



**COLERAIN TOWNSHIP  
BOARD OF ZONING APPEALS  
Regular Meeting  
Tuesday, May 27, 2014 - 7:00 p.m.**

Colerain Township Government Complex  
4200 Springdale Road - Cincinnati, Ohio 45251

1. Meeting called to order.
2. Pledge of Allegiance.
3. Explanation of procedures.
4. Roll Call.
5. Swearing in: appellants, attorneys and all speakers in the cases.
6. Hearing of Appeals:
  - A. Case No.: BZA2014-11 – Variance for side yard setback for carport – Article/Section 7.3.1, Table 7-2.  
Location: 2311 Deblin, Cincinnati, Ohio  
Applicant/Owner: Thomas Stark
  - B. Case No.: BZA2006-26 – Amendment to Condition 7 which limits size of vehicles.  
Location: 8510 Coghill, Cincinnati, Ohio  
Applicant: Eric Schmidt/Joann Leuhrman, TR  
Owner: Joann Leuhrman, TR
  - C. Case No.: BZA2014-12 – Conditional Use for Education Facility – Article/Section 7.2.3.  
BZA2014-13 – Variance for fence – Article/Section 12.8.2.  
Location: Hamilton County Mathematics & Science Academy  
2675 Civic Center Dr., Cincinnati, Ohio  
Applicant: Timothy Moore  
Owner: Hamilton County Mathematics & Science Academy
  - D. Case No.: BZA2014-14 – Variance for side yard setback for new single family dwelling – Article/Section 7.3.1, Table 7-2.  
Location: 6132 Thompson, Cincinnati, Ohio  
Applicant: Shannon Campbell  
Owner: TCP Properties
  - E. Case No.: BZA2014-15 – Substitution of Non-Conforming Use for Greenhouse/Plant Production/Retail Sales/Landscaping – Article/Section 11.7.3.  
Location: 8730 Cheviot, Cincinnati, Ohio  
Applicant: Joseph Cappel  
Owner: William Mattfeld
7. Resolutions for Adoption: None.
8. Unfinished Business: None.
9. Approval of Minutes: None.
10. Administrative Matters: None.
11. Adjournment.

RECEIVED

APPLICATION FOR APPEAL  
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

APR 22 2014

4200 Springdale Rd  
Cincinnati, Ohio 45251  
(513) 385-7505; Fax (513) 245-6503

COLERAIN ZONING

*An appeal must be filed within 20 calendar days of the action causing the appeal (ORC 519.15)*

Application number: BZA 2014-11

Owner: THOMAS J. & ANNT. STARK Applicant: THOMAS STARK

Property Address: 2311 DEBLIN DR

City: CINCINNATI State/Zip: OH 45239

Applicant Address: 2311 DEBLIN DR.

City: CINCINNATI State Zip OH 45239

Phone: 513.522.9652 LAND 513.608.6606 CELL

Auditor's Book-Page-Parcel Number: 510 -- 73 -- 49

Zoning Classification: R-6

Appeal to (check one): Refusal to issue Zoning Certificate ☒ Citation for Violation ☐

Required Documents:

- ☒ Signed, typewritten *Justification of Variance* statement addressing the items listed on the reverse of this page - **8 copies.**
- ☒ Site Plan (surveyor/engineer's seal may be required) and construction drawings - **8 copies.**
- ☒ Names and addresses of adjacent property owners (use County Auditor's records) - **2 copies.**
- ☒ Plat showing adjacent property owners - **2 copies.**
- ☒ Fees.

Office use only:	Appeal Fee:	
	Legal Notice:	
	Mailing/adjacent Property Owners:	
	Total Amount Paid:	<u>1500</u>

*An application for appeal will not be accepted until all of the requirements are met.  
Failure to appear at the scheduled public hearing may result in dismissal of the appeal.*

Signature of Property Owner:



Signature of Applicant (if not the Owner):

April 22, 2014

Colerain Township Zoning Commission  
4200 Springdale Road  
Colerain Township OH 45251

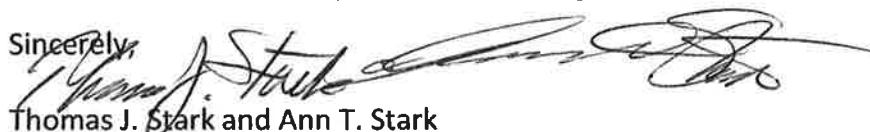
Dear Zoning Commission Members,

This request is for a zoning variance to Section 7.3.1, Table 2, for the property located at 2311 Deblin Drive, #051000730049, located at the eastern boundary of Colerain Township with Springfield Township. The lot is very irregular causing us to request this variance for permission to erect an attached garage-like carport to the east side of the existing structure.

