



Hamilton County
Planning+
Development

SYMMES TOWNSHIP ZONING

HAMILTON COUNTY, OHIO

OFFICE OF THE ZONING INSPECTOR

138 E Court Street • Room 801 • Cincinnati, OH 45202

513-946-4550

NOTICE OF REFUSAL

APPLICATION NO

S20250002

BZA CASE NO

ZVSM202501

TO MICHAEL CHANDLER
 APPLICANT VIOX & VIOX, INC.
 602 LILA AVENUE
 MILFORD, OH 45150

TO JBK PROPERTIES, LLC
 OWNER 264 CENTER STREET, PO BOX 64
 MIAMIVILLE, OH 45147

AUDITOR'S ID NUMBER

BOOK: 620

PAGE: 110

PARCEL: 34

Your application dated January 7, 2025 for a zoning certificate for the construction of a commercial addition with a less than required side yard setback, a less than required rear yard setback, at a greater than permitted building height, and providing no streetscape buffer at **8500 Glendale Milford Road** is hereby refused on this 7th day of January, 2025 under Sections 41, Section 281, Section 124.4-1, Section 124.4-3 and Section 328.2-1 of the zoning resolution in that:

- Section 41 of the Zoning Resolution and the Symmes Township District Maps designate said premises to be in the "G" Heavy Industrial District.
- Section 281 It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or to use any land in violation of any regulation in or any provision of this Resolution or any amendment or supplement thereto.
- Section 124.4 Transition Regulations: The following regulations shall apply to "G" Heavy Industrial District uses located or constructed adjacent to or abutting any "A-A", "A", "A-2", "B", "B-2", "C", "D" or "DD" Residence Districts or residential use in order to provide a transition, screening and buffering between incompatible land uses. (STT Res. Z9705 eff. Dec. 4, 1997)
- Section 124.4-1 The minimum setback for buildings shall be fifty (50) feet for front yards, thirty (30) feet for side yards, and fifty (50) feet for rear yards.
- Section 124.4-3 The maximum height of buildings shall be one story or fifteen (15) feet.
- Section 124.4-5 Buffer yards and streetscape plantings shall be required as defined in Article XXXII.
- Section 328 Transition Buffer Yard Requirements: Buffer yards shall be provided on developing and redeveloping property as set forth in the following standards.
- Section 328.2 Streetscape buffer yards shall be required as follows:
- Section 328.2-1 Adjoining right-of-way in all districts except, "A-A", "A", "A-2", "B", "B-2", "C", "D" Residence Districts, shall require streetscape buffers. Streetscape buffers are only required in Residence Districts for parking areas of five (5) or more vehicles. (STT Res. G2024-70, eff. October 4, 2024)

An appeal from this decision to the Symmes Township Board of Zoning Appeals is governed under Sections 183, 184, 184.1, 184.2 and 184.6 of the Zoning Resolution.

Billy R. Pitman, ZONING INSPECTOR


 Tom Stahlheber, ZONING PLANS EXAMINER

Address of subject property: 8500 Glendale Milford Rd Camp Dennison, OH 45111

Lot Number: Section 20, Town 5, Entire Range 1, Symmes Township, Hamilton County, Ohio.

Identification	Name	Address	City	State	Zip Code	Phone No.
Owner	JBK Properties LLC	375 Center St #175	Miamiville	OH	45147	513-831-2938
Contractor	Deerfield Const Co	8960 Glendale Milford Rd	Loveland	OH	45140	513-984-4096
Plans By	Wentz Design	7813 Ted Gregory Ln	Cincinnati	OH	45242	513-404-1571

Type of improvement: (Briefly describe proposed work) 11,000 square foot single story concrete foundations and concrete floor slab. Building will be a structural steel PEMB with a front facade to match the existing building.

- Commercial Appeal
- Residential Conditional Use
- Other Non-Conforming Use
- _____ Compatible Non-Conforming Use
- _____ Other _____

State in detail all existing and proposed uses of this building and premises:

- Existing: Stamping and heat treating commercial plates and parts.
- Proposed: Stamping operations, shipping and receiving.

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- Ownership Cost
- Private Estimated cost of improvement for which this application is made: \$2,000,000
- Public (Federal, State, Local)
- Corporate
- Other

The owner of this building and undersigned, do hereby covenant and agree to comply with all the laws of the State of Ohio and the Zoning Resolution of Symmes Township, pertaining to building and structures, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are the best of their knowledge, true and correct.

Application by: Scott Wandtke AIM / MRO Address: 8500 Glendale Milford Rd Camp Dennison, OH 45111

DO NOT WRITE BELOW THIS LINE (office use only)

Adopted: _____ Journalized: _____

BZA Filing Fee: _____



CORPORATE HEADQUARTERS

375 Center St. #175
Miamiville, OH 45147
USA
Phone: 513.831.2938
Fax 513.831.3859
www.aimmro.com

SINGAPORE

4 Changi South Lane
#06-01 (Office)
#05-05 (Warehouse)
Singapore 486127
Tel: (65) 6546-3551
Fax: (65) 6546-3552

January 6, 2025

Symmes Township (Hamilton County, OH) – Board of Zoning Appeals
9323 Union Cemetery Rd
Symmes Township, OH 45140

RE: AIM MRO – Proposed Building Addition
8500 Glendale Milford Road
Camp Dennison, OH 45111

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To whom it may concern,

This proposed building addition project is located at 8500 Glendale Milford Road, Camp Dennison, OH in Symmes Township, Hamilton County, Ohio. The existing facility on-site is approximately 18,000 SF; Ownership is proposing an 11,000 SF (approx.) building addition on the north side of the existing structure. The property is Zoned G-Heavy Industrial and operates as a principally permitted Use (manufacturing.) The property is bounded by public right-of-way (Glendale-Milford Road (OH-126)) to the west, the Indian Hill Winter Club (Symmes Township Zoning jurisdiction – H – Riverfront) to the north, and property owned by the Village of Indian Hill (Village of Indian Hill Zoning jurisdiction – A – Residential) to the east and south (Grand Valley Nature Preserve).

Per Symmes Township Zoning Resolution, Transition Regulations apply to properties Zoned G – Heavy Industrial that abut property zoned Residential. On behalf of Ownership, the design team contacted both Hamilton County Zoning (representing Symmes Township) and the Village of Indian Hill Zoning Department to confirm applicable zoning requirements for this parcel. It was determined that Transition Regulations would apply in this scenario.

Ownership is requesting relief from Transition Regulations (Sec 124.4 - Symmes Township Zoning Resolution) as they relate to building setbacks and building height. The three (3) particular Transition Regulation relief requests are listed below:

1. Rear Yard Setback – The Transition Regulation rear yard setback requirement is 50-feet from the rear property line. Ownership is proposing the building addition to be 20-feet (minimum) from the rear property line.
 - a. On behalf of Ownership, the design team contacted the Village of Indian Hill regarding this proposed building addition and the proposed setbacks in relation to property under Village of Indian Hill zoning jurisdiction. The Village of Indian Hill, as both the Ownership and Zoning municipality of the property to the east and south of the subject property, does not appear to have issues with the proposed building addition. An email from the Village of Indian Hill Assistant City Manager suggesting the same is included in this



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Miamiville, OH 45147
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SINGAPORE

4 Changi South Lane
#06-01 (Office)
#05-05 (Warehouse)
Singapore 486127
Tel: (65) 6546-3551
Fax: (65) 6546-3552

submittal package. Existing vegetation along this shared property line that would not be disturbed as a result of this proposed construction, would provide screening of the building addition.

