



City of Milford

General Administration
831-4192
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

www.milfordohio.org

Application for Conditional Use

Name(s) of Applicant: Gregory Kauffeld

Address: 731 Lila Ave 45150

Telephone Number: 513 967-2369

Name(s) of Owner: Gregory Kauffeld (Ulmer's SLLC)
(if different from applicant)

Owner's Address: 3513 Heather Hill Ct
Cincinnati Ohio 45245

Property Address (if assigned): 731 Lila Ave 45150

Property Parcel ID number: 210726.107P ? 0.506 AC

Zoning of Property: B-3

Proposed Use: Automotive wheel restoration (Detail wheels)

Lot Size: .506 acres

CLU # 194316
Paid 10/24/22

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

The City of Milford has positioned itself as a wonderful home for small business in recent years. Adding another small business to the community will add additional tax revenue and aesthetically enhance another piece of property along L 1/4 Avenue.

Along with this application you must include the following:

1. A site plan of the property for the proposed Conditional Use.
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 Conditional Use 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 Conditional Use is proposed.
4. A check made out to the City of Milford in the amount of \$300.00

(Office Use)
Application checked _____

Fee received _____

RJM MANAGEMENT LLC
210726079P
0.534 AC

NATIONAL BANK
& TRUST CO
210726096P
1.066 AC

LEHR, SUSAN
LEMON TRUSTEE
210726140P
0.24 AC

DHOMANE, LLC
210726104P
0.3466 AC

ULMERS, LLC
210726107P
0.1506 AC

GKBK-1, LLC
210726103P
0.426 AC

LILA AVE

BURKHARDT
PROPERTIES LLC
210726030P
1.23 AC

ANGELS HOUSE
OF MUSIC LLC
210730C002
0.134 AC

ROW



Linda L. Fraley
Clermont County Auditor



The information contained in this map is a public resource for general information and is provided for use only as a graphical representation. Clermont County makes no warranty to the content, accuracy or completeness of the information contained herein and assumes no liability for any errors. Any reliance on this information is at the exclusive risk of the user.

10/19/2022

210726.107P

| parid | owner | mailing address1 | mailing address | mailing address3 | parcel address |
|-------------|-----------------------------|--------------------------|-----------------|------------------------|----------------|
| 210720A024F | SIX BEES LLC | 741 MAIN ST | | MILFORD OH 45150-1723 | 741 MAIN ST |
| 210726.058P | KODE LAKSHMI TRUSTEE | 732 LILA AVENUE | | MILFORD OH 45150 | 732 LILA AV |
| 210726.055P | GRAYDON MILLER HOLDINGS LLC | 736 LILA AVE | | MILFORD OH 45150 | 736 LILA AV |
| 210726.079P | RJM MANAGEMENT LLC | 740 MAIN STREET | | MILFORD OH 45150 | 740 MAIN ST |
| 210726.104P | DHOMANE LLC | 740 MAIN STREET | | MILFORD OH 45150 | 734 MAIN ST |
| 210720A022C | UNITED DAIRY FARMERS INC | 3955 MONTGOMERY RD | | CINCINNATI OH 45212 | STATE ROUTE 28 |
| 210720A023B | HAIGHT SPEED GARAGE LLC | P O BOX 234 | | MILFORD OH 45150 | R CENTER ST |
| 210726.096P | PEOPLES BANK | 138 PUTNAM ST | PO BOX 738 | MARIETTA OH 45750-0738 | 735 LILA AV |
| 210726.109P | MOHAWK REALTY LLC | 750 MAIN ST | | MILFORD OH 45150 | 750 MAIN ST |
| 210720A024E | SIX BEES LLC | 741 MAIN ST | | MILFORD OH 45150-1723 | MAIN ST |
| 210726.030P | BURKHARDT PROPERTIES LLC | 730 LILA AVE | | MILFORD OH 45150 | 730 LILA AV |
| 210726.140P | LEHR SUSAN LEMON TRUSTEE | 6421 KENWOOD RD | | CINCINNATI OH 45243 | 733 LILA AV |
| 210730C001. | ANGELS HOUSE OF MUSIC LLC | 726 LILA AVE | | MILFORD OH 45150 | LILA AV |
| 210730C002. | ANGELS HOUSE OF MUSIC LLC | 726 LILA AVE | | MILFORD OH 45150 | 726 LILA AV |
| 210720A022B | UNITED DAIRY FARMERS INC | 3955 MONTGOMERY RD | | CINCINNATI OH 45212 | STATE ROUTE 28 |
| 210720A023D | SIX BEES LLC | 741 MAIN ST | | MILFORD OH 45150-1723 | MAIN ST |
| 210726.057P | BP FALCON CREST LLC | 9902 CARVER RD SUITE 200 | | CINCINNATI OH 45242 | 26 SUSAN CR |
| 210730C003. | BARRIAL ALBERT G | 11 E COBBLESTONE CT | | FLORENCE KY 41042-9419 | 615 TYLER AV |
| 210720A022D | UNITED DAIRY FARMERS INC | 3955 MONTGOMERY RD | | CINCINNATI OH 45212 | 702 MAIN ST |
| 210726.103P | GKBK 1 LLC | 8165 N CLIPPING DR | | CINCINNATI OH 45243 | 730 MAIN ST |
| 210726.105P | EMRO MARKETING COMPANY | 539 S MAIN ST | | FINDLAY OH 45840 | 716 MAIN ST |
| 210726.107P | ULMERS 5 LLC | 700 LILA AVE | | MILFORD OH 45150 | 731 LILA AV |
| 210730B002P | BY GOLLYS LLC | 714 LILA AVE | | MILFORD OH 45150 | 714 LILA AV |
| 210720A023C | HEMMER JERRY W & MADONNA | 768 CENTER STREET | | MILFORD OH 45150 | 768 CENTER ST |

