

Kristopher T. Milner

Associate

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October 28, 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,

Enclosed in this letter are documents supporting a request by B.E.E. Properties Inc. (the "Owner") to permit a Major Modification to Case 1-2016 PUD (the "Application"), issued by the Anderson Township Zoning Commission (the "Commission") February 22, 2016.

This Application proposes the use of a mobile structure to support the Owner's business by protecting and diverting stormwater from stored equipment utilized in Owner's equipment rental business. Such uses beneficial for Owner's use and consistent with currently approved uses. Therefore, the Owner respectfully requests this Application for a Zoning Certificate be approved.

If you have any questions or concerns, please contact me at your convenience to discuss. Owner believes the requested uses, as set for in the Application, are not only beneficial to the Owner's use of the Property, but are consistent with currently approved uses approved by the Property's PUD. The use of the mobile structure provides more security than open-air storage and parking, protects the Owner's equipment and inventory from sun and inclement weather, prevents stormwater from coming into contact with construction equipment, and helps facilitate a cleaner parking and storage area. As such, this mobile structure allows Owner to achieve a more functional and desirable use of the Property than was initially anticipated.

Therefore, Owner requests the Commission approve this Application as a Major Adjustment, pursuant to Section 4.1.I.2 of the Anderson Township Zoning Resolution.

Keating Muething & Klekamp PLL

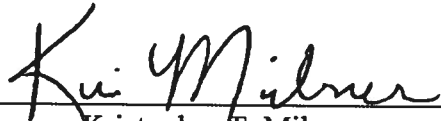
Attorneys at Law

One East Fourth Street | Suite 1400 | Cincinnati, Ohio 45202

P: 513.579.6400 | F: 513.579.6457 | kmklaw.com

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

Sincerely,

By: 
Kristopher T. Milner
Associate

KTM:dmo

cc: Benjamin J. Yoder, Township Special Counsel (w/ enc.) (via email)
Mr. Douglas Evans (w/ enc.) (via email)
Zachary K. Peterson, Esq. (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 one or more 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 parking, lighting, landscaping and fencing.

The current 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 and certified by Mark Walker, PE (the “**Portable Structure**”). The Portable Structure does not have any foundation or footers, and has no lighting or utilities, and is 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 engineered plans were submitted at the request of the Hamilton County Building Department, Inspector Walter Million, and reviewed as part of the Building Inspector’s Site Visit on June 6, 2024.

The Portable Structure is mobile, and may be relocated around the Property as required, in support of the Owner’s business operations at the Property. Currently, the structure is located at or about the location shown on the property map attached as Exhibit C. Owner understands and agrees that relocation of the structure 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 Portable Structure’s purpose is to support business operations at the Property. The structure provides a secure, covered area 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 Structure also protects 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.

