

BOARD OF TRUSTEES

Nicholas J. Kelly
Allen M. Freeman
Peter J. Kambelos, MD

Fiscal Officer

Debbie S. Schwey

Administrator

Loretta E. Rokey



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

www.piercetownship.org

Pierce Township Board of Zoning Appeals Hearing
950 Locust Corner Road
Wednesday May 4, 2022
5:30 pm.

Agenda

- I. Call to Order: Ryan Holte, BZA Chair
 - II. Roll Call: Ms. Holman _____ Mr. Sander _____ Mr. Holte _____ Mr. Lembke _____ Ms. Spitzmiller _____ Mr. Heyse _____ Mr. Buhr _____
 - III. Pledge of Allegiance
 - IV. Review and Approval of: Hearing Minutes from February 28, 2022
 - V. **Oath taken by all attendees and staff wishing to speak during these hearings**
 - a. Staff presentation
 - b. Applicant presentation
 - c. Discussion by the Board
 - d. Open public comment
 - e. Motion to close public comment
 - f. Additional discussion by the Board
 - g. Motion to approve/deny/approve with modification(s)
 - VI. New Business (Public Hearings):
 - 1) Case BZA2022-002: An application for a Use Variance(s) from Pierce Township Zoning Resolution, Article 19.02-01: Nonresidential Use Table(s). The applicant, William J. Rapp is applying for a Use Variance to open and operate an Automotive Sales facility for property located at 2 Main (East) Pierce Township, Ohio 45102, Parcel #290107.045. Automotive Sales are not permitted in the Amelia Neighborhood Business Zoning District (AN).
 - VII. Other business:
 - VIII. Adjournment
- Next Meeting: as needed

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Board of Zoning Appeals
Meeting Minutes
CASE# VC2021-011
December 20, 2021

The Board of Zoning Appeals of Pierce Township, Clermont County, Ohio met at 6:00pm, on Tuesday December 20, 2021, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL

Acting Chair Ryan Holte called the meeting to order. Board members answering roll call Mr. Ray Lembke, Mr. Fred Heyse, Mr. Bob Sander, Ms. Lynn Holman, Mr. Ryan Holte, and Ms. Linda Spitzmiller. Township personnel who were also present: Ms. Loretta Rokey, Township Administrator.

PLEDGE OF ALLEGIANCE

Acting Chair Ryan Holte led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES FROM OCTOBER 7, 2021 MEETING

Mr. Lembke made a motion, seconded by Mr. Heyse to approve the minutes of the October 7, 2021 hearing as presented. Roll call on motion: Mr. Lembke, abstain; Mr. Heyse, abstain; Mr. Sander, yea; Ms. Holman, yea; Mr. Holte, yea; Ms. Spitzmiller, yea.

APPROVAL OF MINUTES FROM NOVEMBER 16, 2021 MEETING

Mr. Sander made a motion, seconded by Mr. Holte to approve the minutes of the November 16, 2021 hearing as presented. Roll call on motion: Mr. Lembke, abstain; Mr. Heyse, abstain; Mr. Sander, yea; Ms. Holman, yea; Mr. Holte, yea; Ms. Spitzmiller, yea.

OATH TAKEN BY ATTENDEES

Acting Chair Ryan Holte administered the oath to attendees.

APPOINTMENTS

CHAIR PERSON

Mr. Lembke nominated Mr. Holte (current Vice Chair) to transition to the position of Chair Person. This nomination was seconded by Ms. Holman.

With no other nominations, Mr. Lembke made a motion appoint Mr. Holte to Chair Person. This motion was seconded by Mr. Heyse.

All agreed, motion carried

VICE CHAIR PERSON

Mr. Holte nominated Ms. Holman to the position of Vice Chair. This nomination was seconded by Mr. Lembke.

With no other nominations, Mr. Holte made a motion to appoint Ms. Holman to Vice Chair Person. This motion was seconded by Mr. Lembke.

