



Sycamore Township Zoning Commission
8540 Kenwood Road
Sycamore Township, Ohio 45236

Attn : Zoning Board Members

Re : Dr. Kejriwal | M K Dental Excellence Facility | 8784 Montgomery Road

September 22, 2014

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Dear Honorable Members of the Board,

Studio For Architecture, Inc. on behalf of the applicant, M K Dental Excellence is pleased to submit the attached Preliminary Design documents and application for a proposed modification to the existing PUD plan currently approved for a portion of the exhibit property at 8784 Montgomery Road. The property is located along the East side of Montgomery Road and is approximately 1,200 feet South of Finley Road. The property consists of 1.002 Acres of land with .186 acres proposed to be dedicated for public right of way along Montgomery Road.

The overall project of which this property represents the south portion of is currently under a PUD plan which was granted in 2008. The current surrounding Zoning consists of "DD" Planned Multi-Family Residential to the North, "B" Residential and "EE" Planned Retail to the South and West, and "A" single family residential to the East. The proposed plan is designed to accommodate a low intensity Medical Office Use that shall provide a desirable transition from the existing Retail use to the South and West to the existing Multi-Family to the North.

The design as submitted proposes a 6,384 SF one story office building of residential character with a total of thirty one parking spaces proposed. The proposed Medical Office shall result in a net density of 0.179 Floor to Area Ratio (F.A.R.) which is considered a low density and a low impervious surface ratio (I.S.R.) of 58.5%.

We feel that we have presented a very unique design character which shall both be a great addition to the Montgomery Road Corridor, while still providing elevations which have a very residential character to the adjoining neighbors. The grading and landscaping as proposed shall provide a strong buffer transition from the residents to the North, East and South. The landscaping and buffering as detailed exceed the requirements recommended in Chapter 14 of the Zoning Resolution. In order to overcome the difficult grade change to the East, we have proposed a two tiered Allan Block retaining wall which shall provide the opportunity to install additional planting and greenery halfway up the face of the wall to soften the impact. In order to provide this design it is required to install the lower portion of this wall 5'-0" into the side yard setback for which we are requesting a variance be granted by the Board. It is our opinion that this is a very reasonable request which shall benefit both the project design as well as the adjoining neighbors to the East and South. We would hope that both the Board as well as the neighbors see this request as a win-win for everyone involved.



Based upon the surrounding land use planning and zoning, we feel strongly that this proposed development meets or exceeds all the objectives and requirements of the Sycamore Township "OO" Planned Office District. It shall be our desire to have this plan reviewed and discussed at the regularly scheduled Zoning Hearing on October 14, 2014.

We remain available via phone and email to discuss any comments or suggestions prior to that meeting. Thank you in advance for your professional review, and we hope that the Board and citizens of the Sycamore Township Community see this as a positive development for all parties involved.

Respectfully Submitted,

Richard Pansiera, President

Copy : File
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