CHAPTER 1157—"B-3" GENERAL BUSINESS DISTRICT

1157.01 PURPOSE

The purpose of the B-3 General Business District is to provide for areas for general retail, personal and household services that target local and regional residents. The B-3 district should be well landscaped and provide plenty of parking to create an attractive yet safe place to shop and do business.

1157.02 PERMITTED USES

Permitted uses in this district shall be as follows:

- A. Clinics;
- B. Clubs;
- C. Convenience Stores;
- D. Fast Food Restaurants;
- E. Financial Institutions;
- F. Funeral Homes;
- G. Government Buildings;
- H. Hotels or Motels;
- I. Offices;
- J. Personal Service Establishments;
- K. Public Recreation Areas;
- L. Rental Halls;
- M. Restaurants;
- N. Retail Businesses;
- O. Taverns;
- P. Theaters.

1157.03 CONDITIONAL USES

The following conditional uses shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Animal/Veterinary Hospitals;
- B. Automotive Repairs;**
- C. Automotive Sales;
- D. Automotive Service Stations;
- E. Automotive Washing Establishments;
- F. Cellular or Wireless Communications Systems;
- G. Convenience Stores with Gas Pumps and/or Food Service;
- H. Child Day Care Centers;
- I. Drive-Through Facilities;
- J. Hospitals;

C. **Automotive Repair Establishments**

1. No structure shall exceed 35 feet in height
2. All structures and activity areas, except off-street parking, shall be located no less than 40 feet from all lot lines.
3. No gas tanks shall be permitted.
4. No underground tanks shall be permitted unless approved by the authority having jurisdiction and by the Planning Commission.
5. There shall be no more than two ingress/egress drives onto the property. No drive shall exceed 35 feet in width.
6. All points of ingress/egress shall be located as far as practically possible from intersections of two or more major thoroughfares.
7. Lubrication, washing and other incidental servicing of motor vehicles and all supply and merchandise storage shall be completely within an enclosed building except as otherwise provided herein.
8. Lighting, including permitted illuminated signs, shall be arranged so as not to reflect or cause glare that would constitute a nuisance to any residential use or hazard to traffic on any public thoroughfare.
9. Employee vehicles and vehicles waiting for servicing or return to customers following servicing shall be parked in areas indicated for such parking on the approved site plan.
10. Parking areas shall not encroach upon any bufferyard required in Chapter 1189, Landscaping and Bufferyard Requirements.
11. Not more than thirty-six (36) square feet of ground area may be used for the outdoor storage of discarded materials, automobile parts, scrap and other waster prior to their collection and subsequent disposal. Such storage areas shall be completely obscured from view from any point off-site by a masonry wall not less than five feet in height. Such storage area shall not be located between the principal building and any right-of-way line and shall be located no more than 10 feet from the principal building.
12. Such use shall not be permitted where any oil draining pit or visible appliance for any such purpose other than filling caps is located within fifty (50) feet of a Residential District, except where such appliance or pit is enclosed within a building.
13. Such use shall not have an ingress/egress drive for vehicles within 200 feet along the same side of a street of any school, public playground, church, hospital, public library or institution for dependents or for children except where such property is in another block or on another street which the lot in question does not abut.