

APPLICATION TO YOUNGSTOWN CITY COUNCIL  
for the establishment of a  
DOWNTOWN YOUNGSTOWN  
DESIGNATED OUTDOOR REFRESHMENT AREA (DORA)  
Pursuant to Ohio Revised Code §4301.82



Office of the Mayor

The Office of the Mayor of the City of Youngstown, Ohio respectfully submits the following application to the Youngstown City Council to review, approve and enact the Downtown Youngstown Designated Outdoor Refreshment Area, pursuant to Ohio Revised Code §4301.82.

By: \_\_\_\_\_  
Jamael Tito Brown, Mayor

## I. INTRODUCTION AND SUBMITTAL OF APPLICATION

Section 4301.82 of the Ohio Revised Code (ORC) authorized, effective 30 April 2017 municipalities over 35,000 population to create Designated Outdoor Refreshment Areas (DORA) totaling up to three hundred twenty acres (320) contiguous acres. In order to consider creation of a DORA, the Mayor must file an application with the municipal legislative body, the Youngstown City Council, meeting all the statutory requirements.

The population of the City of Youngstown is 60,086 making it Ohio's 11<sup>th</sup> largest city. The proposed DORA is in full compliance with ORC §4301.82(D) because it will be the City's only DORA and has at least ten (10) qualified permit holders.

This application must be advertised for two (2) consecutive weeks in a local newspaper of general circulation. After at least thirty (30) days, but no more than sixty (60) days after initial publication of the notice, the Youngstown City Council may approve or disprove the application by Ordinance or Resolution.

## II. BOUNDARIES

In accordance with ORC §4301(B)(1)(a), the boundaries are of the proposed DORA are attached as **Exhibit A**.

The boundary of the proposed DORA is described as follows and contains 34.42 acres:

- East side of South and North Hazel from West Commerce to West Boardman;
- South side of West Commerce from North Hazel to Wick Avenue;
- East side of Wick and Market street from West Commerce to West Boardman;
- Both sides of South Phelps from West Boardman to Youngstown Foundation; Ampitheatre; and
- The grounds of the Youngstown Foundation Ampitheatre.

The street addresses of the proposed DORA are as follows:

Street	Address Start	Address End
West Commerce Street	1	199
West Federal Street	1	219
East Federal Street	1	19
West Boardman Street	1	199
West Front Street	101	199
North Hazel Street	1	99
North Phelps Street	1	99
Wick Avenue	1	99
South Hazel Street	1	99
South Phelps Street	1	299

Market Street	1	99
Emily Street	10	99

Attached as **Exhibit C** is a valid statement that the area with the map (Exhibit A) comprises the Downtown Youngstown DORA is less than thirty-five (45) acres and in compliance with ORC §4301.82 (D).

### III. NATURE AND TYPE OF ESTABLISHMENTS

The proposed DORA includes a portion of the Central Business District of Downtown Youngstown. The Central Business district contains the typical bars, restaurants, boutiques stores, professional services, financial institutions, government offices, retail stores and apartments.

### IV. QUALIFYING PERMIT HOLDERS

In accordance with ORC §4301(B)(1)(a), the proposed DOA will encompass not fewer than four (4) qualified permit holders.

The following qualified permit holders have been informed of the proposed DORA and would like to be included in the DORA, a list of which is attached as **Exhibit B**.

### V. LAND-USE AND ZONING

In accordance with ORC §4301(B)(1)(a), the entire proposed DORA boundaries are zoned MU-DF Mixed Use Downtown Form and MU-FF Mixed Use Federal Plaza. Both zoning districts allow for mixed uses, residential, bar & restaurants, professional services, and urban residences.

### VI. PUBLIC HEALTH AND SAFETY

The City of Youngstown Department of Building and Grounds will be responsible for ensuring that all trash receptacles in the DORA are emptied regularly and are an ample number to handle generated waste. The number of personnel necessary to execute this proposed DORA is two (2) City employees on a part time basis, since most of the DORA area is already within the location of trash containers regularly maintained by the City.

