

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

513.792.7250 PHONE 513.792.8564 FAX

SYCAMORE TOWNSHIP
 PLANNING & ZONING
 JUL 20 2020
RECEIVED

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

2020-02 P1

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 9110 MONTGOMERY RD CINCINNATI, OH ZIP CODE: 45242

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER <u>PATRICIA BYTHEWOOD</u>	<u>11622 ENYART RD</u>	<u>LOVELAND</u>	<u>OH</u>	<u>45140</u>	<u>513284-6028</u>
CONTRACTOR					
DESIGNER <u>ENGINEER / SURVEYOR</u> <u>BEVANS BEVAN CIVIL ENGINEERS, COM</u>	<u>2700 DUKE DE STE 100</u>	<u>MASON</u>	<u>OH</u>	<u>45040</u>	<u>513-256-8502</u>
APPLICANT <u>COURTNEY BYTHEWOOD</u>	<u>11622 ENYART RD</u>	<u>LOVELAND</u>	<u>OH</u>	<u>45140</u>	<u>513-284-6028</u>
APPLICANTS E-MAIL ADDRESS <u>CBYTHWOOD@OUTLOOK.COM</u>					

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:

EXISTING OFFICE AND CELL TOWER

NO NEW CONSTRUCTION WITH APPLICATION - LOT SPLIT

5. SQUARE FEET: _____ 6. USE: _____ 7. HEIGHT: _____

8. EST. START DATE: — 9. EST. FINISH DATE: — 10. # OF SIGNS: —

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.

[Signature] 7-20-20
 APPLICANT'S SIGNATURE DATE

Patricia Bythewood 7-20-20
 PROPERTY OWNER'S SIGNATURE DATE



July 20, 2020

Mr. Skylor Miller
Sycamore Township Zoning
8540 Kenwood Road
Sycamore Township, OH 45236

Re: 9110 Montgomery Road Lot Split – Minor Adjustment to PUD
(W00565)

Dear Mr. Miller:

Enclosed, for your approval is one (1) copy of the application for minor adjustment to the PUD along with relevant documents for the above referenced project. A check for \$200.00 made payable to Sycamore Township is also enclosed.

Should you have any questions, please call 513-398-1728. Thank you for the opportunity to be of service.

Sincerely,

Evans CivilPro Engineers, LLC

A handwritten signature in blue ink that reads "Richard K. Evans".

Richard K. Evans, P.E.
Member

REYANS@EVANSCIVILPROENGINEERS.COM
513-256-8502

RKE/skf
Enclosures

P:\W00565 - Bythewood - Montgomery Rd Cell Tower\Administration\Letter\W00565 - Minor Adj Sycamore Twp Zoning
submittal letter 2020-07-20.doc

July 22, 2020



Mr. Skylor Miller
Sycamore Township Zoning
8540 Kenwood Road
Sycamore Township, OH 45236

Re: 9110 Montgomery Road Lot Split
Letter of Intent
(W00565)

Dear Mr. Miller:

On behalf of the owners of the property at 9110 Montgomery Road we respectfully request a Minor Modification to the PUD for this property. The intent is to split the area surrounding and including the cell tower as a separate parcel. This application proposes a 42'x63' parcel in the southeast corner at the rear of the property intended to encompass the existing fenced cell tower area. Along the north property line of the parcel, an access easement exists to this cell tower along the existing driveway, providing access to the cell tower area.

This request does not change the use, function or structures on the site. The purpose is for the sale of the existing office building and majority of the property, leaving the cell tower with separate ownership.

This minor modification request has no specific changes in the physical character or conditions of the property. There is no effect on the community objectives and plans, character of the immediate area or adjacent property. This request does not affect public facilities and services.

Should you have any questions, please call 513-256-8502.

Sincerely,

Evans CivilPro Engineers, LLC

Richard K. Evans, P.E.

RKE/ekr
Enclosures

P:\W00565 - Bythewood - Montgomery Rd Cell Tower\Administration\Letter\W00565 - Zoning Letter of Intent 2020-07-22.doc



EXHIBIT "A"

Parcel No.: 600-0050-0020

Situated in Section 3, Township 4, Entire Range 1, Miami Purchase, Sycamore Township, Hamilton County, Ohio, being part of Lot 4, Finley Estate, as recorded in Mutilated Records Book 42, Page 154, Clerk's Office, and more particularly described as follows:

600 50-20

Beginning at the intersection of the South line of Lot 4, Finley Estate, and the center line of Montgomery Pike as improved; thence North 9° 12' East, one hundred and 00/100 (100.00) feet along the center line of Montgomery Pike as improved to a point; thence South 80° 41' East, three hundred thirty and 00/100 (330.00) feet to a point; thence South 9° 12' West, one hundred and 00/100 feet to the south line of said Lot 4; thence North 80° 41' West three hundred thirty and 00/100 (330.00) feet along the south line of Lot 4 to the center line as improved of Montgomery Pike and place of beginning, containing none and 758/1000 (0.758) of an acre subject to all legal highways. Including restrictions of record.

