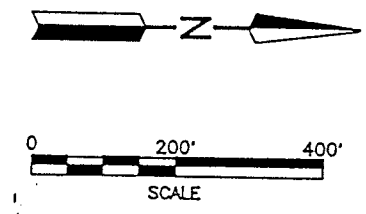


SURVEY FOR VICTORIAN HILLS, INC.

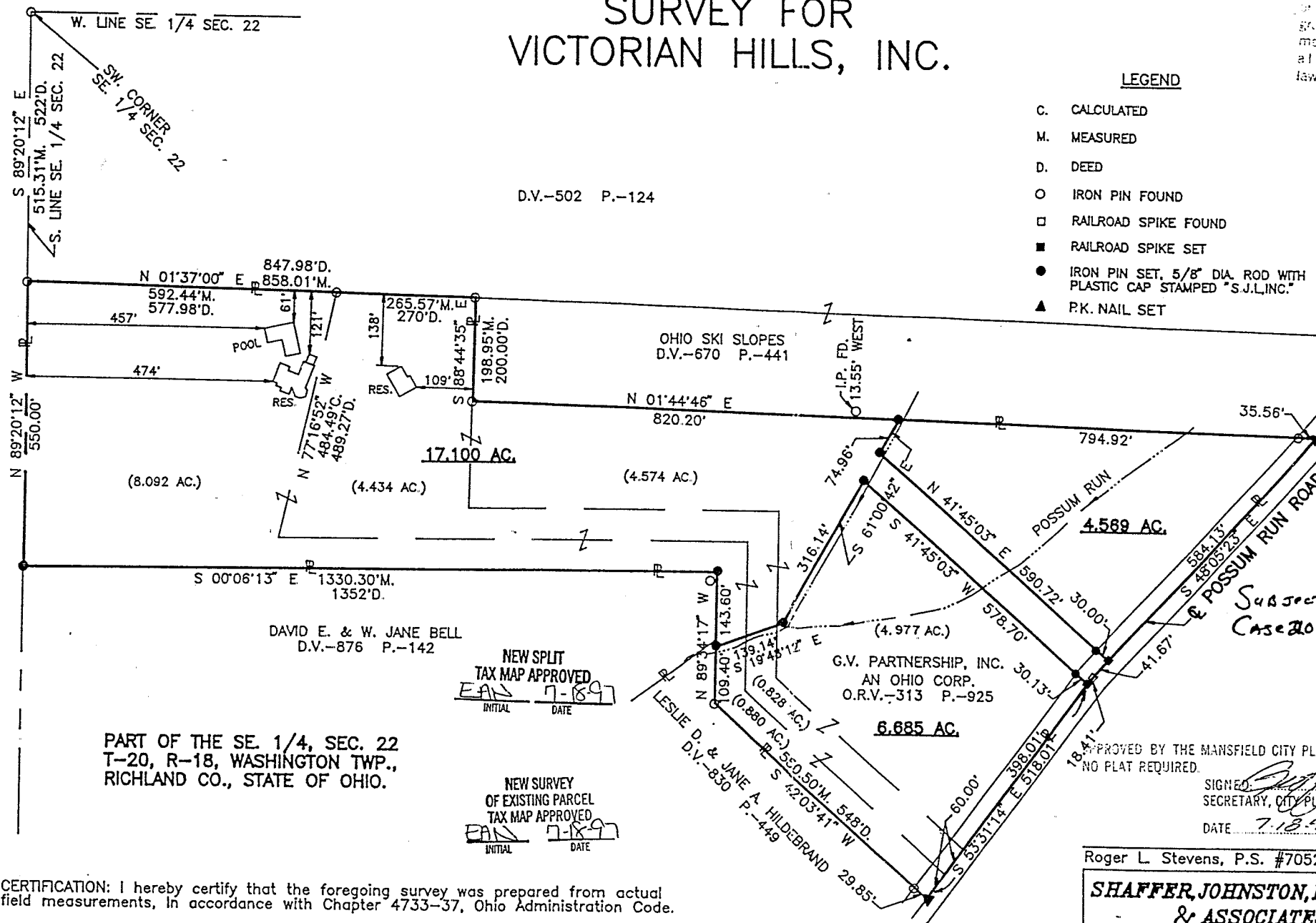
grantor, grantee and all subsequent owners...
 grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

LEGEND

- C. CALCULATED
- M. MEASURED
- D. DEED
- O IRON PIN FOUND
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "S.J.L. INC."
- ▲ P.K. NAIL SET



D.V.-502 P.-124



PART OF THE SE. 1/4, SEC. 22
 T-20, R-18, WASHINGTON TWP.,
 RICHLAND CO., STATE OF OHIO.