In order to preserve the look and attractiveness of the existing structure we would like to have the roof of the proposed attached garage/carport follow the roof line angle of the existing structure. The footprint of the attached structure will need to be trapezoidal. For appearances and to have sufficient width to park two vehicles this request asks for permission to place the east supports of the proposed structure 19.00 feet and 9.00 feet east from the existing structure and 9.00 feet to the west of the existing adjacent structure at 2295 Deblin Drive, #05003510114. We also are the owners of the 2295 Deblin Drive since October 2002 when it was purchased to resolve boundary variances that occurred in 1951 when the existing structure was built. We purchased the property in August of 1964 and it has been our residence since then.

The intention of this request is to not only provide the space to cover two vehicles but to also extend the new structure along the east side to the south approximately 9.25 feet from the southeast corner of the structure to adequately cover an existing side door entrance. The new structure would still enjoy a separation of 9.00 feet from the property adjacent on the east, 2295 Deblin Drive, #059003510114, which as stated earlier, we also are the owners. This proposal and separation includes a strip of land, #059003510301, which was deeded to 2311 Deblin Drive in the year 2002 when we found the existing 2311 Deblin structure was then not in zoning compliance and issues needed to be resolved. David Doerger, Springfield Township Zoning Inspector, stated the east property line of #059003510301, the 0.0292 acre section, is over 5 feet from the 2295 structure and this meets Springfield Township's requirements and his inspection would not be needed. We would like to bring attention to the fact that the proposed separations would, while being a variance from existing code, would still have greater separations than the separations between the two properties, #051000730050 (2.80 feet) and #051000730051 (3.50 feet), to the west of said 2311 Deblin property in consideration and with the southwest corner of said being 5.50 feet from the east boundary of #051000730050. Thank you for considering the merits of this request.

Sincerely,



Thomas J. Stark and Ann T. Stark

**RECEIVED**

APR 22 2014

**COLERAIN ZONING**

RECEIVED

APR 22 2014

COLERAIN ZONING

PROPOSED  
GARAGE LIKE  
CARPORT

DEBLIN DR

2311



051000730049

059003510114

059003510301

19.00'

9.00'

9.25'

7.80'

5.50'

9.00'

9.50'

**APPLICATION FOR APPEAL  
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS**

4200 Springdale Rd  
Cincinnati, Ohio 45251  
(513) 385-7505; Fax (513) 245-6503

*An appeal must be filed within 20 calendar days of the action causing the appeal (ORC 519.15)*

Application number: BZA 2006-0026

**ERIC SCHMIDT /**

Owner: JOANN LEHRMAN, TRUSTEE Applicant: JOANN LEHRMAN, TRUSTEE

Property Address: 8510 COGHILL, COLERAIN TWP

City: CINCINNATI State/Zip: OHIO

Applicant Address: 40 ROBT CETEL, ATTORNEY 7265 KENWOOD RD RTC 150

City: CINCINNATI OHIO State Zip 45236

Phone: 513-325-2279

Auditor's Book-Page-Parcel Number: 510 -- 0091 -- 0350 -00

Zoning Classification: R6 URBAN RESIDENTIAL DISTRICT

Appeal to (check one): Refusal to issue Zoning Certificate Citation for Violation

AMENDMENT OF RESOLUTION GRANTING APPEAL BZA 2006-0026

Required Documents:

- ☒ Signed, typewritten *Justification of Variance* statement addressing the items listed on the reverse of this page - **8 copies.**
- ☐ Site Plan (surveyor/engineer's seal may be required) and construction drawings - **8 copies.**
- ☐ Names and addresses of adjacent property owners (use County Auditor's records) - **2 copies.**
- ☐ Plat showing adjacent property owners - **2 copies.**
- ☐ Fees.

Office use only:	Appeal Fee:	_____
	Legal Notice:	_____
	Mailing/adjacent Property Owners:	_____
	Total Amount Paid:	_____

*An application for appeal will not be accepted until all of the requirements are met.  
Failure to appear at the scheduled public hearing may result in dismissal of the appeal.*

Signature of Property Owner: \_\_\_\_\_

Signature of Applicant (if not the Owner): \_\_\_\_\_

**ROBERT CETEL  
ATTORNEY FOR APPLICANTS**

(over)

**COLERAIN TOWNSHIP BOARD OF ZONING APPEALS**  
**BZA 2006-0026**  
**JUSTIFICATION OF VARIANCE STATEMENT**

**1. Description of Variance Requested.**

On November 29, 2006, the BZA Granted Appeal 2006-0026. The Owner and Applicant request that Condition 7 of the *Resolution* be amended to clarify the type of vehicles which Owner-Applicant operate upon the premises.

Applicant, Eric Schmidt is a Co-Managing Member of Playground Equipment Services, LLC. The Company is an all-inclusive playground and safety surface installation company providing site development and installations throughout the mid-west and eastern United States. Playground Equipment maintains offices and light storage upon the premises. Playground Equipment does not maintain a showroom or promote any retail traffic to the premises.

