



# City of Milford

General Administration  
831-4192  
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

www.milfordohio.org

## Application for Site Plan Review/Development Plan Review

Name(s) of Applicant: Beauty Ridge LLC / Hank Roe

Address: 750 US Highway 50  
Milford, OH 45150

Telephone Number: 513-967-7779 hroe@derdevelopment.com

Name(s) of Owner: Beauty Ridge LLC / Hank Roe  
(if different from applicant)

Owner's Address: 750 US Highway 50  
Milford, OH 45150

Property Address: 5 Water Street - Temporary Gravel Parking Lot

Zoning District: Milford River District Property Size (sq. ft or acres): 0.52 Ac

PARID: 210709A006P (0.45 Ac);

Proposed Building Size (sq. ft.): \_\_\_\_\_ Number of Parking Spaces: 30 + -

### Check all that are included in site plan package:

- Site Layout XX
- Utilities \_\_\_\_\_
- Grading & Drainage \_\_\_\_\_
- Lighting \_\_\_\_\_
- Landscaping \_\_\_\_\_
- Other \_\_\_\_\_

Fee: **< 1 acre = \$300**

1-10 acres = \$500

> 10 acres = \$700

Fee Received ✓

*Recpt # 194114*

(Office Use)  
Application Checked \_\_\_\_\_

# Beauty Ridge LLC

750 US HWY 50  
MILFORD, OH 45150-9702  
PHONE: (513) 831-7766  
FAX: (513) 831-7968

November 16, 2022

City of Milford  
Attn: Ms. Christine Celsor, Zoning Coordinator  
745 Center Street  
Milford, OH 45150

RE: 5 Water Street – Temporary Parking Lot

Dear Ms. Celsor:

The following is the Written Project Description Report for the referenced Milford River District Site Plan application.

## **NARRATIVE**

March First Brewing (Cincinnati Distilling) contacted us in search of nearby temporary parking options with the Millcroft Collection building's soft & grand openings having been scheduled. On November 5, 2022, City Manager Michael Doss granted us immediate authorization to begin using the temporary parking pending Planning Commission approval.

It is assumed that the existing lot would support approximately 30 parking spaces; potentially more if a valet service were to be implemented. The lot has existing asphalt drive & parking spaces as well as gravel surface that will be dressed up.

