

ZONING COMMISSION APPLICATION			
ZONE CHANGE	\$1000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1000	MAJOR ADJUSTMENT TO A PUD	\$1000
PUD II	\$1000	MINOR ADJUSTMENT TO A LASR	\$200
LASR	\$1000	MAJOR ADJUSTMENT TO A LASR	\$1000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER
2024-07P2
DO NOT WRITE IN THIS SPACE



SycamoreTownship.org

Planning & Zoning Department
8540 Kenwood Road
Sycamore Township, Ohio 45236
Phone: (513) 792-7250

PROJECT ADDRESS: 3912 E. Galbraith Rd.

ZIP CODE: 45236

NAME	STREET ADDRESS	ZIP	EMAIL	PHONE NUMBER
APPLICANT DANIEL R. BROOKS	1517 OAK KNOLL DR	45224	drbarch2@gmail.com	513-324-2622
PROPERTY OWNER HAMILTON II LLC PARAN MGMT. CO, Ltd.	2720 VAN AKEN BLVD SUITE 200, Clev. OH	44120	---	---
DESIGN PROFESSIONAL D.R. BROOKS, ARCHITECT, LLC	1517 OAK KNOLL DR	45224	drbarch2@gmail.com	513-324-2622
CONTRACTOR				

ZONING COMMISSION ACTION REQUESTED:

- ZONE CHANGE FROM ZONE _____ TO ZONE _____
- PUD PUD 2 LASR (LOCALIZED ALTERNATIVE SIGN ALTERNATIVE)
- MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD
- MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

WE WISH TO OPERATE AN ENTERPRISE CAR RENTAL OFFICE & CAR WASH AT THE WESTERN MOST END CAP WITHIN THE EXISTING DILLONVALE SHOPPING CENTER. WE PROPOSE TO DO SOME INTERIOR RENOVATIONS AND CASEWORK

SQUARE FEET: 147,013 (TOTAL AVE. C) 4805 (ENTERPRISE) USE: AUTO RENTAL OFFICE / CAR WASH HEIGHT: EXISTING - NOT TO CHANGE

ESTIMATED START DATE: _____ ESTIMATED FINISH DATE: _____ NUMBER OF SIGN(S): 1

THE PLANNING & ZONING DEPARTMENT IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. THROUGH THE ZONING RESOLUTION, THE TOWNSHIP PROMOTES A HIGH STANDARD FOR RESIDENTIAL AND COMMERCIAL LAND USE AND DEVELOPMENT. WE LOOK FORWARD TO SERVING OUR RESIDENTS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission public notice has been given.

[Signature] 10-30-2024
APPLICANT'S SIGNATURE DATE

PLEASE NOTE:

Kristin Janson Agent 10/31/2024
PROPERTY OWNER'S SIGNATURE DATE

SUBMITTING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.



D.R. Brooks Architect, LLC

1517 OAK KNOLL DRIVE

CINCINNATI, OHIO 45224

(513) 324-2622

email: brooksdrtm@gmail.com

October 31, 2024

Mr. Jeff Uckotter
Planning & Zoning Administrator
8540 Kenwood Road
Sycamore Township, Ohio 45236

Re: Enterprise Rental Office
Dillonvale Shopping Center

Dear Jeff,

As per the instructions given on the PUD Application Completeness Checklist, I am submitting this Letter of Intent. The current property, known as Dillonvale Shopping Center, exists within an "E" Retail zoning district. My client, EAN Holdings, LLC "Enterprise" wish to lease the western most endcap of the shopping center which was previously occupied by the Central Trust Bank, located at 3908 E Galbraith Road. As I understand, this space has been vacant for over 3 years. It should be noted that the banking facility also included a Drive-thru window and canopy which still exists.

As this is an existing facility and we propose to occupy a very minor portion of the overall Shopping Center space, our presentation intends to aid the Township in "memorializing" the entire center as it currently exists and to concentrate on those proposed, relatively minor changes to those existing conditions as proposed and herein submitted.

Enterprise intends to renovate the interior of the space and utilize and rebuild, in the area of the current Drive-Thru, an enclosed Car Wash facility. (see Architectural Graphics Sheet). This Car Wash facility will be completely enclosed and attached to the building, as it does now. This Car Wash is **NOT** for use by the general public and will be utilized only by the employees of Enterprise to wash and vacuum the cars before being released for rental. This is a completely manual wash process and there will be no blowers that produce any excessive extraneous noise as is present in public, drive-thru car washes i.e. MIKES. Additionally, a new interior trench drain/sloped floor and oil interceptor will be provided so that there will be no run off of water or contaminants of any kind in the area and will be designed and built as per EPA and Hamilton County regulations.

The square footage of the interior office space will remain at its' current size of 4805 square feet. The attached Car Wash will by approximately 20' x 30' and the western wall of the carwash facility will actually be 8' further away from the western property line. We propose to provide additional landscape

along the new wall in order to further soften the west elevation. The current Drive-Thru canopy is 28" x 20".

The renovated offices will serve as the offices for the rental of automobiles. There will be no large truck rentals completed at this location and no commercial trucks will be parked and/or stored in the existing parking lot. As you can see on the attached Architectural drawings, the exterior will be of similar finishes that currently exist on the center and any material or roof line changes will be compatible with both the existing Center and sensitive to the surrounding neighborhood. To that point, my client is very well aware of the close proximity of the residential homes on both the west and north sides of the proposed office. We are also aware of the past issues with some of the existing tenants and/or surrounding uses. As such, we intend to do everything possible, both from an Architectural as well as a managerial standpoint, to be an asset to the surrounding neighborhood.

As can be seen on the "proposed features" sheet, there will be a landscaped screening along the west wall of the proposed carwash wing that will further soften the west elevation and will be more compatible to the surrounding neighborhood, unlike that which currently exists. We anticipate the density and intensity of traffic will actually be reduced from that which is normal and customarily experienced with a banking drive-thru window with massive Q-lines of cars. The number of employees at any time will average 6 and, additionally, we will limit the number of parking spaces dedicated Enterprise use to 24. Each space will be marked as such and management will strictly enforce that no "bleed over" from Enterprise controlled vehicles will occur within the existing parking lot or the residential streets. Conversely, we hope other tenants and/or visitors to the centers' other businesses will respect Enterprises' designated spaces. There will be no change to or addition of exterior lighting. New signage will be added as shown on the "Architectural exterior Elevation" sheet. It is anticipated that this project will be completed within 12 months of the date of zoning approval.

The current zoning is "E" Retail and, as such, as per Table 3-2 – TABLE OF PERMISSIBLE USES, requires a zone change to accommodate the function of "Automobile and Truck Rental" and "Car Wash, Full Service" element even though the Car-Wash is neither self- service or full service and could be considered as an accessory use to the main function of the office. Nevertheless, the current zoning makes the property no longer suitable or appropriate for the proposed use. Thus, we are requesting the PUD-2 be applied to the entire site.