All agreed, motion carried

NEW BUSINESS

CASE #VC2021-011 3176 JENNY LIND ROAD

Acting Chair Ryan Holte opened the hearing on case #VC2021-011 3176 Jenny Lind Road.

STAFF REPORT FOR CASE #VC2021-011 3176 JENNY LIND ROAD

Ms. Rokey presented a staff report that had been compiled by Mr. Eddie McCarthy (Planning & Zoning Administrator) for BZA case #VC2021-011. An application for one (1) dimensional variance(s), from Pierce Township Zoning Resolution, 4.05-1 "Swimming pools are to be located in the rear yard", to install a 648 sq. ft accessory structure (swimming pool) outside of the rear yard.

PRESENTATION FROM APPLICANT

Mr. Watkins gave his testimony about why he is requesting a dimensional variance to build a swimming pool outside of the rear yard.

The board talked the about any possibility of repositioning the pool on the lot, visibility of the pool from the road, and details of the house.

Mr. Heyse verified that a fence would be included with the pool. Followed by Mr. Lembke, who asked if Mr. Watkins had spoken to his neighbors. Mr. Watkins confirmed he spoke with 3 of the 6 neighbors including the Behymers. Mr. Watkins confirmed that the pool would not be visible to any neighbors. Additionally, Mr. Lembke noted that this case had similarities to prior approved cases in which topological issues required pool construction in the side yard. Lastly, it was noted that the pool was not visible from neighboring properties.

PUBLIC COMMENT

Acting Chair Ryan Holte opened public comments on case #VC2021-011 3176 Jenny Lind Road.

Mr. Lembke made a motion, seconded by Mr. Heyse to close the public hearing on case #CUP2021-010.

MOTION

Mr. Lembke made a motion, seconded by Mr. Heyse to approve the application with the following conditions:

- 1) The applicant must comply with all federal, state, local, and staff conditions and regulations.

All agreed, motion carried

ADJOURNMENT

At 6:30 PM, Mr. Lembke made a motion to adjourn seconded by Mr. Heyse
Roll call on Motion: Roll call on motion: All yeas.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Board of Zoning Appeals on May 4th, 2022.

Ryan Holte, Acting Chairman

Date

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Board of Zoning Appeals
Meeting Minutes
CASE# BZA2022-001
February 28, 2022

The Board of Zoning Appeals of Pierce Township, Clermont County, Ohio met at 5:00pm, on Monday February 28, 2022, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL

Acting Chair Ryan Holte called the meeting to order. Board members answering roll call Mr. Ray Lembke, Mr. Fred Heyse, Mr. Bob Sander, Mr. John Buhr, Mr. Ryan Holte, and Ms. Linda Spitzmiller. Township personnel who were also present: Eddie McCarthy, Zoning Administrator.

PLEDGE OF ALLEGIANCE

Chair Ryan Holte led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES FROM NOVEMBER 16, 2021 MEETING

Mr. Lembke made a motion, seconded by Mr. Heyse to approve the minutes of the November 16, 2021 hearing as presented. Roll call on motion: Mr. Lembke, abstained; Mr. Heyse, abstained; Mr. Sander, yea; Mr. Buhr, yea; Mr. Holte, yea.

Additionally, the board reviewed the minutes from December 20, 2021. They requested the document be corrected and resubmitted for approval at the following meeting.

OATH TAKEN BY ATTENDEES

Acting Chair Ryan Holte administered the oath to attendees.

NEW BUSINESS

CASE #BZA2022-001 SR 125 JIFFY LUBE

Chair Ryan Holte opened the hearing on case #BZA2022-001 SR 125 JIFFY LUBE.

STAFF REPORT FOR CASE #BZA2022-001 SR 125 JIFFY LUBE

Mr. McCarthy presented a staff report for BZA case #BZA2022-001. An application for one (1) Conditional Use Permit, per the Pierce Township Zoning Resolution, which requires Automotive Service Facility uses in the General Business District (GB) to obtain a Conditional Use Permit (CUP) in accordance with Article 3.09. The applicant is proposing to construct a Jiffy Lube Automotive Service Facility.

