



March 9, 2023

Sycamore Township Board of Zoning Appeals
Attention: Jeff Uckotter - Zoning Administrator
8450 Kenwood Road
Cincinnati, OH 45236

RE: 9001 Montgomery Road - Moeller High School Innovation Hub Addition
BZA Conditional Use Approval Application Narrative

Dear Zoning Administrator:

The proposed project consists of a new addition for Moeller High School on their existing 12.884-acre site located at 9001 Montgomery Road in Cincinnati, OH. The project is located within the Sycamore Township Zoning for Single Family Residential and requires a Conditional Use Approval. The proposed addition will be located in the existing rear courtyard and will supplement the current curriculum. The addition will provide a new student commons open atrium space and specialized studio design labs with a focus on innovative technology career paths and art. Additionally, the new addition is proposed to be situated within the interior of the existing site, almost completely concealed on all sides by the existing school facilities.

We believe the proposed project and requested conditional use approval is in the public interest and meets the applicable standards of the Sycamore Township Zoning Resolution for Chapter 17 Conditional Uses 21 in the following manner:

Compliance with General Considerations for Conditional Uses

- (17-6a) The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Sycamore Township Zoning Resolution for an educational use within a single-family district.
- (17-6b) The proposed project's location, design and configuration will not adversely impact the adjacent properties, or the public health, safety, morals and general welfare of the immediate neighborhood.
- (17-6c) The proposed project's use and development will not disrespect the natural, scenic and historic features of significant public interest.
- (17-6d) The proposed use and development is consistent with the objectives, policies and plans related to the adopted land use in accordance with Sycamore Township Zoning Resolution Table 17-12. The existing approved educational conditional use is specifically listed within the applicable residential zoning district as permitted upon review and approval by the BZA and conforms to the applicable requirements of Chapter 2-3 for Schools.