2. Side Yard Setback - The Base Zoning side yard setback requirement is 20-feet from the side (north) property line. The Transition Regulation side yard setback requirement is 30-feet from the side property line. Ownership is proposing the building addition to be 20-feet (minimum) from the side property line – in compliance with the Base Zoning setback requirement. The adjoining property to the north (Indian Hill Winter Club) appears to be constructed at a similar setback from this shared side yard property line. An exhibit showing the subject property, proposed building addition, and approximate Indian Hill Winter Club location in relation to the side property line is included in this submittal package.
3. Building Height - The Base Zoning building height requirement is 30-feet (maximum.) The Transition Regulation building height requirement is 15-feet (maximum.) Ownership is proposing the building addition to be 24-feet in height (maximum) along the front elevation. The roof will be pitched toward the back of the addition (toward the rear property line). The height of the proposed building addition would be consistent with the existing structure on-site. This proposed height would be in compliance with the Base Zoning building height requirement (30-foot maximum). Existing vegetation along this shared property line that would not be disturbed as a result of this proposed construction, would provide screening of the building addition as well.

Lastly, Ownership is requesting relief from Buffer Yard requirements, specifically streetscape planting requirements in the subject property's frontage along Glendale Milford Road. There are currently several established and mature trees along the property's frontage; existing tree location(s) and caliper(s) are shown on the Site Plan included in this overall submittal package. Many of these trees are in the front yard area of the parcel where the proposed building addition would be constructed and provide screening from public right-of-way for this area of the Site.

Thank you for your time and consideration; we look forward to working with and discussing our project with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Wandtke', written over a white background.

Scott Wandtke
President & CEO
AIM MRO Holdings, LLC

Michael Chandler

To: Steve Bitzer
Cc: Dane Bitzer
Subject: RE: [EXTERNAL]Fwd: AIM-MRO Addition

From: Steve Bitzer <Steve.Bitzer@Deerfield1.com>
Sent: Monday, December 30, 2024 4:01 PM
To: Michael Chandler <mchandler@vioxinc.com>
Cc: Dane Bitzer <Dane.Bitzer@Deerfield1.com>
Subject: FW: [EXTERNAL]Fwd: AIM-MRO Addition

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Michael

See email response from Joe West Assistant City Manager Village of Indian Hill.

Thank you

Steven Bitzer
President

From: Mike Wentz <mike@wentzdesign.com>
Sent: Monday, December 16, 2024 3:05 PM
To: Michael Chandler <mchandler@vioxinc.com>; Steve Bitzer <Steve.Bitzer@Deerfield1.com>; Dane Bitzer <Dane.Bitzer@Deerfield1.com>
Subject: [EXTERNAL]Fwd: AIM-MRO Addition

Mike-

----- Forwarded message -----

From: Jon West <jwest@indianhill.gov>
Date: Mon, Dec 16, 2024 at 2:55 PM
Subject: RE: AIM-MRO Addition
To: Mike Wentz <mike@wentzdesign.com>

Mike,

Symmes Twp. should notify all adjacent property owners. We do not have any issues with the proposed addition or the variance request.

Thank you,
Jon

Jon West, AICP
Assistant City Manager
Village of Indian Hill
6525 Drake Road
Cincinnati, OH 45243
513-561-6500
jwest@indianhill.gov

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From: Mike Wentz <mike@wentzdesign.com>
Sent: Monday, December 16, 2024 2:47 PM
To: Jon West <jwest@indianhill.gov>
Subject: AIM-MRO Addition

Jon-

I'm working with the folks down at AIM-MRO which is the building next to The Winter Club and adjacent Grand Valley. This building is in Symmes Township as you know. We are proposing a building addition between the existing building and the Winter Club. See attached sketch.

We are proposing a 20' rear yard for the addition which will require a variance. Not sure if IH would legally need to be notified by Symmes or not as an adjacent municipality. But in the spirit of being a good neighbor, we thought we would put this in front of you now. Feel free to pass along to the planning commission members if needed.

The reason we didn't move it westward is for several reasons, which include 1) egress and access points to the existing building and 2) the existing septic system and leach field as noted.

You will notice that from a massing standpoint, the 3 buildings (AIM, the Addition and the Winter Club) nearly align with perspective to the lake. On the lake side of the Addition is "taller" existing vegetation so

it will be well screened, much more so than the existing building. Also the rear building line of the addition is proposed at 20'-8" tall which is approximately one foot less than the existing structure.

It is my hope that Indian Hill would be neutral on this development as it has little to no impact on the Grand Valley. A letter of support might be too much to ask but would love to get your feedback regardless. Happy to discuss in more detail as needed.

Thanks and early Merry Christmas!

Mike-

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--

Michael Wentz, AIA

513.404.1571

mike@wentzdesign.com

NOTICE: This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited. — *The Village of Indian Hill, Ohio*

--

Michael Wentz, AIA

513.404.1571

mike@wentzdesign.com

Parking Analysis (Single-Tenant Building)

Building Address: 8500 Glendale Milford Road, Camp Dennison, OH 45111

Township: Symmes

Existing Building Gross Floor Area: 18,000

Proposed Building Gross Floor Area: 29,000

SQ. FT.

FLOOR	TENANT	TYPE OF USE	CODE CALCULATION	EXISTING BUILDING SQUARE FOOTAGE		PARKING SPACES	
				GROSS	NET	REQUIRED	PROVIDED
1	AIM MRO	Industrial	1 space / 1.5 employee + 1 space / facility vehicle (Tenant has no (zero) facility vehicles requiring surface parking)	18,000	18,000	32 employees (max. shift)	
						22 spaces	45 spaces (total)
FLOOR	TENANT	TYPE OF USE	CODE CALCULATION	PROPOSED BUILDING SQUARE FOOTAGE		PARKING SPACES	
1	AIM MRO	Industrial	1 space / 1.5 employee + 1 space / facility vehicle (Tenant has no (zero) facility vehicles requiring surface parking)	11,000	29,000	32 employees (max. shift)	
						22 spaces	44 spaces (total)
SITE TOTALS				29,000	29,000	22 spaces	44 spaces (total)

Floor Area, Gross. The sum of the horizontal areas of each floor of the building, measured from the exterior walls or from the center line of party walls, including the floor area of accessory buildings and structures.

Floor Area, Net. The sum of the horizontal areas of each floor of the building, measured from the exterior walls or from the center line of party walls, including the floor area of accessory buildings and structures. The term does not include any area used exclusively for the parking of motor vehicles or for building or equipment access, such as stairs, elevator shafts, and maintenance crawl space or areas occupied by mechanical equipment, toilet or rest rooms.

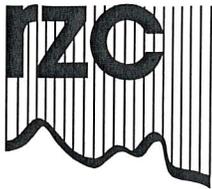
Michael Chandler

Prepared By Viox & Viox, Inc.
Michael Chandler, PE

Date 01-03-25

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HAMILTON COUNTY

HAMILTON COUNTY RURAL ZONING COMMISSION
138 EAST COURT STREET, COUNTY ADMINISTRATION BUILDING, RM. 801
CINCINNATI, OH 45202
PHONE: (513) 946-4550 FAX: (513) 946-4475

Rural Zoning Commission

138 E COURT ST. RM. 801
CINCINNATI, OH 45202-6202

GENERAL INFORMATION
Phone: (513) 946-4550
Fax: (513) 946-4475

IMPERVIOUS SURFACE RATIO WORKSHEET
(Method of Calculation)

IMPERVIOUS SURFACE "Any hard surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking areas, sidewalks and paved recreational facilities."

