



City of Milford

General Administration
831-4192
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150 www.milfordohio.org

Application for Zoning Change

Name(s) of Applicant: Fr. Adam Puntel

Address: 543 Main Street
Milford Ohio 45150

Telephone Number: 831-3353

Name(s) of Owner: St. Andrew Church
(if different from applicant)

Owner's Address: 552 Main Street
Milford Ohio 45150

Property Address (if assigned): 568 Main St. Milford Ohio 45150

Property Parcel ID number: 210730E012

Current Zoning: Institutional

Current Use of Property: None - storage and occasional meeting rooms.

Property Size: .143 acres

Current Building Size (if any): 1612 sqft

Proposed Zoning: Residential

Proposed Use: Sell for residential purposes

Provide a brief statement explaining how the proposed change relates to the health, safety, convenience, comfort, prosperity or general welfare of the people of the City of Milford and how the proposed change is in conformity with good zoning practice (use a separate sheet if necessary):

The property is currently not being used. Rezoning would allow the Church to sell these properties to residents of the city. This would allow this property its most appropriate land use given its location and surrounding uses.

Along with this application you must include the following:

1. A plat and a legal description of the property for the proposed change.
2. A copy of the appropriate map on file with the County Engineer sufficient to show all properties within 200 feet of the exterior boundaries of the property for which the change is proposed.
3. A list of names and addresses (obtained from the County Auditor) of all property owners who own property lying within 200 feet of the exterior boundaries of the property for which the change is proposed.
4. A verification of at least one of the owners of property within the area proposed for the zone change.
5. A check made out to the City of Milford in the amount of \$750.00

(Office Use)
Application checked _____

Fee received _____

VERIFICATION

State of Ohio

County of Clermont

SS:



Rev. Adam Puntel, being first duly cautioned and sworn, deposes and says that the information contained in the foregoing application together with its attachment is true as he/she verily believes.

Rev. Adam D. Puntel

Sworn to before me and subscribed in my presence this 11 day of August, 2021

B. Seibert
Notary Public

If the application is in order, a date for public hearing will be set so as to permit the required 30 days public notice. Copies of the application together with a notice of the hearing will be distributed to each member of the Planning Commission. The City Manager, the police, fire, engineering, sewer and water departments and zoning inspector shall also receive a copy of the application and notice of hearing with a request that they comment upon the application either by letter to the Commission or by personal appearance at the Commission hearing.

Thirty days prior written notice will also be given to each person in the list referred to in number 3 above.

City of Milford
Planning Commission Chairman

PROFILE

Parcel:	210730E012.	Land Use Code:	685
Alternate ID:		LUC Description:	EXEMPT
Address:	568 MAIN ST	District:	21
Owner	PILARCZYK DANIEL E ARCHBISHOP OF CINTI TRUST	NBHD:	C1116000
Mailing	C/O ST ANDREW PARISH 552 MAIN ST MILFORD OH 45150-1181	Tax District:	MILFORD CITY / MILFORD EVSD
Description:	MILFORD CITY LOT 12	Land Acres:	0.143

VALUE SUMMARY

Appraised Land:	22500	Assessed Land:	7880
Appraised Building:	75900	Assessed Building:	26570
Total:	98400	Assessed Total:	34450

PRIMARY RESIDENTIAL CARD

Card:	1	Basement:	PART	Fireplace Pref.:	
Stories:	2	Square Feet:	1612	Basement Gar.:	0
Construction:	ALUMINUM/VINYL	HT/AC:	CENTRAL HEAT	Fireplace OP/ST:	1
Style:	OLD STYLE (Pre 1940)	Fuel:	GAS	Grade:	C0
Year Built:	1900	Attic:	NONE	Cond (CDU):	AV
Year Remod.:		Fin Basement:		% Complete:	
Total Rooms:	8	Rec Room:		Family Room:	0
Bedrooms:	4	Half Bath:	0		
Full Bath:	2				

COMMERCIAL CARD

Year Built:		Gross Flr. Area:	
Eff. Yr. Built:			
Units:			

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
07-JUN-1993	--		PILARCZYK DANIEL E	75,000