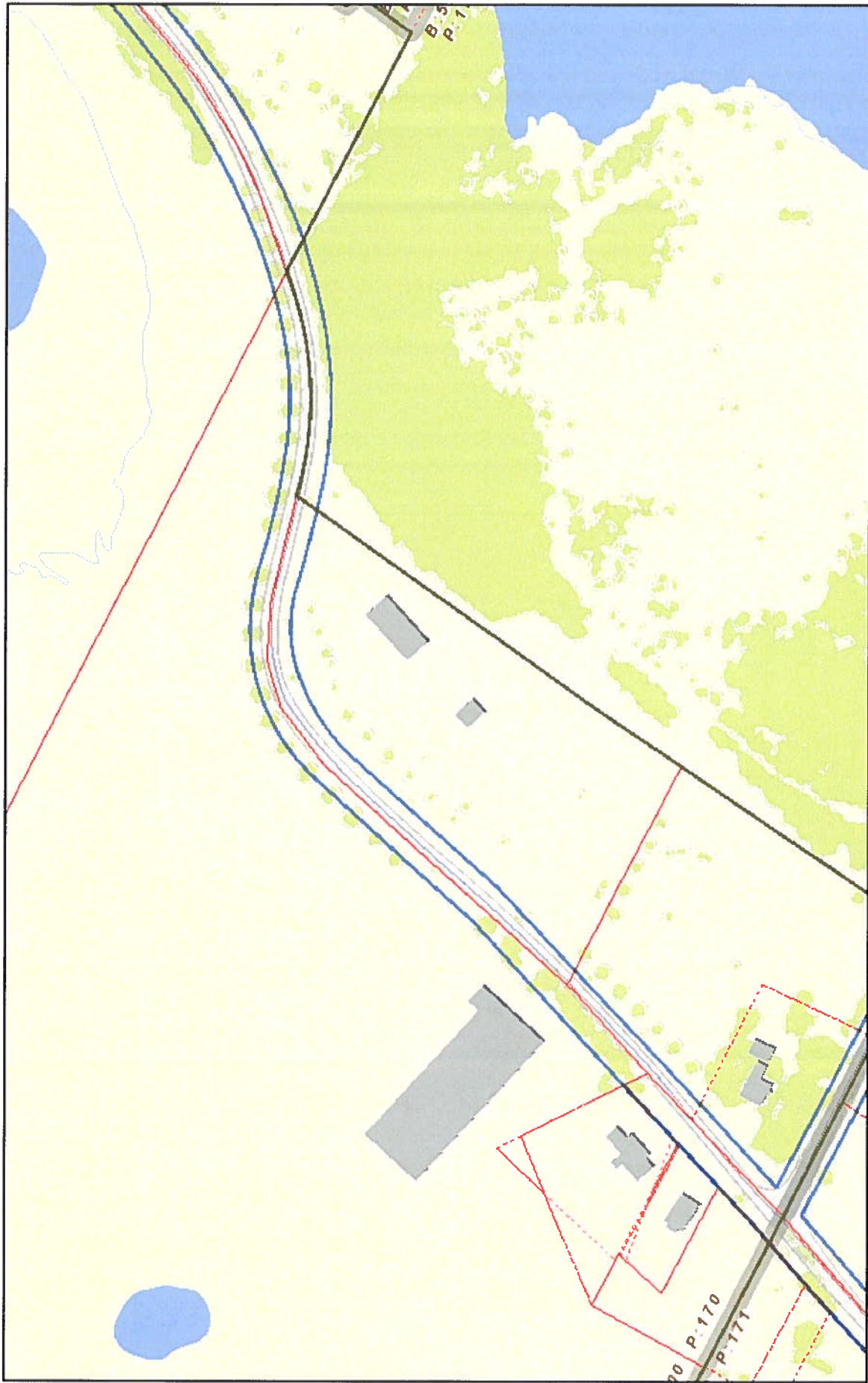
Consistent with, and in support of, the PUD, the Portable Structure: (i) supports, and is consistent, with the Property's current uses as permitted under the PUD; (ii) is compatible with surrounding uses, provides additional protection for equipment on the Property; (iii) provides more orderly operations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

The Portable Structure is important to the Owner's operations of its business and is consistent with the uses approved by the Property's PUD. The Portable Structure provides a 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.

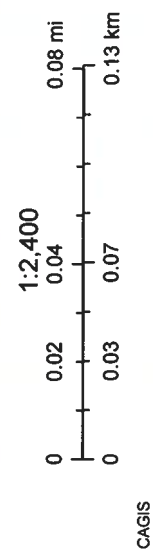
13969976.1

EXHIBIT A
PROPERTY MAP

CAGIS Map



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



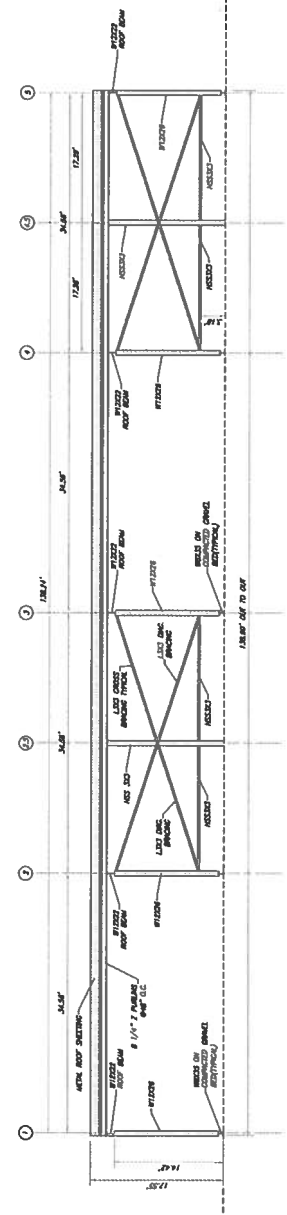
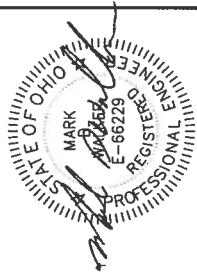
CAGIS User
CAGIS I

EXHIBIT B
STORAGE STRUCTURE DRAWING

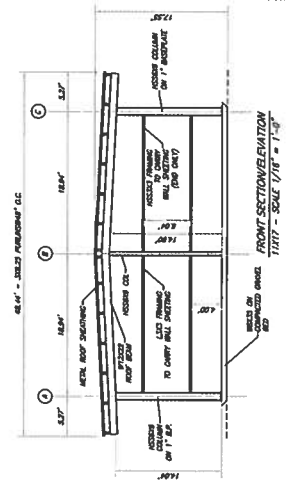


FRAMING PLAN
1/17/17 - SCALE 1/16" = 1'-0"

- NOTES:
- 1.) STRUCTURE IS A TEMPORARY WORKABLE STRUCTURE.
 - 2.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY 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" TELLT WELD.



