

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

RECEIVED

AUG 17 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

2020-05 P2

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 7555 Fields Ertel Road Cincinnati Oh ZIP CODE: 45241

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER NIVI LLC	7555 Fields Ertel Road	Cincinnati	OH	45241	5132529505
CONTRACTOR Rhinovations LLC	9674 Colerain Ave #250	Cincinnati	OH	45251	5133482512
DESIGNER John D Johnston Architect	7601 Blome Road	Cincinnati	OH	454243	5136591511
APPLICANT Rhinovations LLC	9674 Colerain Ave #250	Cincinnati	OH	45251	5133482512
APPLICANTS Matthew@RhinovationsLLC.com					
E-MAIL ADDRESS					

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:

Convenience Store with gas

5. SQUARE FEET: 800 SF Addition 6. USE: Retail 7. HEIGHT: 7-25'

8. EST. START DATE: _____ 9. EST. FINISH DATE: _____ 10. # OF SIGNS: 1

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

DATE

PROPERTY OWNER'S SIGNATURE

DATE

This proposed development seeks to increase the size of a long-standing business to better serve the needs of the sycamore township community.

1. Metes and Bounds Descriptions: Information provided on Attachment A – Leesman Survey

- a. Metes and Bounds Description
- b. Amount of area contained on site
- c. Statement from Register Survey certifying property.

2. Letter of Intent:

- a. Project Description: The development will add 800 SF (16'x50') onto the back of the building allowing the local business to offer a better variety of merchandise to serve the local community. The interior floor plan will also open up, making areas of the store more accessible and allowing for more efficient foot traffic, for customers to find & acquire the items they are interested in.

The exterior facade will also be updated to a more appealing brick veneer design. The front and side elevations will be raised approximately 36" via a permanent metal fascia/signage wrap to create a more commercial appearance. See Attachment B – Architectural Information Dwg.

- b. Size of Project Area – Existing Building and Addition – 2,670 SF
Information included in a. above.
- c. Description of Proposed Use – Continued use as a Convenience Store with gas.
See Attachment B – Architectural Information Dwg.
- d. Information included in a. above. See Attachment B – Architectural Information Dwg.
- e. Description of Existing Land Uses – The surrounding land use is commercial; Sycamore Car Wash is on the left side of the Shell Station. There is a commercial lane on the right side of the Shell station with Stone Statements Kitchen Design on the other side of the lane. The commercial lane running along the right side of the Shell Station then leads back past the Shell Station to Nelson Stark. Yorktowne Homes is across the street from the Shell Station.
- f. Specific Changes to site to conditions of Site – This development will put the site above the zoned ISR Ratio of 50%. We are requesting a landscape reduction in order to make this development possible.
- g. Effects on Community and Adjacent Properties – The development will have an improved impact on the community not only in appearance, but in added value to the community in terms of real value and service value.

The increased ISR Ratio is appropriate, for this particular location, given the nature of the surrounding commercial properties and the commercial lane alongside the right property line.

The development will better suit the character of the site, the character of the surrounding properties and character of the commercial lane running alongside the right property line.
- h. Other Information relative to this site – Given the nature of the site and the surrounding lots we feel this development is an appropriate candidate for a landscape reduction variance. There are not many opportunities for landscaping at this location. The left side of the property butts up against a curb with Sycamore Car Wash beside it. The right side adjoins a commercial lane with Stone Statements Kitchen Design on the other side. Fields Ertle Road is perpendicular with the front of the property.

The proposed development of the Shell Station will create a better shopping experience for the Sycamore community and its visitors. The new cooler in the back of the proposed store will offer a larger variety of cold drinks to patrons. The right side of the store will be modified for a full self-serve drink station for the community to have easy and spacious access for on the go coffee in the mornings and slushy or fountain soda in the afternoons. The cashier station will be better positioned to allow the cashier to monitor activity throughout the store.

The character of this property and its neighboring properties is that of a condensed commercial district.

The increased ISR ration will be in very much alignment of the character of the area.
The increased size of the building, & the open floor plan will allow for more merchandise to be available to the Sycamore Township Community following the townships slogan;

“There’s more in Sycamore!”

3. Zoning Plat – Information provided on Attachment A Leesman Survey

- a. Existing Property Lines, parcel numbers
- b. Metes and Bounds Dimensions
- c. Existing Adjacent Property Zoning
- d. Title, Scale and North Arrow
- e. Not Applicable
- f. Distance to Nearest Street
- g. Not Applicable
- h. Surveyor’s Stamp

4. Existing Features of Site – Information provided on Attachment A Leesman Survey

- a. Existing property lines, ROW, utility easements.
- b. Boundaries within 200’ of property.
- c. Not Applicable to this property as site virtually flat.
- d. Existing trees and shrubs.
- e. Flood Zone Information.
- f. Use and Location of existing properties and utilities.

5. Proposed Features – Information provided on Attachment A Leesman Survey

- a. Title, Scale and North Arrow
- b. Name of Applicant
- c. Vicinity Map
- d. Zone, Gross Area
- e. Summary Table
 - 1. Proposed use
 - 2. Floor Area
 - 3. Not Applicable
 - 4. Parking Spaces
 - 5. Not Applicable
 - 6. Impervious Ratios
- f. Perimeter Boundary
- g. Metes and Bounds
- h. General Locations of structures, elements on site.
- i. Location of future Addition to Building– Also see Attachment B – Architectural Information
- j. Location of Parking – Also see Attachment B – Architectural Information
- k. Setbacks – Also see Attachment B – Architectural Information
- l. No anticipated earthwork planned other than footings for addition.
- m. Proposed and Existing Landscaping
- n. Construction Limits Also see Attachment B – Architectural Information
- o. Signage- See Attachment B – Architectural Information
- p. Not Applicable to this project.
- q. Not Applicable to this project.
- r. Not Applicable to this project.
- s. Not Applicable to this project.

6. Preliminary Grading Plan – Not Applicable to this Project.

7. Color Presentation

Colored Landscape Site Plan provided on Attachments A

Colored Front Building Elevation provided on Attachment B

8. Architectural Graphics

a. Elevations provided on Attachment B.

b. Cross Section of Building w/addition provided on Attachment B.

c. Floor Plan and surrounding exterior provided on Attachment B

Exhibit "A"

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

Beginning at the northeastwardly corner of Section 7 of said Sycamore Township, said point being in the centerline of Fields Ertel Road;

Thence in and along the north line of said Section 7 and the centerline of Fields Ertel Road North 84 deg. 24' 00" West, a distance of 60.22 feet to a point;

Thence leaving said North line of said Section 7 and said centerline of Fields Ertel Road South 00 deg. 49' 00" West a distance of 271.15 feet to a point;

Thence North 84 deg. 24' 00" West a distance of 300.00 feet to a point, said point being the real point of beginning for this description;

Thence continuing North 84 deg. 24' 00" West a distance of 100.00 feet to a point;

