

ZONING COMMISSION APPLICATION			
ZONE CHANGE	\$1000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1000	MAJOR ADJUSTMENT TO A PUD	\$1000
PUD II	\$1000	MINOR ADJUSTMENT TO A LASR	\$200
LASR	\$1000	MAJOR ADJUSTMENT TO A LASR	\$1000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER
2023-13MA
DO NOT WRITE IN THIS SPACE

SycamoreTownship.org



Planning & Zoning Department
8540 Kenwood Road
Sycamore Township, Ohio 45236
Phone: (513) 792-7250

PROJECT ADDRESS: 7292 Kenwood Road

ZIP CODE: 45236

NAME	STREET ADDRESS	ZIP	EMAIL	PHONE NUMBER
APPLICANT Lemons & Limes Boutique, LLC	9654 Stonemasters Drive Loveland, OH	45140	hello@lemonsandlimesboutique.com	(513) 254-3252
PROPERTY OWNER Gurm Gurdarshan Trust	5 Camargo Canyon Cincinnati, OH	45243	dr.paulsohi@gmail.com	(513) 226-4534
DESIGN PROFESSIONAL N/a				
CONTRACTOR N/a				

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

STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

The purpose of this Major Adjustment to a PUD is to change the use from a salon/bar use to a retail boutique.

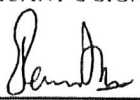
SQUARE FEET: 2,230 USE: Retail Boutique HEIGHT: 1-Story Building

ESTIMATED START DATE: TBD ESTIMATED FINISH DATE: TBD NUMBER OF SIGN(S): 1 Sign

THE PLANNING & ZONING DEPARTMENT IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. THROUGH THE ZONING RESOLUTION, THE TOWNSHIP PROMOTES A HIGH STANDARD FOR RESIDENTIAL AND COMMERCIAL LAND USE AND DEVELOPMENT. WE LOOK FORWARD TO SERVING OUR RESIDENTS 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. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission public notice has been given.


 APPLICANT'S SIGNATURE DATE 9/11/23


 PROPERTY OWNER'S SIGNATURE DATE 9-11-23

PLEASE NOTE:

SUBMITTING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.



Sophia R. Holley

D: 513.579.6592

sholley@kmklaw.com

September 11, 2023

VIA EMAIL

Mr. Jeff Uckotter
Planning & Zoning Administrator
Sycamore Township
8540 Kenwood Road
Sycamore Township, OH 45236

Re: Lemons and Limes Boutique, LLC, 7292 Kenwood Road

Dear Mr. Uckotter:

Thank you for your assistance in the consideration of the Application for Major Adjustment to a PUD (the "Application") relating to Case No. 2013-04MA for the property located at 7292 Kenwood Road (the "Property"). The undersigned law firm represents Lemons & Limes Boutique, LLC ("Lemons and Limes" or the "Applicant") with respect to the Application, and respectfully requests that the Township consider and approve the amendments requested herein. The Applicant operates its boutique stores in Downtown Loveland as well as in the Deerfield Towne Center, and we are excited for the opportunity to be considered for a part of the Sycamore Township and Kenwood community.

I. Description & Character of Proposed Use

A. About the Company

Lemons and Limes is a women-owned, luxury styling boutique serving the Greater Cincinnati community, offering a highly curated collection of local and global brands for all. Deeply rooted in the mission of supporting the communities that we live and work in, Lemons and Limes is a give back organization. Specifically, this means that they work primarily with and offer brands that "give back" to the community by providing a portion of their proceeds to charitable organizations.

The goal of the Applicant is to empower its customers with the knowledge and confidence to style themselves. Lemons and Limes takes passion in identifying and selecting high-end leisure lifestyle clothing to men and women in the community, and working with both known luxury brands as well as bespoke, innovative designers throughout the country. Lemons and Limes provides one-on-one styling services to individuals with specific branding recommendations, and also works with a team of national designers to create custom styles and outfits.

Keating Muething & Klekamp PLL

Attorneys at Law

One East Fourth Street | Suite 1400 | Cincinnati, Ohio 45202

P: 513.579.6400 | F: 513.579.6457 | kmklaw.com

In addition to general high-end leisure lifestyle attire, Lemons and Limes specializes in styling and designing clothing to support several of the local professional sporting teams in the Cincinnati region. Several of the clients of the Applicant include partners and spouses of Cincinnati professional sporting team players. The Applicant is proud to provide unique, fashion-forward outfitting for this clientele, and is aware of few alternative options in the community for this specialized and high-end luxury styling.

