

Village of New Richmond, OH

Board of Zoning Appeals (BZA)

Saturday April 22, 2023

(Property Address: 601 Washington Zoning: B-2 Parcel ID: 260910.001)

Chairman Wulker called the meeting to order at 9am

- 1) A roll call of BZA Members was taken with members Barbara Feiler, Charlie Scott, Jenny Bramlage, Tom Wulker, and Mike Dobbins (1st Alternate) noted as present and Andrew Gephardt noted as absent. With the absence of Andrew Gephardt, Mr. Dobbins became a participating and voting member of the BZA for the meeting.
- 2) Also in attendance were Bob Lindhorst, Village Administrator and Planning and Zoning Administrator, Applicant representatives Rodrick Crousey and Mr. Horgan, and village resident John Massey

Consideration of Staff Report:

Mr. Lindhorst provided the Village's observations and recommendation as to whether to allow a variance from the zoning and floodplain regulations for New Richmond Distilleries to build an accessory structure on their property prior to having a primary structure on said property. Mr. Lindhorst noted several items of evidence in favor of the applicant including: purchase of said property, a solid business plan, development of product development, a bottling operation on Front Street, research for and investment in a complete set of architectural drawings for the proposed primary structure to be built on the property, and that the proposed accessory structure would meet the requirements of the floodplain regulations and village zoning with the only exception being it would be built before the primary structure.

Applicant's Presentation

Mr. Crousey of New Richmond Distilleries provided a presentation to the BZA and audience as to why the accessory structure was needed in advance of the primary structure and how it was directly related to the company's business plan and activities. He also provided a history of the company's activities to date and its long-term business plans in the Village.

BZA members asked and the applicant responded to several questions related to the variance request including possible smell's from the operation, the aesthetics of the structure, and the owner's general business plan.

Speakers in Support or Against the Variance

Mr. Massey, a resident of the village and neighbor to the applicant, stated he was not necessarily for or against the variance. Mr. Massey requested clarifications on how the operation of the applicant might affect his residential property in the short and long-term. The applicant responded to all questions posed by Mr. Massey and additional clarifications requested by the BZA members.

AGENDA

Board of Zoning Appeals Hearing

April 22, 2023

Call to Order

Roll Call of Members & determination of quorum

_____ Barbara Feiler

_____ Andrew Gephardt

_____ Charlie Scott

_____ Tom Wulker, Chair

_____ Jennifer Barmlage

_____ Mike Dobbins, 1st Alternate

- Acknowledge services of outgoing members Art Galea and 1st alternate Terry Newman
- Welcome new member Andrew Gephardt and 1st alternate Mike Dobbins to the BZA
- Acknowledge passing of Michael Findlan who was previously appointed as 1st Alternate to replace Terry Newman but passed before serving in his capacity

Open public meeting: Case 2022-02 - Variance request by New Richmond Distilleries, Washington St.

Consideration of Staff Report

Applicant's Presentation

Speakers in support of the variance

Speakers against the variance

Other comments & applicant's response

Close public meeting

Deliberation by the BZA



102 Willow Steet
New Richmond, Ohio 45157

To: Board of Zoning Appeals
Date: 3/23/23
From: Bob Lindhorst, Planning & Zoning Administrator
RE: Zoning Case 2023-02, My Report on proposed Accessory Building on
Parcel ID: 260910.001, New Richmond Distilleries, located on
Washington Street

Owner Rodrick Crousey, of the forementioned property and business has submitted (2) permits, (1) Floodplain Application to pour a 20' x 30' concrete pad with steel anchors plates to weld down a finishing house, and (1) Shed and Floodplain Application to weld down (2) shipping containers (finishing house) to the forementioned concrete pad.

Reviewing the Floodplain and Zoning Ordinances as written I cannot approval the submitted permits as per the following,

Zoning Ordinance

Article 2 – Interpretation of terms and words

Section 202: Accessory Use of Structure: A use of a structure on the same lot customarily incidental and subordinate to the use of the principal structure.