IMPERVIOUS SURFACE RATIO (ISR) "The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot."

LOT AREA "The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street, handle of a panhandle lot or area not zoned to allow the use proposed shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area."

Site Identification AIM MRO Building Addition - 8500 Glendale Milford Road
Camp Dennison, OH 45111

Lot Area 119,305 sq.ft.

Impervious Surfaces:

- 1. Building footprint 29,000 sq.ft.
2. Parking & Drive areas 40,280 sq.ft.
3. Access easements sq.ft.
4. Walkways 1,700 sq.ft.
5. Other sq.ft.

Existing ISR
57,375 SF - Imp. Area (Existing)
119,305 SF - Lot Area
ISR = 0.481 (48.1% TOTAL Existing)

Total Impervious Surfaces 70,980 sq.ft.

Proposed ISR Increase = 23.7%

70,980 / 119,305 = 0.595 (59.5% - TOTAL Proposed)
Total Impervious Surface Lot Area Impervious Surface Ratio %

I Michael Chandler, PE (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete.

(Date 01-03-25)

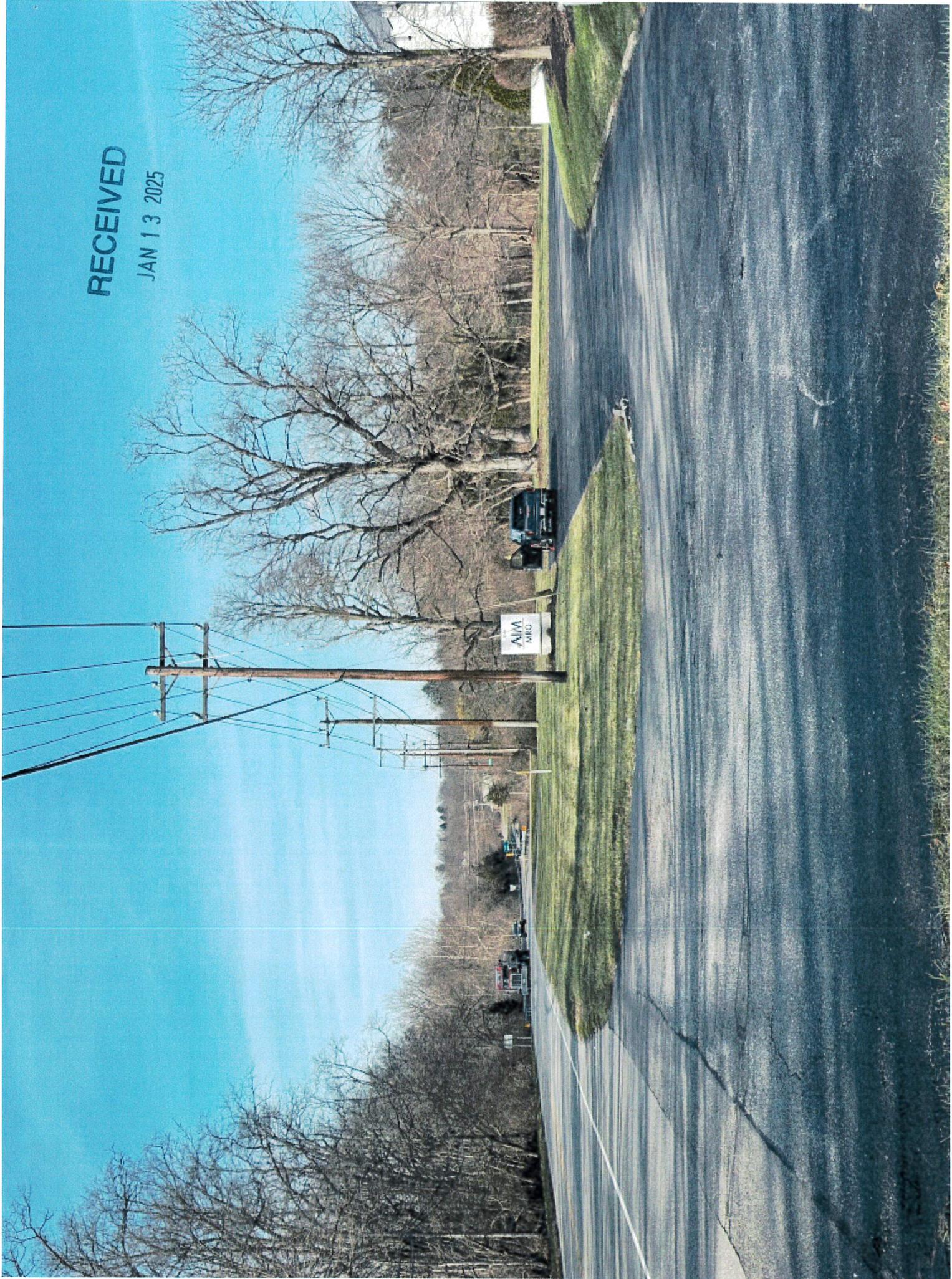
Please attach your Business Card or submit your complete name, address, and telephone, fax, e-mail in the space below.

In the event that there is a conflict between information contained herein, and the text of the Hamilton County Zoning Resolution, the adopted Zoning Resolution shall govern.