PRESENTATION FROM APPLICANT

Mr. Marth gave his testimony regarding hours, services, and landscaping from the perspective of Jiffy Lube.

The board discussed means of ingress and egress; landscaping; and the storage of the used oil from daily operations.

Jiffy Lube discussed that they are amendable to planting a row of shrubs at the rear of the property.

PUBLIC COMMENT

Mr. Lembke made a motion, seconded by Mr. Heyse to open public comments on case #BZA2022-001.

No comment.

Mr. Lembke made a motion, seconded by Mr. Heyse to close the public hearing on case #BZA2022-001.

MOTION

Mr. Heyse made a motion, seconded by Mr. Lembke to approve the application with the following conditions:

Conditions of Approval:

- 1) Southern rear yard must plant twelve shrubs for every 75 lineal feet of lot line
- 2) Confirmation from the Clermont County Engineer that access is approved to Hicks Lane
- 3) Front yard plantings; 3 canopy trees with 1.5" caliper minimum.
- 4) A 24' wide cross access easement to be provided connecting the western parcel (pave to the property line).
Shapefile of easement to be provided to staff
- 5) The applicant must comply with all federal, state and local regulations.

All agreed, motion carried (5-0)

ADJOURNMENT

At 5:41 PM, Mr. Lembke made a motion to adjourn seconded by Mr. Sander

Roll call on Motion: Roll call on motion: All yeas.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Board of Zoning Appeals on May 4th, 2022.

Ryan Holte, Chairman

Date

Use Variance: 2 Main St (East) Pierce Township, Ohio (290107.045.)

- A. Application for a Use Variance(s) from Pierce Township Zoning Resolution, Article 19.02-01: Nonresidential Use Table(s). The applicant, William J. Rapp is applying for a Use Variance to open and operate an Automotive Sales facility for property located at 2 Main (East) Pierce Township, Ohio 45102, Parcel #290107.045. Automotive Sales are not permitted in the Amelia Neighborhood Business Zoning District (AN).

- B. Request and Proposal: The applicant proposes to utilize the existing structure (1,576 sq. ft) for the operation of an auto sales use, with the existing parking lot to be used for vehicle storage. The site is approximately .25 acres in area and has one curb cut directly onto Floral Ave.

Vicinity: The subject lot is abutted by a law office to the north, a bank to the west and residential uses to the south and east.

Site Profile

Zoning: Amelia Neighborhood Business District (AN)

Acreage: .25 acres

Current Use: Auditor lists the site as "Office Building".

Proposed Use: Automotive Sales



Staff Analysis and Recommendation

Staff Review of 3.08: Variances B) 3):

Staff has reviewed the proposal (Date Stamped April 7, 2022) in accordance with 3.08: Variances B) 3), specifically:

In order to grant a use variance, the BZA shall determine that strict compliance with the terms of this resolution will result in unnecessary hardship to the applicant. The applicant must demonstrate such hardship by clear and convincing evidence that all of the following criteria are satisfied:

- (a) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;

Staff Comment(s): Per the Use Tables, Retail Commercial Uses, Professional or Business Offices, Service Commercial uses and Restaurants are a few examples of permitted uses in this facility. It should be noted that if the existing parking lot will be used for showcasing vehicles, staff is uncertain as to how the applicant will comply with the minimum parking requirements for staffing and customers. The existing lot appears to have 7 parking spaces presently (11 required per the Resolution.)

Pierce Zoning Resolution Requirement 11.03-1: 10 spaces per 1,000 square feet of indoor floor area, plus 2 spaces per service bay (service bay may not be counted as a parking space)

Parking



12/14/2021

**Pierce Township
Board of Zoning Appeals
May 4, 2022
Case Number: BZA2022-002**

- (b) The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;

Staff Comment(s): There does not appear to be a unique condition with the property necessitating an auto sales lot use.

- (c) The hardship condition is not created by actions of the applicant;

Staff Comment(s): There does not appear to be a hardship.