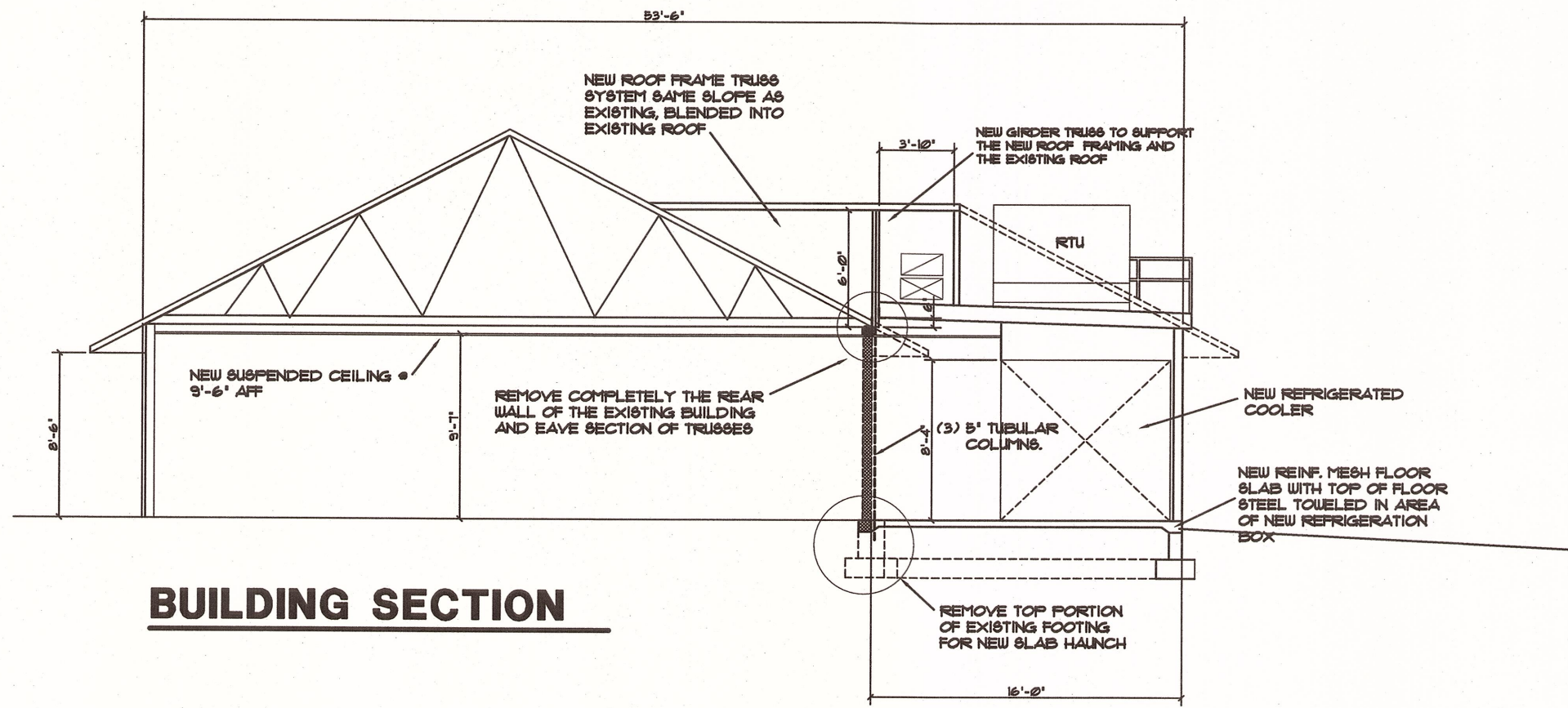
Thence North 00 deg. 49' 00" East a distance of 271.15 feet to a point, said point being in said North line of said Section 7 and said centerline of Fields Ertel Road;

Thence in and along said North line of said Section 7 and said centerline of Fields Ertel Road South 84 deg. 24' 00" East a distance of 100.00 feet to a point;

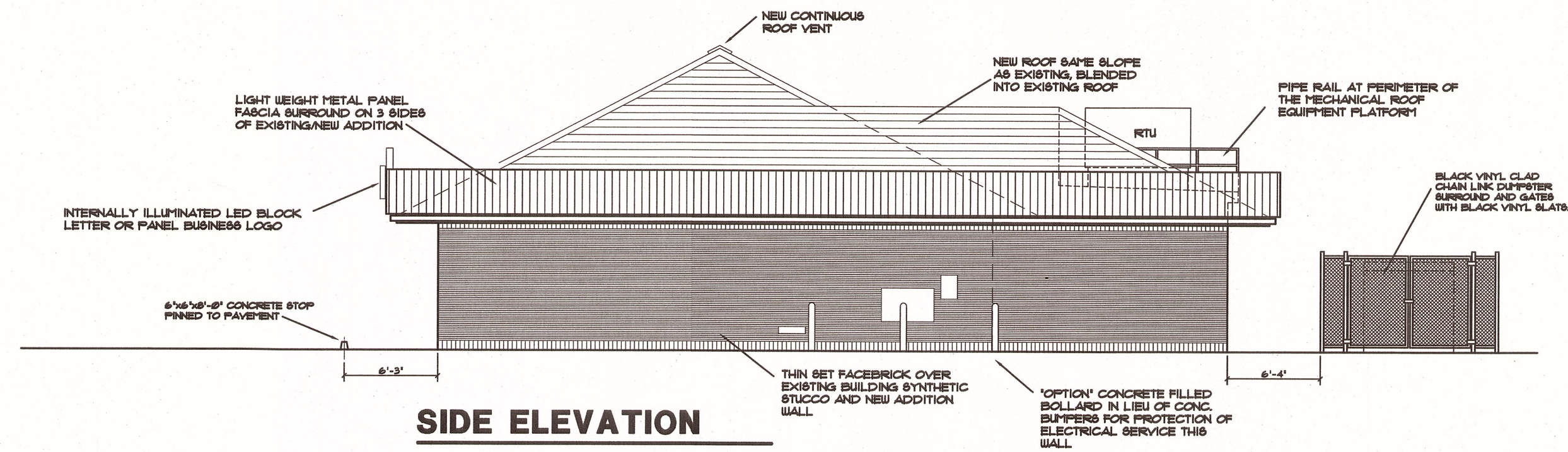
Thence leaving said North line of said Section 7 and said centerline of Fields Ertel Road South 00 deg. 49' 00" West a distance of 271.15 feet to the real point of beginning for this description.

Containing in all 0.6203 acres, more or less, subject to all legal highways and easements of record.