Currently, Condition 7 states: "The size of vehicles be limited to pick-up trucks;"

Owner-Applicant proposes that Condition 7 of the *Resolution* be amended as follows:

**The Owners or Occupants of 8510 Cog Hill Lane, shall not operate upon the real estate a Motor Vehicle which is required to be operated by a person holding a Commercial Driver's License as defined in Chapter 4506 of the Ohio Revised Code.**

**The Owners or Occupants of 8510 Cog Hill Lane, shall not permit a Motor Vehicle to be parked or stored outside overnight, or for a period of more than 12 hours, which is required to operated by a person holding a Commercial Driver's License as defined in Chapter 4506 of the Ohio Revised Code.**

**This motor vehicle limitation is not intended to restrict Commercial Motor Vehicles operated by other than the Owners or Occupants of 8510 Cog Hill Lane. Examples include pick-up & delivery, trash & sanitation, snow & ice, fire & public safety vehicles, and public utilities vehicles operated by other than the Owners of Occupants.**

**"Owners or Occupants" includes agents, servants, employees, and subcontractors of the Owners or Occupants."**

End proposed language:

**2. Affirmation of Permitted Use..**

The request is a clarification of the types of vehicles within the permitted use.

### **3. The Variance is Not Contrary to the Public Interest.**

The requested amendment is not contrary to the public interest. The clarification does not modify the current and historical vehicle operation on the property. Unnecessary restriction of vehicle size would create hardship and render the premises useless destroying its commercial value.

The property abuts Cross County Highway buffering residential Coghill Lane. The property is land-locked but for an easement from Coghill Lane. Consequently, the property has little, if any residential value particularly considering the cost of demolition.

### **4. Restricting Vehicle Size Would Create Unnecessary Hardship.**

Unnecessary restriction of vehicle size would create hardship and render the premises useless destroying its commercial value. Restricting vehicle size below that which is common to residential Coghill Lane would be unjust, inequitable, and unreasonable. Vehicles the size of common UPSF and Fed-Ex trucks commonly ply Coghill Lane.

Owner-Applicant considered the following factors in drafting the proposed amendment:

A. The proposed language does not modify current and historical truck traffic and size to or from Playground Equipment.

B. Playground Equipment's does not operate trucks requiring a CDL. Most playground equipment is delivered directly to installation sites. The Coghill Lane facility, besides offices, primarily stores left-over playground equipment.

C. A CDL is required to operate a vehicle with a gross weight rating of 26,000 pounds or more (GVWR). A large box truck, such as a 32 footer, is typically rated higher than 26,000 GVWR. A small box truck is under 26,000 p GVWR. Larger, heavy duty pick-ups can weigh anywhere between 7,500 and 12,000 pounds or more.

D. Vehicle-Trailer combinations with a GVWR over 26,000 required a CDL.

E. Occupants have no control over third-party truck traffic such Rumpke, UPS and Roadway.

### **5. Further Affirmation by Owner/Applicant .**

Owner and applicant affirm that the need for the variance is not a result of owner or applicant's actions, but the necessity of a clarifying amendment.

RECEIVED

APPLICATION FOR CONDITIONAL USE  
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

APR 22 2014

COLERAIN ZONING

4200 Springdale Rd  
Cincinnati, Ohio 45251  
(513) 385-7505; Fax (513) 245-6503

Application number: BZA 2014-12

Owner: DUAN MOORE  
HAMILTON COUNTY MATHEMATICS  
AND SCIENCE ACADEMY Applicant: TIMOTHY MOORE  
Property Address: 2675 CIVIC CENTER DRIVE  
City: CINCINNATI State/Zip: OHIO 45231  
Applicant Address: 2675 CIVIC CENTER DR.  
City: CINCINNATI State Zip: OHIO 45231  
Phone: (513) 728-8620 / (513) 728-8221 / (513) 839-5308  
Auditor's Book-Page-Parcel Number: 510 -- 0031 -- 0793-00  
Zoning Classification: R-6 Use Requested: EDUCATIONAL FACILITY

Required Documents (8 copies of each document unless noted):

- ☐ Signed, typewritten *Justification of Conditional Use* statement addressing the items listed on the reverse of this page.
- ☐ If any variance to yard, building size, or parking is desired, include a signed, typewritten *Justification of Variance* statement addressing the items listed on the reverse of this page.
- ☐ Site Plan (surveyor/engineer's seal may be required).
- ☐ Landscape Plan.
- ☐ Lighting Plans.
- ☐ Names and addresses of adjacent Property Owners (use County Auditor's records) – **2 copies.**
- ☐ Plat showing adjacent Property Owners – **2 copies.**
- ☐ Fees.

