

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
2022-06MI DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: [Redacted] PINE RD - 8261 ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER <i>RLG 7, LLC</i>	<i>8825 CHAPELSQUARE</i>	<i>CIN</i>	<i>OH</i>	<i>45249</i>	<i>513-688-5306</i>
CONTRACTOR <i>RLG 7, LLC</i>	<i>8825 CHAPELSQUARE</i>	<i>CIN</i>	<i>OH</i>	<i>45249</i>	<i>513-683-3300</i>
DESIGNER <i>MOGUC SMITH</i>	<i>3700 Park 42 Suite 100</i>	<i>CIN</i>	<i>OH</i>	<i>45241</i>	<i>883-759-3208</i>
APPLICANT <i>RLG 7, LLC</i>	<i>8825 CHAPELSQUARE</i>	<i>CIN</i>	<i>OH</i>	<i>45249</i>	<i>513-687-3310</i>
APPLICANTS 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:
SEE ATTACHED LETTER

5. SQUARE FEET: 18,000 6. USE: OFFICE 7. HEIGHT: 26-28'
 8. EST. START DATE: 3/1/22 9. EST. FINISH DATE: 12/31/24 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.

[Signature] 2/24/22
 APPLICANT'S SIGNATURE DATE

[Signature] 2/24/22
 PROPERTY OWNER'S SIGNATURE DATE



February 23, 2022
Skylor Miller
Sycamore Township

Letter of Intent for Minor Modification

Dear Skylor:

We are proposing to build two single story office buildings at 8261 Pine Rd located in Sycamore Township in the Kenwood area. This letter of Intent is prepared for the purposes of obtaining a minor adjustment to the Original approved plan.

Premises and plan: Site is Located off Pine Road which connects to Galbraith Road. The site consists of approximately 1.8 acres, and we are contracted to purchase the property and build 2 Single Story Office Buildings totaling 18,000 Sq. ft

Original approved plan: Multi story office building consisting of Approx. 30,000 Sq. ft (See attached plan)

Design: The Buildings will consist of Brick and stone with Asphalt Dimensional Shingles. They are going to have Residential style characteristics, and parking is projected to be 5/1000.

Developer Robert Lucke Group is the developer and has built several successful office parks similar in style and design throughout the Cincinnati Area.

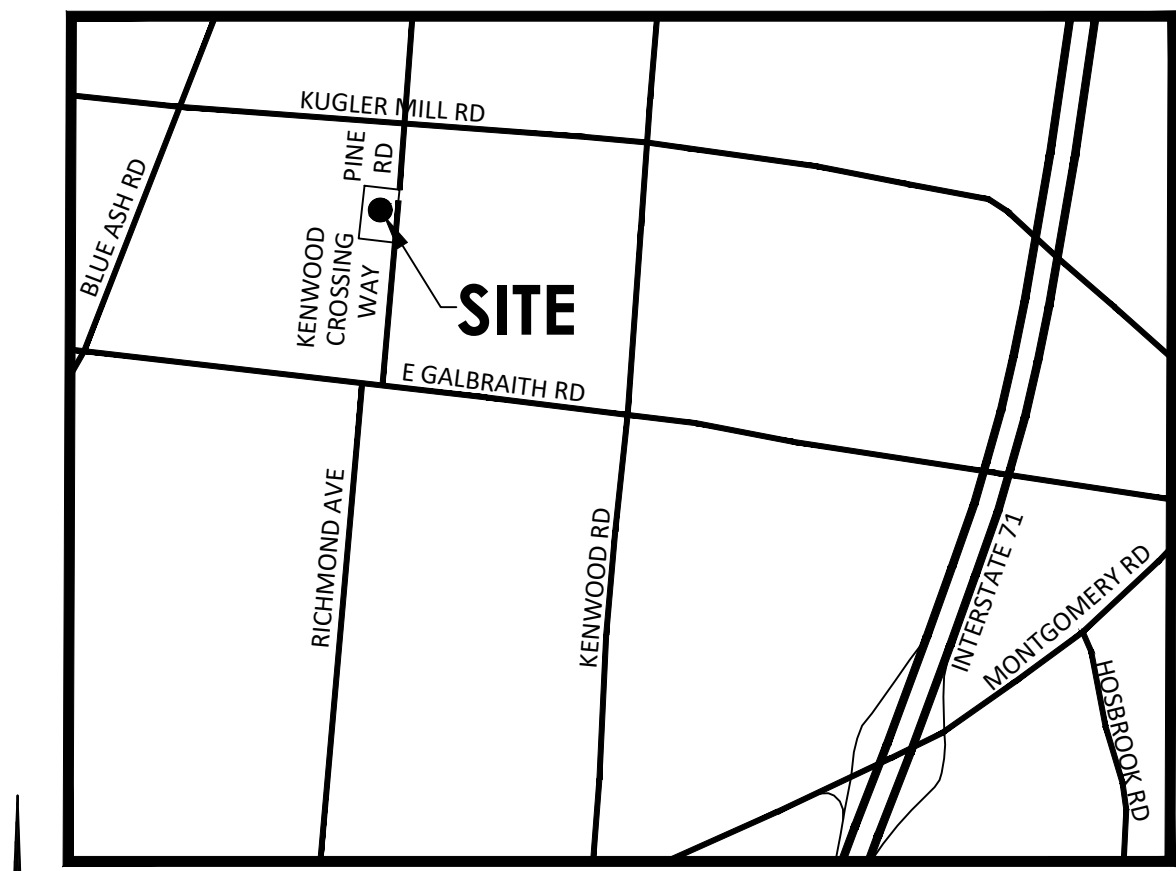
Maintenance A Condominium Association will be established to maintain the exteriors and grounds of this proposed development.

