



UNION TOWNSHIP BOARD OF TRUSTEES  
JUNE 22<sup>ND</sup>, 2023 MEETING

## ZONE MAP AMENDMENT

MT. CARMEL FARMS LLC, Owner / Applicant  
4370 Mt. Carmel Road



### *Staff Report, Case# 2-23-Z:*

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#### **NATURE OF REQUEST**

*The Applicant has applied for a Zoning Map Amendment, requesting that one (1) parcel totaling 11.711 acres (in Union Township) be rezoned from Estate Residential (ER) to Planned Development (PD) to allow landscaping uses, agricultural uses, nursery uses, residential uses and indoor storage uses on the property.*

#### **LOCATION**

The subject property, owned by Mt. Carmel Farms LLC, is located approximately 4,000 feet southeast of the Mt. Carmel Road and Roundbottom Road intersection. PIN # 393110B012.

#### **ZONING**

All of the affected property is zoned Estate Residential (ER). The affected property is bordered to the northwest by Single-Family Detached Structure Residential (R-1) zoning. To the northeast, south, and east the adjoining property is zoned Estate Residential (ER)—with property to the northeast owned by Mt. Carmel Farms LLC and Bee Holdings Limited Partnership (the latter of which is also tied to the same ownership parties). *To the west, in Anderson Township, the immediate adjacent property is zoned as an “ID” Industrial District—with a mix of “AA” Residence District further to the west and south and with Industrial District (ID) areas further to the north and west.*

## **BACKGROUND**

The Applicant, through one company, purchased the subject property in 2012 (and retains the property through another at this time). In the past 10-11 years, it appears that nine (9) buildings have been situated on the Union Township portion of the property—many, if not all of which, were acknowledged by the Applicant as being intended for agricultural uses (e.g. a cattle and hay barn structure in 2013). *The Applicant sought and appears to have obtained agricultural exemptions for these structures.* Between 2018-2020, it appears as though the Clermont County Auditor reclassified the primary use(s) on the property from Agricultural to Commercial. In August of 2022, the Township Planning & Zoning staff received an official complaint from an adjoining property owner that there were illegal uses on the property. The Zoning Inspector subsequently inspected the property and issued a 15-day zoning citation letter on October 12<sup>th</sup>, 2022 (see enclosure)—which acknowledged unauthorized commercial uses and structures on the property at that time. The unauthorized uses included: an auto mechanics shop with unlicensed / inoperable vehicles parked on the exterior of the affected building, a company called Tele-Vac Environmental with large commercial vehicles in operation, a company called Native Shield Organic Mosquito & Deer Control, and two (2) landscaping companies called American Landscapes and Must Lawn & Landscape. The unauthorized structures noted were the structures that had been placed on the property through the agricultural exemption process rather than the conventional zoning permitting process, since there were no clear agricultural uses on the property at that time.

In the past few months, Township staff has worked with the Owner / Applicant to find ways to potentially resolve the non-compliance issues. As the Applicant's 'Statement of Reasons for Proposed Amendment' indicates, the property's use has also *"...been called into question in active litigation and this application for a PD seeks to dispel any confusion as to what the permitted use of the property is, given its unique position of lying within two separate zoning districts and its history."* In short, the Applicant has submitted this PD request to attempt to address the Township's non-compliance issues as well as the aforementioned active litigation.

## **RELATIONSHIP TO THE UNION TOWNSHIP COMPREHENSIVE PLAN**

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the subject property is not located within a designated Focus Area Corridor. The closest Focus Area is the Little Miami – Lower East Fork Corridor (Natural Resource Corridor), which is approximately 3,400 feet to the north of the property. Since the project is not located within a designated corridor, there are no specific policy recommendations for the subject property. In the absence of Future Land Use Policies and Recommendations of the area in which this property is located, the Mission Statement and Goals of the Horizon 2030: Union Township Comprehensive Land Use Plan should be referenced and utilized (please refer to the next page) in the evaluation process of this PD application:

**Mission Statement:**

Effective and comprehensive land use planning efforts recognize the importance of supporting inclusive, creative, and innovative site design and development principles so as to maximize the long-term sustainability, economic opportunity, and quality of life within the Township.

**Goals:**

- ❖ *To create and update the existing comprehensive plan that results in the protection and enhancement of the public health, safety, welfare, and morals through examination of the nature and location of existing and future land use patterns and their relationship to the community.*
- ❖ *To encourage flexible, innovative, and creative development approaches in order to maximize the benefit derived from existing and proposed transportation and infrastructure investments and resources leveraged by local jurisdictions.*
- ❖ *To plan for, and accommodate, mixed use, walkable development that encourages blending of a variety of commercial and residential uses and housing product types.*
- ❖ *To encourage the use of creative site design that fosters and facilitates infill development.*
- ❖ *To continue patterns of high-quality residential growth consistent with the character of the Township.*
- ❖ *To encourage continued economic development that reinforces and enhances the Township's role as a regional employment and commerce center within the Greater Cincinnati Metropolitan area by facilitating land uses supportive and conducive to job growth and economic opportunity.*

## **RELATIONSHIP TO THE UNION TOWNSHIP ZONING RESOLUTION**

**Please refer to Article 6, Sections 680-684 and Section 687 of the Union Township Zoning Resolution with respect to “PD” Planned Development District regulations:**

**680. “PD” Planned Development District.**

The “PD” District’s purpose is to provide sites for business or mixed business/residential developments at appropriate locations in relation to existing and potential land uses; to afford an attractive setting for developments; and to harmonize proposed developments with surrounding land uses. These regulations are established pursuant to authorization under Ohio Revised Code Chapter 519 (2001), as amended, for townships to adopt Planned-unit Development zoning.

**681. Regulation Conflict.**

If a conflict arises between these “PD” regulations or an approved “PD” plan and other sections of this resolution, the “PD” regulations and approved plan shall prevail for land zoned Planned Development District.

**682. Approved Plan Governs Use.**

Land use for any property in the “PD” District shall be consistent with the use, design, and details contained in the approved “PD” plan for that property and any conditions of approval. Other applicable regulations from this resolution, such as nuisance regulations, also apply to “PD” property. Pursuant to an approved plan, allowed uses in the “PD” District may include those stated in the “B-1” and “M-1” Districts, or substantially similar uses as determined by the Zoning Commission and Board of Trustees. Integrated residential use with commercial development may be considered for approval in the “PD” District, with residential density not to exceed that of the “R-1” District.

**683. Procedure to Rezone Property to “PD.”**

1. The property owner may submit an application for a zone change to “PD” Planned Development District to the Union Township Planning & Zoning Department. The application shall contain fifteen (15) copies of the completed form, attachments, a site plan conforming to the “site plan requirements” below, and the required fee.
2. The application shall be processed in accordance with Ohio Revised Code Chapter 519 (2001), as amended.

**684. “PD” Plan Requirements.**

1. All site plans shall contain the elements stated in [Section 1131](#). In addition, the following shall be included on the plan:
  - a. Building lot area coverage percentage.
  - b. Residential density, if applicable.
  - c. Detailed description of façade materials for all proposed structures.
2. The site plan shall contain on the cover the following signature lines to be signed by the property owner and Planning & Zoning Director before a zoning certificate is issued...
3. A separate landscaping page shall be included in the plan, illustrating the following:
  - a. Landscaping over ten percent of the lot area. Detention/retention areas are not considered part of the ten percent requirement.
  - b. Location and description of landscape plantings, groundcover, and specific treatment of any other open spaces
  - c. A ten-foot landscaped buffer yard along any public right-of-way or private street easement. A continuous three-foot grass (or other plant covered) berm or continuous row of three-foot-tall (at planting) shrubs, setback at least three feet from the right-of-way or easement line, shall be provided within the buffer yard.
  - d. A twenty-foot landscaped buffer yard along any adjoining residential zone. The buffer yard must also contain one of the following screening mechanisms:
    - (1) A continuous wood privacy fence at least six feet high and at least one tree four feet tall (at planting) spaced every ten feet on the neighbor’s side of the fence; or
    - (2) A continuous row of evergreens at least six feet tall (at planting), spaced no more than five feet; or
    - (3) A continuous grass (or other plant covered) berm at least five feet tall and at least one tree four feet tall (at planting) spaced every ten feet along the berm crest.
    - (4) If existing natural vegetation is proposed as screening, the landscape plan must provide detail of existing conditions sufficient to show screening equivalent to the above exists, and with sufficient detail for future zoning enforcement purposes.
  - e. Buffer yards must be landscaped and may not contain any other uses. Landscaped detention/retention may be placed in the buffer yard provided it does not interfere with the adjoining property.
  - f. In addition to the ten percent general landscaping requirement, internal planting islands equal to five percent of the entire parking lot area shall be placed within parking lots. The islands shall be dispersed so to break up the pavement expanse. Internal planting islands shall be curbed, and contain a minimum area of one hundred twenty square feet and eight feet of width. At least one shade-type tree a minimum of eight feet tall at installation shall be included for each two hundred square feet of internal planting area. Developments with twenty or fewer total parking spaces are exempt from this requirement.



**687. Supplemental Provisions.**

1. Signage shall be consistent with the nature and scope of the development exclusive of Article 9.
2. Buffer yards, screening, landscaping, vegetation, and all other plan elements shall be in place by the time the Union Township Planning & Zoning Department issues a certificate of occupancy, or at such time as construction substantially ceases, whichever occurs first.
3. The failure to maintain open spaces, hard surfaces, and landscaping in good condition is a violation of the "PD" plan.
4. Forty feet of right-of-way shall be dedicated for all properties fronting on public streets. The forty feet of right-of-way is "half" right-of-way, i.e., measured from the center of the road. By specific motion, the Zoning Commission or Board of Trustees may exempt a development from this requirement if appropriate. If total right-of-way equals eighty feet or more, no additional right-of-way shall be required unless necessary for special circumstances or improvements.
5. Prior to issuance of a zoning certificate, the property owner shall provide to the Planning & Zoning Department copies of executed and recorded cross easements to all adjoining property owners that share a common street frontage (public or private) with the "PD" property. The cross easements shall allow, at a minimum, use by automobile and delivery vehicle traffic. The general location of the cross connections shall be shown on the "PD" plan. By specific motion, the Zoning Commission or Board of Trustees may waive this requirement if appropriate. The requirement is waived automatically if a publicly dedicated frontage road serves both the development and adjoining properties.
6. Prior to issuance of a zoning certificate, the Applicant shall record all necessary plats consolidating, dividing, and dedicating right-of-way consistent with the boundaries represented on the "PD" plan and/or conditions or approval.
7. Any exterior pole lighting, canopy lighting, or similar lighting shall be flat lens design and shielded so that all light is down directed. Sag lens lighting is prohibited. Where the "PD" property adjoins or is within one hundred fifty feet of a residential zone, lighting shall be directed away from the residential property. Any building mounted lighting shall contain shields directing lighting downward preventing spillover onto adjoining property. If within fifty feet of a residential zone, building mounted lighting facing the residential property (other than recessed soffit mounted lights) shall be installed no higher than four feet from grade.
8. Parking requirements shall comply with Article 8, Off-Street Parking and Loading Regulations, unless otherwise modified in the plan. A justification note shall accompany any modification on the plan.
9. Building lot area coverage may not exceed thirty-five percent and building height may not exceed seventy-five feet.
10. Minimum building separation shall be maintained in accordance with fire and building codes. The number of buildings per lot, minimum setbacks (except for residential and right-of-way buffer yards), and minimum lot size are otherwise variable for the "PD" District.
11. The Applicant shall make available in advance of any hearing by the Zoning Commission the results of any site distance or traffic study requested by the Clermont County Engineer. The Applicant shall also provide confirmation from the appropriate governmental agency showing resolution of any issues raised pertaining to the development. Failure to provide this information in adequate time or advance review by Zoning Commission members may be grounds for denial of the application.
12. The standards and conditions stated in these regulations are minimums. The Planning & Zoning Director, Zoning Commission, and Board of Trustees may impose higher standards if warranted based upon the unique circumstances of a given development.
13. No construction shall proceed prior to the issuance of a zoning certificate. No property shall be used or occupied prior to issuance of a certificate of occupancy endorsement from the Union Township Planning & Zoning Department.
14. The Board of Zoning Appeals is without authority to alter or amend "PD" plans.

## **STAFF REVIEW & ANALYSIS**

The proposed uses outlined in Applicant's submittal are consistent with those found as permitted or conditional uses for the Estate Residential (ER) zoning district—with the possible exception of the storage use (if it would involve commercial storage vs. personal storage or storage related to permitted uses on the property). Since the Applicant's intent is to utilize this property in a number of ways, the "PD" Planned Development District would allow for enhanced design flexibility and allows for the establishment of transitional uses, such as those described in the Applicant's submittal. *\*Please refer to the Applicants' statements, plans, and other application enclosures for more information regarding this application / request.*

Although it is evident that the Applicant has made a substantial investment in the property since it has been acquired, it does not appear that the Applicant is proposing to make any substantive, additional changes to the existing buildings, landscaping, parking, or impervious surface areas at this time (as far as staff could see from the proposed application submittal). Effectively, what one sees is what one gets—along with the described, aforementioned uses. As things currently stand, the proposed landscaping and buffer yard would not be sufficient to meet the terms set forth in Article 6, Section 684, item 3 of the Zoning Resolution, particularly where there are impervious surfaces and / or a building encroachment (Building "I", on the south side of property). However, it seems possible that the proposed landscaping and buffer yard areas could be enhanced in several places on the property to assist in the transition from this property to the neighboring properties.

As of staff's most recent inspection(s) to this property, staff noted that the buildings on the property (in Union Township) were being used in a manner that is consistent with the Applicant's statements, plans and other application enclosures—except for Building "B", which is partly in Anderson Township and is occupied by a company called Tele-Vac Environmental. Building "G" houses chickens, Buildings "C" and "F" house two different landscaping companies, 3 buildings had personal storage (Buildings H, K and L), and the others were vacant (but were noted to be intended for agricultural uses). The unconventional, original manner(s) in which many of the improvements on the property have occurred, some of their more recent noted uses, and the intensity of the buildings and impervious surface areas are what differentiate this property from the neighboring residential properties the most—and raise compatibility issues / concerns.

### **ZONING COMMISSION RECOMMENDATION:**

The Union Township Zoning Commission met on April 26<sup>th</sup>, 2023 to review this request for a zoning map amendment. At that time, the Zoning Commission voted (unanimously) to deny the Applicant's request to the Board of Trustees, with respect to a rezone of the subject property from *Estate Residential (ER)* to *Planned Development (PD)*. \*Please refer to the "MOTION FOR CASE # 2-23-Z", which is included below in this report.

### **MOTION FOR CASE # 2-23-Z**

*Union Township Zoning Commission – April 26<sup>th</sup>, 2023*

#### **Motion:**

"Mr. Louis made the motion in the case of 2-23-Z, with respect to Applicant Mt. Carmel Farms LLC, for PIN #393110B012. The Zoning Commission finds that the submitted PD application zone change request is not consistent with the Horizon 2030 Comprehensive Land Use Plan, and does not meet all the planned development application requirements of a PD district plan. Therefore, this Commission recommends that the submitted plan be denied based on the following findings of fact.

#### **Findings of facts:**

- 1) The Applicant has built multiple structures on the subject parcel under the auspice of agriculture use. However, in August of 2022 the Township Zoning Inspector checked the property and issued a 15-day zoning citation letter on October 12, 2022, which acknowledged unauthorized commercial uses and structures on the property at that time. The unauthorized structures noted were the structures that had been placed on the property through the agriculture exemption process rather than the conventional zoning permitting process. No clear agricultural uses were observed on the site at the time of the inspection.
- 2) The subject parcel is virtually surrounded by other estate residential parcels within Union Township. The intensity of unauthorized activity on the subject parcel has created a significant hardship for surrounding residents and this board does not believe that rezoning the parcel to Planned Development (PD) in order to bring some of those activities and building construction into compliance is appropriate.

That concludes my motion, do I have a second. Mr. Toft seconded the motion. Mr. Campbell called for discussion on the motion. None given.

Roll Call: Mr. Shannon, yes; Mr. Toft, yes; Mr. Campbell, yes; Mr. Louis, yes; Mr. Wing II, yes. Motion carried.

This case will come before the Trustees in June on the 13<sup>th</sup>, or otherwise at a date to be determined."

## **RECOMMENDED MODIFICATIONS**

If the Board of Trustees should choose to override the Zoning Commission's recommendation for this Zone Map Amendment request, staff would recommend that these additional items be modified and / or otherwise be adequately addressed prior to any final Township (affirmative) action:

- 1) The Applicant would need to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) The Applicant would need to provide complete zoning applications and submit suitable corresponding site plans, measurements, setbacks, uses, etc. for all of the structures on the property—so that all of the buildings could become permitted and legally compliant. Each building use would need to be consistent with any zoning authorizations by the Township. This is an item that can be addressed administratively by staff. *\*No additional structures could be placed on this property without a Major Amendment process. No changes to the uses of approved structures could occur without an Amendment process.*
- 3) The Applicant should clarify that the indoor storage uses on the property are intended to be for personal storage of a non-commercial nature only, unless the storage would be related to an otherwise approved use—which, in this case, would be potentially limited to landscaping uses, agricultural uses, nursery uses, and / or residential uses occurring on the subject property.
- 4) The Applicant would need to provide additional details for the proposed landscaping plan—and acknowledge and enhance plantings between the subject property, any parking, and the adjacent residential areas. *All landscaping buffers should be marked as preservation areas, and any vegetation disturbed should be repaired, supplemented, or replaced.* This is an item that can be addressed administratively by staff.
- 5) The proposed dumpster locations would need to be moved to one or more other areas of the site, less visible from an adjoining property, with adequate screening to be provided where applicable.
- 6) A signage plan would ultimately need to be submitted, if applicable. All free-standing signage should be limited to monument signage, capped at a height of not more than 5' from finished grade, subject to administrative review and approval.

- 7) A photometric plan would need to be provided, as one has not been provided at this time. Any / all lighting would need to be downward directed, and of sufficient intensity to illuminate without projecting onto adjoining residential property. \*Details / specs of proposed lighting would be necessary; however, this is an item that could / would be addressed administratively by staff.
- 8) The Applicant would need to provide anticipated average daily traffic volumes to help make final access and parking determinations. All proposed parking and loading spaces determined necessary would need to be striped and signed accordingly. Similarly, any required driveway aisles would need to be striped and / or have arrows (for one-way access drives) to direct traffic in the proper manner on the site. This is an item that can be addressed administratively by staff.
- 9) The Applicant should get the northeast corner area of the property surveyed to determine if there is in fact, a driveway encroachment onto the neighboring property. If an encroachment is identified (as the current plans indicate), the encroachment issues would need to be addressed with the neighboring property owner (Haight).
- 10) As of April 17<sup>th</sup>, 2023, the other items that need to be added to the current plans and associated materials prior to any final administrative actions included:
  - a. The north arrow orientation needs to be corrected throughout the plan set.
  - b. The site address needs to be corrected to be: 4370 Mt. Carmel Road, not 4360 Mt. Carmel Road.
  - c. The bearings and distances associated with the property need to be checked for accuracy and be fixed if necessary.
  - d. Need to acknowledge the names of the nearest street intersection as well as the distance of the nearest intersection to the site
  - e. The proposed screening for the dumpster area needs to be identified and be consistent with the Union Township Zoning Resolution.

