



CINCINNATI COMMERCIAL CONTRACTING

YOUR CHOICE FOR QUALITY

Subject: Interstate Utility – Fencing Variance Application Request

November 6, 2025

Dear Franklin Board of Zoning Appeals,

Please see our Variance Submittal Requirements below:

Property Owner's Contiguous to the Proposed Development

- a. IMMOBILTEC USA, INC.
- b. HUHTAMAKI, INC.
- c. NC WORKS, INC.
- d. VOELKER INVESTMENT COMPAN
- e. BND PROPERTIES III, LLC
- f. THOMAS, WANDA M. & BANKS,

Narrative Statement Establishing and Substantiating the Justification for the Requested Fencing Variance

- A. Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures within the same zoning district.
 - Located between Commerce Center Drive and I-75, our site is heavily wooded which provides plenty of visual concealment although due to the nature of equipment stored at the facility, will require not just visual concealment but also spatial concealment for security purposes.
- B. The special conditions or circumstances that exist did not result from the actions of the applicant;
 - The special conditions of trees, and being in a heavily wooded area are not due to our actions.
- C. There cannot be any beneficial use of the property without the variance;
 - The property is strategically located near the I-75 on ramp for use of equipment that is specifically tailored for use on interstates. Due to the nature of the equipment and the high value and possibility of theft, security concerns are of the utmost importance to make an addition to this commercial park a viable option. The use of a 4 foot decorative fence will not provide any substantial security.
- D. The variance is not substantial and is the minimum relief necessary to make possible the reasonable use of the land or structures;
 - The variance requested is not substantial and is the minimum relief necessary to make possible the reasonable use of the land. Adding 750' of guard rail as previously requested does not help the project, only burden the project with unnecessary costs.
- E. The difficulty or reason why the applicant is seeking a variance cannot be resolved through any method other than a variance;
 - The only other way to resolve this issue would be a 6 foot barbed wire fence, but we feel as if that would not be received well in this area, hence the request for an 8 foot black vinyl coated fence, which will have minimal negative impact on the appearance of the site and will blend in with the surrounding vegetation better than a shiny silver fence.
- F. The essential character of the neighborhood will not be substantially altered nor will adjoining properties would suffer substantial detriment as a result of the variance;
 - The surrounding areas will not suffer because of the variance.

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- G. The variance will not adversely affect the delivery of governmental services such as water, sewer, and trash pickup;
 - The variance will not impede government services from being administered.
- H. Granting the variance will be in harmony with the general purpose and intent of the zoning requirement the applicant seeks a variance from and will not otherwise be detrimental to the public's health, safety, or welfare; and
 - Granting of the variance is in alignment with the intent of the code, not in spite of it.
- I. Granting of the variance requested will not confer upon the applicant any special privilege that is denied by this UDO to other lands, structures, or buildings in the same district.
 - Granting this variance will not allow special privileges to this project, just the ability to operate safely and contribute to the surrounding community.

Respectfully Submitted,

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