

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

513.792.7250 PHONE 513.792.8564 FAX

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
2021-07M1
DO NOT WRITE IN THIS SPACE
RECEIVED

MAY 20 2021

SYCAMORE TWP.
ZIP CODE: _____

1. PROJECT ADDRESS: _____

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER 11461 NORTHLAKE LLC	11461 NORTHLAKE DR	CINCINNATI	OH	45246	812-496-4345
CONTRACTOR KIESLAND DEV. SERVICES	11651 LEBANON RD	LIN.	OH	45241	513.554-1200
DESIGNER KBA	29 HIGH ST.	MILFORD	OH	45150	513-752-9800
APPLICANT KIESLAND DEV. SERVICES	11651 LEBANON RD.	LIN.	OH	45241	513.554-1200
APPLICANTS E-MAIL ADDRESS AMAUK@KIESLAND.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:

OFFICE BUILDING. Add PARTIAL SECOND STORY FOR ADDITIONAL OFFICES AND FOR OUTSIDE DECK AMENITY.

5. SQUARE FEET: 3737 INSIDE 2996 OUTSIDE 6. USE: OFFICES AND DECK 7. HEIGHT: 31'-5"

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.


 APPLICANT'S SIGNATURE 5/20/21
 DATE


 PROPERTY OWNER'S SIGNATURE 5.20.21
 DATE



May 14, 2021

Sycamore Township Zoning Commission
8540 Kenwood Road
Cincinnati, OH 45236

RE: Letter of Intent

First Star Logistics second floor addition

Dear Commission Members:

First Star Logistics intends to expand existing building to include a partial second floor to accommodate additional employees and enhance the employee experience.

Per the PUD Application Requirements, we offer the following information:

Description that describes the change of the premises

Additional office and recreational space

A description of proposed use (for land or building)

Proposed use will not change.

Character of development (architectural treatment, density, intensity)

This is for partial second floor addition only. No other changes requested.

Description of surrounding land uses

Light Industrial.

The specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing zoning classification or to make the property appropriate for the proposed use

First Star has added employees and needs additional office space to accommodate.

The effect on (1) community objectives and plans (2) character of the immediate area (3) adjacent property (4) public facilities and services

No negative impacts are anticipated.

Other information the applicant feels may be pertinent and would be helpful to the Zoning Commission and Board of Trustees in their review

The zoning of the area of First Star is Light Industrial. First Star's facility is well maintained and will continue to be after this expansion and building enhancement.

If you have any questions or require additional information, please advise. I can be reached at randy@firststarllc.com or 513-258-2512.