### **ACTION REQUIRED**

In accordance with Sections 411-412 and Sections 680-687 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to recommend approval, approval with some modification(s), or denial of the Applicants' request to rezone the subject property, as submitted—and / or with any further modifications as deemed appropriate.



# Union Township

## Planning & Zoning Department

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October 12, 2022

### Trustees

Michael J. Logue  
Joe Dills  
John Becker

Mt Carmel Farms LLC  
3700 Roundbottom Road  
Cincinnati, Ohio 45244

### Zoning Commission

Daniel Campbell  
Eric Louis  
Carol Pelfrey  
Bill Shannon  
Robert Wing, II

To Whom it May Concern;

### Board of Zoning Appeals

Scott Cangro  
Brian K. Ford  
Thomas Hanrahan  
Ben Joehnk  
Randall Wulker

It has come to the attention of the Planning & Zoning Department that your property located at 4370 Mt Carmel Road in Union Township, Clermont County, is not in compliance with the Union Township Zoning Resolution (UTZR), specifically Sections 210, 260, 531, 532.1, 532.2, 532.3, 533, 601.1, 610, 613.1, 613.2, 614.1, 720, 720.5 & 720.6. To view these sections, you can access the UTZR through the web at [www.union-township.oh.us](http://www.union-township.oh.us) or stop into the zoning office.

Upon inspection the following was found; on this ER (Estate Residential) zoned property, I found a total of eleven (11) detached accessory buildings with nine (9) of those structures being located in Union Township. There are no permits on file for any of these structures, and since this property is residential, a house is required and only one detached accessory structure would be allowed. You are required to correct this violation by obtaining approval from the Planning & Zoning for the unpermitted detached accessory structures or remove all of the unpermitted detached accessory structures.

Located in four (4) of the unpermitted detached accessory buildings were the following: "Building A" has an unpermitted/illegal auto mechanics shop with unlicensed/inoperable vehicles parked on the exterior of this building. "Building B" has a company called Tele-Vac Environmental with large commercial vehicles in operation. "Building C" has two (2) businesses, one is American Landscapes and the other is Native Shield Organic Mosquito & Deer Control. And "Building D" has Must Lawn & Landscape. There are no approvals or authorization for any of these unpermitted/illegal businesses, so they all must cease any/all activities and vacate the property.

Unscreened dumpsters were located throughout this property, without any approvals for the unpermitted businesses, these unscreened dumpsters are required to vacate the property.

Please take appropriate action to correct these issues by October 27, 2022.  
If you have not corrected these violations by that date, further legal action may be taken.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Burkey". The signature is written in a cursive, flowing style with a large initial "S" and "B".

Scott Burkey  
Union Township Zoning Inspector

39-31-10B-012



Owner's Name: Mt. Carmel Farms LLC

Tax Parcel Number: 393110B012

Property Address: 4370 Mount Carmel Road, Cincinnati, Ohio 45244

Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 050000900026

### **Statement on Proposed Uses**

The proposed uses for the 4370 Mt. Carmel Road development under the PD are landscaping uses (which will consist of indoor landscaping equipment storage), agricultural uses, nursery uses, residential uses, and indoor storage uses. Several of the buildings are already leased to tenants that have been there over ten years who use the buildings for landscaping storage. Mt. Carmel Farms intends to continue those leases and possibly enter new leases to tenants who will comply with the proposed uses of the property. Approximately 50% of the buildings on property shall be used for landscaping storage, while the remaining will be used for storage and agricultural uses, specifically raising chickens in one of the barns on the Property. Mr. Evan's family have begun developing residential housing near the subject property and Mt. Carmel Farms may want to construct a residential dwelling on the Property in the future. Additionally, Mt. Carmel Farms may want to utilize portions of the property for nursery uses in the future or expand its agricultural use in the future.

### **Legal Description of Property**

Situate in Washington's Military Survey Number 1775, Union Township, Clermont County, Ohio and Anderson Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at an existing iron pin at the north corner of Lot 112 of Pepper Ridge Subdivision Section V as recorded in P.C. 3, Page 552 and 553 measure North 60° 29' 53" West, 247.59 feet to an existing iron pin being the Place of Beginning; thence North 60° 29' 53" West, 1239.50 feet to an existing iron pin; thence North 36° 56' 52" East, 450.71 feet to an existing Stone; thence South 60° 30' 30" East, 1182.73 feet to an existing iron pin; thence South 29° 42' 40" West, 447.12 feet to the Place of Beginning. Containing 541,378 total square feet of land more or less, 11.711 acres in Clermont County and 0.717 Acres in Hamilton County for a Total of 12.428 acres.

Bearings based on Survey TL54-33 Clermont County Records. Subject to all legal highways, easements and restrictions of record. This description is based on a survey performed under the direction of James D. Fago, Ohio Reg. No. 7902.

KBB:jrw 2/14/73

APR-25-73 25354 LSTOED -- D 7.0

Gen. Ind. 8th Ser. Bk. 4 P 326-C  
H23175

TRANSFER NOT NECESSARY  
JOS. L. DE COURCY, JR.  
COUNTY AUDITOR

EASEMENT GRANT

Examined & Complied Sec. 311,232 N.Y. Conveyance is  
exempt from fee under Sec. 313,24(F)3.  
JOS. L. DE COURCY, JR., AUDITOR  
HAMILTON COUNTY, OHIO

This indenture made this 3rd day of March, 1973,

among VIRGINIA HOLDING CORPORATION, a Virginia corporation, and  
DRAVO CORPORATION, a Pennsylvania corporation, hereinafter called  
"Grantors", and WALTER BICKEL and JANET C. BICKEL, husband and wife;  
HATTIE BICKEL, an unmarried woman; and E. C. BICKEL, a.k.a. Carl

Bickel, hereinafter called "Grantees", WITNESSETH:

WHEREAS, Dravo Corporation has contracted to purchase  
from John R. S. Brooking, Trustee, 17.205 acres of land formerly  
owned by Oren Long, et al, and located in Military Survey 1775,  
Anderson Township, Hamilton County, Ohio;

WHEREAS, the Grantees are the owners of real estate located  
adjacent to the lands of Virginia Holding Corporation and currently  
have an easement by prescription for ingress and egress from their  
property to Mt. Carmel Road over a private roadway commonly called  
"Bickel Road", which roadway is located over property now owned by  
Virginia Holding Corporation and the property which Dravo Corporation  
has contracted to purchase from John R. S. Brooking, Trustee;

WHEREAS, the Grantors have requested the Grantees to release  
and relinquish all of their right, title and interest in and to all  
easements on, over and through the real estate owned by the Grantors  
including all rights in the private roadway known as "Bickel Road";

WHEREAS, Grantors, in consideration of the Grantees' agree-  
ment to release their easement rights, agree to grant to the Grantees  
and also to Samuel A. Bickel a new easement for ingress and egress to  
their property from Mt. Carmel Road as more particularly shown on plat

attached hereto and more accurately described below;

NOW, THEREFORE, the Grantors, in consideration of the agreement of the Grantees herein contained, do hereby grant unto the Grantees, their heirs and assigns forever, an easement in common with others for ingress and egress from their properties to Mt. Carmel Road, and more particularly described as follows:

Situated in Military Survey No. 1775, Anderson Township, Hamilton County, Ohio, bounded and described as follows:

Beginning at a spike in the center line of Mt. Carmel Road, said center line being the eastern line of the land of Thomas L. Conlan, Trustee, now or formerly, said spike being corner to the land of Virginia Holding Corporation and the land now or formerly owned by Carl Bickel said spike also being the following courses and distances from a point in the center line of the main track of the Scioto Division, Cincinnati District of the Norfolk and Western Railway Company, where intersected by the center line of said road: S. 16° 10' E. 1287.73 feet; thence S. 21° 42' 30" E. 497.96 feet; thence S. 21° 42' 30" E. 114.31 feet; thence S. 16° 27' 30" E. 347.96 feet; thence S. 0° 44' 30" W. 282.03 feet; said point being Valuation Station 4814+00.14 and Mile Post C-13+4472.14 feet as measured from Cincinnati, Ohio; thence with the dividing line between said land of Carl Bickel and land of said Holding Corporation S. 54° 58' E. 199.90 feet to a point in the dividing line between the land of said Holding Corporation and the land now or formerly owned by John R. S. Brooking, Trustee; thence with the dividing line between said land of Carl Bickel and land of said John R. S. Brooking, Trustee and said Holding Corporation S. 59° 19' E. 989.01 feet to a point corner in the dividing line between the land of said Holding Corporation and the land now or formerly owned by E. O. Bickel; thence with the said dividing line N. 31° 39' 30" E. 1416.12 feet to a point 10 feet northeast of the present Bickel Access Road; thence southwestwardly on a curved line deflecting to the left with a radius of 60 feet a distance of 106.81 feet (chord of said curve bears S. 70° 39' 30" W. a distance of 93.26 feet); thence S. 19° 39' 30" W. 141.14 feet to a point at right angles to and 30 feet distant westwardly from the eastern line of said Holding Corporation; thence continuing through said lands of said Holding Corporation, parallel with and 30 feet distant westwardly from said eastern line S. 31° 39' 30" W. 1105.58 feet to a point; thence southwestwardly on a curved line deflecting to the right with a radius of 50 feet a distance of 77.69 feet (Chord of said curve bears S. 76° 10' W. a distance of 72.12 feet) to a point at right angles to and 50 feet distant northwardly from the southern line of said Holding Corporation; thence continuing through said lands of said Holding Corporation and land of said John R. S. Brooking, Trustee, parallel with and 50 feet distant northwardly from said southern line N. 59° 19' W. 908.00 feet; thence N. 54° 58' W. to a point in the center line of Mt. Carmel Road; thence with the center line of said Mt. Carmel Road S. 0° 44' 30" W. 60.52 feet to the point of beginning and containing 2.33 acres, more or less.



Dravo Corporation, one of the Grantors herein, agrees that it shall construct, at its expense, a roadway 20 feet in width to be located within the above-described easement grant.

This easement grant shall become effective immediately upon Dravo Corporation's acquiring legal title to the 17.205 acres of land now owned by John R. S. Brooking, Trustee.

Upon construction of said 20-foot roadway by Dravo Corporation, the Grantees shall, by separate instrument, release and quitclaim to the Grantors all of their right, title and interest in and to all easements in gross, or appurtenant, or otherwise, on, over and through the real estate owned by the Grantors with the exception, however, of the easement herein granted.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands on the day and year first above written.

Signed in the presence of:

H. L. Lathum

Heils W. T. T. T. T.

Carole A. Ropley

Jean Estabrook

X H. F. Fama

[Signature]

John W. Hudson  
Richard A. Pennington

VIRGINIA HOLDING CORPORATION

By James E. Carr  
JAMES E. CARR EXECUTIVE VICE PRESIDENT

Attest D. E. Middleton  
D. E. MIDDLETON SECRETARY

DRAVO CORPORATION

By J. P. Stull

By John A. Mason

X Walter Bickel  
WALTER BICKEL

X Janet C. Bickel  
JANET C. BICKEL

X Hattie Bickel  
HATTIE BICKEL

E. C. Bickel  
E. C. BICKEL



STATE OF VIRGINIA, <sup>CITY</sup> COUNTY OF Roanoke

SS:

BE IT REMEMBERED, that on this 30<sup>th</sup> day of March, 1973, before me, the subscriber, a notary public in and for said county and state, personally appeared JAMES F. CARP <sup>EXECUTIVE VICE</sup>, President, and D. E. MIDDLETON, Secretary, of VIRGINIA HOLDING CORPORATION, the corporation whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf of said corporation; and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, on the day and year last aforesaid.

H. R. Larson  
Notary Public

My Commission Expires August 1, 1975

STATE OF PENNSYLVANIA, COUNTY OF Allegheny SS:

BE IT REMEMBERED, that on this 12<sup>th</sup> day of March, 1973, before me, the subscriber, a notary public in and for said county and state, personally appeared John S. Mason <sup>Executive Vice</sup>, President, and John S. Mason, Secretary, of DRAVO CORPORATION, the corporation whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf of said corporation; and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Carole A. Roxby  
Notary Public

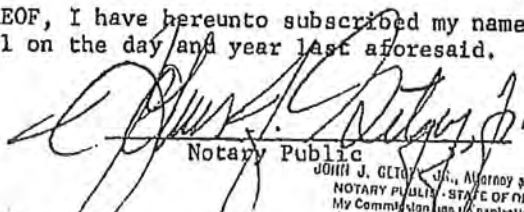
CAROLE A. ROXDY, NOTARY PUBLIC  
PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES JULY 27, 1974  
Member, Pennsylvania Association of Notaries



STATE OF OHIO, COUNTY OF HAMILTON, SS:

BE IT REMEMBERED, that on this 3<sup>rd</sup> day of March, 1973, before me, the subscriber, a notary public in and for said county, personally came WALTER BICKEL, JANET C. BICKEL and HATTIE BICKEL, Grantees in the foregoing instrument, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

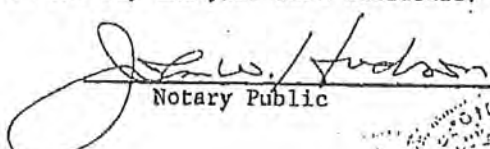
  
Notary Public

JOHN J. GLAVIN, Attorney at Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission has no expiration  
date, Section 147.03 R. O.

STATE OF OHIO, COUNTY OF HAMILTON, SS:

BE IT REMEMBERED, that on this 7<sup>th</sup> day of March, 1973, before me, the subscriber, a notary public in and for said county, personally came E. C. BICKEL, Grantee in the foregoing instrument, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

  
Notary Public

JOHN W. HUDSON, Attorney at Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Section 147.03 R. O.

This instrument prepared by: Kenneth B. Bassett of Cors, Hair & Hartsock  
1700 Carew Tower, Cincinnati, Ohio 45202







BOOK 3805 PAGE 39

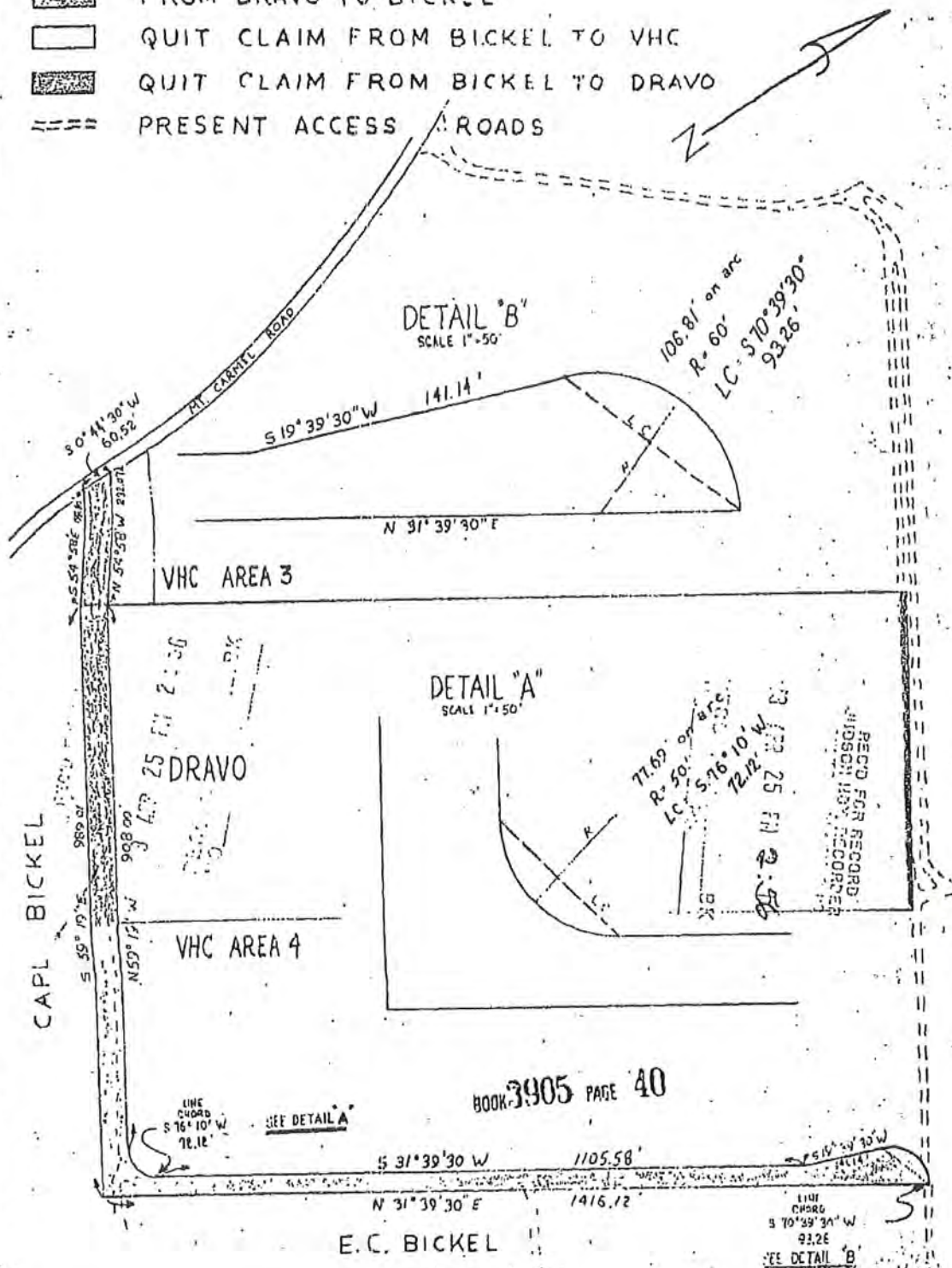
# EXHIBIT "A"

2-7-73

DRAWN: LP

SCALE 1" = 200'

-  FROM VHC TO DRAVO & BICKEL
-  FROM VHC TO BICKEL
-  FROM DRAVO TO BICKEL
-  QUIT CLAIM FROM BICKEL TO VHC
-  QUIT CLAIM FROM BICKEL TO DRAVO
-  PRESENT ACCESS ROADS





KNOW ALL MEN BY THESE PRESENTS:

A21736

That E. C. BICKEL, a.k.a. Carl Bickel, in consideration of One Dollar and other good and valuable consideration, to him paid by WALTER BICKEL, JANET BICKEL and HATTIE BICKEL, the receipt of which is hereby acknowledged, does hereby GRANT to the said WALTER BICKEL and JANET BICKEL, their heirs and assigns forever, and to HATTIE BICKEL for the duration and extent of her interest as reserved in deed from Hattie Bickel to Walter Bickel, et ux, an easement 30 feet in width for ingress and egress across the property of E. C. Bickel, and more particularly described as follows:

Situated in Military Survey No. 1775, Anderson Township, Hamilton County, Ohio and Union Township, Clermont County, Ohio, the centerline of which is described as follows:

Beginning at a point in the dividing line between lands of Virginia Holding Corporation and H.C. Bickel, said point being S. 30°56' W. 238 feet from the northwest corner of land of E.C. Bickel and also the centerline of the existing Bickel Road. Thence from said point of beginning through the land of E.C. Bickel and with the centerline of the existing Bickel Road the following courses and distances: S. 59°43' E. 551.22 feet (passing the Hamilton-Clermont County line at 350' +); S. 42°29' E. 43.56 feet; S. 18°41' E. 26.08 feet; S. 22°58' W. 103.10 feet; S. 3°40' W. 80.00 feet more or less to a point in the dividing line between lands of E.C. Bickel and Walter & Janet C. Bickel, and containing .554 acres, more or less.

