



Kristopher T. Milner
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November 25, 2024

VIA EMAIL AND OVERNIGHT DELIVERY

Paul J. Drury, Jr., AICP
Planning and Zoning Director
Anderson Township
7850 Five Mile Road
Anderson Township, Ohio 45230-2356

Re: Application for Major Modification of a Final Development Plan: 4270 Round Bottom Road (Parcel ID 500-0170-0036), Anderson Township, OH 45244

Dear Mr. Drury,

Pursuant to our onsite meeting on Wednesday, November 20, 2024, please see the enclosed for an updated Application for Major Modification of a Final Development Plan. Additionally, as discussed at the meeting, the applicant is analyzing and updating, as appropriate, the property's ratio of impervious to pervious surfaces. This application will be supplemented with that information upon receipt.

If you have any questions or concerns, please contact me at your convenience to discuss.

Sincerely,

By: _____
Kristopher T. Milner
Associate

KTM:dmo

14084244.1

cc: Benjamin J. Yoder, Township Special Counsel(w/ enc.) (via email)
Mr. Douglas Evans (w/ enc.) (via email)
Daniel P. Utt (w/ enc.) (via email)

APPLICATION FOR MAJOR MODIFICATION TO A PUD

Property Address: 4270 Round Bottom Road, Cincinnati, Ohio 45244 (the “**Property**”)
Parcel ID: 500-0170-0036-00
Property Zoning: Industrial Development (PUD)
Owner Name: B.E.E. Properties, Inc. (the “**Owner**”)
Owner Address: 3700 Roundbottom Road
Cincinnati, Ohio 45244
Owner Phone: (513) 831-4102
Owner Email: devans@evanslandscaping.com
Delivery Method: Email

In response to the Zoning Violation Notice dated August 7, 2024, the Owner is submitting this Application for a Major Modification to a PUD to allow for the use of two portable storage structures to place over vehicles and equipment utilized in the Owner’s Roundbottom Rental business at the Property, as depicted on the attached Exhibit A pursuant to Section 4.1.I.2 of the Anderson Township Zoning Resolution (the “**Resolution**”).

The Property is zoned for Industrial Development and subject to the Planned Unit Development as described in Resolution 2016-0222-01, Case 1-2016 PUD dated February 22, 2016 (the “**PUD**”). The PUD allows the Property to be used as a commercial, equipment-rental business, as well as for parking, lighting, landscaping and fencing.

This request addresses two mobile structures, each designed and certified by Mark Walker, PE (the “**Portable Structures**”). The first, larger Portable Structure at the Property is 138.90’ long x 47.89’ wide x 17.55’ high and built in accordance with the Temporary Structure Plan & Details dated June 1, 2024. The second, smaller Portable Structure is 69.78’ long x 41.04’ wide x 10.5’ high and built in accordance with the Temporary Plans & Details dated November 22, 2024. The Portable Structures do not have any foundation or footers, and have no lighting or utilities, and are situated and anchored to the existing parking and storage lot at the Property that is utilized in Owner’s business. A copy of these plans have been attached hereto as Exhibit B.

The Portable Structures are mobile, and may be relocated around the Property as required, in support of the Owner’s business operations at the Property. Currently, the structures are located at or about the location shown on the site plan map attached as Exhibit C. Owner understands and agrees that relocation of the structures would constitute a minor modification of the PUD, and is subject to the requirements of Section 4.1.I.1 of the Resolution.

Any future Portable Structures for use in Owner’s business at the Property would be designed and placed at the Property in the same manner as the Portable Structure reflected on the plans attached as Exhibit B. Owner understands that additional Portable Structures will constitute a major modification of the PUD, and is subject to the requirements of Section 4.1.I.2 of the Resolution

The purpose of the Portable Structures is to support business operations at the Property. The structures provide secure, covered areas for the storage of equipment used by Owner in the business conducted at the Property, which provides more security than open-air storage and

parking. Further, the Portable Structures also protect Owner's equipment and inventory from the sun and inclement weather, and prevents stormwater from coming into contact with construction equipment, facilitating a cleaner parking and storage area.

