

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
2022-07MA
DO NOT WRITE IN THIS SPACE

8261 & 8271 Pine Rd.

1. PROJECT ADDRESS: Kenwood Office Park II, Building 1 (parcel ID: 600-0202-0101-00) ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
<small>OWNER</small> RLG7, LLC (Scott Lucke)	8825 Chapel Sq. Dr., Suite B	Cincinnati	OH	45249	513-309-3109
<small>CONTRACTOR</small> Robert Lucke Group	8825 Chapel Sq. Dr., Ste. B	Cincinnati	OH	45249	513-683-3300
<small>DESIGNER</small> GCB Architects (Ed Boesing)	3732 Lovell Ave., Suite 5	Cincinnati	OH	45211	513-481-7097
<small>APPLICANT</small> Kenwood Swim School, LLC (Jack Barbat)	8253 Beechmont Avenue	Cincinnati	OH	45255	248-981-3666
<small>APPLICANTS</small> E-MAIL ADDRESS <u>jack@barbatco.com</u>					

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:

New construction of approved office building to be occupied by a private swim school. No proposed changes to the exterior appearance of the building or property.

5. SQUARE FEET: 9,000 SF 6. USE: Private Swim School 7. HEIGHT: 26'

8. EST. START DATE: TBD 9. EST. FINISH DATE: TBD 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.

Jack Barbat
 APPLICANT'S SIGNATURE _____ DATE _____

3/14/22
 PROPERTY OWNER'S SIGNATURE _____ DATE _____

March 22, 2022

Sycamore Township Zoning Commission
8540 Kenwood Road
Sycamore Township, OH 45236

RE: Major Adjustment to a PUD
Kenwood Office Park, Phase 2
Modification - Use
Sycamore Township
MSP No. 02417.23

Dear Commissioners:

On behalf of the applicant, Kenwood Swim School, LLC. we are pleased to submit the attached application for review and consideration of a major modification to a PUD plan for Kenwood Office Park, Phase 2. The subject property is located on the west side of Pine Road, approximately 1,000 feet north of East Galbraith Road.

Kenwood Office Park, Phase 2 was approved as a major modification to a PUD, Case No 2022-06MI, dated March 1, 2022. The approved minor modification proposes two, single story office buildings totally 18,000 gross sq.ft. with supporting infrastructure and parking. The proposed buildings are residential in character with steep sloped roofs covered with dimensional shingles. The exterior of the buildings will be constructed with brick veneer and stone

The applicant, Kenwood Swim School, LLC. is proposing a change in the use to the PUD plan to permit a private swimming facility. The private swimming facility will be located within Building "B". The site layout, grading, utilities, building architecture will all remain the same as per the approved minor modification, Case No. 2022-06MI. The proposed use for the development would consist of office use in building "A" and a private swimming facility to be located in building "B". The proposed development has adequate off-street parking to support both uses. The overall parking among the two buildings will be shared parking. A majority of the time, the private swim club will require maximum parking demand at off peak hours from the proposed office use, further justifying sufficient parking to support both uses.

Please contact me If you have any questions or require additional information regarding this application. We request review and consideration of the attached major adjustment to a PUD plan and application at the regularly scheduled April 12, 2022, Sycamore Township Zoning Commission meeting.

McGill Smith Punshon, Inc.



Sycamore Township Zoning Commission
Major Adjustment to a PUD
Kenwood Office Park, Phase 2
March 22, 2022
MSP No. 02417.23
Page 2

Sincerely,

McGill Smith Punshon, Inc.

A handwritten signature in black ink, appearing to read "Douglas A. Smith". The signature is written in a cursive style and is positioned above a faint, light-colored rectangular stamp or watermark.

Douglas A. Smith, P.E., P.S.
Associate

cc: Mr. Jack Barbat – Kenwood Swim School, LLC.
Mr. Scott Lucke – Robert Lucke Group, LLC.
Enc.

