

## ZONING COMMISSION APPLICATION

ZONE CHANGE	\$1000.00	MINOR ADJUSTMENT TO A PUD	\$200.00
PUD I	\$1000.00	MAJOR ADJUSTMENT TO A PUD	\$1000.00
PUD II	\$1000.00	MINOR ADJUSTMENT TO A LASR	\$200.00
LASR	\$1000.00	MAJOR ADJUSTMENT TO A LASR	\$1000.00

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



## SYCAMORE TOWNSHIP

Planning & Zoning Department  
8540 Kenwood Road,  
Sycamore Township, Ohio 4523  
Phone: (513) 792-7250

**1. PROJECT ADDRESS:** 8980 ROSSASH RD Cincinnati, OH ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
PROPERTY OWNER Peavler, LLC	4 Hill & Hollow Lane	Cincinnati	Ohio	45208	
CONTRACTOR Oswald Construction	308 East 8th Street	Cincinnati	Ohio	45202	
DESIGN PROFESSIONAL KZF	700 Broadway Street	Cincinnati	Ohio	45202	
APPLICANT Brian T. Caswell	308 East 8th Street	Cincinnati	Ohio	45202	
APPLICANT'S EMAIL ADDRESS bcaswell@oswaldco.com					

**3. ZONING COMMISSION ACTION REQUESTED:**

- ZONE CHANGE FROM ZONE \_\_\_\_\_ TO ZONE \_\_\_\_\_
- PUD                       PUD 2                       LASR (LOCALIZED ALTERNATIVE SIGN ALTERNATIVE)
- 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:**

INTERIOR RENOVATION, BUILDING ADDITION, DEMO OTHER SITE BUILDINGS  
FOR USE AS AN EQUIPMENT RENTAL FACILITY. BUILDING USE IS SIMILAR NEW AND EXISTING

5. SQUARE FEET: 36,533                      6. USE: B, S-1                      7. HEIGHT: \_\_\_\_\_  
8. ESTIMATED START DATE: 4/1/22                      9. ESTIMATED FINISH DATE: 12/1/22                      10. NUMBER OF SIGN(S): TBD

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.

Wym Portman (owner)

PROPERTY OWNER'S SIGNATURE                      DATE

**NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION**

## ZONING COMMISSION APPLICATION

ZONE CHANGE	\$1000.00	MINOR ADJUSTMENT TO A PUD	\$300.00
PUD 1	\$1000.00	MAJOR ADJUSTMENT TO A PUD	\$1000.00
PUD 2	\$1000.00	MINOR ADJUSTMENT TO A LASR	\$300.00
LASR	\$1000.00	MAJOR ADJUSTMENT TO A LASR	\$1000.00

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**SYCAMORE  
TOWNSHIP**

Planning & Zoning Department  
 2540 Kenwood Road,  
 Sycamore Township, Ohio 4523  
 Phone: (513) 792-7250

1. PROJECT ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

2. NAME	STREET ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
PROPERTY OWNER Premier, LLC	4 Hill & Hulse Lane	Cincinnati	Ohio	45208	
CONTRACTOR Crawford Construction	308 East 8th Street	Cincinnati	Ohio	45202	
DESIGN PROFESSIONAL KZF	700 Broadway Street	Cincinnati	Ohio	45202	
APPLICANT Brian T. Caswell	308 East 8th Street	Cincinnati	Ohio	45202	
APPLICANT'S EMAIL ADDRESS bcaswell@crawfordco.com					

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- PUD                       PUD 2                       LASR (LOCALIZED ALTERNATIVE SIGN ALTERNATIVE)
- MAJOR ADJUSTMENT TO A PUD                       MINOR ADJUSTMENT TO A PUD
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INTERIOR RENOVATION, BUILDING ADDITION, DEMO OTHER SITE BUILDINGS