While the majority of Lemons and Limes' services are for individuals, the Applicant will periodically host custom private styling events for groups of up to 12 people. The Applicant works with specialized artists in the community to host engaging events in connection with private parties, including classes focused on making soap and friendship bracelets, perfume roller crafting, charcuterie boards, and glass etching. Due to the space required to teach these classes and host private parties, the facility will limit private parties to 12 people.

As Lemons and Limes works with national retailers and designers, many of the items provided to its clientele are either custom made, or located off-site. Customers come to the brick and mortar store to obtain style services and look at inspiration on the floor with sample outfits. Due to the nature of the styling services provided by the Applicant, the Applicant is able to provide its services remotely as well, making it disability accessible.

B. Proposed Changes to the PUD

The Applicant respectfully requests that the Township approve this Application to modify the PUD approved in Case No. 2013-04MA. Specifically, the PUD applicable to the Property provides that any use "shall be constructed in strict compliance with the plans." (See Resolution No. 2013-77 at Section 3) (emphasis added). The plans specifically identify salon, wine sampling, wine bar, and retail wine display. The nature of the Applicant's business, discussed above, is certainly harmonious with the approved use that currently is permitted at the Property. Due to the strict language contained in Case No. 2013-04MA, however, it is the understanding of the Applicant that a modification to the PUD is required.

Note that the Applicant desires to have custom and private styling parties at the Property, and that the Applicant anticipates that alcohol may be provided in connection with these events as well as with other clients at the location. The Applicant will work with the State of Ohio and the Township to ensure that all proper licensing is obtained in connection with any such service.

C. Parking Considerations

The Property is supported with fifteen (15) parking spaces. Pursuant to Sycamore Township Zoning Code (the "Code") Table 12-9, one (1) parking space is required per 200 sq. ft. of retail space. Assuming that the entirety of the 2,230 sq. ft. structure was devoted to retail, this would equate to a requirement of less than twelve (12) parking spaces. The Property therefore exceeds the minimum parking spaces required under the Code.

With the private styling events the Applicant seeks to host at the Property, there is an argument that the use of the Property could be similar to a "Banquet" use under Table 12-9 of the

Code, and the Code dictates that there must be one space for each three seats. Assuming this "Banquet" interpretation of the proposed use, therefore, the Code permits forty-five (45) seats. The parking needs of the Applicant are more than provided for by the existing parking spots at the Property under the Code.

To ensure that parking needs are adequately met, Lemons and Limes is comfortable with conditioning approval of this Application on a requirement that all customers utilizing the Property for private parties not exceed the parking at the Property, and that customers will agree to park only at the Property.

II. Impact and Compatibility with Surrounding Area

The relief sought by the Applicant involves a modest modification to Resolution No. 2013-77, and contributes to the collection of unique and high-end retail centers that make the area a major shopping destination for the Cincinnati area. For the reasons stated below, the proposal herein will have a positive impact on the surrounding area.

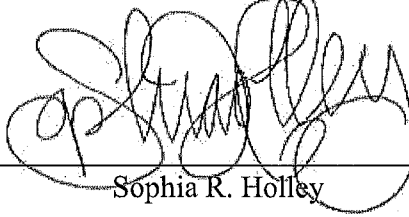
- a. *Community Objectives and Plans.* The vision of Sycamore Township is to provide a high-quality residential and business community, to enhance the quality of life for its residents and maintain a healthy and positive climate for its businesses. The proposal sought here does precisely that, by taking a vacant, underutilized space and turning it into an innovative and community-centered shopping destination.
- b. *Character of the Immediate Area.* The Property is situated among a variety of retail shopping, high-end grocery stores, personal service facilities, and shopping centers. Lemons and Limes is a unique shopping and styling service that is perfectly harmonious with the adjacent uses.
- c. *Effect on Adjacent Property.* It is beneficial to have bustling and positive businesses in shopping areas, and it is also helpful to have properties that are vacant turned into productive uses. Lemons and Limes will enhance the area by providing a new and unique retail shopping experience for the area.
- d. *Public Facilities and Services.* Currently, there are few businesses in the Cincinnati area that provide the services that Lemons and Limes provides, and the Applicant will therefore contribute to the overall services and amenities available to both Sycamore Township residents and its many visitors.

Thank you for your assistance in the review of this Application. Lemons and Limes is excited to be considered as a part of the Sycamore Township community. The Applicant is currently working to obtain landscaping and design materials to submit in connection with this Application. If I can be of any assistance, please do not hesitate to contact me.