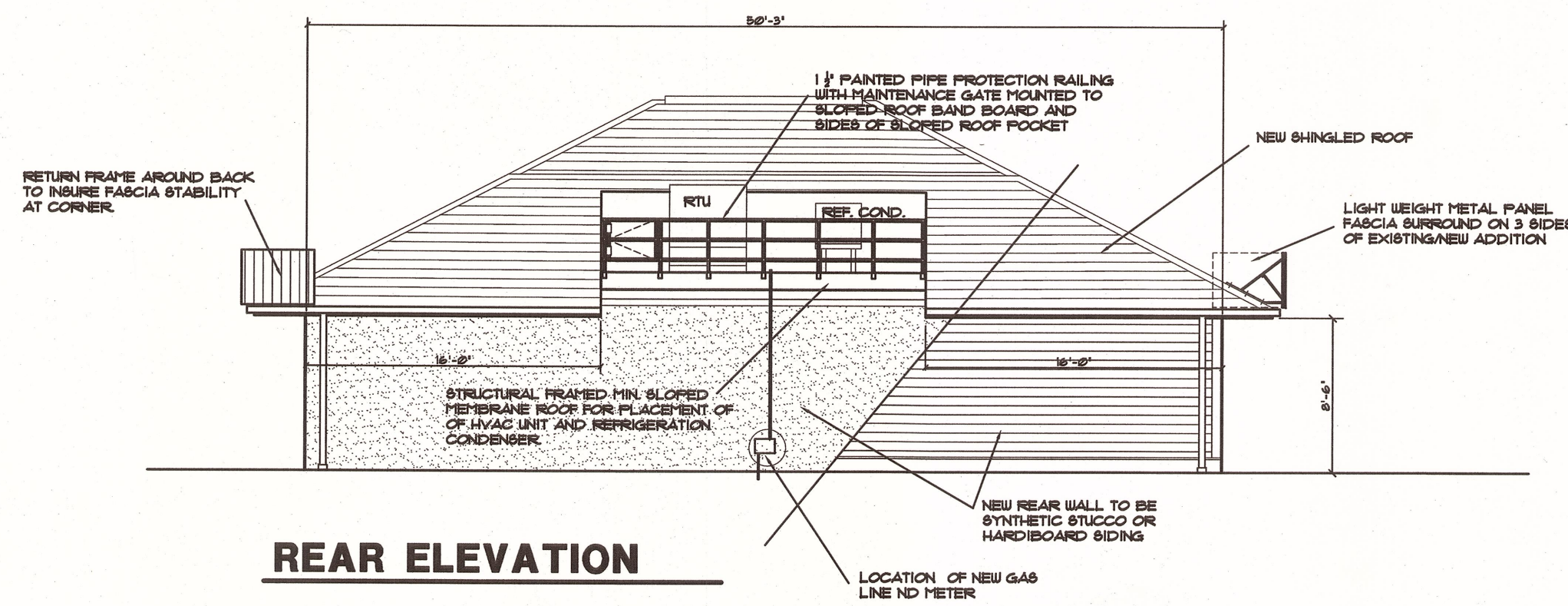
Auditor's Parcel: 660-140-386



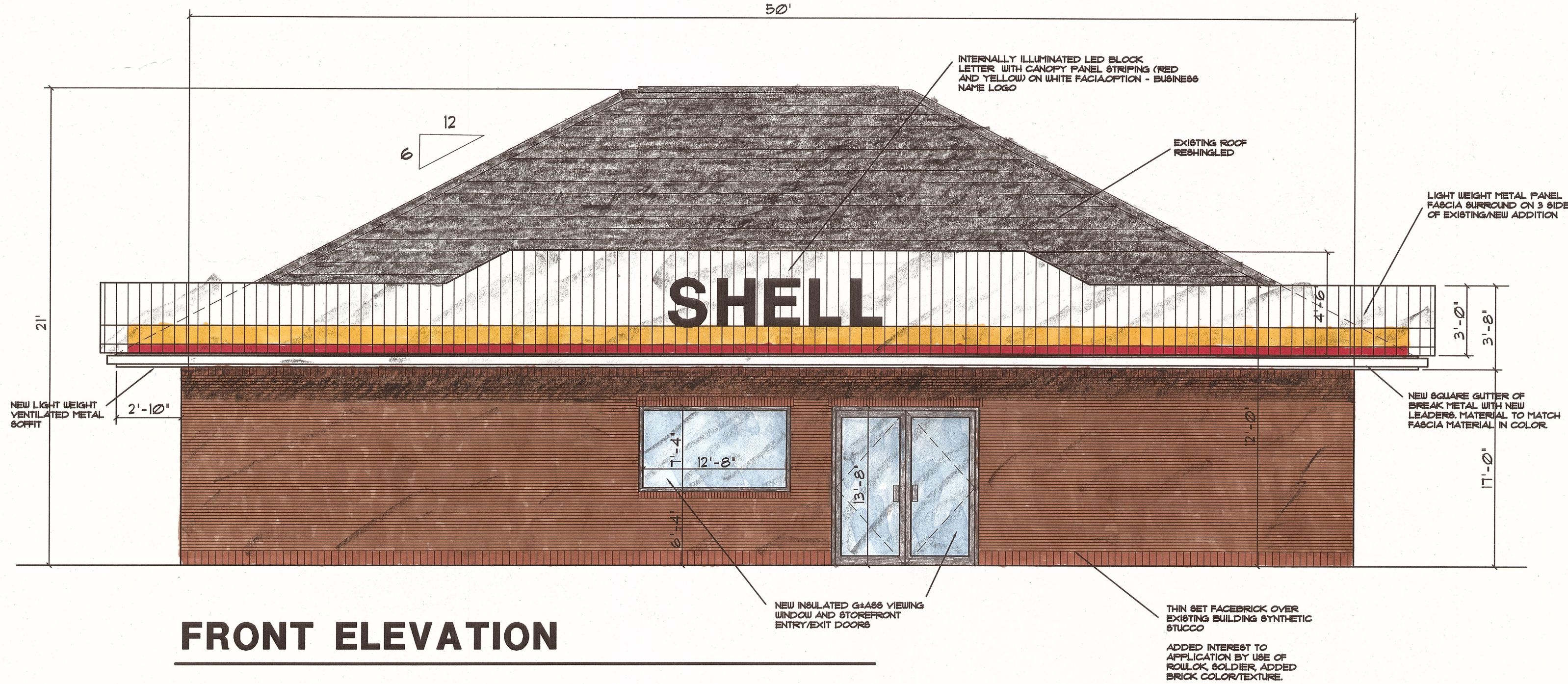
BUILDING SECTION



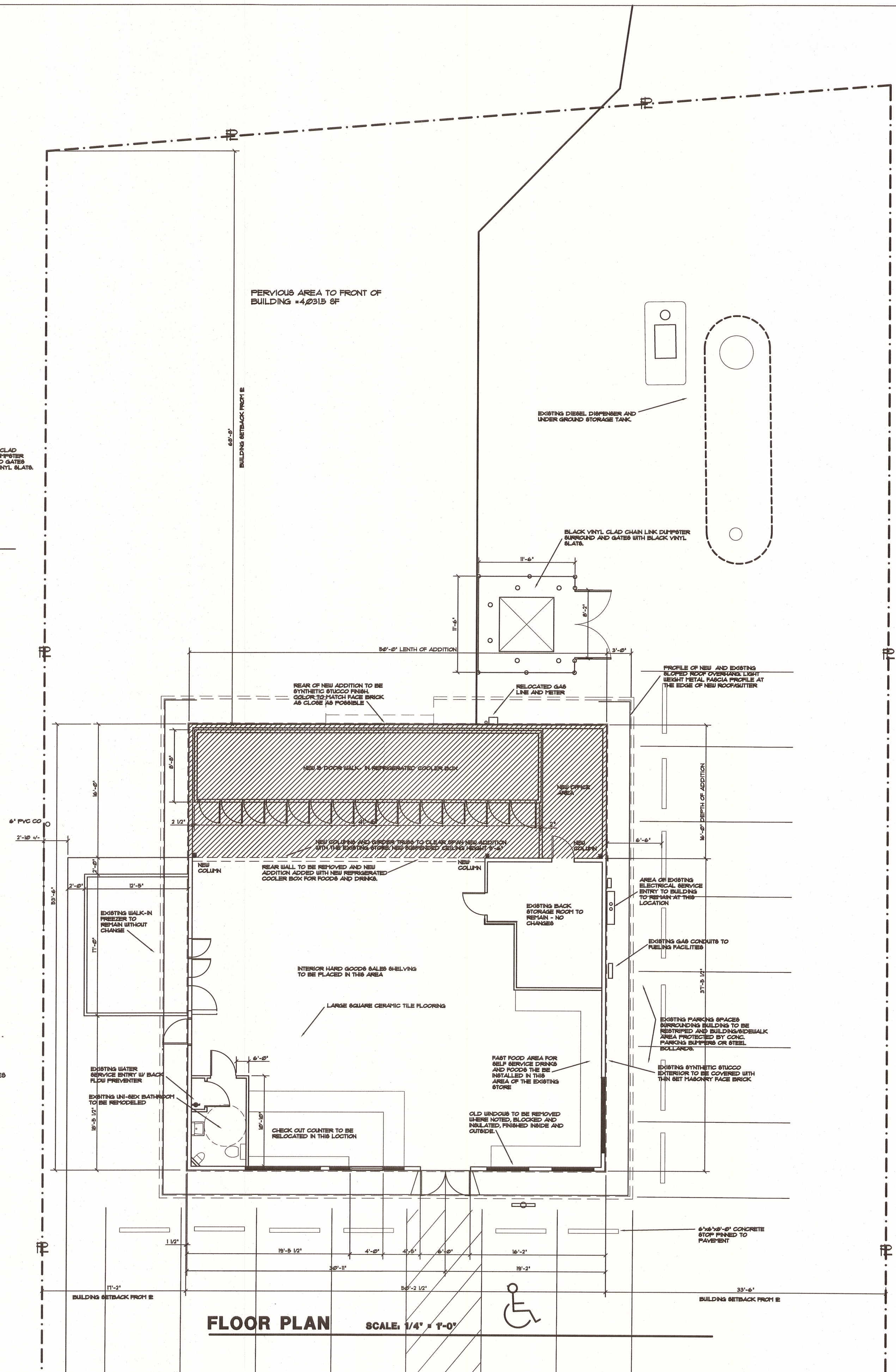
SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

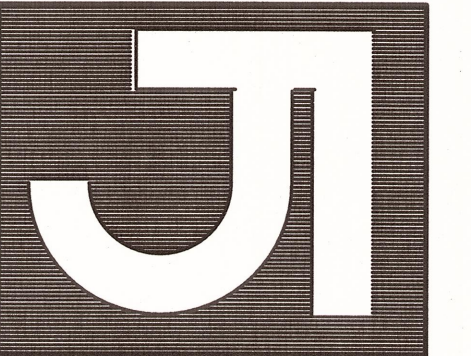


FLOOR PLAN

SCALE: 1/4" = 1'-0"

BUILDING GROSS AREA = 2,670 SF
BUILDING INTERIOR NET - CUSTOMER ACCESS AREA = 1,618 SF
PARKING REQUIRED: 1/200 SF NET + 1/EMPLOYEE + 1/DISPENSER FUEL STATION = 13 REQUIRED
PARKING PROVIDED: 19 PROVIDED

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ARCHITECT
JOHN D. JOHNSTON
7801 BLOME ROAD
CINCINNATI, OHIO 45243
HAMILTON COUNTY, OHIO

REVISIONS AND ISSUES	DATE

OWNER
NIVILLC PROPERTIES
7656 FIELDS ERTLE ROAD
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

CLIENT
MATHEW WARD
RhinoventionsLLC
9874 COLERAIN AVE.