MAP

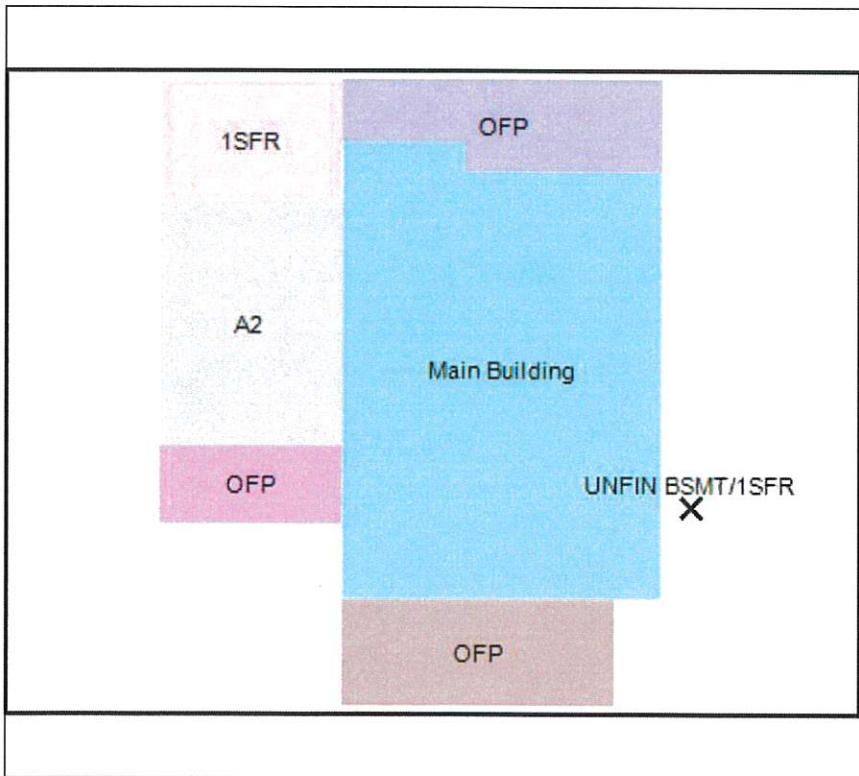
PHOTO



210730E012. 10/31/2018

SKETCH

Sketch Legend



- 0 Main Building 604 Sq. Ft.
- 1 OFF - 11:0FP OPEN FRAME PORCH 60 Sq. Ft.
- 2 1SFR/1/2 FR HALF - 10/17:1s FR FRAME/1/2FR FRAME HALF-STORY 192 Sq. Ft.
- 3 1SFR - 10:1s FR FRAME 96 Sq. Ft.
- 4 OFF - 11:0FP OPEN FRAME PORCH 110 Sq. Ft.
- 5 OFF - 11:0FP OPEN FRAME PORCH 126 Sq. Ft.
- 6 UNFIN BSMT/1SFR - 50/10:UNFIN BSMT/1s FR FRAME 20 Sq. Ft.

Clermont County Auditor Map

Date: 8/31/2021

CLERMONT COUNTY
AUDITOR
Linda L. Fraley, Clermont County Auditor

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PIARCZYK
DANIEL E.
210730E011.
0.143 AC

PIARCZYK
DANIEL E.
210730E012.
0.143 AC

SHOCO/REAL
ESTATE/LTD
210730E013.
0.1377 AC

SHOCO REAL
ESTATE LTD
210730E014A
0.0689 AC

JUERGENSEN
GREGORY J
210730E014B
0.072 AC

JUERGENSEN
GREGORY J
210730E015A
0.107 AC

F & LUKE R. TRUSTEES
MONTAG JULIE F.
210730E015B
0.036 AC

MONTAG JULIE F. &
LUKE R. TRUSTEES
210730E016.
0.143 AC

11

12

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14

15



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831-4192
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www.milfordohio.org

Application for Zoning Change

Name(s) of Applicant: Fr Adam Puntel

Address: 843 Main Street

Milford Ohio 45150

Telephone Number: 831-3353

Name(s) of Owner: St. Andrew Church
(if different from applicant)

Owner's Address: 552 Main Street

Milford Ohio 45150

Property Address (if assigned): 564 Main St. Milford Ohio

Property Parcel ID number: 210730E010

Current Zoning: Institutional

Current Use of Property: None-storage and occasional meetings

Property Size: .136 acres

Current Building Size (if any): 1409 sqft

Proposed Zoning: Residential

Proposed Use: Sell for residential purposes

Provide a brief statement explaining how the proposed change relates to the health, safety, convenience, comfort, prosperity or general welfare of the people of the City of Milford and how the proposed change is in conformity with good zoning practice (use a separate sheet if necessary):

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Notary Public

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City of Milford
Planning Commission Chairman

PROFILE

Parcel:	210730E010.	Land Use Code:	685
Alternate ID:		LUC Description:	EXEMPT
Address:	564 MAIN ST	District:	21
Owner	PILARCZYK DANIEL E ARCHBISHOP OF CINTI	NBHD:	C1116000
Mailing	543 E MAIN ST	Tax District:	MILFORD CITY / MILFORD EVSD
		Land Acres:	0.136
Description:	MILFORD OH 45150 MILFORD CITY LOT 10		

VALUE SUMMARY

Appraised Land:	21300	Assessed Land:	7460
Appraised Building:	73200	Assessed Building:	25620
Total:	94500	Assessed Total:	33080