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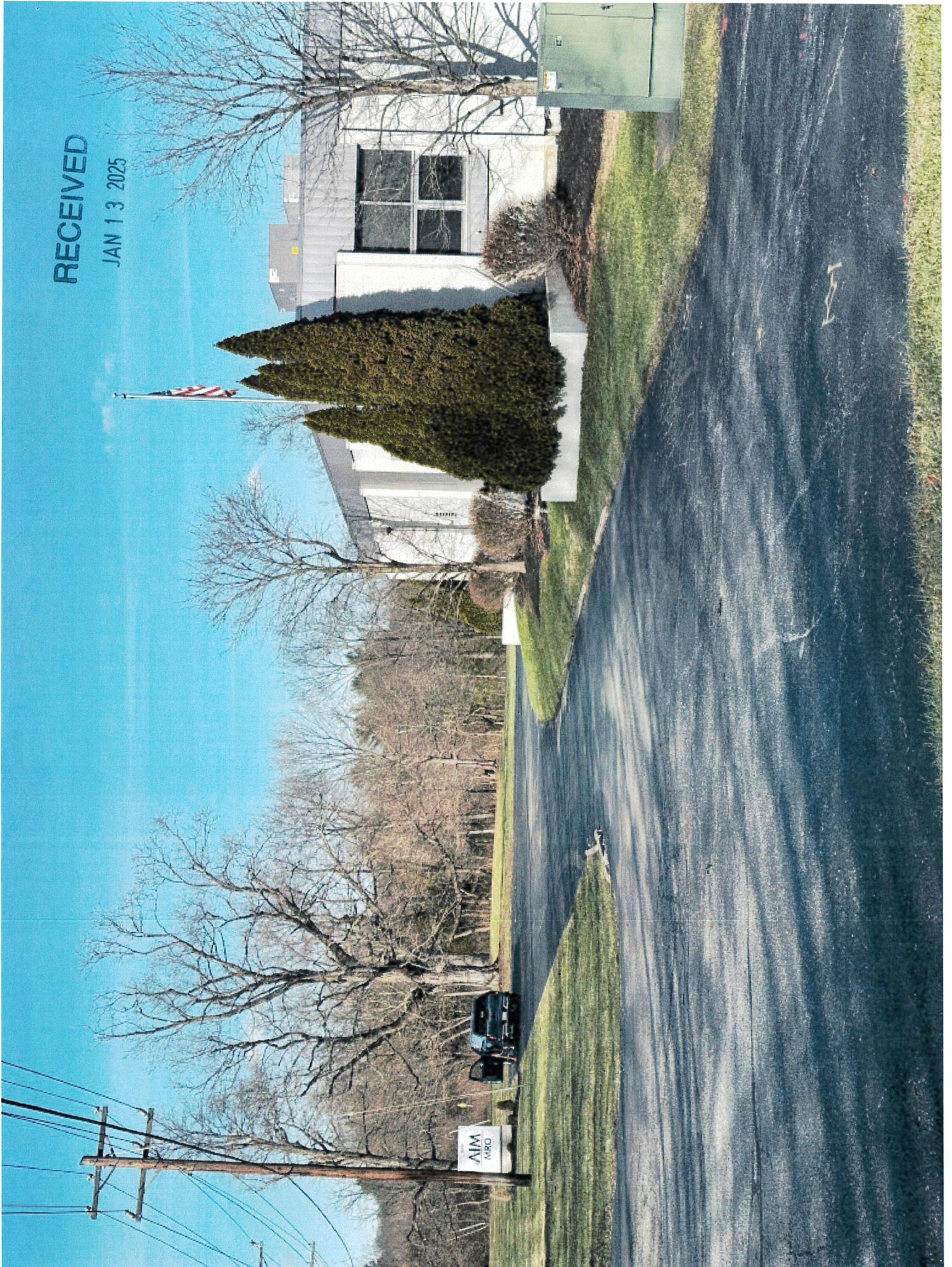
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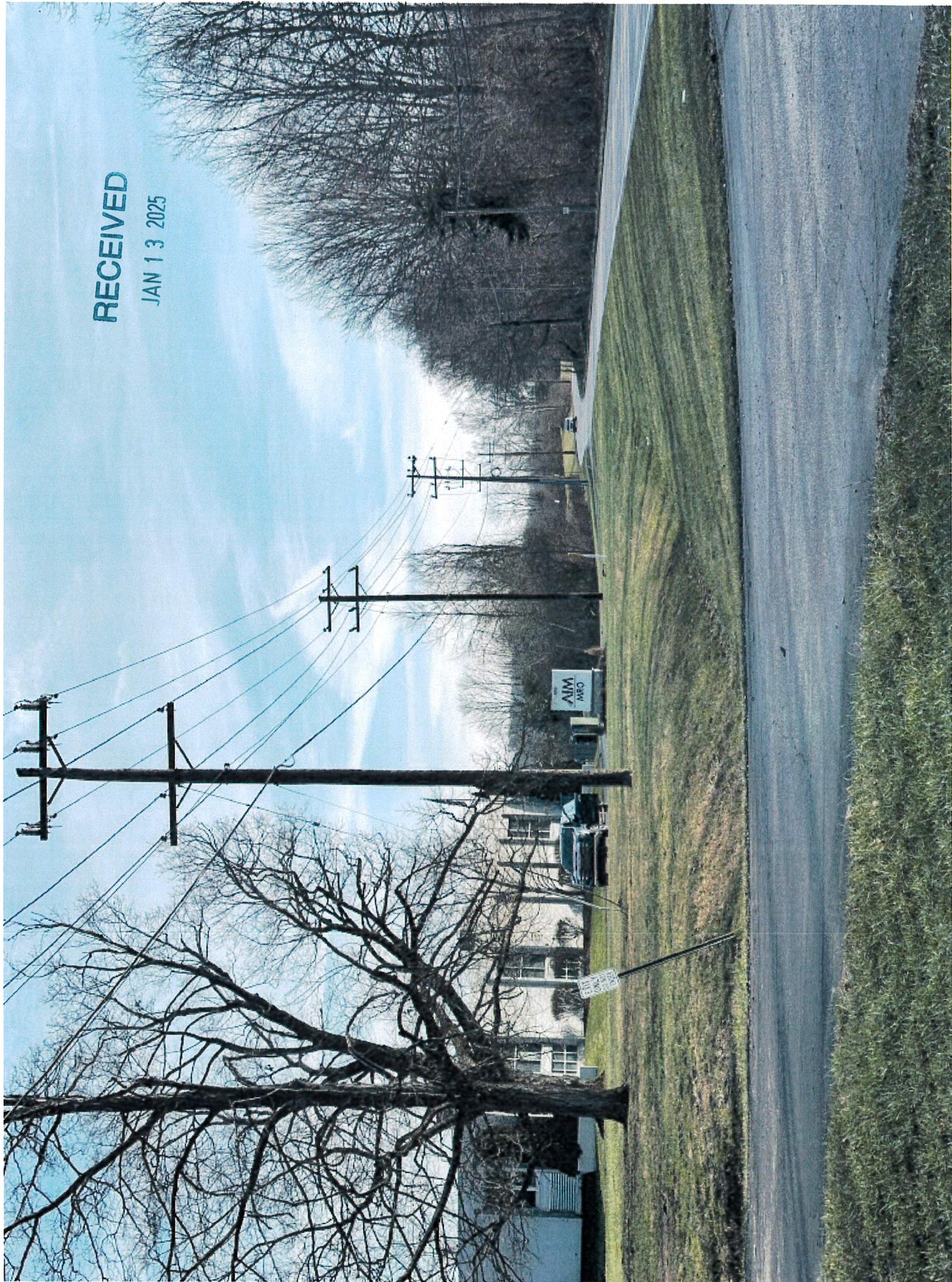
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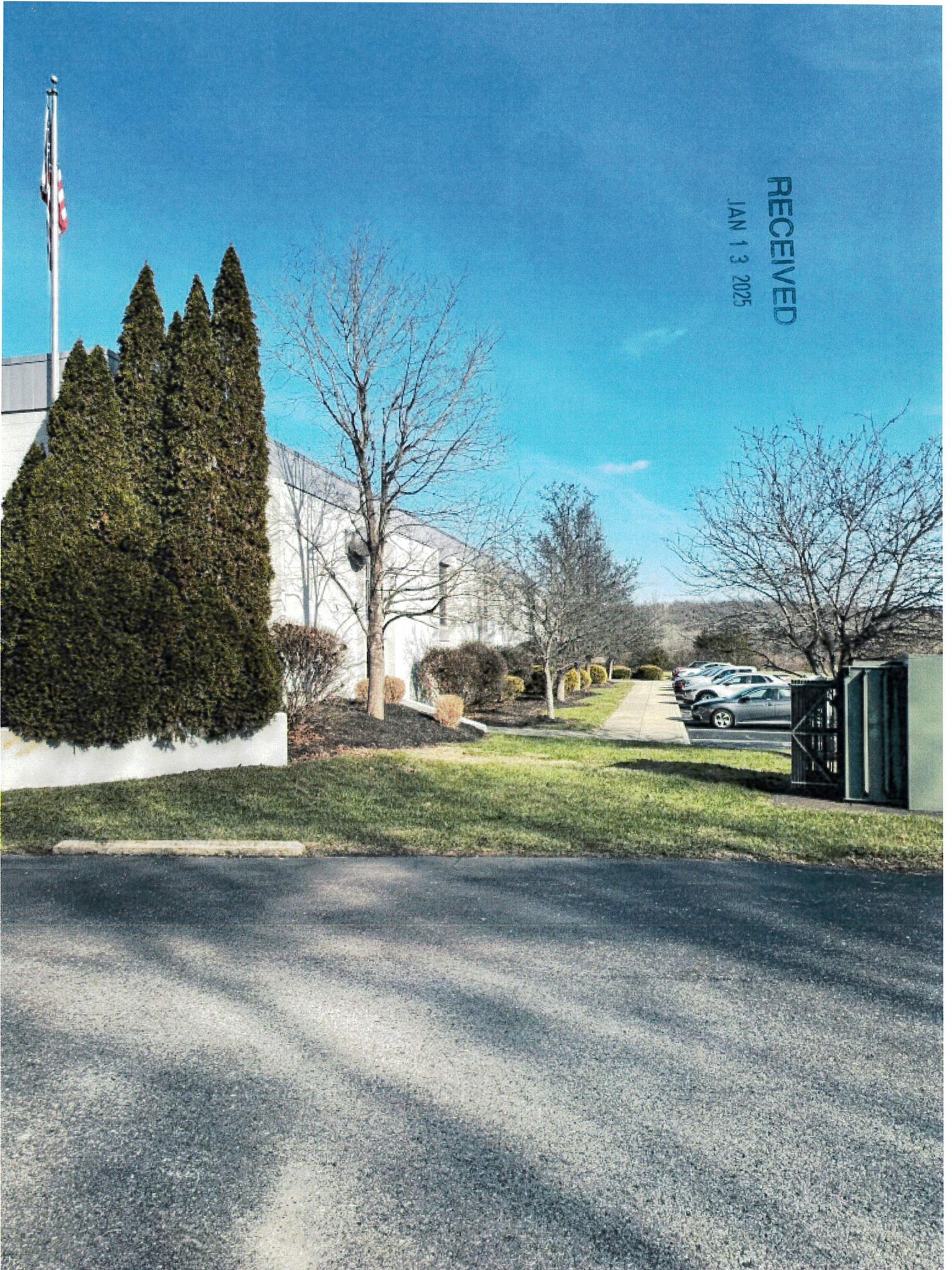