The above-described easement is shown on the attached plat marked Exhibit A, attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said E. C. BICKEL, a.k.a. Carl Bickel, and ELIZABETH BICKEL, his wife, who hereby releases all her right and expectancy of dower in the said easement, have hereunto set their hands this 16<sup>th</sup> day of March, 1973.

Signed and acknowledged  
in the presence of:

John W. Hickson  
James B. Bessick

E. C. Bickel  
E. C. Bickel

Elizabeth Bickel  
Elizabeth Bickel

BOOK 3966 PAGE 729

Examined & Complied with Sec. 313.202 R.C. Complying with  
the provisions of Sec. 313.34(F)(3).

JOS. L. DE COURCY, JR., AUDITOR  
HAMILTON COUNTY, OHIO

TRANSFER NOT NECESSARY

JOS. L. DE COURCY, JR.  
COUNTY AUDITOR

STATE OF OHIO, COUNTY OF *Hamilton*, ss:

BE IT REMEMBERED, that on this *16<sup>th</sup>* day of March, in the year of our Lord one thousand nine hundred seventy-three (1973), before me, the subscriber, a notary public in and for said county, personally came *H. C. DICKEL* and *ELIZABETH DICKEL*, the grantors in the foregoing easement grant, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

*John W. Harrison*  
Notary Public  
Notary Public, State of Ohio  
My commission has no expiration date  
Section 147.08 R. C.



This instrument prepared by Kenneth B. Bassett of Cors, Hair & Hartsock  
1700 Carew Tower  
Cincinnati, Ohio 45202



# V.H.C. AREA 4

E. C. BICKEL

WALTER BICKEL

M. 05.94.65 N

53° 40' W  
80.0

22° 51' W  
105.1

518° 41' E  
26.08

S. 50° 43' E  
551.22

HAMILTON  
CLERMONT

COLUMBIA  
COUNTY

RECORDED  
NO. PG. BK.

74 MAY 9 PM 2:11

REC'D FOR RECORD  
JUDSON HOY, RECORDER  
HAMILTON COUNTY, OHIO

EXHIBIT 'A'

3-14-73

DRAWN: *W*

SCALE 1"=60'

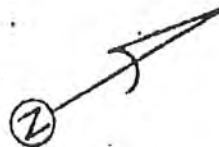
BOOK 3966 PAGE 731

S. 80° 56' W  
250

OLD STONE  
MON.

CONC. MON.

N. 55° 53' W  
240.85



7L91-0021

PARCELS 1D, 30-31-108-012

Basis of Bearings  
TL54-33  
S60°30'30"E

Gordon, Leatrice L.  
D.R. 3964, Pg. 2542

Gordon, Jason Richard  
Nicole Jacques  
39-31-108-231  
D.R. 1855, Pg. 717

Egress/Egress to Mount Carmel Rd.  
as recorded in D.R. 3965, Pg. 729  
and D.R. 3905, Pg. 15

Bickel, Janet C. and Roseanne E.  
39-31-108-011  
D.R. 1231, Pg. 1494

Egress/Egress to Mount Carmel Rd.  
as recorded in D.R. 3965, Pg. 729  
and D.R. 3905, Pg. 15

Reference Documents:  
D.R. 61, Pg. 526  
D.R. 3965, Pg. 729  
D.R. 3905, Pg. 15  
Sur. TL54-33  
Sur. 28W-128  
Sur. TL37-73  
P.C. 3, Pg. 553

Hamilton Co.  
Clermont Co.

Easement Detail Not To Scale

12.428 Acres Total

Bickel, Janet C.  
39-31-108-012  
D.R. 61, Pg. 526

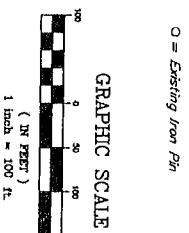
JUN 05 2012  
393108012  
11.711 Acres  
(Clermont Co.)

Hansen, James E. and Dore A.  
39-31-108-063  
D.R. 581, Pg. 538

Closure  
North: 4091.7250 East: 3944.6279  
Course: N 60°-50'-53" W Distance: 1229.50  
North: 4692.1214 East: 8185.8274  
Course: N 38°-56'-52" E Distance: 461.71  
North: 4470.0646 East: 8463.3177  
Course: S 60°-30'-10" E Distance: 1162.73  
North: 4470.0646 East: 9465.2127  
Course: S 60°-30'-10" E Distance: 1162.73  
North: 4091.7250 East: 3944.6279  
Precision: 1: 13000498.20  
Area: 541378 s.f.t. 12.428 acres

Miller, Stuart W. and Nancy L.  
39-31-108-07  
D.R. 1214, Pg. 20

Wesling, Douglas C.  
39-31-108-013  
D.R. 610, Pg. 253



This Plat is a result of a survey by James D. Fogo in March, 2012. All existing monuments were in good condition.

James D. Fogo  
Ohio Reg. No. 7902  
3625 Mill Lane Dr.  
Cincinnati, Ohio 45251  
513.608.6603

PROFESSIONAL SURVEYOR  
JAMES D. FOGO  
7902  
17902

Plat of Survey  
Washington's Military Survey No. 1775  
Union Township, Clermont County, Ohio  
and  
Anderson Township, Hamilton County, Ohio  
Date: March 23, 2012

### **Statement of Reasons for Proposed Amendment**

This PD application relates to the use of the Property located at 4370 Mt. Carmel Road, Cincinnati, Ohio 45244 (the "Property.") The Property is owned by Mt. Carmel Farms LLC (the "Mt. Carmel Farms" or "Applicant,") a family-run business owned by Mr. Doug Evans and his two sons. Mt. Carmel Farms and its related holdings own over 600 acres of land in the area around the Property. The Property's use has been called into question in active litigation and this application for a PD seeks to dispel any confusion as to what the permitted use of the Property is, given its unique position of lying within two separate zoning districts and its history.

Mt. Carmel Farms has spent the past decade improving the Property, and neighboring properties in the areas owned by Mt. Carmel Farms and its related entities. Mt. Carmel Farms constructed beautiful, bright red and white barns on the Property. Those barns include stonework from some of the original structures of the Property to maintain its aesthetic consistency with the surrounding area. When the Property was purchased, there were seven dilapidated structures on the Property. Three of which Mt. Carmel Farms was able to salvage and clean up. However, the remaining four needed to be demolished and reconstructed.

Mt. Carmel Farms has encouraged the development of local business in Union Township, by leasing some of the structures to Union Township residents who own small landscaping businesses. It has also improved the landscaping and aesthetics of the Property over the years, and has done its best to be a good neighbor. Over 120 trees and shrubs have been planted on the Property by Mt. Carmel Farms. Additionally, Mt. Carmel Farms brought water and fire protection access to the Property by installation of an eight-inch water main to feed water to all the barns on the Property from Briarwood. Mt. Carmel Farms followed Clermont County's specifications in the construction of this water main. Mt. Carmel Farms also upgraded the electric service to the barns and the surrounding properties.

Every single one of these improvements, the construction of the barns, the landscaping, the water main, the electrical work, were entirely financed by Mt. Carmel Farms. It has poured a substantial amount of its own resources into the improvements to Property, the neighboring property Mt. Carmel Farms LLC owns, 4350 Mt. Carmel Road, and neighboring property owned by Mr. Evans' partnership BEE Holdings Limited Partnership, 4980 Briarwood Lane. These improvements have contributed enormous value to Union Township. In 2012, when the Property was sold to BEE Holdings Limited Partnership, the Clermont County Auditor's value was merely \$171,100. Over the last decade, thanks to the improvements implemented by Mt. Carmel Farms, the auditor's value has increased ten times the value it was 2012 to **\$1,759,400**, generating substantial tax revenue for Clermont County and Union Township.



Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 050000900026  
Page 2 of 4



*Pictured above is an image from the Clermont County General Mapping depicting the subject parcel in 2012, the year Mr. Evans purchased the Property under BEE Holdings Limited Partnership.*





*Pictured above is an image from the Clermont County General Mapping depicting the subject parcel in 2022, after Mr. Evans spent hundreds of thousands of dollars improving the Property and neighboring parcels.*

At all times, prior to undertaking any construction or improvement of a structure located on the Property, Mt. Carmel Farms sought and obtained necessary permits from Union Township and obtained several agricultural use exemptions for these structures. Included in this Application is a package of records related to the agricultural use exemption and building permits that was available to Mt. Carmel Farms.<sup>1</sup> As Mt. Carmel Farms was investing substantial funds to improve the Property, it took every precaution to make sure all work was done properly, with proper permits, and proper zoning, to protect its substantial investment. Additionally, the resulting use of the Property has no impediment to the neighboring residential properties. In fact, two of the neighboring residents are the sons of the Mr. Evans who have constructed their homes next to the Property.

---

<sup>1</sup> It is the Applicant's understanding that many of these records maintained by Union Township are no longer accessible due to a technological problem that arose several years ago.

Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 050000900026  
Page 4 of 4

However, now the use of the Property has been called into question in active litigation. Although it is Mt. Carmel Farms' position that the current use of the Property is proper, for the sake of clarity for all parties involved Mt. Carmel Farms is submitting this application for to amend the zoning map to allow for a PD on the property. Such an amendment will make it clear that the permitted uses of the Property include agricultural and landscaping uses.

### **Statement in Support of Appropriateness**

The proposed zoning district, which will allow for agricultural and landscaping uses, is appropriate when considering surrounding zoning and land uses. Additionally, Union Township has already found that the agricultural exemption provided for under R.C. 519.21 applies to several structures on the subject parcel.

- i. The use is appropriate when considering the surrounding zoning and land uses.*

The surrounding zoning on the Clermont County side of the property is residential (i.e., ER and R-1), and the surrounding land uses are 510-R - Single Family Dwelling, Platted Lot; 500-R - Residential, Vacant Land, Lot; 599-R - Other Residential; and 400-C - Commercial Vacant Land.

Those zoning designations allow for agricultural uses. Further, the Land Development Plan (the "Plan") offers recommendations for future land use in the focus area applicable to the proposed zoning district (i.e., the Little Miami – Lower East Fork Corridor). One such recommendation is "a primary focus towards agricultural, estate-residential and landscaping/nursery uses." As such, there is no question that the agricultural aspect of the proposed zoning district is appropriate.

Further, landscaping is substantially similar to agriculture, such that it is also appropriate. Bolstering that position is the fact that the Plan describes the Little Miami – Lower East Fork Corridor as being "primarily zoned for residential and industrial use, with rural settlement patterns and large lot sizes dominating the landscape" and the "home to a collection of large nursery and greenhouse/landscaping contractor uses." As such, there is also no question that the landscaping aspect of the proposed zoning district is appropriate.

Finally, several of the neighboring properties are already owned by Mt. Carmel Farms. Mt. Carmel Farms and its related holdings own over 600 acres of land in the area around the Property. One of the neighboring properties has been developed by the son of Mr. Doug Evans as a residential dwelling with all necessary permits. Another neighboring property owned by Mt. Carmel Farms is the home to over fifteen sheep. The Property at issue here houses over one-hundred chickens. Thus, the uses of the Property and surrounding properties vary from residential, agricultural, and landscaping.

- ii. The use of the Property has historically been commercial use and landscaping use for over twenty years prior to the purchase of the Property.*

The Property was originally purchased by BEE Holdings Limited Partnership ("BEE Holdings") from Janet C. Bickel on or about May 30, 2012. Mr. Evans is a partner of BEE Holdings and later conveyed the Property to Mt. Carmel Farms, owned by Mr. Evans and his two sons. Prior



to BEE Holdings' purchase of the Property, a portion of the Property was leased from Mrs. Bickel to Jamie Fox's landscaping business. Additionally, the Property was also being leased to Mort Bickel, a contractor, who repaired service stations and ran his business out of that location for over a decade prior to BEE Holdings' purchase. Mrs. Bickel's husband had a large farm and farmed many acres around the area, and used the Property for the storage of his farming equipment. As can be seen on the following page, the Property was utilized by many vehicles and the structures on the Property were significantly worn down.



*Pictured above is an aerial image of the Property around the time it was purchased from Mrs. Bickel*

BEE Holdings purchased the Property with the knowledge and belief that landscaping use and commercial use were permitted on the Property. In fact, industrial use was (and still is) permitted at least on the Anderson Township portion of the Property. Mt. Carmel Farms developed

the Property with that knowledge and belief, and has poured substantial financing into this development.

- iii. Union Township has already found an agricultural exemption applies to the use of several structures on the subject parcel.*

As Mt. Carmel Farms developed the Property, it sought and obtained permits from Union Township for each building it constructed on the subject parcel. Mr. Cory Wright, Assistant Township Administrator, on several occasions found that the proposed agricultural use of the structures were an appropriate agricultural exemption to the township zoning code provided for by R.C. 519.21. Copies of the records relating to the permits and the agricultural exception, to the extent the records were available to Mt. Carmel Farms, are attached hereto as **Exhibit A**.

At all times Mt. Carmel Farms believed that using the subject property for landscaping purposes was a permitted agricultural use. However, since the use of the Property has been called into question, Mt. Carmel Farms wishes to establish certainty that it, and its long-time tenants, may continue storing their landscaping equipment on the Property.

- iv. Landscaping is already permitted use on the Property, as a portion of the Property is located in Anderson Township in an industrial zone.*

Finally, a portion of the Property is located in Anderson Township in an industrial zone. Landscaping is a permitted use in the Anderson Township industrial zone. Thus, Mr. Evans is already within his rights to store landscaping equipment in some of the buildings located on the Property. Additionally, Mt. Carmel Farms owns some of the neighboring properties in Anderson Township which are in an industrial zone. Creating a PD that permits landscaping uses, agricultural uses, and nursery uses would offer Mt. Carmel Farms much needed clarity as to how this parcel can function nestled in two different zoning districts.



Exhibit A  
**UNION TOWNSHIP  
PLANNING DEPARTMENT  
4350 AICHOLTZ ROAD  
CINCINNATI, OH 45245  
513-753-2300**

FOR OFFICE USE ONLY	
CERTIFICATE NO.	_____
DATE	_____
EOC	NOC _____
CC	NC _____

Parcel I.D. Number

3	9	3	1	1	0	3	0	1	2
---	---	---	---	---	---	---	---	---	---

Zoning District : \_\_\_\_\_

11.711 ACRES

**ACCESSORY STRUCTURE/USE  
PERMIT**

**APPLICATION TYPE:** (Check One)

- ☐ Fence  
☐ Accessory Structure - Single Family Deck  
☐ Accessory Structure - Swimming Pool  
☐ Accessory Structure - Garage/Shed (larger than 120 sq. ft.)  
☐ Accessory Structure - Storage Shed (120 sq. ft. or smaller)

**FEE SCHEDULE**

\$30.00  
\$60.00  
\$30.00  
\$60.00  
\$15.00

**QTY.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**BUILDING ADDRESS:**

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

COMPANY REQUESTING PERMIT: \_\_\_\_\_ CONTACT PERSON: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_

PROPERTY OWNER NAME: MT CARMEL FARMS LLC PHONE: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SETBACKS FROM PROPERTY LINE	
FRONT YARD TO RIGHT OF WAY	_____ Ft.
LEFT SIDE YARD	_____ Ft.
REAR YARD	_____ Ft.
RIGHT SIDE YARD	_____ Ft.

GENERAL NOTES
1. NO STRUCTURES CAN BE LOCATED WITHIN FRONT YARD
2. MINIMUM SIDE/REAR YARD SETBACK IS 5 FT FROM PROPERTY LINE
3. ACCESS TO POOLS MUST BE CONTROLLED BY FENCE BEFORE FILLING WITH WATER

DECK	
LENGTH:	_____ Ft.
WIDTH:	_____ Ft.
TOTAL FLOOR AREA:	_____ SQ. FT.
HEIGHT OF DECK:	_____ Ft.
<b>NOT PERMITTED IN FRONT YARD</b>	

FENCE	
NEW FENCE LENGTH:	_____ Ft.
<b>NOT PERMITTED IN FRONT YARD</b>	

POOL	
LENGTH:	_____ Ft.
WIDTH:	_____ Ft.
DIAMETER:	_____ Ft.
<input type="checkbox"/> IN-GROUND? <input type="checkbox"/> ABOVE GROUND? <input type="checkbox"/> ABOVE GROUND WITH ATTACHED DECK?	
IS POOL ENCLOSED BY FENCE:	<input type="checkbox"/> YES <input type="checkbox"/> NO

Floor Area of Proposed Structure: _____ Sq. Ft.	Number of existing DETACHED structures: _____
Length: _____ Ft.	Has a Principal Structure already been built on this property?
Width: _____ Ft.	<input type="checkbox"/> YES
Height: _____ Ft.	<input type="checkbox"/> NO

I hereby apply for a zoning certificate from Union Township. I affirm that all information provided herewith is true and correct, and that I am authorized to make this application. I understand and agree that any zoning certificate issued may be revoked if error, omission or misrepresentation occurred concerning this application. I understand and agree that the zoning certificate will expire and be automatically revoked if construction is not begun within one year of issuance or completed within two years of issuance.