Office use only:	Appeal Fee:	_____
	Legal Notice:	_____
	Mailing/adjacent Property Owners:	_____
	Total Amount Paid:	<u>150.00</u>

**An application for conditional use will not be accepted until and unless all of the above requirements are met.  
Failure to appear at the scheduled public hearing may result in dismissal of the application.**

Signature of Property Owner:

Signature of Applicant (if not the Owner):

Duan Moore  
Timothy Moore

(over)





HAMILTON COUNTY

## Mathematics and Science Academy

*"Soaring to New Heights"*

2675 Civic Center Drive  
Cincinnati, Ohio 45231

(513) 728-8620

(513) 728-8623



April 22, 2014

RECEIVED HCMSA

Colerain Township Board of Zoning Appeals  
4200 Springdale Road  
Cincinnati, Ohio 45251

APR 23 2014

COLERAIN ZONING

Dear Colerain Township Board of Zoning Appeals Members,

We come before you at this time to request that the Hamilton County Mathematics and Science Academy, a K – 8<sup>th</sup> grade school facility located at the property address at 2675 Civic Center Drive, Colerain Township, Ohio 45231 be granted an approved conditional use for the site as an educational facility.

The Hamilton County Mathematics and Science has been in operation as an educational facility for the past seven years in Colerain Township serving children in grades Kindergarten to the 8<sup>th</sup> grade. The school currently enrolls 500 students and has earned the academic school ratings of "Excellent" and "Excellent with Distinction" the last two years. The school continues to rate high academically earning an overall grade of a "B" average on the 2012 – 2013 report. The school current employees 50 staff to work with the students attending the academy. Our mission is to continue be available to parents to help with the educating and preparing student to become successful.

At the time of the start up the educational facilities were permitted in residential districts. Being granted an approved conditional use for the site as an educational facility will allow the school to continue to enhance the educational opportunities for children by adding on the property an additional modular classroom building unit. The facility is in compliance with article 7.4.5. The facility will meet the setback requirements and meet all code requirements to operate and comply.

The additional facility will not be detrimental to the community. We are proud to be in the Colerain Township community. And proud of the community. The school operates five days a week and sometimes on weekends and cooperates fully with the community and will continue to meet the educational needs of children.

Please help us as we help others.

Sincerely,

Dwan Y. Moore, Superintendent  
Hamilton County Mathematics and Science Academy

APPLICATION FOR APPEAL  
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

4200 Springdale Rd  
Cincinnati, Ohio 45251  
(513) 385-7505; Fax (513) 245-6503

RECEIVED

APR 23 2014  
COLERAIN ZONING

*An appeal must be filed within 20 calendar days of the action causing the appeal (ORC 519.15)*

Application number: BZA 2014-13

Owner: Dwan Moore  
HAMILTON County Mathematics  
AND Science Academy Applicant: Timothy Moore

Property Address: 2675 Civic Center Dr.

City: Cincinnati State/Zip: Ohio 45231

Applicant Address: 2675 Civic Center Dr.

City: Cincinnati State Zip Ohio 45231

Phone: (513) 728-8620 (513) 728-8621 (513) 839-5308

Auditor's Book-Page-Parcel Number: 510 -- 0031 -- 0793-00

Zoning Classification: R-L

Appeal to (check one): Refusal to issue Zoning Certificate ☒ Citation for Violation ☐

Required Documents:

- ☐ Signed, typewritten *Justification of Variance* statement addressing the items listed on the reverse of this page - **8 copies**.
- ☐ Site Plan (surveyor/engineer's seal may be required) and construction drawings - **8 copies**.
- ☐ Names and addresses of adjacent property owners (use County Auditor's records) - **2 copies**.
- ☐ Plat showing adjacent property owners - **2 copies**.
- ☐ Fees.

Office use only:	Appeal Fee:	
	Legal Notice:	
	Mailing/adjacent Property Owners:	
	Total Amount Paid:	<u>25 (legal)</u>

*An application for appeal will not be accepted until all of the requirements are met.  
Failure to appear at the scheduled public hearing may result in dismissal of the appeal.*

Signature of Property Owner:

Signature of Applicant (if not the Owner):

Dwan Moore  
Timothy Moore

(over)



HAMILTON COUNTY  
Mathematics and Science Academy

*"Soaring to New Heights"*

2675 Civic Center Drive  
Cincinnati, Ohio 45231

(513) 728-8620  
(513) 728-8623



HCMSA

April 22, 2014

Colerain Township Board of Zoning Appeals  
4200 Springdale Road  
Cincinnati, Ohio 45251

Dear Colerain Township Board of Zoning Appeals Members,

We come before you at this time to request that the Hamilton County Mathematics and Science Academy, a K – 8<sup>th</sup> grade school facility located at the property address at 2675 Civic Center Drive, Colerain Township, Ohio 45231 be granted a variance to replace our existing 4 foot fence on the east side of the property that encloses the student playground area to a 6.2 fence. Our current fence is in need of repair and excessive damaged to the fence and the playground equipment has occurred during non - operational hours of the school. This situation has presented a hazard to the children here at the academy while the children are playing on the playground. Parts of the fence has broke away from the poles over the years since we have been here. Students can be protected from intruders walking up and grabbing a child over the current fence without checking in the main office. The playground equipment has been tampered with and loosened, and in some cases, stolen from the property. The academy has had vandalism and increased student inappropriate activity on the playground to occur over the summer and weekends whereby with the assistance of the Colerain Police Department several teens and juveniles have been referred to court for damage to the property and inappropriate activity. The overall damage to school property has become a dangerous and a safety issue matter for the children at the academy.