NEW SPLIT
 TAX MAP APPROVED
 E.A.N. 7-8-97
INITIAL DATE

NEW SURVEY
 OF EXISTING PARCEL
 TAX MAP APPROVED
 E.A.N. 7-8-97
INITIAL DATE

DAVID E. & W. JANE BELL
 D.V.-876 P.-142

G.V. PARTNERSHIP, INC.
 AN OHIO CORP.
 O.R.V.-313 P.-925

LESLIE D. & JANE A. HILDEBRAND
 D.V.-830 P.-449

APPROVED

This is to certify that the attached survey is a true and correct copy of the original survey and that the road frontage measurement is correct.

60
 J. H. Huber
 STON TWP ZONING INSPECTOR DATE 7-14-97

Subject To Restrictions
 Case 21092 P-4



APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION
 NO PLAT REQUIRED.

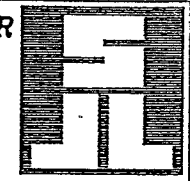
SIGNED: [Signature]
 SECRETARY, CITY PLANNING COMMISSION

DATE 7-12-97 Rev. 7-7-97

Roger L. Stevens, P.S. #7052 Date 6-19-97 EM-1343

**SHAFFER, JOHNSTON, LICHTENWALTER
 & ASSOCIATES, INC.**

CONSULTING ENGINEERS - SURVEYORS
 MANSFIELD OHIO WOOSTER



CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administration Code.

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

2170-I

Surveyor's Description
For Victorian Hills, Inc.

-2-

July 7, 1997

4.569 Acres (Continued)

Thence N 61° 00' 42" W, 74.96 feet to the true place of beginning and containing 4.569 acres, more or less, but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

All iron pins set are 5/8" diameter rod with plastic cap stamped "S.J.L. INC."

According to a survey made in July 1997 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter and Associates, Inc..

NEW SPLIT
TAX MAP APPROVED
EAS [Signature] 7-18-97
INITIAL DATE

6.685 Acres

Situated in the Township of Washington, County of Richland, State of Ohio and being part of the Southeast Quarter of section 22, Township 20, Range 18 and being more particularly described as follows:

Commencing at an iron pin found in the southwest corner of said Southeast Quarter;

Thence S 89° 20' 12" E, 515.31 feet along the south line of said Southeast Quarter to an iron pin found in the southeast corner of a parcel of land conveyed to Ohio Ski Slopes by volume 502, page 124 of Richland County deed records;

Thence N 01° 37' 00" E, 858.01 feet along the east line of said land of Ohio Ski Slopes to an iron pin found in the southwest corner of a parcel of land conveyed to Ohio Ski Slopes by deed volume 670, page 441;

Thence S 88° 44' 35" E, 198.95 feet along the south line of said land of Ohio Ski Slopes to an iron pin found in the southeast corner of said land;

Thence N 01° 44' 46" E, 1,615.12 feet along the east line of said land of Ohio Ski Slopes to a P.K. Nail set in the northeast corner of said land, said railroad spike also being in the centerline of Possum Run Road (C.H. 320)(60 feet) and passing through an iron pin found at 1,579.56 feet;

Thence S 48° 05' 23" E, 625.80 feet along said centerline of Possum Run Road to a railroad spike found;

I-278

SIGNED: *[Signature]*
SECRETARY, CITY PLANNING COMMISSION;

DATE: 7-18-97

Surveyor's Description
For Victorian Hills, Inc.