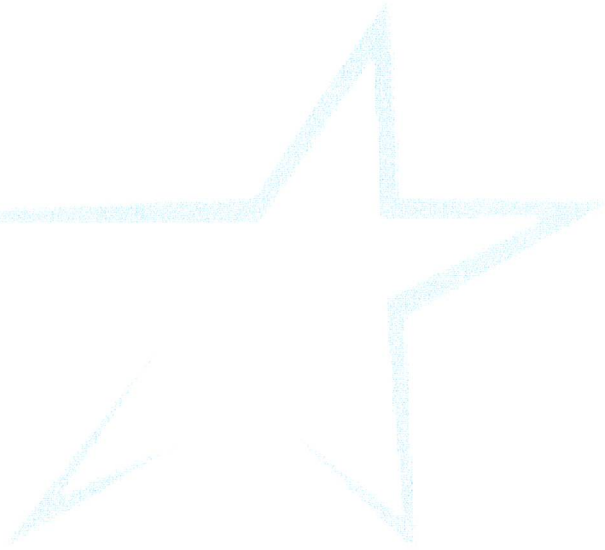
Sincerely,

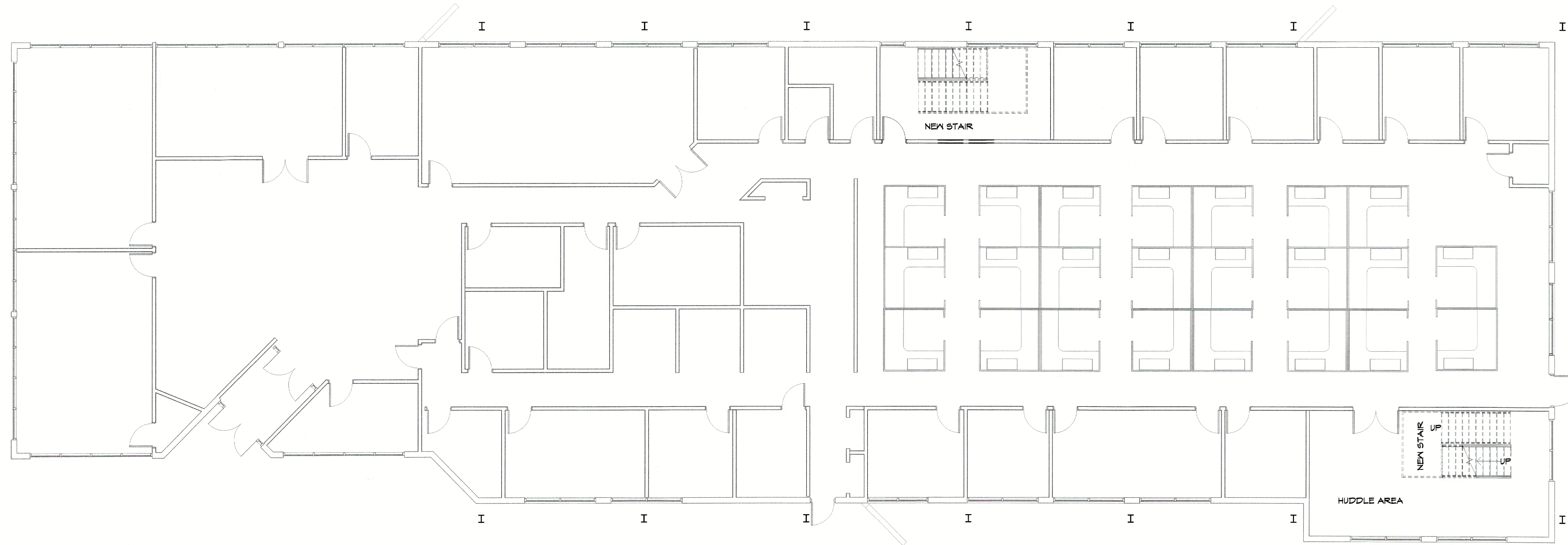
A handwritten signature in blue ink, appearing to read "Randy Bernhardt".

