

**From:** [Holbert, Harry](#)  
**To:** [Gunderson, Beth](#)  
**Subject:** FW: Modification to a PUD  
**Date:** Monday, October 22, 2018 12:09:09 PM  
**Attachments:** [LOI and Deed 8800.pdf](#)  
[8800 sycamore application of plans.pdf](#)

---

fyi

Harry L. Holbert Jr.  
Sycamore Township  
Planning & Zoning Administrator  
513-792-7252



**CONFIDENTIAL NOTICE:**

The information contained in this electronic message is privileged and confidential information intended only for the use of the individual or entity named above.

If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited.

If you have received this electronic message in error, please contact Sycamore Township Planning and Zoning immediately at (513) 792-7252.

---

**From:** Penny, Rob  
**Sent:** Monday, October 22, 2018 11:40 AM  
**To:** Holbert, Harry <[hholbert@sycamoretownship.org](mailto:hholbert@sycamoretownship.org)>  
**Subject:** FW: Modification to a PUD

Harry, I have no problem with this

Rob Penny

*Fire Chief*

Sycamore Township  
8540 Kenwood Rd  
Cincinnati OH, 45236  
513-792-8562

<mailto:rpenny@sycamoretownship.org>

-  
**Web:** [www.sycamoretownshipfire.org](http://www.sycamoretownshipfire.org)

**From:** [bonavenrb@aol.com](mailto:bonavenrb@aol.com) [<mailto:bonavenrb@aol.com>]  
**Sent:** Monday, October 22, 2018 11:24 AM  
**To:** [bill.morris@gcww.cincinnati-oh.gov](mailto:bill.morris@gcww.cincinnati-oh.gov); [steven.parker@cincinnati-oh.gov](mailto:steven.parker@cincinnati-oh.gov);

[marcelo.alberto@hamilton-co.org](mailto:marcelo.alberto@hamilton-co.org); [eric.beck@hamilton-oh.org](mailto:eric.beck@hamilton-oh.org); [greg.smorey@hamilton-co.org](mailto:greg.smorey@hamilton-co.org); [kelsey@aol.com](mailto:kelsey@aol.com); [keys@hamilton-co.org](mailto:keys@hamilton-co.org); [mohammad.islam@hamilton-co.org](mailto:mohammad.islam@hamilton-co.org); Penny, Rob <[rpenny@sycamoretownship.org](mailto:rpenny@sycamoretownship.org)>; [tkellums@stcamoretownship.org](mailto:tkellums@stcamoretownship.org); [chris.bass@dot.ohio.gov](mailto:chris.bass@dot.ohio.gov); Holbert, Harry <[hholbert@sycamoretownship.org](mailto:hholbert@sycamoretownship.org)>; Gunderson, Beth <[bgunderson@SycamoreTownship.org](mailto:bgunderson@SycamoreTownship.org)>

**Subject:** Modification to a PUD

To whom this may concern,

Attached are the documents needed to make your evaluation of our property at 8800 Montgomery Rd. Cincinnati Ohio 45236. We plan on keeping the current structure and start using it for my financial planning firm as soon as the zoning certificate is released

Please give your feedback to Harry Holbert whose email is attached. Or call me, Ryan Bonaventura at 513-907-8113

Thanks and have a great week.

Ryan and Veronica Bonaventura

**From:** Alberto, Marcelo [<mailto:Marcelo.Alberto@hamilton-co.org>]

**Sent:** Monday, October 29, 2018 11:40 AM

**To:** [bonavenrb@aol.com](mailto:bonavenrb@aol.com)

**Cc:** Holbert, Harry <[hholbert@sycamoretownship.org](mailto:hholbert@sycamoretownship.org)>; James Gleason <[james.gleason@hamilton-co.org](mailto:james.gleason@hamilton-co.org)>

**Subject:** FW: Modification to a PUD

Mr. Bonaventura,

The Hamilton County Soil & Water Conservation District administers the Earthwork Regulations pertaining to cut, fill and grading on construction sites.

The amount of earthwork described on the plans is below the threshold for requiring an earthwork permit.

The District offers no comments as it pertains to the request for Zone Change.

Please let me know if you have questions.