As I hope you will agree, the presence of the Enterprise Company at this site will **NOT** have negative effects on the communities plans or objectives, will **NOT** negatively affect the character of the immediate area or adjacent properties and will **NOT** add any additional demands from public facilities and services.

Sincerely,



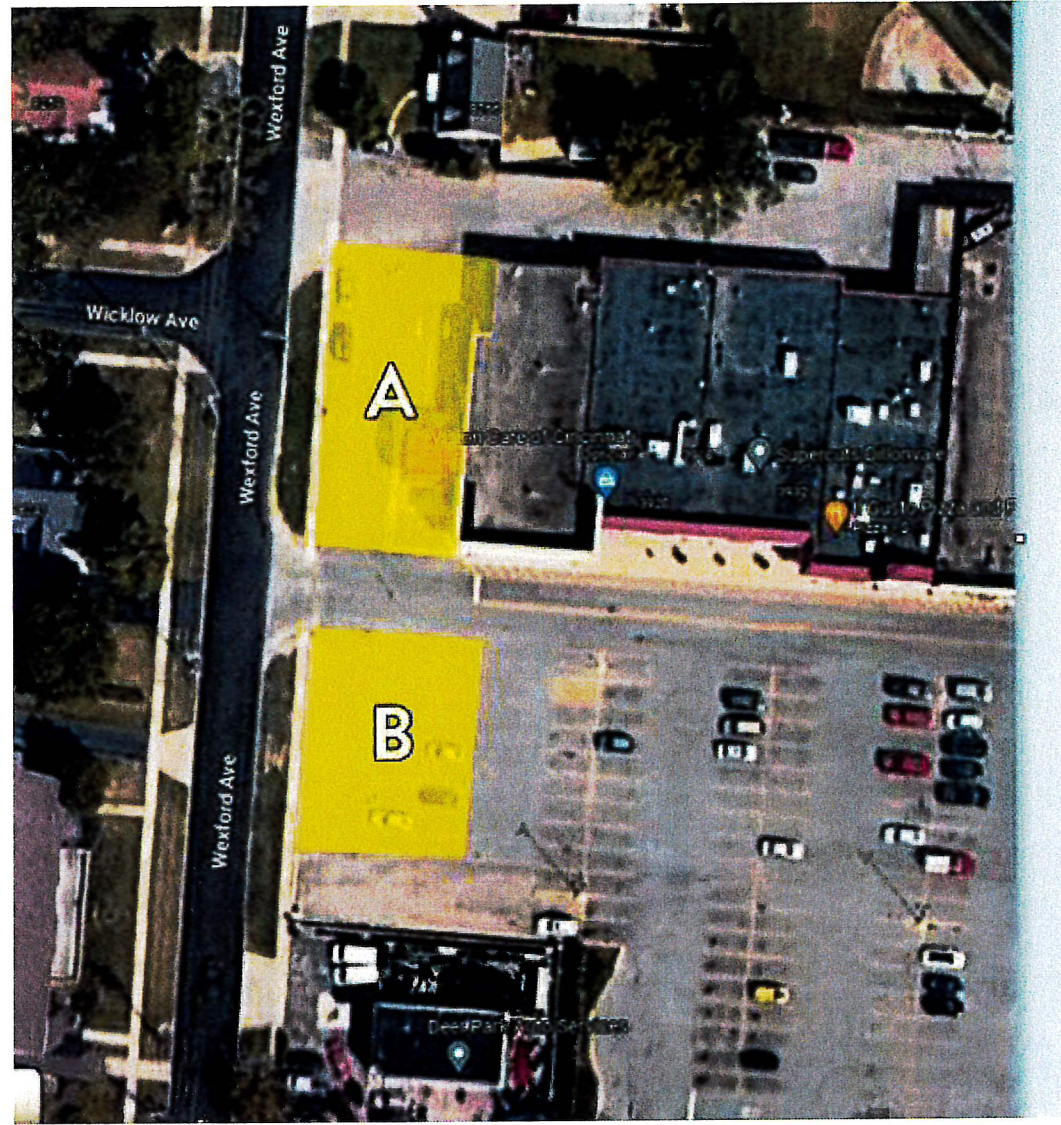
Daniel R. Brooks, Architect

Enterprise PUD Information

CURRENT ZONING	"E" RETAIL
PROPOSED ZONING	PUD-2
SITE AREA	12.4165 ACRES / (540,364 SF)
BUILDING AREA	147,013 SF
SUBJECT AREA	
OFFICES	4805 SF
WASH BAY	600 SF
PARKING	
TOTAL REQUIRED BY CODE	723 (SEE SUMMARY BELOW)
TOTAL EXISTING ON SITE	747
TOTAL PROPOSED	742

TENANT	SQ FOOTAGE	# SPACES/CODE	
ENTERPRISE	4805	1 / 400	19
RESTAURANT	2257	1 / 100	23
BUSINESS	1400	1 / 200	7
BUSINESS	1064	1 / 200	5
TWIST'D ROOTS	2637	1 / 200	14
RESTAURANT	2000	1 / 100	20
IGA	25627	1 / 167	153
VACANT	4105	1 / 400	10
HARDWARE	14116	1 / 200	71
RESTAURANT	1800	1 / 100	18
DOLLAT TREE	10000	1 / 200	50
GROCERY	4380	1 / 167	26
PET SUPPLY	4725	1 / 200	24
RENT A CNTR	4434	1 / 200	22
MARTIAL ARTS	5691	1 / 250	23
LIBRARY	24934	1 / 400	62
WE ROCK	3060	1 / 200	15
NAIL SPA *	2023	1 / 100	20*
FENCERS CLUB	3162	1 / 100	31
RESTAURANT	1902	1 / 100	19
AUTO PARTS	7293	1 / 200	37
WALGREENS	14626	1 / 200	73
	TOTAL		723

