



**Planning Commission**  
**Staff Analysis**

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April 10, 2019

**Project:** Floyd Bed & Breakfast Conditional Use

**Location:** 39 Cleveland Avenue

**Property Owner:** Deborah Floyd  
39 Cleveland Avenue  
Milford OH 45150

**Acreage:** 0.234 Acres

**Tax Parcel Id:** 210705A024E

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

**Existing Use:** Single Family Dwelling

**ADJACENT LAND USE AND ZONING**

*All adjacent property is zoned R3*

**PROPOSAL**

Deborah Floyd is seeking approval to use her single-family dwelling as a Bed & Breakfast. The property is zoned R-3 Single Family Residential District and Bed & Breakfast is a conditional use which shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses. The applicant lives on site and intends to rent 2 bedrooms using the Airbnb online platform.

**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.”

Chapter 1147 Single Family Residential District identifies Bed & Breakfast as a conditional use which may be permitted upon approval by Planning Commission. In review of a conditional use application, the Planning Commission shall consider whether there is adequate evidence that the proposed conditionally permitted use is consistent with the following standards:

- A. 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.

- B. The proposed conditional use is to be located in a district wherein such use may be permitted, subject to the requirements of Chapter 1195, Conditional Uses.
- C. The requirements set forth for each specific conditional use will be met;
- D. Minimum standards for parking and loading areas shall be as required in Chapter 1187, Off-Street Parking and Loading Requirements;
- E. Minimum Standards for landscaping shall be as required in Chapter 1189, Landscaping and Bufferyard Requirements; and
- F. The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, stormwater facilities, water, sewer, and schools.

The specific requirements for Bed & Breakfast are listed in 1195.05.G. and include:

- 1. The owner of the premises used for a bed and breakfast shall reside in the dwelling full-time. *Owner will comply.*
- 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. *Owner to make two bedrooms available for rent.*
- 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. *TBD*
- 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. *TBD*
- 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. *Applicant asked to provide more information on parking.*
- 6. Parking areas shall not encroach upon any bufferyard required in Chapter 1189, Landscaping and Bufferyard Requirements. *No substantial expansion proposed, does not apply.*
- 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. *TBD*
- 8. The resident owner shall keep a current guest register including names, addresses, and dates of occupancy of all guests. *TBD*
- 9. Only one on premise sign shall be permitted for each bed and breakfast and shall not exceed four square feet per side. *Owner to comply, permitted separately.*

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

Applicant has the opportunity during the Planning Commission meeting to provide more detail for items #3, 4, 7, and 8.

**STAFF RECOMMENDATION**

Staff recommends approval of this conditional use request with the conditions specified in Section 1195.05.G. 1-10 in the Milford Zoning Ordinance. In addition, add condition #11 which states, the applicant will comply with a short-term rental ordinance, to the extent practical, should the City adopt an ordinance.

SITE 19-09



# 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 Conditional Use

Name(s) of Applicant: Deborah Floyd

Address: 39 Cleveland Ave  
Milford, OH 45150

Telephone Number: 513.607.4624

Name(s) of Owner: same  
(if different from applicant)

Owner's Address: same

Property Address (if assigned): same

Property Parcel ID number: \_\_\_\_\_

Zoning of Property: \_\_\_\_\_

Proposed Use: Air BnB

Lot Size: 1/2 acre

MAR 26 2019

Provide a brief statement explaining how the proposed Conditional Use relates to the health, safety, convenience, comfort, prosperity or general welfare of the people of the City of Milford and how the proposed use is in conformity with good zoning practice (use a separate sheet if necessary):

I plan to rent 2 bedrooms  
as an AirBnB. I will reside  
at the residence.

Thanks!

Along with this application you must include the following:

1. A site plan of the property for the proposed Conditional Use.
2. A copy of the appropriate map on file with the County Engineer sufficient to show all properties within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
3. A list of names and addresses (obtained from the County Auditor) of all property owners who own property lying within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
4. A check made out to the City of Milford in the amount of \$300.00

(Office Use)  
Application checked \_\_\_\_\_

✓

Fee received \_\_\_\_\_

✓

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**PROFILE**

Parcel:	210705A024E	Land Use Code:	510
Alternate ID:		LUC Description:	RESIDENTIAL
Address:	39 CLEVELAND AV	District:	21
Owner	FLOYD DEBORAH J	NBHD:	01128000
		Tax District:	MILFORD CITY / MILFORD EVSD
Mailing	39 CLEVELAND AVE	Land Acres:	0.234
	MILFORD OH 45150		
Description:	MILFORD CITY		
	LOT 24E		