Being the same premises conveyed by deed recorded in Deed Book 2506, page 526, Hamilton County, Ohio, Deed Records.

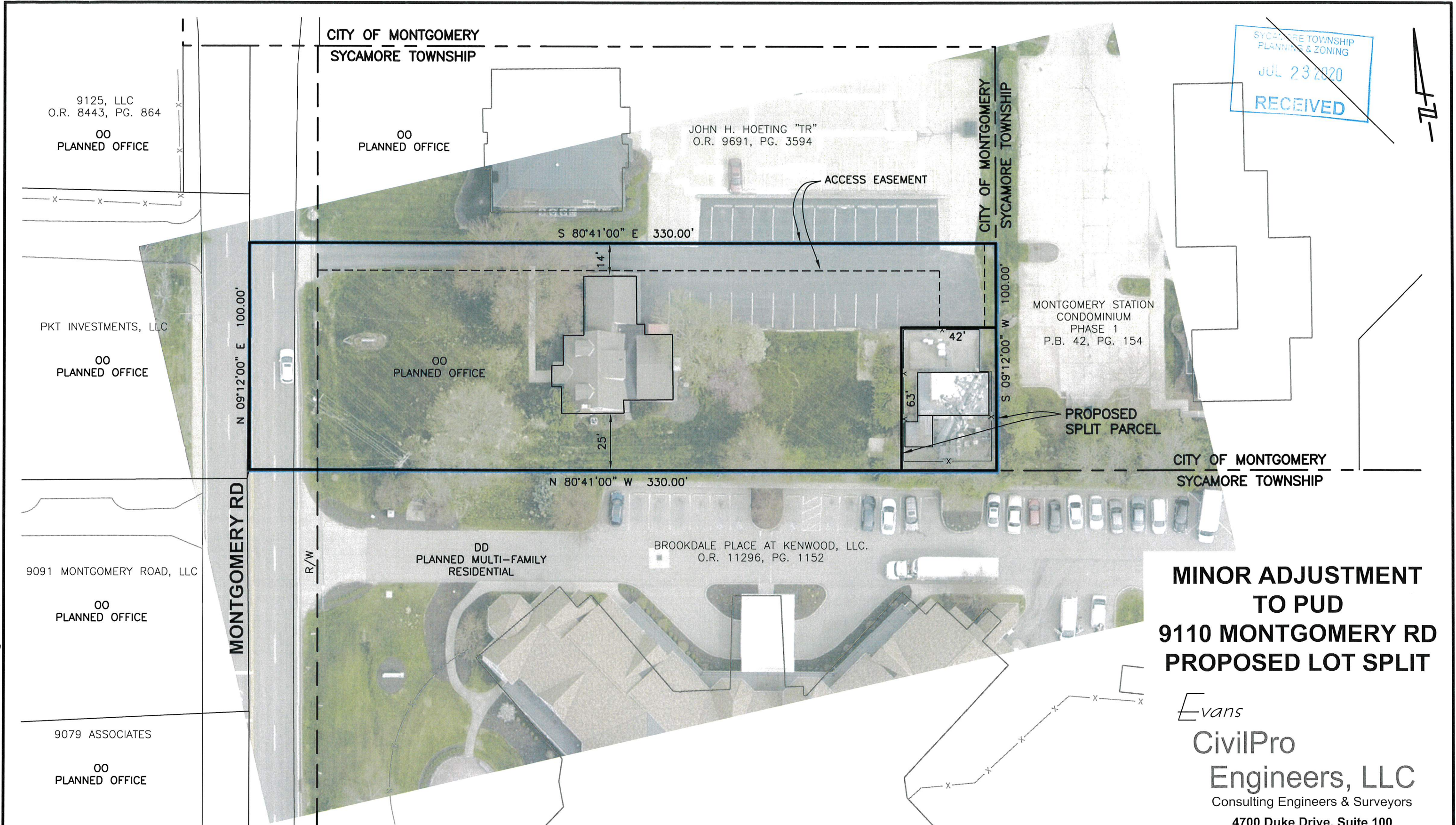
Address of Property: 9110 Montgomery Rd., Cincinnati, Ohio 45242

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - 12/27/13 KR

CAGIS - _____

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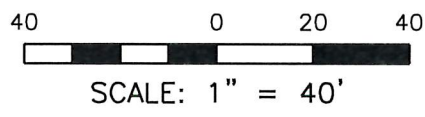
SYCAMORE TOWNSHIP
PLANNING & ZONING
JUL 23 2020
RECEIVED