Each participating permit holder will be required to utilize and to purchase special biodegradable DORA cups that will be supplied by the City or other local service entity. Restrooms will be provided by the permit holders in the DORA zone. The Youngstown Police Department facility is within the DORA and routine patrols will enforce responsible behavior. The DORA will have at least one (1) officer to ensure public safety. The boundaries of the DORA will be strictly enforced. Boundary signage will be installed on the perimeter of the DORA. For planned events that may draw additional crowds, the Police Chief may have additional officers assigned specifically to the DORA.

The DORA will be in operation from January 1 to December 31 each calendar year. The hours of operation will be from 4:00 PM to 11:00 PM on Thursdays and Fridays and 12:00 PM to 11:00 PM on Saturdays. Special hours of DORA operation will be allowed as designated in advance by the Mayor with the consent of City Council.

Signage to designate the DORA will be posted at the egress areas of the DORA along the entire DORA boundary as delineated in **Exhibit A**. The initial number of signs will be thirty-two (32) and will be marked on the obverse as "Now Entering" and the reverse "No Alcohol Beyond This Point" as fully depicted in Exhibit D.

# EXHIBIT A

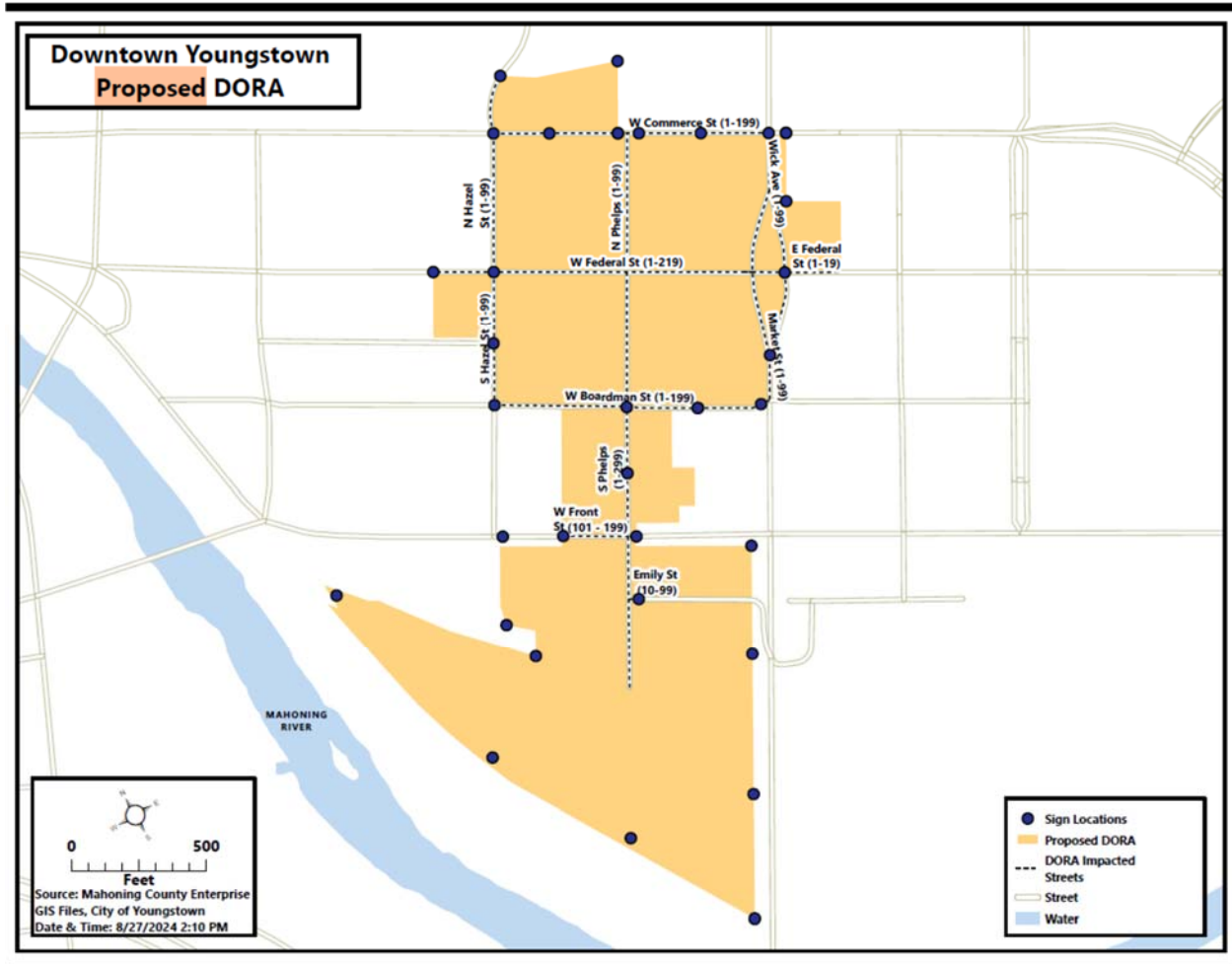


EXHIBIT B

Permit Number	Permit Name	Class / Issue Status
1880565	DDVE HOLDINGS LLC	D6
1880565	DDVE HOLDINGS LLC	D5I
8874155	THOMAS BROTHERS COMPANIES LLC	D5
8874155	THOMAS BROTHERS COMPANIES LLC	D6
1360534	CENTRO TRE LLC	D5J
1360534	CENTRO TRE LLC	D6
2638486	ROBERT FARAGLIA	D5J
2638486	ROBERT FARAGLIA	D6
5591250	MARTINI BROTHERS YTOWN LLC	D5J
5591250	MARTINI BROTHERS YTOWN LLC	D6