Floodplain Ordinance

Section 2.0 Definitions

"Accessory structure" means a structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.

I do support a variance however for the following reason(s)

- They have invested in New Richmond with the purchase said property
- Have a solid business plan
- Invested in product development
- Currently renting and bottling on Front Street
- Have a complete set of Architectural Building Drawings for the purchased property
- The accessory structure meets the Floodplain Ordinance listed below.



102 Willow Steet
New Richmond, Ohio 45157

5. 2- 3 ACCESSORY STRUCTURES

- 1) A relief to the elevation or dry floodproofing standards may be granted for accessory structures (e. g., sheds, detached garages) containing 576 square feet or less in gross floor area. Such structures must meet the encroachment provisions of Section 5. 3(1) and the following additional standards:
 - i) they shall not be used for human habitation.
 - ii) they shall be constructed of flood resistant materials.
 - iii) they shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
 - iv) they shall be firmly anchored to prevent flotation; and,
 - v) service facilities such as electrical and heating equipment shall be elevated, or flood proofed to or above the level of the base flood elevation.

I would like to schedule at your earliest convenience a meeting to acquire a variance.

Sincerely,

Bob Lindhorst

Planning and Zoning Administrator
513-553-4146 ext. 13
blindhorst@newrichmond.org

Attachments

- Floodplain Development Application
- Shed and Floodplain Application
- Concrete Pad Dwg.
- Site Plan
- Dwg Containers
- Architecture Building Plans
- Application to the Board of Zoning Appeals



FLOODPLAIN APPLICATION

PERMIT FEE \$20.00 PAYABLE TO:

VILLAGE OF NEW RICHMOND

ALL INFORMATION MUST BE COMPLETED ON THIS APPLICATION ALONG WITH A CURRENT SITE PLAN BEFORE ZONING PERMIT WILL BE ISSUED. **YOU MUST CHECK WITH CLERMONT COUNTY PERMIT CENTRAL TO SEE IF ADDITIONAL PERMIT(S) ARE REQUIRED 732 7213**

NAME OF PROPERTY OWNER New Richmond Distilleries LLC.

ADDRESS 1 East Main Street EMAIL _____

CITY Amelia STATE Ohio ZIP 45102 PHONE 513-291-3841

PROJECT ADDRESS 601 Washington Street PARCEL ID# 260910.001

CITY New Richmond STATE Ohio ZIP 45157

CONTACT NAME (IF DIFFERENT) Eric Olson

ADDRESS 5939 Colerain Ave. EMAIL EricO@HuberGC.com

CITY Cincinnati STATE Ohio ZIP 45239 PHONE 513-568-0049

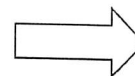
.....
TYPE OF WORK

ELECTRICAL-DESCRIBE _____

CARPORT-DESCRIBE _____

OTHER-DESCRIBE 25'x30' concrete pad with steel anchor plates to weld down Finishing House

OVER



THIS PERMIT SHALL EXPIRE AND MAY BE REVOKED IF WORK HAS NOT BEGUN WITHIN ONE (1) YEAR AND/OR COMPLETED WITHIN TWO (2) YEARS.

ANY ERROR, MISSTATEMENT OR MISREPRESENTATION OF FACT(S), WITH OR WITHOUT INTENT TO DEFRAUD, SHALL BE GROUNDS FOR REVOCATION OF SAID PERMIT.

APPLICANT'S SIGNATURE L. Eric Olsen DATE 3/9/2023

THIS APPLICATION, SITE PLAN(S) AND FEES CAN BE MAILED OR HAND DELIVERED TO:

VILLAGE OF NEW RICHMOND

102 WILLOW STREET

NEW RICHMOND, OHIO 45157

PHONE: 553-4146

ZONING DEPARTMENT INFORMATION

APPROVED _____ DENIED _____ (REASON _____) DATE _____

FEE PAID \$ _____ CHECK # _____ CASH _____ RECEIPT # _____

SIGNED BY: _____ TITLE: _____

PERMIT # _____ AC # _____



APPLICATION FOR SHED AND FLOODPLAIN DEVELOPMENT

PERMIT FEE \$20.00

PAYABLE TO: VILLAGE OF NEW RICHMOND

ALL INFORMATION MUST BE COMPLETED ON THIS APPLICATION ALONG WITH A CURRENT SITE PLAN BEFORE ZONING PERMIT WILL BE ISSUED

NAME New Richmond Distilleries LLC.