- (d) The granting of the variance will not adversely affect the rights of adjacent property owners or residents;

Staff Comment(s): Due to a lack of special circumstance(s) regarding this request, a granting of the variance would permit a use on this site not permitted for other AN District sites and would thus, appear to adversely impact similarly situated AN zoned parcels.

- (e) The granting of the variance will not adversely affect the public health, safety or general welfare;

Staff Comment(s): *No effect*

- (f) The variance will be consistent with the general spirit and intent of this Resolution; and

Staff Comment(s): The proposal is not consistent with the spirit and intent of the Resolution:

Specifically, per the Pierce Township Zoning Resolution:

- 18.07: Amelia Neighborhood Business District (AN) Purpose: The Amelia Neighborhood Business District is intended to accommodate a variety of commercial uses generally serving the local and regional community, public use and limited residential uses above the first story in a pedestrian oriented setting, featuring numerous access points and routes. Vertical mixed-use is emphasized in this district.
 - Automotive sales are generally not a pedestrian oriented use.
 - Per 8/3/2020 Amendments (Adopted by the Board of Trustees Res2020-020) - The Amelia Neighborhood Business District (AN) (Prior B-2) was formulated to more closely resemble the Main Street Business District envisioned in the

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Amelia Comprehensive Plan. In accordance with this amendment(s), auto body repair, auto sales/washing etc were removed from the AN District.

- Per the Amelia Comprehensive Plan, “The following uses should be discouraged in this district (Main Street Business) and should be located primarily in the general commercial district: Uses such as drive-through restaurants, vehicle sales...” (VI-5)
- The parcel in question, while not located directly within the Downtown Overlay (intended to create the “Village Center”), it’s approximate location indicates an appropriate designation as “Main Street Business”.
- Siting an auto oriented use directly adjacent to a pedestrian oriented residential lot (and neighborhood) appears to conflict with the general intent and spirit of the Resolution.

(h) The variance sought is the minimum that will afford relief to the applicant.

Staff Comment(s): The variance sought is the not minimum that will afford relief. The applicant will most likely need relief on parking requirements as well.

Staff Recommendation and Board of Zoning Appeals Decision:

Upon review of the foregoing, staff has determined that the literal enforcement of this resolution will not result in unnecessary hardship in accordance with 3.08 of the Zoning Resolution. The applicant has not demonstrated such hardship by clear and convincing evidence that all of the following criteria (foregoing) were satisfied.

Staff recommends that the Board of Zoning Appeals consider denial of the application in accordance with 3.08: Variances B) 3) and the foregoing analysis.

Determination(s):

3.08: Variances

A) Review Procedure The review procedure for variances shall be as follows:

1) Step 1 – Application

(a) An application for variance may be made by the person having legal authority, including an authorized agent, or by a governmental officer, department, board or bureau. (b) The completed

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application shall include a copy of maps, data, and any other requirements specified in Section 3.04 (Common Review Requirements) and shall be submitted to the Zoning Inspector.

(c) Each application shall be signed by the owners, or the authorized agent for the owner, attesting to the truth and correctness of all facts and information presented with the applications.

(d) The Zoning Inspector shall transmit a copy of the application to the BZA.

2) Step 2 – Public Hearing with the Board of Zoning Appeals

(a) The BZA shall fix a reasonable time for the public hearing on the variance application, give at least 10 days of notice in writing to the owner and owners of adjoining properties, and give notice of such public hearing by one publication in one or more newspapers of general circulation in the County at least 10 days before the date of such hearing.

(b) At the hearing, the BZA may continue the hearing in order to obtain additional information or to cause further notice, as it deems proper to be substantially interested in said variance application. In the case of an continued hearing, persons previously notified and persons already heard need not be notified of the time of resumption of said hearing unless the BZA so decides.

3) Step 3 – Decision

(a) Within 30 days after the hearing concludes (Step 2), the BZA shall make a decision on the variance application.