3303921	GPC HOLDINGS LLC	D5J
3303921	GPC HOLDINGS LLC	D6
6800512	PENGUIN ENTERTAINMENT GROUP LLC	D5J
4129384	IMBIBE MARTINI BAR LLC	D5J
4129384	IMBIBE MARTINI BAR LLC	D6
7637964	RYES THE BAR LLC	D5J
7637964	RYES THE BAR LLC	D6
6553240	131 COMMERCE STREET LLC	D5J
6553240	131 COMMERCE STREET LLC	D6
3341438	GRINGOS LLC	D1
3341438	GRINGOS LLC	D2
3341438	GRINGOS LLC	D3
3341438	GRINGOS LLC	D3A
3341438	GRINGOS LLC	D6
4193204 0005	JAC MANAGEMENT GROUP LLC	D5J
4193204 0005	JAC MANAGEMENT GROUP LLC	D6
4719687	KLUCINEC ENTERPRISES INC	D1
4719687	KLUCINEC ENTERPRISES INC	D2
4719687	KLUCINEC ENTERPRISES INC	D3
4719687	KLUCINEC ENTERPRISES INC	D3A
4719687	KLUCINEC ENTERPRISES INC	D6
7730857	SANTA ROSA LLC	D5
7730857	SANTA ROSA LLC	D6
9860993	YOUNGSTOWN STAMBAUGH HOTEL LLC	D5A
9860993	YOUNGSTOWN STAMBAUGH HOTEL LLC	D6

EXHIBIT C

STATE OF OHIO                    )  
  )  
COUNTY OF MAHONING        )        ss:

To the Mayor of City of Youngstown:

The area of the proposed City of Youngstown DORA in Exhibit A is approximately 34.42 acres based upon the total addition of all the individual parcel's acreage. Further, the area within the proposed DORA clearly complies with ORC §4301.82(D).

Thank you,

*/s/ A. Joseph Fritz*

A. Joseph Fritz  
Sr. Assistant Law Director  
City of Youngstown, Ohio

Sworn to and subscribed before me this 28<sup>th</sup> day of August, 2024.

*/s/ Adam V. Buente*

\_\_\_\_\_  
Adam V. Buente, Attorney 0092657  
Notary – Permanent Commission ORC 147.03

EXHIBIT D

NO OUTSIDE ALCOHOL PERMITTED

**NOW  
ENTERING  
THE DORA**



[YoungstownOhio.gov](http://YoungstownOhio.gov)

**NOW LEAVING  
THE DORA**

---

**NO ALCOHOL  
BEYOND  
THIS POINT**



Thank you for  
visiting  
Downtown  
Youngstown !