Compliance with Specific Criteria Pertaining to Conditional Uses

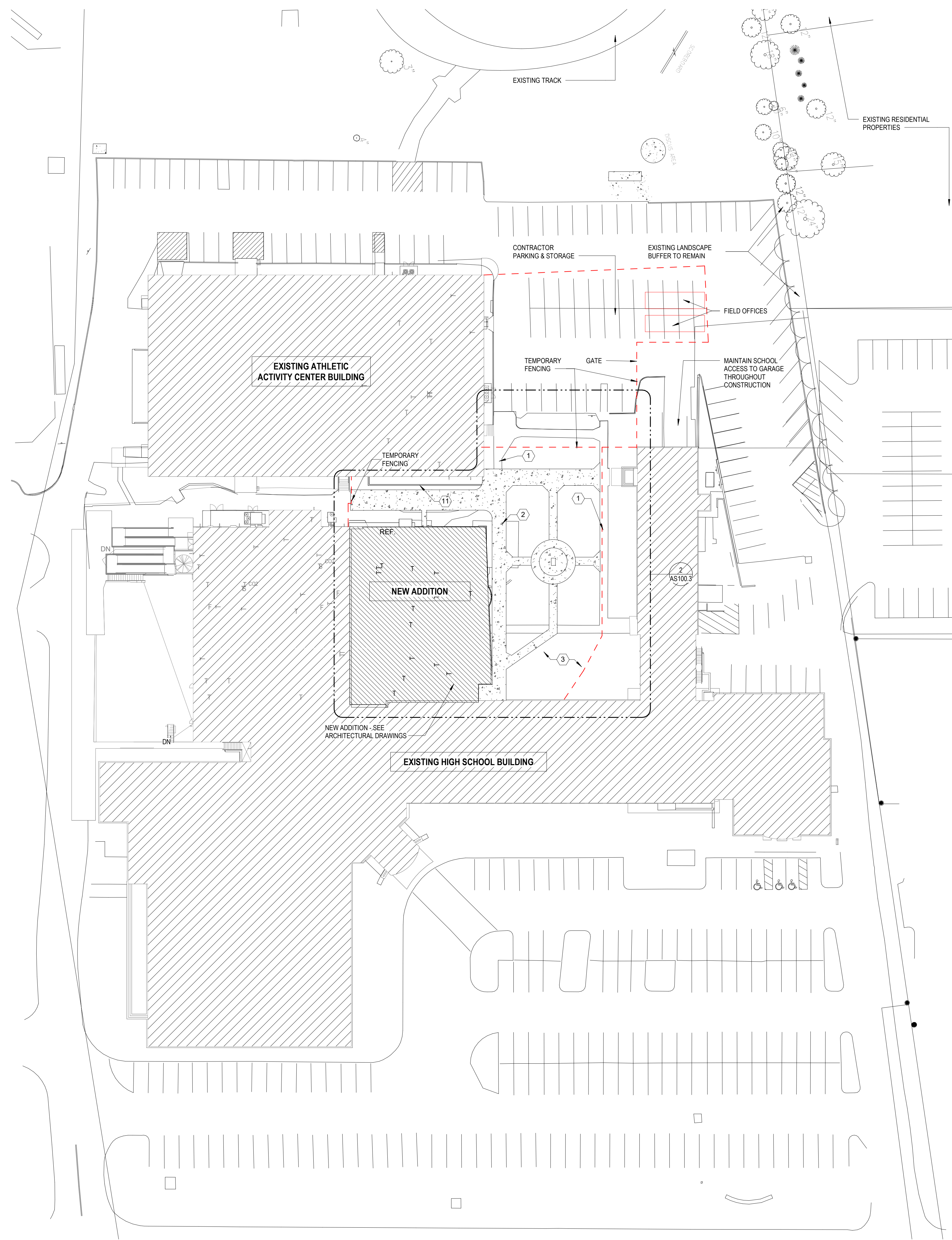
- (17-12) The proposed work will not impart any long-term potential nuisances such as noise, odor, vibration, and dust on adjoining properties. Measures will be taken during the addition construction to minimize noise and dust from construction traffic.
- (17-15a) The proposed building addition will be located approximately 237 feet from the nearest north adjacent residential property line. The addition will be well within the interior of the existing site and courtyard, almost completely concealed on all sides by the existing school facilities. There is existing original site development landscape buffering along the northwest corner of the parking lot. However, Moeller High School is willing to work with the adjacent property owners if new landscaping is needed. Reference attached site plan.
- (17-15c) An existing streetscape buffer is located on the property frontage all along Montgomery Road. In addition, the new project's location will be concealed from the street by the existing high school structure.
- (17-16c) Signage criteria is not applicable as no new signage is being proposed.
- (17-19) All new exterior wall-mounted lighting will be directed downward and away from adjacent residential properties.

Thank you for reviewing this application to ensure a better built environment. We have included the required plans and hope the proposed design is found satisfactory. Please call me at (513) 721-0600 if you have any questions.