(b) A certified copy of the BZA’s decision shall be transmitted to all parties in interest. Such decision shall be binding upon the Zoning Inspector who shall incorporate the terms and conditions of the decision in the permit to the applicant or appellant, whenever the BZA authorizes a zoning permit.

(c) Failure to comply with the conditions of a decision shall be deemed a violation of this zoning resolution.

(d) Any party adversely affected by a decision of the BZA may appeal the decision to the Clermont County Court of Common Pleas.

B) Review Criteria

1) The BZA shall have the power to authorize upon appeal in specific cases, filed as hereinbefore provided, such variances from the provisions or requirements of this resolution as will not be contrary to the public interest. Where an applicant seeks a variance, said applicant shall be required to supply evidence that demonstrates that the literal enforcement of this resolution will result in practical difficulty for an area/dimensional variance or unnecessary hardship for a use variance. The following factors shall be considered and weighed by the BZA.

2) Area/Dimensional Variance

The following factors shall be considered and weighed by the BZA to determine practical difficulty:

(a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are:

**Pierce Township
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exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

(b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

(c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

(d) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

(e) Whether the variance would adversely affect the delivery of governmental services including, but not limited to water, sewer, police and fire protection, trash pickup;

(f) Whether special conditions or circumstances exist as a result of actions of the owner;

(g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

(h) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and

(i) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district. No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

3) Use Variance

In order to grant a use variance, the BZA shall determine that strict compliance with the terms of this resolution will result in unnecessary hardship to the applicant. The applicant

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must demonstrate such hardship by clear and convincing evidence that all of the following criteria are satisfied:

- (a) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;
- (b) The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;
- (c) The variance requested cannot otherwise be resolved by a zoning map amendment;
- (d) The hardship condition is not created by actions of the applicant;
- (e) The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
- (f) The granting of the variance will not adversely affect the public health, safety or general welfare;
- (g) The variance will be consistent with the general spirit and intent of this Resolution; and
- (h) The variance sought is the minimum that will afford relief to the applicant.

4) The BZA shall not be authorized to grant a variance for a use that is otherwise prohibited in the zoning district in which the property is located.

5) The BZA may authorize a variance when such variance will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the resolution will result in unnecessary hardship, and so that the spirit of the resolution shall be observed and substantial justice done.

6) The BZA may impose such conditions and restrictions upon the property benefited by a variance as the BZA may deem necessary to comply with the standards set forth in this section, to reduce or minimize the impact of such variance upon other property in the neighborhood and to further the purpose and intent of this zoning resolution.

7) No granting of a variance shall be authorized unless the BZA finds that such variance from the provisions or requirements of this zoning resolution will not be contrary to the public interest, and owing to special conditions pertaining to a specific piece of property, the literal enforcement of the provisions or requirements of this zoning resolution would cause unnecessary hardship. The BZA may attach thereto such conditions regarding the location, character and other features of the proposed structure or use, as it may deem necessary in the interest of the furtherance of the purposes of the zoning resolution and in the public interest.

8) No variance shall be considered or granted by the BZA, which would allow a change in use of a parcel, building or structure where such change of use could be accomplished by a redistricting of the subject property.

BOARD OF TRUSTEES
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Peter J. Kambelos, MD

Fiscal Officer
Debbie S. Schwey

Administrator
Loretta E. Rokey



RECEIVED
APR 07 2022

BY:

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Cincinnati, Ohio 45245

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Fax # (513) 752.8981
www.piercetownship.org

PIERCE TOWNSHIP ZONING OFFICE

Appeal No. BZA 2022-002
CR# 14769

Appeal from Decision of Zoning Inspector

Or

Request for Variance

Appeal and \$400.00 fee filed
With Zoning Inspector
On 4/7/2022

NOTICE: This appeal must be typewritten or printed and must be filled within thirty (30) day of the date of the decision being appealed.

TO THE PIERCE TOWNSHIP BOARD OF ZONING APPEALS

1. William J. Rapp
Name

52 Church St Amelia OH 45102 513 623-7277
Address Phone Number

Hereby requests the Board of Zoning Appeals to ~~authorize issuance of a Zoning Certificate for:~~

grant a variance on the property
located at 2 Main St. Amelia, OH 10
45102 to allow a car/automobile
Sales business to operate on the premises.