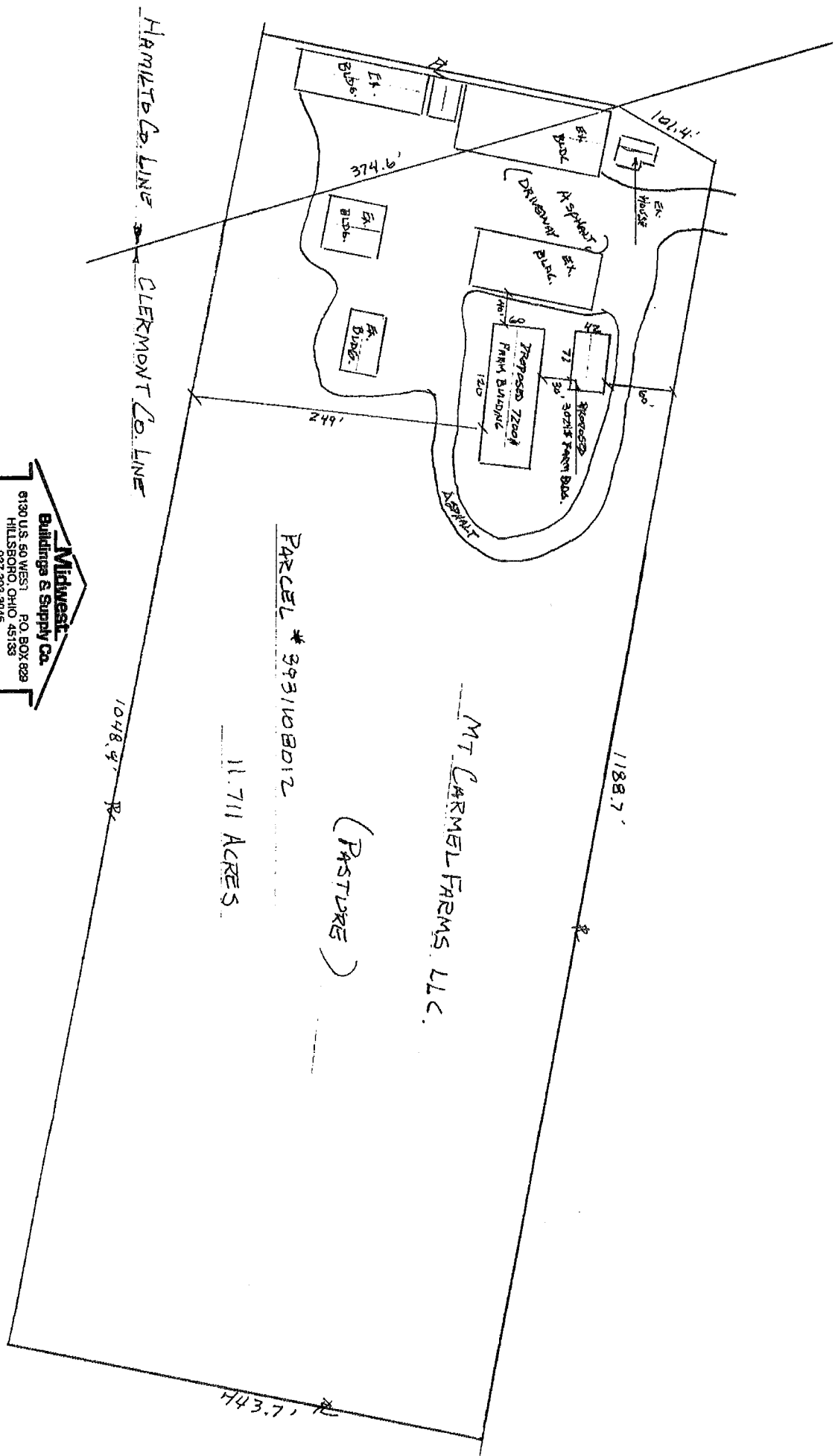
Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

**SUBMIT TWO COPIES OF SITE PLAN  
SUBMIT SIGNED AUTHORIZATION FROM THE PROPERTY OWNER(S)**

**INCOMPLETE APPLICATIONS WILL BE REJECTED**





PARCEL # 393/10B012

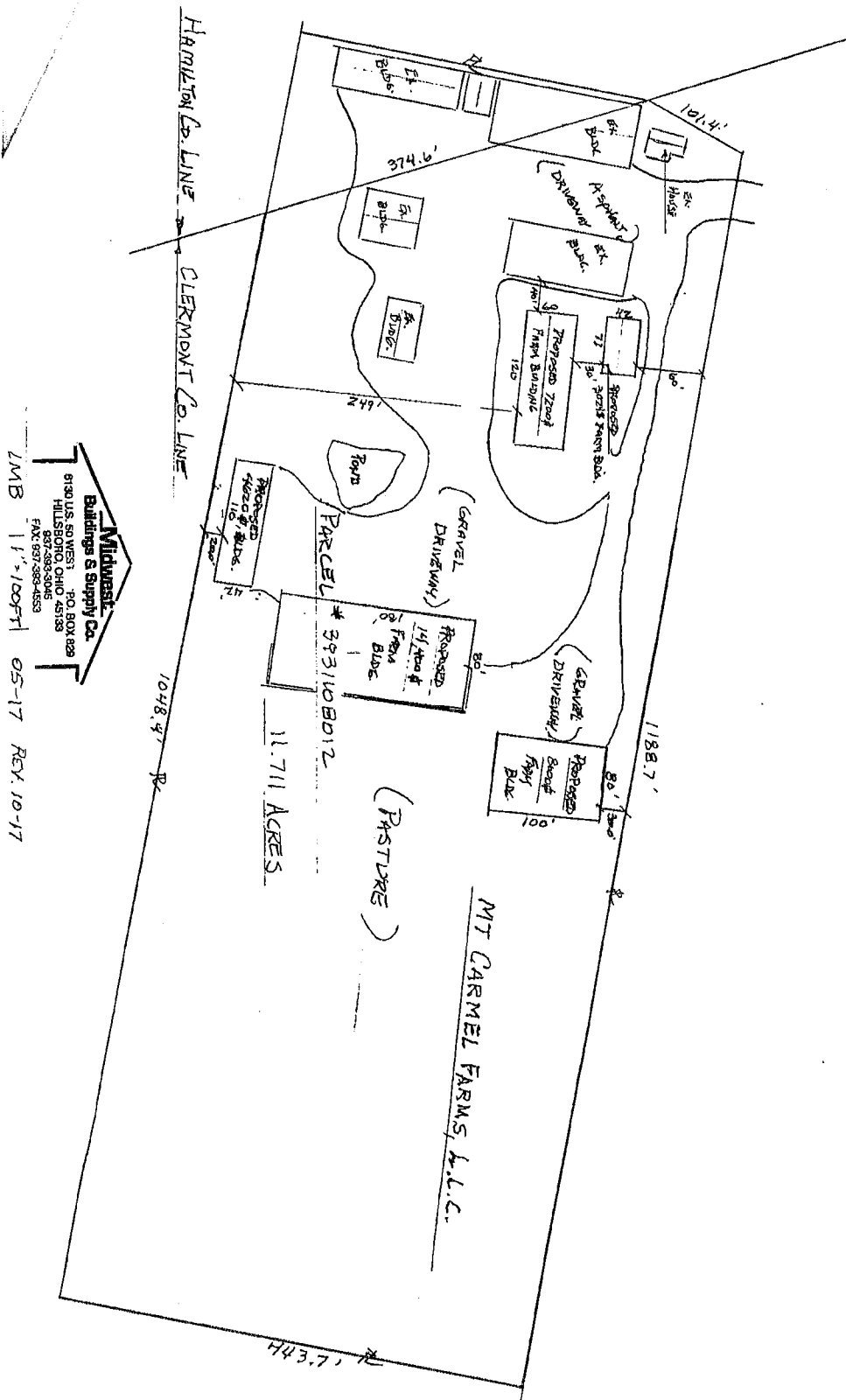
11.711 ACRES

MT CARMEL FARMS, LLC.

(PASTURE)

**Midwest**  
Buildings & Supply Co.  
6130 U.S. 50 WEST P.O. BOX 829  
HILLSBORO, OHIO 45133  
837-393-3045  
FAX 937-393-4553

LMB 1"=100'-11 05-17



**Midwest**  
Buildings & Supply Co.  
6130 U.S. 50 WEST, P.O. BOX 829  
HILLSBORO, OHIO 45133  
937-383-3045  
FAX: 937-383-4553

LMB 11' x 100' 05-17 REV. 10-17



# Union Township Planning & Zoning Department

Only Township Nationally Accredited in Police • Fire • Service

4350 Acholtz Road • Union Township, Ohio 45245 • (513) 753-2300 • (513) 753-2597 Fax • www.union-township.oh.us



## Trustees

John K. McGraw  
Matthew Baamer  
Lloyd Acres

Assistant Township Administrator  
Planning & Zoning Director  
Cory Wm. Wright

## Zoning Commission

Daniel Campbell  
Eric Louis  
Carol Pelfrey  
Bill Shannon  
Bradley Toft

## Board of Zoning Appeals

Richard DePuccio  
Brian K. Ford  
Thomas Hanrahan  
Ben Joehnk  
Randal Wu'ker

## UNION TOWNSHIP ZONING REQUIREMENTS

Date: APRIL 26, 2018

Project Location: 4370 MT CARMEL RD

CINCINNATI 45244

Work description: AGRICULTURAL BLDG X 2

Requested by: MIDWEST BUILDINGS

P.O. BOX 829

HILLSBORO, OHIO

Signature: [Signature]

## ZONING REQUIREMENTS:

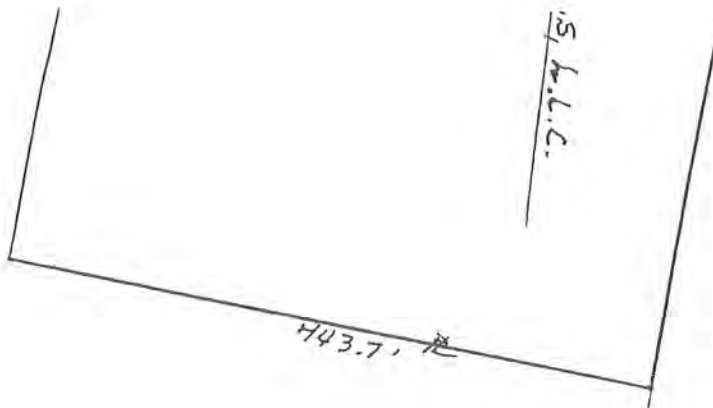
No Zoning Permit is required for this project ☐

Zoning Permit is required for this project  
Please submit application

Zoning authorization already granted

[Signature]

[Signature]  
Union Township Planning & Zoning Department





# Union Township Planning & Zoning Department

Only Township Nationally Accredited in Police • Fire • Service

4350 Archoltz Road • Union Township, Ohio 45245 • (513) 753-2300 • (513) 753-2697 Fax • www.union-township.oh.us



## Trustees

John K. McGraw  
Matthew Beamer  
Lloyd Acres

Assistant Township Administrator  
Planning & Zoning Director  
Cory Wm. Wright

Zoning Commission  
Daniel Campbell  
Eric Louis  
Carol Pelfrey  
Bill Shannon  
Bradley Toft

Board of Zoning Appeals  
Richard DePuccio  
Brian K. Ford  
Thomas Hanrahan  
Ben Joehnk  
Randall Wulker

## UNION TOWNSHIP ZONING REQUIREMENTS

Date: October 3, 2017

Project Location:

4370 MT CARMEL RD  
CINCINNATI, OH 45244

Work description:

AGRICULTURAL BLDG. X2

Requested by:

MINI-VEST BUILDINGS  
PO BOX B29  
HILLSDALE OH 45133

Signature

Gregory Brubaker, P.E.

Approval for 2 Agr. cultural buildings to be constructed in  
**ZONING REQUIREMENTS:**

No Zoning Permit is required for this project

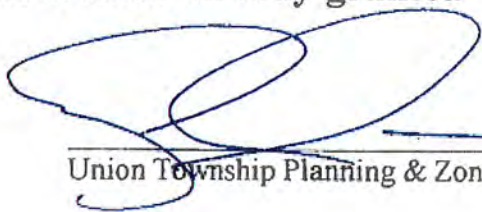


Zoning Permit is required for this project  
Please submit application



Zoning authorization already granted



  
Union Township Planning & Zoning Department



# Union Township Planning & Zoning Department

Only Township Nationally Accredited in Police • Fire • Service

4350 Alcholtz Road • Union Township, Ohio 45245 • (513) 753-2300 • (513) 753-2697 Fax • www.union-township.oh.us



## Trustees

John K. McGraw  
Matthew Beamer  
Lloyd Acres

## UNION TOWNSHIP ZONING REQUIREMENTS

Date: JUNE 8, 2017

Assistant Township Administrator  
Planning & Zoning Director  
Cory Wm. Wright

Project Location:

4370 MT CARMEL RD

CINCINNATI

45244

## Zoning Commission

Daniel Campbell  
Eric Louis  
Carol Pelfrey  
Bill Shannon  
Bradley Toft

Work description:

AGRICULTURAL BUILDING

## Board of Zoning Appeals

Richard DePuccio  
Brian K. Ford  
Thomas Hanrahan  
Ben Joehnk  
Randall Wulker

Requested by:

MIDWEST BUSINESS

PO BOX 829

HILLSBORO, OH 45132

Signature

[Signature]

## ZONING REQUIREMENTS:

No Zoning Permit is required for this project



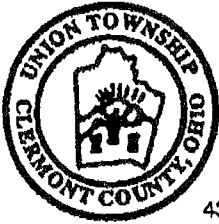
Zoning Permit is required for this project  
Please submit application



Zoning authorization already granted



[Signature]  
Union Township Planning & Zoning Department



# Union Township Planning & Zoning Department

Only Township Nationally Accredited in Police • Fire • Service

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## Trustees

John K. McGraw  
Matthew Beamer  
Lloyd Acres

Date: JUNE 8, 2017

## UNION TOWNSHIP ZONING REQUIREMENTS

Assistant Township Administrator  
Planning & Zoning Director  
Cory Wm. Wright

Project Location:

4370 MT CARMEL RD

## Zoning Commission

Daniel Campbell  
Eric Louis  
Carol Pelfrey  
Bill Shannon  
Bradley Toft

CINCINNATI

45244

Work description:

AGRICULTURAL BUILDING

## Board of Zoning Appeals

Richard DePuccio  
Brian K. Ford  
Thomas Hanrahan  
Ben Joehnk  
Randall Walker

Requested by:

MIDWEST BUILDINGS

PO BOX 829

HILLSBORO, OH 45132

Signature

Gregory R. Hines, Mayor

## ZONING REQUIREMENTS:

No Zoning Permit is required for this project



Zoning Permit is required for this project  
Please submit application



Zoning authorization already granted



[Signature]  
Union Township Planning & Zoning Department



# Union Township Planning & Zoning Department

Only Township Nationally Accredited in Police • Fire • Service

4350 Aicholtz Road • Union Township, Ohio 45245 • (513) 753-2300 • (513) 753-2697 Fax • www.union-township.oh.us



## Trustees

John K. McGraw  
Matthew Beamer  
Lloyd Acres

## UNION TOWNSHIP ZONING REQUIREMENTS

Date: October 3, 2017

Assistant Township Administrator  
Planning & Zoning Director  
Cory Wm. Wright

Project Location:

4370 MT CARMEL RD

CINCINNATI OH 45244

Zoning Commission  
Daniel Campbell  
Eric Louis  
Carol Pelfrey  
Bill Shannon  
Bradley Toft

Work description:

AGRICULTURAL BLDG. X2

Board of Zoning Appeals  
Richard DePuccio  
Brian K. Ford  
Thomas Hanrahan  
Ben Joehnk  
Randall Wulker

Requested by:

MIDWEST BUILDINGS

PO BOX B29

HILLSBORO OH 45133

Signature

Gregory Brundage, P.E.

Approval for 2 Agr. cultural buildings to be constructed Com  
**ZONING REQUIREMENTS:**

No Zoning Permit is required for this project



Zoning Permit is required for this project  
Please submit application



Zoning authorization already granted



  
Union Township Planning & Zoning Department





UNION TOWNSHIP  
PLANNING DEPARTMENT  
4350 AICHOLTZ ROAD  
CINCINNATI, OH 45245  
513-753-2300

FOR OFFICE USE ONLY	
CERTIFICATE NO.	_____
DATE	_____
EOC	NOC
CC	NC

Parcel I.D. Number

3	9	3	1	1	0	B	0	1	2	.
---	---	---	---	---	---	---	---	---	---	---

ACCESSORY STRUCTURE/USE  
PERMIT

Zoning District : \_\_\_\_\_

11.711 ACRES

APPLICATION TYPE: (Check One)

- ☐ Fence  
☐ Accessory Structure - Single Family Deck  
☐ Accessory Structure - Swimming Pool  
☒ Accessory Structure - Garage/Shed (larger than 120 sq. ft.)  
☐ Accessory Structure - Storage Shed (120 sq. ft. or smaller)

FEE SCHEDULE

\$30.00  
\$60.00  
\$30.00  
\$60.00  
\$15.00

QTY.

2

BUILDING ADDRESS: 4370 MT CARMEL RD

CITY: CINCINNATI

STATE: OH

ZIP CODE: 45244

COMPANY REQUESTING PERMIT: MIDWEST BUILDINGS CONTACT PERSON: LARRY BRUBAKER

STREET ADDRESS: PO BOX 829 6130 URTSD

CITY: HILLSBORO

STATE: OH

ZIP CODE: 45133

PHONE: 937-393-3045

PROPERTY OWNER NAME: MT CARMEL FARMS LLC %DOLG EVANS PHONE: 513-271-1119

STREET ADDRESS: 4370 MT CARMEL RD

CITY: CINCINNATI

STATE: OH

ZIP CODE: 45244

SETBACK FROM PROPERTY LINE	
FRONT YARD TO RIGHT OF WAY	_____ FT.
LEFT SIDE YARD	_____ FT.
REAR YARD	_____ FT.
RIGHT SIDE YARD	_____ FT.

\* SEE DRAWING

GENERAL NOTES
1. NO STRUCTURES CAN BE LOCATED WITHIN FRONT YARD
2. MINIMUM SIDE/REAR YARD SETBACK IS 5 FT FROM PROPERTY LINE
3. ACCESS TO POOLS MUST BE CONTROLLED BY FENCE BEFORE FILLING WITH WATER

DECK	
LENGTH:	_____ Ft.
WIDTH:	_____ Ft.
TOTAL FLOOR AREA:	_____ Sq. Ft.
HEIGHT OF DECK:	_____ Ft.

NOT PERMITTED IN FRONT YARD

NEW FENCE LENGTH:	
_____	_____ Ft.

NOT PERMITTED IN FRONT YARD

POOL	
LENGTH:	_____ Ft.
WIDTH:	_____ Ft.
DIAMETER:	_____ Ft.
<input type="checkbox"/> IN-GROUND? <input type="checkbox"/> ABOVE GROUND? <input type="checkbox"/> ABOVE GROUND WITH ATTACHED DECK?	
IS POOL ENCLOSED BY FENCE:	<input type="checkbox"/> YES <input type="checkbox"/> NO

Floor Area of Proposed Structure:	7200	Sq. Ft.	Number of existing DETACHED structures:	_____
Length:	120	Ft.	Has a Principal Structure already been built on this property?	_____
Width:	60	Ft.	<input checked="" type="checkbox"/> YES	
Height:	16	Ft.	<input type="checkbox"/> NO	

I hereby apply for a zoning certificate from Union Township. I affirm that all information provided herewith is true and correct, and that I am authorized to make this application. I understand and agree that any zoning certificate issued may be revoked if error, omission or misrepresentation occurred concerning this application. I understand and agree that the zoning certificate will expire and be automatically revoked if construction is not begun within one year of issuance or completed within two years of issuance.

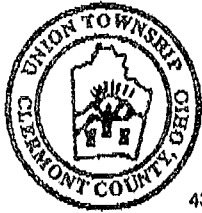
Larry Brubaker  
Signature of Applicant

JUNE 7, 2017  
Date

SUBMIT TWO COPIES OF SITE PLAN  
SUBMIT SIGNED AUTHORIZATION FROM THE PROPERTY OWNER(S)

INCOMPLETE APPLICATIONS WILL BE REJECTED





## Union Township Planning & Zoning Department

Only Township Nationally Accredited in Police • Fire • Service

4350 Alcholtz Road • Union Township, Ohio 45245 • (513) 753-2300 • (513) 753-2897 Fax • [www.union-township.oh.us](http://www.union-township.oh.us)



### Trustees

Timothy M. Donnellon  
Robert McGee  
Matthew Beamer

December 14, 2012

Doug Evans

BEE Holdings Limited Partnership

Assistant Township Administrator  
Planning & Zoning Director  
Cory Wm. Wright

3700 Round Bottom Road  
Cincinnati, OH 45244

### Zoning Commission

Don Grove  
Eric Louis  
Joseph Rennekamp  
Ken Sands  
Bill Shannon

RE: *Agricultural Exemption*

Dear Mr. Evans:

### Board of Zoning Appeals

Calvin Alcholtz  
Brian K. Ford  
Thomas Hanrahan  
Ben Joehnk  
Randall Wulker

Thank you for your submission describing the project proposed for property at 4370 Mt. Carmel Road, Parcel #393110B012., situated within the Union Township, Clermont County, Ohio zoning jurisdiction. According to Ohio Revised Code §519.21, your description of the two proposed structures meets the criterion for agricultural exemption from zoning regulation for outbuildings to be constructed at 8,100 and 7,020 square feet, respectively.

The zoning exemption for this specific project does not release the property owner from any other requirements which may be under the auspices of Clermont County Permit Central. They may be reached at (513)732-7213. Please notify our department should any aspect of your project change.