July 7, 1997

6.685 Acres (Continued)

Thence S 53° 31' 14" E, 18.41 feet and continuing along said centerline of Possum Run Road to a railroad spike set, said railroad spike being the true place of beginning;

Thence continuing S 53° 31' 14" E, 518.01 feet along said centerline of Possum Run Road to a P.K. Nail set in the northwesterly corner of a parcel of land conveyed to Leslie D. and Jane A. Hildebrand by deed volume 830, page 449;

Thence S 42° 03' 41" W, 550.50 feet along the northwesterly line of said land of Leslie D. and Jane A. Hildebrand to an iron pin found and passing through an iron pin found at 29.85 feet;

Thence N 89° 34' 17" W, 109.40 feet along the northerly line of said land of Leslie D. and Jane A. Hildebrand to an iron pin set;

Thence N 19° 48' 12" W, 139.14 feet to an iron pin set;

Thence N 61° 00' 42" W, 316.14 feet to an iron pin set;

Thence N 41° 45' 03" E, 578.70 feet to the true place of beginning, passing through an iron pin set at 548.57 feet and containing 6.685 acres, more or less, but subject to all legal highways and easements of record.

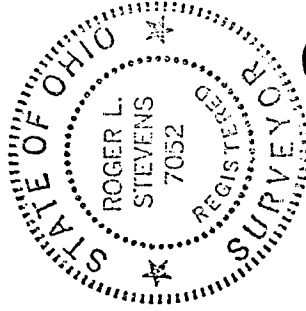
Bearings are to an assumed meridian and are used to express angles only.

All iron pins set are 5/8" diameter rod with plastic cap stamped "S.J.L. INC."

According to a survey made in July 1997 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, ~~The Shaffer and Shaffer Enterprises~~ or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED

[Signature]
INITIAL 7-18-97
DATE



[Signature]
Roger L. Stevens
Registered Surveyor No. 7052
EM-1343

APPROVED

This is to certify that the
attached survey meets the
60 Road Frontage Requirement.

Subject to Restriction.

Case 2042 P-4

[Signature] 7-14-97
WASHINGTON TWP ZONING INSPECTOR DATE

BEFORE THE BOARD OF ZONING APPEALS
OF
WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

CASE NO. 2042

IN THE MATTER OF THE APPEAL
OF
VICTORIAN HILLS INN INC.

I-278

CONCLUSIONS OF FACT

1. Appellant is the owner of a three (3) parcel site, consisting of 28.91 acres that is now zoned Recreation (RD), Exhibit 15.
2. Appellant has submitted an application for a Zoning Permit #2042, Exhibit 1, listing a site plan with recreation uses according to a site plan, Exhibit #2.
3. The Zoning Inspector disapproved said application for two reasons (a) the listed recreation uses were one golf green, one tennis court, and a ski lift and (b) Section 4(J)(RD) Recreational Districts does not provide for temporary or permanent housing.
4. The Appellant appealed on the grounds that (a) the Zoning Inspector did not list all the proposed recreational uses and (b) the term "resort" implied overnight accommodations whether or not any recreational facilities actually exist on the subject premises.
5. That a site plan review by Richland County Regional Planning and site plan approval by the Township Zoning Commission is required prior to issuance of a Zoning Permit.
6. That the review of Regional Planning, Exhibit 7, and Zoning Commission approval, Exhibit 24, has been obtained. However, the said review and approval were based on a site plan, Exhibit 8, that had not been submitted to the Zoning Inspector. In addition, Appellant listed nineteen recreational uses, Exhibit 24, which were not disclosed to the Zoning Inspector. All recreational uses are for paying guests and their invitees only.
7. That on appeal, Appellant has stated that it has made several changes to its intended development plans, but that the site plan, Exhibit 8, is its final plan and the plan on which it seeks Zoning Permit approval.
8. The Appellant has stated that the development consists of two phases. The site plan shows Phase I. Phase II would be the addition of a maximum of twenty (20) cottages located at the southerly end of the property as indicated on the site plan. The location of such additional cottages would require the removal of the tennis court now sited at that location.
9. In addition to the recreational uses, Exhibit 24, Appellant has identified the following specific land uses:
 - (a) Thirty (30) cottages having two suites' each
 - (b) The Manor House with three suites
 - (c) A lodge with two suites
 - (d) The Carriage House Conference Center having:

¹All suites are private and made available by reservation only.