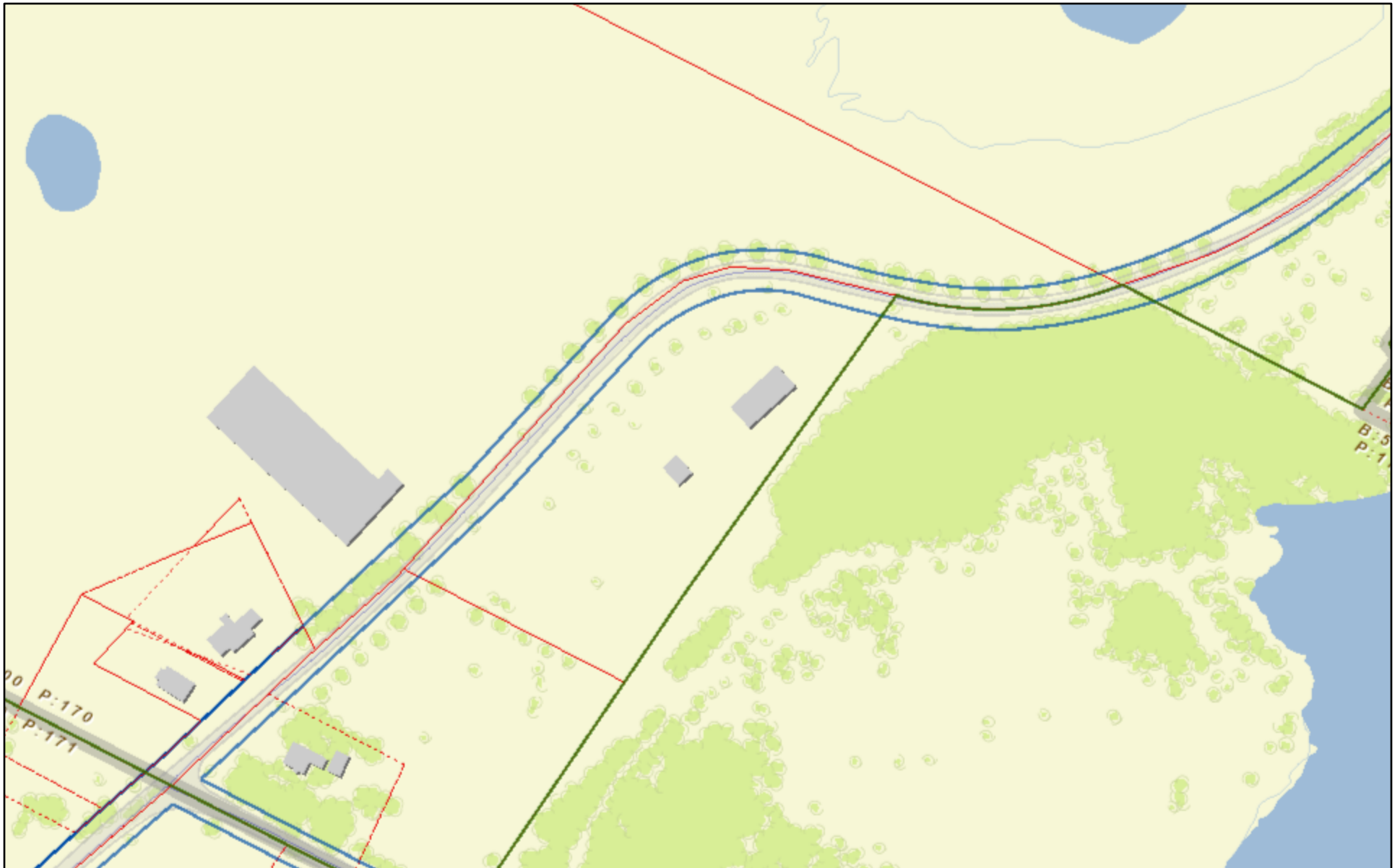
Consistent with, and in support of, the PUD, the Portable Structures: (i) support, and are consistent, with the Property's current uses as permitted under the PUD; (ii) are compatible with surrounding uses, and provide additional protection for equipment on the Property; (iii) provide more orderly operations at the Property; (iv) cause no disruption to adjacent properties; (v) are adequately served by, and does not negatively impact, public facilities and services in existence; (vi) do not affect any scenic or historic features; and (vii) are not detrimental to surrounding property uses.