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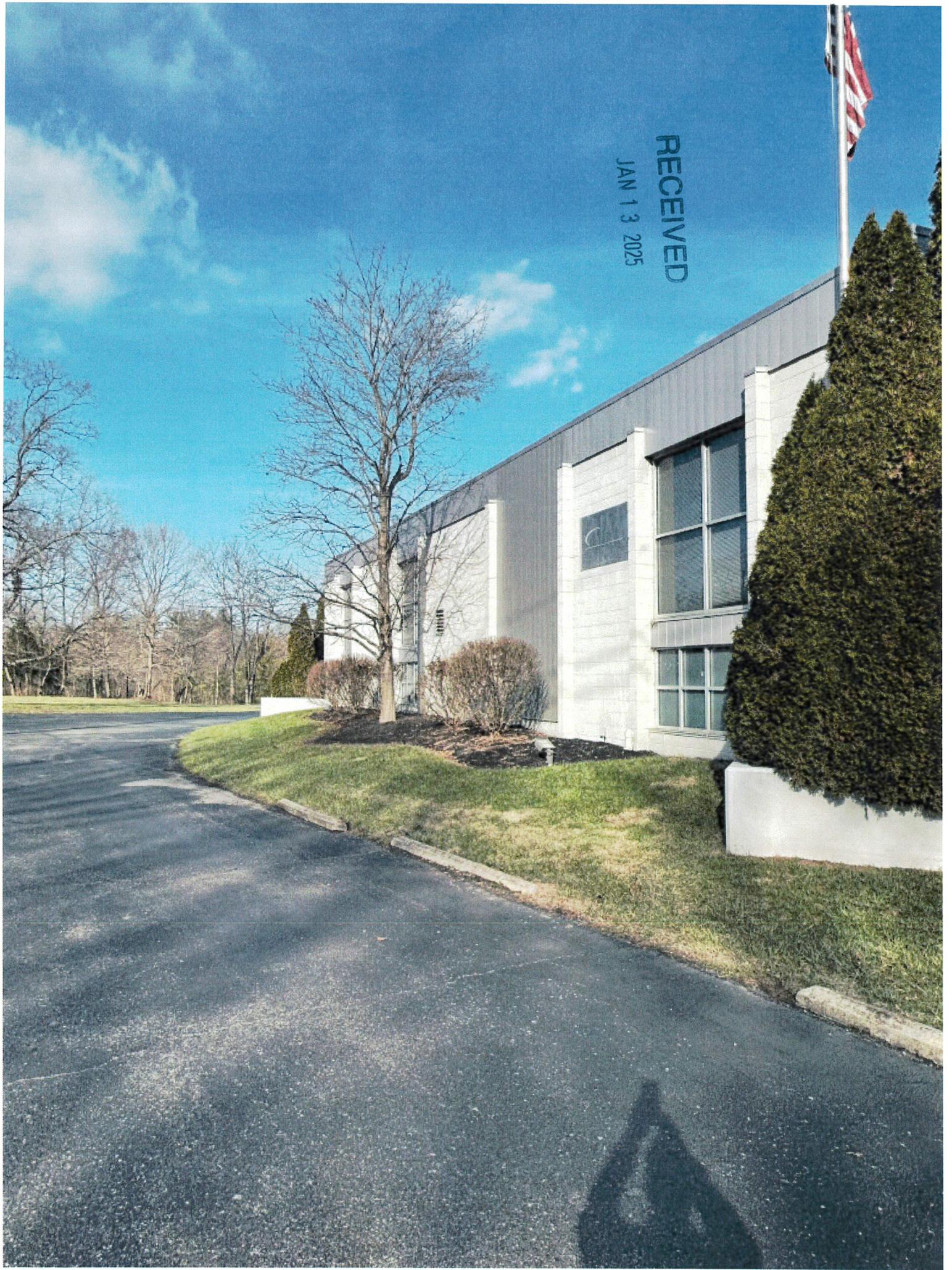
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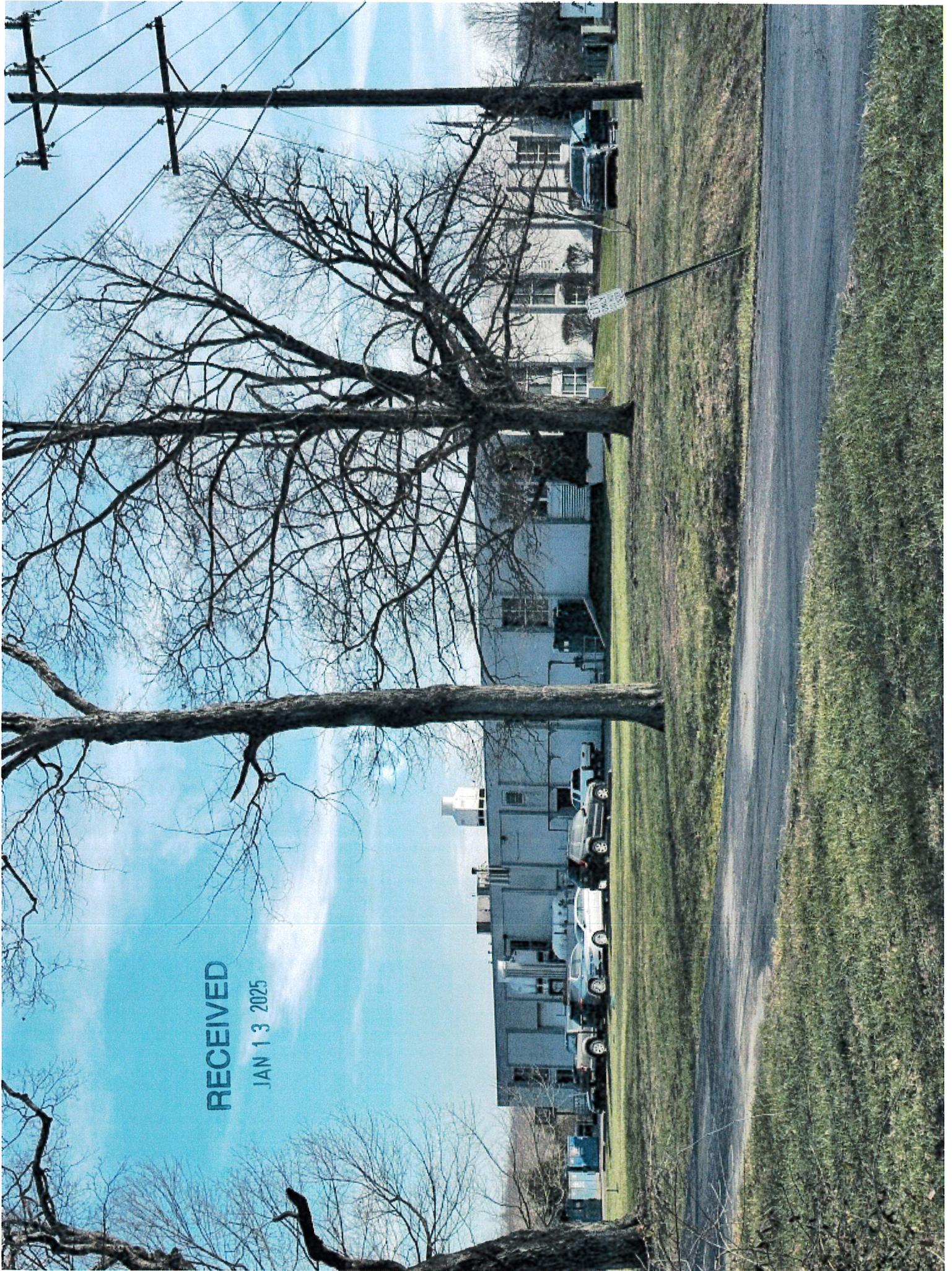


