

**SYCAMORE TOWNSHIP, OH**  
 DEPARTMENT OF PLANNING & ZONING  
 8540 KENWOOD ROAD, CINCINNATI, OH 45236  
 513.792.7250 PHONE 513.792.8571 FAX

SYCAMORE TOWNSHIP  
 PLANNING & ZONING  
 JUL 23 2020  
**RECEIVED**

<b>ZONING COMMISSION APPLICATION</b>			
<b>FEES:</b>			
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			

<b>APPLICATION NUMBER</b>
2020-04P1
DO NOT WRITE IN THIS SPACE

**1. PROJECT ADDRESS:** 7260 EDINGTON DR **ZIP CODE:** 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER EPIC HOLDINGS LLC	7260 EDINGTON DR	CINCINNATI	OH	45249	(513)608-0777
CONTRACTOR TBD					
DESIGNER LEESMAN ENGINEERING	4820 GLENWAY AVE	CINCINNATI	OH	45238	(513)300-8608
APPLICANT "	"	"	"	"	"
APPLICANTS E-MAIL ADDRESS	EMAIL @LEESMANENGINEERING.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:**

EXISTING IS USED FOR STORAGE AND SHIPPING AND THE PROPOSED  
WILL CONTINUE THE SAME USE

**5. SQUARE FEET:** 7,644 SF **6. USE:** STORAGE **7. HEIGHT:** ~ 20'

**8. EST. START DATE:** 8-1-20 **9. EST. FINISH DATE:** 8-1-21 **10. # OF SIGNS:** 0

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] 7-17-20  
 APPLICANT'S SIGNATURE DATE

[Signature] 7-17-20  
 PROPERTY OWNER'S SIGNATURE DATE

Dear Planning Committee,

I wanted to write a letter outlining our project to increase our warehouse space.

We have maxed out of our warehouse space in our current building and need to double the size of that space, so we do not have to move.

We would like to add an additional 8,000 square feet of warehouse space. This will enable us to stay in our current space and avoid moving while accommodating our planned growth. We sell to retailers. As our business continues to grow, we need room for inventory.

We believe we have improved the character of our building by adding a brick façade. We will do the same with the addition to make sure it blends with our existing warehouse space.

We are the last building on the street and the addition will be on the back side of the building so the only people that will see the addition are our 2 immediate neighbors.

We think this addition will not only help the value of our lot, but also those around us, as our size is comparatively small when doing our research. This new size will be more attractive down the road when we sell, which will also help the property values of our neighbors.

The addition should not affect the character of the buildings around us as we will match to our existing space, and most people will not even see the addition because of the location on our lot.

We have been in our building since 2007 and really like the street and the area. We are just out of space, and we hope we can stay in our current location and continue to be a good neighbor to those on Edington Drive and the surrounding streets.

Thanks so much,

Tyler Scott

Owner, Epic International

7260 Edington Dr.

Cincinnati, OH 45249

513-608-0777



Rebecca Prem Groppa  
Hamilton County Recorders Office  
Doc #: 07-0042518 Type: DE  
Filed: 03/26/07 09:07:22 AM \$28.00  
Off.Rec.: 10506 00565 F N2 1 153



After recording return to:

Wood & Lamping, LLP  
600 Vine Street, Suite 2500  
Cincinnati, Ohio 45202  
Parcel No.

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That George R. Hammons, Trustee of the George R. Hammons Trust U/A dated 9/7/1994, whose address is 4770 Tillinghast Court, Mason, OH 45040, hereafter known as the Grantor, for valuable consideration paid, grants with general warranty covenants to Epic Holdings LLC, an Ohio limited liability company, whose tax mailing address is 7260 Edington Drive, Cincinnati, Ohio 45249, known as the Grantee, the following described real estate:

Situate in Section 7, Town 3, Entire Range 2, Sycamore Township, Hamilton County, Ohio, being more particularly described as follows:

All of Lot #7 of North Commerce Park Subdivision, as the same is recorded in Plat Book 262, Pages 80-81 of the Recorder's Office of Hamilton County, Ohio

The property is conveyed subject to and there are hereby excepted from the general warranty covenants all easements and restrictions of record, established easements, zoning ordinances and real estate taxes and assessments, which are due, but not yet payable.

Being the same property conveyed to the Grantor herein by instrument recorded in O.R. 7159, Page 559 of the Hamilton County, Ohio Records.

Executed this 23rd day of March, 2007.

*George R. Hammons, Trustee*  
George R. Hammons, Trustee under the George R. Hammons Agreement of Trust dated September 7, 1994

STATE OF OHIO

COUNTY OF HAMILTON

BE IT REMEMBERED, that on this 23rd day of March, 2007, before me, the subscriber, a Notary Public in and for said County and State, personally appeared George R. Hammons, Trustee of the George R. Hammons Trust U/A dated September 7, 1994 and acknowledged the signing of the foregoing instrument, and that the same is his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year first above written.



*Thomas M. Wobkenberg*  
THOMAS M. WOEBKENBERG, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date, Section 147.03 O.R.C.

This Instrument Prepared By:

Wood & Lamping, LLP  
600 Vine Street, Suite 2500  
Cincinnati, Ohio 45202

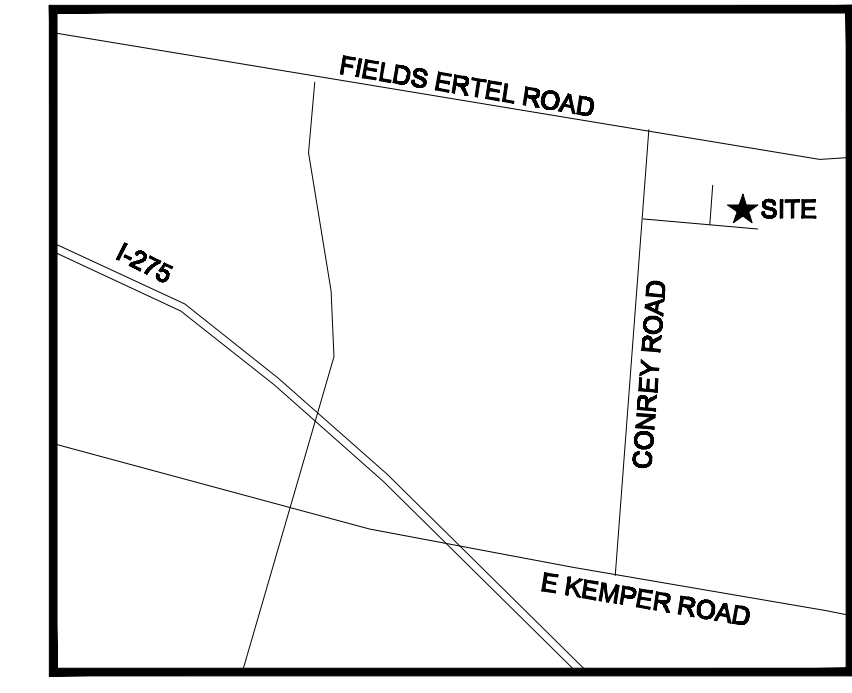
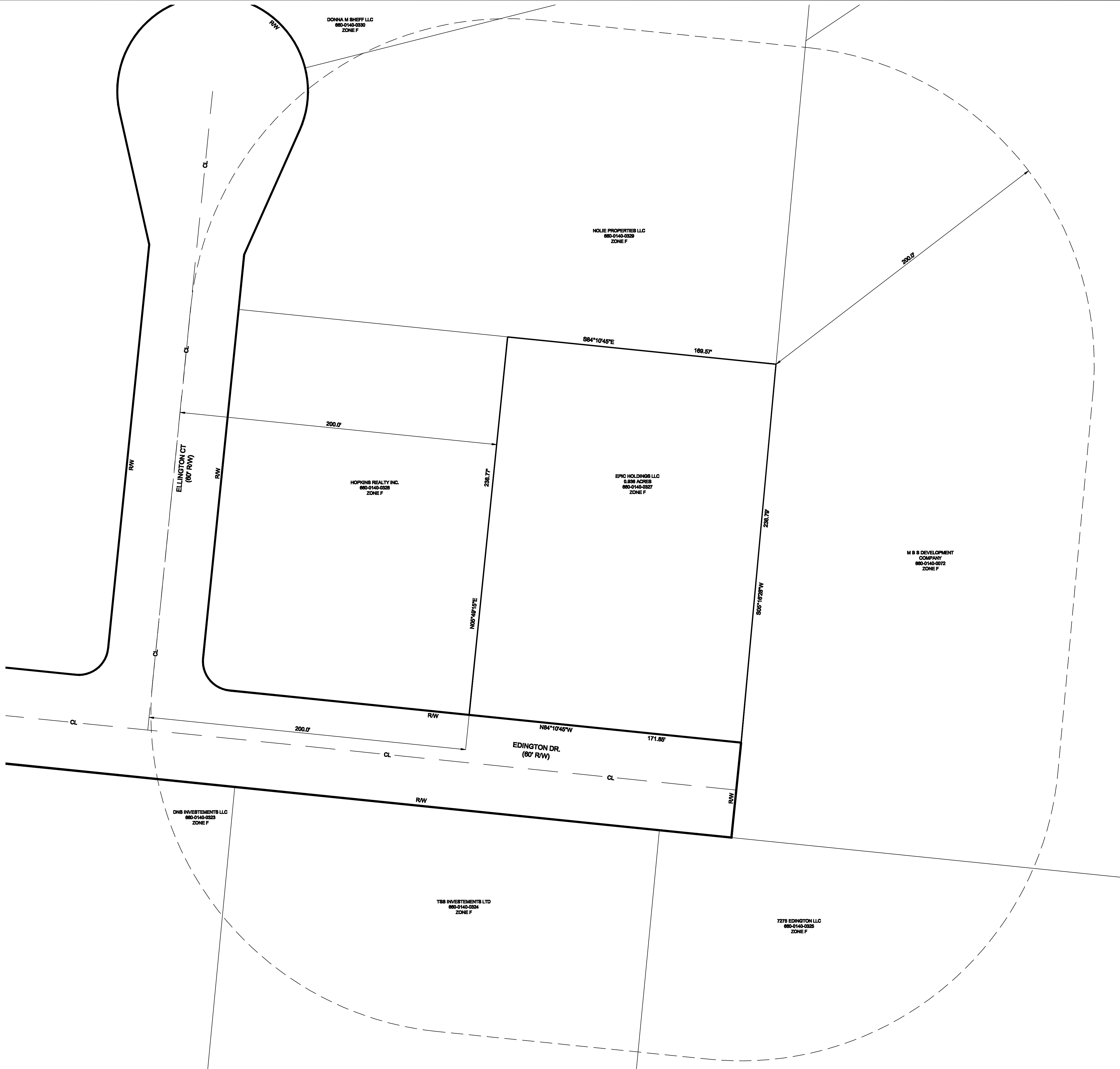
600-140-327

DESCRIPTION ACCEPTABLE  
Auditor: RPH

10506

565

Convey. number: 77155  
Deed number: 120529  
Instr. number: 123944  
Transfer date: 03/26/2007  
Sec. 319.202 R.C.  
Sec. 322.02 R.C.  
Dusty Rhodes  
Hamilton County Auditor  
Sales amount: 445,000  
Permissive fee: 890.00  
Transfer fee: 0.50  
Conveyance fee: 445.00  
Fee total: 1,335.50



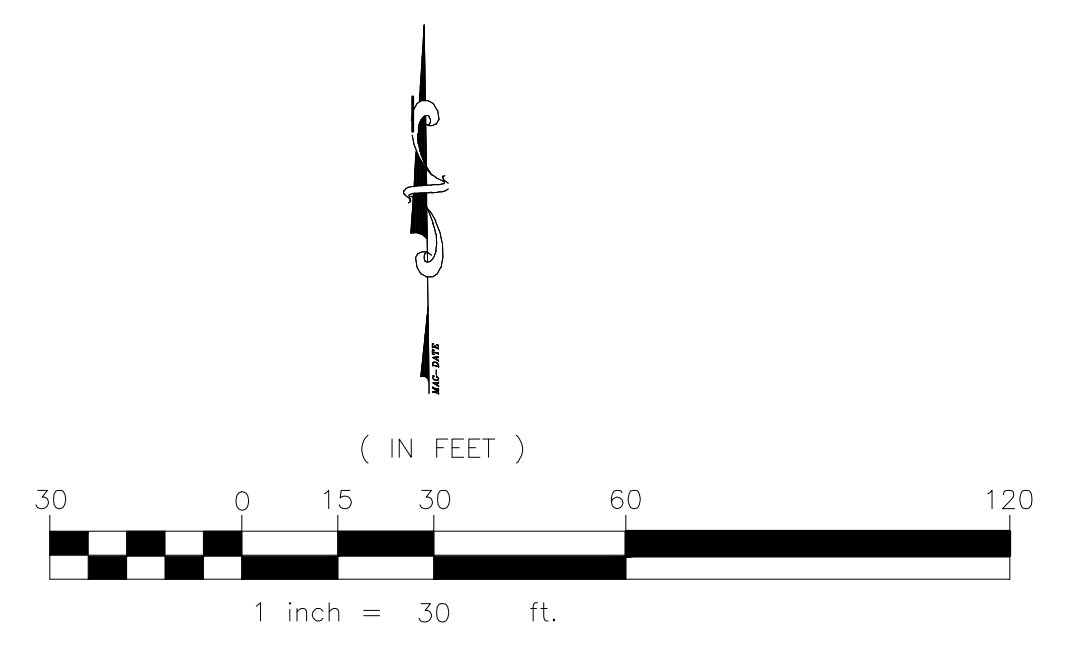
VICINITY MAP

**OWNER**  
 EPIC HOLDINGS LLC  
 7260 EDINGTON DR.  
 CINN., OHIO 45249

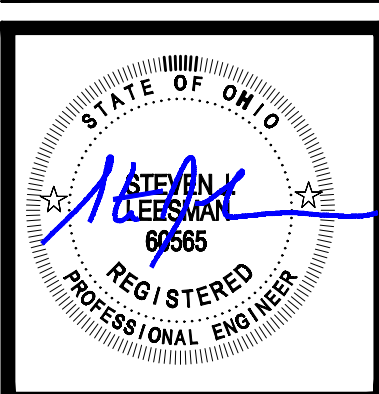
**BACK REFERENCE**  
 NORTH COMMERCE PARK PLAT BOOK 262 PAGE 80  
 LOT 7  
 PARCEL ID 600-0140-327

**ZONING**  
 "F" - LIGHT INDUSTRIAL  
 MAX HEIGHT = 35'  
 SETBACK : FY = 40'  
 RY = 10'  
 SY = 0'  
 MAX ISR = .50

**FLOOD DATA**  
 COMMUNITY PANEL NO.: 39061C0111E  
 ZONE X  
 EFFECTIVE DATE: 2/17/2010

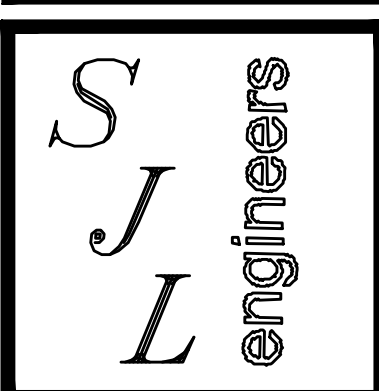


NO.	DESCRIPTION	BY	DATE
1			



**EPIC INTERNATIONAL**  
 7260 EDINGTON DR.  
 SYCAMORE TOWNSHIP, OHIO

**LEESMAN ENGINEERING & ASSOC.**  
 ENGINEERING, SURVEYING, PLANNING  
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