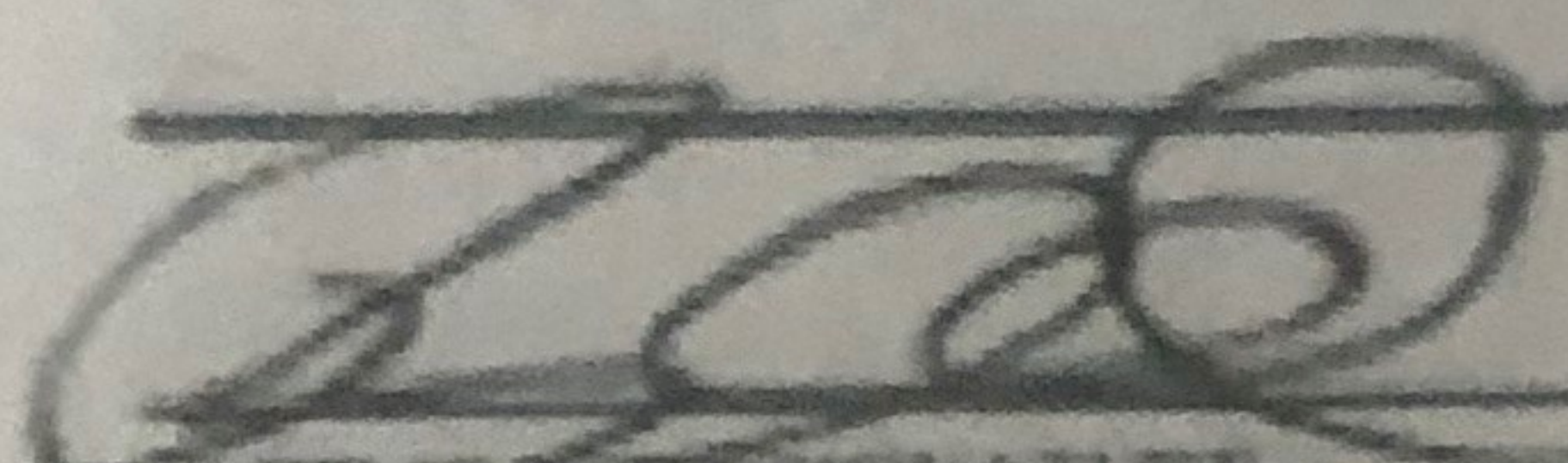
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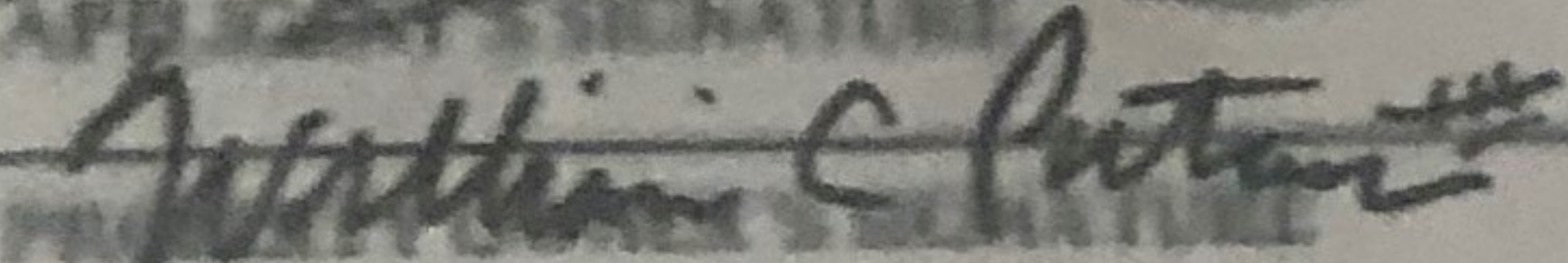
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The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real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

 2/17/22  
 APPLICANT'S SIGNATURE                      DATE

 2/17/22  
 PROPERTY OWNER'S SIGNATURE                      DATE

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION

February 17, 2022

Sycamore Township Board of Trustees  
8540 Kenwood Road  
Cincinnati, Ohio 45236

RE: **PUD II Application**  
**8980 Rossash Road / 4375 Rossplain Road**  
**Sycamore Township**  
**Cincinnati, Ohio 45236**

KZF Design, Inc. is presenting this letter of intent to the Sycamore Township Board of Trustees as agent and on behalf of PEAVLER LLC requesting consideration and approval of a PUD II for the above referenced property.