CINCINNATI, OHIO 45291
HAMILTON COUNTY

REMODEL OF A
CONVENIENCE STORE
7656 FIELDS ERTLE ROAD
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO
RANGE, TOWNSHIP, SECTION
AC R2 T3 S7 BK 000, PAGE 140

SHEET NAME
**ARCHITECTURAL
INFORMATION**

2020-8	DWG.
DRAWN BY J. JOHNSTON	A 1
CHECKED BY	
DATE 07-28-2020	OF
REVISED	STORE NO.

GENERAL NOTES

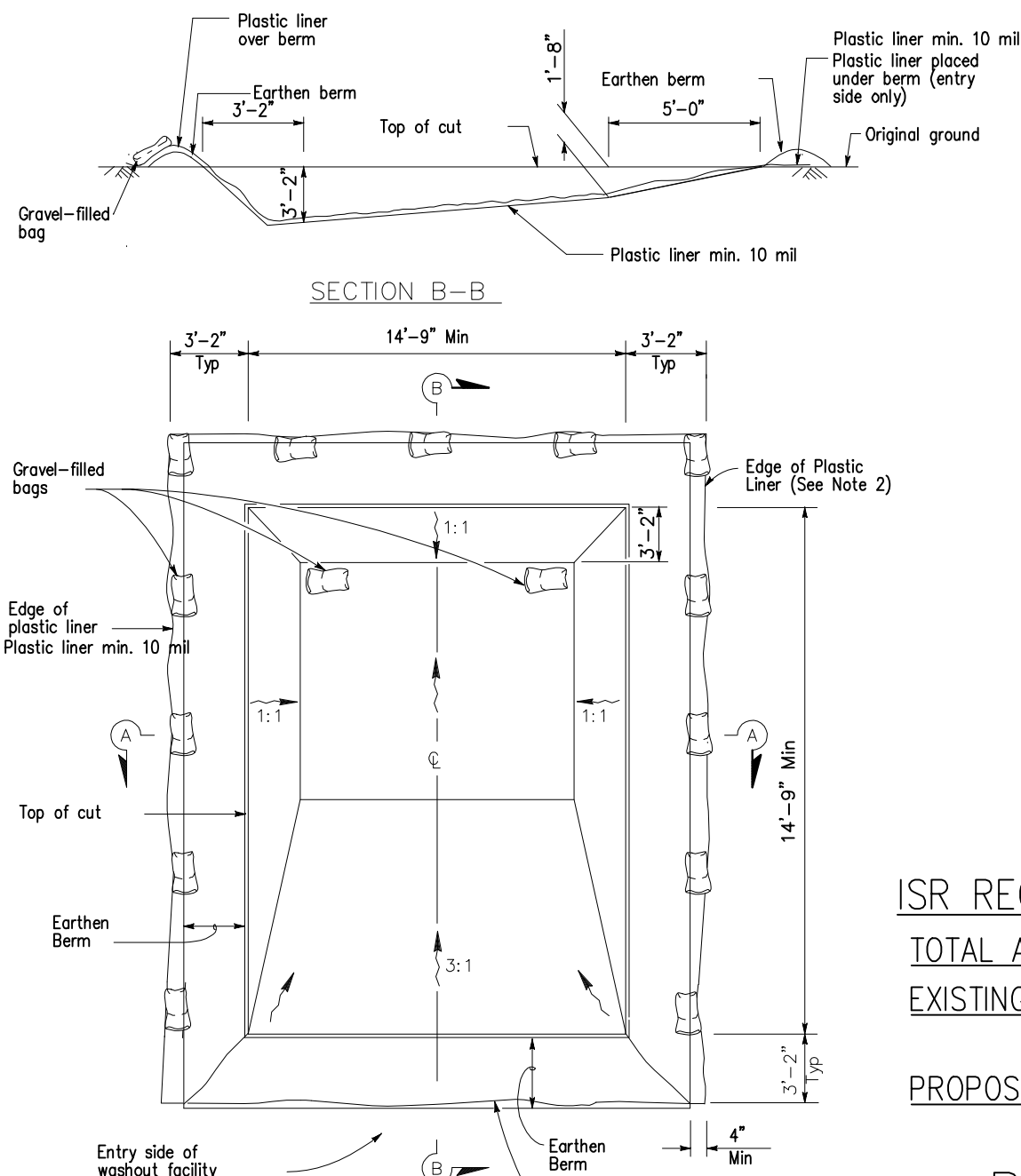
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS
2. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DIKES, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY 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.
3. 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.
4. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH HAMILTON COUNTY AND CDOT DETAILS AND SPECIFICATIONS.
5. ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED

EROSION CONTROL NOTES

1. FORTY-EIGHT (48) HOURS PRIOR TO ANY EARTH WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DEPARTMENT
2. EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES SHALL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE. ALL RUNOFF RESULTING FROM CONSTRUCTION OPERATIONS MUST BE FILTERED BY APPROVED METHODS PRIOR TO DISCHARGING TO THE STORM SYSTEM.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED DAILY AND AFTER EVERY 1/2" OF RAIN. RECORDS OF SUCH INSPECTIONS SHALL BE KEPT AT THE JOB SITE AND BE AVAILABLE FOR IMMEDIATE REVIEW UPON REQUEST.
4. IN ADDITION TO THE EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE MINIMUM CONTROLS. ADDITIONAL MEASURES MAY BE REQUIRED BY THE CITY ENGINEER.
5. 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 BE SEEDING AND MULCHED AS SOON AS PRACTICAL. DISTURBED AREAS THAT LIE DORMANT FOR 2 DAYS OR MORE SHALL BE SEEDING OR PROTECTED IMMEDIATELY. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.
6. UNTIL IMPROVEMENTS IN THE DEVELOPMENT HAVE BEEN COMPLETED, THE CONTRACTOR SHALL TAKE SUCH MEASURES AS ARE NECESSARY TO PREVENT EROSION OF GRADED SURFACES ONTO ROADWAYS, INTO DRAINAGE COURSES, STORM SEWERS, OR ONTO ADJOINING LAND. FOR ANY EARTH DISTURBANCE OR ANY DEVELOPMENT APPROVED BY THE DEPARTMENT OF WATER, THE CONTRACTOR SHALL CLEAN ANY MUD OR DEBRIS DEPOSITED ON ROADWAYS, DRAINAGE COURSES, OR ADJOINING PROPERTY WHEN THE MUD AND DEBRIS ORIGINATES FROM THE EARTH MOVING OPERATIONS.
7. ALL MUD/DIRT TRACKED ONTO THE STREET OR SEDIMENT SETTLED ALONG THE CURB/GUTTER LINE SHALL BE REMOVED IMMEDIATELY.
8. TEMPORARY SOIL STOCK PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE OR OTHER MEANS.
9. DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUTS, CHEMICALS, LITTER AND SANITARY WASTE SHALL BE REMOVED FROM DAILY. THE SITE TO THIS PROJECT IS SUBJECT TO INSPECTION BY THE ENGINEERING DEPARTMENT FOR COMPLIANCE WITH THE COUNTY'S STORM WATER ORDINANCE DURING AND AFTER CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO INSPECTION OF EROSION CONTROL FACILITIES, SURFACE DRAINAGE, AND DETENTION/RETENTION FACILITIES. ADDITIONAL MEASURES MAY BE REQUIRED IF VIOLATIONS OF THE ORDINANCE OCCUR AND THE ENGINEER DEEMS NECESSARY.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PER "RAINWATER AND LAND DEVELOPMENT", OHIO'S GUIDE FOR STORM WATER, AND URBAN STREAM PROTECTION.

GENERAL NOTES

1. ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE IS ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
2. REMOVE EXISTING TOP SOIL FROM BUILDING AREA AND REPLACE WITH SUITABLE COMPACTED ENGINEERED FILL.
ENGINEERED FILL CDOT ITEM 203 - COMPACTED TO 98% STANDARD PROCTOR ASTM D698 IN BUILDING AREAS AND 85% STANDARD PROCTOR IN ADJACENT GRASS AREAS. OWNER WILL PROVIDE TESTING SERVICES.



TEMPORARY CONCRETE WASHOUT FACILITY
(Below Grade)