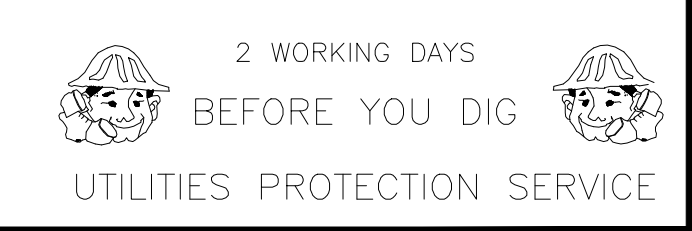


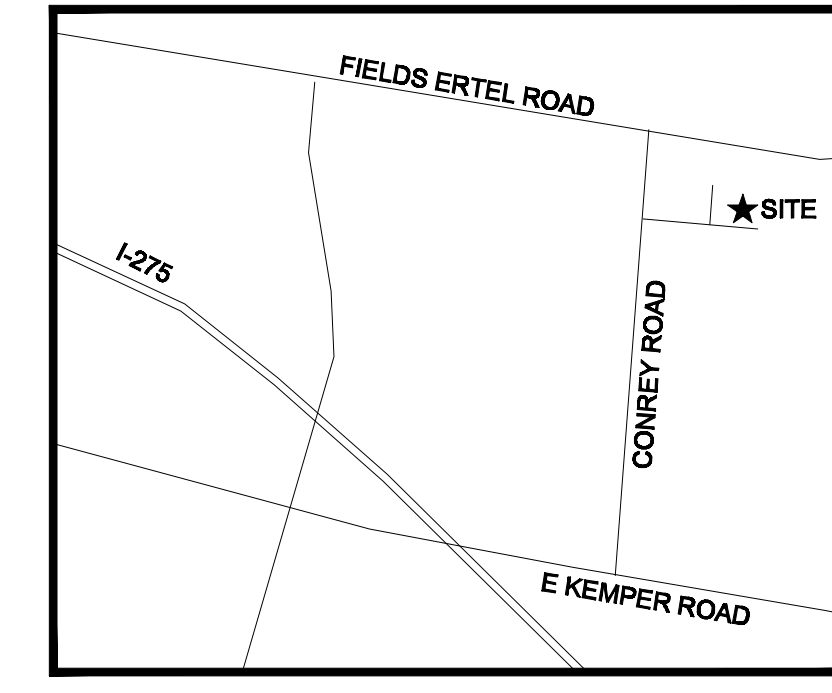
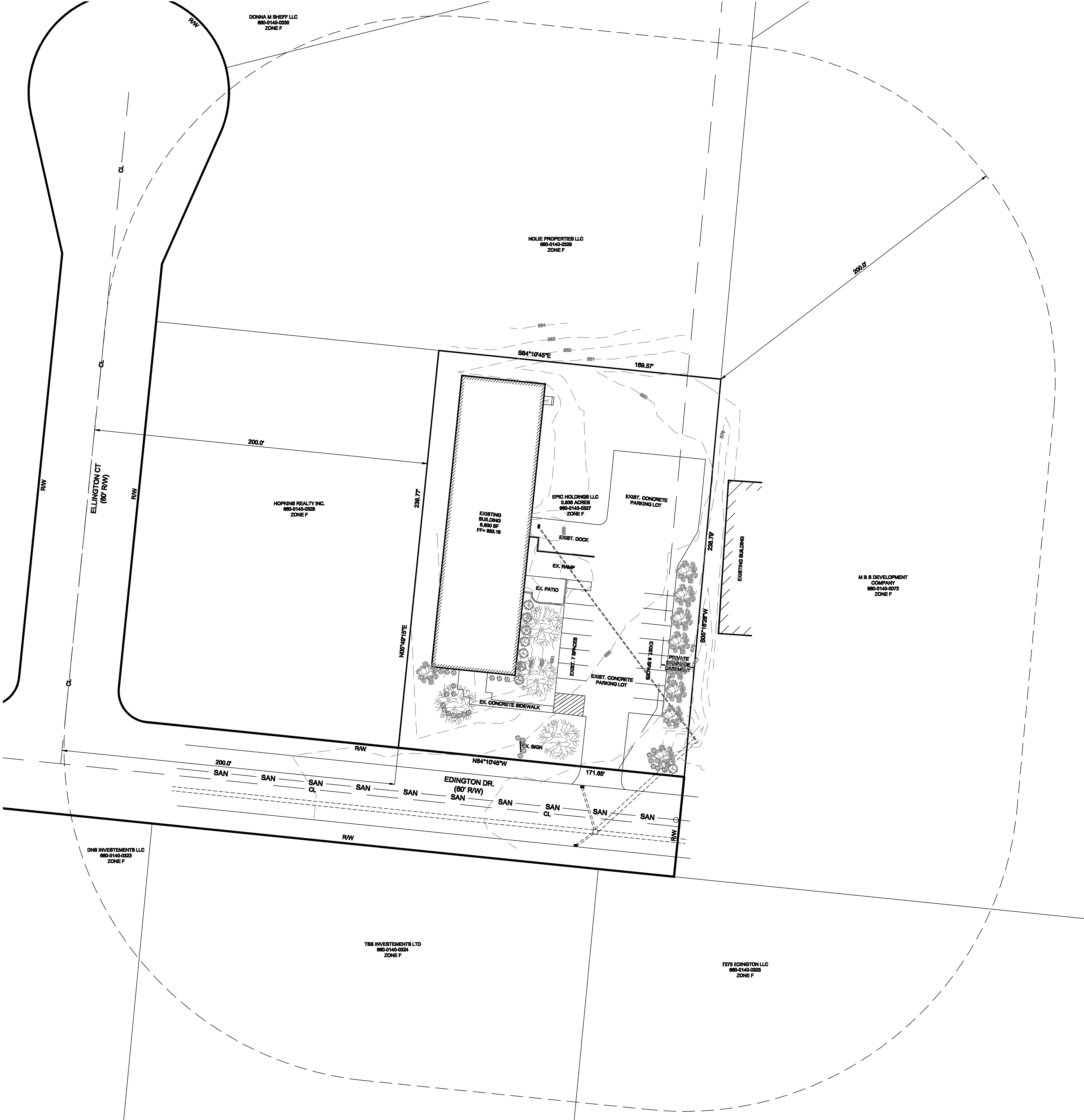
DRAWING TITLE