DESCRIPTION FOR: MAJOR PUD MODIFICATION

**LOCATION: 8262 PINE ROAD
1.8537 ACRES**

Situate in Section 14, Town 4, Entire Range 1, Miami Purchase Sycamore Township, Hamilton County, Ohio and being all of the lands conveyed to Lucke Land, LLC, by deeds recorded in O.R. 14614, Page 1935, Hamilton County, Ohio Recorder's Office and recorded in Plat Book 423, Page 55 of Hamilton County, Ohio Recorder's Office and part of Spencer Avenue, being further described as follows;

BEGINNING at an existing 1" iron pipe at the southeast corner of lands as conveyed to Anderson and La Berta Evans by Deed O.R. 7828, Page 2359 of Hamilton County, Ohio Recorders Office and the northwest corner of Kenwood Crossing II Condominium as recorded in Plat Book 9, Pages 19 of the Hamilton County Recorder's Office;

Thence with the ease line of said Evans lands and its northward extension , North 02°52'58" East, 425.00 feet to a point in the centerline of Spencer Avenue (50.00 R/W/);

Thence with the centerline of said Spencer Avenue, South 87°10'48" East, 190.00 to a point in the existing west right of way line of Pine Road (50.00' R/W);

Thence with west right of way line of said Pine Road, the east line of said Lucke Land, LLC, lands, South 02°52'58" West, 425.00 feet to the northeast corner of the aforesaid Kenwood Crossing II Condominium;

Thence along the north line of said Kenwood Crossing II, Condominium, North 87°10'48" West, 190.00 feet to the **POINT OF BEGINNING**.

Containing 1.8537 acres of land.

The above description was prepared by McGill Smith Punshon, Inc., under the direction of Louis J. Hanser, Ohio Registration No. 7843. Bearings are based on US State Plane, Ohio South Zone 3402 (NAD83).

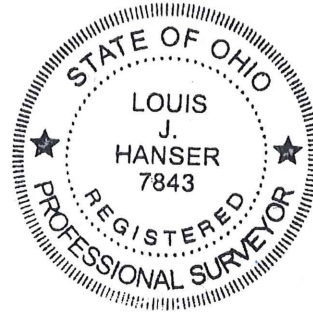
I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.