CONCLUSIONS OF FACT

1. Appellant is the owner of a three (3) parcel site, consisting of 28.91 acres that is now zoned Recreation (RD), Exhibit 15.
2. Appellant has submitted an application for a Zoning Permit #2042, Exhibit 1, listing a site plan with recreation uses according to a site plan, Exhibit #2.
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 - (b) The Manor House with three suites
 - (c) A lodge with two suites
 - (d) The Carriage House Conference Center having:

¹All suites are private and made available by reservation only.

- 1. A restaurant on the ground floor having a maximum size of 3,000 square feet with a maximum seating capacity of 80 people. The restaurant is private only and will primarily serve those persons staying at the suites and their invitees. Depending on availability at the restaurant, private reservations may be accepted. All food preparation is done at the restaurant.
- 2. A meeting area on the second floor with a capacity for 155 people plus a small dining room and balcony
- 3. Three suites on the third floor.
- (e) The Station House containing offices for the operation. 143 parking spaces are to be located around the Station House.
- (f) Fifty-two (52) additional parking spaces are located at the residential area or south end of the property.
- (g) An aeration system/retention pond.
- (h) A green space running the width of the property along Possum Run Road and have a depth of approximately 450 feet to the Station House. Trees, evergreens, and deciduous plants will be planted at this location. Greenhouses are located on the east side of this space. The green space could be used for recreation uses such as cross-country skiing and horseback riding.
- (i) The hill area between the Station House and the cottages will not be developed and will be transversed by a ski lift or tram, main driveway, and utility lines.
- (j) Access to the property will be private for guests and their invitees only through a gatehouse. Only one free standing sign will be located along Possum Run Road.

DECISION

The Board finds that Appellant's second site plan, Exhibit 8, was submitted subsequent to the filing of the application for a Zoning Certificate. The Zoning Inspector did not have the opportunity to consider the second site plan.

The Board accepts for consideration of the appeal the second site plan for the reason it was provided as a result of the required site plan review of the Richland County Regional Planning Commission.

The Board also accepts the recommendation on the site plan by the Township Zoning Commission which has been placed in the record.

Regarding the claims on appeal to-wit:

(a) the Zoning Inspector did not list all the proposed recreational uses for the subject premises

The Board finds the Zoning Inspector correctly listed the recreational uses listed with the initial zoning application. He cannot be required to presume information that is not provided to him. No other document supports a contrary conclusion. The Board will accept for further consideration on appeal those recreational uses which Appellant has provided with its second site plan, Exhibit 24.

(b) the term "resort" implied overnight accommodations, whether or not any recreational facilities actually exist on the subject property

The Board finds that the clear language of the Township's Zoning Resolution requires "resort" to be considered solely with the uses of the subject property in that the stated Purposes of RD Recreation Districts is:

The Recreation District is established to accommodate special recreational uses and facilities which are not suited for standard residential or business districts.

The Board further finds that Appellant must demonstrate a reasonable amount of recreational use on the subject property in direct proportion to the proposed overnight accommodations. The recreational uses must be provided for those using the overnight accommodations. Appellant's initial site plan did not demonstrate such a reasonable proportion. However, the Board now finds that Appellant's listed recreational uses, Exhibit 24, now approach such a reasonable amount. Further, the Board finds absent the actual construction of such proposed recreational uses a resort in a recreational district is not created.

The Board has expressed its concern to Appellant by the several variations made in its proposed development. The Board acknowledges and accepts Appellant's statement that its site plan, Exhibit 8, is final and that it will comply with it.

THEREFORE, IN CONSIDERATION of the foregoing, IT IS ORDERED of the Board:

1. That Appellant be issued a Zoning Permit for Phase I of its development but subject to the following conditions:

- (a) Phase I shall be and is considered to be for the construction of no more than thirty (30) cottages and otherwise limited to the land uses and improvements listed in its site plan and attachments designated, Exhibit 24. All suites shall be for temporary overnight accommodations by private reservation only. No advertising of vacancies shall be permitted.
- (b) Appellant shall not deviate from the site plan, Exhibit 8, nor permit any land use other than described thereon. Approval is given in consideration of Appellant's stated use for all 28.91 acres. The 28.91 acre development may not consist of more than three parcels.

