



# 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 Site Plan Review/Development Plan Review

Name(s) of Applicant: Little Miami Brewing Co - Dan Lynch "Temporary Parking Lot"

Address: 208 Mill Street  
Milford OH 45150

Telephone Number: 513-478-5188 dan@littlemiamibrewing.com

Name(s) of Owner: Terra Firma Development - Hank Roe  
(if different from applicant)

Owner's Address: 750 US Hwy 50  
Milford OH 45150

Property Address: Mill Street - south of 208 Mill Street Parcel ID 210708.117P

Zoning District: B-2/OMO Property Size (sq. ft or acres): 2.92 acres

Proposed Building Size (sq. ft.): N/A Number of Parking Spaces: 30 + -

### Check all that are included in site plan package:

- Site Layout XXX
- Utilities \_\_\_\_\_
- Grading & Drainage \_\_\_\_\_
- Lighting \_\_\_\_\_
- Landscaping \_\_\_\_\_
- Other \_\_\_\_\_

Fee: < 1 acre = \$300  
1-10 acres = \$500  
> 10 acres = \$700  
Fee Received \_\_\_\_\_

(Office Use)  
Application Checked \_\_\_\_\_



April 10, 2019

City of Milford  
Attn: Ms. Pam Holbrook, Zoning Administrator  
745 Center Street  
Milford, OH 45150

RE: Little Miami Brewing Company – Temporary Parking  
208 Mill Street

Dear Ms. Holbrook:

As per 1167.08 Application Requirements, the following is the Written Project Description Report for the referenced OMO Site Plan application.

#### **NARRATIVE**

We have arranged to lease from the Roe's (landowner of adjacent property) to the brewery additional approximately 30 temporary parking spaces. The spaces would allow us to have more parking for

1. Cars & Coffee car gathering Saturday mornings from 8am-11am
2. Friday and Saturday night overflow needed parking during busy hours

The adjacent property would be graded and topped with gravel. We would also plant some bushes on the river side of the lot to knock down headlights from cars in the evening.

Cars & Coffee is a cool gathering of classic and exotic cars that used to meet down on Eastern Ave at Fuel Coffee, which has closed. So they are gathering for a few hours at our place where we serve Coffee we purchase from the Main Cup and Donuts we will purchase from Holtman's Donuts.

The parking lot would be temporary because the Roe's have development plans eventually for the land. But at least in the short term we could have additional parking.

