holbrook  
**Subject:** Old Milford Inn Wedding Venue Parking  
**Attachments:** parkingOMI.pdf

Dear Pam,

Thank you for the email. In response to your question regarding parking for a potential small wedding venue at Old Milford Inn, attached you will find an aerial photograph of the surrounding area. After viewing each area I counted how many public parking spots existed in the area surrounding the Inn. In total, there are 95 parking spots available in the surrounding area. I did NOT include street parking along Main Street.

- (10) Spots along north side of Garfield, east of High St.
- (10) Spots along south side of Garfield, east of High
- (4) Spots along north side of Garfield between High and Main
- (3) Spots along south side of Garfield between High and Main
- (9) Spots along east side of High between Garfield and Mill
- (10) Spots along east side of High between Garfield and Elm
- (7) Spots along west side of High between Garfield and Elm
- (36) Spots at public parking lot at corner of Main and Locust
- (6) Private spots at Old Milford Inn

Please let me know if you have any other questions. Thank you,  
Cynthia Sooy, Old Milford Inn





MEYER ERIC V  
210709.021B  
0.09 AC

EARLY  
PROPERTIES LLC  
210709.021C  
0.09 AC

MASON  
RONALD A  
210709.016C  
0.09 AC

YOKEL STEVEN  
A & LINDA M  
210709.016E  
0.073 AC

YOKEL  
STEVEN & LINDA  
210709.016B  
0.104 AC

BELCHER CHRISTOPHER  
A & CYNTHIA M  
210731A016P  
2.166 AC

WAEBER  
KENNETH R  
210731A053P  
1.0929 AC

CAROTHERS S  
C & MARY L  
210707A012  
0.317 AC

WAEBER  
KENNETH R  
210731A047P  
0.143 AC



Linda L. Fraley  
Clermont County Auditor



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Shrubby  
Screen







