

Appeal No. CUSM 2025-03; Blooms & Berries
Filed 3/3/25



Board of Zoning Appeals
9323 Union Cemetery Road
Symmes Township, OH 45140-9386

APPEAL UNDER THE ZONING RESOLUTION

The appellant must file herewith an explicit typewritten statement setting forth the following:

- a. The principal points on which the appeal is made. In any case, the principal points set forth in this appeal shall be the same as those under which the administrative officer acted, whether the granting or refusal of a zoning certificate or any other decision based upon the regulations of the Zoning Resolution.
- b. A clear and accurate description of the construction use.
- c. Specific reference to the Sections of the Zoning Resolution which, it is claimed, authorize the determination sought.
- d. Names and addresses of owners of all abutting lots and lands within two hundred (200) feet of the property in question. (This list is now provided by the Board on the applicant's behalf.)

NAMES AND ADDRESSES

Appellant Jeff Probst, Blooms & Berries Address 9669 S St Rt 48, Loveland OH 45140
 Owner Mini Mall Storage Address 10910 Loveland Madeira Rd, Loveland, OH 45140
 Lessee Blooms & Berries Farm Market LLC Address 9669 S St Rt 48, Loveland, OH 45140

The undersigned Jeff Probst hereby appeals under Sections No. 9, Conditional Use of the Zoning Resolution Appeal No. 2020-04, Condition No. 9 the Conditional Use for the temporary sale of produce and flowers

In accordance with the plats, plans and other data hereto attached and made a part of this appeal.

I hereby depose and say that all the above statements and the statements contained in all of the exhibits transmitted herewith are true.

Jeff Probst
Appellant

Sworn to and subscribed before me, this 28th day of February

Notary Public

Address of subject property 1091 Loveland Madeira Rd, Loveland, OH 45140

_____ Lot Number _____

Identification	Name	Address	City	State	Zip Code	Phone No.
Owner	Mini Mall Storage	1091 Loveland Madeira Rd	Loveland	OH	45140	513-540-3520
Contractor	Jeff Probst, Blooms & Berries	9669 S St Rt 48	Loveland	OH	45140	513-312-0340
Plans By	Jeff Probst, Blooms & Berries	9669 S St Rt 48	Loveland	OH	45140	513-312-0340

Type of improvement: (Briefly describe proposed work)

Erect a 20' x 40' tent and 4' x 8' sign. Operating as temporary structure for sale of produce and plant from approximately 6/1/25-9/15/25

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 Open lot storage. Owned by Mini Mall Storage.

Proposed Lease site to erect 20' x 40' tent and 4' x 8' sign for sale of produce and plants.

Ownership

Cost

Private

Estimated cost of improvement for which this application is made:

Public (Federal, State, Local)

\$ 2,500

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: Jeff Probst, Blooms & Berries LLC Address: 9669 S St Rt 48, Loveland, OH 45140

DO NOT WRITE BELOW THIS LINE (office use only)

Adopted: _____ Journalized: _____

BZA Filing Fee: _____

25HAM-BZAU-000003 - Symmes CUSM2025-03; 10910 Loveland Madeira - Blooms & Berries - HAMILTONCOUNTY

Menu Reports Help

Record Type Alias: [BZA Use Request](#)

Application Status: [Applied](#)

Application Name: [Symmes CUSM2025-03; 10910 Loveland Madeira - Blooms & Berries](#)

Application Detail: [Detail](#)

Assigned To: [Tonya Hargar](#)

Application Comments: View ID Comment Date

Address: [10910 LOVELAND MADEIRA RD, SYMMES TOWNSHIP, OH 45140](#)

Parcel No: [062000920170](#)

Balance: [\\$0.00](#)

Total Fee Assessed: [\\$1,459.71](#)

Total Fee Invoiced: [\\$1,459.71](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date	Contact End Date
	Jeff Probst	Blooms and Berries	Secondary Contact		9669 S State Ro...	Active	03/06/2025	
	Becki Walker	Blooms and Berries	Primary Contact		9669 S State Ro...	Active	03/06/2025	