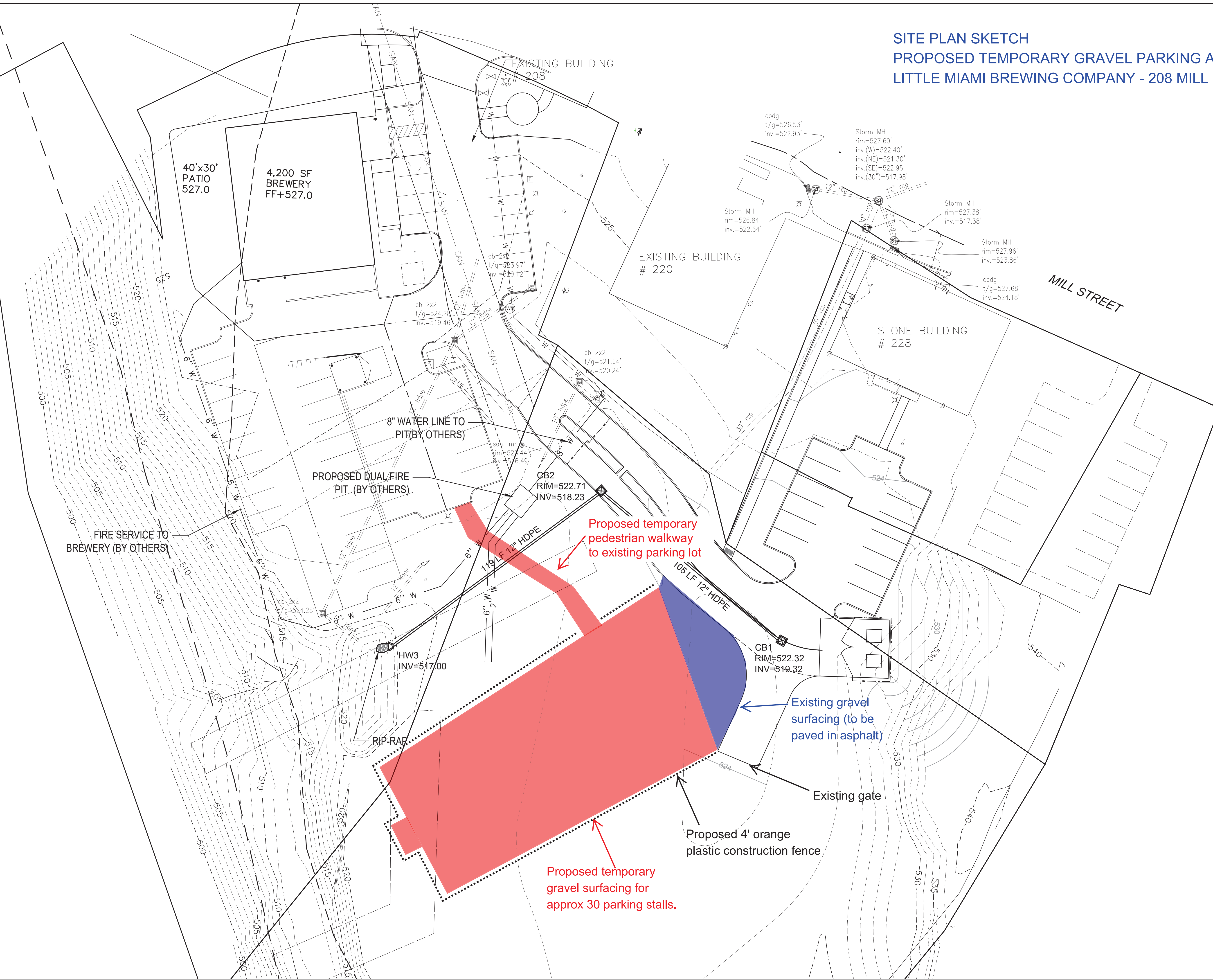
Please do not hesitate to contact me with any questions.

Respectfully submitted,

Dan Lynch  
Little Miami Brewing Company

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### SITE PLAN SKETCH PROPOSED TEMPORARY GRAVEL PARKING AREA LITTLE MIAMI BREWERY COMPANY - 208 MILL STREET



MILL STREET

40'x30'  
PATIO  
527.0

4,200 SF  
BREWERY  
FF+527.0

EXISTING BUILDING  
# 208

EXISTING BUILDING  
# 220

STONE BUILDING  
# 228

8" WATER LINE TO  
PIT (BY OTHERS)

PROPOSED DUAL FIRE  
PIT (BY OTHERS)

Proposed temporary  
pedestrian walkway  
to existing parking lot

Existing gravel  
surfacing (to be  
paved in asphalt)

Existing gate

Proposed 4' orange  
plastic construction fence

Proposed temporary  
gravel surfacing for  
approx 30 parking stalls.

FIRE SERVICE TO  
BREWERY (BY OTHERS)

RIP-RAP

HW3  
RIM=517.00  
INV=517.00

CB2  
RIM=522.71  
INV=518.23

CB1  
RIM=522.32  
INV=519.32

cbdg  
t/g=526.53'  
inv.=522.93'

Storm MH  
rim=527.60'  
inv.(W)=522.40'  
inv.(NE)=521.30'  
inv.(SE)=522.95'  
inv.(30")=517.98'

Storm MH  
rim=527.38'  
inv.=517.38'

Storm MH  
rim=527.96'  
inv.=523.86'

cbdg  
t/g=527.68'  
inv.=524.18'

cb 2x2  
t/g=524.24'  
inv.=519.48'

cb 2x2  
t/g=523.97'  
inv.=520.12'

cb 2x2  
t/g=521.64'  
inv.=520.24'

cb 2x2  
t/g=524.28'  
inv.=517.49'

sdp, mh  
rim=523.44'  
inv.=518.49'

105 LF 12" HDPE

119 LF 12" HDPE

6" W

6" W

6" W

6" W

6" W

6" W