The Portable Structures are important to the Owner's operations of its business and is consistent with the uses approved by the Property's PUD. The Portable Structures provide secure, orderly use of Owner's parking and storage areas for Roundbottom Rental. As such, we respectfully request this Application for a Major Modification to a PUD be approved.

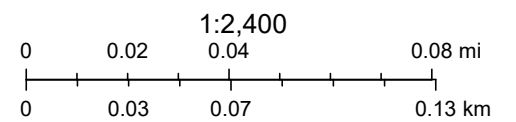
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EXHIBIT A
PROPERTY MAP

CAGIS Map



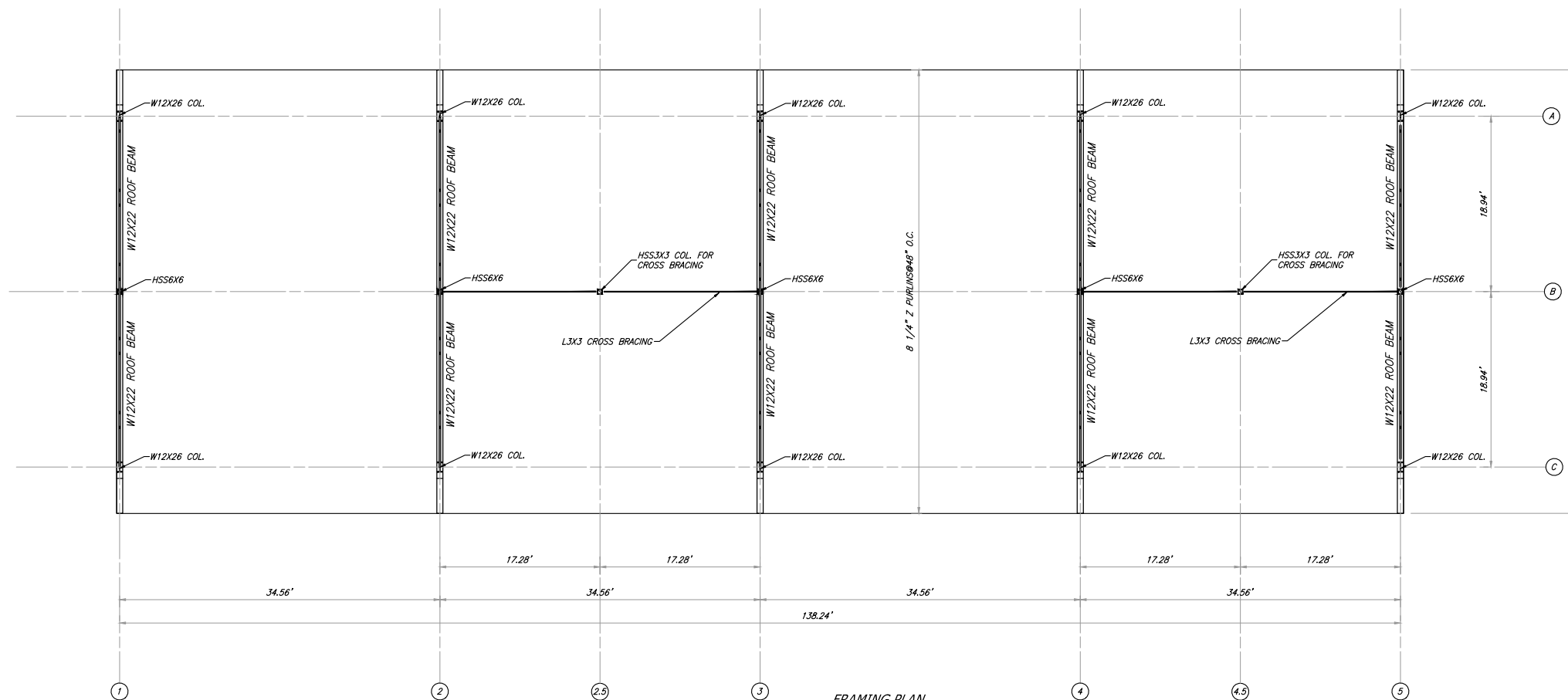
8/30/2024, 7:55:42 AM



CAGIS

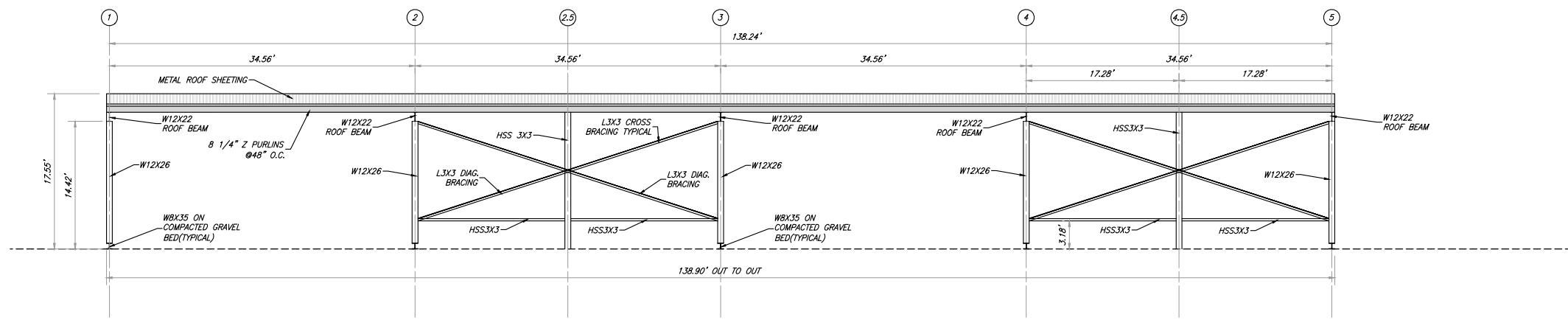