ADDRESS 1 East Main Street EMAIL _____

CITY Amelia STATE Ohio ZIP 45102 PHONE 513-291-3841

PROJECT ADDRESS 601 Washington Street PARCEL ID# 260910.001

CITY New Richmond STATE Ohio ZIP 45157

CONTACT NAME (IF DIFFERENT) Eric Olson

ADDRESS 5939 Colerain Ave. EMAIL EricO@HuberGC.com

CITY Cincinnati STATE Ohio ZIP 45239 PHONE 513-568-0049

SIZE OF SHED 320 sqft EST. VALUE OF SHED \$10,000 ZONING CLASSIFICATION B-2

SHEDS ARE ALLOWED IN THE REAR YARD ONLY. MAY NEED HOA APPROVAL-IF APPLICABLE. IF IN FLOODPLAIN SHED MUST HAVE VENTS ON SIDES FOR WATER TO FLOW THROUGH.

SETBACK FROM PROPERTY LINE: REAR 433' R-SIDE 294' L-SIDE 50'

** (MEASURE FROM STANDING AT FRONT OF HOUSE LOOKING AT STREET)

ELEVATION OF PROPERTY (IN FT.) 482 (OBTAIN FROM THE CLERMONT CO. AUDITOR'S SITE)

WILL FLOODPROOFING BE PROVIDED? YES X NO _____ NOT APPLICABLE _____ (ABOVE 505')

IF YES PLEASE EXPLAIN Embedded steel plates in concrete pad to anchor the Finishing House

THIS PERMIT SHALL EXPIRE AND MAY BE REVOKED IF WORK HAS NOT BEGUN WITHIN ONE (1) YEAR AND/OR COMPLETED WITHIN TWO (2) YEARS. YOU MAY NEED A PERMIT FROM CLERMONT COUNTY BUILDING DEPARTMENT (AKA-PERMIT CENTRAL). THEY ARE LOCATED AT 2275 BAUER ROAD BATAVIA, OHIO 45103. THEIR PHONE NUMBER IS 732-7213.

ANY ERROR, MISSTATEMENT OR MISREPRESENTATION OF FACT(S), WITH OR WITHOUT INTENT TO DEFRAUD, SHALL BE GROUNDS FOR REVOCATION OF SAID PERMIT.

APPLICANT'S SIGNATURE CLERMONT DATE 3/9/2023

THIS APPLICATION, SITE PLAN(S) AND FEES CAN BE MAILED OR HAND DELIVERED TO:

VILLAGE OF NEW RICHMOND

102 WILLOW STREET

NEW RICHMOND, OHIO 45157

PHONE: 553-4146

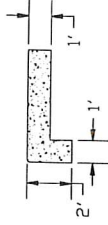
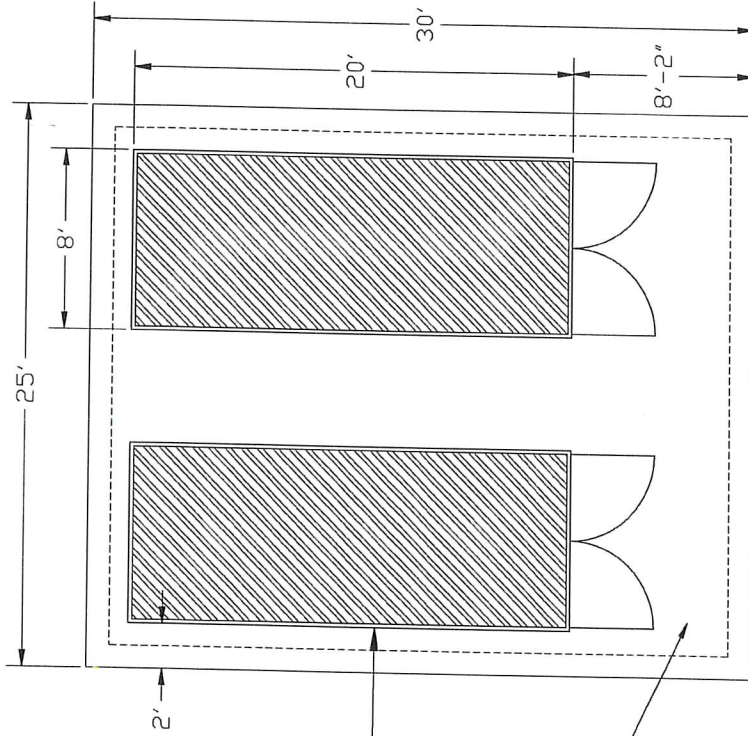
ZONING DEPARTMENT INFORMATION

APPROVED _____ DENIED _____ (REASON _____) DATE _____

FEE PAID \$ _____ CHECK # _____ CASH _____ RECEIPT # _____

SIGNED BY: _____ TITLE: _____

PERMIT # _____ AC # _____



Typical Turn-Down
at Edge of Slab

Finishing House

12" Turndown SOG
with Reinforcing Mesh

General Notes

No.	Revisions/Notes	Date

Huber General
Contracting
5939 Colerain Ave.
Cincinnati, OH 45239

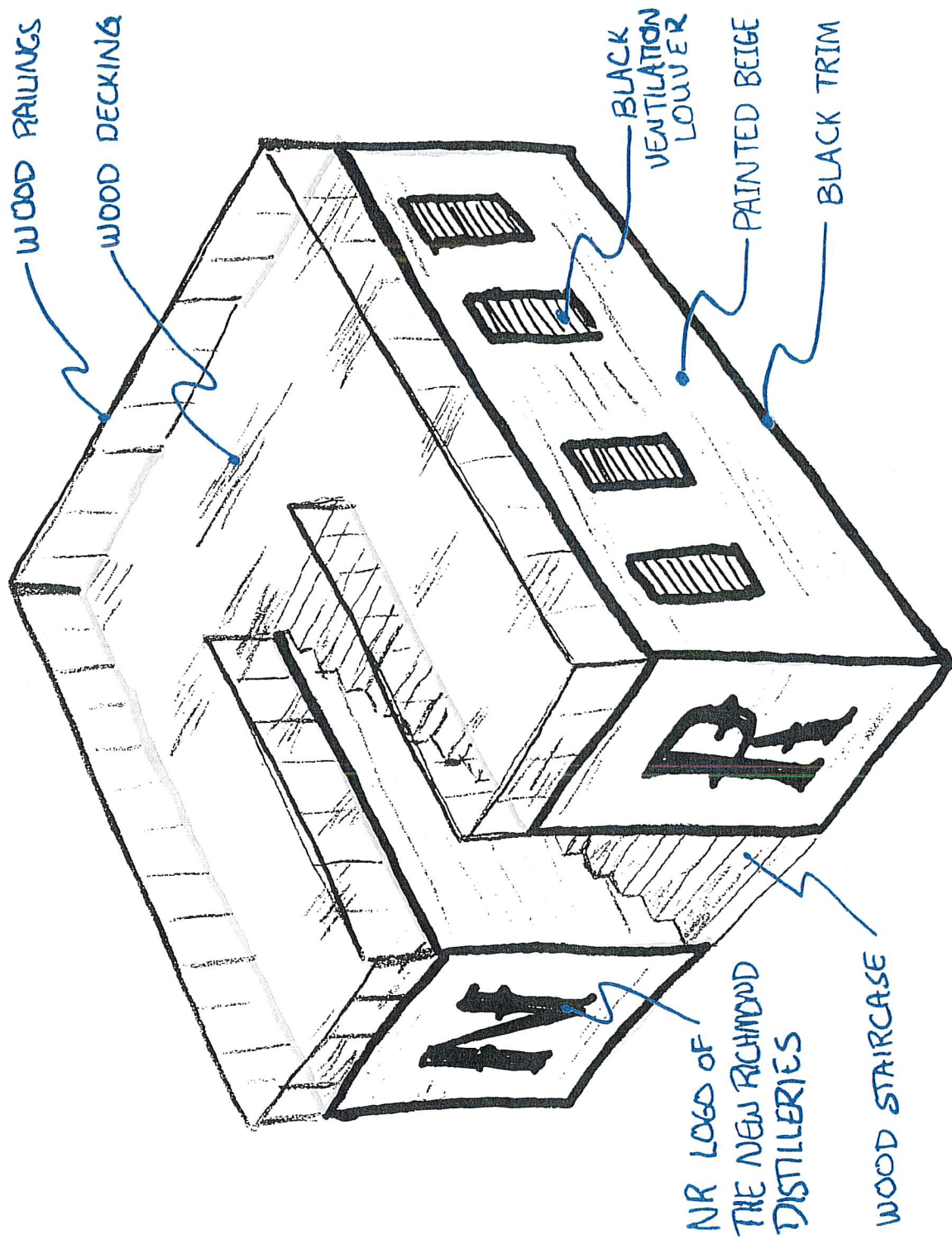
New Richmond
Distillery
601 Washington St.
New Richmond, OH
45157