ZONING PLAN

PROJ. NO.	DATE
EPIC	7-21-20
DRAWN	CHECKED
JER	SJL

DRAWING NO.  
**PUD3**





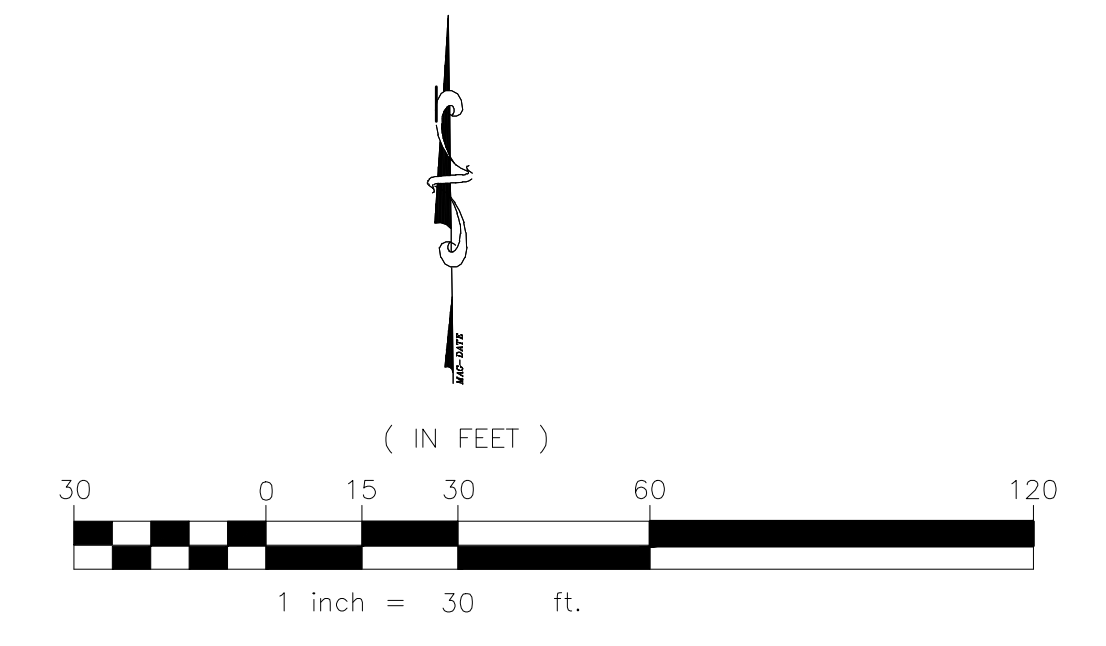
VICINITY MAP

OWNER  
EPIC HOLDINGS LLC  
7260 EDINGTON DR.  
CINN., OHIO 45249

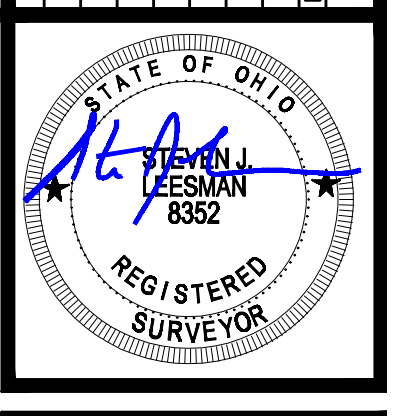
BACK REFERENCE  
NORTH COMMERCE PARK PLAT BOOK 262 PAGE 80  
LOT 7  
PARCEL ID 600-0140-327

ZONING  
"F" - LIGHT INDUSTRIAL  
MAX HEIGHT = 35'  
SETBACK : FY = 40'  
RY = 10'  
SY = 0'  
MAX ISR = .50

FLOOD DATA  
COMMUNITY PANEL NO.: 39061C0111E  
ZONE X  
EFFECTIVE DATE: 2/17/2010

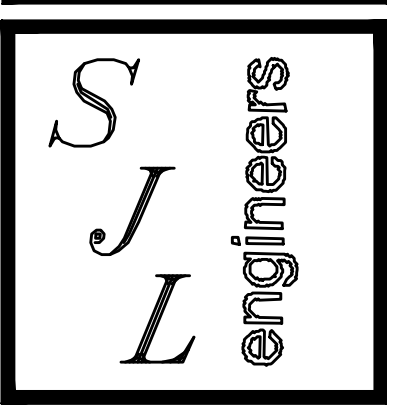


NO.	DESCRIPTION	BY	DATE
1			



EPIC INTERNATIONAL  
7260 EDINGTON DR.  
SYCAMORE TOWNSHIP, OHIO

LEESMAN ENGINEERING & ASSOC.  
ENGINEERING, SURVEYING, PLANNING  
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/414-4420



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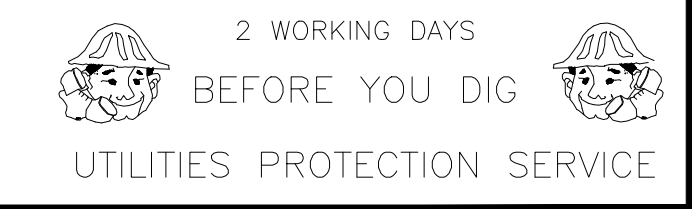
EXISTING  
SITE PLAN

PROJ. NO.	DATE
EPIC	7-21-20

DRAWN	CHECKED
JER	SJL

DRAWING NO.

PUD4



# GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR MUST VERIFY EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION. CONTACT THE UTILITIES PROTECTION SERVICE, 800-362-2764, AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES IGNORED TO COMPLETE THIS PROJECT INCLUDING ALL OVERHEAD AND UNDERGROUND UTILITIES.  
THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION REQUIRED BY THE APPLICABLE UTILITY.  
THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS AND AS FOLLOWS:
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DIKES, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE WORK AREA. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
- FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
- ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH HAMILTON COUNTY AND ODOT DETAILS AND SPECIFICATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS
- LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED

# UTILITY NOTES

- VERIFY EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
  - ROOF DOWN SPOUTS FROM THE PROPOSED BUILDING ARE TO DRAIN INTO STORM SEWER SYSTEM.
  - TRAFFIC MARKING PAINT IN RIGHT-OF-WAY SHALL BE ODOT ITEM. PARKING LOT MARKING PAINT SHALL BE ALKYD-RESIN TYPE, AASHTO M248 TYPE 1 4" STRIPE WIDTH, COLOR: WHITE.
  - EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLUSH WITH GRADE (CLEANOUTS, MANHOLES, CATCH BASINS, INLET ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- CITY OF CINCINNATI IS NOT RESPONSIBLE FOR ADJUSTING ANY UTILITY INCLUDING WATER, SEWER, ELECTRICAL, TELECOMMUNICATIONS, OR STORM UTILITY ELEMENTS. ALL ITEMS THAT REQUIRE ADJUSTMENTS DUE TO CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF OWNER.
- SEWAGE PIPE TO BE AS INDICATED: POLYETHYLENE GLYCOL (PE) PIPE (PVC) ASTM D3034, SDR 35, GASKETED JOINTS ONLY. MINIMUM SLOPE OF 2.0% ON ALL SEWAGE PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
  - PRECAST MANHOLES SHALL CONFORM TO ASTM C478, WITH PROVISION FOR RUBBER GASKET JOINTS. STRUCTURES SHALL COMPLY WITH SPECIFICATIONS AND STANDARDS OF ODOT.

- PROVIDE THE FOLLOWING MINIMUM COVERS OVER THE TOP OF PROPOSED UTILITIES
  - SANITARY MAIN = 4'-0"
  - WATER MAINS = 4'-0"
  - STORM WATER LINES = 2'-0"
  - GAS & ELECTRIC = 2'-0"

# Private Storm Drainage Notes

The Board of County Commissioners of Hamilton County, Ohio has adopted flood damage prevention regulations. All proposed storm sewers and surface or other drainage facilities are to be private and maintained by the owner. The Developer/Owner is to construct curbs, catch basins, downspouts, piping and connections etc. as required to convey the roof and paved surface drainage to the new detention/retention basin.

All internal drainage systems are to be designed for a ten year storm and given protection for a 100 year storm. For storm drainage systems that out let into detention facilities a hydraulic gradient study may be required.

All ground surface areas that have been exposed or left bare as a result of construction and are to final grade and are to remain so shall be seeded and mulched as soon as practical in accordance with State of Ohio Specifications Item 659.

All new storm sewer, surface drainage construction, storm water detention facility construction and construction of temporary erosion control measures are to be under the inspection and supervision of the Public Works Department. Phone 513-946-4750 at least two days in advance of construction.