Randy Bernhardt

Controller

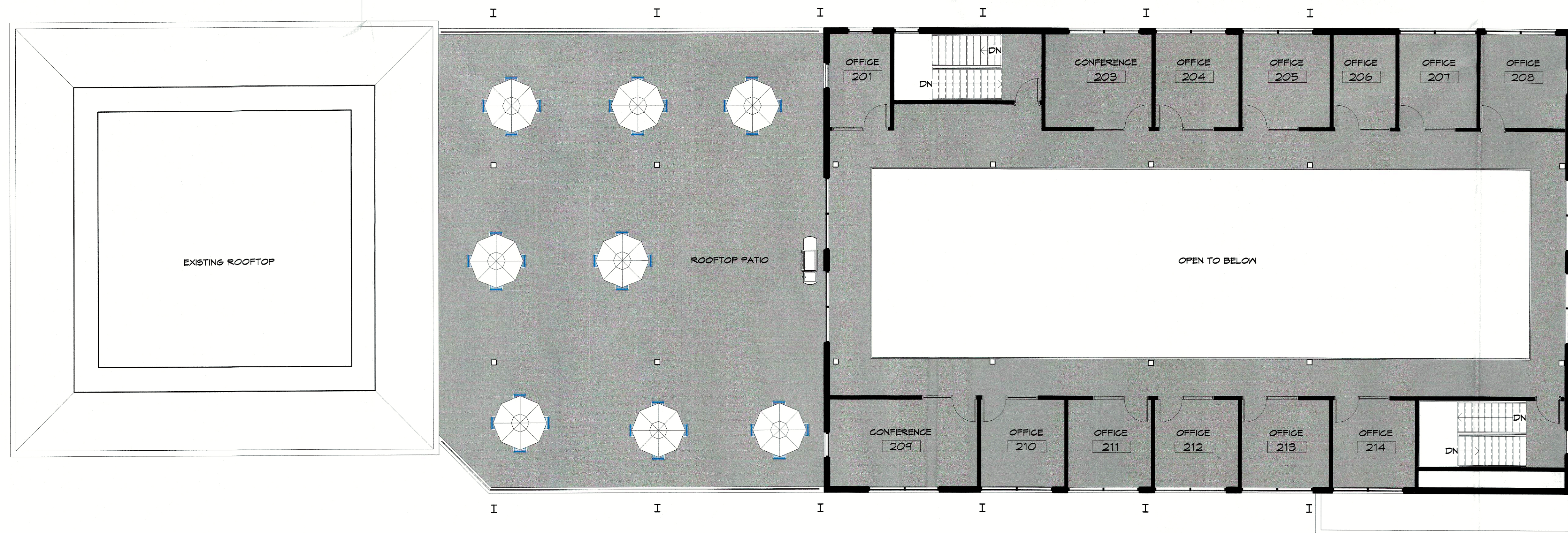
First Star Logistics LLC





EXISTING FIRST FLOOR AREA:	11,853 S.F.
PROPOSED SECOND FLOOR OFFICE USEABLE AREA:	3,737 S.F.
PROPOSED SECOND FLOOR ROOF TOP DECK AREA:	2,996 S.F.

NORTH
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 1 A1.1



NORTH
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" 2 A1.1

PROPOSED ALTERATIONS FOR:
FIRST STAR LOGISTICS
 11461 Northlake Drive

REV. DATE CK'D

Drawn By: WNS Checked By: WNS

Preliminary
 Not For
 Construction

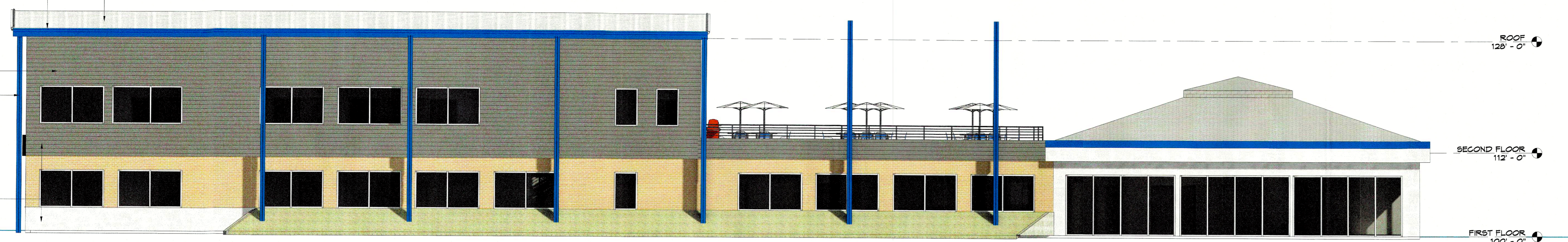
Date: 05/19/21 Job No: 21.045

A1.1

PRE-FINISHED METAL ROOFING SYSTEM
PRE-FINISHED METAL GUTTER & DOWNSPOUTS

PRE-FINISHED METAL SIDING
PRE-ENGINEERED STEEL FRAME (PAINT)

EXISTING CONSTRUCTION TO REMAIN



WEST ELEVATION

SCALE: 1/8" = 1'-0"