We are asking for a variance to replace our 4 foot fence with a 6.2 foot decorative fence. The fence will replace our existing fence east of the school building surrounding the playground area. A variance of this section 12.8.2 of the zoning code be granted to allow a 6.2 foot fence in place of a 4 foot fence in the side yard be granted. This fence will provide the students with a better built fence whereby the height will allow for students to play in a more safe environment. All visitors wanting to use the playground area would have to have the school's permission to use the playground area. The new height of the fence will help decrease the inappropriate activity on the playground and help the academy regulate its use.

Sincerely,

Dwan Y. Moore, Superintendent  
Hamilton County Mathematics and Science Academy

APR 23 2014

# COLERAIN ZONING

(513) 385-7505; Fax (513) 245-6503

Application number: BZA 2014-14

**Required Documents** ~~(8 copies of each of the following):~~

- ☒ Signed, typewritten *Justification of Variance* statement addressing the items listed on the reverse of this page. **8 copies**
- ☒ Site Plan (surveyor/engineer's seal may be required) and construction drawings **8 copies**
- ☒ Names and addresses of Property Owners within 200 feet (use County Auditor's records). **2 copies**
- ☒ Plat showing Property Owners within 200 feet. **2 copies**
- ☒ Fees

Office use only: Appeal Fee: \_\_\_\_\_  
Legal Notice: \_\_\_\_\_  
Certified Mail: \_\_\_\_\_  
Total Amount Paid: 150<sup>00</sup>

Signature of Property Owner: Shannon Campbell

Signature of Applicant (if not the Owner): \_\_\_\_\_

***Failure to appear at the scheduled public hearing may result in dismissal of the appeal.***

(over)

R-3



**Abercrombie  
& Associates, Inc.**  
Civil Engineering + Surveying

---

**RECEIVED**

**APR 23 2014**

April 23, 2014

**COLERAIN ZONING**

Colerain Township Board of Zoning Appeals  
4200 Springdale Road  
Cincinnati, Ohio 45251-1419

Attn: Geoff Milz

Re: TCP Properties LLC  
6132 Thompson Road  
Zoning Certificate No. Z2014-00041

Dear Mr. Milz:

Please see attached Application for Appeal, Variance Exhibit, Architectural Plans & Adjacent Property Owners List as required for the above-referenced property, which is in the "R-3" Residence District. TCP Properties LLC previously applied for a zoning certificate & was denied due to the western side yard distance not meeting the requirements of Section 7.3.1 of the Colerain Township Zoning Resolution. The attached Variance Exhibit (based on actual survey data) shows the existing residence along with the proposed building addition that results in a proposed side yard of 8.03', which is less than 15' as required in Section 7.3.1. Also, the proposed front yard setback to the new covered porch is 20.18', which is less than the 40' minimum as required by the zoning resolution.

The residential use of this property is allowed in the "R-3" zoning district & the residence has existed for several years, while not meeting the minimum front & side yard requirements. The proposed improvements to the property (new driveway, building addition, interior renovations, new covered porch, etc.) will significantly upgrade this property in terms of aesthetics & value to the surrounding area. The applicant believes that this is not in any way contrary to the public interest & if the literal enforcement of the zoning code were to occur, the ability to improve a property, that is very overdue for upgrade, would be an unnecessary hardship. The need for a variance is not the result of the applicant's actions as the current setbacks were in place many years before the subject property was recently purchased.

If you would please place this on the May 28, 2014 agenda of the Board of Zoning Appeals to consider a reduction of the side yard to 8.03' & the front setback to 20.18.'

If there are any questions or if I can be of further assistance, please call me at your earliest convenience.