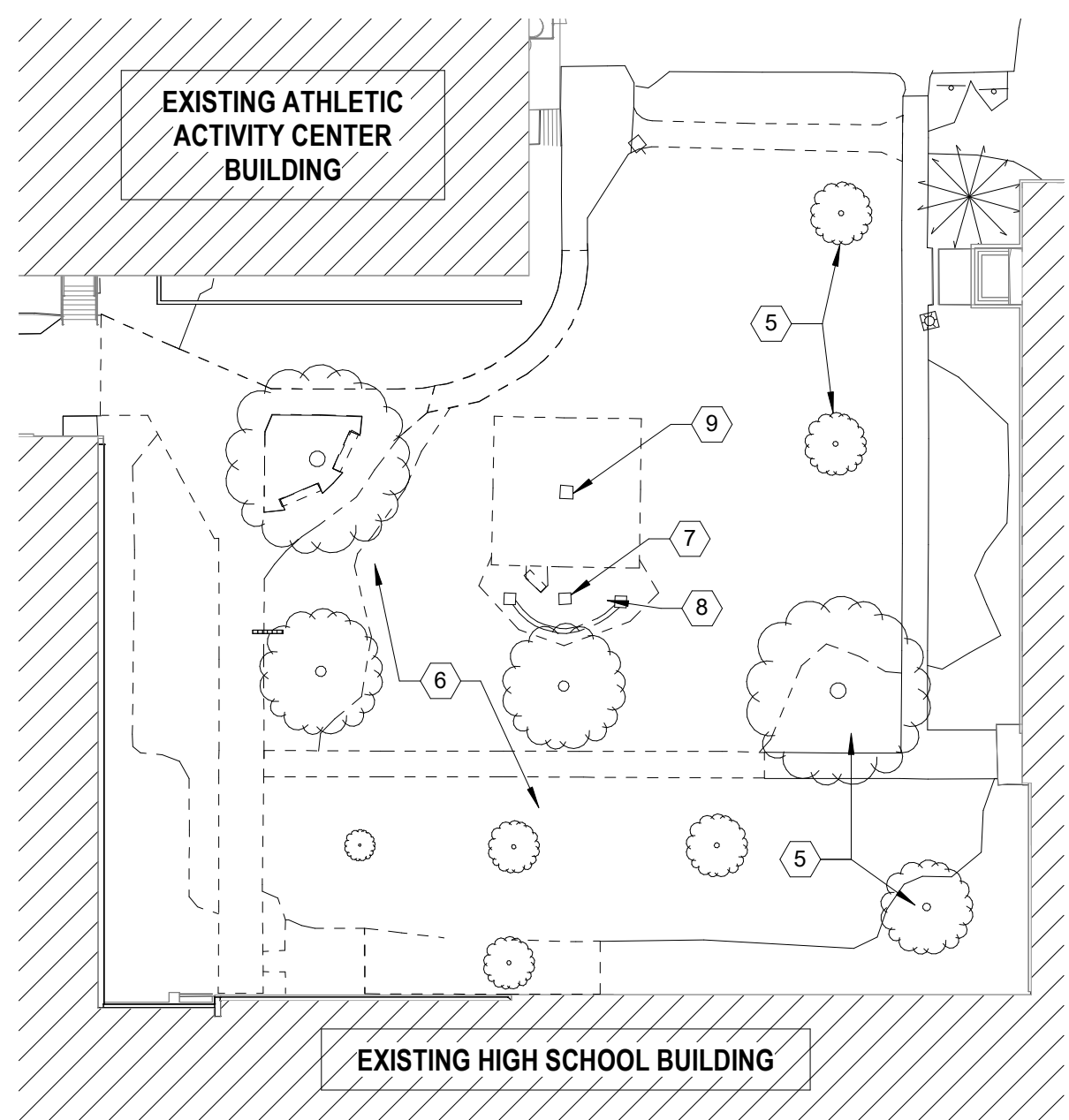
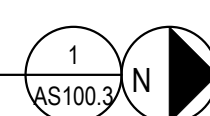
Sincerely, Evan Eagle, R.A.

