

February 14, 2017

Sycamore Township Zoning Commission  
Department of Planning & Zoning  
8540 Kenwood Road  
Cincinnati, Ohio 45236

Re: Review of proposed Skyline Chili Pointe located at 106869 & 10875 Montgomery Road.

Dear Zoning Commission,

2A - Per Zoning application 2A, the proposed changes to the site will be removing the existing 5/3 Bank branch building and the 5/3 office building on the North side of lot.

2B – Parcel #1 is .999 acres and Parcel #2 is 0.463 Acres.

2C – The proposed use for this site is a new retail center of 11,825 s.f. containing a Skyline Chili restaurant and space for (4) additional retail spaces.

2D – The proposed building is will be all brick veneer building with some limestone accent areas with medium bronze color stand seam roof on accent areas. All parapet walls to be at a height to screen any RTU mechanical system on the roof.

2E – The area surrounding the proposed site consist of the following; to the West are 3 story offices building with an EIFS exterior finish, to the South is an existing US Bank building. To the East the off ramp from I-275 and to the North is I-275 highway.

2F – The use for property is remaining the same they are both Business usage.

2G – It is my feeling that the construction of this center will be an improvement to surrounding building. The proposed building is more in scale with the office building to the West and is constructed with durable materials that will maintain their look for a long time.

2H – The owner of the proposed building is a long standing business owner in the area and is committed to improving and maintain the area.

Thank you for reviewing our request for zoning approval, if there are additional question we will be pleased to discuss them in further detail.

Sincerely,

James Sheanshang  
JLS Architecture Inc.  
11094 Main Street, Ste. B  
Sharonville, Ohio 45241