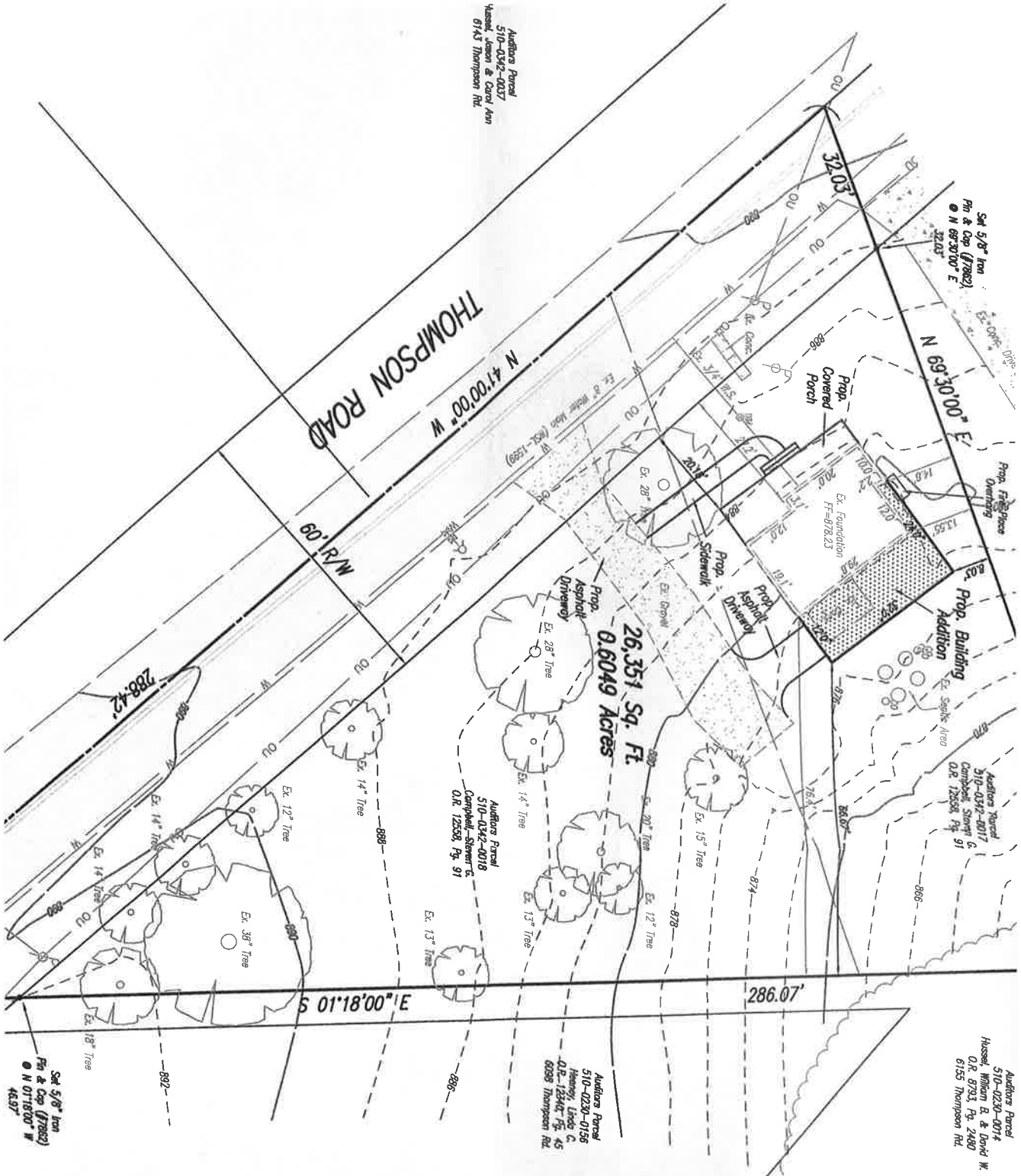
Sincerely,

ABERCROMBIE & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Craig T. Abercrombie', written in a cursive style.

Craig T. Abercrombie, P.S./LEED AP  
Vice-President of Operations

Attachment



Auditors Parcel  
510-0342-0037  
Hussel, Jason & Carol Ann  
6143 Thompson Rd.

Set 5/8" Iron  
Pin & Cap (77822)  
● N 89°30'00" E  
32.03'

Auditors Parcel  
510-0342-0017 &  
Campbell, Steven G.  
O.R. 12508, Pg. 91

Auditors Parcel  
510-0220-0074  
Hussel, William A. & David W.  
O.R. 87331, Pg. 2460  
6153 Thompson Rd.

Auditors Parcel  
510-0230-0156  
Hennig, Linda C.  
O.R. 124407, Pg. 45  
6098 Thompson Rd.

