

APPLICATION FOR ZONE MAP AMENDMENT
and PRELIMINARY DEVELOPMENT PLAN
or AMENDMENT TO A FINAL DEVELOPMENT PLAN
COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251

RECEIVED

Case No.: ZA 2011-0001

Date Filed: JAN 18 2011

Date of Preliminary Hearing (if applicable): February 15, 2011

COLERAIN ZONING

Request Change from: R-2 to: PD-B

Township: Colerain Book: 510 Page: 0440 Parcels: 0144

Physical location of property (address or brief description if no address assigned):
Northwest corner of Harrison Avenue & Eagle Creek Road, 7161 Eagle Creek Road

Name of Applicant: Eagle Creek Property Management, Inc. - John Korn

Telephone No.: 513-353-1181 Email Address: _____

Address: 7161 Eagle Creek Road

City: Cincinnati State: Ohio Zip: 45247

*Name of Owner(s): Eagle Creek Property Management, Inc. - John Korn

Telephone No.: 513-353-1181 Email Address: _____

Address: 7161 Eagle Creek Road

City: Cincinnati State: Ohio Zip: 45247

Name, address and parcel number of each property owner of record within the proposed amendment area:

1. 510-0440-0144, Eagle Creek Property Management, Inc., 7161 Eagle Creek Road, Cincinnati, Ohio 45247

2. _____

3. _____

(attach separate sheet if necessary for additional parcels)

Signatures:

Applicant:  Date: 1-18-11

*Owner:  Date: 1-18-11

*Owner: _____ Date: _____

Filing fees shall accompany the application. Make check payable to: *Colerain Township Board of Trustees.*

Filing fee: _____ Legal notices: _____ Cert. Mail: _____ TOTAL: \$1800⁰⁰

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN.

CK#27255

*Although the Applicant need not be the same as the Owner(s), the Owner(s) shall co-sign for an amendment.

**** PLEASE NOTE: A hearing notice sign will be placed in your yard the week before your hearing and a Planning & Zoning staff member will visit the property to take photographs to be shown at the hearing. ****

American Scaffolding, Inc.

January 17, 2011

Dr. Susan Roschke
Colerain Township Planning and Zoning Administrator
4200 Springdale Road
Colerain Township, OH 45251

Dear Dr. Roschke:

Please find below the necessary information to apply for a change to the Colerain Township Zoning Resolution to reclassify certain areas of our property located at the northwest corner of Eagle Creek Road and Harrison Road from "R-2" Residential to "PD-B" Planned Development – Business.

The applicant for this project is American Scaffolding, Inc., 7161 Eagle Creek Road, Cincinnati, Ohio 45247. American Scaffolding, Inc. is a rental, sales and installation scaffold business that has operated at this location since 1992. The owners, Mr. John Korn, Mr. Barry Stroube and Mr. William Stroube, need to upgrade and increase existing inside storage on the property. The project to accomplish this is two-fold: replace the existing retaining wall that supports the building that is collapsing and add a second story to the replacement structure.

Currently, the area in question is zoned Residential. This does not conform with the zoning of the balance of our parcel and does not reflect the usage of this parcel for light business since 1980. We respectfully request that this area as well as an area to the west of the current business zoning boundary be changed from R-2 to PD-B. Land uses in this area to be considered in your decision are as follows:

North: This undeveloped property is zoned PD-B.

South: On the opposite side of Harrison Avenue are several light industrial businesses and a restaurant, Sunnyside Grill.

East: Lil Goodie Shop ice cream parlor operates on the corner on the opposite side of Eagle Creek Road.

West: Hunter's Ridge is a residential development to our west, but it is and will continue to be buffered by a large, treed hillside.

These improvements we feel would benefit the neighborhood community because as we grow, we are able to provide additional jobs and bring additional commerce to local businesses. The use of property is consistent with our closest and visible neighbors, and we are not visible to our neighbors to the west because of the significant size of the buffer.

Would you please place this zoning reclassification request on the February 2011 Colerain Township Zoning Commission Agenda for review? Thank you for your consideration.

Sincerely,



John K. Korn
President