* - THIS VALUE MAY BE TO HIGH



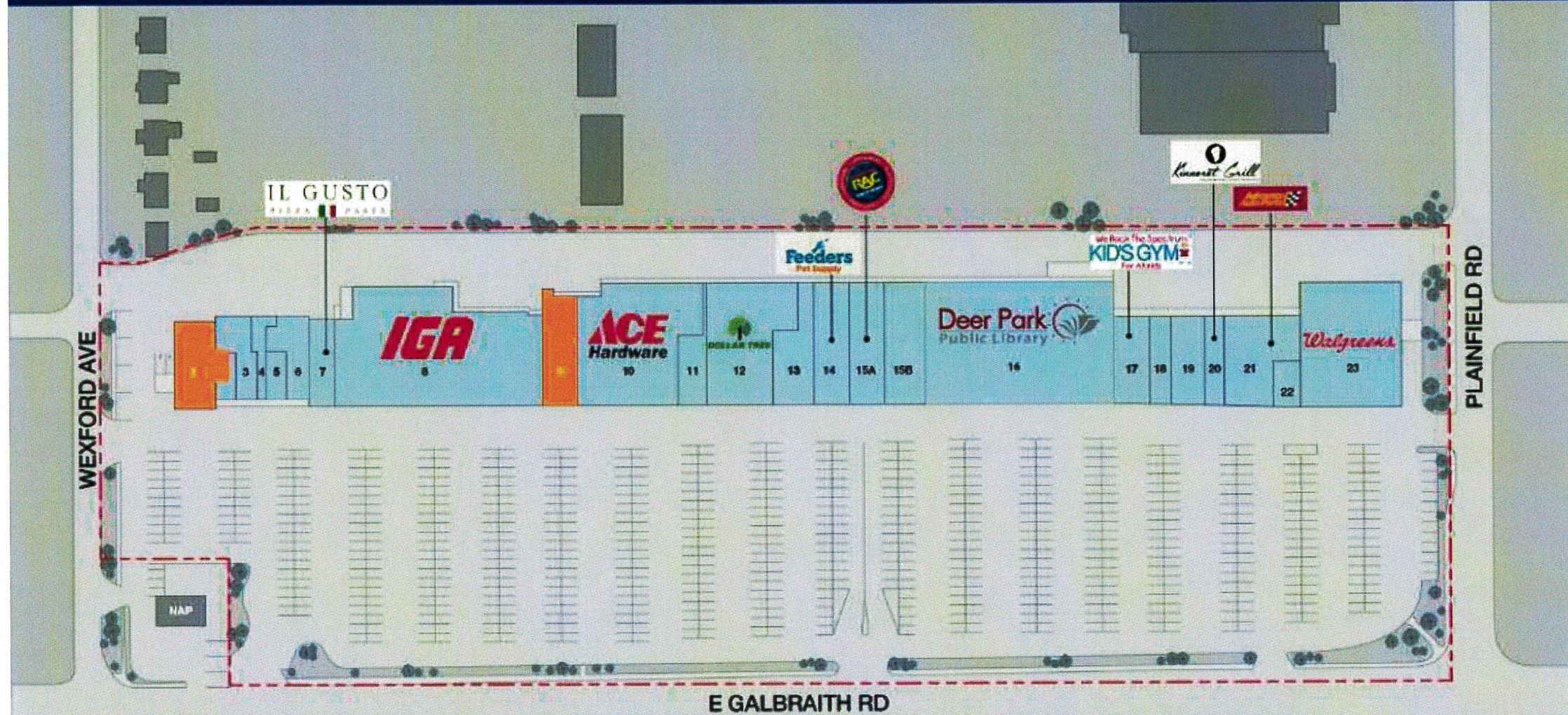
PROPOSED
PARKING AREAS

ENTERPRISE

DILLONVALE SHOPPING CENTER | Cincinnati, OH



CONTACT: Joe Del Balso 216.921.5663 or 800.888.5663 | jdelbalso@paranmgt.com



#	TENANT	SF
1	AVAILABLE	4,805
2	Vision Care of Cincinnati	1,400
3 & 4	Inkazteca Restaurant	2,257
5	Supercuts	1,064
6	Coming Soon: Twisted Roots	2,637
7	Il Gusto Pizza & Pasta	2,000
8	Dillonvale IGA	25,627
9	AVAILABLE	4,105
10	Ace Hardware	14,116

#	TENANT	SF
11	Kiji Hibachi	1,800
12	Dollar Tree	10,000
13	Coming Soon: Kosher Grocery	4,308
14	Feeders Pet Supply	4,725
15A	Rent-a-Center	4,434
15B	Martial Arts America	5,691
16	Deer Park Library	24,934
17	We Rock the Spectrum	3,060
18	Color Me Nails & Spa	2,023

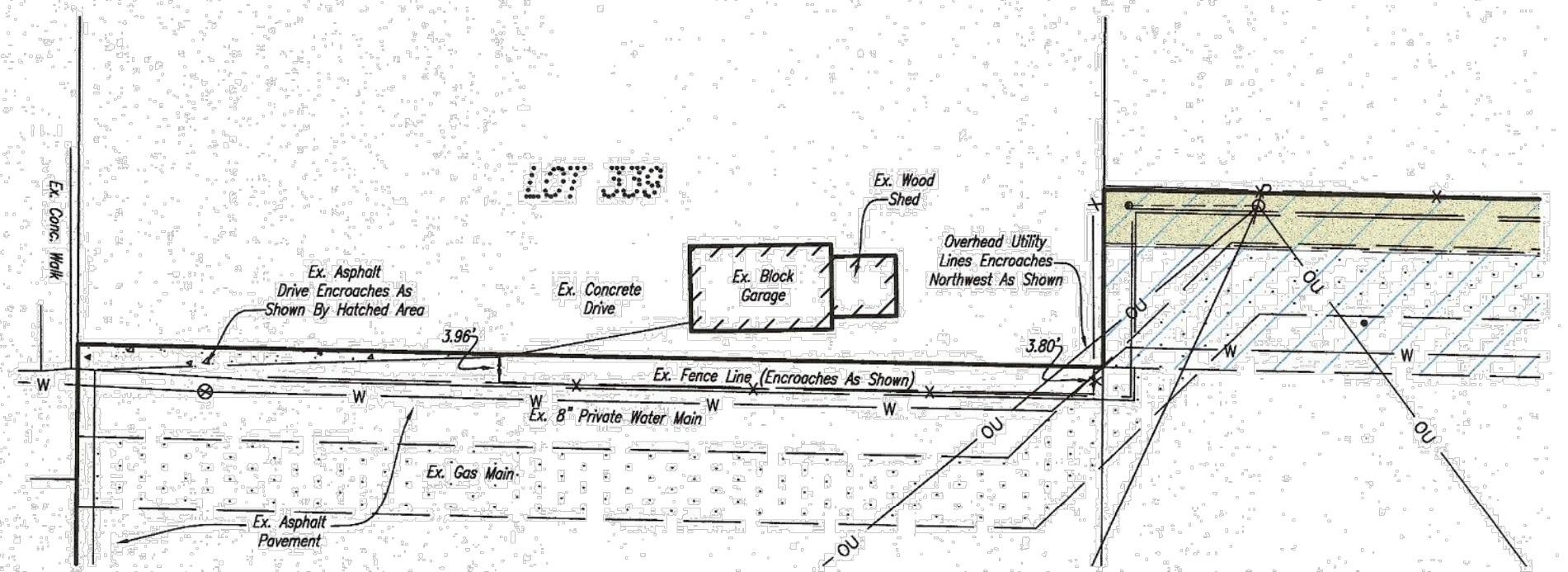
#	TENANT	SF
19	Queen City Fencer's Club	3,162
20	Kinneret Grill	1,902
21 & 22	Advanced Auto	7,293
23	Walgreens	14,626

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to accuracy. It is the buyer or lessee's responsibility to independently confirm accuracy and completeness.