Set 5/8" Iron  
Pin & Cap (77822)  
● N 01°18'00" W  
48.97'

**ZONING SUMMARY**  
COLLERAIN TOWNSHIP ZONE R-3  
MIN. FRONT YARD SETBACK = 40'  
MIN. SIDE YARD SETBACK = 15'  
MIN. REAR YARD SETBACK = 35'

RECEIVED

MAY - 7 2014

APPLICATION FOR SUBSTITUTION OF A NONCONFORMING USE  
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

4200 Springdale Rd  
Cincinnati, Ohio 45251  
(513) 385-7505; Fax (513) 245-6503

Application number: BZA BZA2014-15

Owner: William Matfield Applicant: Joseph Cappel

Property Address: 8730 Cheviot RD

City: CINCINNATI State/Zip: OHIO 45251

Applicant Address: 5115 LEONA DR

City: CINCINNATI State/Zip: OHIO 45238

Phone: 513 470 9609

Auditor's Book-Page-Parcel Number: 510 -- 92 -- 13

Zoning Classification: R-6 Current Use: Greenhouse/Plant Production/Retail Sales

Proposed Use: Greenhouse/Plant Production/Retail Sales/Landscaping

Required Documents (8 copies of each document unless noted):

- ☐ Signed, typewritten *Justification of Substitution* statement addressing the items listed on the reverse of this page.
- ☐ Site Plan (surveyor/engineer's seal may be required).
- ☐ Landscaping Plan.
- ☐ Lighting Plan including Photometric Detail.
- ☐ Building Plans and Elevations, if any changes are proposed.
- ☐ Signage Details (wall and ground), if proposed.
- ☐ Names and addresses of adjacent Property Owners (use County Auditor's records) - 2 copies.
- ☐ Plat showing adjacent Property Owners - 2 copies.
- ☐ Fees.

Office use only:	Application Fee:	_____
	Legal Notice:	_____
	Mailing/adjacent Property Owners:	_____
	Total Amount Paid:	<u>325</u>

**An application will not be accepted until and unless all of the above requirements are met.  
Failure to appear at the scheduled public hearing may result in dismissal of the application.**

Signature of Property Owner (required):

William Matfield

Signature of Applicant (if not the Owner):

J Cappel

(over)



May 7, 2014

Attention: Colerain Township Zoning Commission

Regarding: Property at 8730 Cheviot Rd.

Proposed Use:

1. Landscaping and Lawn Mowing business.
  - a. We would have our crews start here every morning to load their truck before they head out in field for days work.
  - b. Currently there are 3 Crews that would be working out of our shop, 2 lawn crews and 1 landscape crew. We currently have 10 employees.
  - c. They are required to be to shop by 8 am to load their trucks, and usually are heading into field by 8:30. They typically do not return until around 5 - 6pm, when they unload.
  - d. Trucks will be stored inside shop area.
  - e. We will need to store materials onsite, (see attached diagrams)
  - f. Traffic impact is very minimal, we will only be having our employees entering in the morning and leaving after work.
2. Small Retail Garden Center (1-2 year plan)
  - a. We would like to start a small retail garden center to service the surrounding neighborhoods with the option to buy bulk materials, a variety of trees and shrubs, possibly annuals and Perennials.
  - b. I would assume that the traffic impact of this part of the business would be higher in the spring and fall especially on the weekends. Weekday traffic will be very minimal, (25-50 cars a day). Weekend traffic at its peak (100- 150) cars a day.
3. Growing in the greenhouse
  - a. There is a tenant in the greenhouse from March thru May. The tenant is a wholesale grower.

Proposed Changes to outside of property:

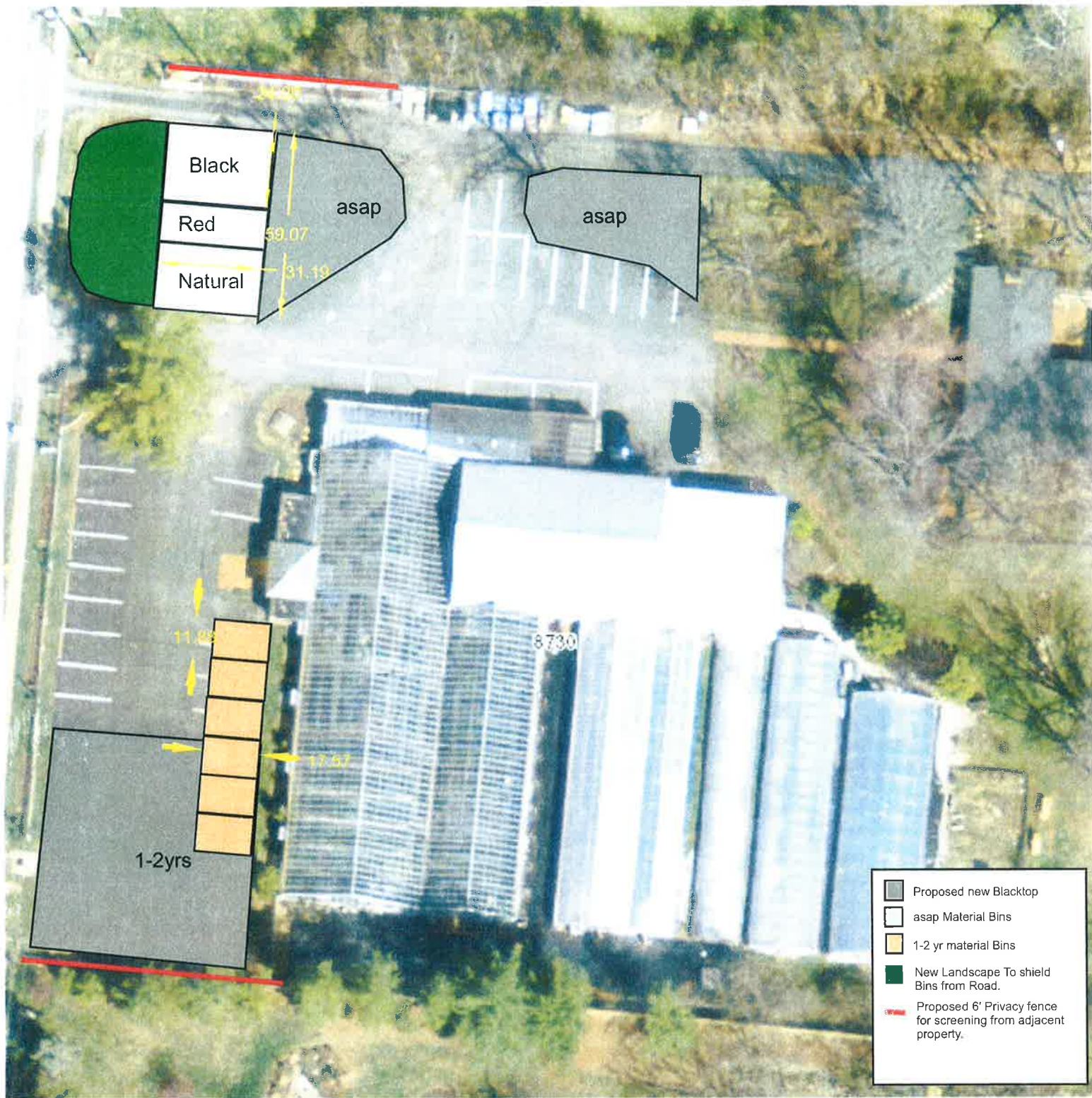
1. We are not changing any of the current structures on the property.
2. We would like to add bins for bulk material.
  - a. Designs are provided to show how we will buffer the view from the street.
  - b. These are our products, so they will be kept neatly.
3. We would like to enlarge sections of the parking lot to accommodate the bins.
4. We are not making any lighting changes
5. Our trucks will be stored inside, along with out equipment. The only things that will be outside are a few trailers, all of which are in good repair.

Adjacent Properties:

1. There is currently a greenbelt separating the community to the North of the property.
2. There is a fence that is in place separating the property to the south.

Signage:

1. Monument not to exceed 6' in height and 70 square feet per side.



May 6, 2014

Attention: Colerain Township Zoning Commission

## **Current Use Description**

Regarding: Property at 8730 Cheviot Rd, 45251

To give a brief history, Lou and Lena Mattfeld moved their greenhouse business on Colerain Avenue to 8730 Cheviot Road in 1969. Zoning at that time permitted agricultural type business anywhere in Hamilton County. Building permits were obtained and construction of greenhouses and service buildings were lawfully established as they relocated.

Bill and Sharon Mattfeld purchased the business in 1976 and for 62 years Mattfeld's Greenhouse and Florist has served the Colerain and Cincinnati communities with a business consisting of a retail greenhouse, florist and garden center.

Among the many products and services we provided the following were most frequently a part of our day to day operation:

- Grew and sold annuals, perennials, cut flowers, and blooming container plantings
- Maintained and sold trees, shrubs and other landscape material
- Sold garden supplies including hardware and chemicals used for retail customers
- Sold fountains and statuary
- Provided mulch, soil, manure etc. designed for a residential consumer
- Delivered floral arrangements and contracted additional delivery service for floral deliveries seasonally

In addition to the routine aspects of our business listed above, we also provided a limited amount of landscape design and installation. These installations routinely included annual and perennial plant material, but occasionally included trees and shrubs from our stock held on business property.

Our employment impact on the community at our peak, prior to 2008, 16-18 people were employed. The last few years, 10-12 employees called Mattfeld's Greenhouse home.

Being a business driven by seasons, it is expected that traffic into and out of our property was in flux. During the month of April and May, anywhere from 200-400 customer cars entered and exited the parking areas. In the months of August, September, October, and December there were 50-100 cars per day. Additionally, semi-truck deliveries occurred 1-2 times per week in the months of February, March, April, August, September and November.

On June 15, 2012 after a lifetime of growing plants our retail greenhouse/florist/garden center closed. However, from February 2013 to this day the greenhouses have continued to be used for wholesale production. We hope that this document serves as a snapshot of the business and home that we created in Colerain Township. If you have any need for additional information, please do not hesitate to contact us.

Respectfully submitted,

Bill and Sharon Mattfeld