Attachments: (2) 30x42 copies of applicable drawings + (1) digital file copy

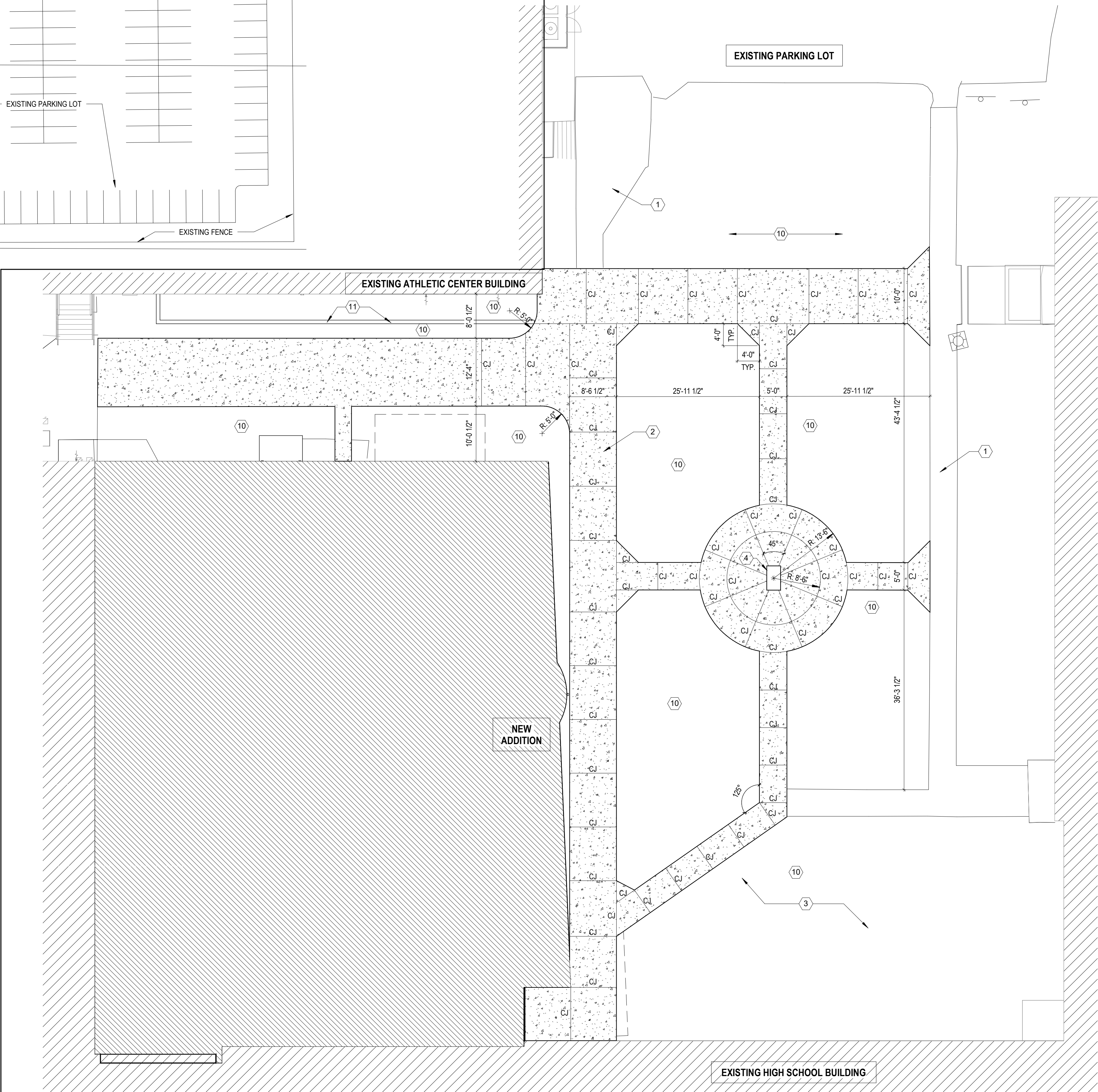
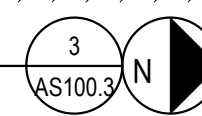
CC: Moeller High School
Elevar Design Group (A/E)



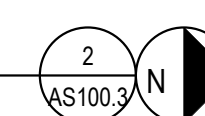
ARCHITECTURAL SITE PLAN
1/32" = 1'-0"



DEMOLITION SITE PLAN
1/32" = 1'-0"



ENLARGED SITE PLAN
3/32" = 1'-0"