Louis J Hanser P.S. #7843

Prepared by: McGill Smith Punshon, Inc.
Date: March 21, 2022
MSP No.: 02417.23

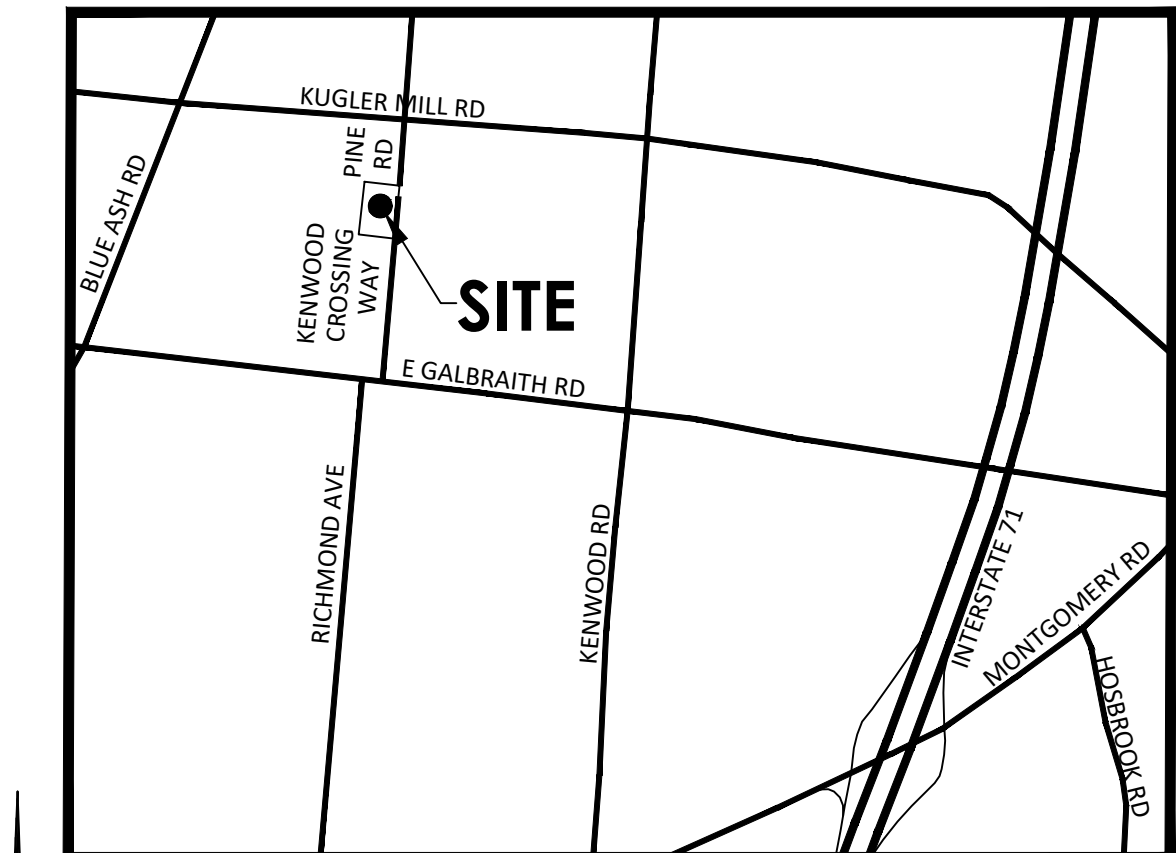
02417223-LEG- MAJOR MOD 1.8537 Ac.docx



Project Manager DAS
Drawn By BCC
DWG 024172304-IMP-00
X-Ref(s) 02417224-BAS-00

Issue/Revision	No.	Date
ZCP SUBMITTAL		02/21/22

© Copyright 2022, MCGILL SMITH PUNSHON, INC.