- (c) Appellant shall provide to the Zoning Inspector prior to issuing the Township Zoning Certificate a development construction schedule for Phase I. The schedule shall provide for the anticipated commencement and completion dates of the following categories:

1. Buildings

- (i) The Station House
- (ii) The Manor House
- (iii) The Lodge
- (iv) The Carriage House Conference Center
- (v) Two Suite Cottages (Maximum 30)

All buildings shall be of the same or similar architectural design in order to maintain and preserve the aesthetics of the entire development.

2. Recreational Uses

- (i) * Tennis (2) Court One 7/30/98 Court Two 7/30/98
- (ii) * Indoor/outdoor swimming pools
Indoor Pool 01/01/98 Outdoor Pool 7/30/98
- (iii) * Golf putting green 7/30/98
- (iv) Badminton
- (v) Sand volleyball
- (vi) Croquet
- (vii) Ice Skating
- (viii) Fishing
- (ix) * Cross country skiing 01/01/98
- (x) * One-half mile nature walking trail 01/01/98
- (xi) Formal Gardens
- (xii) Louis Bromfield Memorial Gardens for children
(Classes given to children on landscaping)
- (xiii) Horse shoes
- (xiv) * Exercise facility 01/01/98
 - Running track
 - Exercise equipment (treadmills, bicycles, weights)
 - Hot tub and steam room
 - Aerobic classes
- (xv) Art lessons
- (xvi) Flower arrangement lessons
- (xvii) Interior design classes
- (xviii) Two lakes
- (xiv) Hiking

Those recreational uses marked with an asterisk are considered by the Board major and necessary recreational uses in order for the development to qualify as a recreational resort. Completion of these improvements shall be by no later than the corresponding dates. The other recreational uses shall be made available to guests by no later than ^{December} ~~November~~ 30, 1998.

3. Structures

- (i) 143 parking spaces around The Station House
- (ii) 52 parking spaces located at the residential area or southerly end of the property
- (iii) Gatehouses
- (iv) One sign which shall be no larger than eight (8) square feet
- (v) Ski lift/tram

All driveways and parking areas shall be hard surfaced. The sign shall not be internally lighted.

The number of available parking spaces shall be commensurate with actual development according to the following standard:

Phase I Suites (68)	1.0 space/suite	68
80 Seats (restaurant)	.3 space/seat	24
155 Seats (meeting area)	.3 space/seat	47
50 Employees	.3 space/employee	15

2. That Appellant's Phase II will not now be considered by the Board. Appellant's Phase II will be considered for approval upon its review of Richland County Regional Planning Commission, the approval of the Washington Township Zoning Commission and compliance with standards of this Decision.

3. This Order is subject to enforcement by action of Washington Township and its Zoning Inspector by injunction and abatement pursuant to R.C. 519.24.

4. This Order is made and passed in the presence of Appellant's legal representative who by his signature hereto agrees to the terms and conditions of this Order.
5. The entire transcript including testimony and Exhibits made by this Board in consideration of this Appeal and subsequent Order shall be and is incorporated into this Order.

Mr. Dentt moved for adoption of the forgoing Order, seconded by Mr. Arbaugh and upon roll call vote. The vote was 4 Aye 1 Nay.

This Order made at the July 10, 1997, meeting of the Washington Township Board of Zoning Appeals.

Approved:

Jeffrey Brown
Jeffrey Brown, Attorney for Appellants

Ann E. Wadman
Board ~~Staff~~ Chairman

Restrictions Attached.

82-I

SURVEYORS

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.

CONSULTING ENGINEERS

Please reply to: Mansfield

June 19, 1997

SURVEYOR'S DESCRIPTION
FOR
VICTORIAN HILLS, INC.

17.100 ACRES

Situated in the Township of Washington, County of Richland, State of Ohio and being part of the Southeast Quarter of Section 22, Township 20, Range 18 and more particularly described as follows:

Commencing at an iron pin found in the southwest corner of said Southeast Quarter;

Thence S 89° 20' 12" E, 515.31 feet along the south line of said Southeast Quarter to an iron pin found in the southeast corner of a parcel of land conveyed to Ohio Ski Slopes by volume 502, page 124 of Richland County deed records and being the true place of beginning;

Thence N 01° 37' 00" E, 858.01 feet along the east line of said land of Ohio Ski Slopes to an iron pin found in the southwest corner of a parcel of land conveyed to Ohio Ski Slopes by deed volume 670, page 441;