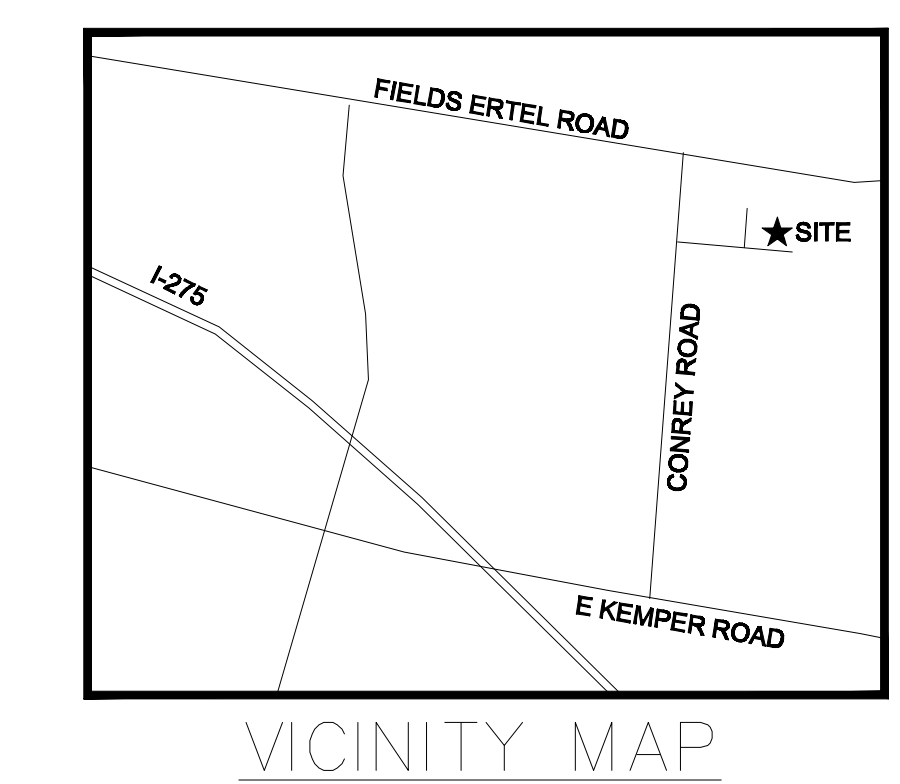
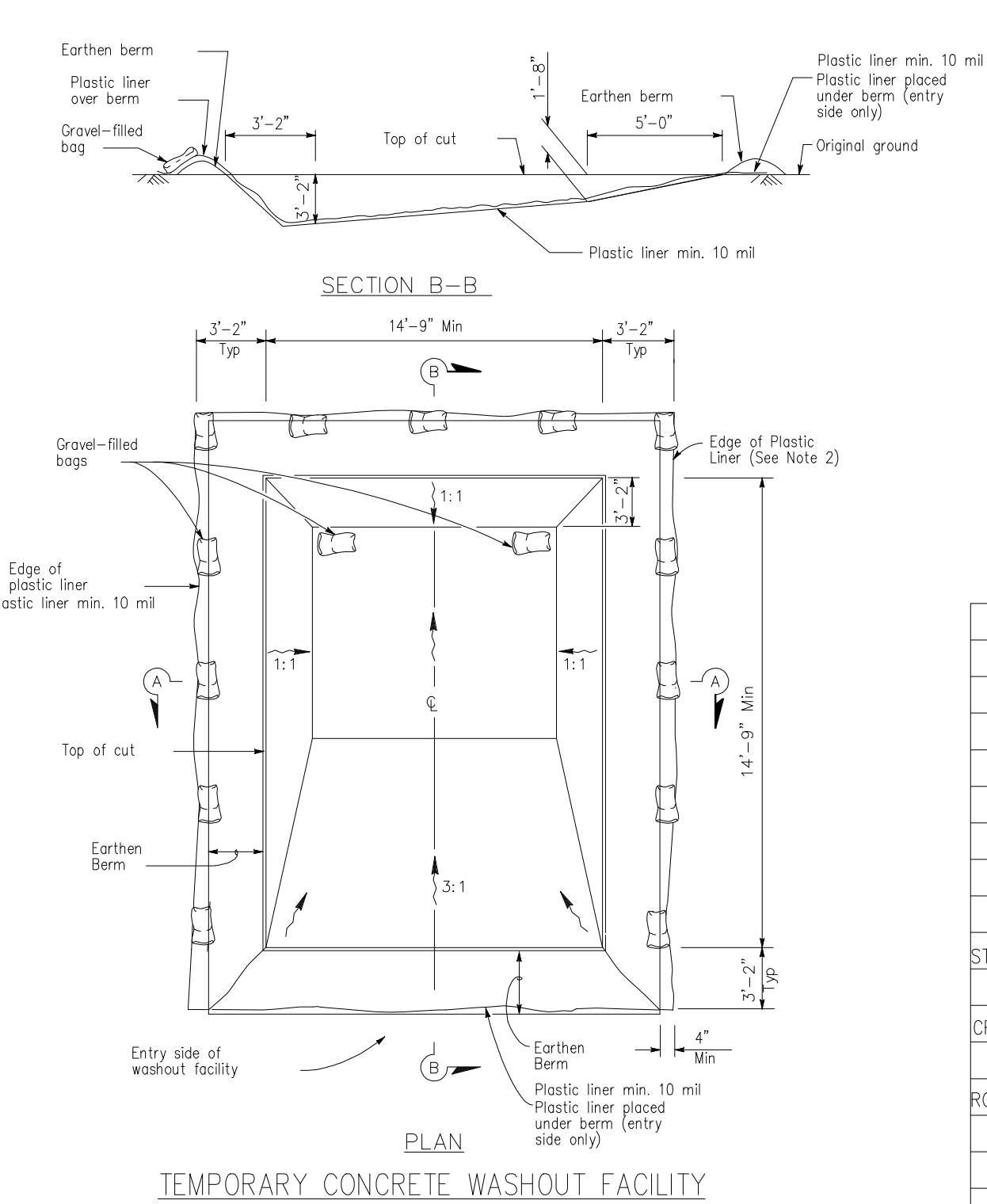
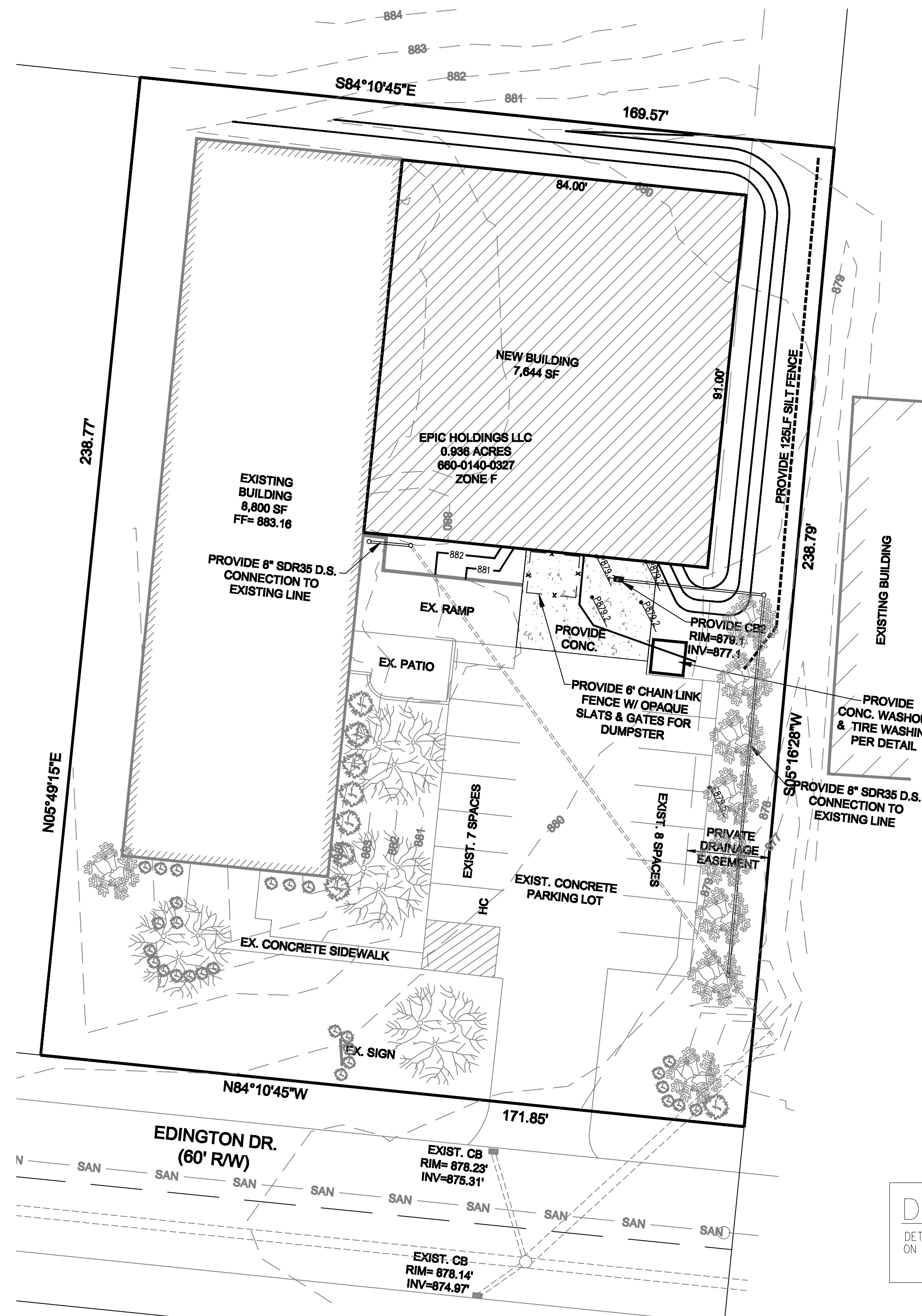
If storm water detention/retention facility construction is performed without calling for construction inspection and supervision by the Hamilton County Department of Public Works. The Public Works Department will invoice for the inspection/supervision time prior to acceptance based on the Hamilton County Department of Public Works estimate of time that would have been expended by the Public Works Inspector.