Truly yours,

A handwritten signature in black ink, appearing to read "Cory Wm. Wright", is written over a large, stylized, circular flourish.

Cory Wm. Wright  
Assistant Township Administrator  
Director of Planning and Zoning

CWW/vh

Department of Planning & Zoning  
4350 Alcholtz Road  
Cincinnati, OH 45245  
513-753-2300  
513-753-2697 fax

**Union Township  
Clermont County, Ohio**

# Fax

**To:** Larry Brubaker, Midwest Buildings &  
Supply  
**From:** Cory Wright

---

**Fax:** 937-393-4553  
**Date:** 12/14/12

---

**Phone:** 937-393-3045  
**Pages:** 2

---

**Re:** 4370 Mt. Carmel Road  
**CC:** File;

---

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

---

**•Comments:**

Please find the attached authorization for the agricultural projects we discussed this morning.

Thank you.

Department of Planning & Zoning  
4350 Aicholtz Road  
Cincinnati, OH 45245  
513-753-2300  
513-753-2697 fax

**Union Township  
Clermont County, Ohio**

# Fax

**To:** Midwest Buildings & Supply Co

**From:** Vicki Hensley

**Fax:** 937-393-4533

**Date:** 3/21/13

**Phone:** 937-393-3045

**Pages:** 3 including cover

**Re:** EVANS PROJECT

**CC:** File;

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

**•Comments:**

Please find the letter certifying Agricultural Exemption for the latest project at 4370 Mt. Carmel Road within the Union Township Zoning jurisdiction.

Thanks --

*Vicki*



## Union Township Planning & Zoning Department

Only Township Nationally Accredited in Police • Fire • Service

4350 Alcholtz Road • Union Township, Ohio 45245 • (513) 753-2300 • (513) 753-2697 Fax • [www.union-township.oh.us](http://www.union-township.oh.us)



### Trustees

Timothy M. Donnellon  
Robert McGee  
Matthew Beamer

March 21, 2013

Doug Evans  
BEE Holdings Limited Partnership

Assistant Township Administrator  
Planning & Zoning Director  
Cory Wm. Wright

9700 Round Bottom Road  
Cincinnati, OH 45244

### Zoning Commission

Don Grove  
Eric Louis  
Carol Pelfrey  
Joseph Rennekamp  
Bill Shannon

RE: Agricultural Exemption

Dear Mr. Evans:

### Board of Zoning Appeals

Calvin Alcholtz  
Brian K. Ford  
Thomas Hanrahan  
Ben Joehnk  
Randall Wulker

Thank you for your submission describing the project proposed for property at 4370 Mt. Carmel Road, Parcel #393110B012., situated within the Union Township, Clermont County, Ohio zoning jurisdiction. According to Ohio Revised Code §519.21, your description of the proposed cattle and hay barn structure meets the criterion for agricultural exemption from zoning regulation to be constructed at 3,024 square feet.

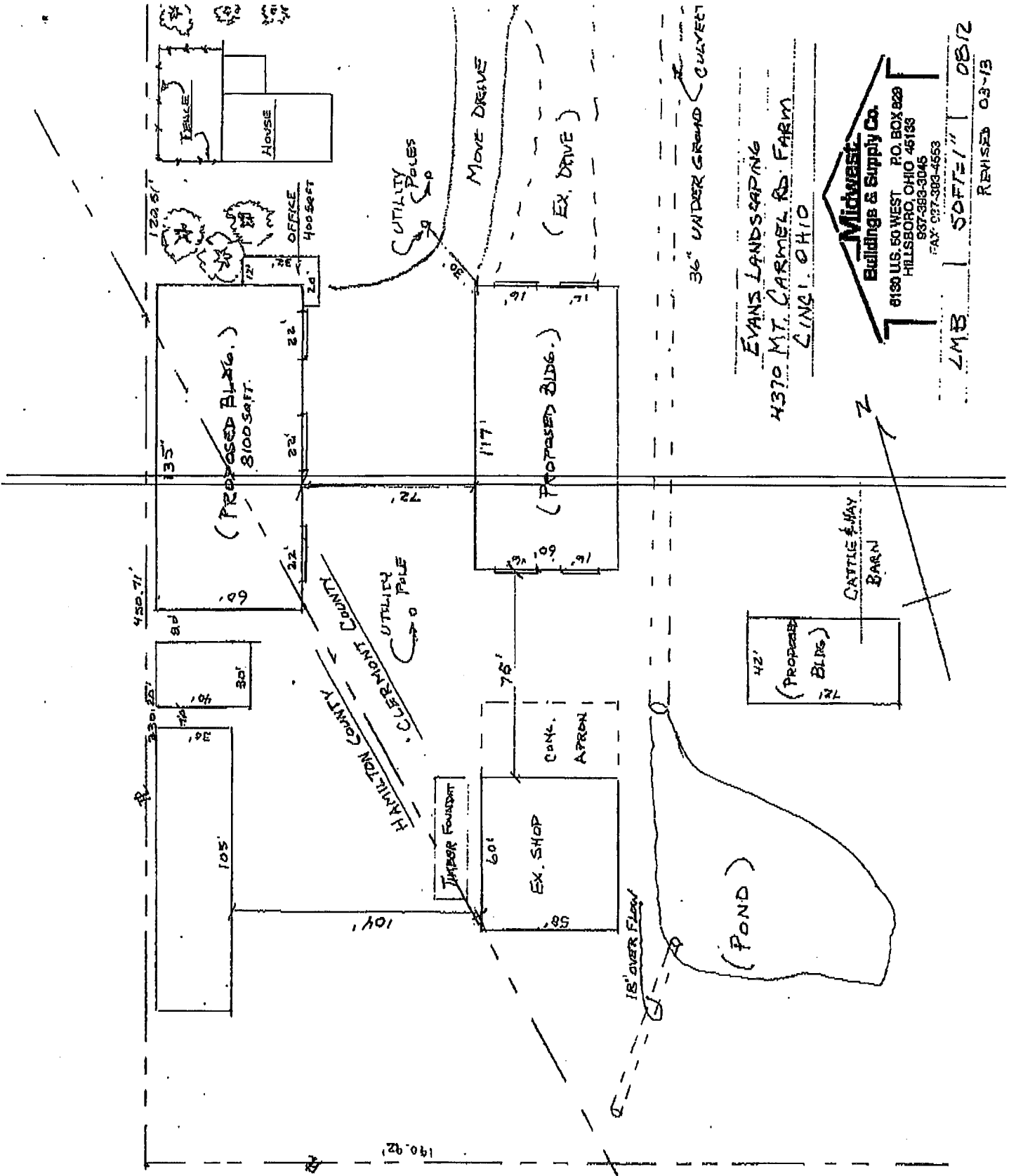
The zoning exemption for this specific project does not release the property owner from any other requirements which may be under the auspices of Clermont County Permit Central. They may be reached at (513)732-7213. Please notify our department should any aspect of your project change.

Truly yours,

Cory Wm. Wright  
Assistant Township Administrator  
Director of Planning and Zoning

CWW/vh

c: Midwest Buildings & Supply Company



EVANS LANDSCAPING  
4370 MT. CARMEL RD. FARM  
CINCINNATI, OHIO

**Midwest**  
Buildings & Supply Co.  
8180 U.S. 50 WEST P.O. BOX 828  
HILLSBORO, OHIO 45138  
937-383-3046  
FAX: 937-383-4553

LMB | 50721" | 0812  
REVISED 03-13





Basis of Bearings  
T.54-33  
S60°30'30"E

Gordon, Loretta L.  
500-90-25  
O.R. 9944, Pg. 2542

Gordon, Jason, Richard  
Nicole, Jacques  
39-31-10B-231  
D.B. 1855, Pg. 717

Ingress/Egress to Mount Carmel Rd.  
as recorded in D.B. 3966, Pg. 729  
and D.B. 3905, Pg. 35

Bickel, Janet C. and Roseanne E.  
39-31-10B-011  
O.R. 1259, Pg. 1494

0.717 Acres  
(Hamilton Co.)  
330.20'  
N36°56'52"E

Bickel, Janet C.  
500-90-26  
O.R. 5422, Pg. 1343

190.92'

359.36'  
N05°09'33"E

PROPOSED  
BUILDING

450.71'

Ex. Stone

S60°30'30"E

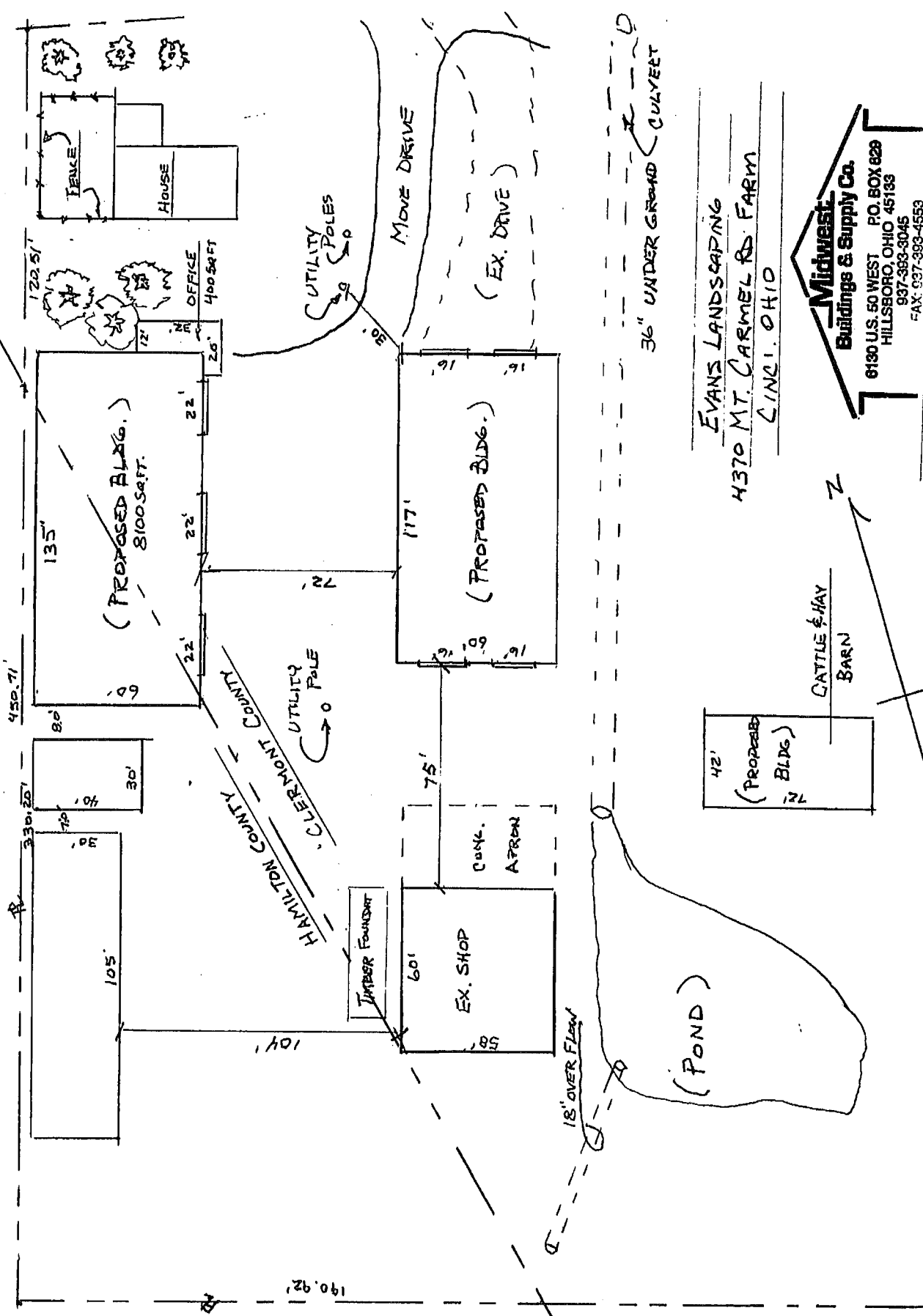
12.428 Acres Total

Bickel, Janet C.  
39-31-10B-012  
O.R. 61, Pg. 526

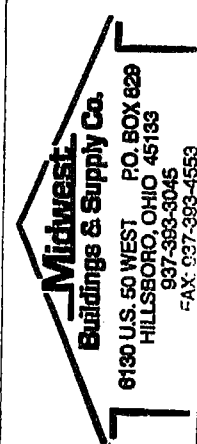
JUN 05 21

393110

Mt. Carmel Rd.



EVANS LANDSCAPING  
 4370 MT. CARMEL RD. FARM  
 CINCINNATI, OHIO



6130 U.S. 50 WEST P.O. BOX 828  
 HILLSBORO, OHIO 45183  
 937-383-3045  
 FAX: 937-383-4553

LMB | 50FT=1" | 08/12  
 REVISED 03-13

Mt. Carmel Rd.

Ingress/Egress to Mount Carmel Rd.  
as recorded in D.B. 3966, Pg. 729  
and D.B. 3905, Pg. 35

Bickel, Janet C. and Roseanne E.  
39-31-10B-011  
O.R. 1259, Pg. 1494

Gordon, Jason, Richard  
Nicole Jacques  
39-31-10B-231  
D.B. 1855, Pg. 717

Basis of Bearings  
1754-33  
560°30'30"E

Gordon, Loretta L.  
500-90-25  
O.R. 9944, Pg. 2542

Ex. Stone

PROPOSED  
BUILDING

0.717 Acres  
(Hamilton Co.)  
330.20'  
N36°56'52"E  
450.71'  
120.51'

Bickel, Janet C.  
500-90-26  
O.R. 5422, Pg. 1343

560°30'30"E

12.428 Acres Total

190.92'

Bickel, Janet C.  
39-31-10B-012  
O.R. 61, Pg. 526

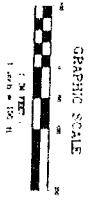
JUN 05 21

393110





PARCEL ID: 30-31-100-072

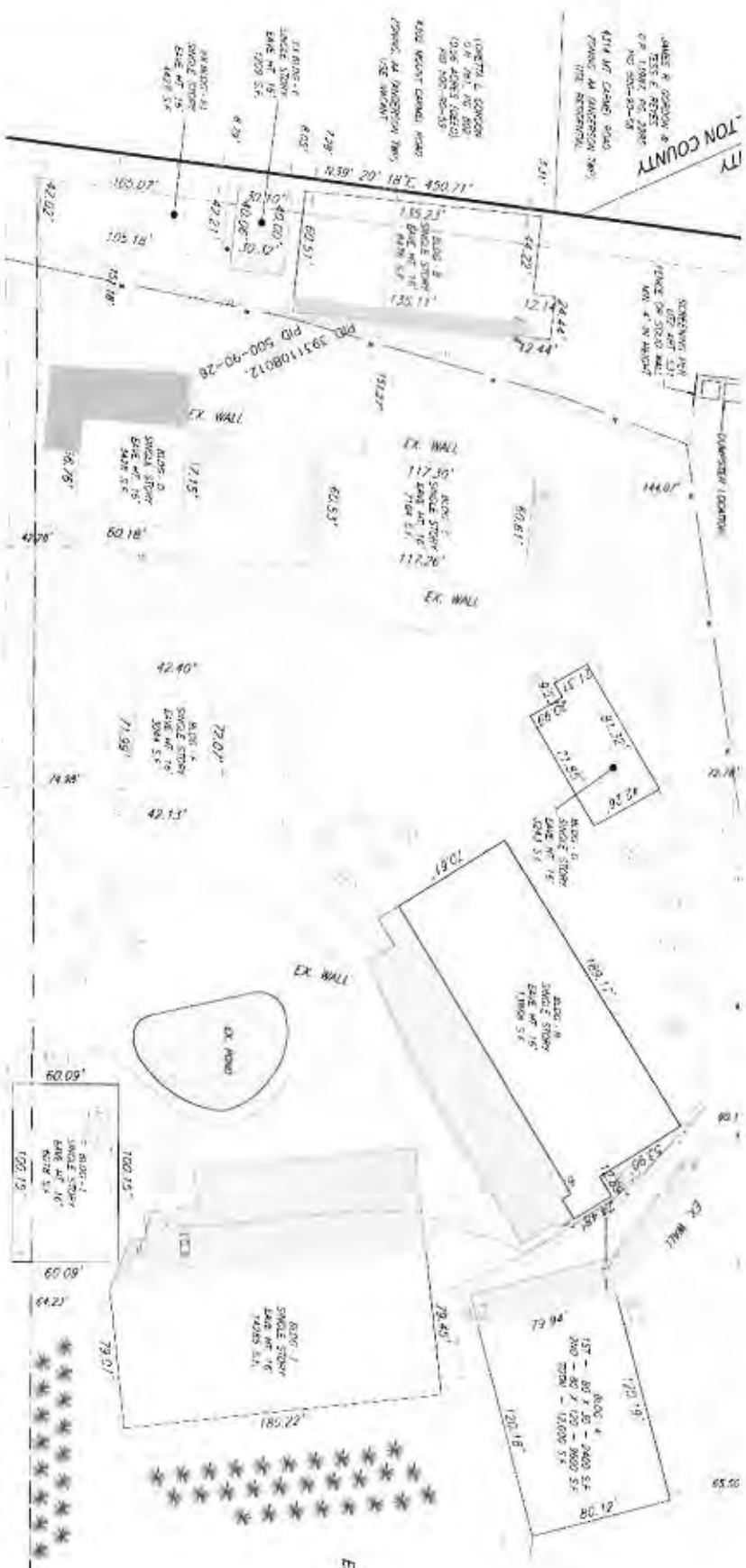


*Plat of Survey  
Washington's Military Survey No. 1775  
Union Township, Clermont County, Ohio  
and  
Anderson Township, Hamilton County, Ohio  
Date March 23, 1912*

Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 0500009000026  
Page 1 of 66

# BUILDING B



Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 050000900026  
Page 2 of 66



Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 0500009000026  
Page 3 of 66



Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 050000900026  
Page 4 of 66





Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

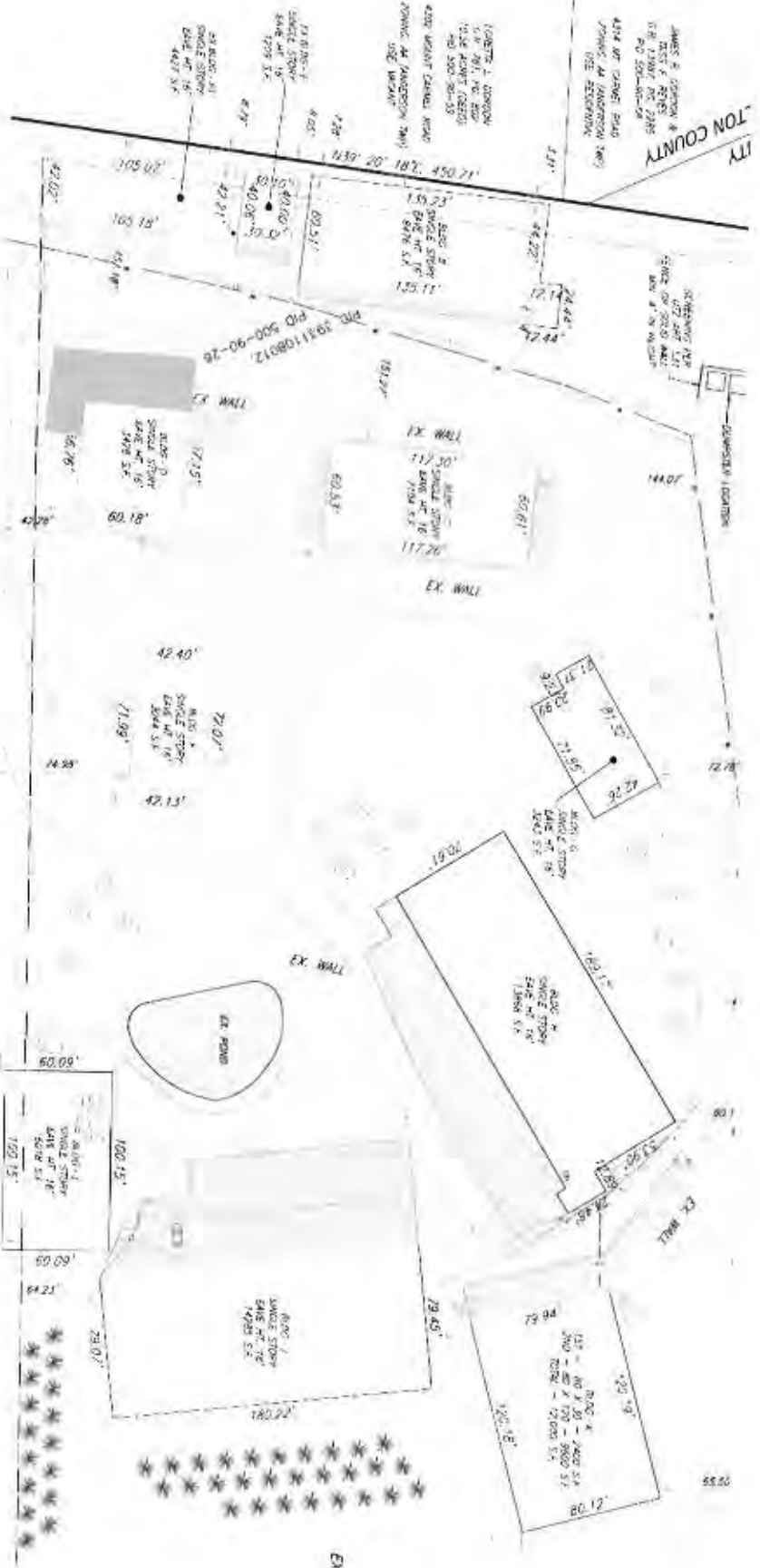
Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 050000900026  
Page 5 of 66



Mr. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 050000900026  
Page 6 of 66

# BUILDING C



Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 050000900026

Page 7 of 66



Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 0500009000026  
Page 8 of 66



Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 050000900026  
Page 9 of 66





Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

Clermont County Parcel No. 39-31-10B-012  
Hamilton County Parcel No. 050000900026

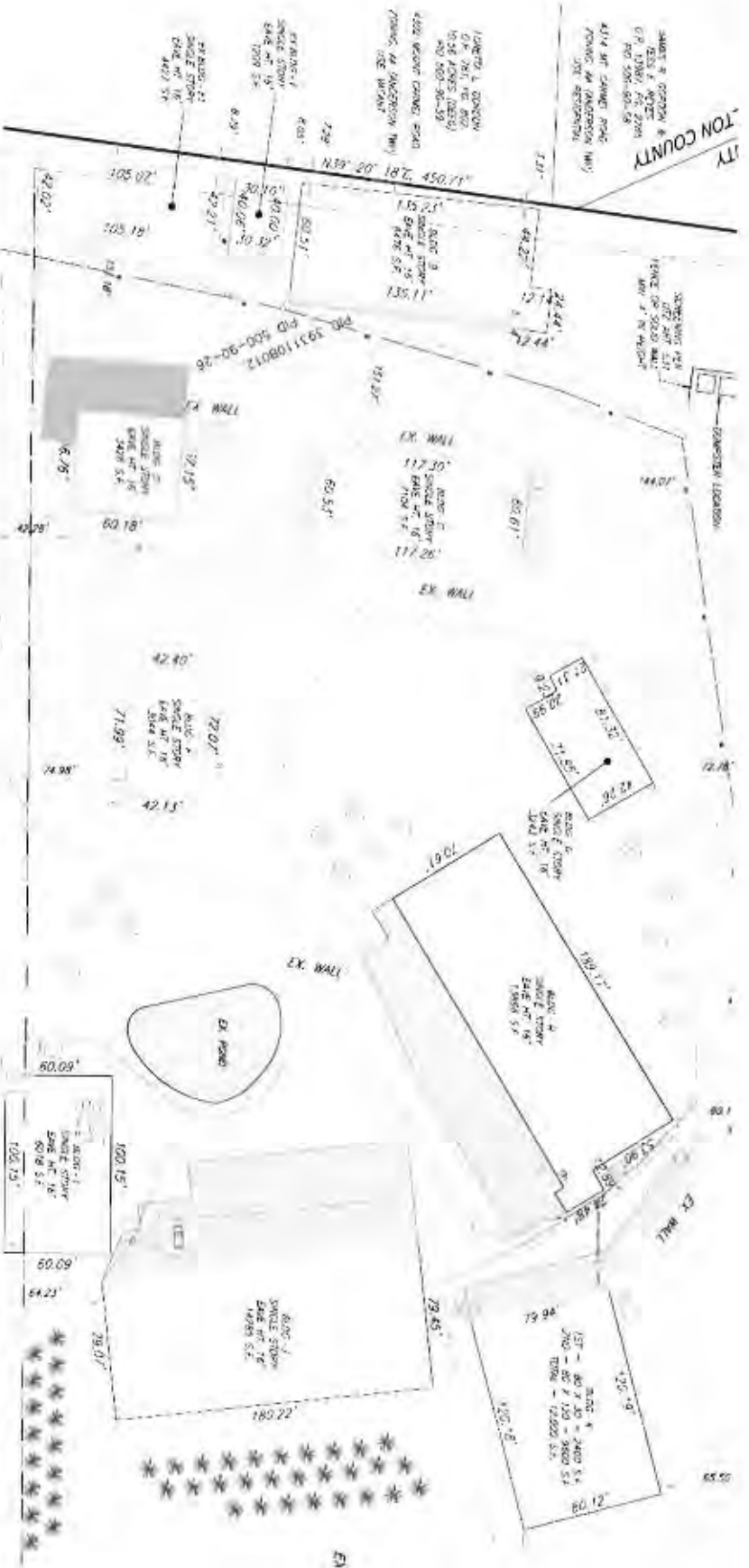
Page 10 of 66



Mt. Carmel Farms LLC  
4370 Mt. Carmel Road,  
Cincinnati, Ohio 45244

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Cincinnati, Ohio 45244

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Cincinnati, Ohio 45244

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Cincinnati, Ohio 45244

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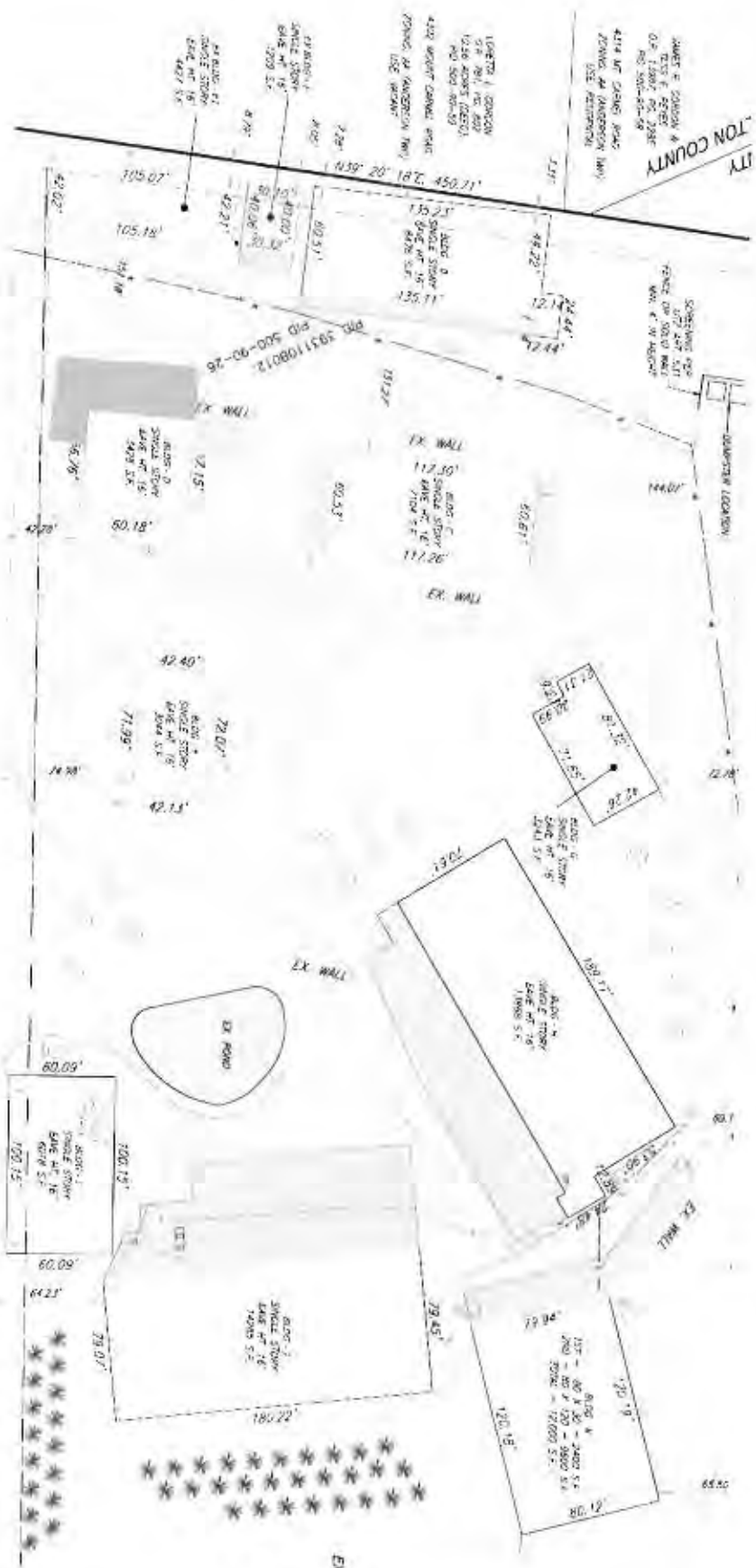
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# BUILDING E



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Cincinnati, Ohio 45244

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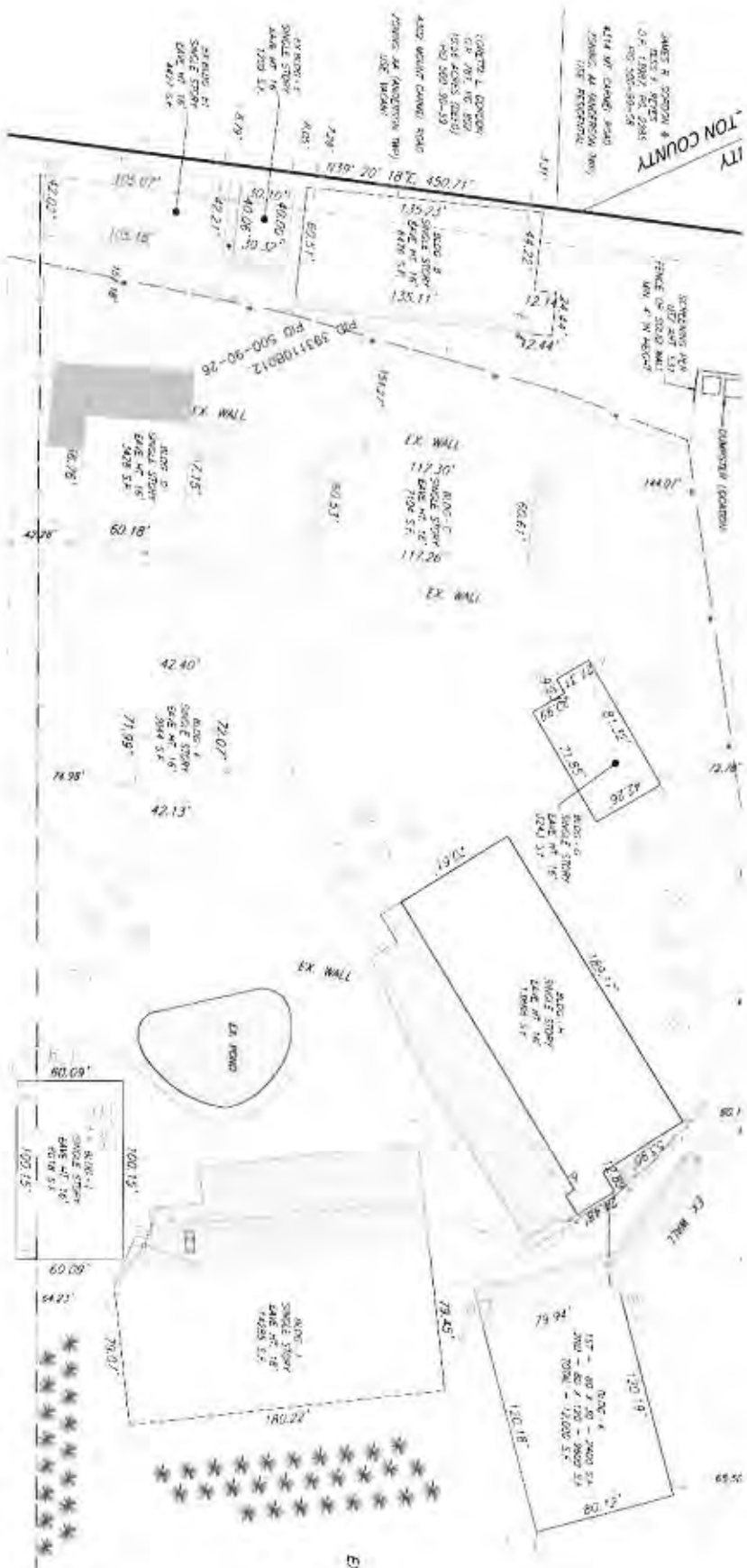
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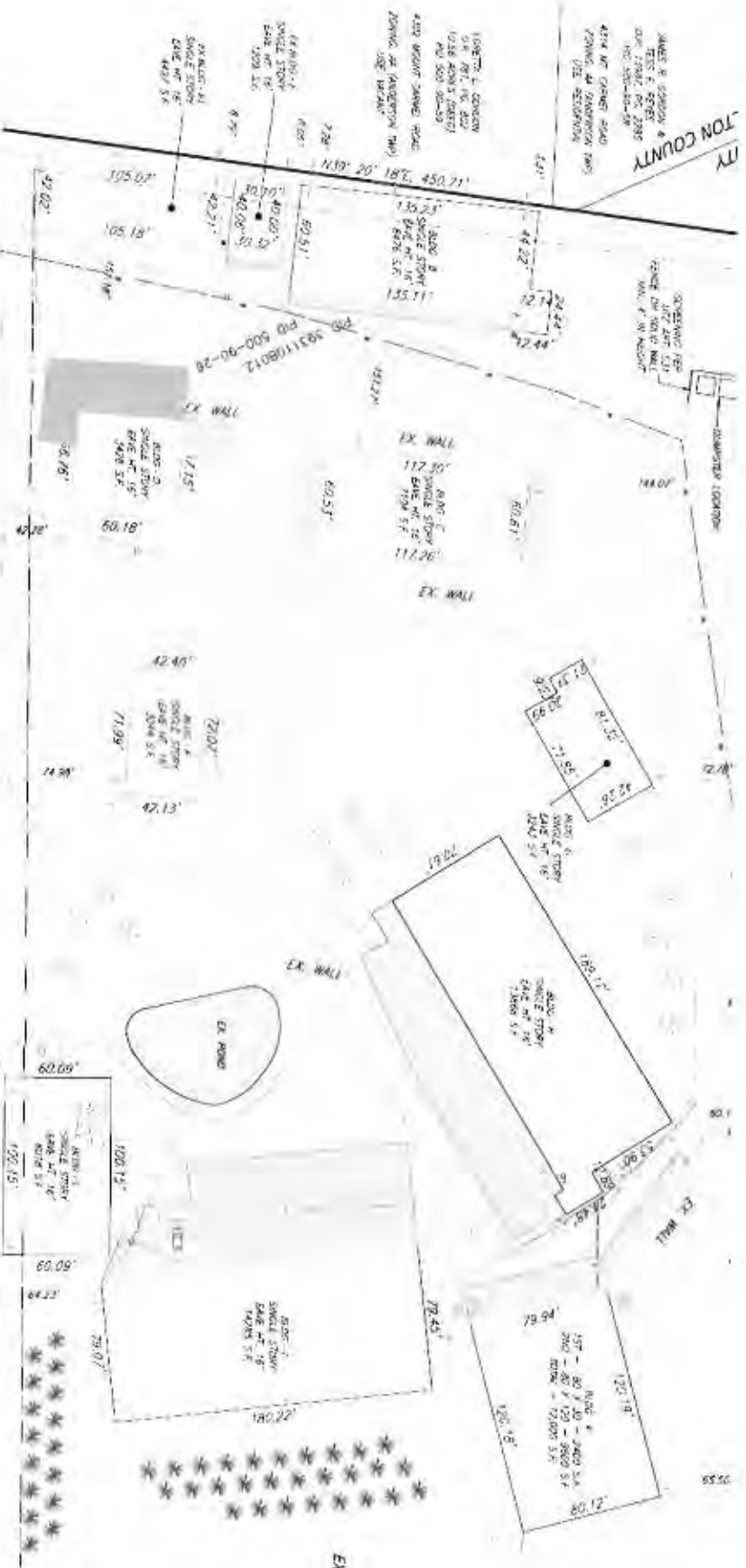
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Cincinnati, Ohio 45244