Thence S 88° 44' 35" E, 198.95 feet along the south line of said land of Ohio Ski Slopes to an iron pin found in the southeast corner of said land;

Thence N 01° 44' 46" E, 820.20 feet along the east line of said land of Ohio Ski Slopes to an iron pin set;

Thence S 61° 00' 42" E, 74.96' to an iron pin set;

Thence N 41° 45' 03" E, 590.72 feet to a railroad spike set in the centerline of Possum Run Road (C.H.320)(60'), and passing through an iron pin set at 560.72 feet;

Thence S 48° 05' 23" E, 41.67 feet along said centerline of Possum Run Road to a railroad spike found;



P.O. BOX 3598 MANSFIELD, OHIO 44907
PH. 419/756-7302 FAX 419/756-0867



2585 CLEVELAND ROAD WOOSTER, OHIO 44691
PH. 330/345-6377 FAX 330/345-6725

Thence S 53° 31' 14" E, 18.41 feet and continuing along said centerline to a railroad spike set;

Thence S 41° 45' 03" W, 578.70 feet to an iron pin set and passing through an iron pin set at 30.13 feet;

Thence S 61° 00' 42" E, 316.14 feet to an iron pin set;

Thence S 19° 48' 12" E, 139.14 feet to an iron pin set in the north line of a parcel of land conveyed to David E. and W. Jane Bell by deed volume 876, page 142;

Thence N 89° 34' 17" W, 143.60' along said north line of said land of David E. and W., Jane Bell to an iron pin set in the northwest corner of said land;

Thence S 00° 06' 13" E, 1330.30 feet along said west line of said land of David E. and W. Jane Bell to an iron pin set in the southwest corner of said land, said iron pin also being in the south line of said Southeast Quarter;

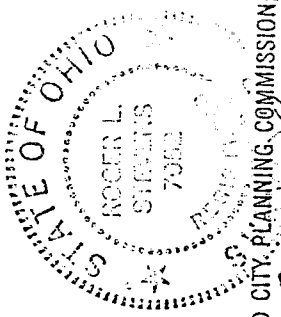
Thence N 89° 20' 12" W, 550.00 feet along said south line of said Southeast Quarter to the true place of beginning and containing 17.100 acres, more or less, but subject to all legal highways and easements of record.

All iron pins set are 5/8" diameter rod with a plastic cap stamped S.J.L. Inc.

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in June 1997 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter and Associates, Inc.

NEW SPLIT
TAX MAP APPROVED
EAS INITIAL 7-18-97
DATE



APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.

SIGNED: *[Signature]*
SECRETARY, CITY PLANNING COMMISSION:

DATE: 7-13-97

[Signature]
Roger L. Stevens
Registered Surveyor No. 7052
EM-1343A

APPROVED

This is to certify that the attached survey meets the 60' Road Frontage Requirement.

[Signature]
WASHINGTON TWP ZONING INSPECTOR
DATE 07-14-97

"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other local rules and regulations."

Subject to Attached Restrictions
CASE 2042 Page 4

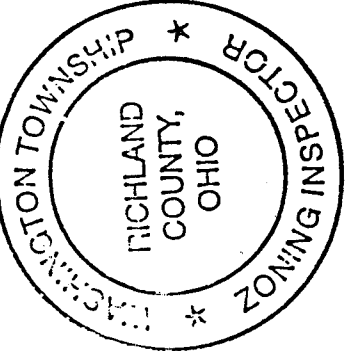
821
COPY

WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

ZONING CERTIFICATE
NO. 2042

The application of Victorian Hills Inn, Inc., for a Zoning Certificate in a Recreational District is hereby approved in accordance with the terms and conditions of the decision of Washington Township Board of Zoning Appeals issued July 10, 1997, a copy of which is attached to and made part of this Certificate as Exhibit 1. The applicant's development construction schedule, also required pursuant to the Board's decision, is attached hereto and made part of this Certificate as Exhibit 2. For the purposes of this certificate applicant's 28.91 acre development shall not consist of more than three parcels which are currently described in Exhibit 3 which is attached to and made part of this certificate.

APPROVED this 14th day of July 1997 at the Washington Township Zoning office.