Certification of storage volume and an "As-Built" survey of the detention/retention facility by a Registered Professional Surveyor in the State of Ohio must be submitted for the proposed detention/retention facility prior to the recording of the Private Storm Drainage Limits Record Plot.

Private Storm Drainage Limits

Private storm drainage limits shown on this plan are not accepted by the Board of County Commissioners of Hamilton County, Ohio and the City of Hamilton is not obligated to maintain or repair any channels or installations in said limits. The said limit area and all improvements in it shall be maintained continuously by the owner. No structures planting or other material shall be placed or permitted to remain which may obstruct, retard or change the direction of the flow of water through the drainage channel in the said limits.

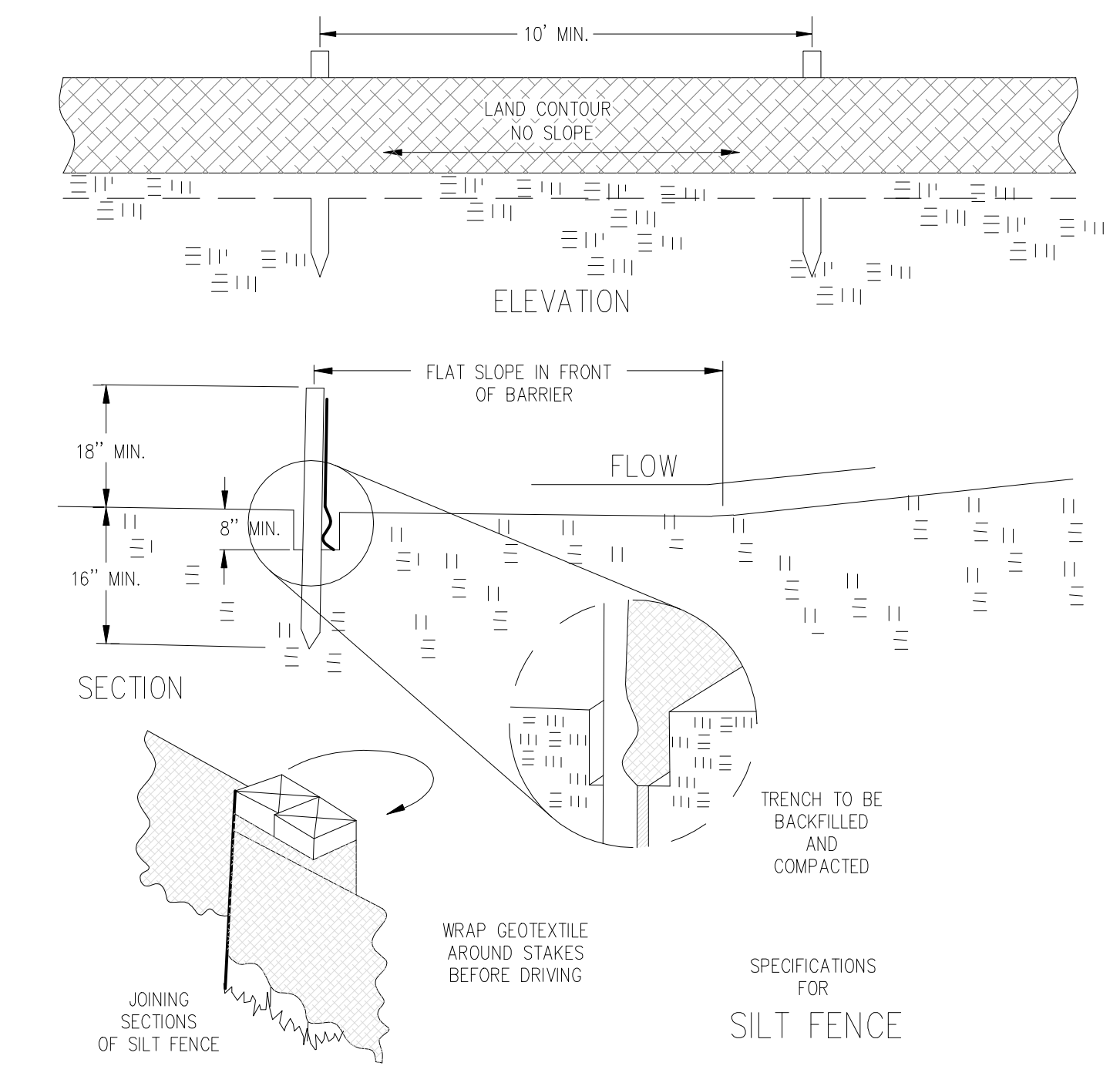
The location of the private storm drainage limits must be prepared by the Developer of his Engineer on a record plot by the metes and bounds description. The record plot is to be submitted to the Hamilton County Department of Public Works for review and approval prior to the submittal of the signed, sealed, and notarized MWR. To be recorded, the Developer or his Engineer is to submit a print of the recorded plot to the Hamilton County Department of Public Works for their files and records prior to approval of the Certificate of Occupancy.



SEED MIX	PERMANENT SEEDING		NOTES:
	SEEDING RATE LB./AC.	LB./1000 sq.ft	
GENERAL USE			
CREeping RED FESUE	20-40	1/2-1	MARCH 1 TO AUGUST 15
DOMESTIC RYEGRASS	10-20	1/4-1/2	
KENTUCKY BLUEGRASS	10-20	1/4-1/2	
TALL FESUE	40	1	
DWARF FESUE	40	1	
STEEP BANKS OR CUT SLOPES			
TALL FESUE	20-40	1	
CROWN VETCH TALL FESUE	10-20	1/4-1/2	
FLAT PEA TALL FESUE	20	1/2	
ROAD DITCHES AND SWALES			
TALL FESUE	40	1	
DWARF FESUE	90	2 1/2	
KENTUCKY BLUEGRASS	5		
LAWNS			
KENTUCKY BLUEGRASS	60	1 1/2	
PERENNIAL RYEGRASS	60	1 1/2	
KENTUCKY BLUEGRASS	60	1 1/2	FOR SHADED AREAS
CREeping RED FESUE	60	1 1/2	FOR SHADED AREAS

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED

**DETENTION BASIN:**  
DETENTION BASIN IS EXISTING AND EXPANSION APPROVED ON SITE PLAN SUBMITTED OCT 20, 2005



# PARKING REQUIREMENTS

Office (Excluding Medical) Office Buildings 0-20,000 sq ft:  
Four spaces for the first 1,000 sq ft plus 1 space for every 400 sq ft net area over 1,000 sq ft

Warehouse, Display Room for Wholesale Activities:  
One space per two employees on maximum work shift or for 2,000 square feet of warehouse floor area + additional space for office area as per general office requirements, whichever is greater.