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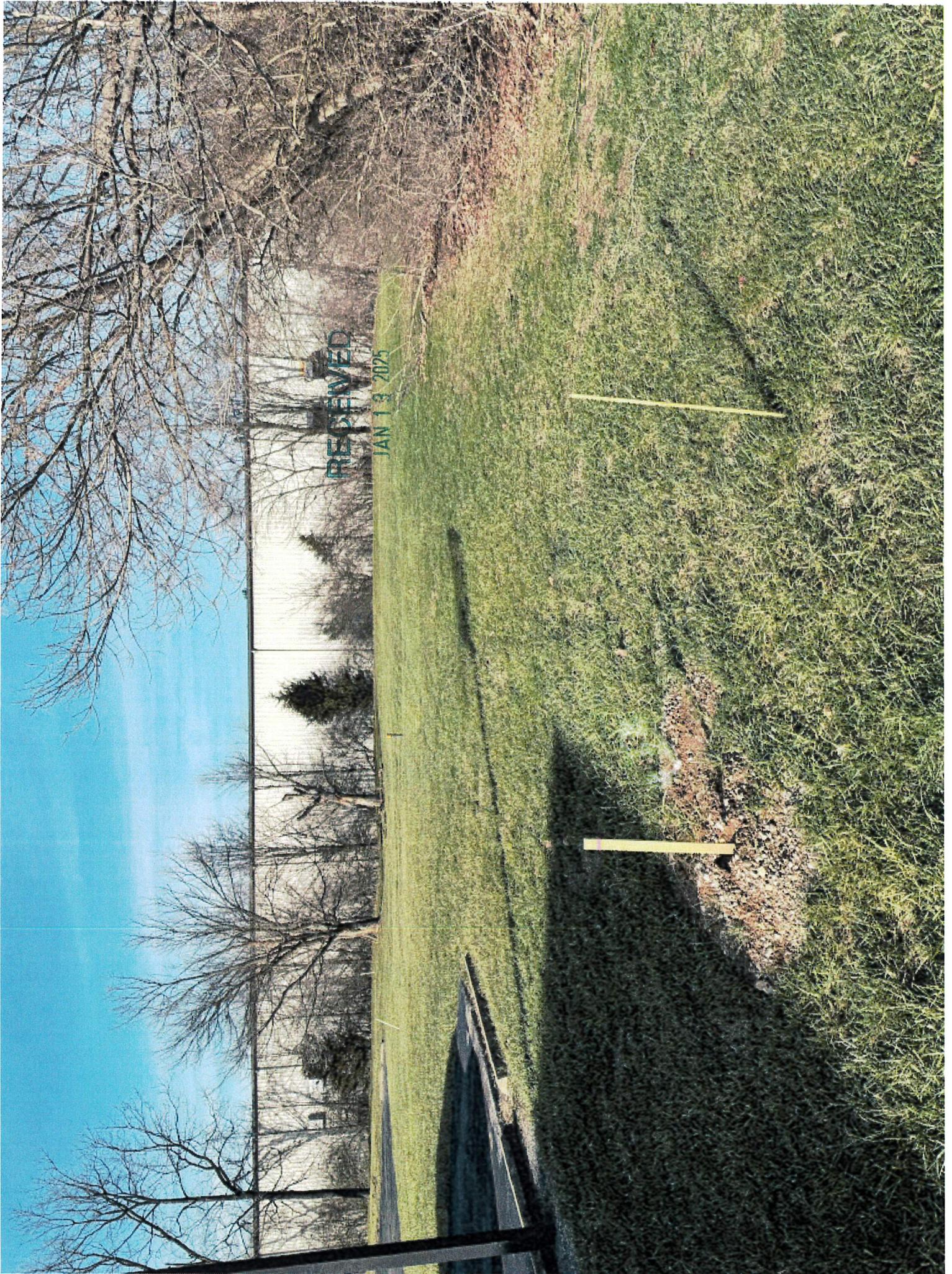