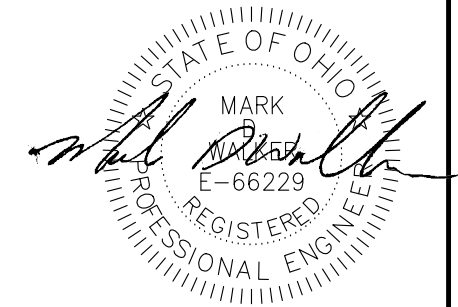
CAGIS User
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EXHIBIT B
STORAGE STRUCTURE DRAWING

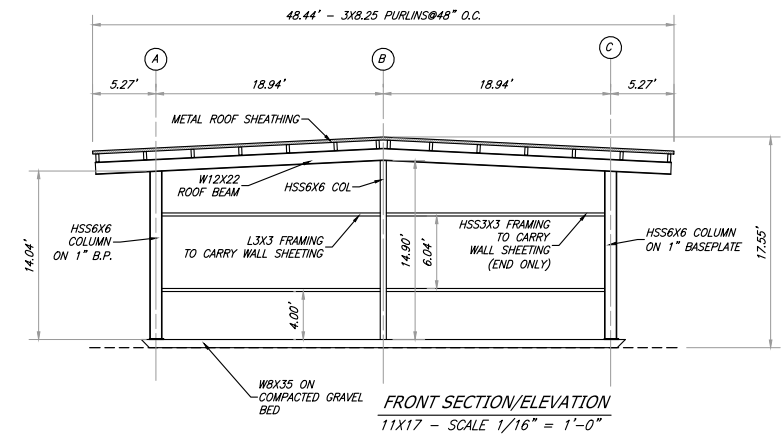


FRAMING PLAN
11X17 - SCALE 1/16" = 1'-0"

- NOTES:
- 1.) STRUCTURE IS A TEMPORARY MOVEABLE STRUCTURE.
 - 2.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE STABILITY DURING ALL PHASES OF CONSTRUCTION.
 - 3.) ALL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF $F_y = 50$ ksi.
 - 4.) ALL STEEL CONNECTIONS SHALL BE WELDED ALL AROUND WITH A CONTINUOUS 3/16" FILLET WELD.

