



DEVELOPMENT DEPARTMENT  
PO Box 280  
Clayton, OH 45315  
P:(937) 836-3500 F:(937) 836-6773

BZA Case# VAR 23-01 Date Received: 1-17-23 Reviewed By: [Signature]  
BZA Meeting Date: 2-07-23 Date of Legal Publication: 1-25-23  
Fee: \$ 250<sup>00</sup>  Cash  Credit Card  Check # \_\_\_\_\_

### Board of Zoning Appeals Application

Applicant: Bruns General Contracting Phone Number: 937-339-2300

Mailing Address: 3050 Tipp-Cowlesville Rd. Tipp City OH 45371

Request:

- Administrative Appeal  Conditional Use  Variance

Property Address: 6892 Salem Ave. Clayton OH 45315

Subdivision Name: \_\_\_\_\_ Lot#: \_\_\_\_\_

Parcel ID#: M60 03207 0015 Zoning District: \_\_\_\_\_

Nature of Request: Per section 1121.06 (B)(1)(i)(g) The Eastern most loading bay is located within 100 feet of a residential single-unit district. We (Bruns General Contracting and the Roadstar Trucking team) are asking for approval from the board for the Eastern most loading bay to be located at 88 feet from the residential district. Due to the size of the building and the layout of the property, we feel that this is the best location for the facility.

*I hereby authorize and grant to the City of Clayton Officials and employees, members of the Board of Zoning Appeals the right to come onto the above described property for the purpose of inspecting and evaluating the premises regarding this application. I further release said Board members, and City employees and officials from any and all liability during said inspection and related matters.*

*I swear that the above information and attached exhibits, to my knowledge, are true and correct. I understand that if the information on this application is not correct or complete, the result may be the invalidation of the approval and all subsequent permits issued in conjunction with this approval.*

[Signature]  
Applicant's Signature


1/13/2023  
Date

**Affidavit**

**State of Ohio**  
**County of Montgomery**

I (We) Ravinder Dhanoa (Dhanoa Group Inc) after being first duly sworn, depose and say:

1. That I (We) are the owner(s) of the above described real estate;
2. That I (We) have read and examined the Application for Conditional Use, Variance or Administrative Appeal of the City of Clayton Codified Ordinance, and are familiar with its contents; and
3. That I (We) have no objections to, and consent to such request as set forth in the application.

  
\_\_\_\_\_

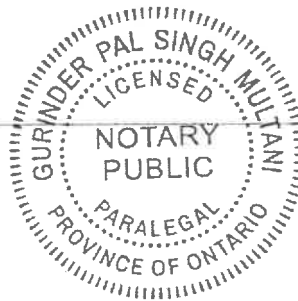
Property Owner(s) Signature(s)

6892 Salem Ave, Clayton OH 45315

Mailing Address

937 993 2300

Phone Number



Subscribed and sworn to be before me this 16th day of January 2023

  
\_\_\_\_\_

Notary Public Signature

Name (Person to be contacted for details, if other than above signatory)


Unit 202 - 96 Kennedy Rd S, Brampton, ON L6W 3E7

Mailing Address

647-705-0022

Phone Number

Sworn, (or Affirmed or Declared) before me at Brampton in the Province of Ontario, this 16th day of January, 2023

  
\_\_\_\_\_

A Notary Public in and for the Province of Ontario  
GURINDER PAL SINGH MULTANI, LSO#P18192

January 17<sup>th</sup>, 2023

To Whom it May Concern:

This letter will provide an overview of RoadStar LLC's plans and intended use for the property acquired at 6892 Salem Ave in the city of Clayton, Ohio.

RoadStar will use the facility to store transport trailers and to serve as a transfer point for freight hauled by the company. RoadStar anticipates a daily volume of about 10 trucks per day entering this facility for approximately the first year. This is expected to slowly move up to roughly 20 trucks per day over the next few years.