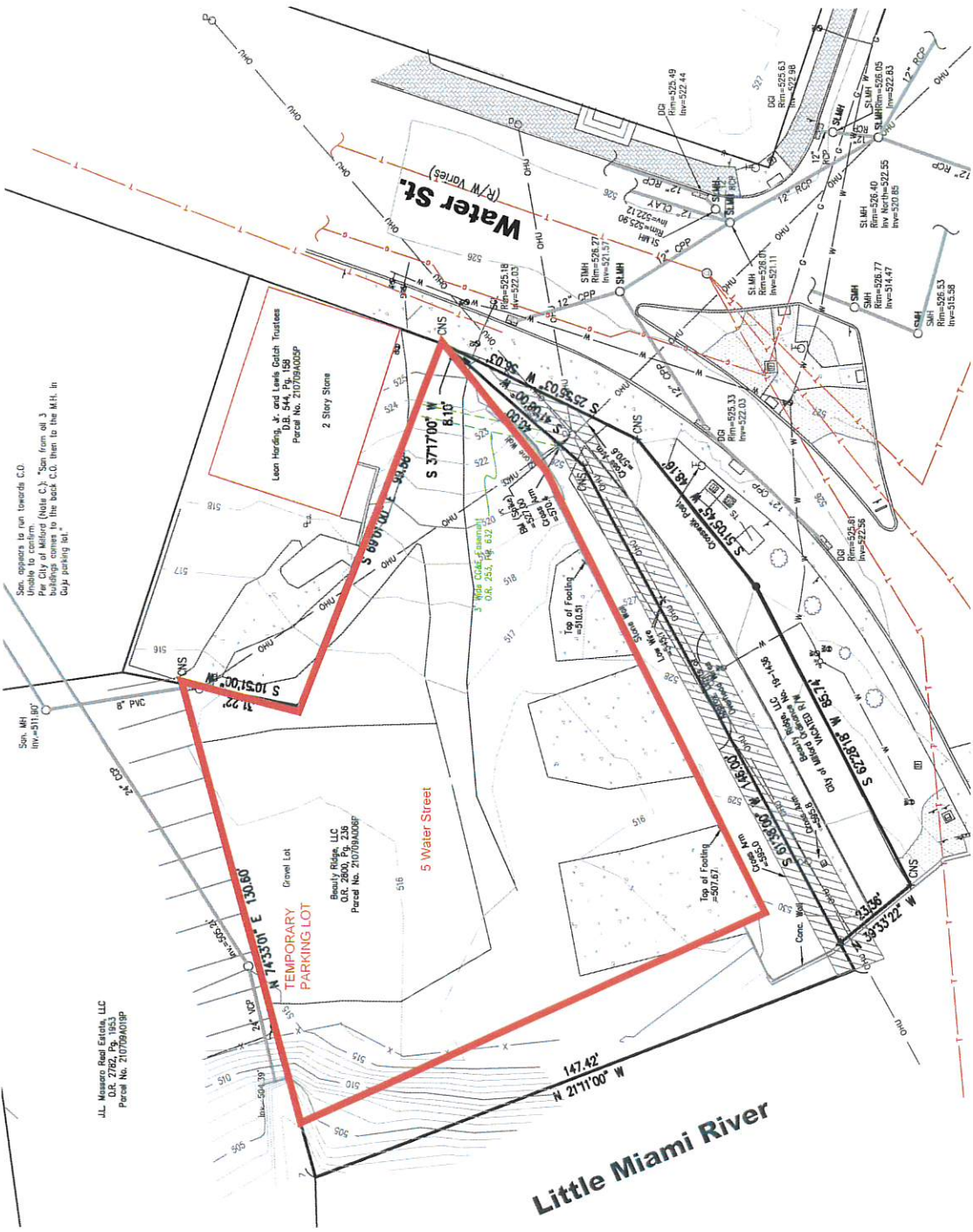
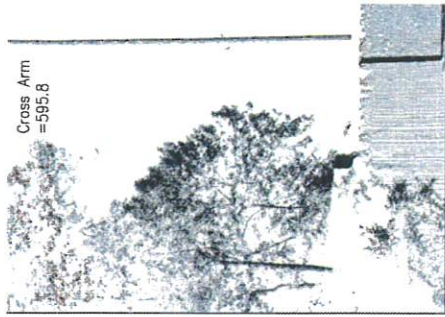
With the demand for parking becoming an ever-increasing problem in the historic district, the additional parking will help carry the load albeit on a temporary basis. It is unknown what length of time this lot would be used for parking as this site will be developed in the future. The temporary parking plan also matches up with the City of Milford's temporary parking goals at the Park Bank site.

Please do not hesitate to contact me with any questions.

Respectfully submitted,



Wm. Hank Roe, Manager  
Beauty Ridge LLC  
513-967-7779



Site appears to run towards C.O. Unable to confirm. (Note: C.) \*See from of J building entrance to the east C.O. then to the M.H. in only parking lot.

J.L. Messers Real Estate, LLC  
 O.R. 2544, Pg. 532  
 Parcel No. 21079A008P

Benji's Ridge, LLC  
 O.R. 2540, Pg. 235  
 Parcel No. 21079A008P

Leon Harding, Jr. and Lewis Galich Trustees  
 D.B. 544, Pg. 159  
 Parcel No. 21079A008P

**LEGEND**

- SLMSTORM MANHOLE
- SMH SANITARY MANHOLE
- TELEPHONE MANHOLE
- MANHOLE, TYPE AS LISTED
- CLEANOUT
- GAS METER
- GAS VALVE
- GAS BOX
- ELECTRIC BOX
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- DOUBLE GRATE INLET
- SINGLE GRATE INLET
- POLE ANCHOR
- TRAFFIC POLE
- UTILITY POLE
- TRAFFIC BOX
- SSN
- YARD LIGHT
- R-W LIMITED ACCESS
- OVERHANG
- OVERHEAD UTILITY
- FENCE
- TRAFFIC SIGNAL LINE UNDERGROUND
- GAS LINE PER RECORD
- UNDERGROUND TELEPHONE PER RECORD
- WATERLINE
- PANERS
- GRAVEL
- CONCRETE
- BUILDING
- WALL
- PLANTER