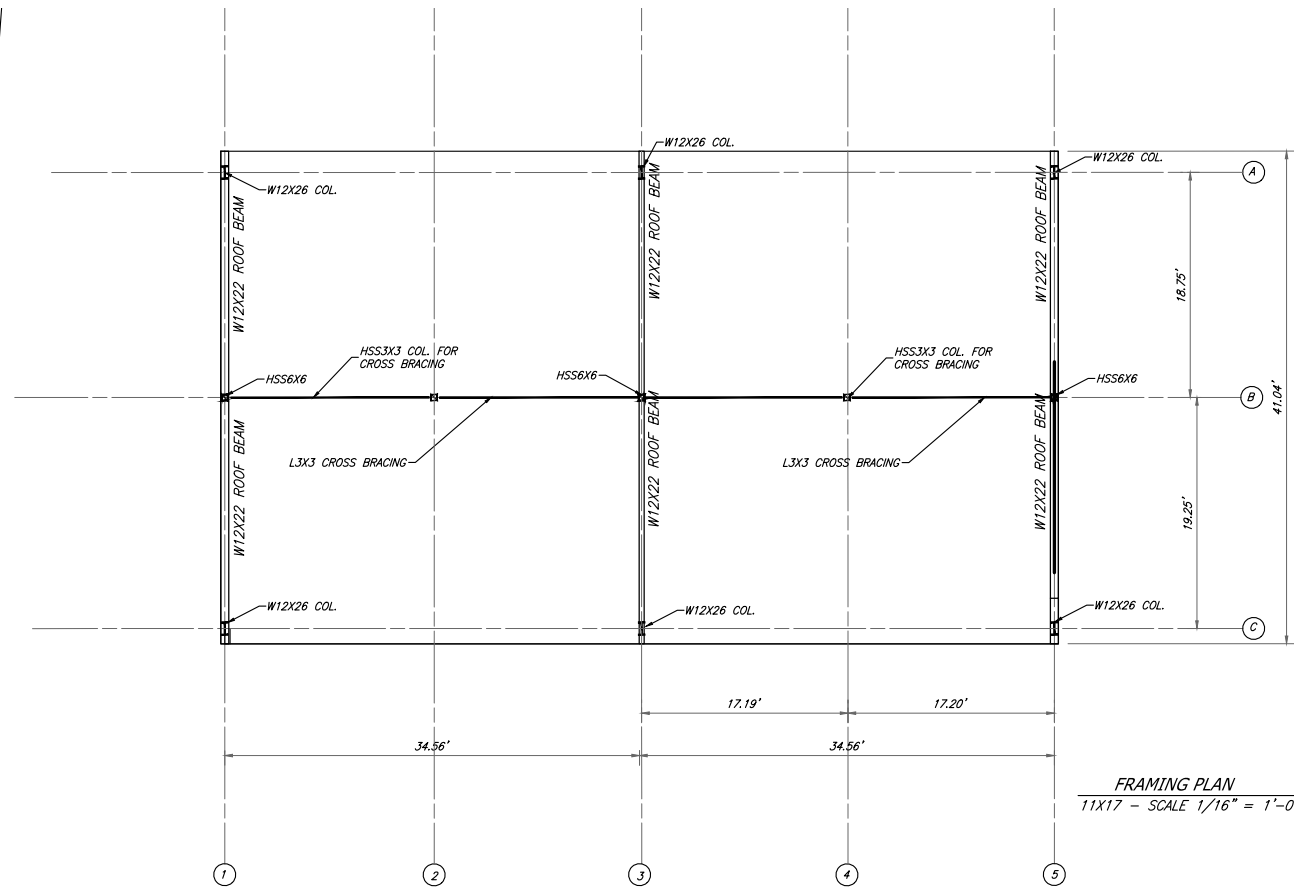


FRONT SECTION/ELEVATION
11X17 - SCALE 1/16" = 1'-0"