PRIMARY RESIDENTIAL CARD

Card:	1	Basement:	FULL	Fireplace Pref.:	
Stories:	1.5	Square Feet:	1409	Basement Gar.:	0
Construction:	ALUMINUM/VINYL	HT/AC:	CENTRAL HEAT	Fireplace OP/ST:	1
Style:	BI/LEVEL (50s to Prese	Fuel:	GAS	Grade:	C0
Year Built:	1929	Attic:	NONE	Cond (CDU):	FR
Year Remod.:		Fin Basement:		% Complete:	
Total Rooms:	6	Rec Room:		Family Room:	0
Bedrooms:	3	Half Bath:	1		
Full Bath:	1				

COMMERCIAL CARD

Year Built:		Gross Flr. Area:	
Eff. Yr. Built:			
Units:			

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
01-MAR-1987	--			68,000

MAP

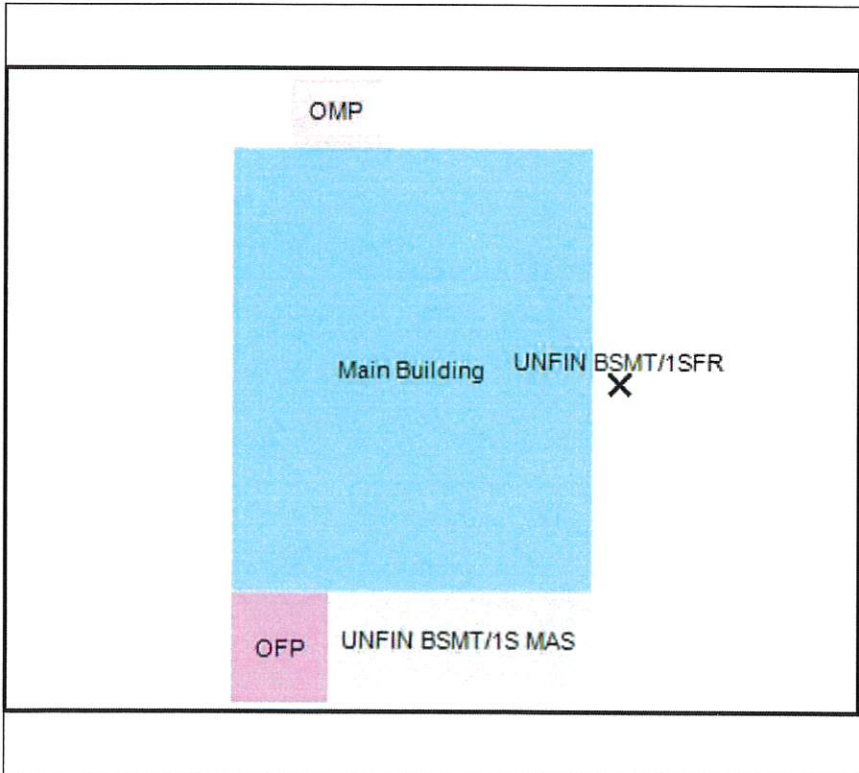
PHOTO



210730E010. 10/31/2018

SKETCH

Sketch Legend



- 0 Main Building 832 Sq. Ft.
- 1 OFP - 11:OFP OPEN FRAME PORCH 56 Sq. Ft.
- 2 UNFIN BSMT/1S MAS - 50/20:UNFIN BSMT/1SMAS MASONRY 133 Sq. Ft.
- 3 OMP - 21:OMP OPEN MASONRY PORCH 35 Sq. Ft.
- 4 UNFIN BSMT/1SFR - 50/10:UNFIN BSMT/1s FR FRAME 28 Sq. Ft.
- 1 - ASPHALT OR BLACKTOP PAVING 3200 Sq. Ft.