Custom Fields: HAM_PLN_BZA_APP

APPLICATION INFORMATION

Type of BZA Action Requested
[Conditional Use](#)

Property Type
[Private](#)

Description of Proposed Improvement
[Erect tent and signage for temporary use](#)

Number of Acres in the Project
[0.65](#)

Estimated Cost of Proposed Improvement
[2500.00](#)

Description of All Existing Uses
[Owners Mini Mall Storage, outside storage, lot](#)

Description of All Proposed Uses
[Leased by Blooms & Berries Farm Market to erect a 20'x40' tent and 4'x8' sign for temporary sale of produce and flowers](#)

HEARING DATES

HAM_PLAN_BZA_GIS

ENTERPRISE GIS INFORMATION

Zoning	Zoning Description
E	Light Industry
Census Tract	Census Block
024303	5024
Auditor Land Use	Auditor Land Use Description
352	LJ
Year Built	Sale Date
-	3/25/2022

FEMA flood data is for general reference only.

For flood information about this property please contact the jurisdiction's floodplain manager.

FEMA FIRM Panel	FEMA Map Effective Date	FEMA Flood Hazard Zone	Flood Hazard Area
39061C0118F	6/7/2023 11:00:00 AM	X	No

FEMA LOMAR Information

-

Consear Townsend Hamco 50 Year Flood Information:

CT Plate Number	CT Stream Name	CT Stream Number
11	-	-

HAMILTON COUNTY GIS INFORMATION

Jurisdiction	Incorporated Jurisdiction	
SYMMES TOWNSHIP	No	
Sewer District	Sewer Distance	Sewer Segment ID
MSD	176.15 Feet	59413006-59413004
Water District	Septic	
LOVELAND WATER SERVICE	No	
Fire District		
Loveland-Symmes Fire Dept		

Internal CAGIS Use Only

Error Message

[SUCCESS](#)

Recalculate All Fields Date GIS Updated
[3/6/2025](#)

HEARING DATES

Board of Zoning Appeals Date

[04/07/2025](#)

Municipal Planning Commission Time

-

Board of Zoning Appeals Time

[19:00](#)

Resolution Date

-

Municipal Planning Commission Date

-

KEY DATES

Application Accepted Date

-

Approved Date

-

Closed Date

-

Denied Date

-

Distributed for Review Date

-

Expired Date

-

DOC_HELPER

Document Types JSON

Parent Document Types JSON

[Parent Not Found](#)

[Types](#) | [Case Documentation](#) | [Final Zoning Compliance](#) | [Letter - Application](#) | [Letter - Hearing Notification](#) | [Notice - Legal Advertisement](#) | [Notice - Legal Advertisement Published](#) | [Photo - Submitted](#) | [Plans - Site Plan](#) | [Resolution](#) | [Staff Report](#) | [Required](#) | [Conditional](#) | [All](#)

PROJECT PARCEL INFORMATION

Parcel Type	Parcel Number (Number)	Street No.	Street No. Fraction	Direction	Street Name	Street Type	Condo Unit	Zoning	FEMA Flood Hazard Zone	Urban Parking District Name	Auditor Land Use	Auditor Land Use Description
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INTERESTED PARTIES

Interested Party Type	Date Added	Parcel Number (Number)	Prop-Street No.	Prop-Street Name	Prop-Street Type	Own-Name	Own-Address Line 1	Own-Address Line 1 A	Own-Address Line 2	Own-City	Own-State	Own-Zip Code
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Loveland/Madeira Rd