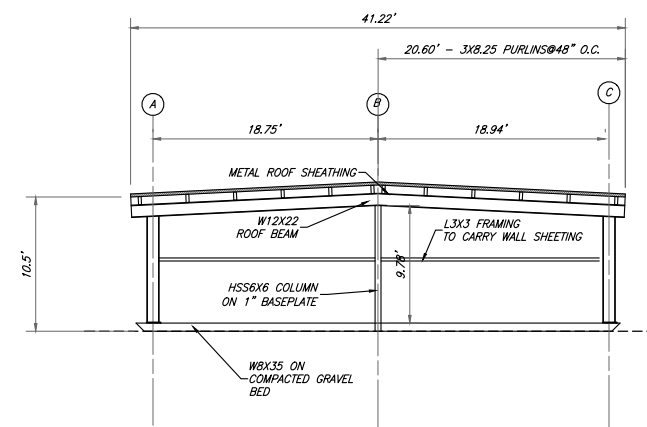
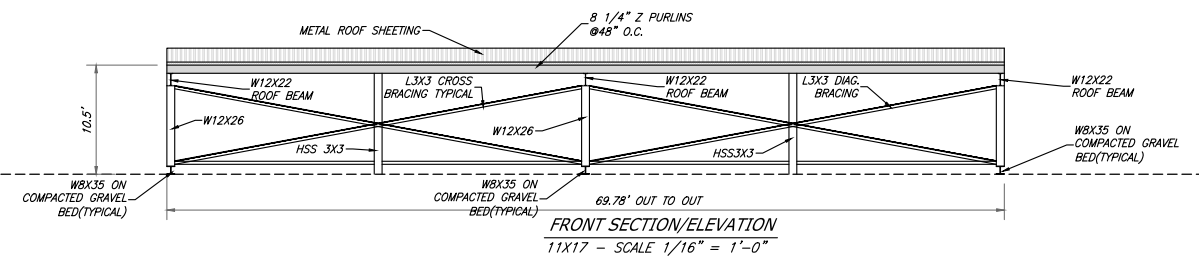


FRONT SECTION/ELEVATION
11X17 - SCALE 1/16" = 1'-0"

| | | |
|-----------------------|---|------------------|
| CLIENT CODE: Evans | SHEET TITLE: TEMPORARY STRUCTURE PLAN & DETAILS | SHEET NO. 1/1 |
| DATE: 06/1/2024 | WALKER & ASSOCIATES LAND SURVEYING & MAPPING CIVIL & STRUCTURAL ENGINEERING PHONE 513.284.3232 MARK@SURVEYWALKER.COM WWW.WALKER-ENGINEER.COM | |
| AS NOTED | | |