NORTH BEARING TO ORIGINAL REGISTERED LAND CERTIFICATE NUMBER 3238 AS RECORDED IN THE HAMILTON COUNTY, OHIO RECORDS.

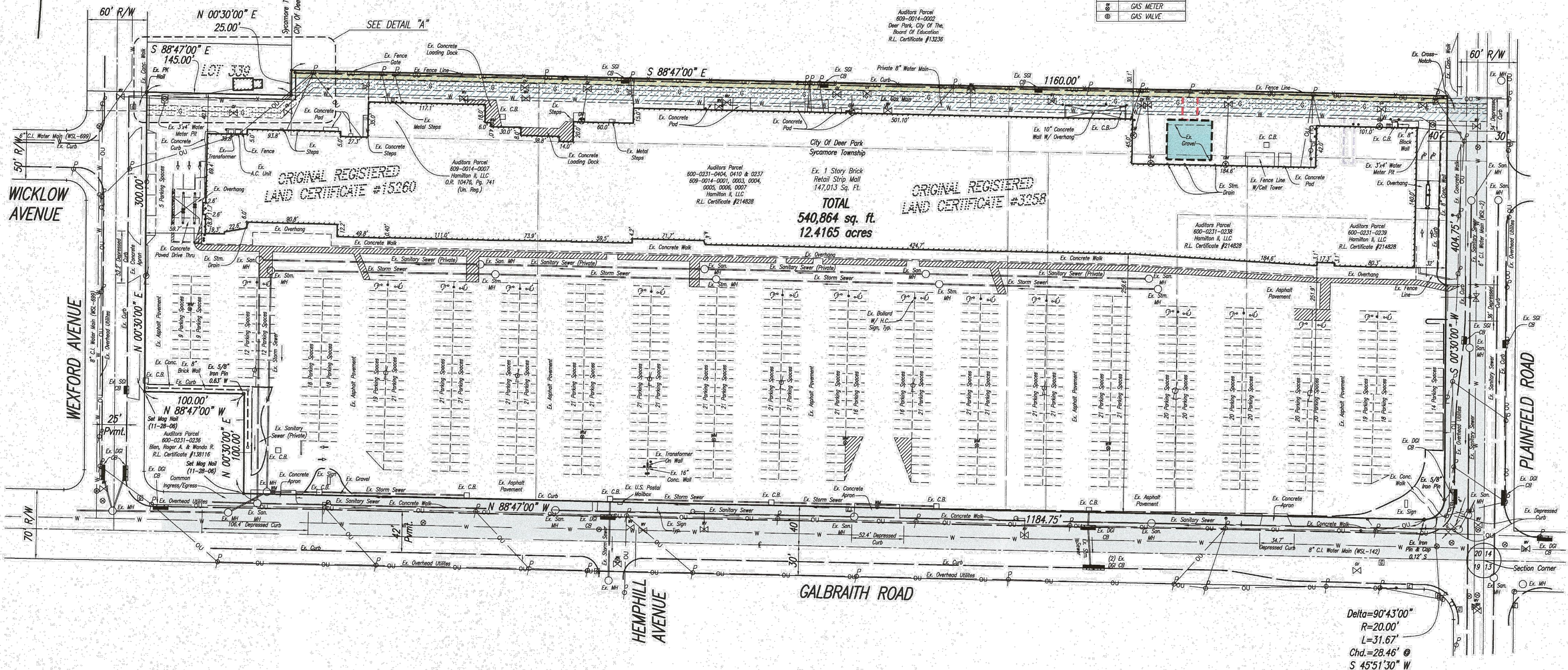
NOTES: SET 5/8" IRON PIN & CAP (7862) ON 11-28-06 UNLESS OTHERWISE NOTED

DILLONVALE SUBDIVISION
BLOCK "D"
P.B. 2, Page 16-17 R.L.



LEGEND

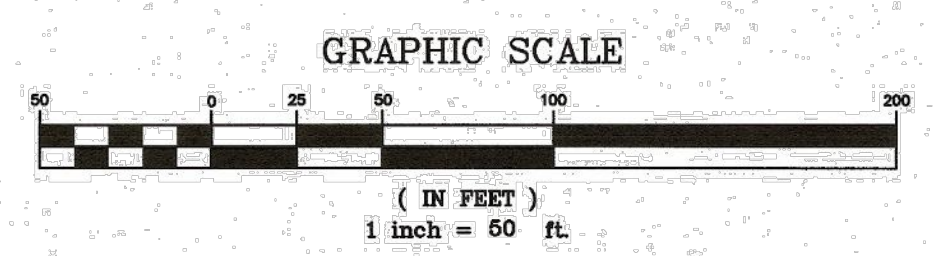
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	ELEC MANHOLE
	ELECTRIC BOX
	TELE MANHOLE
	TELEPHONE BOX
	CABLE BOX
	SIGN
	BOLLARD
	MAIL BOX
	CLEAN OUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WATER MANHOLE
	GAS BOX
	GAS METER
	GAS VALVE



TOTAL
540,864 sq. ft.
12.4165 acres

Delta=90°43'00"
R=20.00'
L=31.67'
Chd.=28.46' @
S 45°51'30" W

RIGHT OF WAY DEDICATION PLAT DATED MAY 1959
BY HUNLST, FROELICHER
HAMILTON COUNTY COMMISSIONERS RESOLUTION VOLUME 136, PAGE 172
CITY OF DEER PARK ORDINANCE NO. 933-A



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE



DILLONVALE SHOPPING CENTER

REVISIONS

NO.	DATE	BY	DESCRIPTION
10-7-16		S.Q.	
		S.C.	
		AS SHOWN	

ALTA/NSPS LAND TITLE SURVEY
2912-4080 EAST GALBRAITH ROAD
SECTION-20, TOWN-4, E-RANGE-1
MIAMI PURCHASE, CITY OF DEER PARK
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineers/Surveyors
Calabarh Professional Center - Suite 120
3377 Compton Road - Cincinnati, Ohio 45251-2507
513-385-5757
www.abercombie-associates.com

Job No: 06-0235-A
Sheet: 2

ARCHITECT: D.R. BROOKS ARCHITECT, LLC
1111 W. 12th St., Suite 200
DEER PARK, OHIO 45236
REGISTERED PROFESSIONAL ARCHITECT
NO. 15702