[Signature]
John Hurlow
Washington Township Zoning Inspector
7-14-97

Notice - The Board of Trustees of Washington Township has adopted the 1995 Ohio Fire Code as the Township's Fire Code. Prior to commencement of construction on any structure including gatehouses, driveways and buildings, you should confirm with the Township Fire Chief, Stan Remy that Fire Code requirements are being followed.

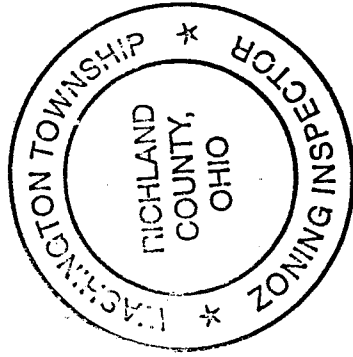
COPY

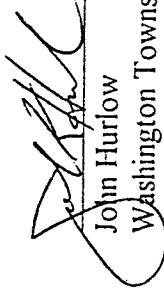
WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

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APPROVED this 14th day of July 1997 at the Washington Township Zoning office.




John Hurlow
Washington Township Zoning Inspector

7-14-97

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I-278

BEFORE THE BOARD OF ZONING APPEALS
OF
WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

CASE NO. 2042

IN THE MATTER OF THE APPEAL
OF
VICTORIAN HILLS INN INC.

1. A restaurant on the ground floor having a maximum size of 3,000 square feet with a maximum seating capacity of 80 people. The restaurant is private only and will primarily serve those persons staying at the suites and their invitees. Depending on availability at the restaurant, private reservations may be accepted. All food preparation is done at the restaurant.
2. A meeting area on the second floor with a capacity for 155 people plus a small dining room and balcony
3. Three suites on the third floor.
- (e) The Station House containing offices for the operation. 143 parking spaces are to be located around the Station House.
- (f) Fifty-two (52) additional parking spaces are located at the residential area or south end of the property.
- (g) An aeration system/retention pond.
- (h) A green space running the width of the property along Possum Run Road and have a depth of approximately 450 feet to the Station House. Trees, evergreens, and deciduous plants will be planted at this location. Greenhouses are located on the east side of this space. The green space could be used for recreation uses such as cross-country skiing and horseback riding.
- (i) The hill area between the Station House and the cottages will not be developed and will be transversed by a ski lift or tram, main driveway, and utility lines.
- (j) Access to the property will be private for guests and their invitees only through a gatehouse. Only one free standing sign will be located along Possum Run Road.

DECISION

The Board finds that Appellant's second site plan, Exhibit 8, was submitted subsequent to the filing of the application for a Zoning Certificate. The Zoning Inspector did not have the opportunity to consider the second site plan.

I-278

The Board accepts for consideration of the appeal the second site plan for the reason it was provided as a result of the required site plan review of the Richland County Regional Planning Commission.

The Board also accepts the recommendation on the site plan by the Township Zoning Commission which has been placed in the record.

Regarding the claims on appeal to-wit:

(a) the Zoning Inspector did not list all the proposed recreational uses for the subject premises

The Board finds the Zoning Inspector correctly listed the recreational uses listed with the initial zoning application. He cannot be required to presume information that is not provided to him. No other document supports a contrary conclusion. The Board will accept for further consideration on appeal those recreational uses which Appellant has provided with its second site plan, Exhibit 24.

(b) the term "resort" implied overnight accommodations, whether or not any recreational facilities actually exist on the subject property

The Board finds that the clear language of the Township's Zoning Resolution requires "resort" to be considered solely with the uses of the subject property in that the stated Purposes of RD Recreation Districts is:

The Recreation District is established to accommodate special recreational uses and facilities which are not suited for standard residential or business districts.

The Board further finds that Appellant must demonstrate a reasonable amount of recreational use on the subject property in direct proportion to the proposed overnight accommodations. The recreational uses must be provided for those using the overnight accommodations. Appellant's initial site plan did not demonstrate such a reasonable proportion. However, the Board now finds that Appellant's listed recreational uses, Exhibit 24, now approach such a reasonable amount. Further, the Board finds absent the actual construction of such proposed recreational uses a resort in a recreational district is not created.

The Board has expressed its concern to Appellant by the several variations made in its proposed development. The Board acknowledges and accepts Appellant's statement that its site plan, Exhibit 8, is final and that it will comply with it.