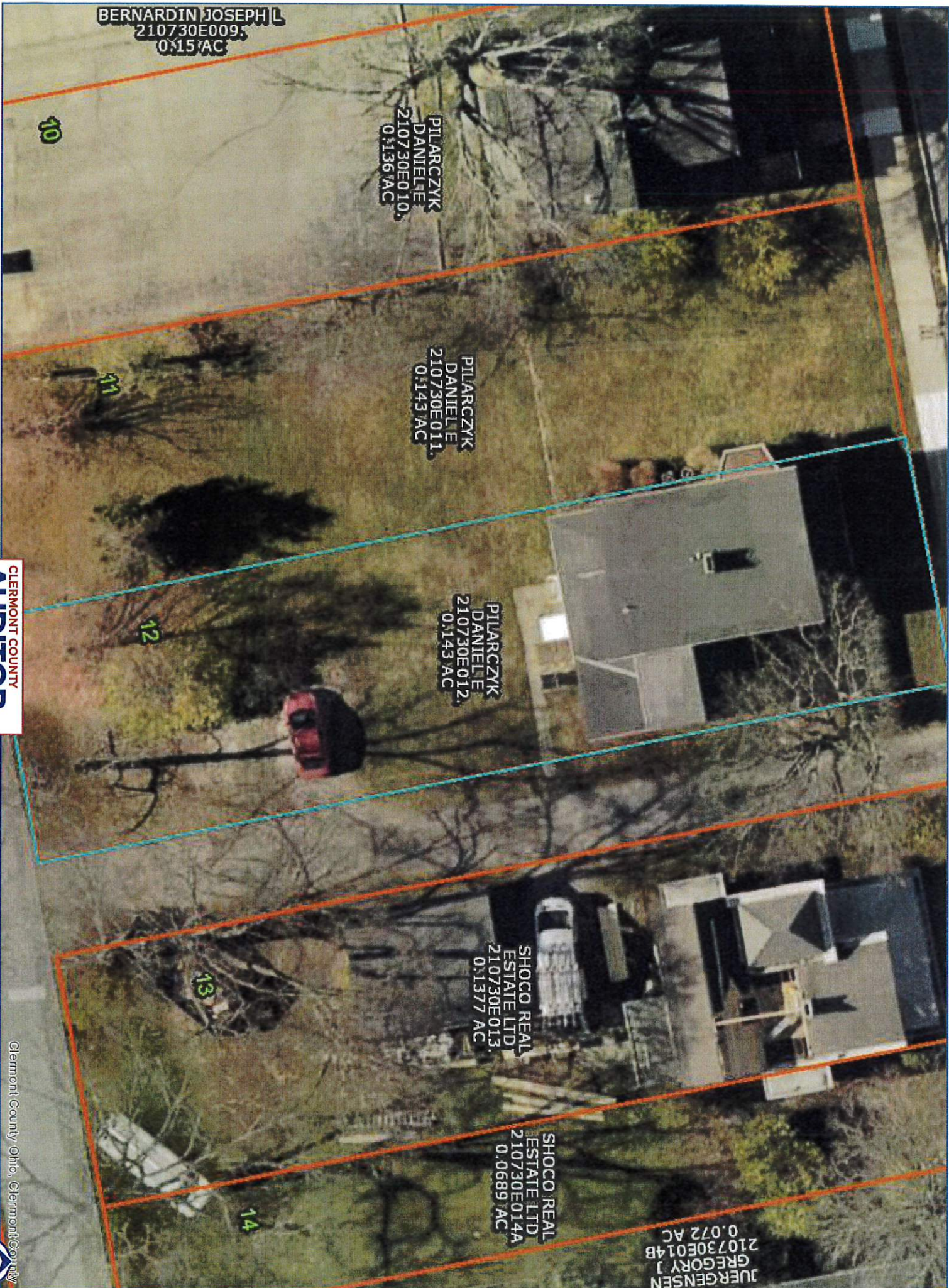
Clermont County Auditor Map

Date:
6/16/2021

CLERMONT COUNTY
AUDITOR
Linda L. Fraley, Clermont County Auditor

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Clermont County Ohio, ClermontCounty



BERNARDIN JOSEPH L
210730E009,
0.15 AC

PILARCZYK
DANIELE
210730E010,
0.136 AC

PILARCZYK
DANIELE
210730E011,
0.143 AC

PILARCZYK
DANIELE
210730E012,
0.143 AC

SHOCO REAL
ESTATE LTD
210730E013,
0.1377 AC

SHOCO REAL
ESTATE LTD
210730E014A
0.0689 AC

JUERGENSEN
GREGORY J
210730E014B
0.072 AC

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Telephone Number: 831-3353

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(if different from applicant)

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Milford Ohio 45150

Property Address (if assigned): _____

Property Parcel ID number: 210730E011

Current Zoning: Institutional

Current Use of Property: None

Property Size: .143 acres

Current Building Size (if any): None

Proposed Zoning: Residential

Proposed Use: Sell for residential purposes

VERIFICATION

State of Ohio

ss:

County of Clermont



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Per. Adam Puntel

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City of Milford
Planning Commission Chairman

PROFILE

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Alternate ID:		LUC Description:	EXEMPT
Address:	MAIN ST	District:	21
Owner	PILARCZYK DANIEL E ARCHBISHOP OF CINT TRUST	NBHD:	C1116000
Mailing	C/O ST ANDREW PARISH 552 MAIN ST MILFORD OH 45150-1181	Tax District:	MILFORD CITY / MILFORD EVSD
Description:	MILFORD CITY LOT 11	Land Acres:	0.143

VALUE SUMMARY

Appraised Land:	22500	Assessed Land:	7880
Appraised Building:	0	Assessed Building:	0
Total:	22500	Assessed Total:	7880