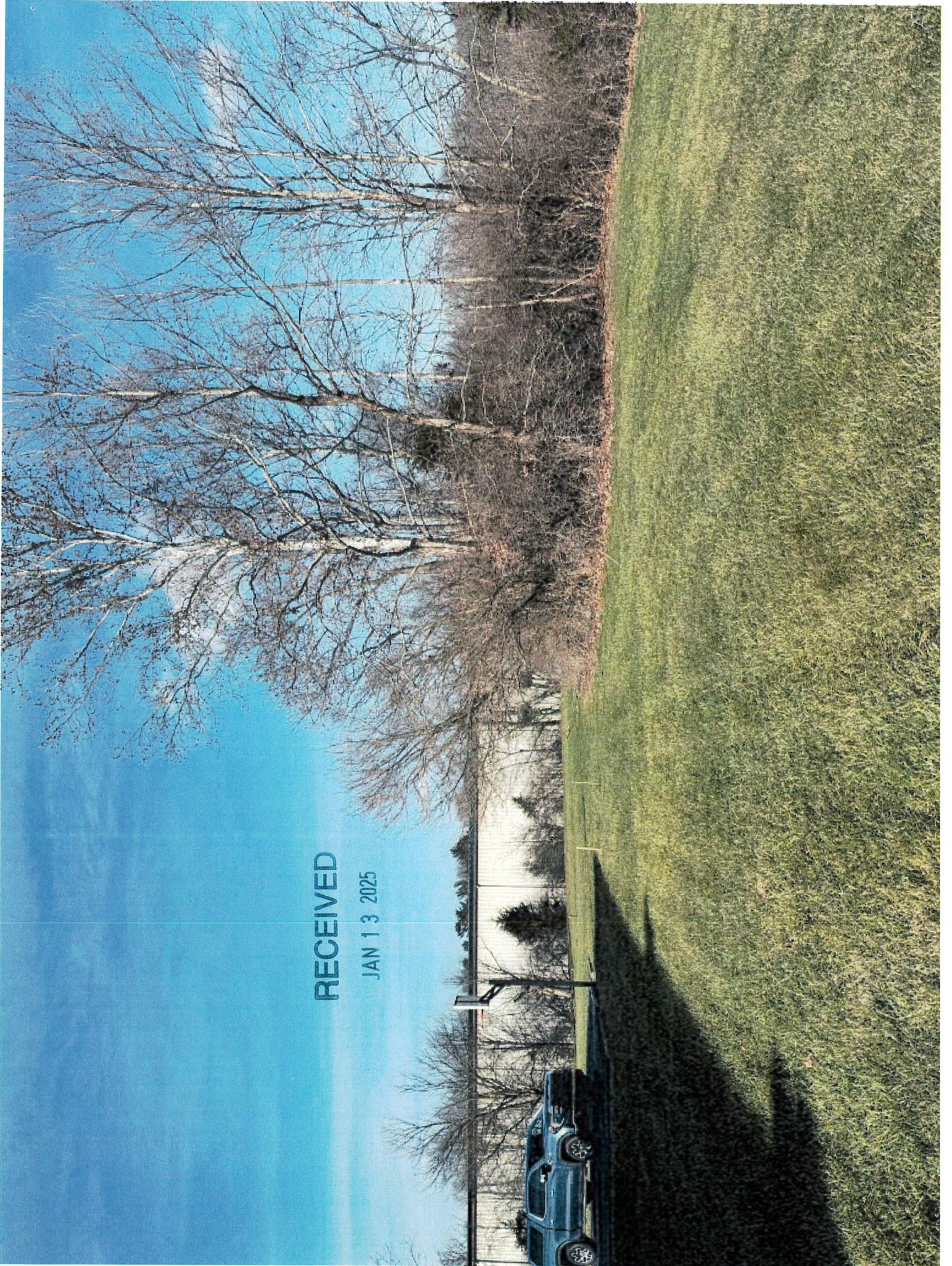






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CITY OF HAMILTON
 PLANNING DEPARTMENT
 100 N. MAIN ST., 3RD FLOOR
 HAMILTON, OHIO 45015
 PHONE: (513) 243-1234
 FAX: (513) 243-1235
 WWW.CITYOFHAMILTON.ORG



VIOX & VIOX
 CIVIL ENGINEERING, SURVEYING, AND LANDSCAPE ARCHITECTURE
 4600 BROADWAY • SUITE 100 • HAMILTON, OHIO 45015
 PH: (513) 243-2222 • FX: (513) 243-1000
 WWW.VIOXANDVIOX.COM

AIM MRO BUILDING ADDITION
SITE PLAN
 SYMMES TOWNSHIP, HAMILTON COUNTY, OHIO
 SITE DEVELOPMENT PLAN

DATE:	1/13/2025
PROJECT NO.:	2025-001
SCALE:	AS SHOWN
DRAWN BY:	MJV
CHECKED BY:	MJV
DATE:	1/13/2025

C100

PROJECT INFORMATION:
 Project: AIM MRO Building Addition
 Address: 8500 Glendale Milford Road
 Camp Dennison, OH 45111

Owner: JBK Properties LLC
 264 Center St, PO Box 64
 Miamiville, OH 45147

Builder/Contractor: Deerfield Construction Company, Inc.
 8960 Glendale Milford Rd
 Loveland, OH 45140

Civil Engineer: Viox & Viox, Inc.
 602 Lila Ave
 Milford, OH 45150

ZONING INFORMATION:
 Zoning Jurisdiction: Symmes Township, Hamilton Co., Ohio

Current Use: G - Heavy Industrial
 Proposed Use: G - Heavy Industrial

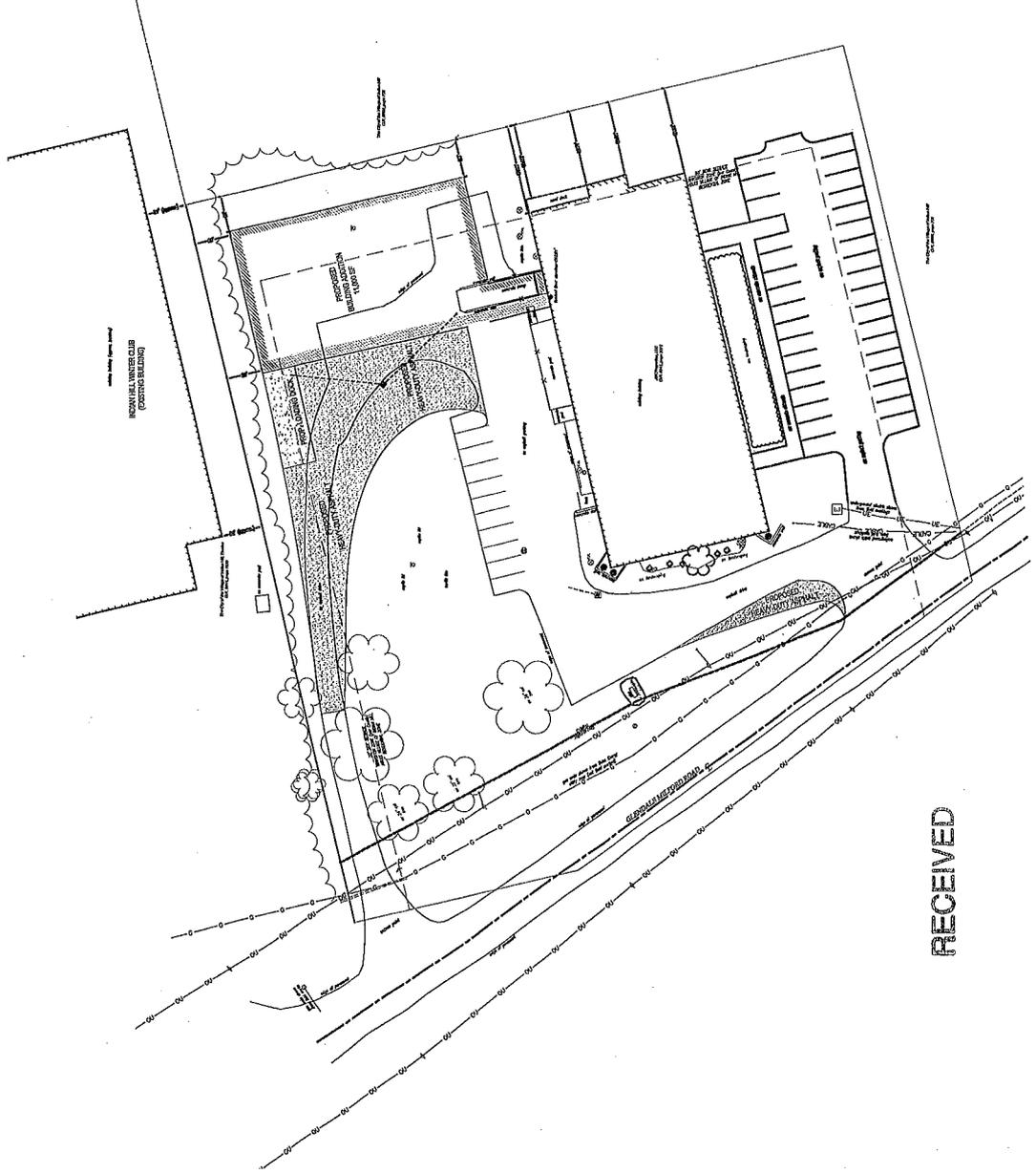
Setbacks:
 Base Zoning requirements:
 Rear Yard: 30-foot (min.)
 Side Yard: 20-foot (min.)
 Building Height: 30-foot (max.)