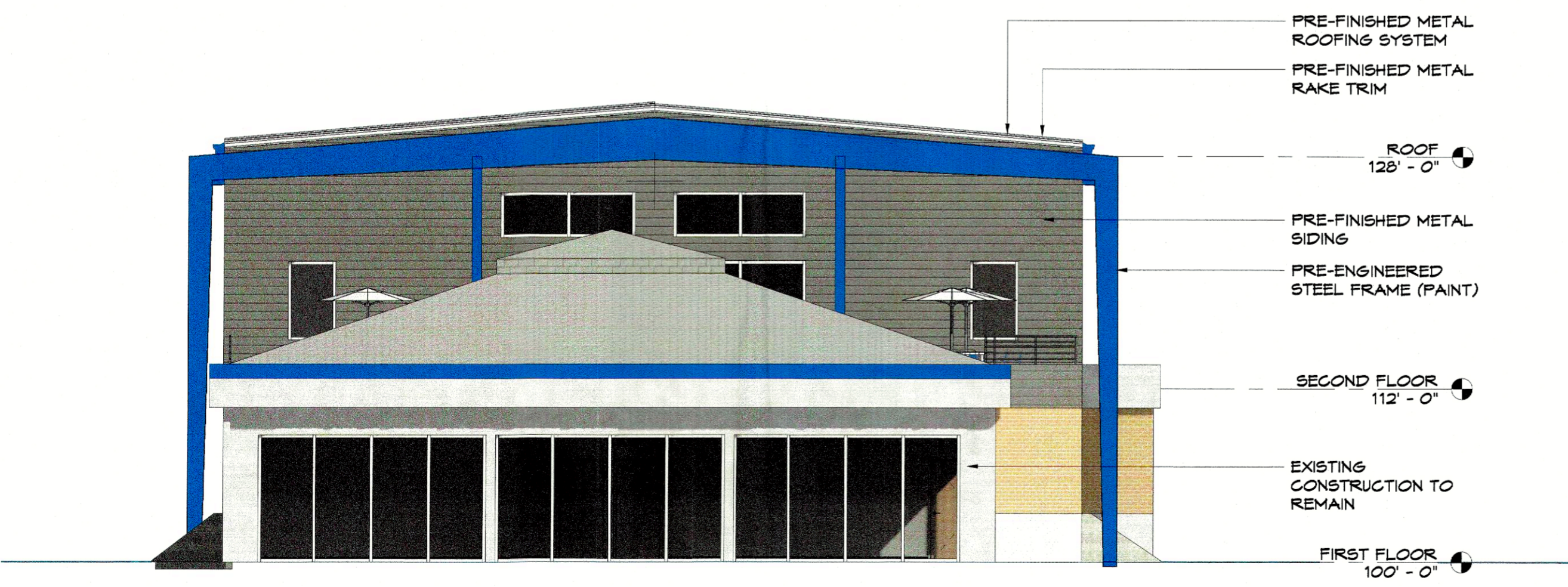
1
A2.1



EAST ELEVATION

SCALE: 1/8" = 1'-0"