PRIMARY RESIDENTIAL CARD

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

COMMERCIAL CARD

Year Built:	Gross Flr. Area:
Eff. Yr. Built:	
Units:	

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
07-JUN-1993	--		PILARCZYK DANIEL E	75,000

MAP

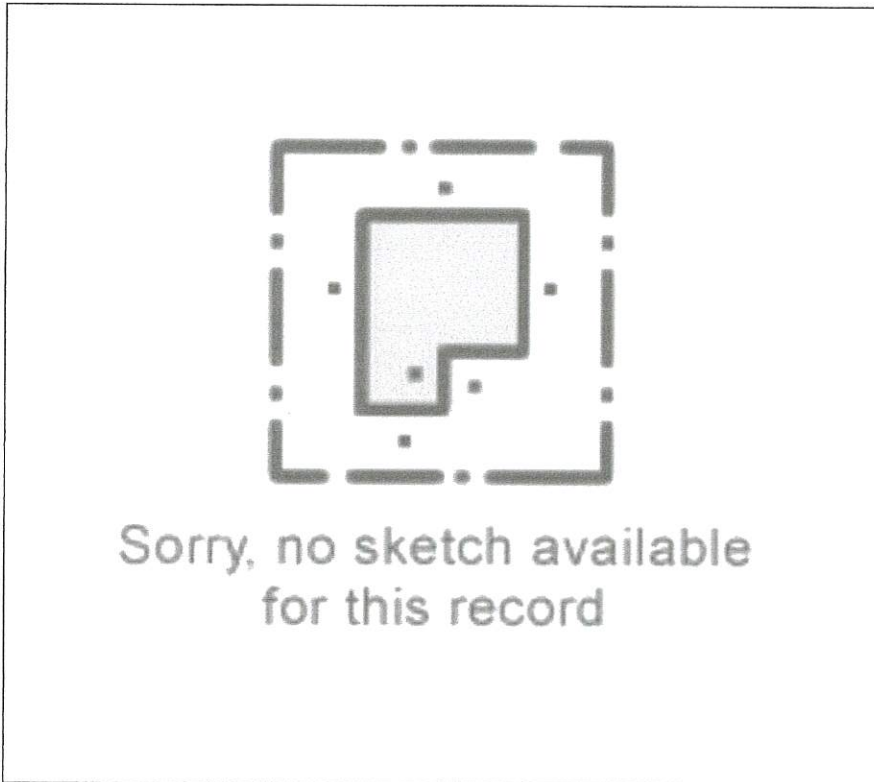


PHOTO



SKETCH

Sketch Legend



Parcel Number	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3	Parcel Address
210730B019P	ST ANDREW CHURCH	543 MAIN ST		MILFORD OH 45150	543 MAIN ST
210730B020P	CHURCH CATHOLIC				MAIN ST
210730B021P	MOELLER REV HENRY				MAIN ST
210730B022P	CITY OF MILFORD	740 CENTER ST STE 300		MILFORD OH 45150	MAIN ST
210730B023P	PILARCZYK DANIEL E	C/O ST ANDREW PARISH	552 MAIN ST	MILFORD OH 45150-1181	MAIN ST
210730E000C	MAILLET MARJORIE	620 LEWIS ST		MILFORD OH 45150	620 LEWIS AV
210730E000D	SKINNER STEPHANIE R &	626 LEWIS AVE		MILFORD OH 45150	626 LEWIS AV
210730E000E	SKINNER STEPHANIE R &	626 LEWIS AVE		MILFORD OH 45150	LEWIS AV
210730E000F	SKINNER STEPHANIE R &	626 LEWIS AVE		MILFORD OH 45150	LEWIS AV
210730E000G	PETE GRIESDORN LLC	9398 KEMPERGROVE LN		LOVELAND OH 45140	616 LEWIS AV
210730E000H	MASSEY TORREY K	618 LEWIS AVE		MILFORD OH 45150	618 LEWIS AV
210730E004.	DITCHEN PHILLIP & SUZANNE L	548 MAIN STREET		MILFORD OH 45150	MAIN ST
210730E005.	DITCHEN PHILLIP & SUZANNE L	548 MAIN STREET		MILFORD OH 45150	548 MAIN ST
210730E006A	DITCHEN PHILLIP & SUZANNE L	548 MAIN STREET		MILFORD OH 45150	MAIN ST
210730E006B	ST ANDREW CHURCH	543 MAIN ST		MILFORD OH 45150	MAIN ST
210730E007A	ST ANDREW CHURCH	543 MAIN ST		MILFORD OH 45150	552 MAIN ST
210730E007B	ST ANDREW CHURCH	543 MAIN ST		MILFORD OH 45150	MAIN ST
210730E008A	BERNARDIN JOSEPH L				MAIN ST
210730E008B	BERNARDIN JOSEPH L				MAIN ST
210730E009.	ST ANDREW CHURCH	543 MAIN ST		MILFORD OH 45150	560 MAIN ST
210730E010.	ST ANDREW CHURCH	543 E MAIN ST		MILFORD OH 45150	564 MAIN ST
210730E011.	PILARCZYK DANIEL E	C/O ST ANDREW PARISH	552 MAIN ST	MILFORD OH 45150-1181	MAIN ST
210730E012.	PILARCZYK DANIEL E	C/O ST ANDREW PARISH	552 MAIN ST	MILFORD OH 45150-1181	568 MAIN ST
210730E013.	SHOCO REAL ESTATE LTD	900 WALLACE AVE		MILFORD OH 45150	574 MAIN ST
