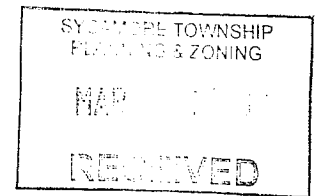




**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying



March 20, 2018

Sycamore Township
Department of Planning and Zoning
8540 Kenwood Road
Cincinnati, Ohio 45236

Attn: Township Trustees and Zoning Commission Boards

Ref: Zone Change
7808 East Kemper Road, Sycamore Township, Hamilton County, Ohio
Our Job No.: 16-0149

Attached please find necessary paper work for submission of a zone change for property located at 7808 E. Kemper Road. The property is presently zoned "A" Residence with a detached single family home located on the site. The deeded lot area is 1.2395 acres gross, with a net area after right of way dedication of 1.1929 acres. The zone change will allow for the construction of 2 - 4,338 square foot general office buildings along with a 3,000 square foot storage building. The applicant and owner will have his offices in one of the buildings and lease the remaining building. The buildings will be one story each and constructed of brick and split faced block as shown on the architectural renderings. The site has a moderate impervious surface ratio of 0.64.

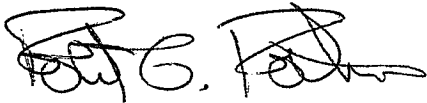
The subject property is bordered on the west and east by properties zoned "OO" Planned Office, on the North by property zoned "F" Light Industrial and on the south by properties zoned "FF" Planned Light Industrial. The property to the west is an existing office building, to the east is a home/business, to the north is a Duke Energy Ohio facility and to the south are office warehouse facilities. The site is an island of "A" Residence surrounded by office and light industrial zoning. Zone changes to the surrounding properties over the years have made this site more suitable for office zoning.

The 2008 Land Use Plan calls for this site to be Office. With the removal of a rundown single family residence and construction of 8,676 square feet of prime office space the township will be able to increase its tax base and meet the vision of the 2008 Land Use Plan.

We look forward to presenting the project to the Zoning Commission and Trustees. If you need additional information please contact me at your convenience.

Sincerely,

ABERCROMBIE & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Robert G. Rothert", with a stylized flourish at the end.

Robert G. Rothert
President

Attachment