Or grant a variance on the property described herein.

Attached hereto is a copy of the decision rendered by the Zoning Inspector.

2. Applicant is Owner and potential seller
Capacity in which you appear

Of the property which is the subject of this appeal. Such property is located on the South
North, South, East, West

Side of S.R. 125 and is known as No. 2 Main St / 2 E. Main St,
Street or Road

State name of plot and lot number therein or amount of acreage, Section, Town, and Range number thereof:

PARID 290107,045, CONSISTING OF
.25 Acre, OFFICE BUILDING 1-2 STORIES
COMMERCIAL ZONED ADELIA NEIGHBORHOOD BUS DISTRICT.

3. State the section or sections of the Zoning Resolution under which it is claimed this application or appeal may be granted: N/A

4. State fully the facts on which this application or appeal is based. (Attach additional sheets if necessary.)

Please see attached letter
for your consideration,

5. Give names and addresses of the owners of all abutting lots or property as well as those on the other side of the street, or streets, immediately opposite said property: _____

Behind Candace Gabriel 9 Floral Ave. 290107,048

Side Locust Ridge Land CO LLC 4 Main St. 290107,046

Side Bank One Cinti, OH (Chase) 2 W. Main St. 290107,081

Across My Rapp Law Office 1 E Main St. 050103,043

6. Is there any case pending in court or summons involving the use of the premises or the ownership thereof? Yes _____ No if yes, please explain: _____

7. Are there any restrictive covenants, any restrictions of record by deed or otherwise, which would prevent the proposed use of the premises? Yes _____ No _____ if yes, what are they?

No Deed Restrictions,
Article 19.02 prohibits Automotive Sales

8. Is there any petition pending to change the zoning regulations affecting these premises?

Yes _____ No proposed change. _____

9. Has any previous application or appeal been filed in connection with these premises?

Yes _____ No if yes, when? No formal Application filed
Email correspondence

10. Attach a plot layout, drawn to scale, showing the actual shape, and dimension of the lot, of the building and accessory building(s) existing and the lines within which the proposal building shall be erected or altered.

11. As owner(s) of the property located at 2 Main St Amelia OH 45102 we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are relate to the application filed with the Board of Zoning Appeals.

I hereby depose and say that all the above statements and the statements contained in all exhibits transmitted herewith are true.

William F. [Signature]
Appellant

Subscribed and sworn to be me this 7th day of April, 2022.

My commission expires April 5th, 2022.



Krystal Suttles
Notary Public



RAPP LAW OFFICE

April 6, 2022

Pierce Township Zoning Office
950 Locust Corner Road
Cincinnati, Ohio 45245

I, William J. Rapp, owner and potential seller of the real property commonly referred to as 2 E Main Street, Amelia Ohio 45102 am respectfully requesting the Pierce Township Zoning Office grant a variance to the zoning restrictions currently prohibiting the property from being used to sell automobiles. The following is submitted in support of this request.

First, allowing a small car lot at this location would not alter or adversely affect the neighborhood aesthetics from SR 125 or from across the street where my law office is located. The building itself fronts the highway; the parking lot is tucked behind the building and is not fully visible until you turn onto Floral Ave. The size of the parking lot is small and is barely within the OBMV minimum 3500 square foot requirement. It is respectfully submitted that a parking lot full of cars would not look much different than a parking lot full of customers on the site. Plus, there could be sufficient restrictions on the front yard and front façade to maintain its appearance.

Second, we would agree to certain restrictions prohibiting any cars from being on display in front of the building.

Third, we would agree to sign restrictions limiting or prohibiting signs from being on display in front of the building.

Fourth, we would agree to lighting restrictions on the front of the building, minimizing neon lighting in the front windows.

Fifth, the property would remain one of the more aesthetic buildings in Amelia, while generating monies for the Township.