The normal operating hours for the facility will be from 8am to 5pm. Trucks can be expected to enter/exit the facility both within and outside these normal operating times for simple transfers and or trailer pickups/ drop offs. RoadStar also anticipates adding overnight office personnel to support the 24/7 operations of the company eventually. This is expected to only be required after the first year or so of operations.

Within the first year, RoadStar expects to employ approximately 5 employees based out of this terminal. This will slowly move up towards 10-15 employees after the first year.

Please feel free to reach out to Bruns' or RoadStar LLC directly for any questions.

Respectfully,



Avi Dhanoa | RoadStar LLC



**Exhibit A  
Legal Description**

Real property in the Township of Randolph, now known as the City of Clayton, County of Montgomery, State of Ohio, and is described as follows:

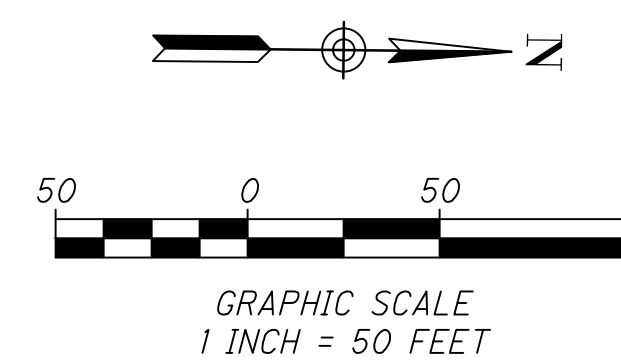
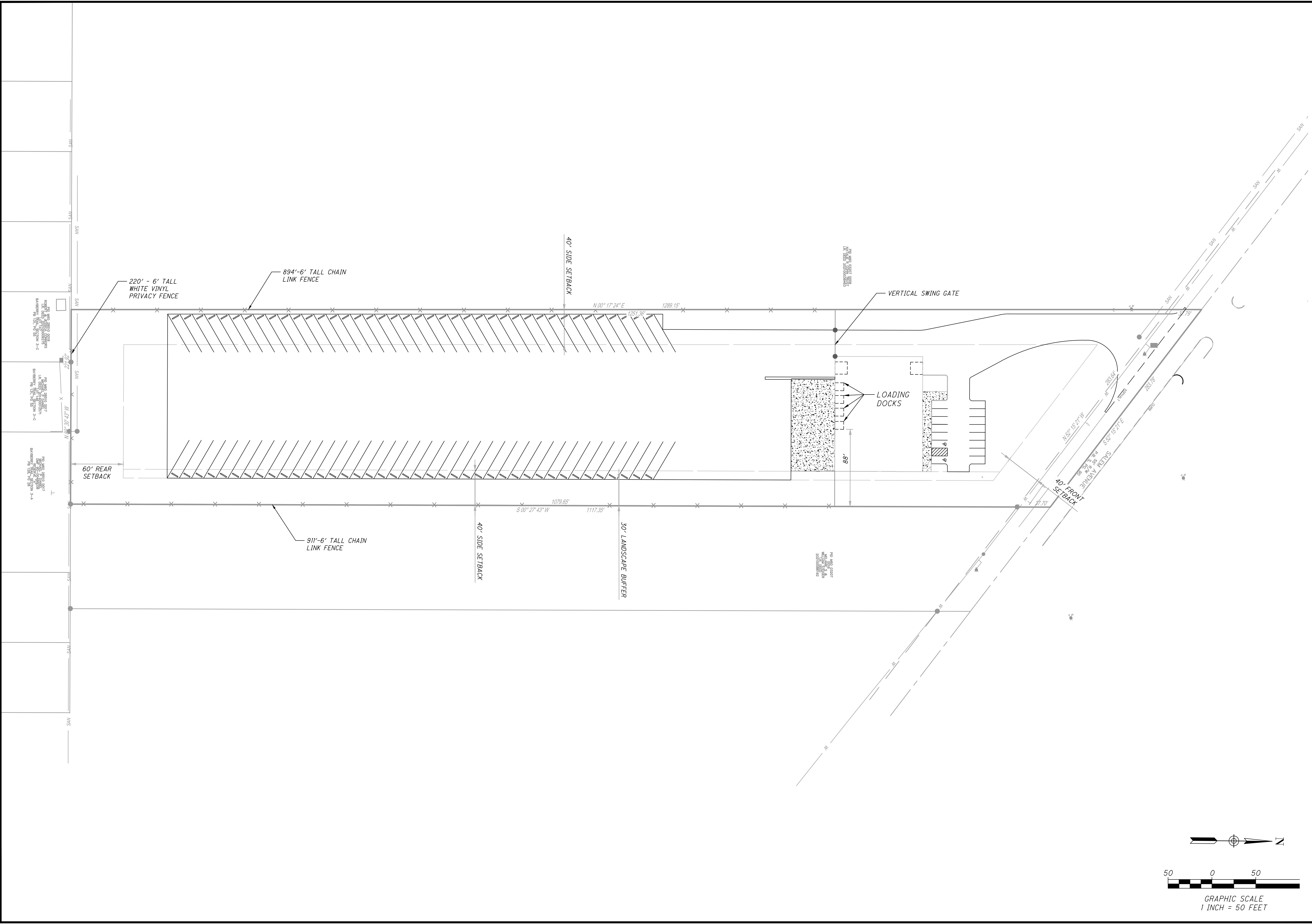
Being a part of the Northeast Quarter of Section Thirty-three (33), Town Five (5), Range Five (5) East, and being more particularly described as follows: Beginning at an iron pin in the South line of the Northeast Quarter of Section Thirty-three (33) at the Southwest corner of the Seventeen and Eighty-three Hundredths (17.83) acre tract conveyed to Clifford K. Griest as described in Deed Book 556, Page 312 of the Deed Records of said County;

