

# CAMDEN

August 22, 2014

Board of Trustees  
Sycamore Township  
8540 Kenwood Road  
Cincinnati, OH 45236

## **Re: Development of 3 building sites at 7879, 7901 and 7921 Keller Road**

Dear Board of Trustees:

We intend to develop the above reference property as follows:

- a. **Description** – we will be acquiring the entire 7901 parcel and a portion of the rear adjoining yards at 7879 and 7921 Keller Road. This property will then be reconfigured into three building parcels as shown on the plat previously submitted. This will result in the creation of two additional lots as compared to the existing conditions. The existing house at 7901 Keller will be torn down and a new house will be built in approximately the same location.
- b. **Size of Area** – the total development area for the three lots is 115,435 sq ft.
- c. **Proposed use** – single family residences compliant with the existing A35 zoning district.
- d. **Character of the Development** – three luxury, custom homes as typically constructed by Camden Homes having values of about \$1,000,000 and up.
- e. **Description of the Surrounding Land Use** – all of the surrounding property is residential and located in an A35 zoning district.
- f. **Appropriateness of the Proposed Use** – the proposed use (residential) is consistent with the current A35 zoning classification.
- g. **Effect of Proposed Development** – this development is consistent with the current A35 zoning plan. Also, the proposed development and new custom homes will enhance the immediate area and the effect on adjacent property will be positive. Lastly, public facilities and services are believed to be sufficient to support the addition of two homes and approval letters are being obtained from service providers (water and sewer) as required by the Township.

**Cincinnati's Five Star Builder**

4565 East Galbraith Road, Suite A • Cincinnati, Ohio 45236 • 513-489-5544 Ph. • 513-247-3154 Fax

Should you have any questions or need any additional information, please call me at 489-5544 ext. 27.

Respectfully,

A handwritten signature in black ink, appearing to read 'Dutch Cambuzzi', with a long horizontal flourish extending to the right.

Dutch Cambuzzi  
The Camden Group