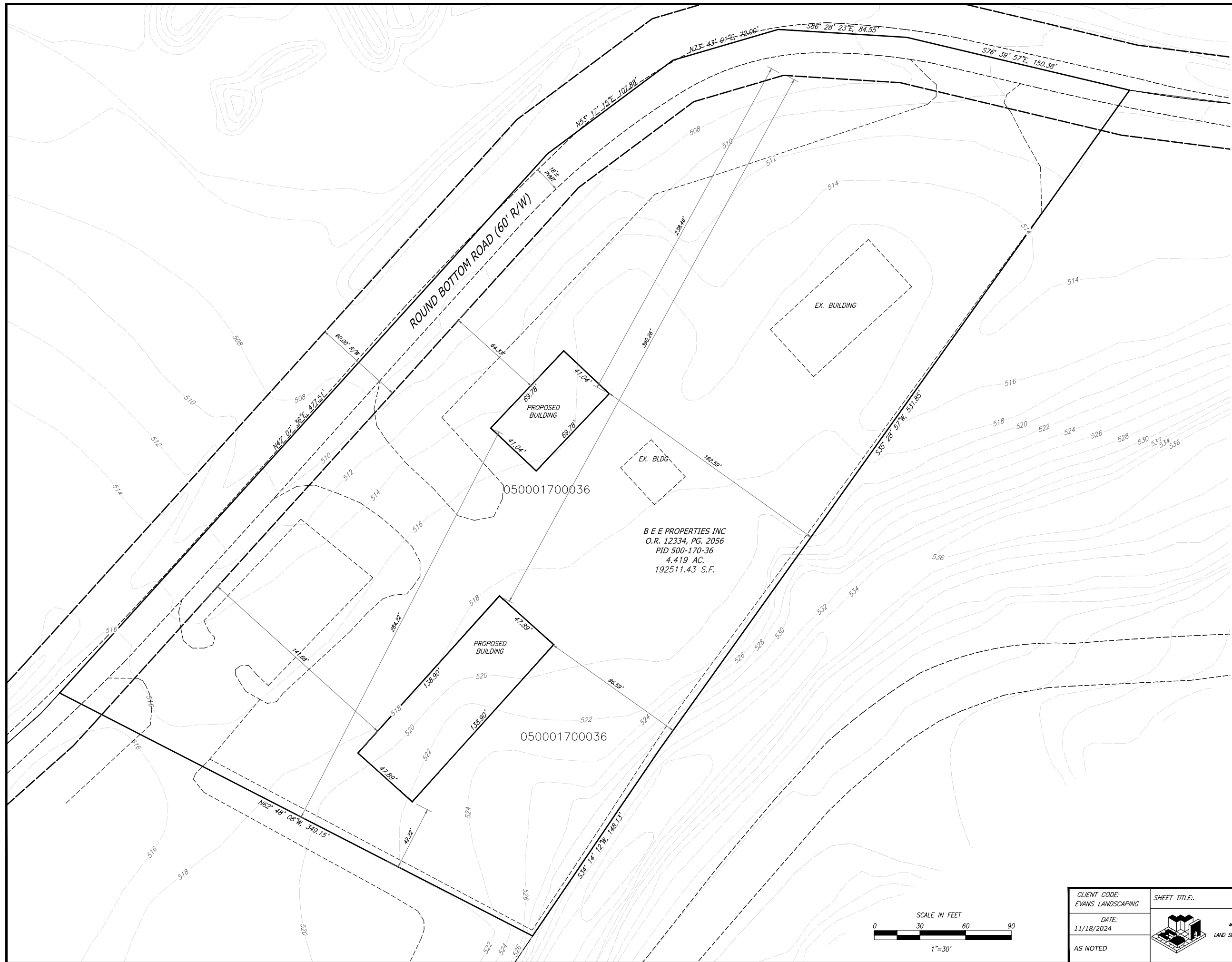
- NOTES:
- 1.) STRUCTURE IS A TEMPORARY MOVEABLE STRUCTURE.
 - 2.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE STABILITY DURING ALL PHASES OF CONSTRUCTION.
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FRONT SECTION/ELEVATION
11X17 - SCALE 1/16" = 1'-0"

| | | |
|-----------------------|---|------------------|
| CLIENT CODE: Evans | SHEET TITLE: TEMPORARY STRUCTURE PLAN & DETAILS | SHEET NO. 1/1 |
| DATE: 11/22/2024 | WALKER & ASSOCIATES <small>LAND SURVEYING & MAPPING CIVIL & STRUCTURAL ENGINEERING</small> <small>PHONE 513.284.3232</small> <small>MARK@SURVEYWALKER.COM</small> <small>WWW.WALKER-ENGINEER.COM</small> | |
| AS NOTED | | |

EXHIBIT C
STORAGE STRUCTURE LOCATION



BASIS OF BEARING:
OHIO STATE PLANE COORDINATES
NAD 83, OHIO SOUTH ZONE

ROUND BOTTOM ROAD (60' R/W)

PROPOSED BUILDING
89.78' 41.04'
69.78' 41.04'

EX. BLDG

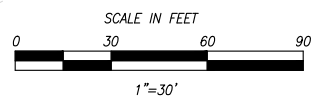
EX. BUILDING


PROPOSED BUILDING
47.89' 138.90'
138.90' 47.89'

B E E PROPERTIES INC
O.R. 12334, PG. 2056
PID 500-170-36
4.419 AC.
192511.43 S.F.

050001700036

050001700036



| | | |
|-----------------------------------|---|------------------|
| CLIENT CODE: EVANS LANDSCAPING | SHEET TITLE: SITE PLAN | SHEET NO. 1/1 |
| DATE: 11/18/2024 |  MR. WALKER & ASSOCIATES LAND SURVEYING & MAPPING CIVIL & STRUCTURAL ENGINEERING PHONE 513.284.3232 MARK@SURVEYWALKER.COM WWW.WALKER-ENGINEER.COM | |
| AS NOTED | | |