- a. The properties referenced are being proposed for interior and exterior building improvements and site modifications as an upgrade to the existing facilities to present a more consistent appearance and function in line with the company objectives and mission statement of the tenant, Equipment Depot.
- b. The two properties total 5.25 acres with a proposed area of 37,660 sf (Building C) and 31,950 sf (Building D).
- c. The proposed use of the land is to provide a consolidation of Equipment Depot's local business for equipment storage and repair of the products they provide to the community.
- d. The exterior improvements to the two buildings are to be in like kind consisting of metal wall panels and glass storefronts with a refresh paint surface for the entire exteriors.
- e. The surrounding area land uses are primarily industrial in nature, similar to the proposed use for this PUD II application
- f. The specific change in character and condition of the present location will be to provide a uniform appearance of the two separate buildings presenting them as a whole, representing Equipment Depot.
- g. The effect on community objectives, immediate area character, adjacent property, public facilities, and public services will be positive for all. The enhanced building appearances will boost social perception along both Rossplain and Rossash Roads.

Respectfully,  
KZF Design Inc.



Michael A Cox, RA  
Project Manager  
Commercial & Industrial Group

cc: KZF File

## Impervious Surface Ratio (ISR)

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- **What is an Impervious Surface?**

An impervious surface area includes any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities. The Impervious Surface Ratio (ISR) equals the total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

- **How is Impervious Surface Ratio Used?**

The Impervious Surface Ratio is a performance standard used to measure development intensity on a particular site. It is used to encourage landscaping and buffer areas in the Township and to help preserve the character and value of surrounding properties. The ISR worksheet must be completed and the calculations included on the zoning certificate application form when applying for any non-residential use. Generally, Impervious Surface ratios are divided into three intensity groups:

Intensity Category	*Intensity Threshold	Zoning Process
Low Intensity	Maximum ISR .50	Zoning Certificate
Moderate Intensity	Maximum ISR .65	PUD I
High Intensity	ISR over .65	PUD II

\*Intensity thresholds for some uses may vary from those thresholds depicted above. Refer to Table 3-2 for specific zone uses.

As shown above, a Low intensity, permitted, non-residential use (with an ISR of less than .50) may apply directly for a zoning certificate, whereas a Moderate or High intensity, permitted non-residential use (with an ISR greater than .65) would first request a PUD I administrative approval before the Zoning Commission. If identified as a PUD II, the application must be heard before the Zoning Commission for a recommendation to the Township Board of Trustees for final review.

- **How do I calculate the Impervious Surface Ratio?**

A worksheet has been provided on the reverse side of this form to help calculate the ISR.

**IMPERVIOUS SURFACE RATIO WORKSHEET**  
**(Method of Calculation)**

**IMPERVIOUS SURFACE:** Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities.

**IMPERVIOUS SURFACE RATIO (ISR):** The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

**LOT AREA:** The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.

Site Identification 8980 Rossash Rd


Lot Area 212,660 square feet

**Impervious Surfaces:**

- |                          |                                    |
|--------------------------|------------------------------------|
| 1. Building footprint    | <u>69,305</u> sq.ft.               |
| 2. Parking & Drive areas | <u>89,353</u> sq.ft.               |
| 3. Walkways              | <u>1,017</u> sq.ft.                |
| 4. Other                 | <u>                    </u> sq.ft. |

Total Impervious Surfaces: 159,675 sq.ft.

159,675 divided by 212,660 = 0.75  
Total Impervious Surface                      Lot Area                      Impervious Surface Ratio %

I,  (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

Date 02/03/2022

Please attach your business card or submit your complete name, address and telephone number, fax and e-mail in the space below.

In the event that there is a conflict of information contained herein,  
the adopted Zoning Resolution shall apply.

Michael A Cox RA  
KZF Design Inc  
700 Broadway Street Cincinnati, Ohio 45202  
513-621-6211  
michael.cox@kzf.com