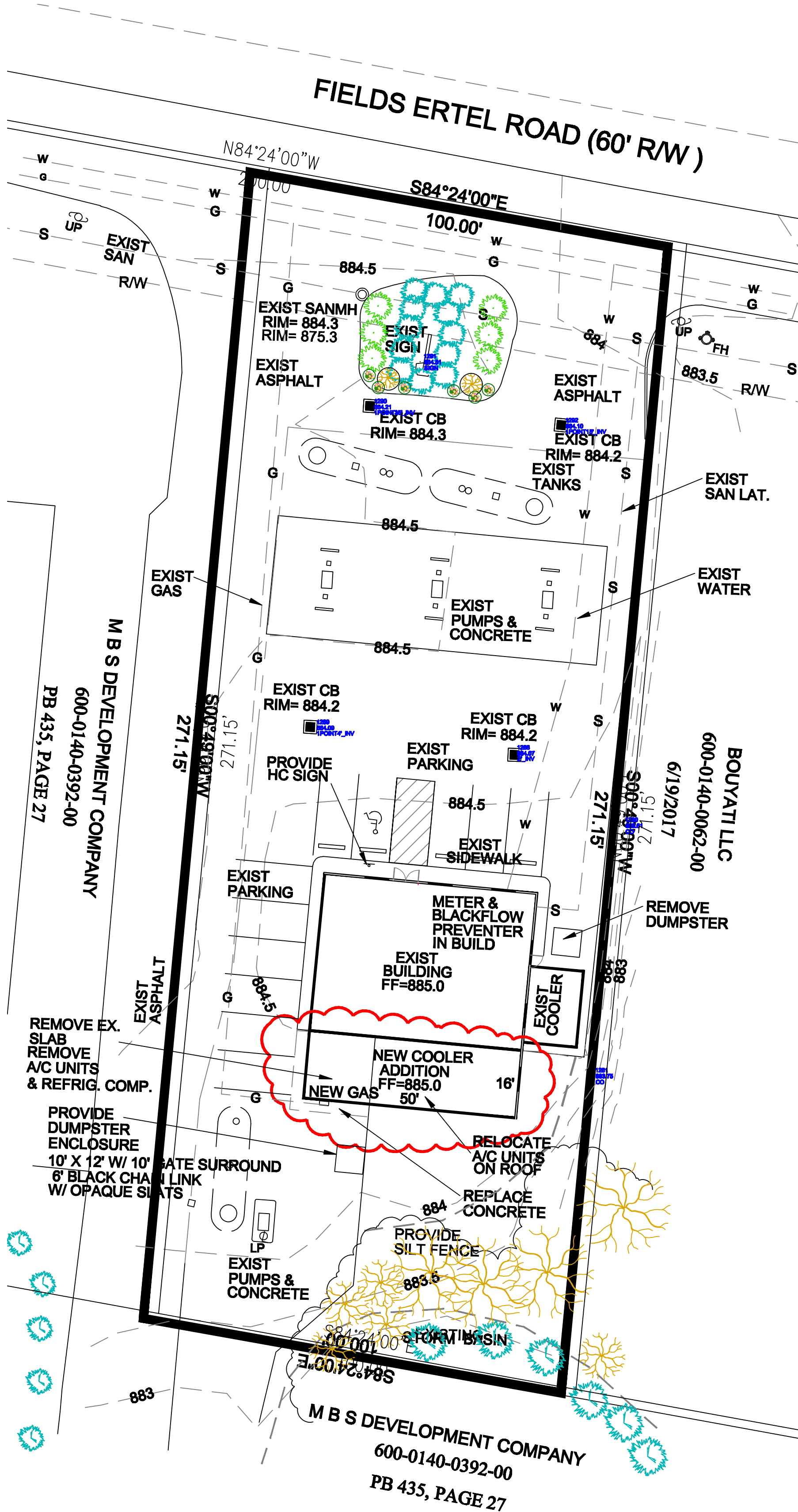


ISR REQUIREMENTS

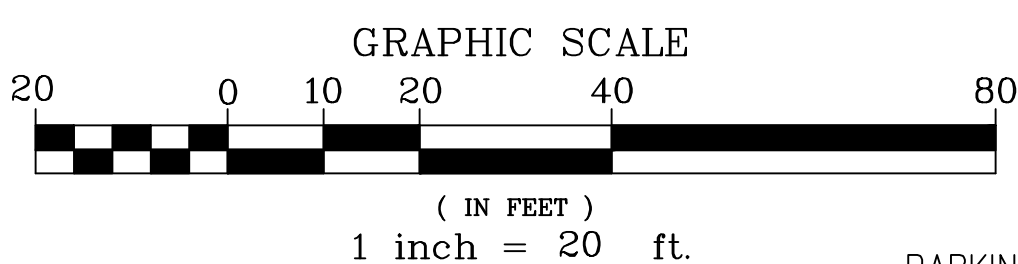
TOTAL AREA: 27,000 SF
EXISTING: Impervious Area = 3700 SF
ISR = 20,300 / 24,000 = 0.85
PROPOSED: REMAIN SAME AS EXISTING

BACK REFERENCE

SECTION 7, TOWN 3, E. RANGE 2
SYCAMORE TOWNSHIP, HAMILTON COUNTY OHIO
PARCEL P-2 0.6203 ACRES
600-140-386



SITE PLAN



PARKING SPACES EXISTING : 11 Parking spaces

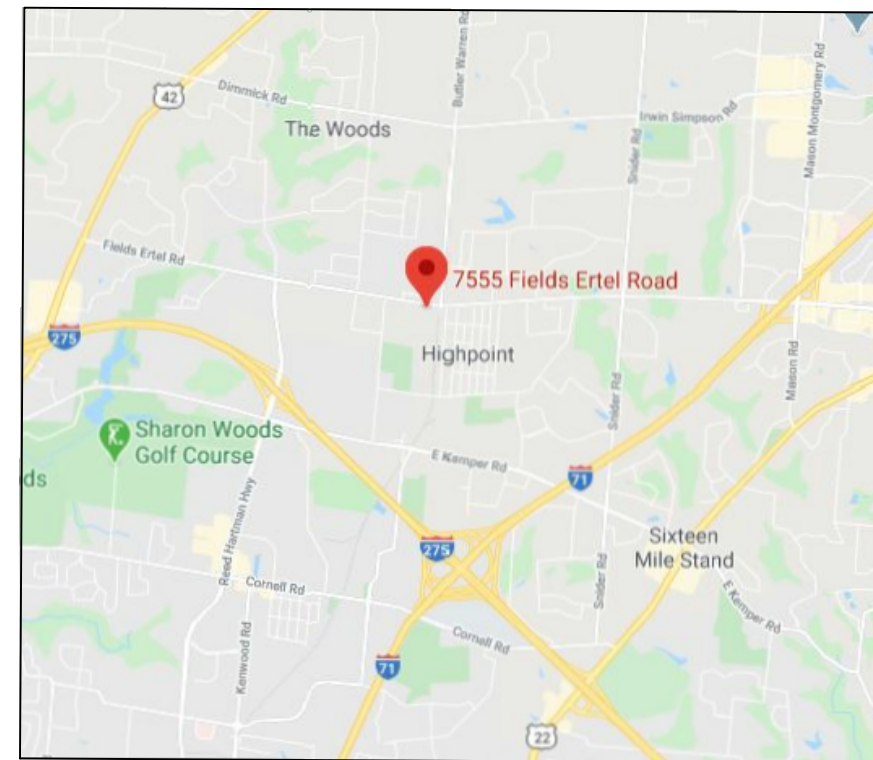
SITE DATA

ZONING F LIGHT INDUSTRIAL
LOT AREA=20,000sf
FY=40ft
RY=10ft
SY=0ft each side
COVERAGE 50%

FLOOD DATA

COMMUNITY PANEL NO.: 39061C0111E
ZONE X
EFFECTIVE DATE: 02/17/2010

NOTE: WATER AND SEWER SERVICE IS EXISTING, NO NEW UTILITIES
NOTE: IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY



VICINITY MAP

PARCEL ID
M7500359000002
ADDRESS
7260 FIELDS ERTEL RD
OWNER NAME AND ADDRESS
YORKTOWNE ASSOCIATES LLC
31200 NORTHWESTERN HWY
FARMINGTON HILLS MI 48334