Sincerely,

Chey Alberto  
Hamilton County SWCD

**From:** [Ryan Bonaventura](#)  
**To:** [Gunderson, Beth](#); [Holbert, Harry](#)  
**Subject:** Fwd: Modification to a PUD  
**Date:** Wednesday, October 24, 2018 4:44:46 PM  
**Attachments:** [image001.png](#)

---

See below

Ryan Bonaventura

Begin forwarded message:

**From:** "[Christopher.Bass@dot.ohio.gov](mailto:Christopher.Bass@dot.ohio.gov)" <[Christopher.Bass@dot.ohio.gov](mailto:Christopher.Bass@dot.ohio.gov)>  
**Date:** October 24, 2018 at 10:35:24 AM EDT  
**To:** "[bonavenrb@aol.com](mailto:bonavenrb@aol.com)" <[bonavenrb@aol.com](mailto:bonavenrb@aol.com)>  
**Subject:** FW: Modification to a PUD

Good Morning,

Please see the comment below from our Traffic Studies Engineer regarding the proposed change.

ODOT has no objections to the change.

Thanks,

**Chris Bass**

*Permit Technician/Inspector*

ODOT District 8 Office of Permits

505 S. State Route 741 Lebanon, OH 45036

513-933-6577

[transportation.ohio.gov](http://transportation.ohio.gov)

---

**From:** Hetzel, Brianne  
**Sent:** Wednesday, October 24, 2018 9:52 AM  
**To:** Bass, Christopher <[Christopher.Bass@dot.ohio.gov](mailto:Christopher.Bass@dot.ohio.gov)>  
**Subject:** RE: Modification to a PUD

Hey Chris,

I am okay with this change in zoning. Since the new land use will not generate any new substantial traffic, they will not be required to complete any studies for the change in use. Let me know if the Township requires anything else from ODOT. Thanks!

**Brianne Hetzel, P.E.**

*Traffic Studies Engineer*

ODOT District 8

505 South State Route 741 Lebanon, OH 45036

513.933.6624

[transportation.ohio.gov](http://transportation.ohio.gov)



**From:** [bonavenrb@aol.com](mailto:bonavenrb@aol.com) <[bonavenrb@aol.com](mailto:bonavenrb@aol.com)>

**Sent:** Monday, October 22, 2018 11:24 AM

**To:** [bill.morris@gcww.cincinnati-oh.gov](mailto:bill.morris@gcww.cincinnati-oh.gov); [steven.parker@cincinnati-oh.gov](mailto:steven.parker@cincinnati-oh.gov);  
[greg.cassiere@hamilton-co.org](mailto:greg.cassiere@hamilton-co.org); [marcelo.alberto@hamilton-co.org](mailto:marcelo.alberto@hamilton-co.org);  
[eric.beck@hamilton-oh.org](mailto:eric.beck@hamilton-oh.org); [greg.smoresy@hamilton-co.org](mailto:greg.smoresy@hamilton-co.org); [kelsey@aol.com](mailto:kelsey@aol.com);  
[keys@hamilton-co.org](mailto:keys@hamilton-co.org); [mohammad.islam@hamilton-co.org](mailto:mohammad.islam@hamilton-co.org);  
[rpenny@sycamoretownship.org](mailto:rpenny@sycamoretownship.org); [tkellums@stcamoretownship.org](mailto:tkellums@stcamoretownship.org); Bass, Christopher  
<[Christopher.Bass@dot.ohio.gov](mailto:Christopher.Bass@dot.ohio.gov)>; [hholbert@sycamoretownship.org](mailto:hholbert@sycamoretownship.org);  
[bgunderson@SycamoreTownship.org](mailto:bgunderson@SycamoreTownship.org)

**Subject:** Modification to a PUD

To whom this may concern,

Attached are the documents needed to make your evaluation of our property at 8800 Montgomery Rd. Cincinnati Ohio 45236. We plan on keeping the current structure and start using it for my financial planning firm as soon as the zoning certificate is released

Please give your feedback to Harry Holbert whose email is attached. Or call me, Ryan Bonaventura at 513-907-8113

Thanks and have a great week.

Ryan and Veronica Bonaventura