Sixth, this is the third time I have listed the property. I have used three different realtors, listing the property in March 2016, again in June 2021 and in March 2022. This is the very first offer ever made on the property. As you know, there is currently very little interest in commercial property.

Seventh, the car lot would also provide a service to the local community, providing upscale automobiles at a convenient location.

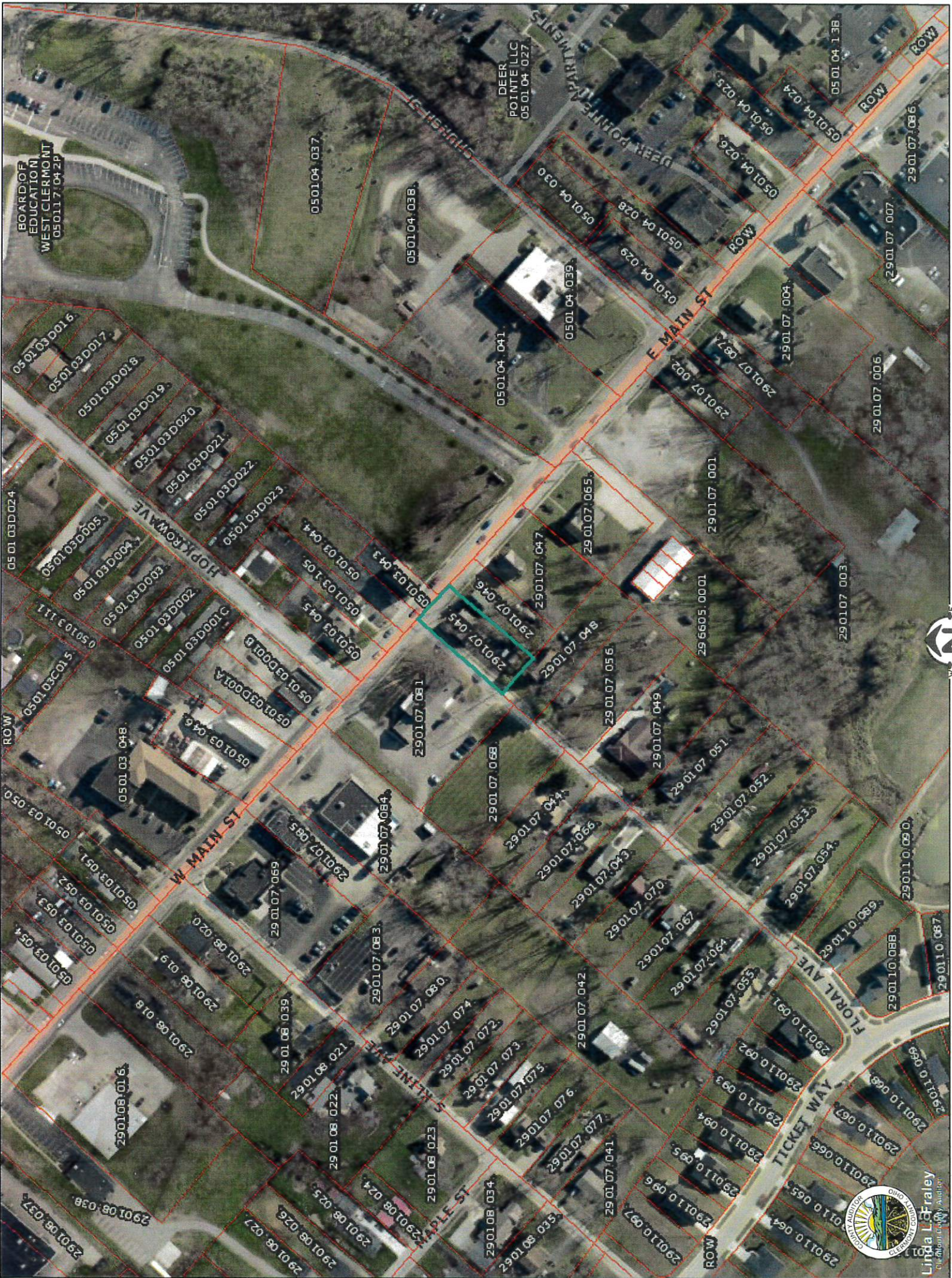
Eighth, the building is not really set up for a residence, lacking kitchen appliances, washer dryer hookup, and offering only one bedroom. The second floor could be used as a bedroom, but the stairwell goes right up into the center of the loft, breaking up the room.

