

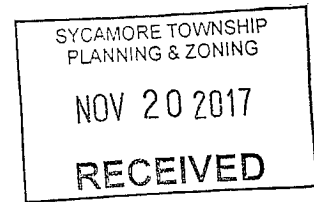


Cincinnati United Contractors, LLC.

Exceeding All Your Expectations

November 20, 2017

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



Re: 10801 / 10791 Montgomery Road Lot Consolidation

Dear Members of Sycamore Township Zoning Commission:

Cincy Custom Carts is proposing a lot consolidation of 10801 (front lot) and 10791 (back lot). One of the lots is 0.716 acres while the other is 0.6479 acres; combined acres would equal 1.3639 acres excluding the portion of the front lot that is in the right-of-way which equals an additional 0.133 acres. The back lot would be used to support the operations of the front lot with its current occupant, Cincy Custom Carts.

There is currently no proposed new development of either lot. Cincy Custom Carts wishes to consolidate the lots and to change the use of the back lot to reflect the current use of the front lot supporting the sales, service, and storage of golf carts. The combined impervious surface ration (ISR) of the two lots is between 0.5 and 0.65 which falls into the PUD-1 category. Existing by themselves the back lot's ISR is 0.3498 and the front lot is 0.8796. The two lots as well as the surrounding land are zoned as Retail with the exception of a Planned Multi-Family Residential land use to the north of the lot; this land is within 200 feet of the two lots but does not share a property line with either of the lots we are proposing to consolidate.

The size of the existing two lots makes them individually poor in supporting a business. The proposed lot consolidation would allow the lot to be used for larger and more attractive development, increasing the value of the lot and make the land more accommodating for the community's objectives and plans of that area. No physical changes are being proposed to the land so there is no effect on the immediate area, adjacent property, or public facilities and services.

Please contact us if you have any questions or further information is required.

Respectfully Submitted,
CINCINNATI UNITED CONTRACTORS, LLC.

Andrew Harvey
Project Designer

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