



Cincinnati Office

7870 East Kemper Road | Suite 130 | Cincinnati, Ohio 45249

P: 513.401.6301

January 16, 2018

Sycamore Township Zoning Commission
8540 Kenwood Road
Cincinnati, OH 45236

RE: Letter of Intent
First Star Logistics Parking Expansion

Dear Commission Members:

First Star Logistics intends to expand their parking lot by adding 17 spaces to accommodate additional employees.

Per the PUD Application Requirements, we offer the following information:

- a. Description that describes the change of the premises
Additional parking (17 spaces and related landscaping).
- b. The size of the area involved
Approximately 1,800 square feet of additional pavement.
- c. A description of proposed use (for land or building)
Proposed use will not change.
- d. Character of development (architectural treatment, density, intensity)
This is for parking expansion only. No other changes requested.
- e. Description of surrounding land uses
Light Industrial.
- 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
First Start has added employees and needs additional parking to accommodate.
- g. The effect on (1) community objectives and plans (2) character of the immediate area (3) adjacent property (4) public facilities and services
No negative impacts are anticipated.



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h. Other information the applicant feels may be pertinent and would be helpful to the Zoning Commission and Board of Trustees in their review

The zoning of the area of First Star is Light Industrial. First Star's facility is well maintained and will continue to be after the parking expansion is completed.

If you have any questions or require additional information, please advise. I can be reached at smason@primeeng.com or 513-401-6301.

Sincerely,

Shawn A Mason
Project Manager

