

November 20, 2015

C-2012

Mr. Harry L. Holbert Jr.
Sycamore Township Zoning & Planning
8540 Kenwood Road
Cincinnati, OH 45236

RE: Zoning Permit Application – Cincinnati Hills Christian Academy

Dear Mr Harry Holbert,

Cincinnati Hills Christian Academy respectfully submits proposed alterations to its Sycamore Township properties. Its Administration Campus and High School Campus will receive multiple improvements. South of Kemper, the school offices will be enlarged and transformed into the Welcome Center and Administrative Offices. A new Robotic Lab will added off the existing overflow parking area. And additional parking will be a provided at a third structure, Alumni House. Across Kemper, the High School Campus is to be enhanced with an new greenhouse.

The proposed structures south of Kemper are on a lot zoned for Residential A. They will continue to use architectural elements found across the CHCA campuses. The Welcome Center and Administrative Offices will be renovated to include a 1,150 sf addition. The new addition will feature a mix of brick, EIFS, and cast stone punctuated by arched windows. Its scale will fit the residential character of its neighbors. We anticipate the final height to be less than 25 feet. The existing building is 4260 sf. It will be enhanced with new architectural elements meant to identify the structure as institutional and to further identify the Center as part of the greater CHCA community. The existing building will be reclad in golden EIFS and red brick. Lighted building signage will be added. The signage will not exceed an area of 40 sf.

A new Robotics Lab will provide an exceptional learning opportunity for the CHCA students. This structure will house equipment used to design and build robotic tools with the aid of 3D printers. The structure will be made of masonry with cast stone and wood highlights. It will be a single storey open bay design with ample daylighting. Its height will be no greater than 25 feet. Its will be approximately 1500 sf when the design is fully developed. Bulding Signage will be applied to identify the building's use. This signage will not be greater than 20 sf.

At the Alumni House, a need for additional parking has been identified. The school has determined 5 new parking stalls will address the planned needs of this building.

The proposed structure north of Kemper is on a lot zoned as Residential A2. A glass enclosed greenhouse will be added to the High School Campus. It will be an outdoor learning center. As such, the facility will be ADA accessible and conform to all local applicable codes required of a structure permitted for Educational Use. The greenhouse will be a pre-engineered metal and glass structure. It will have engineered foundations and a solid skirting approximately 36" tall. The remainder will be metal and glass. We expect the skirting to complement the neighboring brick work. It will be approximately 5800 sf and under 25 feet tall when complete. No additional signage is anticipated. The remainder of the High School Campus will be unaffected.

With the Zoning Board's approval, CHCA will be authorized to renovate their existing buildings and provide its students with a superior learning environment. The proposed facility enhancements will allow the school to better serve its students, faculty, and the greater Sycamore Township community.

Thank you for the opportunity to apply for a zoning permit and provide Cincinnati Hills Christian Academy with an updated facility to ensure their learning environment continues to be a positive experience. Please do not hesitate to contact our office with any questions or concerns.

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DAYTON, OHIO 45402
PHONE: 937-281-0600

300 WEST FOURTH STREET
CINCINNATI, OHIO 45202
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SFA ARCHITECTS, INC.
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING



Sincerely,

SFA ARCHITECTS, INC.

Kimberly Patton, AIA

KP/dwb

CC: Steve Leesman, Leesman Engineering & Associates, Inc.
Randy Brunk, Cincinnati Hills Christian Academy
David Breda, SFA Architects, Inc.