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October 5, 2017

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

Re: Proposed Zone Change from "C" Single Family Residential
and "O" Office to "EE" Planned Retail
Rear of 7707 Montgomery Road
North of Montgomery Road, East of Garden Road, West of Chetburt Drive

Dear Members of the Board of Trustees:

This letter constitutes the "Letter of Intent" required by the Sycamore Township Zone Change Application Checklist.

A. Description of the Proposed Rezoning of the Premises.

The proposed rezoning is from "C" Single Family Residential and "O" Office to "EE" Planned Retail to provide additional and necessary parking for the existing retail business area which fronts on the north side of Montgomery Road, east of Garden Road and west of Chetburt Drive.

B. Size of the Area Involved.

The area to be rezoned to "EE" Planned Retail to accommodate the proposed additional parking areconsists of 0.682 acres gross/0.682 acres net.

C. Description of Proposed Use.

The Montgomery Road frontage, east of Garden Road and west of Chetburt Drive, is currently zoned "E" Retail and is the site of the Skyline Chili restaurant and the Root Cellar Wine Store, to the west, and the site of the former Kenwood Tavern building (now vacant) to the east. Additional parking has long been needed to serve these businesses, which will also alleviate the possibility of undesirable on-street parking and the improper potential use of the parking areas across the street on the property at the southwest corner of Montgomery Road and Garden Road where the LaRosa's restaurant and retail strip center are located.

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D. Character of Development.

The area proposed to be rezoned for parking is well-designed to complement the existing retail business usage along the Montgomery Road frontage on one hand, while on the other hand providing sufficient screening and separation with fencing and attractive landscaping for the benefit of the single-family residential neighborhood to the north. The access points on Garden Road and Chetburt Drive, respectively, will be within the existing retail business district to ensure protection of the residential district to the north.

E. Description of Surrounding Land Uses.

The adjacent Montgomery Road frontage to the south of the area to be rezoned is currently the retail businesses referenced above consisting primarily of the Skyline Chili restaurant and the Root Cellar wine store and the site of the former Kenwood Tavern building. Further to the south, on the opposite side of Montgomery Road, are substantial retail and commercial uses. To the west, there is the LaRosa's restaurant and retail strip center, with parking in the rear. To the east, on the north side of Montgomery Road and the east side of Chetburt Drive, there are a number of office buildings and uses. Further to the north on both Garden Road and Chetburt Drive, there are single family residences.

F. The Specific Changes in the Character and Conditions of the Area which have Occurred to make the Property No Longer Suitable or Appropriate for the Existing Zoning Classification or to Make the Property Appropriate for the Proposed Use.

The existing single family residential structures on the subject property are not well buffered from the adjoining "E" Retail Business district, and have been suffering from the effects of age and deferred maintenance. Thus, these adjoining homes are best razed to provide for the needed parking lot expansion and, most importantly, the proposed attractive and well-screened and landscaped buffer between the proposed parking area and the single-family homes further to the north. By providing additional off-street parking, the existing businesses on the Montgomery Road frontage can function more efficiently and desirably, and the community and neighborhood will benefit from having the proposed additional parking and especially by having it well screened and landscaped.

G. The Effect on (1) Community Objectives and Plans, (2) Character of Immediate Area, (3) Adjacent Property, and (4) Public Facilities and Services.

The proposed rezoning will have very positive effects on all of the foregoing. The community objectives and plans are fulfilled by improving conditions on the adjacent

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Montgomery Road frontage for the existing businesses. Consistent with the character of the immediate area, the proposed rezoning will benefit the adjacent businesses and the expanded parking area will be well screened and landscaped for visual attractiveness and for insuring compatible land uses. The adjacent property will benefit in two respects. The adjacent commercial and retail properties will be benefitted by resolving the problem of insufficient parking in this area, and also by having proper ingress/egress to serve the existing business on the frontage. The residential properties to the rear will benefit by having an improved area of buffering and screening. There will be no burden on public facilities and services.

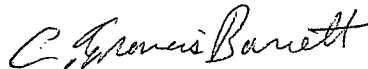
H. Other Information the Applicant Feels May be Pertinent and Helpful.

The proposed rezoning will be the best of both worlds. The adjacent existing businesses will be improved, and made more efficient and more desirable. The adjacent residential properties will be better protected, better screened, and better buffered than under present conditions. This residential neighborhood will also not suffer from any on-street parking related to the nearby businesses.

In summary, this application recognizes the transitional nature of the subject property and provides for accommodating all of the surrounding property.

Respectfully submitted,

BARRETT & WEBER



C. Francis Barrett
Attorney for L&P Company

cc: L&P Company
McGill Smith Punshon, Inc.