Mr. Jeff Uckotter
September 11, 2023
Page 4

Sincerely,

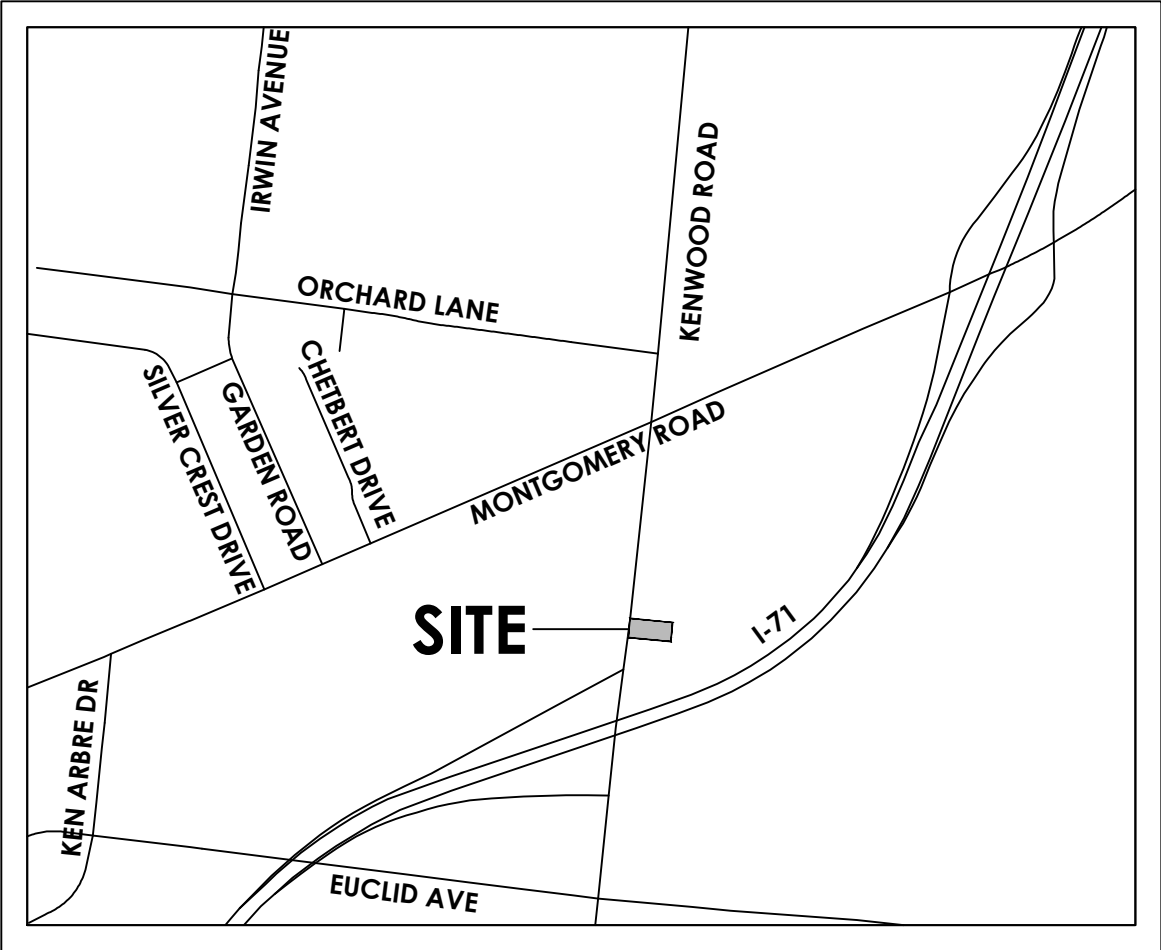
KEATING MUETHING & KLEKAMP PLL

By: 
Sophia R. Holley

11608680.1



Project Manager	RLA
Drawn By	DA
DWG	23540004-GIS
X-Ref(s)	***

[illegible]

VICINITY MAP

SCALE: 1" = 1,000'

