



11/14/17

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

Re: 8270,8284,8306 Kenwood Rd. proposed zone change from "B" single family residential to PUD 1 single family residential.

To: Members of the Board of Trustees

Please consider this a Letter of Intent in accordance with the Sycamore Township zone change checklist.

**A. Description of the proposed rezoning of the premises:**

The proposed rezoning is from B residential single family to PUD 1 to best incorporate the old lots into new lots for new single family detached single family homes.

**B. Size and area involved:**

The area to be rezoned to PUD 1 is 2.2880 acres.

**C. Description of Proposed use:**

The proposed use will make better use of the old elongated lots to more market accepted size lots for less maintenance and clustered type development.

**D. Character of development:**

The area proposed for the change in zone will be similar in use and compliment the character of the adjoining single family detached homes. There are 2 existing single-family homes north and south of the proposed parcel to be rezoned and all single-family homes behind the parcel on Marieview Ct.

E. Description of surrounding land use

The surrounding land use is all single family detached residential on the east side of Kenwood Road. On the west side of Kenwood Road there are multi-story office, single family and multi-family uses. At the north corners of the Galbraith Road and Kenwood Road intersection there is office development. South of Galbraith on the east side is the Kenwood town Center, a regional retail magnet and on the west side is Jewish Hospital, a part of the Mercy Health Care System which recently underwent a significant expansion.

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 homes were built for the more traditional market needs at that time (25-35 years ago). This location has undergone significant transformation in land-use. Where residential development has occurred as in-fill more clustered development schemes featuring reduced or maintenance free lifestyles. The homes on this site previously did not meet market demands. The proposed new homes will better meet the demands of the "empty nester" user more in demand in today's market. This type of home is currently available only in limited supply.

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 positive effects on the community objectives by providing a variety of housing stock, adhering to the overall single-family nature of the immediate area and adjacent property. The proposed zone change will expand (minimally), the existing public facilities.

H. Other information the applicant feels may be pertinent and helpful:

The proposed rezone fulfills the land plan vision of providing innovative and variety of housing in the area. This proposed use will provide a reduced / maintenance free lifestyle product to keep in step with the changing demographic in the single family detached sector.

Thank you for your consideration of this case.

Hills Land& Development Company

Bob Krohngold



EXHIBIT A

Legal Description



**LOCATION:** **Kenwood Road**  
**2.2880 Acres**

Situate in Section 8, Town 4, Entire Range 1, Miami Purchase, Sycamore Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the centerline intersection of Kenwood Road and Galbraith Road;

Thence along the centerline of Kenwood Road and the west line of said Section 8, North 00° 00' 00" East, 360.71 feet;

Thence leaving said centerline and section line North 90° 00' 00" East, 40.00 feet to a point in the east right-of-way line of Kenwood Road and the Real Point of Beginning for this description;

Thence with the said east right-of-way line of Kenwood Road North 00° 00' 00" East, 404.98 feet to a point, said point also being the south west corner of the lands conveyed to Henry & Patricia Wordeman in Deed Book 4014, Page 26 of the Hamilton County, Ohio Recorder's Office;

Thence in part with the south line of said Wordeman parcel and a south line of the lands conveyed to Marcia Belair in Deed Book 7491, Page 1215 of the Hamilton County, Ohio Recorder's Office North 90° 00' 00" East, 258.93 feet to a point;

Thence along the west line of the lands conveyed to Marcia Belair in Deed Book 7491, Page 1215, Jean Hedges in Official Record 10050, Page 1211 and Vincenzo Catalfamo and Stefania Macone in Official Record 10217, Page 1058 and in part of the west line of the lands conveyed to Carol Waller and Michael Friedberg in Official Record 6711, Page 65 of the Hamilton County, Ohio Recorder's Office South 03° 37' 30" West, 405.81 feet to a point, said point also being the northeast corner of the lands conveyed to Shah Farooq Alam and Rukhsana Alam in Deed Book 5625, Page 1457 of the Hamilton County, Ohio Recorder's Office;

Thence with the north line of said Alam parcel South 90° 00' 00" West, 233.27 feet to the Point of Beginning;

Containing 2.2880 acres of land.

Subject to all legal highways, easements and restrictions of record.

The above description was prepared from a Zoning Plat by McGill Smith Punshon, Inc. dated December 22, 2008.

I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.

  
Douglas L. Smith P. S. #7633

Prepared by: McGill Smith Punshon, Inc.  
Date: December 22, 2008  
MSP No.: 05457.10