210730E014A	SHOCO REAL ESTATE LTD	900 WALLACE AVE		MILFORD OH 45150	MAIN ST
210730E014B	JUERGENSEN GREGORY J	578 MAIN ST		MILFORD OH 45150	MAIN ST
210730E015A	JUERGENSEN GREGORY J	578 MAIN ST		MILFORD OH 45150	578 MAIN ST
210730E015B	MONTAG JULIE F & LUKE R TRUSTEES	582 MAIN STREET		MILFORD OH 45150	MAIN ST
210730E016.	MONTAG JULIE F & LUKE R TRUSTEES	582 MAIN STREET		MILFORD OH 45150	582 MAIN ST
210730E017.	ZIEGENHARDT JOHN M	586 MAIN STREET		MILFORD OH 45150	586 MAIN ST
210730E020.	PILARCZYK DANIEL E	100 E 8TH ST		CINCINNATI OH 45202	MAIN ST
210730E021.	PILARCZYK DANIEL E	100 E 8TH ST		CINCINNATI OH 45202	MAIN ST
210730E022.	PILARCZYK DANIEL E	100 E 8TH ST		CINCINNATI OH 45202	MAIN ST
210730E023.	PILARCZYK DANIEL E	100 E 8TH ST		CINCINNATI OH 45202	MAIN ST
210730E024.	PILARCZYK DANIEL E	100 E 8TH ST		CINCINNATI OH 45202	HIGH ST
210730E025.	PILARCZYK DANIEL E	100 E 8TH ST		CINCINNATI OH 45202	MAIN ST
210731A043P	ECKMAN CAROL K & JOHN C TRUSTEES	860 WALLACE AVENUE		MILFORD OH 45150	860 WALLACE AV
210731A044P	ECKMAN CAROL K & JOHN C TRUSTEES	860 WALLACE AVE		MILFORD OH 45150	WALLACE AV
210731A045P	MANGOLD JAMES R & MARY ANN TRS	820 WALLACE AVE		MILFORD OH 45150	820 WALLACE AV



PILARCZYK
DANIEL E
210730E012
0.143 AC

PILARCZYK
DANIEL E
210730E011
0.143 AC

PILARCZYK
DANIEL E
210730E010
0.136 AC

BERNARDIN
JOSEPH L
210730E009
0.15 AC

BERNARDIN JOSEPH L
210730E008B
0.029 AC

BERNARDIN
JOSEPH L
210730E008A
0.107 AC

BERNARDIN JOSEPH L
210730E007B
0.029 AC

BERNARDIN JOSEPH L
210730E007A
0.136 AC

Clermont County Ohio, Clermont County



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CLERMONT COUNTY
AUDITOR
Linda L. Friley, Clermont County Auditor

Date:
6/16/2021

Clermont County Auditor Map

GULLEMAN MARTIN
P & M K
210730D001
0.155 AC

LEWIS ST

CENTER ALY

Clermont County, Ohio, Clermont County



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ZIEGENHARDT
JOHN M
210730E017
0.1377 AC

17

MONTAG JULIE F &
LUKE R TRUSTEES
210730E016
0.143 AC

16

MONTAG JULIE
F & LUKE R TRUSTEES
210730E015B
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GREGORY J
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15