Transition Regulations (abutting Residential):
 Rear Yard: 50-foot (min.)
 Side Yard: 30-foot (min.)
 Building Height: 15-foot (max.)

Proposed Site Dimensions:
 Rear Yard: 20-foot (min.)
 Side Yard: 20-foot (min.)
 Building Height: 24-foot (max.)

Parking:
 Use: Manufacturing and processing establishments, laboratories, creatives, bakeries, bottling plants and similar industrial establishments: One parking space for each one and one-half employees, plus one space for each per facility vehicle.

Required: 22 parking spaces total
 Existing: 45 parking spaces total
 Proposed: 44 parking spaces total

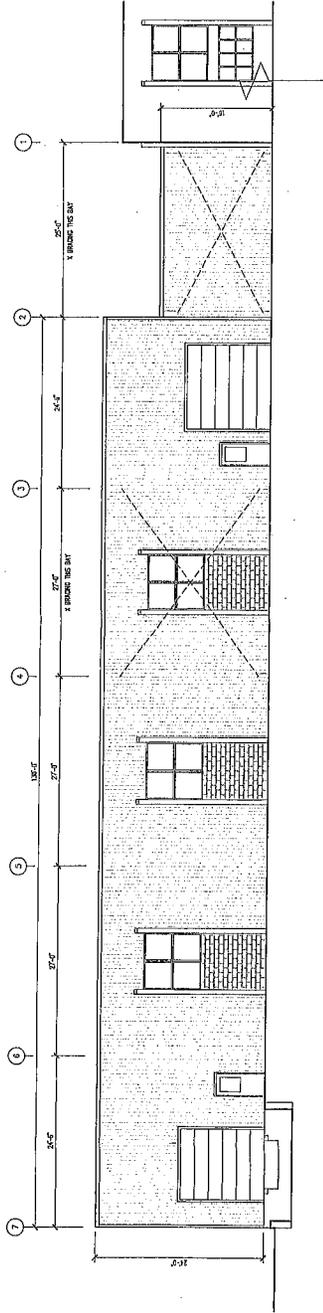


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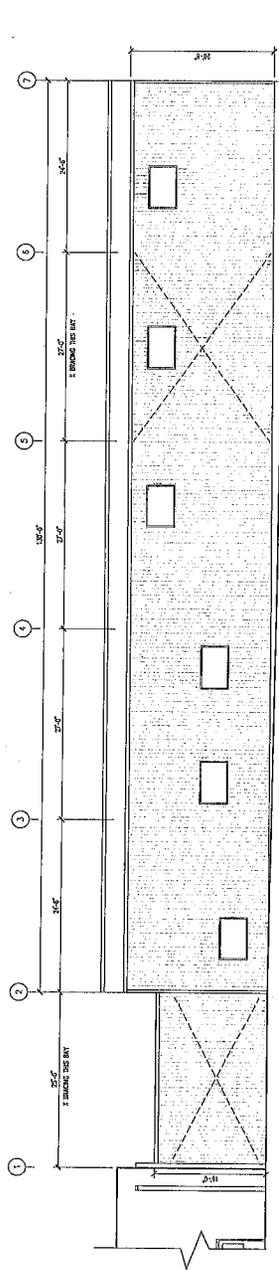
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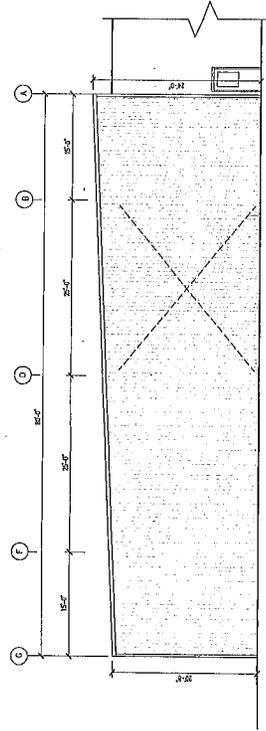
The owner and the holder of this plan are hereby notified that any and all amendments or modifications to this plan must be made by a duly authorized person and that any such amendments or modifications must be made in accordance with the provisions of the Ohio Revised Code.



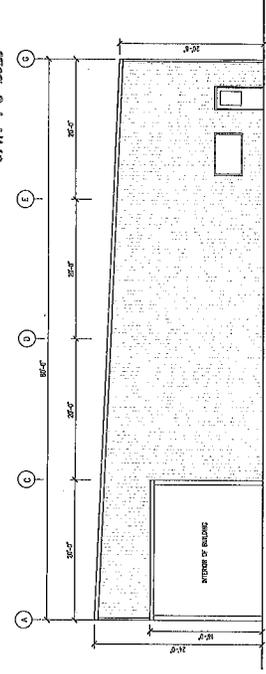
Front Elevation
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Left Elevation
Scale: 1/8" = 1'-0"



Right Elevation
Scale: 1/8" = 1'-0"

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ITEM	DATE	DESCRIPTION
1	11/20/24	ISSUED FOR REVIEW
2		
3		
4		
5		
6		
7		
8		

AIM INC. - Bldg Addition
8500 GLENDALE MILFORD RD. (ST. RT. 128)
CAMP DENNISON, OHIO 45111

PROJECT: BLDG
DATE: November 26, 2024
DRAWING:

A1.0

went2design
 10000 Lakeside Blvd.
 Suite 100
 Cincinnati, OH 45241
 Phone: (513) 746-5000
 Fax: (513) 746-5001
 www.went2design.com

GREENFIELD CONSTRUCTION
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 Cincinnati, OH 45241
 Phone: (513) 746-5000
 Fax: (513) 746-5001
 www.greenfieldconstruction.com

FIRST FLOOR PLAN, REFLECTED CEILING PLAN

Michael J. Wong, Licensed Architect
 Registration No. 127225