RENOVATION FOR:
ENTERPRISE RENT-A-CAR
EXISTING ALTA SURVEY - REFERENCE

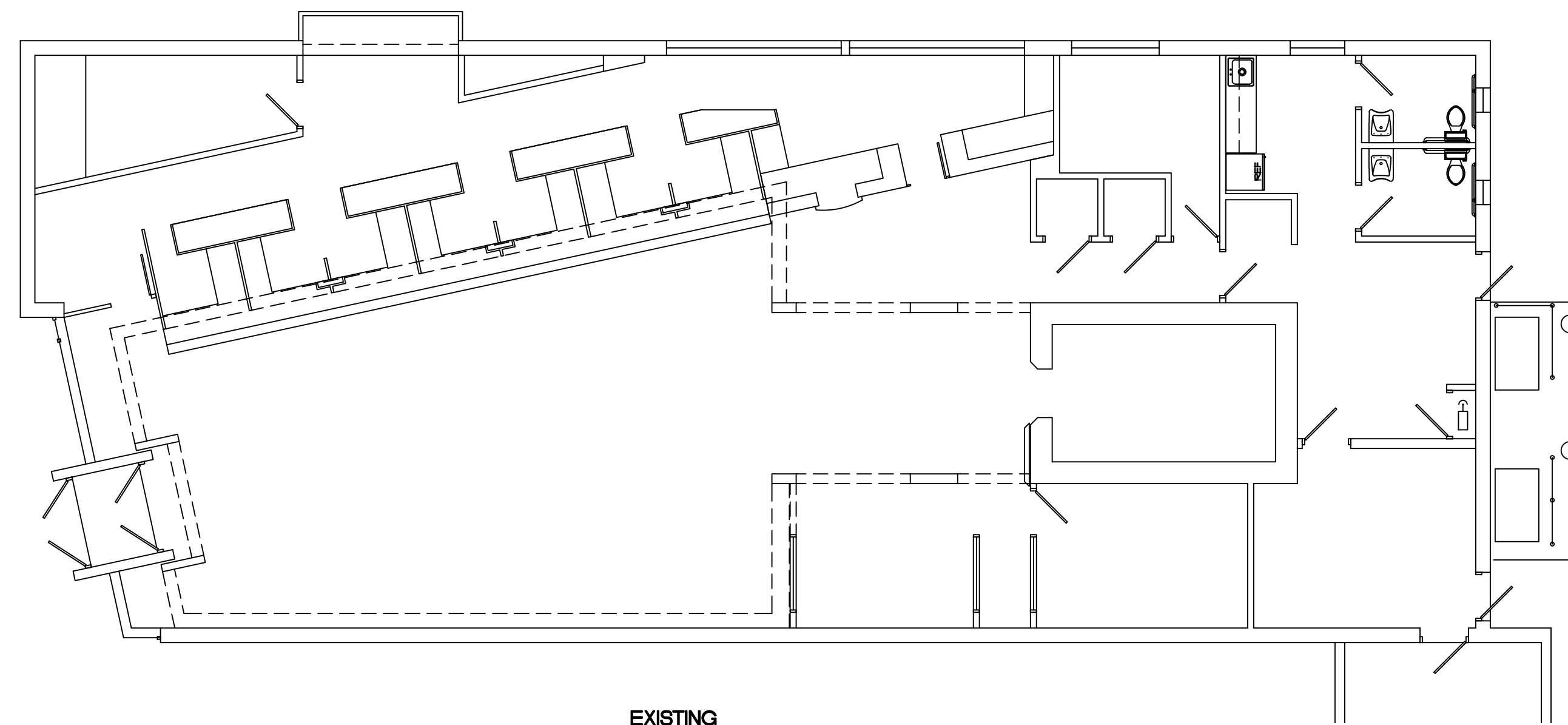
3912 EAST GALBRAITH ROAD

SHEET NO.
A-0.2

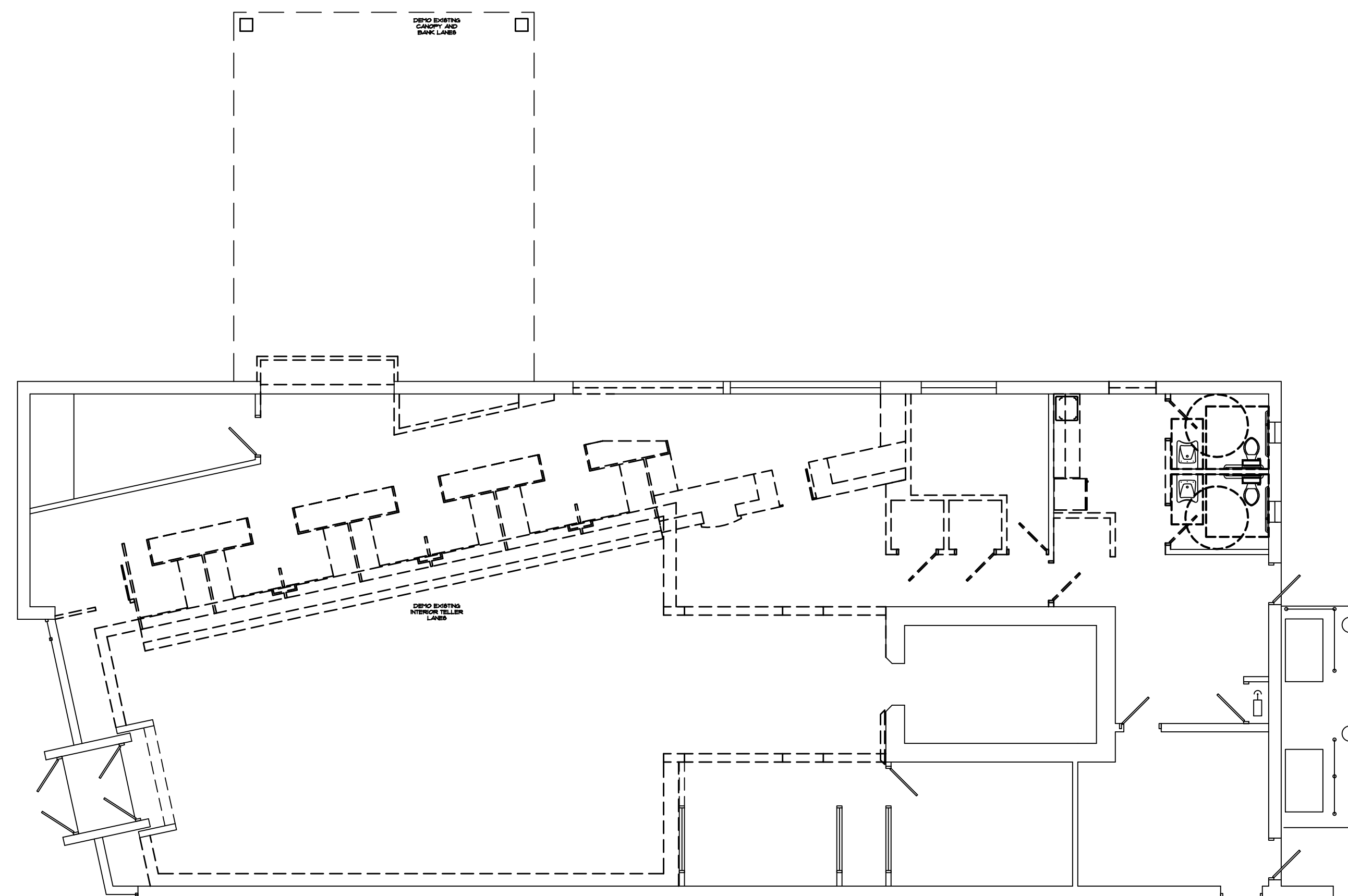
NOVEMBER 1, 2024
24-019
24-019 A.02

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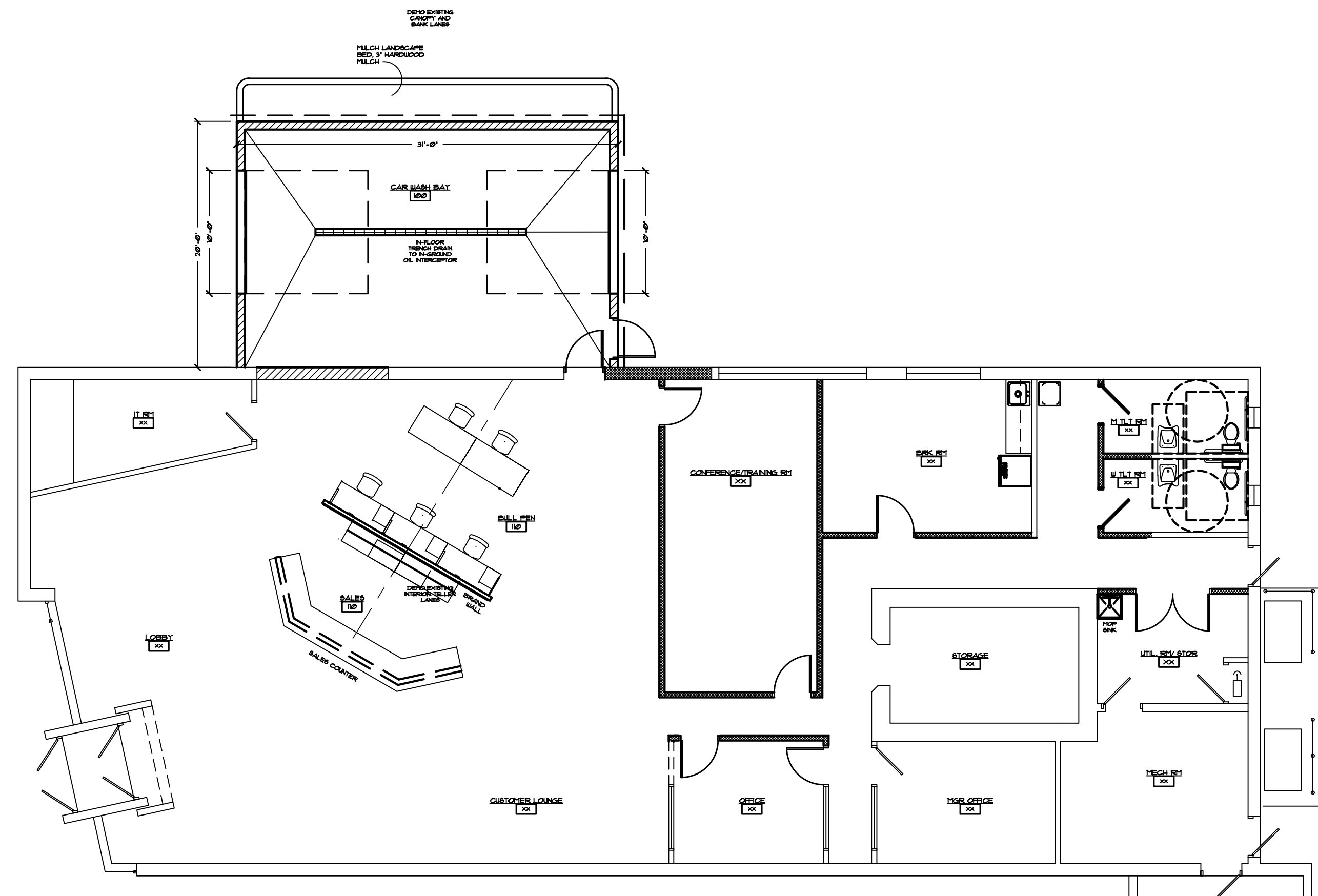
ALTA
SURVEY - REFERENCE
SCALE: AS NOTED



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



EXISTING DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

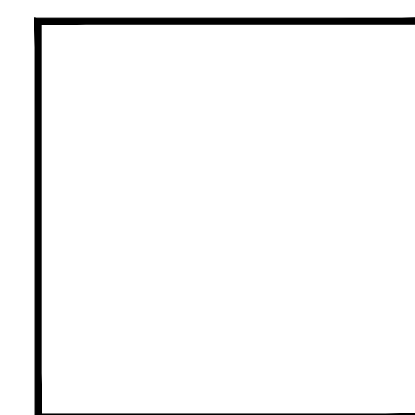
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ARCHITECTURE ■ PLANNING ■ INTERIORS
D.R. Brooks Architect, LLC
100 EAST GALBRAITH ROAD
DEER PARK, OHIO 45236
DANIEL R. BROOKS, P.A.
A.C.C.A. P.E.

ADMINISTRATIVE HEAD
AND
ARCHITECT
DANIEL R. BROOKS, P.A.
A.C.C.A. P.E.