2
A2.1



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

4
A2.1



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

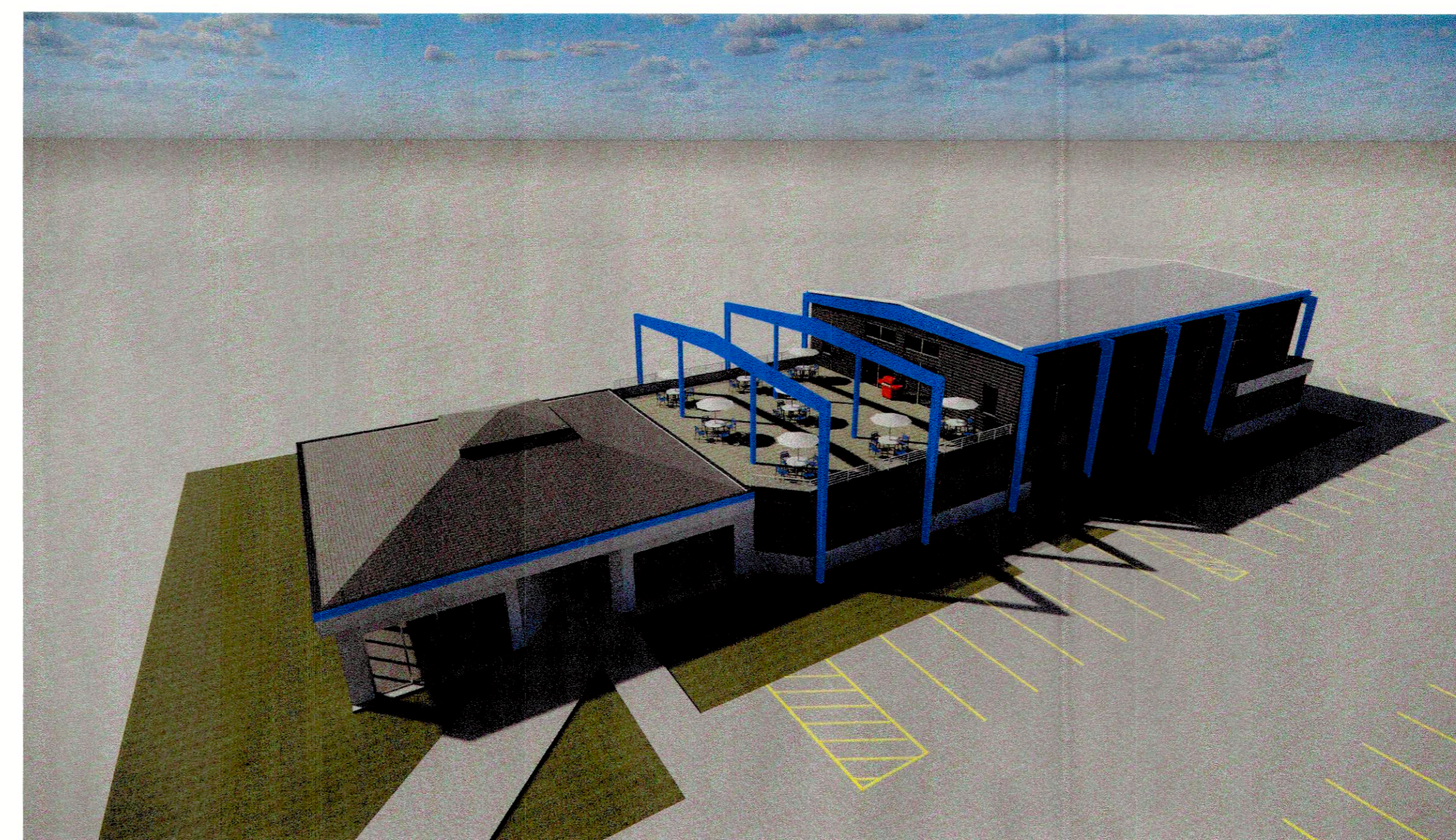
3
A2.1



EXTERIOR PERSPECTIVE

SCALE: 1/2" = 1'-0"

2
A2.2



EXTERIOR PERSPECTIVE

SCALE: 1/2" = 1'-0"

1
A2.2



EXTERIOR PERSPECTIVE

SCALE: 1/2" = 1'-0"

3
A2.2



ROOFTOP DECK

SCALE: 1/2" = 1'-0"

6
A2.2



INTERIOR PERSPECTIVE

SCALE: 1/2" = 1'-0"

5
A2.2



INTERIOR PERSPECTIVE

SCALE: 1/2" = 1'-0"

