

November 20, 2017

Sycamore Township Zoning Commission  
8540 Kenwood Road  
Cincinnati, OH 45236



Via Hand Delivered

RE: Olde Montgomery

Dear Commission Members:

North American Properties is the owner and developer of the Olde Montgomery 48+/- acre residential community located on the west side of Montgomery Road in Sycamore Township. Zoned "DD" Planned Multiple Family Residential District, the development contains a total of 417 units. Olde Montgomery has its primary access off Montgomery Road, south of Weller Road. A signalized intersection at Hetz Drive and Montgomery Road is accessed from the northeastern part of the site, and is the primary access point for residents looking to go north on Montgomery Road or to get on I-275.

Currently Olde Montgomery has a ground mounted sign in the landscape island centered in the Montgomery Road access point.



Existing Sign on Montgomery Road

It has come to the attention of the property owner that although the sign has been there for a period of time, it is not in compliance with the Zoning Regulations. The property owner is requesting a Major Amendment to the "DD" District to allow for the construction of a new development sign at the Montgomery Road entrance. To allow the proposed sign to have any visibility from traffic on Montgomery Road, a modification is requested to allow the sign to be located one foot behind the right of way line. The proposed identification sign would be a total of 10 feet tall, 5 feet of which would be a brick base. The front elevation of the four sided cube

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sign, which faces Montgomery Road, would include a 5 square foot "Olde Montgomery" placard. All four sides of the cube sign would have an "O" logo, which would be located on a 9 square foot face. All of the graphics would be internally illuminated. The proposed sign would be located in a newly landscaped bed.

North American Properties is also seeking permission to relocate the existing ground mounted sign, which is 10' 6" tall and contains 50 square feet, to replace the existing signage off Hetz Drive.



Existing Sign off Hetz Drive

This sign would also be incorporated into a landscape bed and would provide better identification to the 417 residences from the only signalized access point to the development.

The property owner believes that the signs are residential in character and provide much needed identification to the community for visitors to the development. They would not have a negative impact on the community or surrounding property. Given that Olde Montgomery contains over 48 acres and 417 units, North American Properties believes that the two identification signs proposed are appropriate, given the scale of the residential community. Favorable consideration of the proposed signage is respectfully requested.

Sincerely,

Anne F. McBride, FAICP

AFM/ss

Enc.

cc: North American Properties

MDC #3958