Project	
Drawn	
Check	
Scale	NTS

601 Washington Street
New Richmond, Ohio 45147

Slawicki & Associates
ARCHITECTS
575

ARCHITECTURAL SITE PLAN





APPLICATION TO THE BOARD OF ZONING & FLOODPLAIN APPEALS

Re: **Property Located at:** 601 Washington Street

Parcel Id. #: 260910.001 Current Zoning: B2-Business

I. APPLICANT INFORMATION

1) Name Rodrick Crwoley Phone # 513-706-4465

Mailing Address _____

2) Property Owner New Richmond Distilleries Phone # Same

Mailing Address 1 East Main Street, New Richmond, Ohio 45102

3) Contact Person Same Phone # _____

Mailing Address _____

II. APPEAL

I hereby appeal the decision made by the Zoning Inspector regarding the above referenced property. There was an error in the decision as follows:

III. VARIANCE

1) I hereby request the Board of Zoning & Floodplain Appeals to grant a variance from Section 202 Zoning of the: Section 2 Floodplain

X Village of New Richmond Zoning Regulations
X Village of New Richmond Floodplain Regulations

2) **Nature of Variance:** Describe the nature of the variance requested.

Allowing the accessory building before the distillery is built

3) **State Hardship (must be completed):** Describe how the literal enforcement of the Zoning or Floodplain Ordinance will result in unnecessary hardship. A definition of hardship is attached.

Will have to locate and rent another space to store product before bottling

The accessory building will still be utilized after the distillery is built

IV. **CONDITIONAL USE**

I hereby request that the Board of Zoning Appeals grant approval of a conditional use in Order that I may:

Store product to age before bottling

V. **AFFIDAVIT**

I hereby depose and say that I have familiarized myself with the rules and regulations of the Village of New Richmond Zoning & Floodplain Ordinance with respect to preparing this application. I hereby certify that I have read the foregoing document and supplements attached thereto and that I have answered all questions fully and to the best of my ability. I hereby attest to the truth and exactness of the information supplied herewith.

Rodrick Crousey

Applicant

Same

* Owner

Please include a list of all adjacent property owners and the submittal fee.

NOTES: 1) The Community Development Department reserves the right to reject any application which is not complete upon submittal. 2) A sign indicating that this property has applied for a variance will be placed on the property.

* Required if applicant is not the owner of the reference property. If you are not the owner of the reference property, please have property owner co-sign the application.

OFFICE USE ONLY

FEE: _____ **DATE PAID:** _____ **HEARING DATE:** _____

RECEIVED BY: _____