REMIT #A 9423

553.78

10910 LOVELAND MADEIRA RD, SYMMTP

TENT

Parking

DRIVE

DRIVE

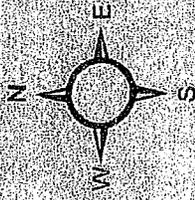
Parking

B 070 P 97
NS 16 50F
NS 16 50F
NS 16 50F

50F
393
20 21
N 8 23 10A

Wightwee Rd

S06-15-49W 219.45
849.63
292.17
804.83



1:480
1/4 inch = 40 feet
05/30/2023

HAMILTON COUNTY
Planning + Development
138 E Court Street, Room 801
Cincinnati, Ohio 45202



The information contained on this drawing is preliminary and subject to change without notice. It is not intended to be used for any other purpose than that for which it was prepared. The user of this drawing shall be responsible for verifying the accuracy of the information contained hereon. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing shall be responsible for obtaining all necessary insurance coverage. The user of this drawing shall be responsible for obtaining all necessary professional services. The user of this drawing shall be responsible for obtaining all necessary professional services.

Certificate of Flame Resistance

ISSUED BY:

EUREKA! TENTS / a div. of Johnson Outdoors Gear LLC
BINGHAMTON, NEW YORK 13902

*Manufacturers of the Finest
Tent Products Described Herein*



DEALER NAME: _____

ADDRESS: _____

CITY: _____ STATE/ZIP: _____



This is to certify that the products herein have been manufactured from material inherently flame retardant as here after specified by the material supplier.

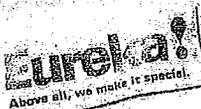
Certification is hereby made that: The articles described on this certificate have been manufactured with an approved flame retardant chemical that was tested and passed the following codes: California State Fire Marshal Code, NFPA-701, Underwriters Laboratory of Canada (ULC-S109-M87) and (ULC-S109-2003).

Description of item certified: _____

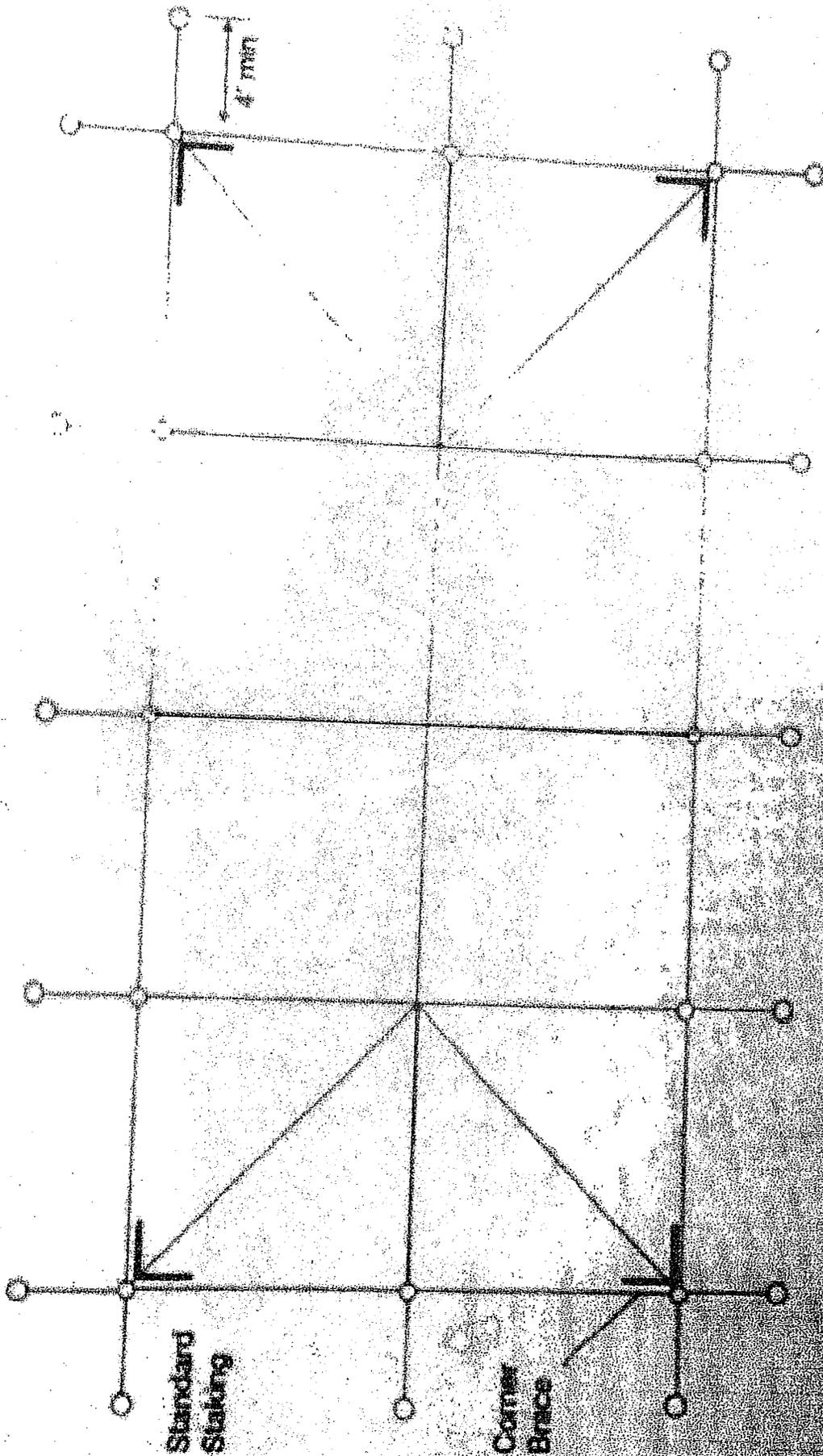
**Flame Retardant Process Used Will Not Be Removed By Washing And
Is Effective For The Life Of The Fabric**

