



City of Blue Ash
4343 Cooper Road
Blue Ash, OH 45242-5699
ph. 513.745.8500
fax 513.745.8594
BlueAsh.com

David M. Waltz
City Manager



SAMPLE

April 24, 2007

Blue Ash Title Company
500 Fifth Street
Blue Ash, Ohio 45242

Re: 12345 Main Street, Cincinnati, Ohio 45242
Hamilton County Auditor's Parcels: 612-0000-0000
612-0000-0001

In response to your request for zoning verification for the above property:

1. The property is located within an M-1 Office-Industrial zoning district (Chapter 1161) and subject to all applicable provisions of the Blue Ash Code. Other Chapters may apply with regards to criteria such as parking, signs, and landscaping. The entire Code is online at www.conwaygreene.com/blueash.htm.
2. Our records do not indicate any current or pending zoning, building, or property maintenance violations.
3. I am unaware of any pending plans to rezone or condemn of any part of the property.
4. A Blue Ash Zoning Map is available at www.blueashadvance.com/resources/maps/.
5. Blue Ash enforces its own Zoning Code; Blue Ash enforces the Ohio Building Code 2002 Edition.
6. FEMA Flood Insurance Rate Maps are available online at <http://mcs.fema.gov>.
7. I will not attest to the current state of the building, parking, landscaping, or current land uses relative to the current Codes. If there are any nonconforming elements of the current site, they are regulated by Chapter 1187 Nonconforming Uses.
8. Change of ownership and title does not trigger Blue Ash inspections or improvement requirements.
9. Property owners are required by law to maintain Certificates of Occupancy. The City cannot provide copies of Certificates of Occupancy more than five years old.
10. All commercial buildings built in Blue Ash since 1971 received site plan approval either by the Board of Site Arrangement or by City Council, depending on location. The City does not have the ability to provide large format copies. If you wish to view the files, please call to make arrangements in advance.

I have not personally inspected the property. This letter is not a substitute for your own review and understanding of the property and its improvements, applicable laws, or consultation with legal counsel and is not to be construed as an expression of zoning, building, or other approvals forever in the future.

If you have any questions or need additional information, please call me at 513-745-8528.

Sincerely,

Dan Johnson, AICP
Assistant Community Development Director