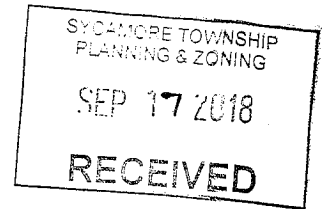


September 17, 2018

Sycamore Township Ohio  
Department of Planning and Zoning  
8540 Kenwood Rd.  
Cincinnati, OH 45236



Attn: Sycamore Township Trustees and Zoning Commission Boards

Ref: PUD Modification Case 2018-13MA  
(8810 and 8812 Montgomery Road- continued in progress from August 13th)

As a follow-up to the August 13 zoning meeting included in the documentation is a significant improvement to the design, landscape plan, remedy for existing neighbors' storm water issues, and decreased ISRs. Per Zoning Commission Board request, the updated documentation pertains to the site, instead of individual parcel 8812. Since the August 13 meeting we have met with the neighbors, ODOT Planning, and Hamilton County Stormwater Division. The collective feedback has been incorporated into the revised site design. We are requesting zoning approval for the site. The existing single family home and garage on 8810 will be razed prior to construction.

**Building Site redesign for Tract "A" and Tract "B"**

Academic Tutoring's Office, Tract A: 8812 single story "residential appeal" with subterranean parking (staff)

- Lot (22,394 sq. ft. – ROW 2,343 sq. ft.) Net sq. ft. 20,051
- Building 4,434 sq. ft.
- Surface Parking Lot 2,845 sq. ft.
- Shared Driveway 50% 2,263 sq. ft.
- ISR % 0.495
- Basement to Roof Ridge 30'1"

Illustrative Office, Tract B: 8810 single story "residential appeal" with subterranean parking, illustrated per zoning request

- Lot (23,876 sq. ft. – ROW 2,400 sq. ft.) Net sq. ft. 21,476
- As illustrated, building is 4,434 sq. ft.
- Surface Parking Lot 2,845 sq. ft.
- Shared Driveway 50% 2,263 sq. ft.
- ISR % 0.456
- Basement to Roof Ridge 30'1"

Total Site ISR % 0.475

No Dumpsters

**Stormwater Management**

Meeting with Hamilton County Stormwater Management

- Added catch basins to manage stormwater from the abutter to the north
- Confirmed total disturbed site is less than 1 acre
- Submit stormwater system design after Zoning Certificate is granted

## ODOT

On-site meeting to review the proposed plan

- Verified the 455' Sight Triangle for viewing north and southbound lanes
- Agreed to shared driveway – request to add a positive grade at the driveway apron
- Add an ODOT Type 2 curb by angling it into the ROW to intersect the pavement
- Requested we submit a permit application, which is in process

## Landscaping

Added tree islands, landscape berm

Increased number of trees and shrubs

Requesting credit for five trees in the northeast corner, landscape berm, and fence

## Signage

Moved signage out of the right-of-way

## Sidewalk along Montgomery road

Per August 13 meeting referencing the previous zoning approval for these lots as part of a multi-lot project, a sidewalk was added. Given the lot directly to the north (8814) and south (8800) do not have sidewalks, we would like a variance for the sidewalk installation. Installing a sidewalk presents to our families and children a safe and viable walkway; however, due to adjacent parcels without a sidewalk, parents and children will end up walking through adjoining front yards, which is unsafe. Additionally, Sycamore Dental Facility, reference 2014-162, was approved without a sidewalk.

## Thursday, August 30 Meeting with neighbors

On Thursday September 6, we met with neighbors to walk-through the new design of both building sites. We addressed the concern of the original building layout and the distance to the back of the property. In the new design, the building is approximately 71 feet from the property line. This was achieved by decreasing surface parking and adding 8 below ground parking stalls. It was requested to keep as many of the healthy trees along the back (east) fence line, which we plan to do. The roof ridge (30'1") was shared and water management was discussed. Presently, storm water issues persists due to a lack of water management from lot 8814 and the slope of surrounding properties. Also, through discussions with neighbors and Hamilton County Storm Water Management, limited information is available as to past solutions to address storm water runoff. See above section, Storm Water Management, for proposed solution. Overall, the comments were favorable regarding the site.

Please contact me with questions.

  
Stephen Hebert & Amy Hebert  
Stephen: 513-404-4242