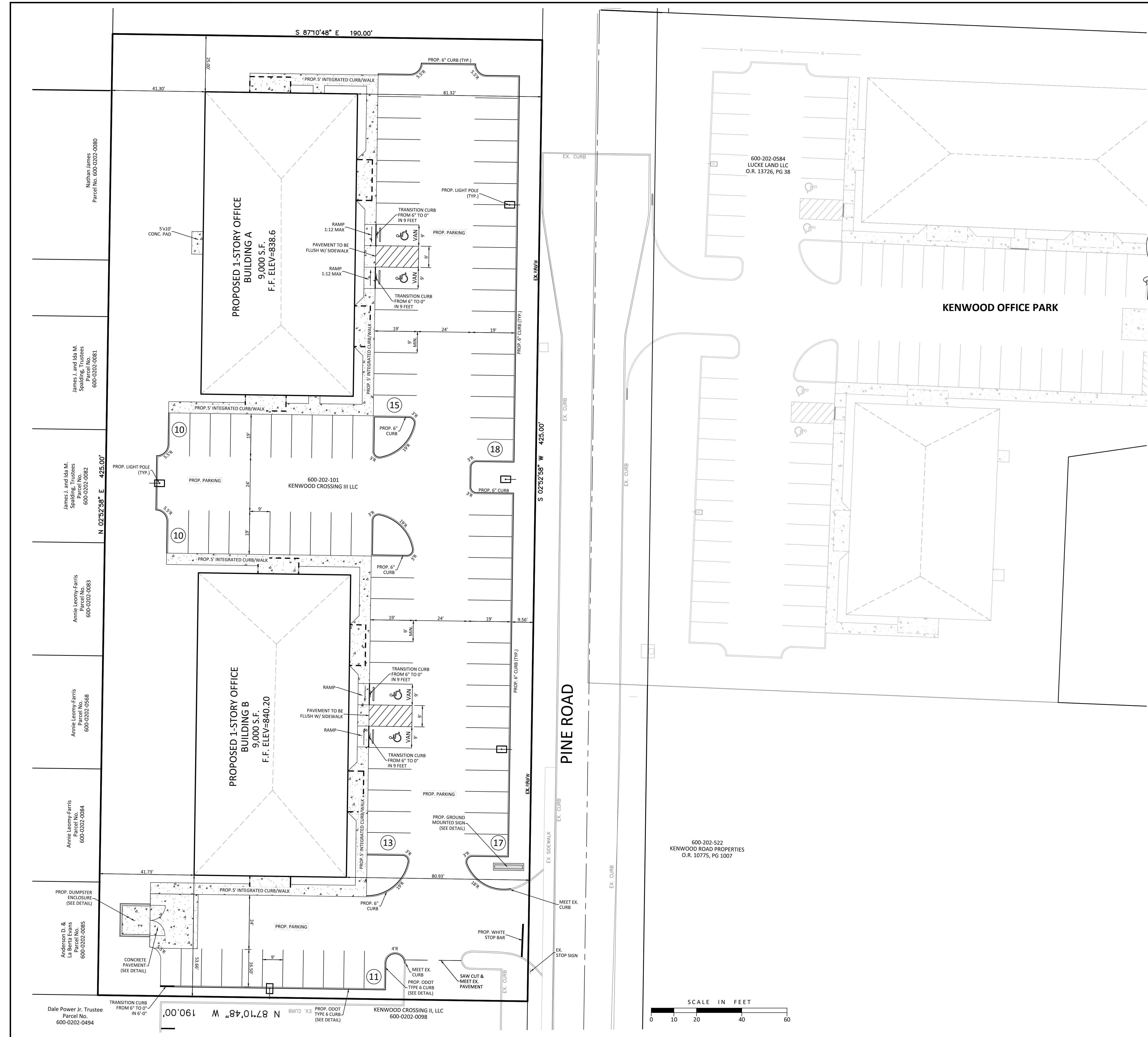
VICINITY MAP
NTS

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)



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

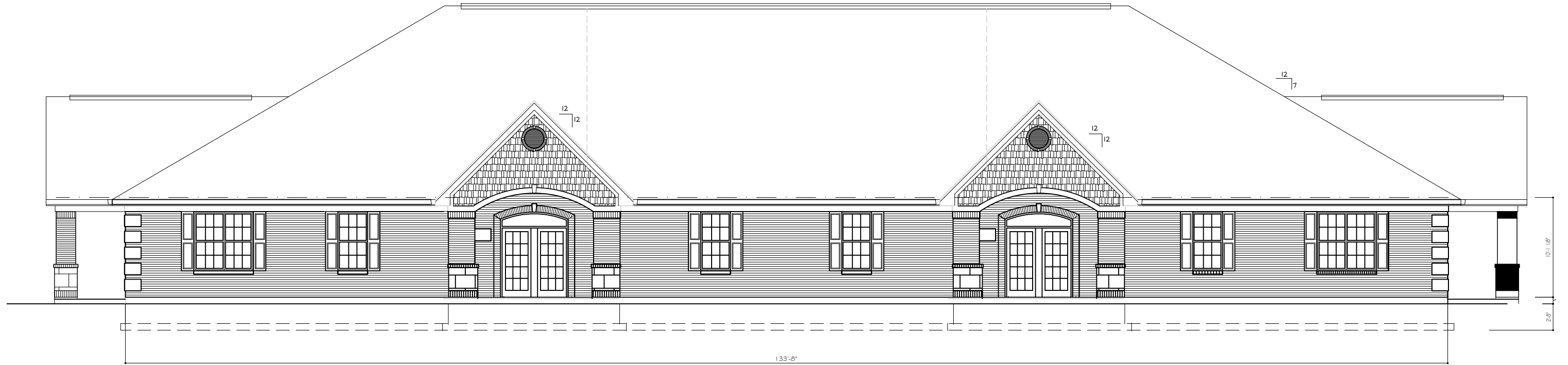
SECTION 14, TOWN 4, ENTIRE RANGE 1
OF MIAMI PURCHASE SPACE
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title

SITE LAYOUT PLAN

Project Number	02417.23
Drawing Scale	AS NOTED
Sheet Number	1 / 1
File Number	02417

OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

12/31/21