



# City of Milford

General Administration  
831-4192  
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

[www.milfordohio.org](http://www.milfordohio.org)

## Application for Conditional Use

Name(s) of Applicant: Jennifer & Brett Simpson, Jenny & Brian Stollmaier

Address: Jennifer & Brett Simpson: 7507 Pinehurst Dr. Cincinnati, OH 45244  
Jenny & Brian Stollmaier: 5402 Timber Trail Place Milford, OH 45150

Telephone Number: Jennifer & Brett Simpson: 513-828-8005 Jenny & Brian Stollmaier: 513-987-7336

Name(s) of Owner: \_\_\_\_\_  
(if different from applicant)

Owner's Address: \_\_\_\_\_  
\_\_\_\_\_

Property Address (if assigned): 1110 Main Street, Milford, OH 45150

Property Parcel ID number: 214632.031

Zoning of Property: 447 C - OFFICE BUILDING 1-2 STORIES *O-office District*

Proposed Use: 442 C - MEDICAL CLINICS AND OFFICES

Lot Size: .23 acres

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):

\*\*\*See attached page\*\*\*

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 \_\_\_\_\_

### **Application for Conditional Use**

Applicants: Jennifer & Brett Simpson and Jenny & Brian Stollmaier

This application is for 1110 Main Street to be zoned for clinical use (442 C). This property will house wellness practitioners and their independent businesses. Jenny Stollmaier is a Physical Therapist who has been in practice since 2001 in the Cincinnati area and will be providing one on one hands on physical therapy to her clients with a special focus in treating shoulder, neck, back and sacroiliac joint pain and dysfunction. She has also been providing pilates reformer training sessions since 2018 in the Cincinnati area and will be bringing that skill with her to the City of Milford offering private one on one reformer training sessions as a part of her wellness services. Jennifer Simpson is a Clinical Social Worker who specializes in treating PTSD. She has been in practice since 2007 and has had her own private practice since 2018 in the Cincinnati area.

Providing this wellness practice in the City of Milford will increase access to physical therapy and mental health services.

In this building will be two fully licensed clinicians, each treating one patient at a time. There will possibly be one patient in the waiting room for both clinicians, for a maximum total of 6 persons in the building.

Currently, there are 8 parking spots in the front of the building and 6 in the back for a total for 14.

Thank you for your consideration, we are excited at this possibility and feel it would be beneficial to the City of Milford.

Sincerely,

Jennifer & Brett Simpson  
and  
Jenny & Brian Stollmaier



1110 Main St, Milford, OH 45150 - Parcel ID: 214632.031



133.48ft

70ft

135.75ft

80ft





JMBUS ENTERPRISES  
LTD PARTNERSHIP  
210722-3401  
1053 Main St  
Milford, OH 45150

JMBUS ENTERPRISES  
LTD PARTNERSHIP  
210722-3335  
0.54 AC  
1069 Main St  
Milford, OH 45150

JMBUS ENTERPRISES  
LTD PARTNERSHIP  
210722-3339  
200.00  
1079 Main St  
Milford, OH 45150

MC PATRICIA  
HOLDING  
COMPANY LLC  
210722-3332  
1069 Main St  
Milford, OH 45150

1111 Main St  
Milford, OH 45150

MAIN ST

HELIER  
PROPERTIES  
214632-0032  
2 Edgecombe Dr  
Milford, OH 45150

SCOTT  
PROFESSIONAL  
PROPERTIES LLC  
214632-0011  
1110 Main St  
Milford, OH 45150

HEARN JOYCE  
214632A030  
6 Edgecombe Dr  
Milford, OH 45150

SCOTT PROFESSIONAL  
PROPERTIES LLC  
210723-338P  
0.77 AC  
1106 St Route 28  
Milford, OH 45150

POURNAKL  
HAMID R  
210723-336P  
0.57 AC  
1102 Main St  
Milford, OH 45150

KEYLONE  
O B NANCY J  
210723-0959  
0.534 AC

HEADLEY TRINA G  
214632-0011  
1 Edgecombe Dr  
Milford, OH 45150

PARACELSUS LLC  
214632A001  
2 Edgecombe Dr  
Milford, OH 45150

RHODES  
HOWARD M  
214632A003  
8 Edgecombe Dr  
Milford, OH 45150

GROSSWALT  
DAVID L  
214632A002  
14 Edgecombe Dr  
Milford, OH 45150

LENHART  
ROBERT J  
214632A028  
14 Edgecombe Dr  
Milford, OH 45150

BABIS LISA E  
214632A029  
10 Edgecombe Dr  
Milford, OH 45150

LUDLOW  
DEVIN ETAL  
210723-010P  
0.64 AC  
21 Crestview Dr  
Milford, OH 45150

GROSSWALT  
DAVID L  
210723-3337P

WISEMAN  
WENDY J  
214632A006

DE CASTRO  
MANAGEMENT LLC  
210723-086P  
1.925 AC  
1126 Main St  
Milford, OH 45150

ECKMAN  
CHARLES  
PHILIP SR  
214632A004

ARWINE  
214632

EDGECOMBE DR



All Properties within 200ft of the exterior boundaries of 1110 Main St, Milford, OH 45150

Trina G Headley  
1 Edgecombe Dr  
Milford, OH 45150

Imbus Enterprises LTD Partnership  
1053 Main St  
Milford, OH 45150

Heller Properties  
2 Edgecombe Dr  
Milford, OH 45150

Imbus Enterprises LTD Partnership  
1059 Main St  
Milford, OH 45150

Paracelsus LLC  
5 Edgecombe Dr  
Milford, OH 45150

Imbus Enterprises LTD Partnership  
1079 Main St  
Milford, OH 45150

Joyce Hearn  
6 Edgecombe Dr  
Milford, OH 45150

NC Patricia Holding Company LLC  
1099 Main St  
Milford, OH 45150

Hoyt T & Rosalyn M Rhorer  
9 Edgecombe Dr  
Milford, OH 45150

PCM Milford Square LLC  
1111 State Route 28  
Milford, OH 45150

Lisa E Babis  
10 Edgecombe Dr  
Milford, OH 45150

Robert J Lenhart  
14 Edgecombe Dr  
Milford, OH 45150

Devin Etal Ludlow  
21 Crestview Dr  
Milford, OH 45150

Decastro Management LLC  
1126 Main St  
Milford, OH 45150

Scott Professional Properties LLC  
1106 St Route 28  
Milford, OH 45150

Hamid & Betsy K Pourvakil  
1102 Main St  
Milford, OH 45150