A handwritten signature in black ink, appearing to be "W. J. Johnson".

TENT DEPARTMENT, JOHNSON OUTDOORS GEAR LLC



Additional stakes will be necessary in soft soil conditions or whenever stakes pull up from the ground.



Sureka!

www.eurokalentz.com

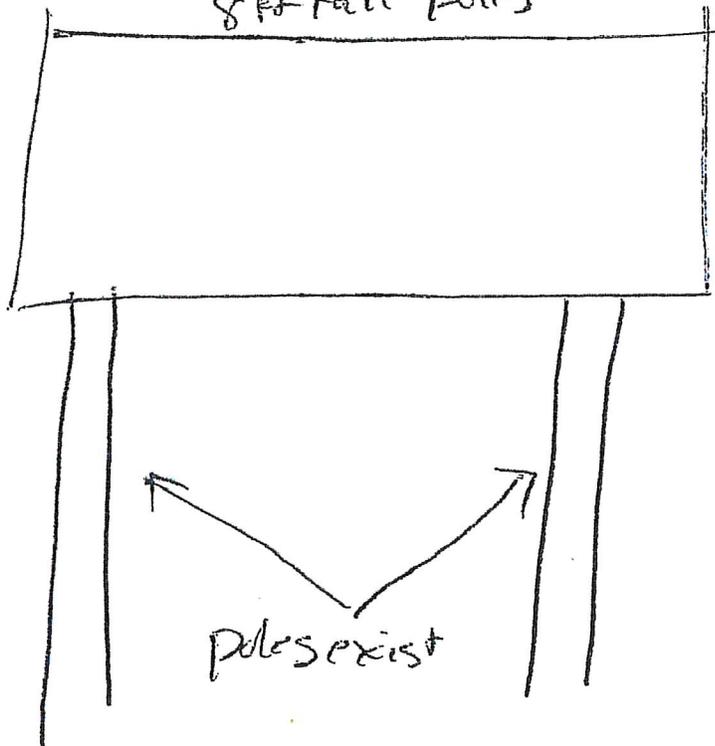
Box: 007.779.2291
REV. 04.06



4' x 8' sign



Sign to be mounted on existing
8ft tall poles



Same Setup
as previous
years