RENOVATION FOR:
ENTERPRISE RENT-A-CAR
3912 EAST GALBRAITH ROAD
DEER PARK, OHIO 45236

EXISTING, DEMO, PROPOSED FLOOR PLANS



SHEET NO.
A-1.1

NOVEMBER 1, 2024
24-019 24-019 A-1.1



MATCH LINE A-A



MATCH LINE A-A

MATCH LINE B-B



MATCH LINE B-B

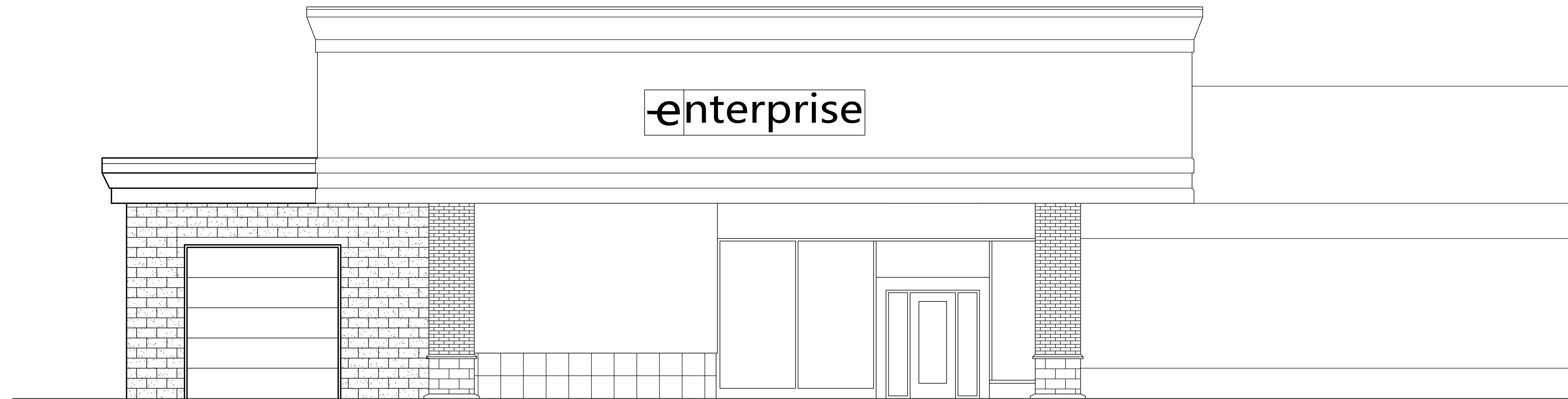
EXISTING EXTERIOR CONDITION
ELEVATIONS
 SCALE: NONE

ARCHITECT ■ PLANNING ■ INTERIORS
D.R. Brooks Architect, LLC
 66-544-544
 744 667-744-744
 DANIEL R. BROOKS, R.A.
 A.C.C.A.A.R.
 ARCHITECTURE ■ INTERIORS ■
 CONSTRUCTION ■
 AND
 INTERIORS ■
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 INTERIORS ■

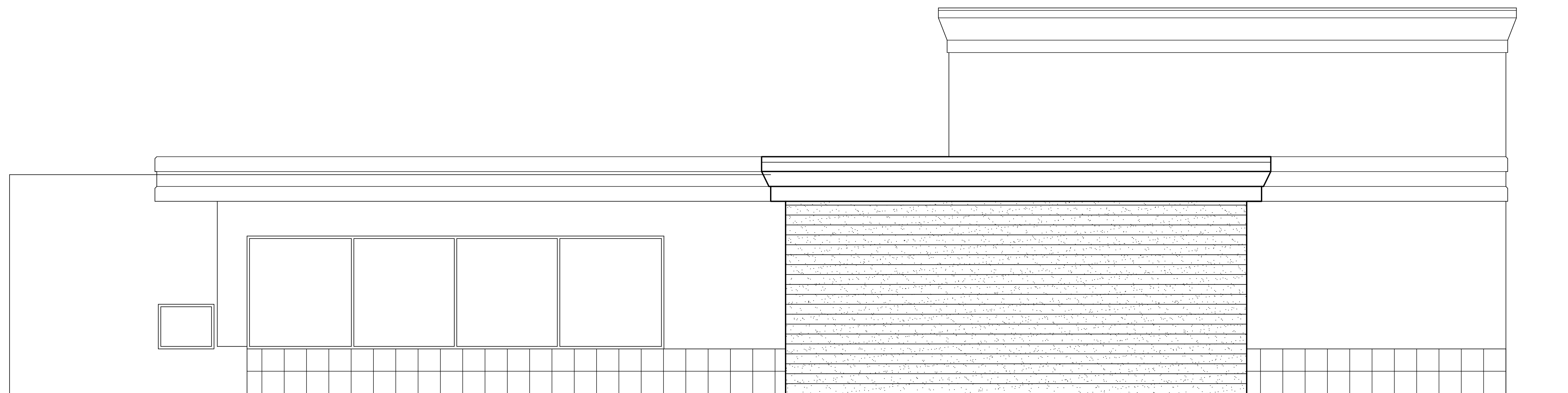
RENOVATION FOR:
ENTERPRISE RENT-A-CAR
 3912 EAST GALBRAITH ROAD
 DEER PARK, OHIO 45236
 EXISTING EXTERIOR CONDITIONS

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A-2.1
 PRELIMINARY
 22-015 22-015 A2.1



PROPOSED SOUTH
ELEVATION
 SCALE: 1/4" = 1'-0"

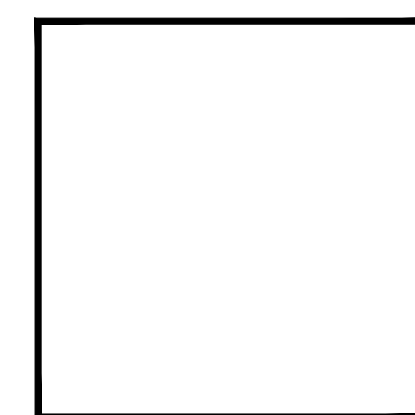


PROPOSED WEST
ELEVATION
 SCALE: 1/4" = 1'-0"

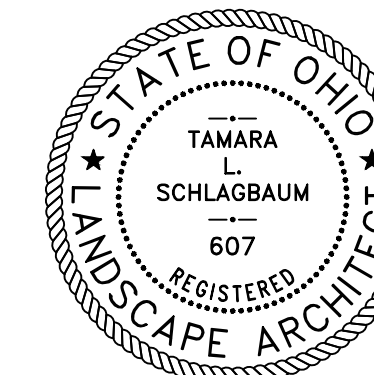
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ARCHITECT ■ PLANNING ■ INTERIORS
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 100 W. 10th St., Suite 100
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 www.drbrooksarchitect.com
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 ARCHITECTURE
 AND
 INTERIORS
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 Des Moines, IA 50319
 515.281.1111
 www.drbrooksarchitect.com