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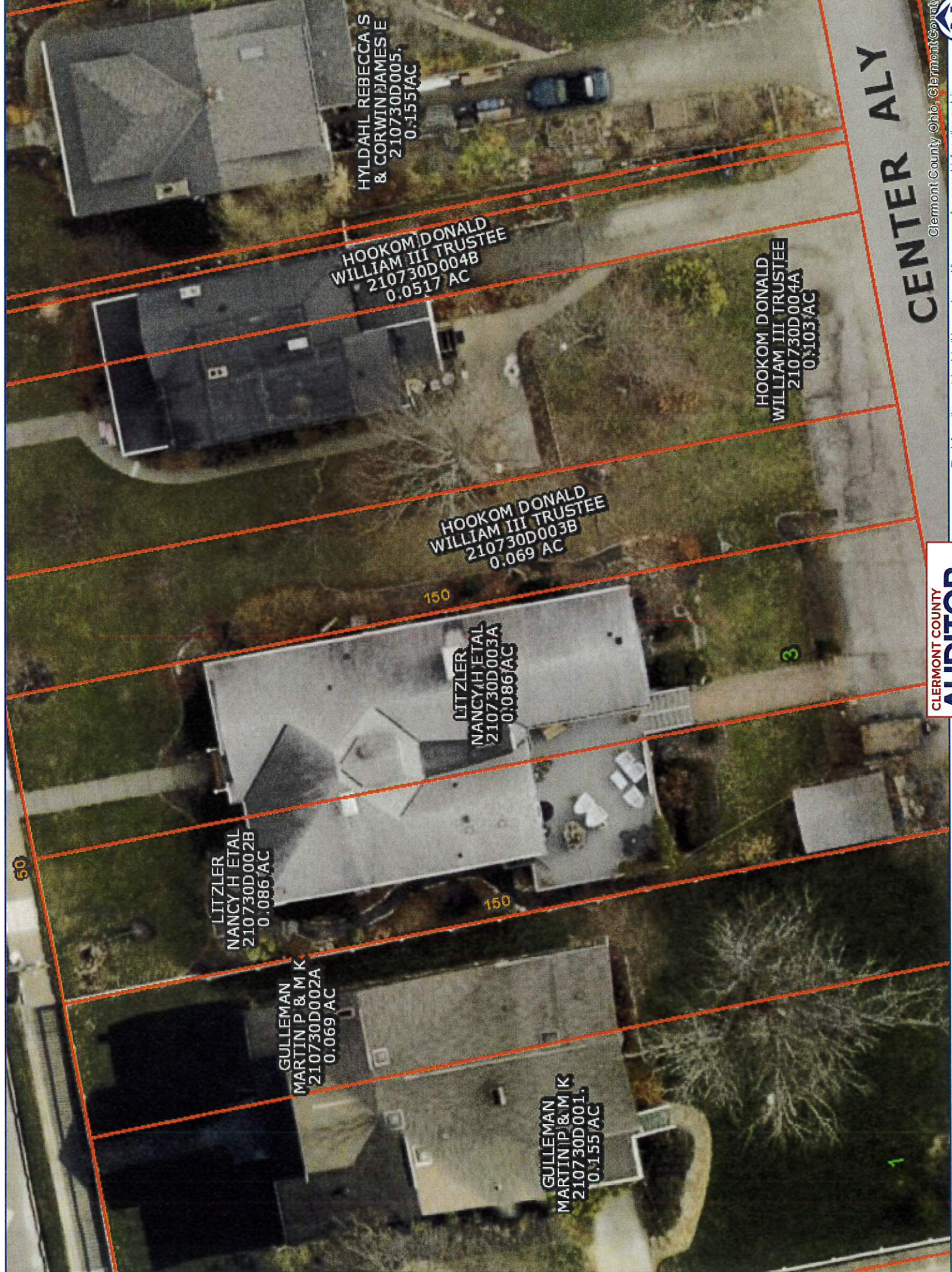
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SHOCO
REAL ESTATE LTD
210730E013
0.1377 AC

CLERMONT COUNTY
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Date:
8/3/2021