4
A2.2

PROPOSED ALTERATIONS FOR:
FIRST STAR LOGISTICS
11461 Northlake Drive

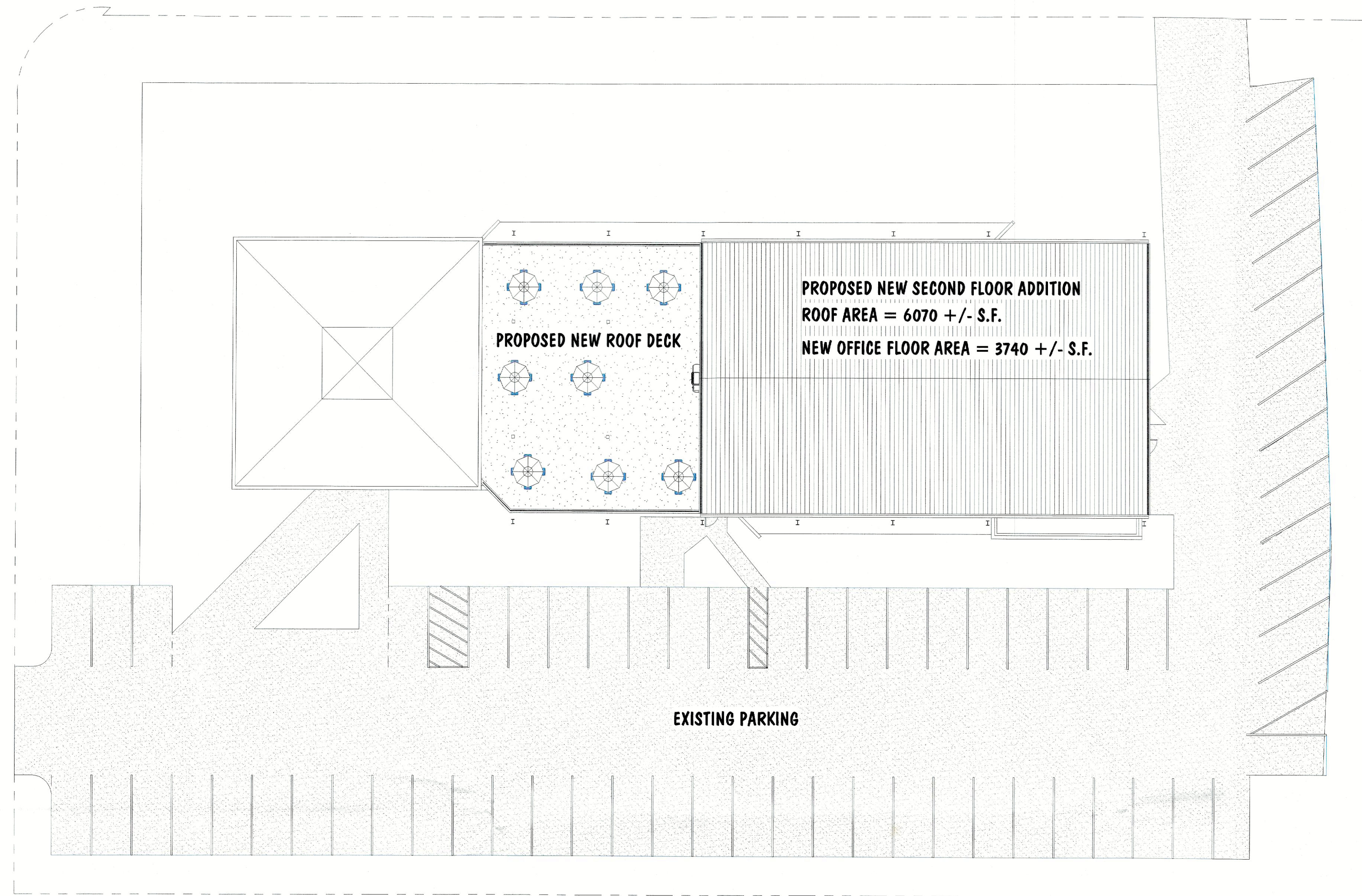
REV. DATE CK'D

Drawn By: WNS Checked By: WNS

Preliminary
Not For
Construction

Date: 05/19/21 Job No: 21.045

A2.2



NORTH
SITE PLAN
 SCALE: 1/16" = 1'-0"
 1
 AS1

SITE AREA:	59,631 s.f. (1.368 acres)
GREEN SPACE:	27,909 s.f.
IMPERVIOUS SPACE:	
PAVING:	21,988 s.f.
BUILDING:	12,033 s.f.
IMPERVIOUS:	34,021 s.f.
ISR:	34,021 s.f./59,631 s.f. = 0.58

PROPOSED ALTERATIONS FOR:
FIRST STAR LOGISTICS
 11461 Northlake Drive

REV. DATE CK'D

Drawn By: WNS Checked By: WNS

Preliminary
 Not For
 Construction

Date: 05/19/21 Job No: 21.045

AS1