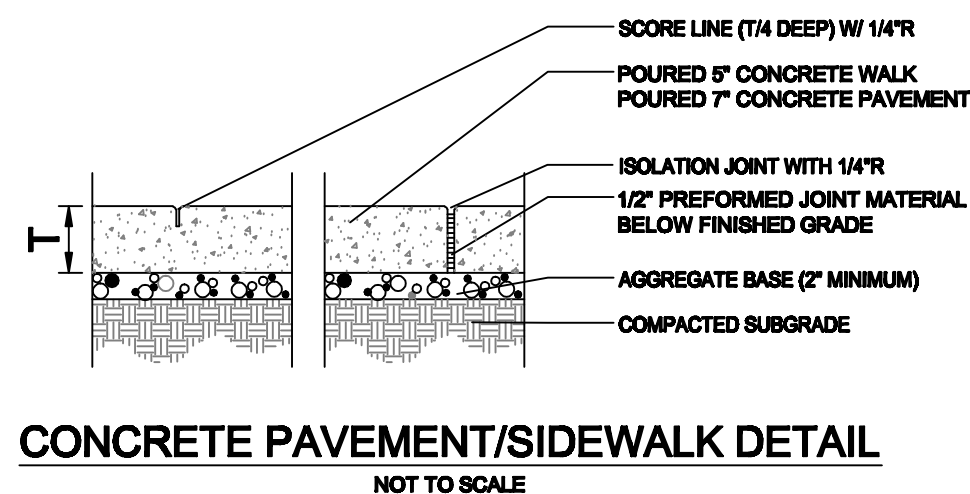
PARCEL ID
600-0140-0112-00
ADDRESS
7419 FIELDS ERTEL RD
OWNER NAME AND ADDRESS
JENG BENG & VAN THAN JENG
5890 BONNIE LEE LN
MASON OH 45040

PARCEL ID
600-0140-0392-00
ADDRESS
7451 FIELDS ERTEL RD
OWNER NAME AND ADDRESS
M B S DEVELOPMENT COMPANY LTD
7555 FIELDS ERTEL RD
CINCINNATI OH 452411750

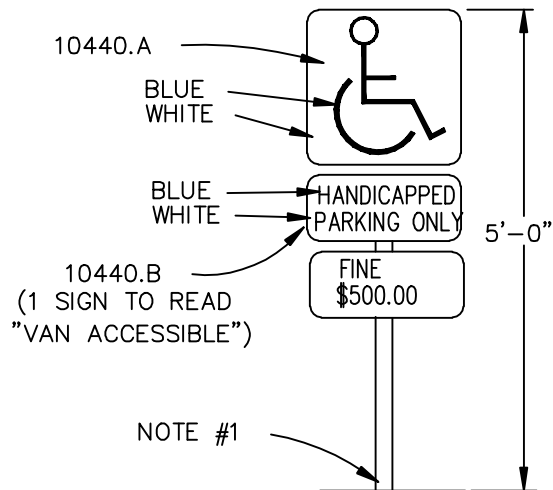
PARCEL ID
600-0140-0072-00
ADDRESS
7555 FIELDS ERTEL RD
OWNER NAME AND ADDRESS
M B S DEVELOPMENT COMPANY LTD
7555 FIELDS ERTEL RD
CINCINNATI OH 452411750

ADJACENT PROPERTY MAP

1 inch = 50 ft.
(WITHIN 200')

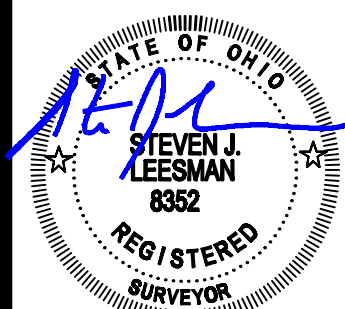


CONCRETE PAVEMENT/SIDEWALK DETAIL
NOT TO SCALE



HANDICAP SIGN DETAIL

NOTES: CONCRETE
1) T=THICKNESS OF POURED CONCRETE
2) NO FLYASH IS PERMITTED IN EXTERIOR



BUILDING ADDITION FOR
NIVI LLC.
7555 FIELDS ERTEL ROAD SYCAMORE TOWNSHIP, OH 45241
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

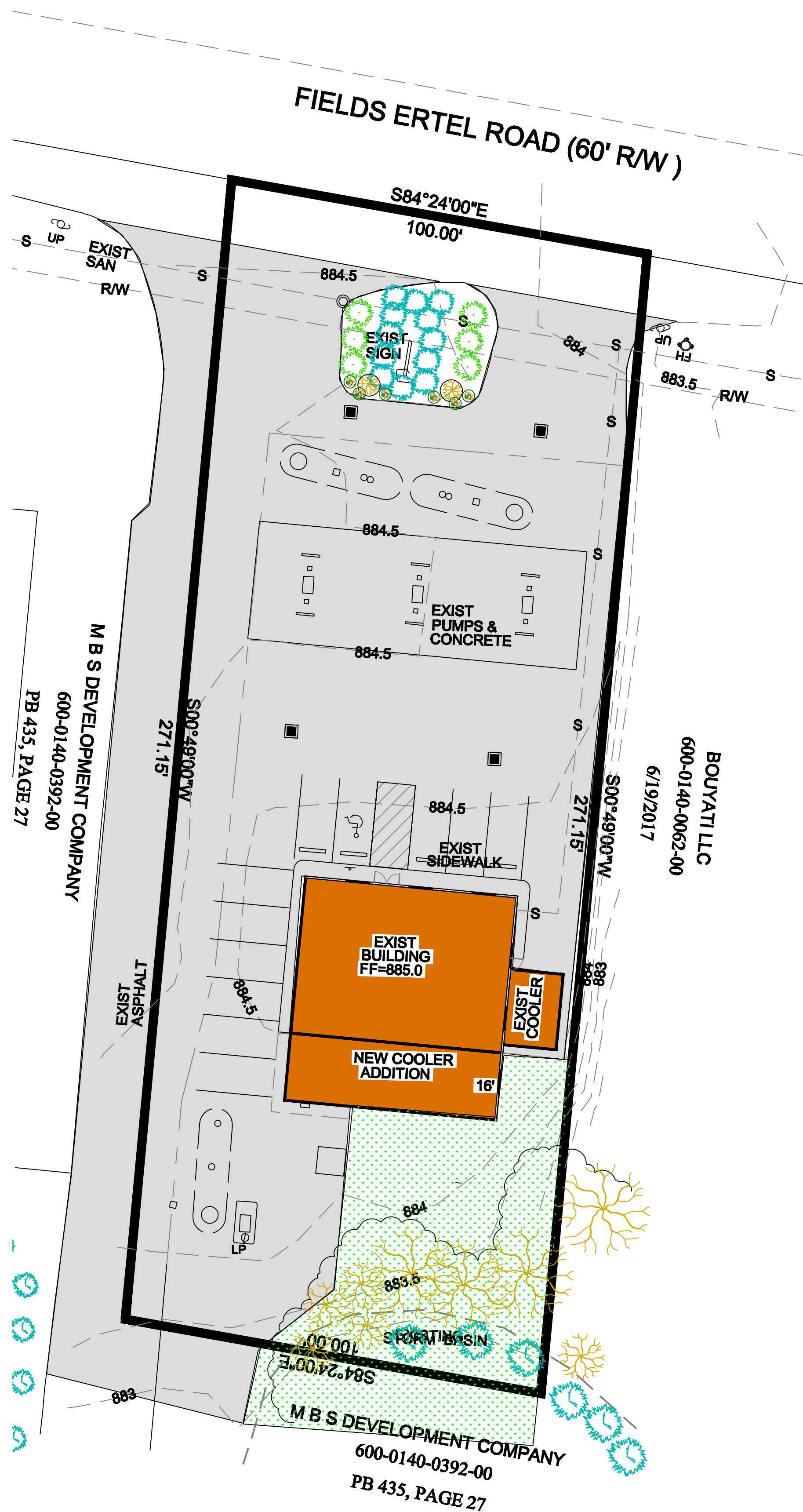
Issue Dates

SITE & GRADING PLAN

Drawn by: S.J.L. Checked by: S.J.L.