Thence North 89° East with the South line of the Northeast Quarter of Section Thirty-three (33), for a distance of Two Hundred Twenty-one and Ninety-two Hundredths (221.92) feet to an iron pin at the Southwest corner of the Two and Seven Hundred Ninety-seven Thousandths (2.797) acre tract conveyed to Dorothy C. Bickel as described in Deed Book 690, Page 610 of the Deed Records of said County; Thence North 1° West with the West line of said Two and Seven Hundred Ninety-seven Thousandths (2.797) acre tract, for a distance of One Thousand Sixty one and Twenty-four Hundredths (1061.24) feet to the Northwest corner thereof, said point being also in the centerline of the Salem Pike;

Thence North 53° 38' West with the centerline of said Pike and with the North line of said Seventeen and Eighty three Hundredths (17.83) acre tract, for a distance of Two Hundred Eighty-three and Seventy-eight Hundredths (283.78) feet to the Northwest corner of said Seventeen and Eighty-three Hundredths (17.83) acre tract; Thence South 1° 9' East with the West line of said Seventeen and Eighty-three Hundredths (17.83) acre tract, for a distance of One Thousand Two Hundred Ninety-three and Six Tenths (1293.6) feet to the place of beginning, containing Six and Twelve Hundredths (6.12) acres, more or less.

<b>KARL KEITH</b> <b>COUNTY AUDITOR</b> MONTGOMERY COUNTY DAYTON, OHIO DESCRIPTION APPROVED FOR STRAIGHT TRANSFER CLOSURE. NOT CHECKED.	
BY <u>Roger</u>	DATE <u>11/12/2021</u>
MAP DEPARTMENT	

Plotted by: jblair Date: 1/18/2023 9:16 AM  
 P:\21754\_road\_star\_including\road\_star\site\ci-102 site plan.dwg



NO.	DATE	REVISION	BY

PLANS PREPARED FOR:  


**ROAD STAR  
 CLAYTON DISTRIBUTION CENTER  
 OVERALL SITE PLAN**  
 CLAYTON, OHIO

**E.L. ROBINSON  
 ENGINEERING**  
 650 Goodale Blvd., Suite 180, Chambers Heights, Ohio 43112  
 www.elrobinsonengineering.com

DATE  
 1/18/2023

SHEET NUMBER  
**CI-100**