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Cincinnati, Ohio 45244

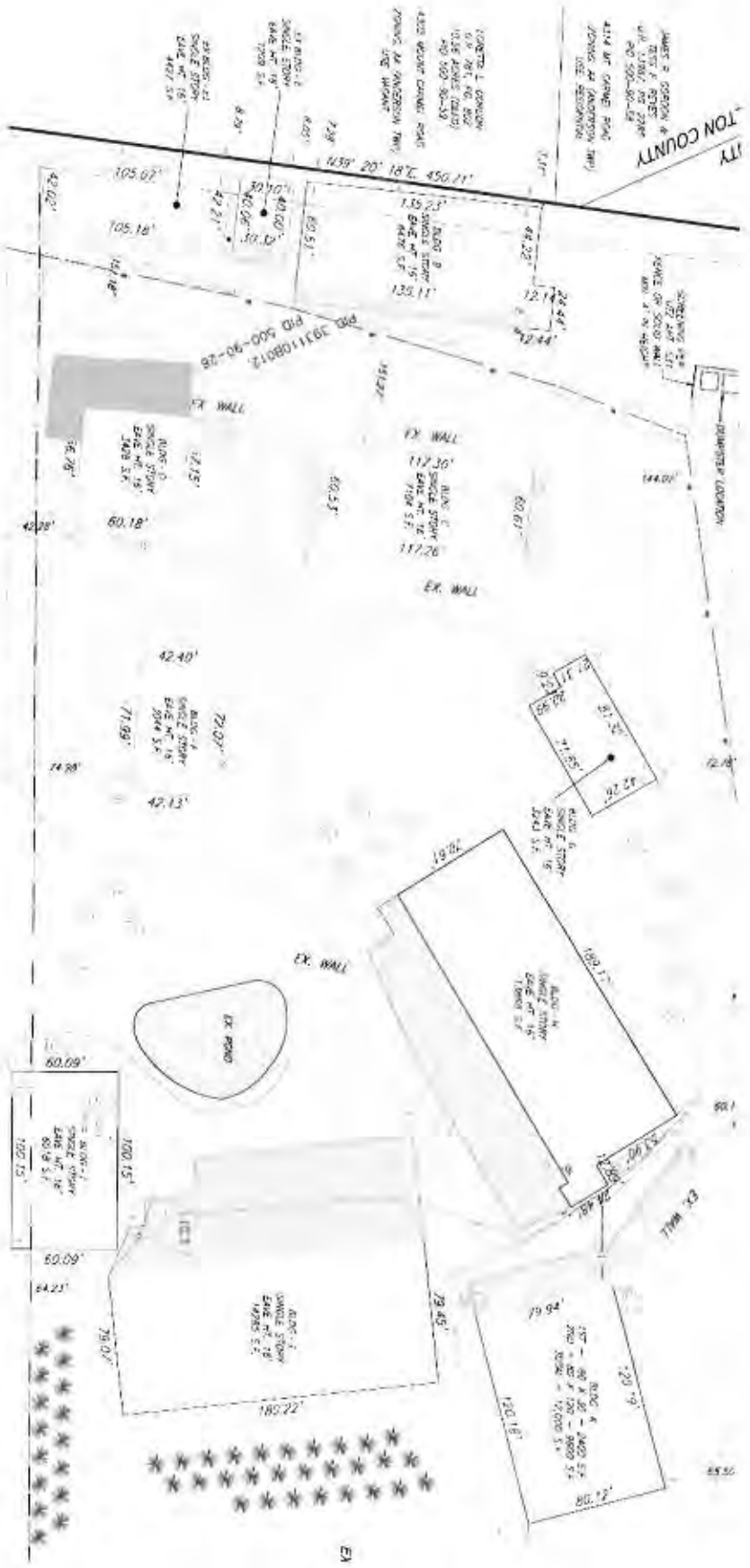
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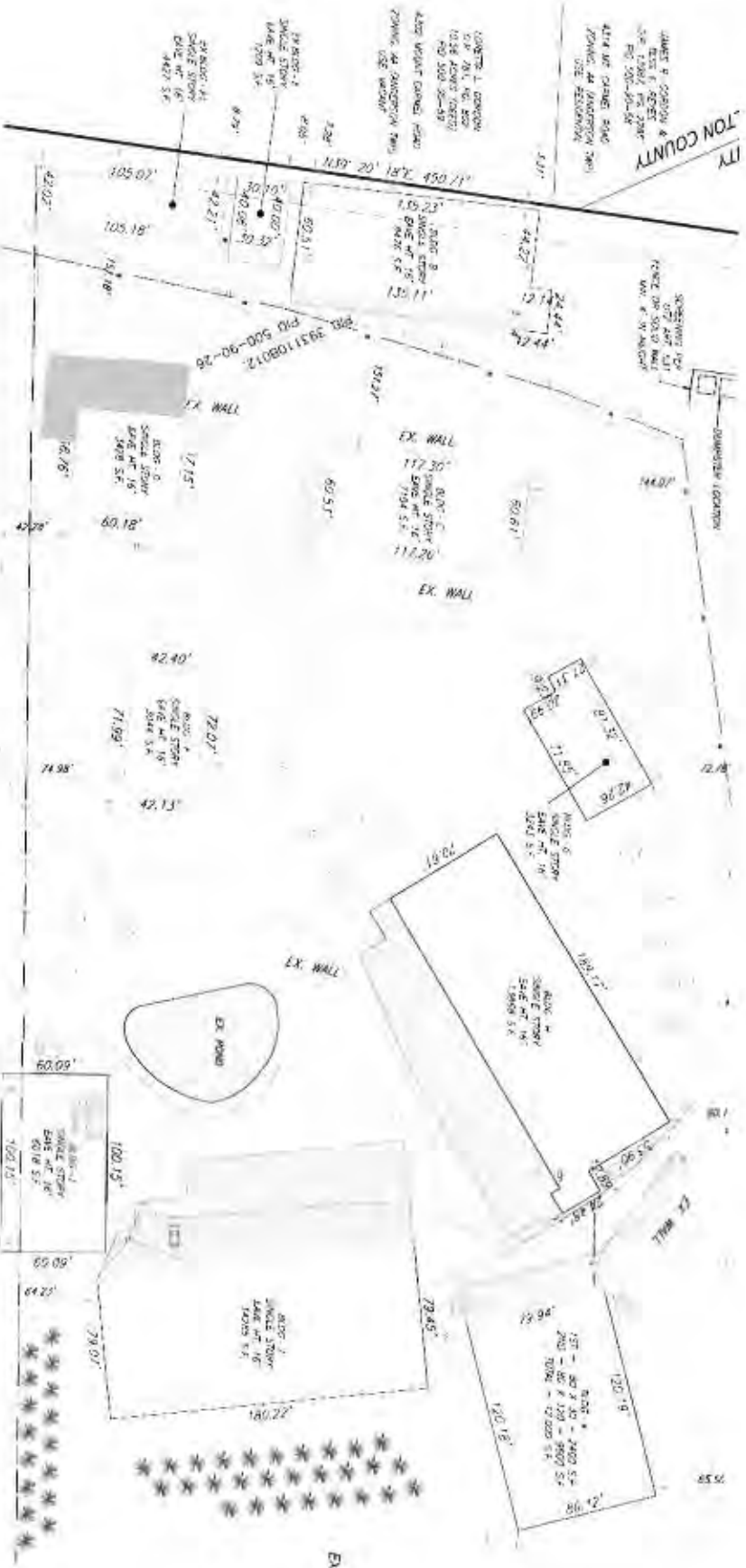
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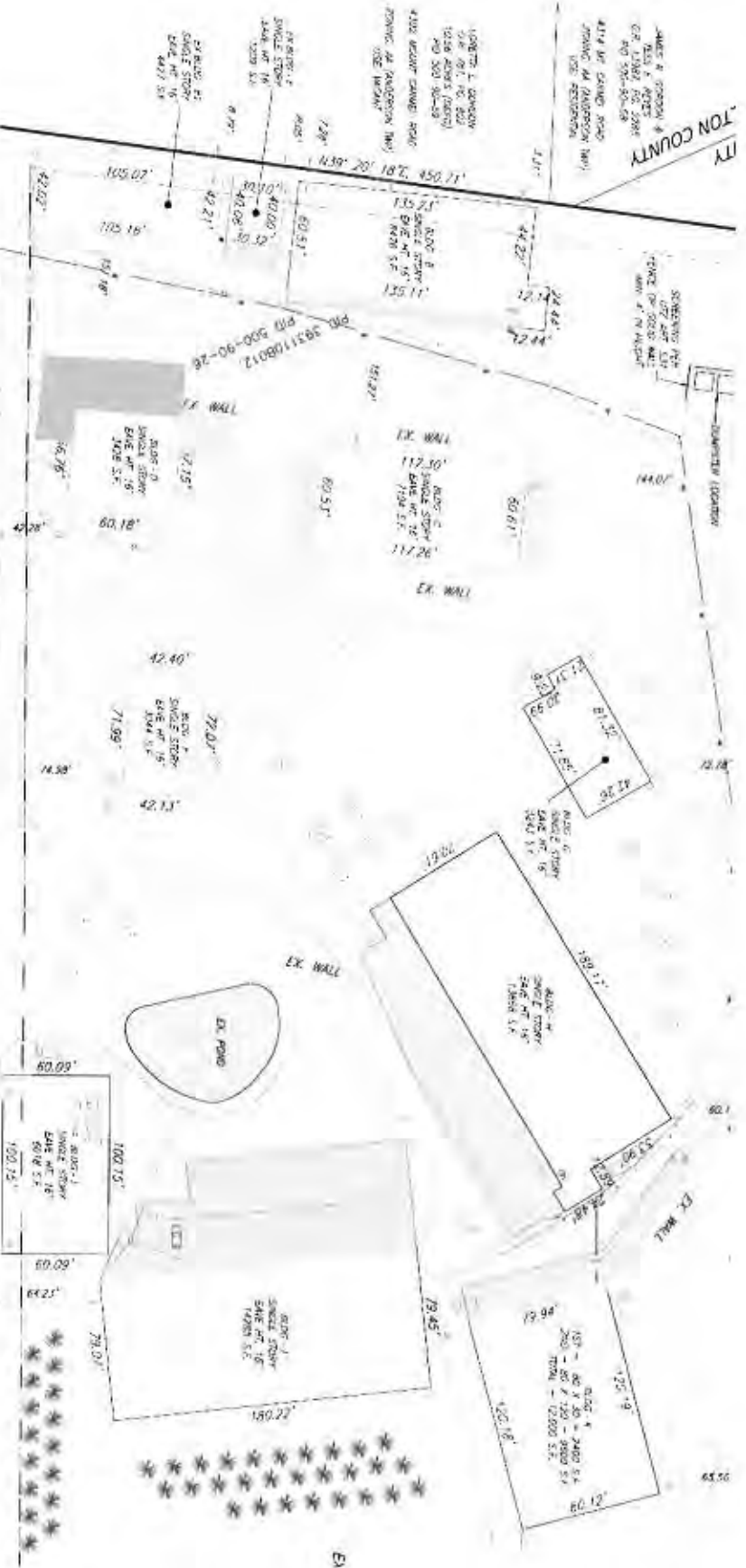
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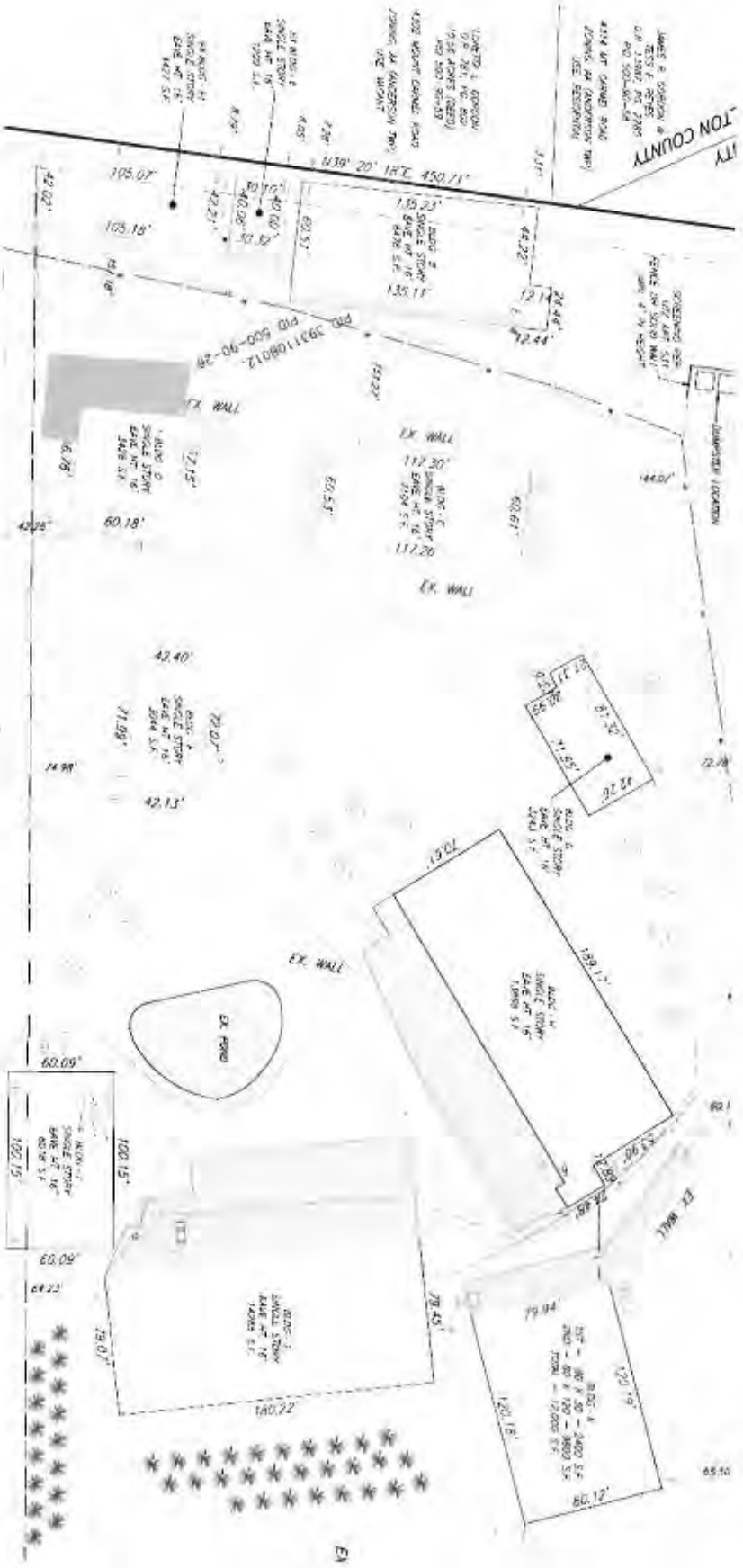
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# LANDSCAPE

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Cincinnati, Ohio 45244

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Cincinnati, Ohio 45244

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SITE DIMENSIONAL PLAN W/ CONTOURS .....	3
PARKING AND CIRCULATION PLAN .....	4
LANDSCAPE PLAN .....	5
BUILDING ELEVATIONS .....	6

MT. CARMEL FARMS  
4360 MT. CARMEL ROAD  
PD ZONE CHANGE APPLICATION  
UNION TOWNSHIP, CLERMONT COUNTY, OHIO

PROJECT LOCATION



PROPERTY OWNER INFORMATION

MT CARMEL FARMS, LLC  
3700 ROUNDBOTTOM ROAD  
CINCINNATI, OH 45244  
CONTACT: DOUG EVANS  
CONTACT PHONE: (513)271-1119

PROPERTY INFORMATION  
AUDITOR PARCEL ID - 393110B012.

PLANS PREPARED BY:  
MARK D. WALKER, P.E., P.S.,  
MD WALKER & ASSOCIATES  
6809 MAIN STREET, #1064  
CINCINNATI, OH 45244

"PD" SIGNATURES

I CERTIFY THAT THIS "PD" PLAN MEETS THE REQUIREMENTS SET BY UNION TOWNSHIP AND IS THE APPROVED "PD" PLAN FOR THIS PROPERTY.

DIRECTOR OF PLANNING AND ZONING

DATE

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREIN AND ADOPT THIS "PD" PLAN AS MY DEVELOPMENT FOR THE PROPERTY. I MUST OBTAIN A ZONING CERTIFICATE PRIOR TO CONSTRUCTION.

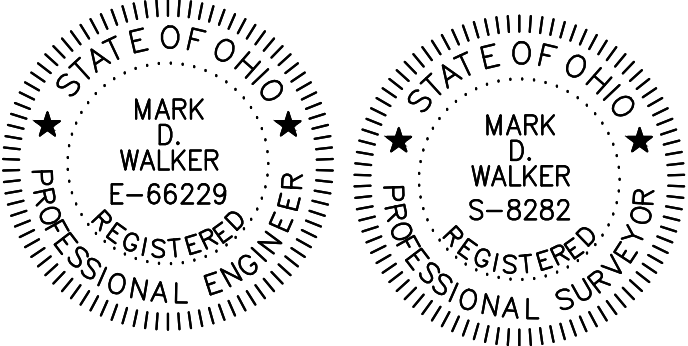
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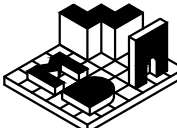
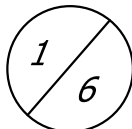
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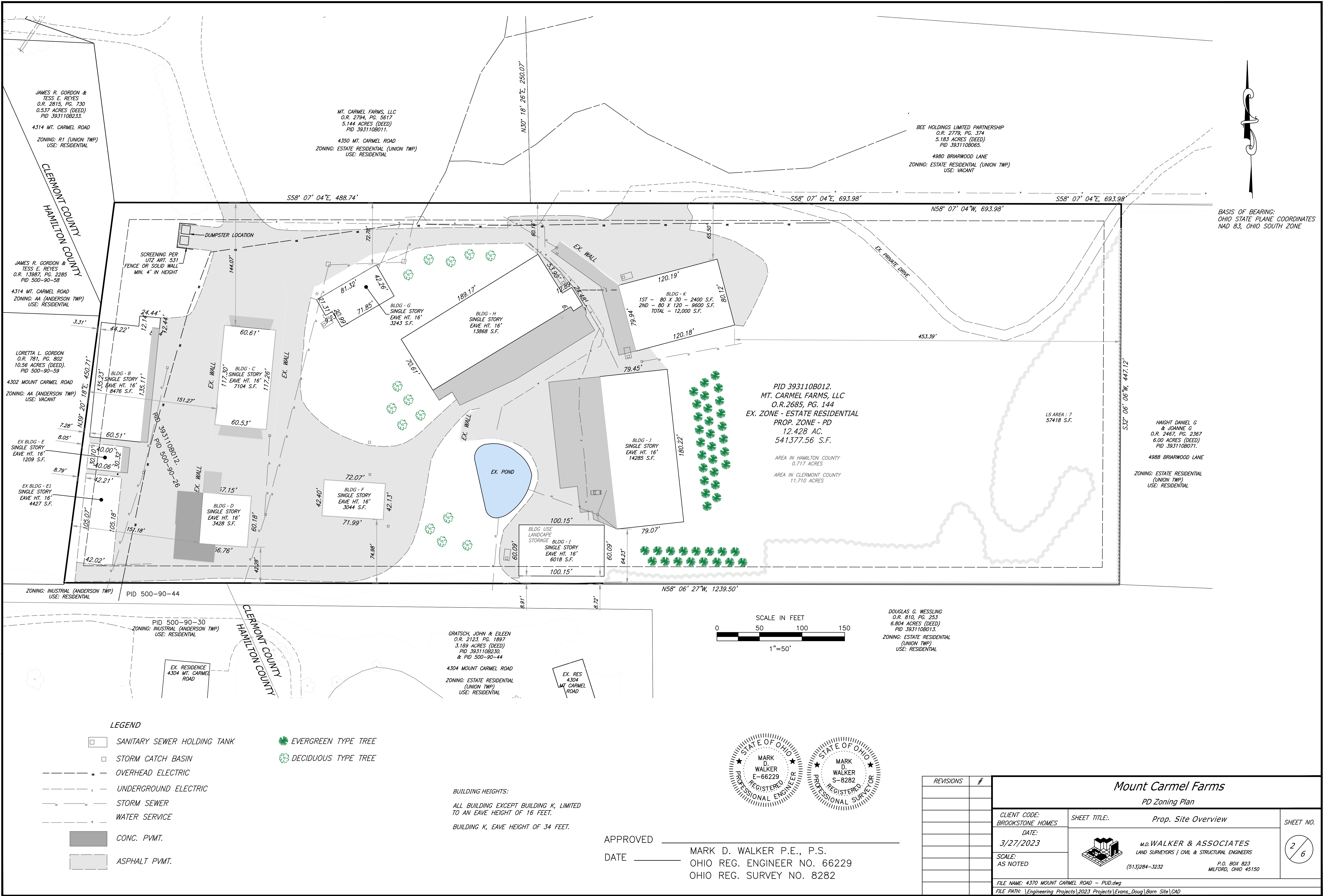
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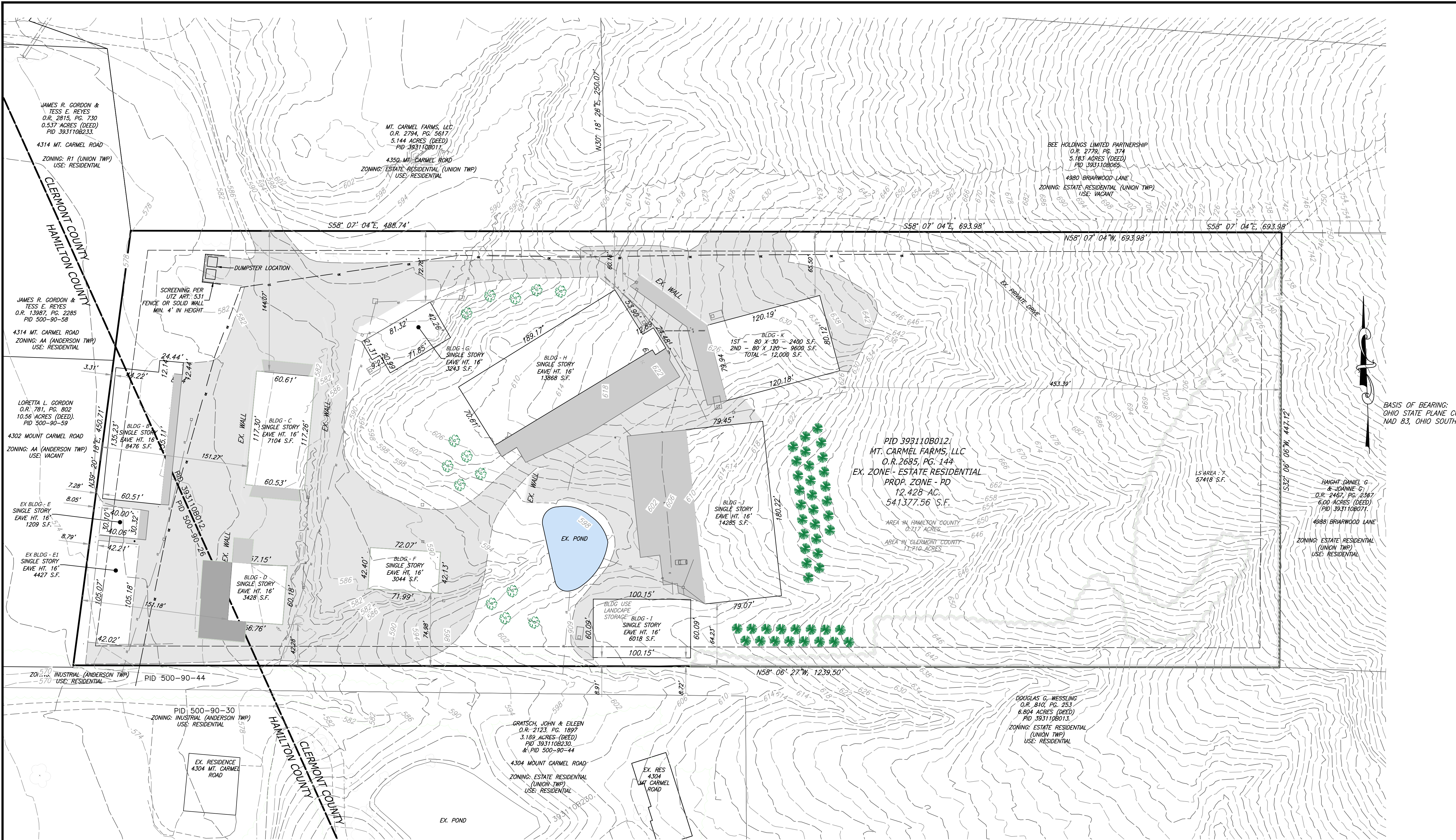
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DATE \_\_\_\_\_ MARK D. WALKER P.E., P.S.  
OHIO REG. ENGINEER NO. 66229  
OHIO REG. SURVEY NO. 8282

