

SYCAMORE TOWNSHIP, OH
DEPARTMENT OF PLANNING & ZONING
8540 KENWOOD ROAD, CINCINNATI, OH 45236

513.792.7250 PHONE

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RECEIVED

JAN 21 2020

SYCAMORE TWP.

ZONING COMMISSION APPLICATION

FEES:

ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

APPLICATION NUMBER

2020-01 MA

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8250-8300 Kenwood Rd.

ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER The Myers Y. Cooper Company	9301 Montgomery Rd., Ste 2B	Cincinnati	OH	45242	513-248-8350
CONTRACTOR TBD					
DESIGNER Russ Moody, AIA	3152 Willis Ave.	Cincinnati	OH	45208	513-763-9430
APPLICANT The Myers Y. Cooper Company	9301 Montgomery Rd, Ste 2B	Cincinnati	OH	45242	513-248-8350
APPLICANTS E-MAIL ADDRESS jbaumgarth@cooper-co.com					

3. ZONING COMMISSION
ACTION REQUESTED:

ZONE CHANGE ☐ FROM ZONE _____ TO ZONE _____

PUD I ☐ PUD II ☐ LASR ☐

MAJOR ADJUSTMENT TO A PUD ☒ MINOR ADJUSTMENT TO A PUD ☐

MAJOR ADJUSTMENT TO A LASR ☐ MINOR ADJUSTMENT TO A LASR ☐

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

(2) Multi Tenant office buildings

5. SQUARE FEET: 28,300

6. USE: Office

7. HEIGHT: Max of 28'7" mean of 20'

8. EST. START DATE: 1/1/2020

9. EST. FINISH DATE: TBD

10. # OF SIGNS: Up to 12

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

APPLICANT'S SIGNATURE

1/20/2020

DATE

PROPERTY OWNER'S SIGNATURE

1/20/2020

DATE

Sycamore Executive Center II

Building Signs

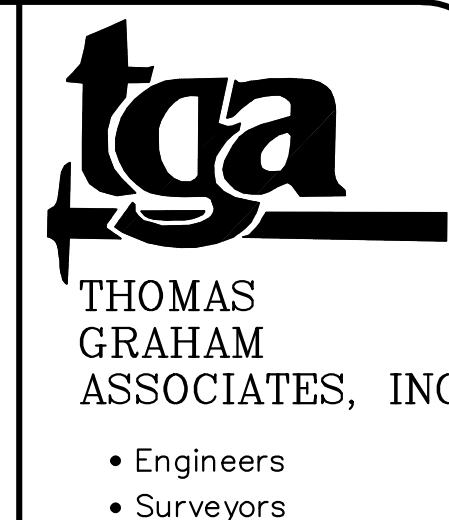
December, 2019

The Myers Y. Cooper Company recently completed the development of the Sycamore Executive Center II. This two (2) building office project is located at the Northeast corner of Kenwood and Galbraith Roads on 3.156 acres of land with 485 feet of frontage on Kenwood Rd. The site was developed as a “OO – Planned Office” district under the PUD approval granted by Sycamore Township in August of 2018 (resolution 2018-80, case number 2018-09Z). The building elevations in our original application identified future building sign locations and we were advised by Township zoning staff that such representations would become part of the approval. However, Exhibit A to the final resolution states that all signage shall meet the requirements of the Sycamore Township Zoning Resolution. The Zoning Resolution permits 92.5 sq. ft. of building signage in a maximum of 2 two signs per building.

Since each of these buildings is designed to accommodate up to 6 tenants, the zoning resolution will not permit all tenants to identify their business locations. Due to the shared entrance building design required by the township, business identification is important to reduce customer confusion. As we are in the early stages of leasing these buildings, we are seeking clarification on what will be permitted. We do not know the ultimate number of tenants as some occupants will likely utilize more than one space. It is therefore unlikely that there would actually be 12 individual tenants, but we must establish parameters for leasing.

Our request is to confirm the allowable sq. ft. of sign surface area, per code, for each building. This total sq. ft will be utilized in a maximum of six (6) signs per building as shown on the attached rendering. Each sign would have a maximum area of 15” tall by 12’ long. Further, the sign designs would be limited to non-illuminated, white, stud mounted letters, similar to the existing signs at the 5050 E. Galbraith Rd. building (sample images attached).



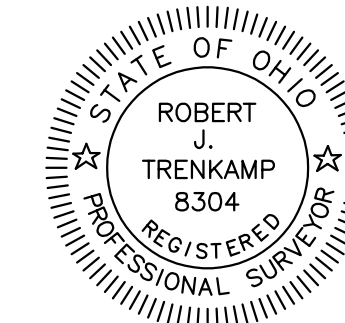


Date: APRIL 4, 2018
Scale: 1" = 30'
Job No: 7376

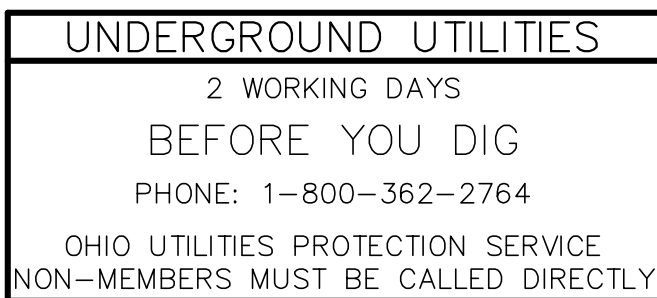
Revisions	
No.	Date

SYCAMORE EXECUTIVE CENTER PHASE II
SITUATED IN SECTION 8 TOWN 4 ENTIRE RANGE 1 M.P.
SYCAMORE TOWNSHIP
HAMILTON COUNTY
STATE OF OHIO

THE MYERS Y. COOPER COMPANY
5050 EAST GALBRAITH ROAD
SUITE B
CINCINNATI, OHIO 45236
(513)248-8350



Sheet **3** of **5**
Job No: 7376-18



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