THEREFORE, IN CONSIDERATION of the foregoing, IT IS ORDERED of the Board:

1. That Appellant be issued a Zoning Permit for Phase I of its development but subject to the following conditions:

- (a) Phase I shall be and is considered to be for the construction of no more than thirty (30) cottages and otherwise limited to the land uses and improvements listed in its site plan and attachments designated, Exhibit 24. All suites shall be for temporary overnight accommodations by private reservation only. No advertising of vacancies shall be permitted.
- (b) Appellant shall not deviate from the site plan, Exhibit 8, nor permit any land use other than described thereon. Approval is given in consideration of Appellant's stated use for all 28.91 acres. The 28.91 acre development may not consist of more than three parcels.

(c) Appellant shall provide to the Zoning Inspector prior to issuing the Township Zoning Certificate a development construction schedule for Phase I. The schedule shall provide for the anticipated commencement and completion dates of the following categories:

1. Buildings

- (i) The Station House
- (ii) The Manor House
- (iii) The Lodge
- (iv) The Carriage House Conference Center
- (v) Two Suite Cottages (Maximum 30)

All buildings shall be of the same or similar architectural design in order to maintain and preserve the aesthetics of the entire development.

2. Recreational Uses

- (i) * Tennis (2) Court One ~~7~~/30/98 Court Two ~~7~~/30/98
- (ii) * Indoor/outdoor swimming pools
 - Indoor Pool ~~01~~/01/98 Outdoor Pool ~~7~~/30/98
- (iii) * Golf putting green ~~7~~/30/98
- (iv) Badminton
- (v) Sand volleyball
- (vi) Croquet
- (vii) Ice Skating
- (viii) Fishing
- (ix) * Cross country skiing ~~01~~/01/98
- (x) * One-half mile nature walking trail ~~01~~/01/98
- (xi) Formal Gardens
- (xii) Louis Bromfield Memorial Gardens for children
(Classes given to children on landscaping)
- (xiii) Horse shoes
- (xiv) * Exercise facility ~~01~~/01/98
 - Running track
 - Exercise equipment (treadmills, bicycles, weights)
 - Hot tub and steam room
 - Aerobic classes
- (xv) Art lessons
- (xvi) Flower arrangement lessons
- (xvii) Interior design classes
- (xviii) Two lakes
- (xiv) Hiking

Those recreational uses marked with an asterisk are considered by the Board major and necessary recreational uses in order for the development to qualify as a recreational resort. Completion of these improvements shall be by no later than the corresponding dates. The other recreational uses shall be made available to guests by no later than ^{December} ~~November~~ 30, 1998.

3. Structures

- (i) 143 parking spaces around The Station House
- (ii) 52 parking spaces located at the residential area or southerly end of the property
- (iii) Gatehouses
- (iv) One sign which shall be no larger than eight (8) square feet
- (v) Ski lift/tram

All driveways and parking areas shall be hard surfaced. The sign shall not be internally lighted.

The number of available parking spaces shall be commensurate with actual development according to the following standard:

Phase I Suites (68)	1.0 space/suite	68
80 Seats (restaurant)	.3 space/seat	24
155 Seats (meeting area)	.3 space/seat	47
50 Employees	.3 space/employee	15

2. That Appellant's Phase II will not now be considered by the Board. Appellant's Phase II will be considered for approval upon its review of Richland County Regional Planning Commission, the approval of the Washington Township Zoning Commission and compliance with standards of this Decision.

3. This Order is subject to enforcement by action of Washington Township and its Zoning Inspector by injunction and abatement pursuant to R.C. 519.24.

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4. This Order is made and passed in the presence of Appellant's legal representative who by his signature hereto agrees to the terms and conditions of this Order.

5. The entire transcript including testimony and Exhibits made by this Board in consideration of this Appeal and subsequent Order shall be and is incorporated into this Order.

Mr. Deenroth moved for adoption of the forgoing Order, seconded by Mr. Arisaygh and upon roll call vote. The vote was 4 Aye 1 Nay.

This Order made at the July 10, 1997, meeting of the Washington Township Board of Zoning Appeals.

Ann E. Wadman
Board ~~Clerk~~ Chairman

Approved:

Jeffrey Brown
Jeffrey Brown, Attorney for Appellants