Thank you for your consideration of a zoning permit for the above referenced project.

Sincerely,

Robert Lucke Group

Robert S. Lucke
President
Scott@robertluckegroup.com



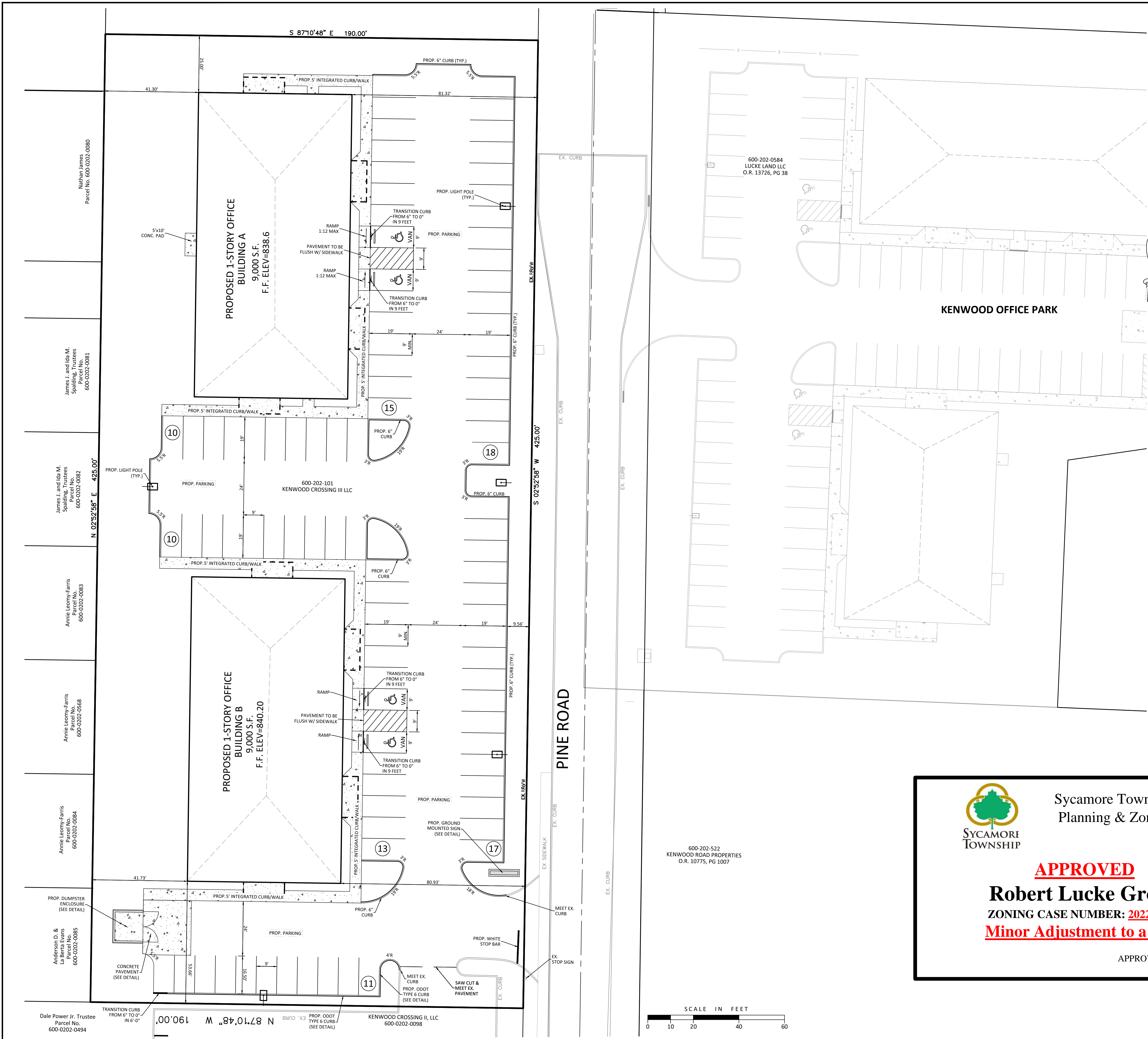
VICINITY MAP
NTS


SITE DATA

TOTAL AREA OF PROPERTY: 1.8537 ACRES
TOTAL IMPERVIOUS SURFACE AREA: 1.2663 ACRES
IMPERVIOUS SURFACE RATIO: 68.3%

GENERAL NOTES

- ALL DIMENSIONS SHOWN TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
- RIGHTS-OF-WAY SHOWN ARE PUBLIC.
- CURRENT ZONING: "OO" PLANNED MEDICAL OFFICE DISTRICT
- NET BUILDING AREA-14,400 S.F.
- PROPOSED USE- OFFICE & MEDICAL OFFICE
- PARKING REQUIREMENTS:
1 SPACE PER 200 S.F. NET AREA
- NUMBER OF SPACES REQUIRED:72
- NUMBER OF SPACES PROVIDED:94 (INCLUDING 4 ADA VAN ACCESSIBLE PARKING STALLS)





Sycamore Township
Planning & Zoning

APPROVED

Robert Lucke Group
ZONING CASE NUMBER: **2022-06MI**
Minor Adjustment to a PUD

APPROVAL DATE: 3/1/2022



**MINOR MODIFICATION PLAN
KENWOOD OFFICE PARK
PHASE II**


SECTION 14, TOWN 4, ENTIRE RANGE 1
OF MIAMI PURCHASE SPACE
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO





FRONT ELEVATION

SCALE: 3/16" = 1'-0" 12/31/21


SYCAMORE
TOWNSHIP

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