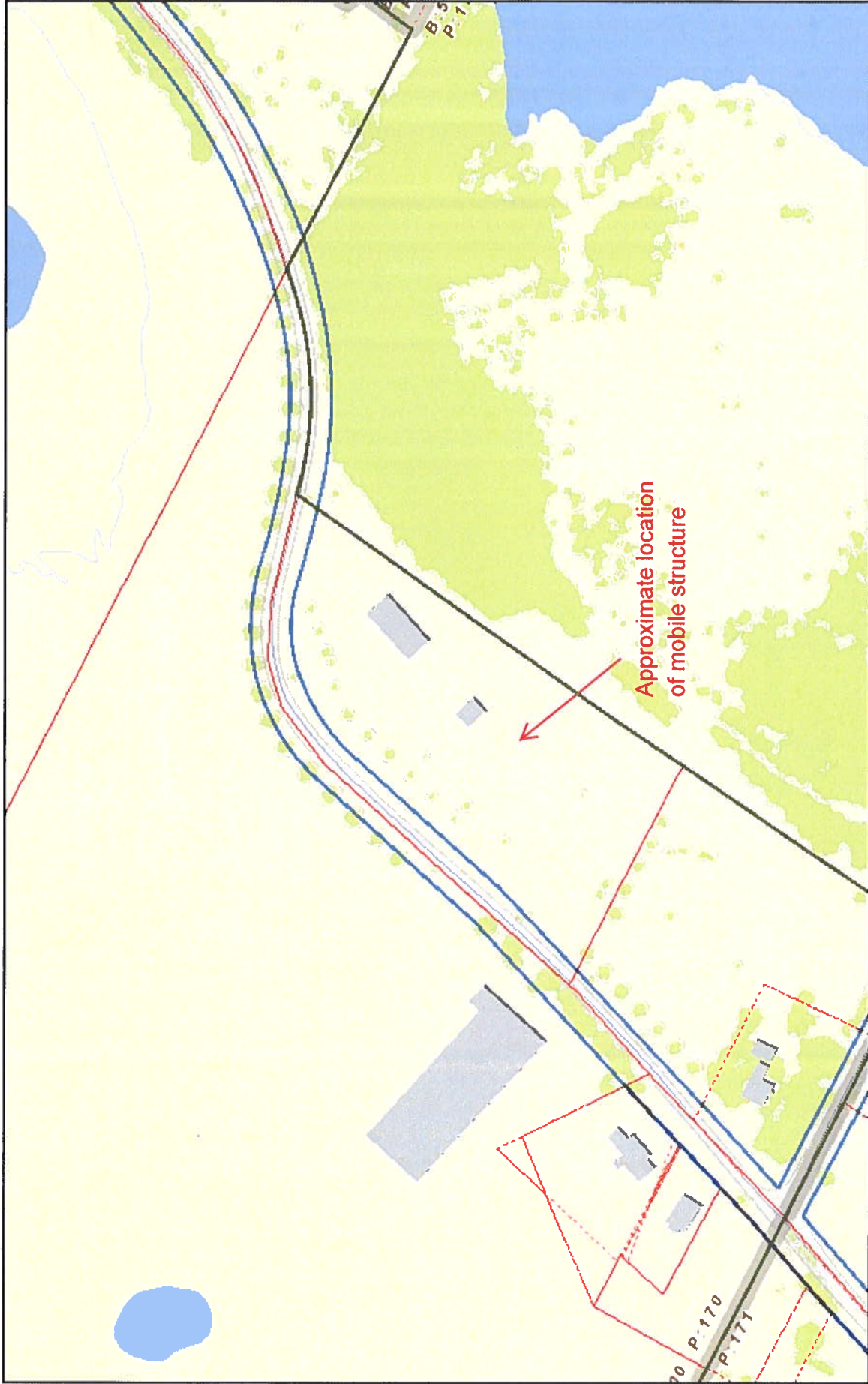
FRONT SECTION ELEVATION
1/17/17 - SCALE 1/16" = 1'-0"



CLIENT CODE: C1000	SHEET TITLE: TEMPORARY STRUCTURE PLAN & DETAILS	SHEET NO. 1/1
DATE: 08/1/2024	BY: WALKER & ASSOCIATES	SCALE: AS NOTED
 WALKER & ASSOCIATES 1400 STATE STREET, SUITE 1100 COLUMBUS, OHIO 43215 614.447.1100 WWW.WALKERANDASSOCIATES.COM		

EXHIBIT C
STORAGE STRUCTURE LOCATION

CAGIS Map



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

1:2,400
0 0.02 0.04 0.07 0.08 mi
0 0.03 0.07 0.13 km
CAGIS

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