REVISIONS		#	Mount Carmel Farms		
			PD Zoning Plan		
			CLIENT CODE: BROOKSTONE HOMES	SHEET TITLE: Title Sheet	SHEET NO.
			DATE: 3/27/2023	 M.D.WALKER & ASSOCIATES LAND SURVEYORS / CIVIL & STRUCTURAL ENGINEERS P.O. BOX 823 MILFORD, OHIO 45150 (513)284-3232	
			SCALE: AS NOTED		
FILE NAME: 4370 MOUNT CARMEL ROAD -- PUD.dwg					
FILE PATH: \\Engineering Projects\2023 Projects\Evans_Doug\Barn Site\CAD					

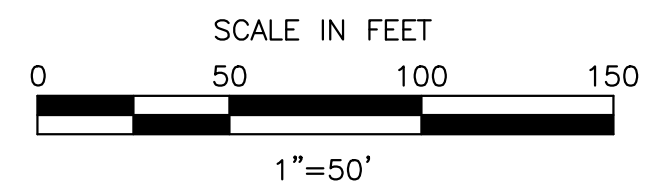




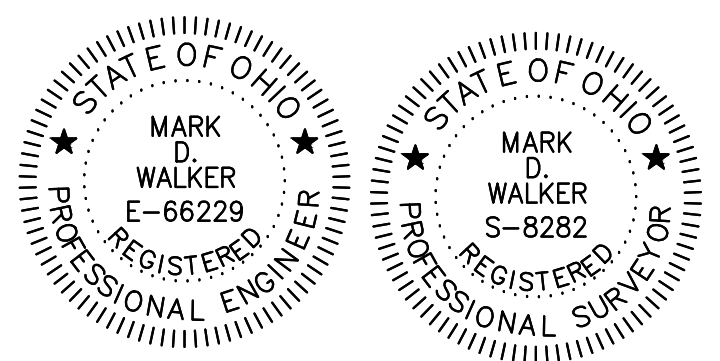




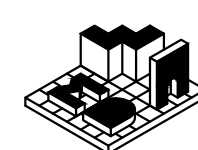
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NAD 83, OHIO SOUTH ZONE



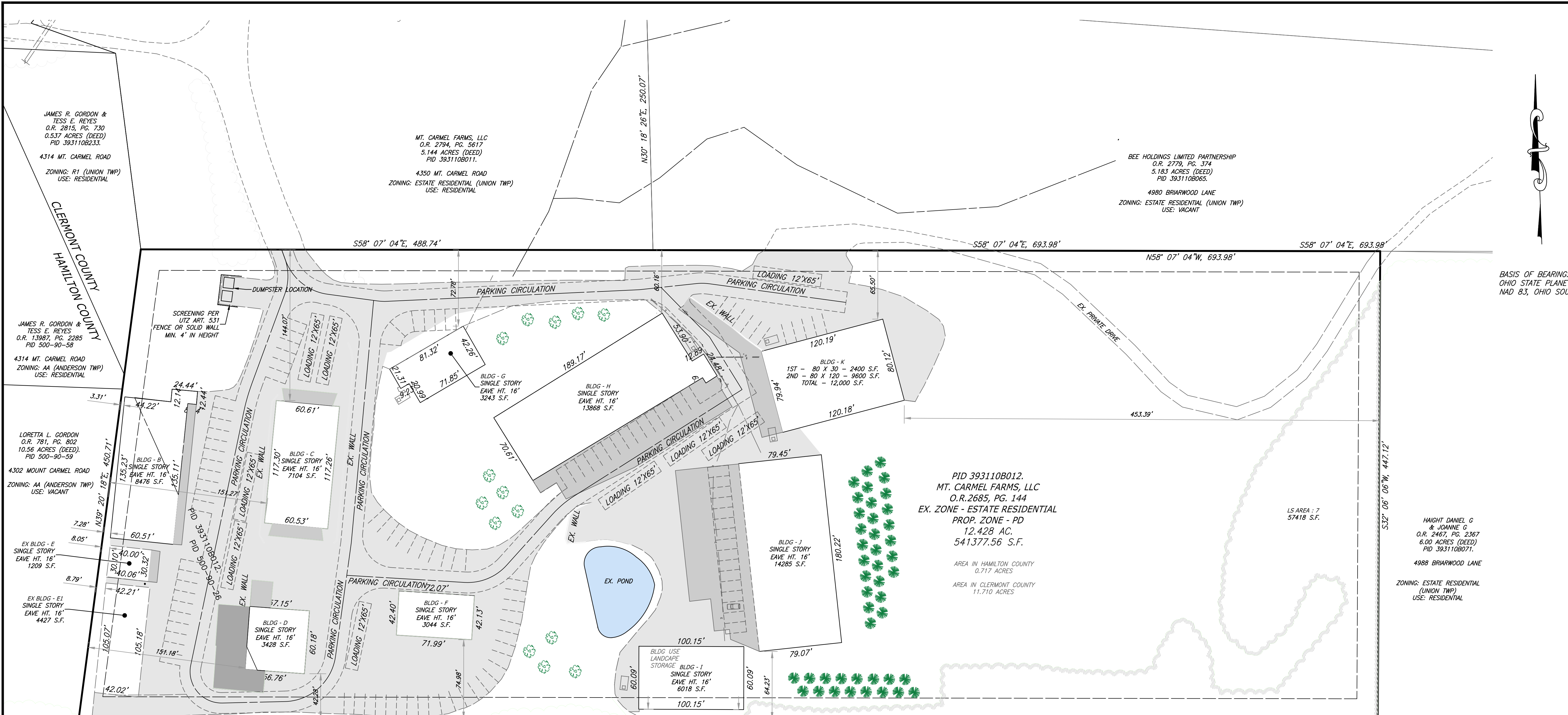
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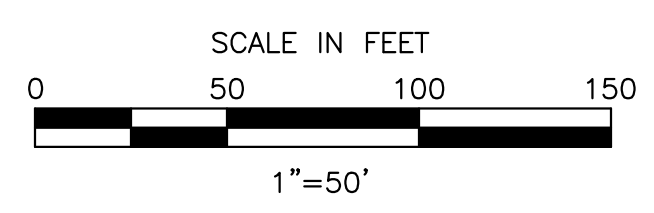
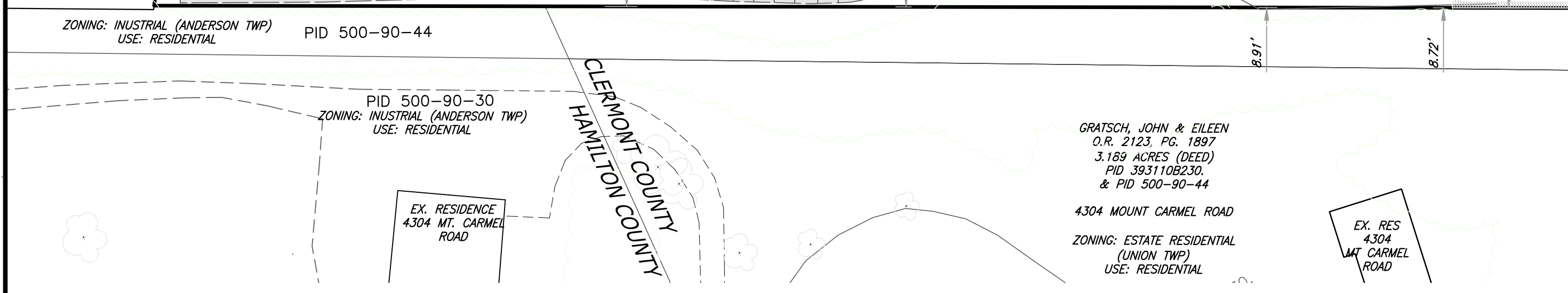
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DATE: 3/27/2023	 <div>M.D. WALKER &amp; ASSOCIATES LAND SURVEYORS   CIVIL &amp; STRUCTURAL ENGINEERS (513)284-3232</div>	
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FILE NAME: 4370 MOUNT CARMEL ROAD - PUD.dwg		
FILE PATH: \\Engineering Projects\2023 Projects\Evans_Doug\Barn Site\CAD		





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



DOUGLAS G. WESSLING  
O.R. 810, PG. 253  
6.804 ACRES (DEED)  
PID 393110B013.  
ZONING: ESTATE RESIDENTIAL  
(UNION TWP)  
USE: RESIDENTIAL

**PARKING AND CIRCULATION NOTE:**

ALL PARKING AND CIRCULATION SHOWN IS LOCATED ON PAVED ASPHALT AND/OR CONCRETE. OUR ESTIMATE OF NECESSARY SPACES FOR THE SITE AND PROPOSED USES ARE 5 SPACES PER BUILDING (11 BUILDINGS -> 55 SPACES TOTAL).

THIS PLAN DEMONSTRATES PARKING AND CIRCULATION FOR 99 VEHICLES, AS WELL AS AMPLE SPACE TO PROVIDE MORE IF IT WAS NECESSARY FOR THE USE.

ALL CIRCULATION DRIVES AND PARKING SPACES ARE UNMARKED DUE TO THE NATURE OF THE USE.

GRATSCH, JOHN & EILEEN  
O.R. 2123, PG. 1897  
3.189 ACRES (DEED)  
PID 393110B230.  
& PID 500-90-44

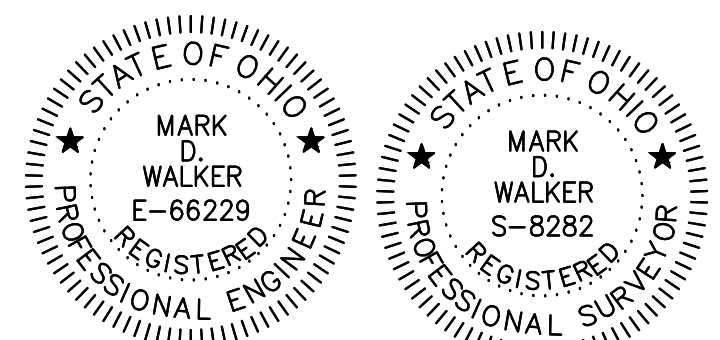
4304 MOUNT CARMEL ROAD

ZONING: ESTATE RESIDENTIAL  
(UNION TWP)  
USE: RESIDENTIAL

EX. RES  
4304  
MT CARMEL  
ROAD


**PARKING BARRIER NOTE:**

NOTE ALL PARKING SPACES ADJACENT TO PROPERTY LINES SHALL BE PROVIDED WITH WHEEL STOPS.

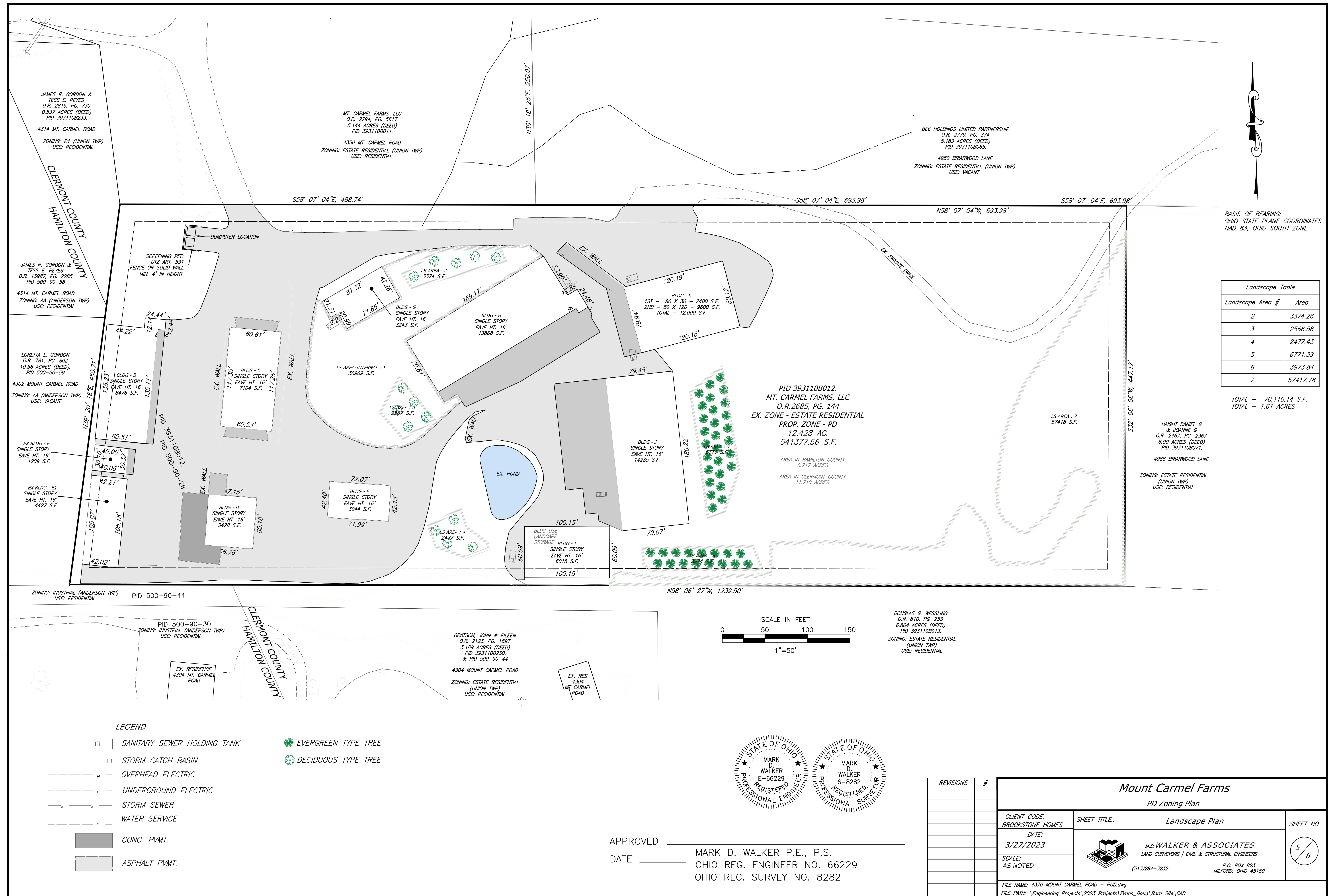


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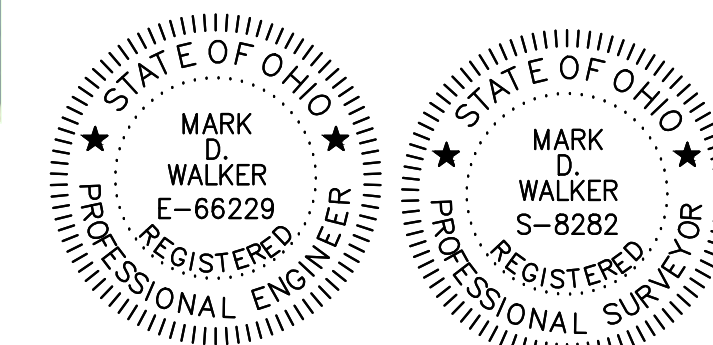
MARK D. WALKER P.E., P.S.  
OHIO REG. ENGINEER NO. 66229  
OHIO REG. SURVEY NO. 8282

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APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_ MARK D. WALKER P.E., P.S.  
OHIO REG. ENGINEER NO. 66229  
OHIO REG. SURVEY NO. 8282

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