Clermont County Auditor Map



HYLDAHL REBECCA S
& CORWIN JAMES E
210730D005
0.1551 AC

HOOKOM DONALD
WILLIAM III TRUSTEE
210730D004B
0.0517 AC

HOOKOM DONALD
WILLIAM III TRUSTEE
210730D004A
0.103 AC

HOOKOM DONALD
WILLIAM III TRUSTEE
210730D003B
0.069 AC

150

LITZLER
NANCY H ETAL
210730D003A
0.086 AC

3

LITZLER
NANCY H ETAL
210730D002B
0.086 AC

150

GULLEMAN
MARTIN P & M K
210730D002A
0.069 AC

GULLEMAN
MARTIN P & M K
210730D001
0.155 AC

CENTER ALY



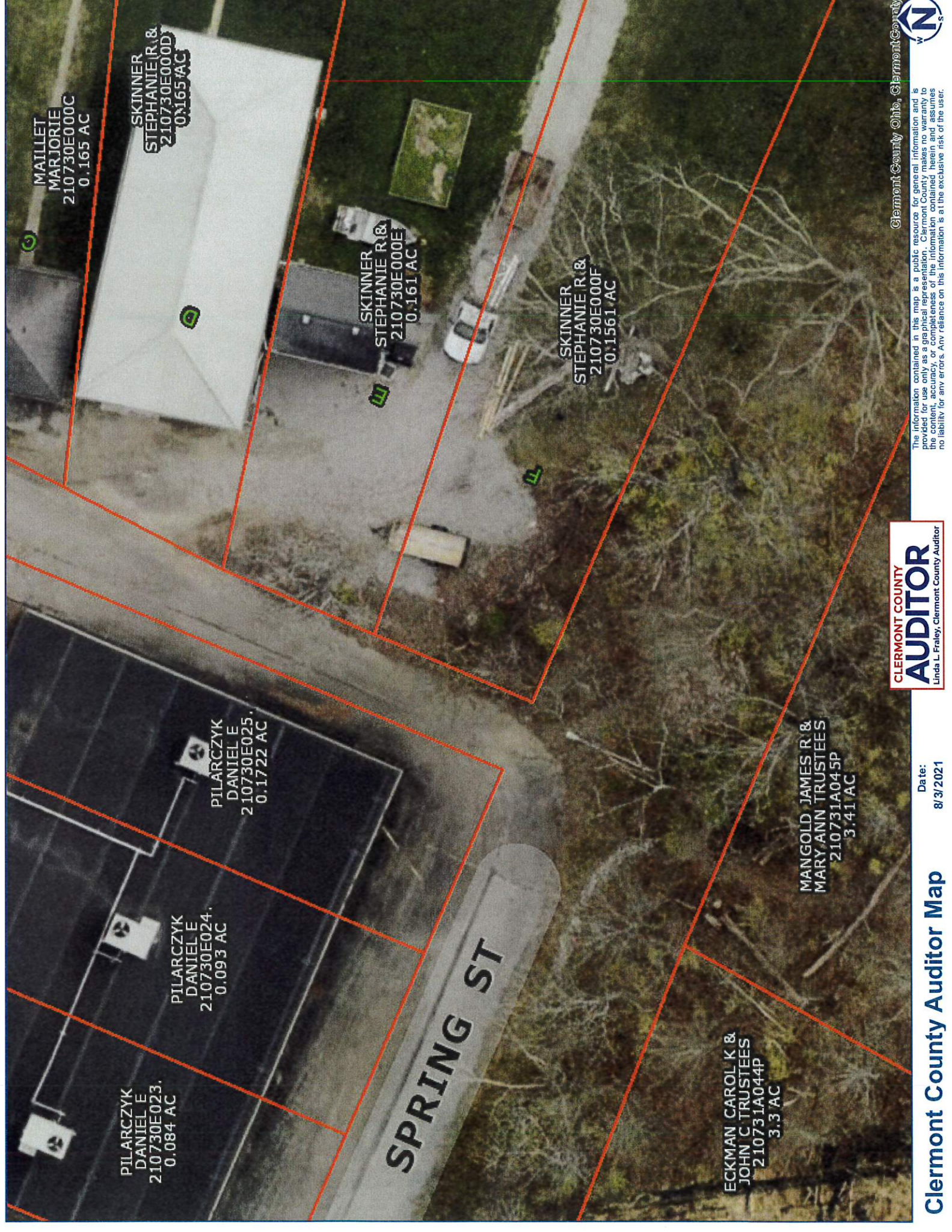
Clermont County Ohio, Clermont County

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Date:
8/3/2021

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MATILET
MARJORIE
210730E000C
0.165 AC

SKINNER
STEPHANIE R. &
210730E000D
0.165 AC

SKINNER
STEPHANIE R. &
210730E000E
0.161 AC

SKINNER
STEPHANIE R. &
210730E000F
0.1561 AC

PILARCZYK
DANIEL E
210730E025
0.1722 AC

PILARCZYK
DANIEL E
210730E024
0.093 AC

PILARCZYK
DANIEL E
210730E023
0.084 AC

SPRING ST

MANGOLD JAMES R. &
MARY ANN TRUSTEES
210731A045P
3.41 AC

ECKMAN CAROL K. &
JOHN C. TRUSTEES
210731A044P
3.3 AC

MONTAG JULIE F &
LUKE R TRUSTEES
210730E015B
0.036 AC

JUERGENSEN
GREGORY J
210730E015A
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GREGORY J
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REAL ESTATE LTD
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PILARCZYK
DANIEL E
210730E012
0.143 AC

PILARCZYK
DANIEL E
210730E011
0.143 AC

PETE GRIESDORN LLC
210730E000G
0.2045 AC

MASSEY TORREY
210730E000H
0.109 AC

MAILLET
MARJORIE
210730E000C
0.165 AC

SKINNER
STEPHANIE R.B
210730E000D
0.165 AC

PILARCZYK
DANIELE
210730E025
0.1722 AC

CENTER ALY



Clermont County Ohio, Clermont County

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CLERMONT COUNTY
AUDITOR
Linda L. Fraley, Clermont County Auditor

Date:
8/3/2021

Clermont County Auditor Map