Date: 8/17/2020 Job # SHELL
DRAWING NO.

C1



SITE PLAN

GRAPHIC SCALE

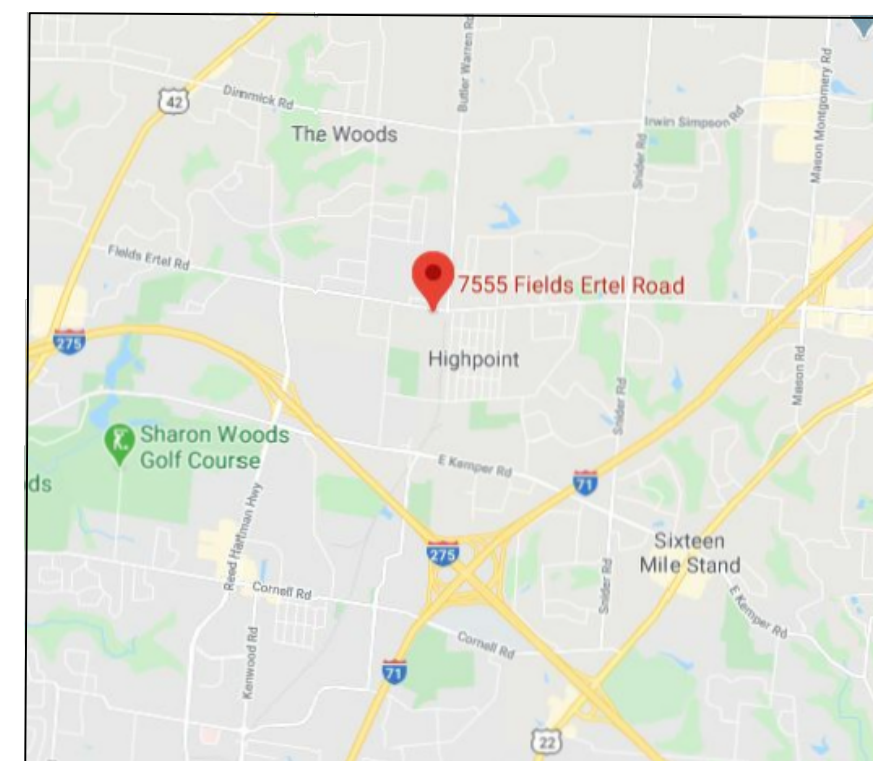


(IN FEET)

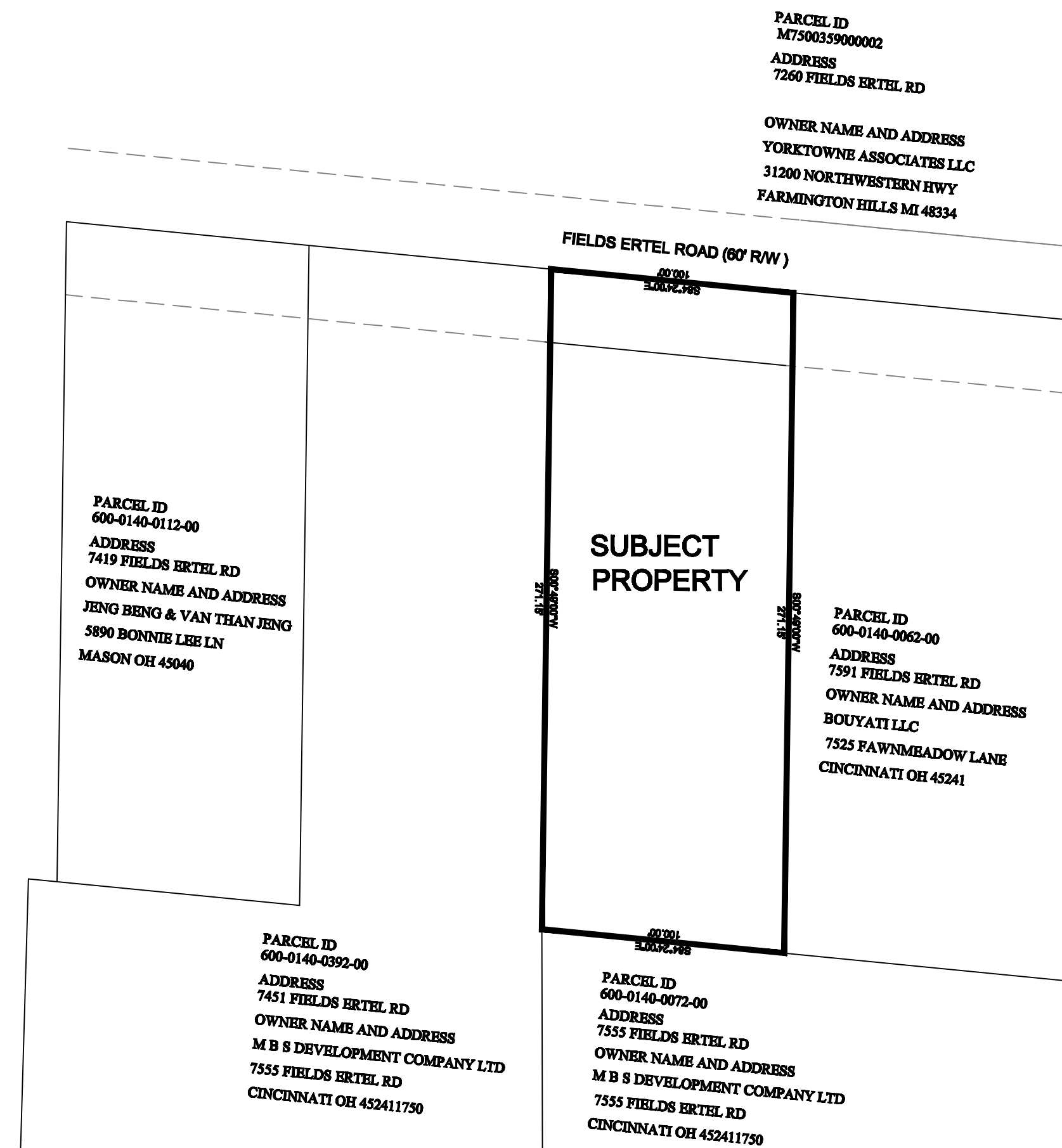
1 inch = 20 ft.

OWNER

NIVI LLC
7555 FIELDS ERTEL ROAD
SYCAMORE TOWNSHIP, OH 45241



VICINITY MAP



ADJACENT PROPERTY MAP

1 inch = 50 ft.
(WITHIN 200')



BUILDING ADDITION FOR
NIVI LLC,
7555 FIELDS ERTEL ROAD SYCAMORE TOWNSHIP, OH 45241
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

Issue Dates

COLOR
COPY

Drawn by: S.J.L. Checked by: S.J.L.

Date: 8/17/2020 Job #: SHELL

DRAWING NO.

C2