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**VALUE SUMMARY**

Appraised Land:	51000	Assessed Land:	17850
Appraised Building:	209700	Assessed Building:	73400
Total:	260700	Assessed Total:	91250

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**PRIMARY RESIDENTIAL CARD**

Card:	1	Basement:	PART	Fireplace Pref.:	
Stories:	2	Square Feet:	3116	Basement Gar.:	0
Construction:	ALUMINUM/VINYL	HT/AC:	CENTRAL A/C	Fireplace OP/ST:	0
Style:	OLD STYLE (Pre 1940)	Fuel:	GAS	Grade:	C+
Year Built:	1865	Attic:	NONE	Cond (CDU):	AV
Year Remod.:		Fin Basement:	0	% Complete:	
Total Rooms:	7	Rec Room:	0	Family Room:	0
Bedrooms:	3	Half Bath:	0		
Full Bath:	2				

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**COMMERCIAL CARD**

Year Built:	Gross Flr. Area:
Eff. Yr. Built:	
Units:	

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**SALES HISTORY**

Date	Book-Page	Seller	Buyer	Amount
18-MAY-2015	2574--1222	CAREY FRED R	FLOYD DEBORAH J	
11-FEB-2011	2296--2107	CAREY FREDERICK & DEENA	CAREY FRED R	
16-JUL-2004	1795--34	HARRIS DENNIS E & ROBIN J	CAREY FREDERICK & DEENA J	250,000
09-JUL-1996	--	MARSHALL JACKIE L & M L	HARRIS DENNIS E & ROBIN J	128,000

## MAP

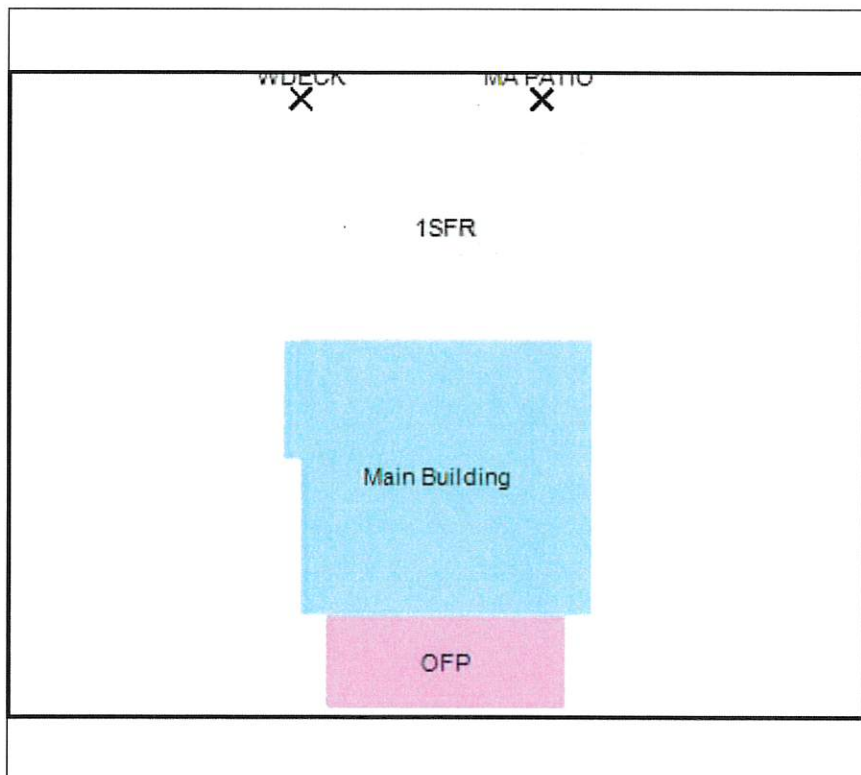


## PHOTO



210705A024E 11/07/2018

## SKETCH



## Sketch Legend

- 0 Main Building 1116 Sq. Ft.
- 1 OFP - 11:OFP OPEN FRAME PORCH 308 Sq. Ft.
- 2 1SFR - 10:1s FR FRAME 884 Sq. Ft.
- 3 MA PATIO - 33:MA\_PT CONC/MAS PATIO 250 Sq. Ft.
- 4 WDECK - 31:WDDCK WOOD DECKS 350 Sq. Ft.
- 1 - FRAME OR CONCRETE BLOCK DETACHED GARAGE 484 Sq. Ft.