EXISTING: Office = 1800sf = 6 spaces  
Warehouse = 7000sf = 3.5 spaces

PROPOSED: Warehouse = 1 space/2000SF Addition added  
New addition: 8000SF = 4 parking spaces

REQUIRED PARKING SPACES: 14 Parking spaces  
PROVIDED PARKING SPACES: 15 Parking spaces

# ISR REQUIREMENTS

TOTAL AREA: 40,761 SF

EXISTING: Impervious Area = 21,114 SF  
ISR = 21,114/40,761 = 0.52

PROPOSED: Impervious Area = 24,470 SF  
ISR = 24,470/40,761 = 0.60

# ZONING

"F" - LIGHT INDUSTRIAL  
MAX HEIGHT = 35'  
SETBACK : FY = 40'  
RY = 10'  
SY = 0'  
MAX ISR = .50

FLOOD DATA  
COMMUNITY PANEL NO.: 39061C0111E  
ZONE X  
EFFECTIVE DATE: 2/17/2010

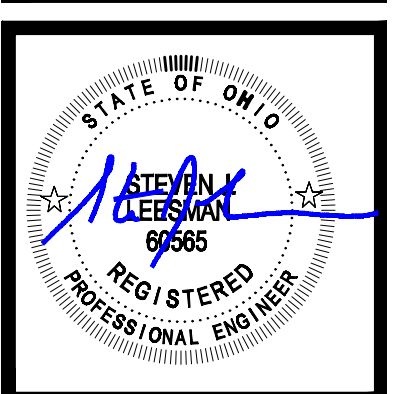
# OWNER

EPIC HOLDINGS LLC  
7260 EDINGTON DR.  
CINN., OHIO 45249

BACK REFERENCE  
NORTH COMMERCE PARK PLAT BOOK 262 PAGE 80  
LOT 7  
PARCEL ID 600-0140-327

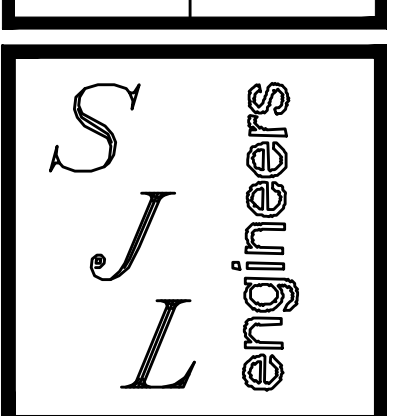
2 WORKING DAYS  
BEFORE YOU DIG  
UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	BY	DATE
1			



**EPIC INTERNATIONAL**  
7260 EDINGTON DR.  
SYCAMORE TOWNSHIP, OHIO

**LEESMAN ENGINEERING & ASSOC.**  
ENGINEERING, SURVEYING, PLANNING  
HILLS, CINCINNATI, OHIO 45248  
2720 TOPIC HILLS, CINCINNATI, OHIO 45248  
513/417-0420



# DRAWING TITLE

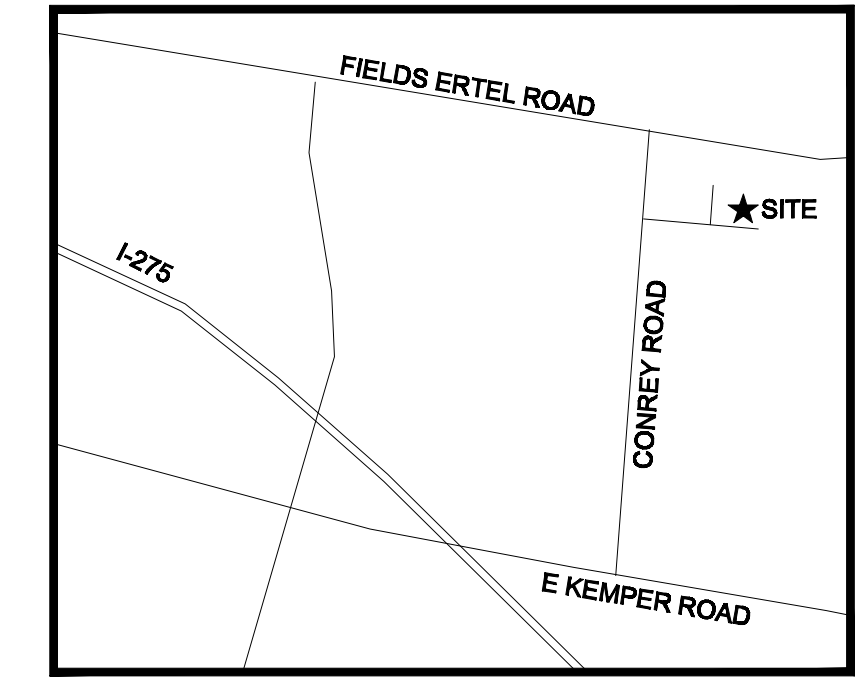
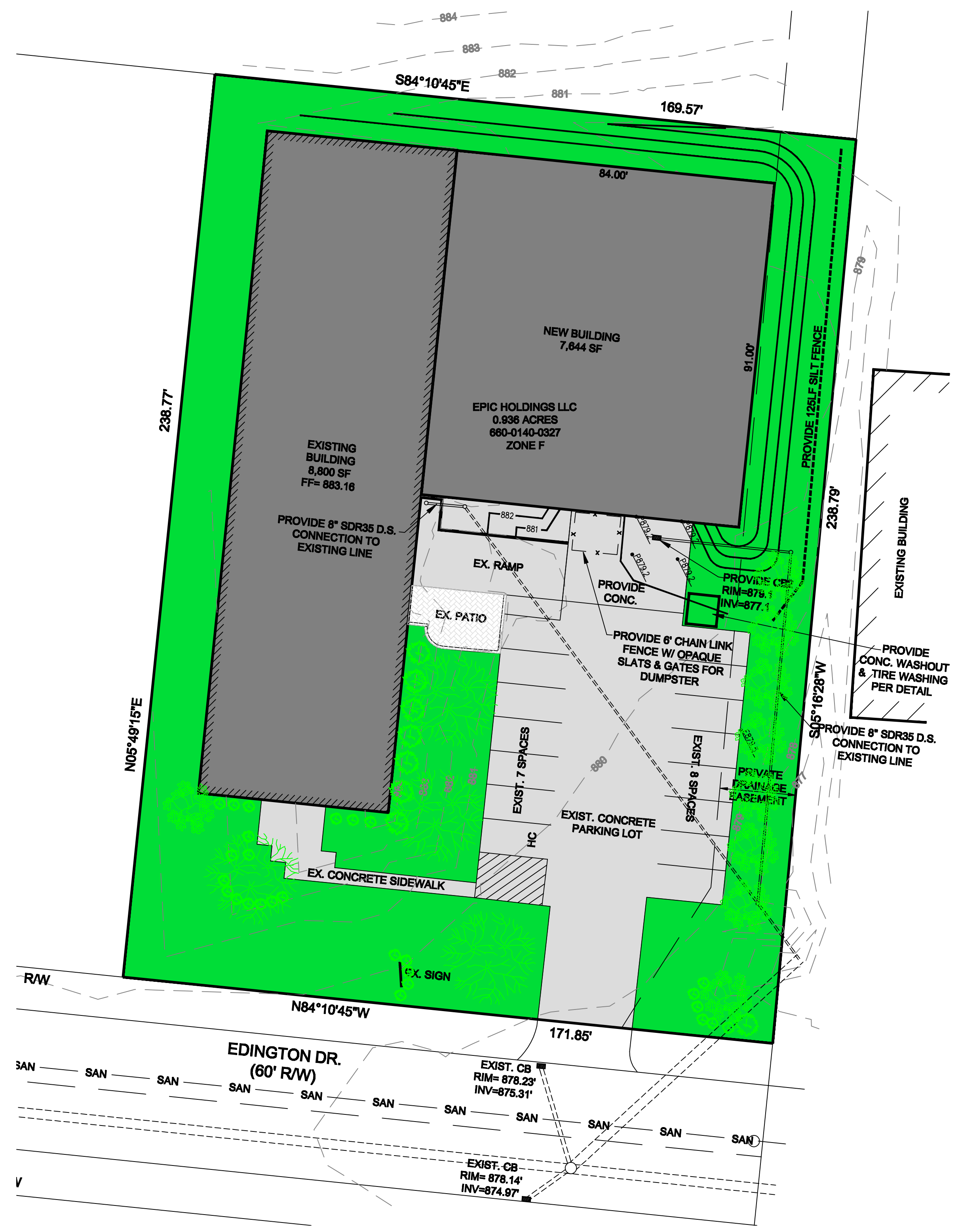
PROPOSED SITE & GRADING PLAN