Finally, I've owned the building more than ten years, but have had great difficulty renting the space. The last (residential) tenant was to someone who cleaned my office and residence. Before that a construction company rented the space for a very short time, then continued to pay simply to have the business sign on SR 125 while it sat vacant. I also sublet to an attorney many years ago for one year. That's about it. I have been wanting to sell this property for more than five years and I fear this may be my only opportunity to do so.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill", written in black ink.

WILLIAM J. RAPP
Attorney at Law



BOARD OF
EDUCATION
WEST CLERMONT
050117.042P

DEER
POINTE LLC
050104.027

050103D024

ROW

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HOPKORN AVE

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050104.029

050104.030

050104.031

050104.032

050104.033

050104.034

050104.035

050104.027

050104.028

050104.029

050104.030

050104.031

050104.032

050104.033

050104.034

050104.026

050104.027

050104.028

050104.029

050104.030

050104.031

050104.032

050104.033

050104.025

050104.026

050104.027

050104.028

050104.029

050104.030

050104.031

050104.032

050104.024

050104.025

050104.026

050104.027

050104.028

050104.029

050104.030

050104.031

050104.023

050104.024

050104.025

050104.026

050104.027

050104.028

050104.029

050104.030

050104.022

050104.023

050104.024

050104.025

050104.026

050104.027

050104.028

050104.029

050104.021

050104.022

050104.023

050104.024

050104.025

050104.026

050104.027

050104.028

050104.020

050104.021

050104.022

050104.023

050104.024

050104.025

050104.026

050104.027

050104.019

050104.020

050104.021

050104.022

050104.023

050104.024

050104.025

050104.026

050104.018

050104.019

050104.020

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050104.024

050104.025



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4/6/2022



Linda L. Craley
Auditor

290107.045.



BOARD OF EDUCATION
WEST CLERMONT
050117.042P
16.019 AC

ARMSTRONG
GEORGE
290107.001
1.3838 AC

CALLOWAY
GARY & PATTY
290107.042
1.242 AC

DGREAMELIA
OHILIC
290107.084
1.02 AC

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4/6/2022



Linda L. Fraley
Auditor of State

290107.045.

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parid	owner	mailing address1	mailing address3	parcel address
050103.044.	BLACKBURN HOLDINGS OHIO LLC	5 WEST MAIN STREET	AMELIA, OH 45102	MAIN ST
050117.042P	BOARD OF EDUCATION WEST CLERMONT	4850 AICHOLTZ ROAD SUITE 220	CINCINNATI, OH 45245	5 E MAIN ST
290107.045.	RAPP WILLIAM J	1 EAST MAIN ST	AMELIA, OH 45102	2 MAIN ST
290107.046.	LOCUST RIDGE LAND CO.LLC	P O BOX 54923	CINCINNATI, OH 45254	4 MAIN ST
290107.048.	GABRIEL CANDACE D	9 FLORAL AVENUE	AMELIA, OH 45102	9 FLORAL AV
050103.105.	BLACKBURN HOLDINGS OHIO LLC	5 WEST MAIN STREET	AMELIA, OH 45102	3 MAIN ST
290107.068.	BANK ONE CINTI NA	P O BOX 810490	DALLAS, TX 75381-0490	FLORAL AV
050103.043.	RAPP WILLIAM J	1 E MAIN ST	AMELIA, OH 45102	1 E MAIN ST
290107.081.	BANK ONE CINTI NA	P O BOX 810490	DALLAS, TX 75381-0490	2 W MAIN ST