

APPLICATION FOR MINOR AMENDMENT TO
FINAL DEVELOPMENT PLAN
COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251
(513) 385-7505

RECEIVED

FEB 05 2008

COLERAIN ZONING

Case No.: ZA 2000-07 Date Filed: _____

Location of property in accordance with County Auditor's Records:

Township: Colerain Book: 510 Page: 0114 Parcels: 0023

Name of Owner: Elchar, LLC

Address: 5324 Laurelridge Lane

City: Cincinnati State: Ohio Zip: 45247

Name of Project Site: Colerain R.V.

Brief description of change: 1) Remove all buffer yards since surrounding properties are all zoned PD-I. 2) Add asphalt pavement at southwest corner of property
3) Add sign at southwest corner of property 4) Add RV display pads along
Struble Road 5) Add additional asphalt and gravel paving.

Name of Applicant: Wade Stepp

Telephone No.: 513-923-3600 Email Address: _____

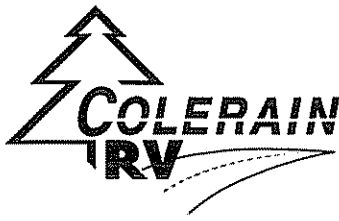
Address: 3491 Struble Road City: Cincinnati State: OH Zip: 45251

Signature:

W Stepp Date: 2/5/08

Please check one: Owner Agent Lessee

Filing fee shall accompany the application. Make check payable to: *Colerain Township Board of Trustees*. THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN



3491 STRUBLE ROAD • CINCINNATI, OHIO 45251 • 513-923-3600
FAX 513-245-5145

February 5, 2008

Colerain Township
Zoning Commission
4200 Springdale Road
Cincinnati, Ohio 45251-1419

Attn: Dr. Susan H. Roschke
Planning & Zoning Administrator

Ref: Colerain R. V.
3491 Struble Road, Cincinnati, Ohio 45251

Dear Dr. Roschke:

Please find attached the required information to apply for a Minor Amendment to a Final Development Plan for the above referenced project. Listed below are the proposed changes we would like to make at our site. There have been three separate zoning amendments for this property.

1) We would like to eliminate the minimum fifty-foot buffer area along the north, east and west property lines as required in the restrictive covenants. The covenants state: "A minimum fifty foot buffer area shall be provided along north, east and west property lines and maintained unless adjacent properties are rezoned to non-residential use". All adjacent properties have been rezoned to a non-residential use and the buffer area is no longer required. We also contacted the Ohio Department of Transportation to inquire of setbacks along I-275 and were informed there were none as long as we don't encroach onto the right of way.

2) We would like to add additional pavement at the southwest corner of the property for product display purposes. We feel that an attractive display visible from the highway is very important to bringing in the customer who may not realize where our location is or even know we exist. The main reason we chose this location to build our facility ten years ago was for the highway exposure to the drive by traffic. As traffic passes on I-275, this daily reminder helps us keep old customers, create new customers and helps our business compete with other RV mega dealers. We feel the location of the pavement is in compliance with the Colerain Township Zoning Codes and The Ohio Department of Transportation does not have any objections.

3) We would like to add a high-rise pole sign at the southwest corner of the property to display our business. The purpose of the sign is to advertise our own business and is intended to be rented to a third party for advertising the products we sell. As mentioned above, the visibility from the highway has become increasingly more vital to creating new business. We feel the sign and associated landscaping is in compliance with the Colerain Township Zoning Code. The sign

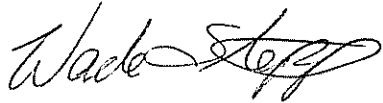
location was reviewed by Ruby Yates, Advertising Service Control Field Representative with The Ohio Department of Transportation who is satisfied with the location.

4) We would like to add concrete display pads along Struble Road for product display purposes. The additional concrete pads would be used to display recreational vehicles in a campground type setting. There would be landscaping and a picnic table or two to give the feeling of a campsite so customers will be able to visualize themselves enjoying the lifestyle we promote. These pads, along with the streetscape buffering is in conformance with the Colerain Township Zoning Code.

5) We also request a variance to Section 23.4.3(c)(2) of the Colerain Township Zoning Resolution to allow gravel to be permitted in the recreational vehicle parking area's. The main area located south of the main sales building was permitted on Case I-95, dated 03-28-95 and we would like to extend a gravel portion south of the service building along I-275. We would also increase the asphalt paving to the east and a small portion to the north along Struble Road as shown. We feel the distance a vehicle would travel on a paved surface (Minimum Distance of 500') would prevent any gravel from depositing on Struble Road.

Would you please review and distribute the attached information and place this request on the March 18, 2008 Planning & Zoning Commission Agenda for consideration. If there are any questions or if I can be of further assistance, please call me at your earliest convenience.

Sincerely,

A handwritten signature in cursive script that reads "Wade Stepp".

Wade Stepp
Colerain R.V.
Partner