**MINOR ADJUSTMENT
TO PUD
9110 MONTGOMERY RD
PROPOSED LOT SPLIT**

Evans
**CivilPro
Engineers, LLC**
Consulting Engineers & Surveyors
4700 Duke Drive, Suite 100
Mason, Ohio 45040
(513) 398-1728

OWNERS:
R. COURTENAY BYTHEWOOD, JR AND
PATRICIA G. BYTHEWOOD, TRUSTEES

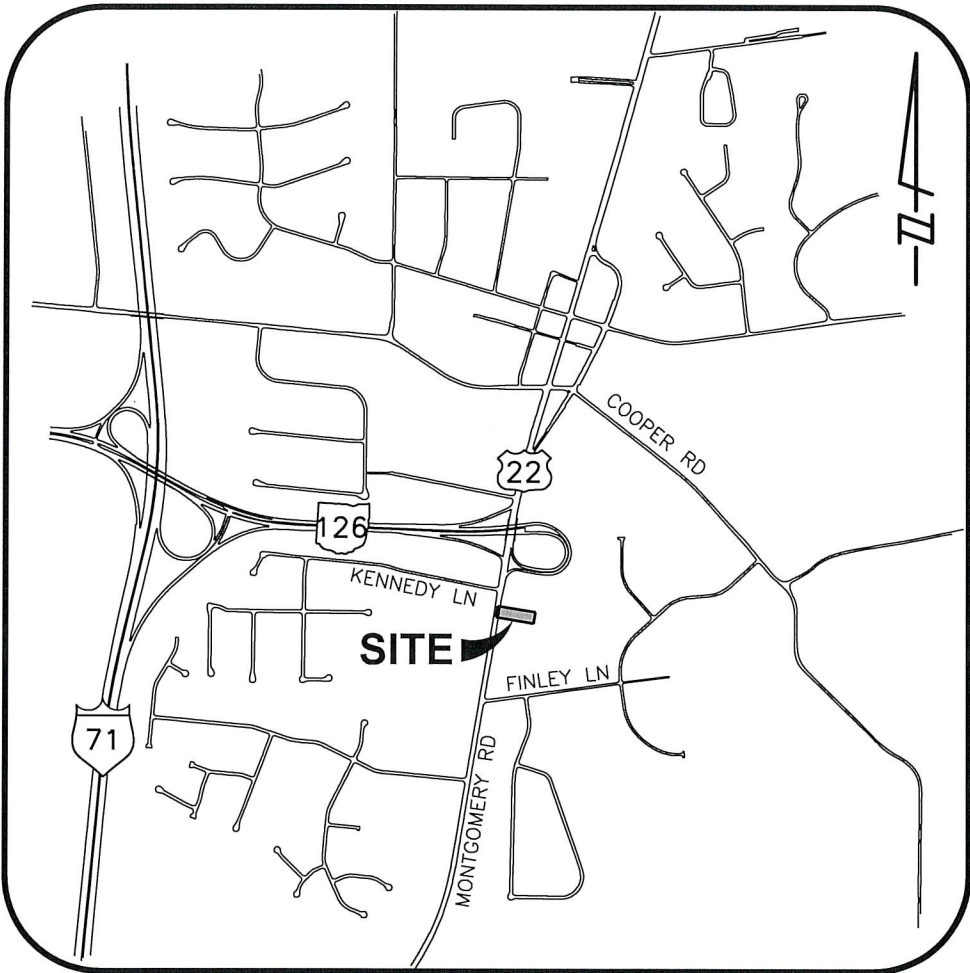


1. DIMENSIONS ARE SUBJECT TO
ADJUSTMENT PENDING PROPERTY SURVEY.

DATE:
7/20/2020 REV 1

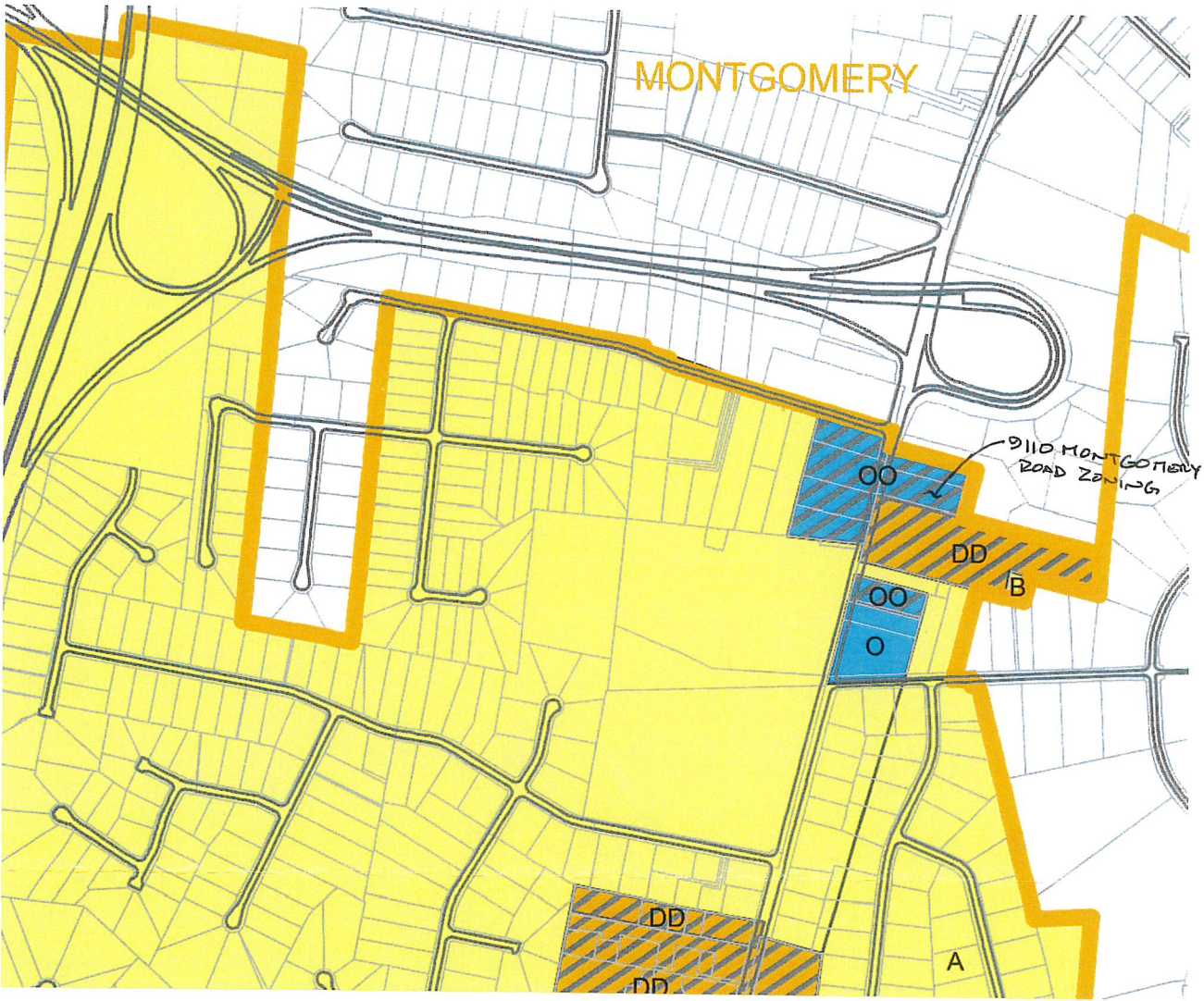
JOB NO.:
W00565

SPRINGFORD TOWNSHIP
PLANNING & ZONING
JUL 23 2020
RECEIVED



VICINITY MAP

NOT TO SCALE



Legend

Sycamore Township Zoning

- Office
- Planned Office
- Single Family Residential
- Light Industrial
- Retail
- Planned Retail
- Single Family Residential CUP
- Multi-family Residential
- Planned Multi-family Residential
- Planned Light Industrial
- Office
- Light Industrial

SYCAMORE TOWNSHIP
PLANNING & ZONING
JUL 28 2009

Zoned OO _ Planned Office

SYCAMORE TOWNSHIP
PLANNING & ZONING
JUL 23 2020
RECEIVED

QUIT-CLAIM DEED

FROM

PATRICIA G. BYTHEWOOD
to

R. COURTENAY BYTHEWOOD, JR.
and PATRICIA G. BYTHEWOOD, Trustees,
or their successors in trust under the
R. COURTENAY BYTHEWOOD, JR.
and PATRICIA G. BYTHEWOOD
REVOCABLE LIVING TRUST,
DATED June 16, 2010

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - 11/9/15-0

CAGIS - _____

Exhibit "A"

Situated in Section 3, Township 4, Entire Range 1, Miami Purchase, Sycamore Township, Hamilton County, Ohio, being part of Lot 4, Finley Estate, as recorded in Mutilated Records Book 42, Page 154, Clerk's Office, and more particularly described as follows:

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Being the same premises conveyed by Deed Book 12497, page 1510, Hamilton County, Ohio, Deed Records.

Address of Property: 9110 Montgomery Rd., Cincinnati, Ohio 45242

rb
600-5020