GENERAL NOTES	DRAWING NOTES
A. PRIOR TO SUBMITTING BID, CONTRACTORS SHALL VISIT SITE TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND RELAY ANY QUESTIONS FROM THE VISIT TO THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.	1 EXISTING CONCRETE SIDEWALK TO REMAIN.
B. ALL DISTURBED AREAS OUTSIDE OF PLANTING BEDS ARE TO BE SEEDED.	2 NEW CONCRETE SIDEWALK - SEE CIVIL DRAWINGS.
C. CONTRACTOR SHALL HAVE LOCATED ON-SITE ALL UNDERGROUND UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO BREAKING GROUND. PROPOSED PLANT LOCATIONS KNOWN TO BE IN CONFLICT WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RELOCATION.	3 NEW COURTYARD - SEE ENLARGED PLAN ON THIS SHEET.
D. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING FIXTURE TYPES, DETAILS, ETC.	4 PROVIDE NEW CONCRETE FOOTING FOR STATUE. FOOTING SHALL BE 2'-4"W x 2'-4"L x 2'-6"D. TOP OF FOOTINGS SHALL BE FLUSH WITH NEW SIDEWALK. STATUE SHALL BE OWNER SUPPLIED AND OWNER INSTALLED.
E. SEE CIVIL DRAWINGS FOR STORM WATER, SANITARY, UTILITIES, GRADING, ETC.	5 REMOVE EXISTING TREE.
F. CONTRACTOR SHALL PROVIDE TEMPORARY STEEL PLATE PROTECTION OVER EXISTING FORCE MAIN PIPING. SEE UTILITY PLAN FOR LOCATION OF PIPING.	6 SEE CIVIL DRAWINGS FOR SIDEWALKS, TREES, AND MISCELLANEOUS ITEMS FOR DEMOLITION.
G. SEE ARCHITECTURAL SITE DRAWINGS FOR LOCATION AND TYPES OF REGULATORY SIGNAGE.	7 EXISTING STATUE. OWNER TO REMOVE.
H. SEE CIVIL DRAWINGS FOR PARKING BLOCK LOCATIONS AND DETAILS.	8 EXISTING BRONZE PLAQUES. SALVAGE AND RETURN TO OWNER.
I. COORDINATE SITE PLAN WITH CIVIL DRAWINGS AND MEP SITE PLANS.	9 EXISTING DECORATIVE "M" TILE. SALVAGE AND RETURN TO OWNER.
J. ALL CURBS AROUND THE PERIMETER OF THE BUILDING TO BE PAINTED YELLOW.	10 PROVIDE NEW GRASS.
K. TYPICAL CONTROL AND EXPANSION JOINTS TO BE DETAILED PER 2/C602.	11 NEW MODULAR RETAINING WALL.

NOT FOR
CONSTRUCTION

ISSUED	DATE
PH3 95% REVIEW	11/16/20
PH3 100% REVIEW	08/05/22
PH3 BZA CUA	03/09/23

ABBREVIATOR CAUTION:
THIS SITE CONTAINS VARIOUS BUILDING MATERIALS CONTAINING ASBESTOS. SOME OF THESE MATERIALS ARE TO BE ABATED BY THE OWNER'S AGENT DURING THIS PROJECT UNDER A SEPARATE CONTRACT. OWNERS WILL REMAIN RESPONSIBLE FOR THE ASBESTOS ABATEMENT. CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE KNOWN HISTORY OF ASBESTOS CONTAINING MATERIALS FOR THIS SITE. NO CONTRACTOR OR PERSON IS TO DISTURB ASBESTOS CONTAINING MATERIAL UNLESS AUTHORIZED TO DO SO BY THE OWNER AND QUALIFIED AND LICENSED TO HANDLE AND DISPOSE OF ASBESTOS. SEE ALSO THE SPECIFICATIONS FOR FURTHER REQUIREMENTS.

SHEET TITLE	
ARCHITECTURAL SITE PLAN - PHASE 3	
SCALE	COMM. NO.
As indicated	E-1004
DRAWN BY	DATE
EVJ	03/09/23