PROJ. NO.	DATE
EPIC	7-21-20

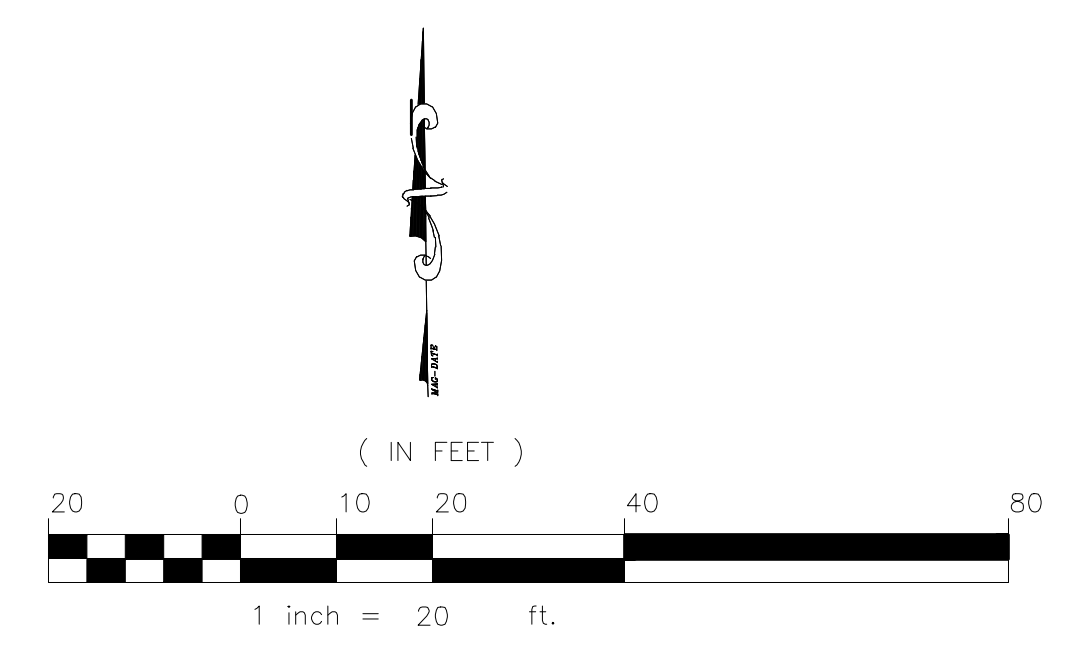
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JER	SJL

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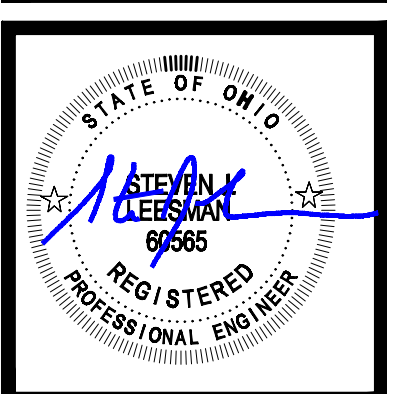
PUD5&6



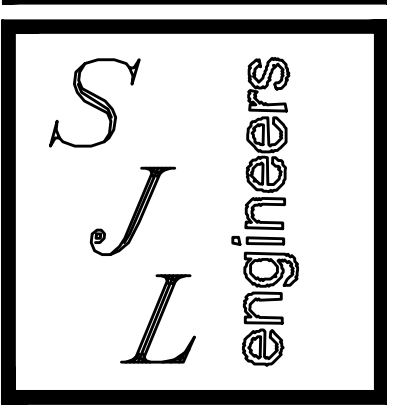
VICINITY MAP



NO.	DESCRIPTION	BY	DATE
1			



**EPIC INTERNATIONAL**  
 7280 EDINGTON DR.  
 SYCAMORE TOWNSHIP, OHIO  
**LEESMAN ENGINEERING & ASSOC.**  
 ENGINEERING, SURVEYING, PLANNING  
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



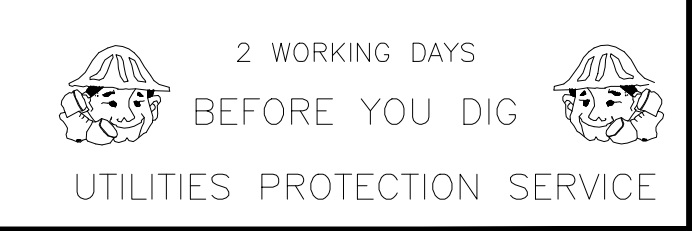
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COLOR  
 SITE PLAN

PROJ. NO. EPIC	DATE 7-21-20
DRAWN JER	CHECKED SJL

DRAWING NO.

PUD7





FRONT ELEVATION



SIDE ELEVATION



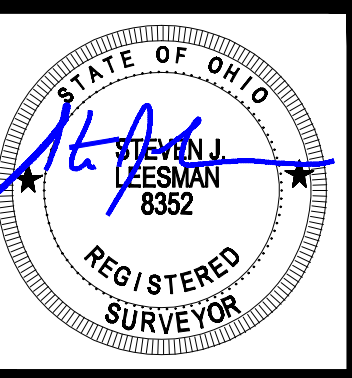
SIDE ELEVATION



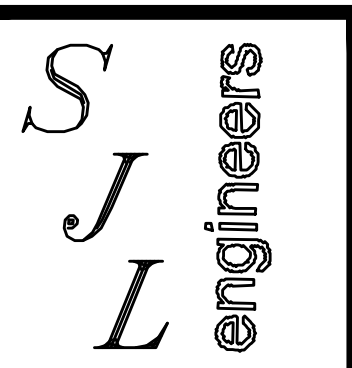
REAR ELEVATION

NOTE: PROPOSED BUILDING TO MATCH EXISTING BUILDING

NO.	DESCRIPTION	BY	DATE
1			



EPIC INTERNATIONAL  
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DRAWING TITLE

ARCHITECTURAL GRAPHICS

PROJ. NO. EPIC	DATE 7-21-20
DRAWN JER	CHECKED SJL

DRAWING NO.

PUD8