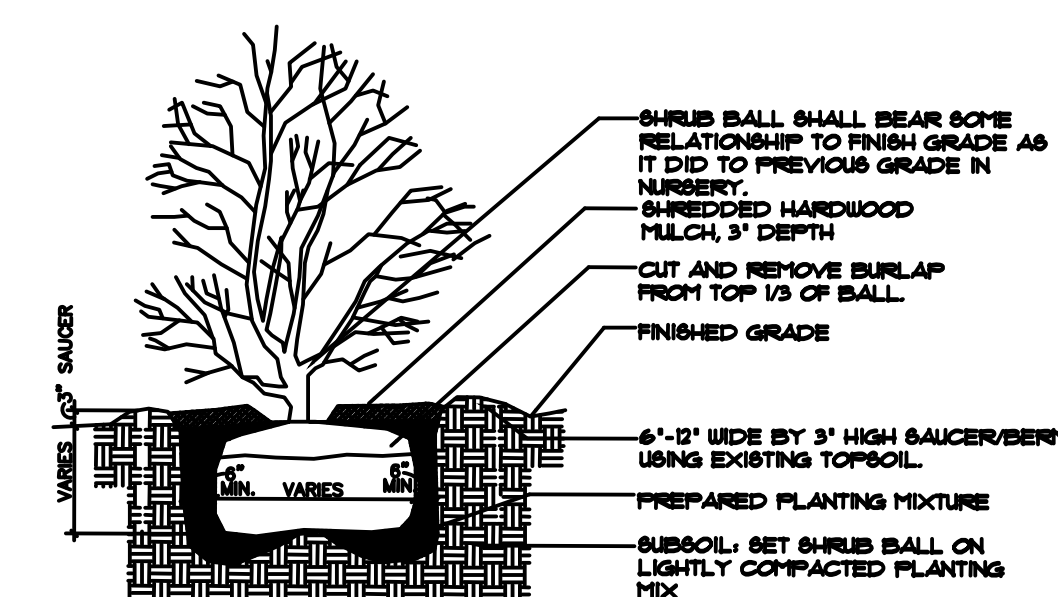
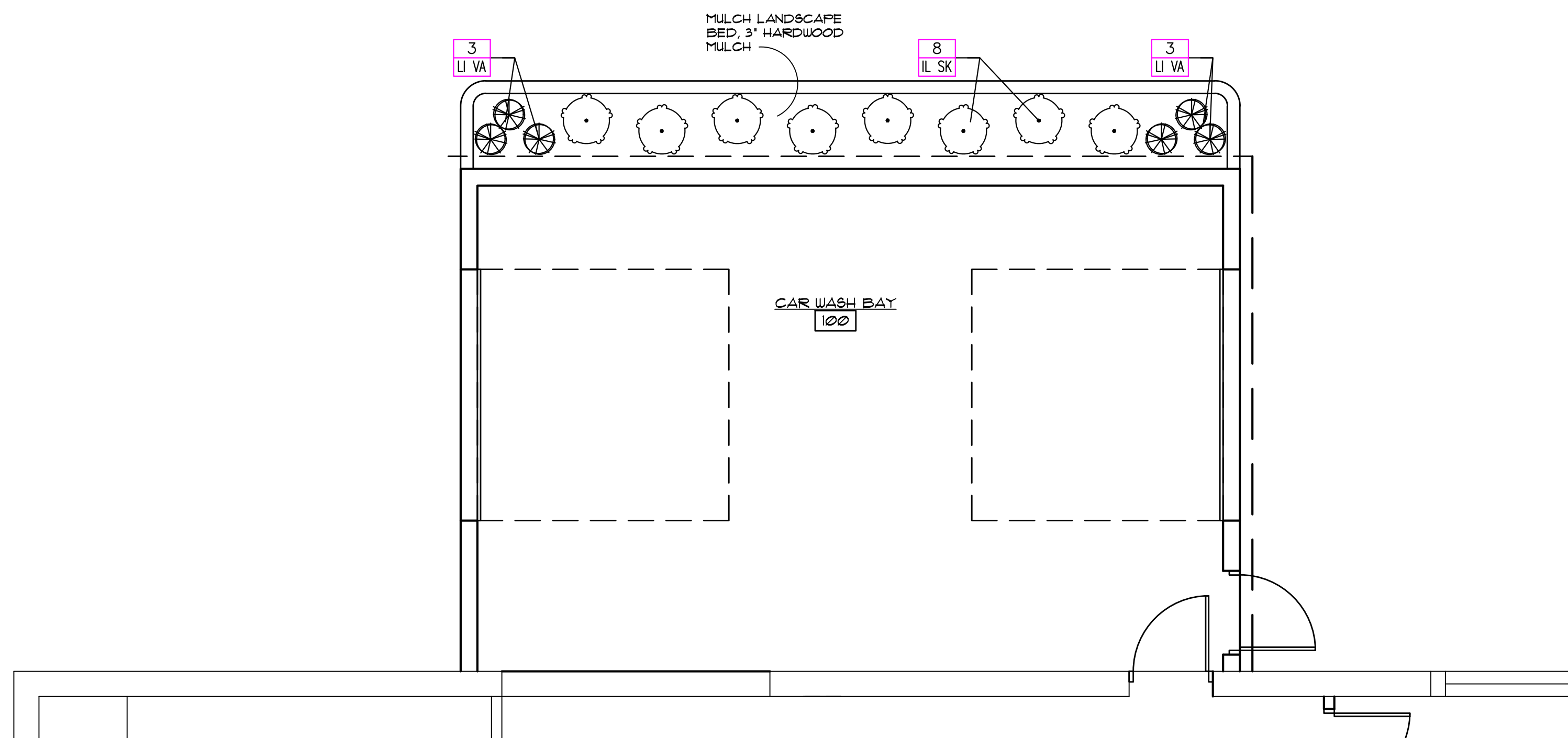
RENOVATION FOR:
ENTERPRISE RENT-A-CAR
 3912 EAST GALBRAITH ROAD
 DEER PARK, OHIO 45236
PROPOSED EXTERIOR ELEVATIONS



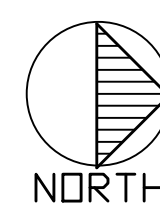
SHEET NO.
A-2.2
 NOVEMBER 1, 2024
 24-019 24-019 A-2.2



DATE: NOVEMBER 1, 2024
 EXPIRES: DECEMBER 31, 2024



A
L 1.0 LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"



B
L1.0 PLANTING DETAILS
SCALE: NO SCALE

PLANTING SCHEDULE						
CODE	COMMON NAME	BOTANICAL NAME	SIZE	COND.	HEIGHT (MATURE)	SPREAD (MATURE)
SHRUBS						
IL SK	Sky Pencil Japanese Holly	Ilex crenata 'Sky Pencil'	3' ht.	Cont.	6'-8'	2'-3'
ANNUALS/ PERENNIALS						
LI VA	Variegated Lily Turf	Liriope muscari 'Variegata'	#1	Cont.	8"-12"	2'

REVISIONS		
NO.	BY	DESCRIPTION

TAMARA SCHLAGBAUM, ASLA
 LANDSCAPE ARCHITECT
 7335 SHAWNEE RUN RD., CINCINNATI, OHIO

LANDSCAPE PLAN
 ENTERPRISE DILLONVALE
 3912 GALBRAITH ROAD DEER PARK, OHIO 45236

SCALE:	HORIZ.	VERT.
AS NOTED		
JOB NO.		
DATE	NOVEMBER 1, 2024	

SHEET NO.

L1.0