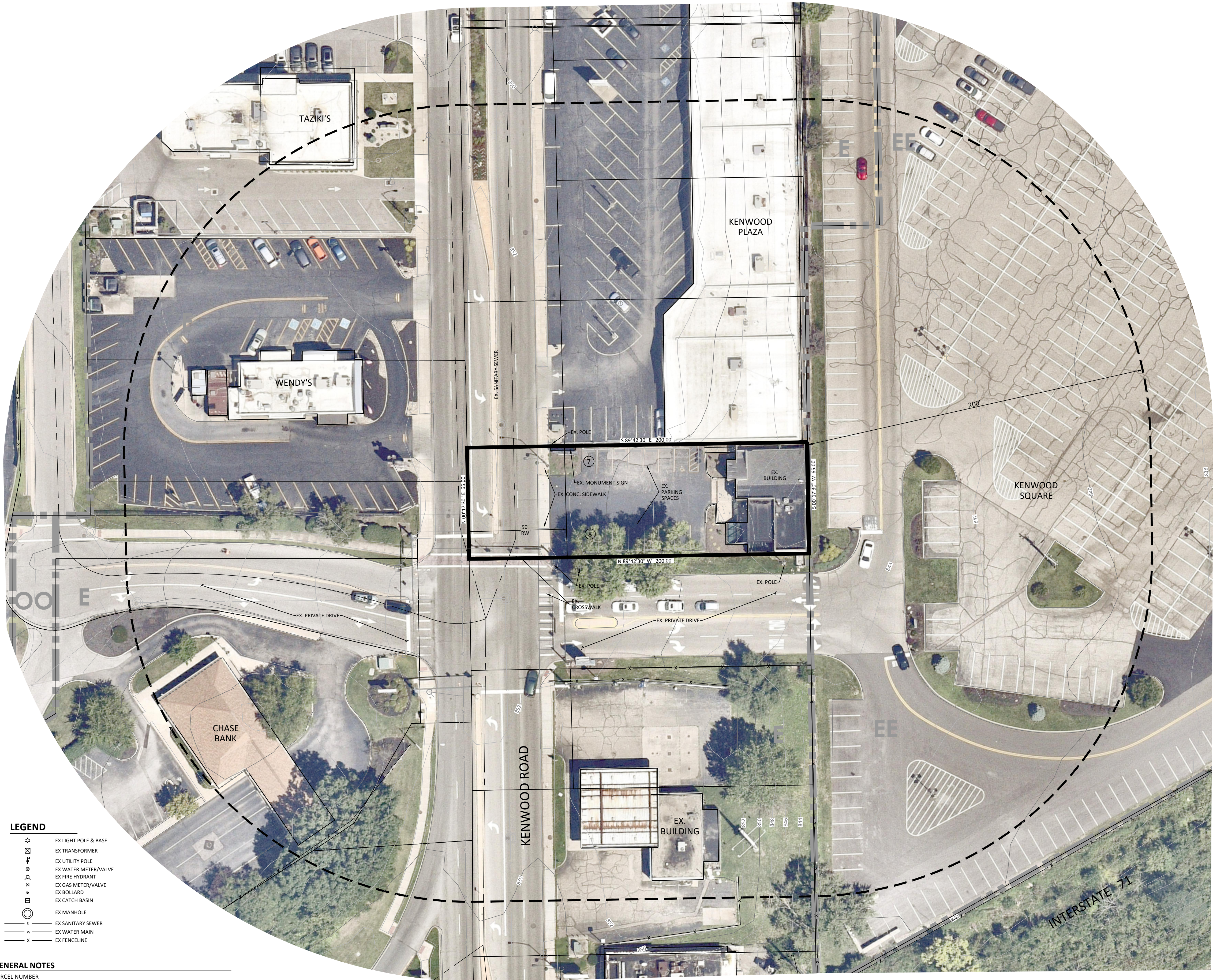


**PROPOSED MODIFICATION TO THE
EXISTING PUD-2
7292 KENWOOD ROAD
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO**













Sheet Title

AERIAL PHOTOGRAPHY OF EXISTING FEATURES

Project Number 23540.00
Drawing Scale 1" = 30'
Sheet Number 1 / 1
File Number 23540



LEGEND

- | | |
|---|----------------------|
|  | EX LIGHT POLE & BASE |
|  | EX TRANSFORMER |
|  | EX UTILITY POLE |
|  | EX WATER METER/VALVE |
|  | EX FIRE HYDRANT |
|  | EX GAS METER/VALVE |
|  | EX BOLLARD |
|  | EX CATCH BASIN |
|  | EX MANHOLE |
|  S | EX SANITARY SEWER |
|  W | EX WATER MAIN |
|  X | EX FENCELINE |

GENERAL NOTES

PARCEL NUMBER
600-0080-0073

OWNER
GURM GURDARSHAN, TR
5 CAMARGO CANYON
CINCINNATI, OHIO 45243

EXISTING ZONING: PUD-2

BOUNDARY BASED ON DEEDS & SURVEYS OF RECORD

LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREIN

NO GUARANTEE IS MADE THAT UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THE PREMISES, EITHER IN SERVICE OR ABANDONED.

CONTOURS TAKEN FROM CINCINNATI AREA GEOGRAPHIC INFORMATION SYSTEM (CAGIS)
CONTOUR INTERVAL IS 2'.

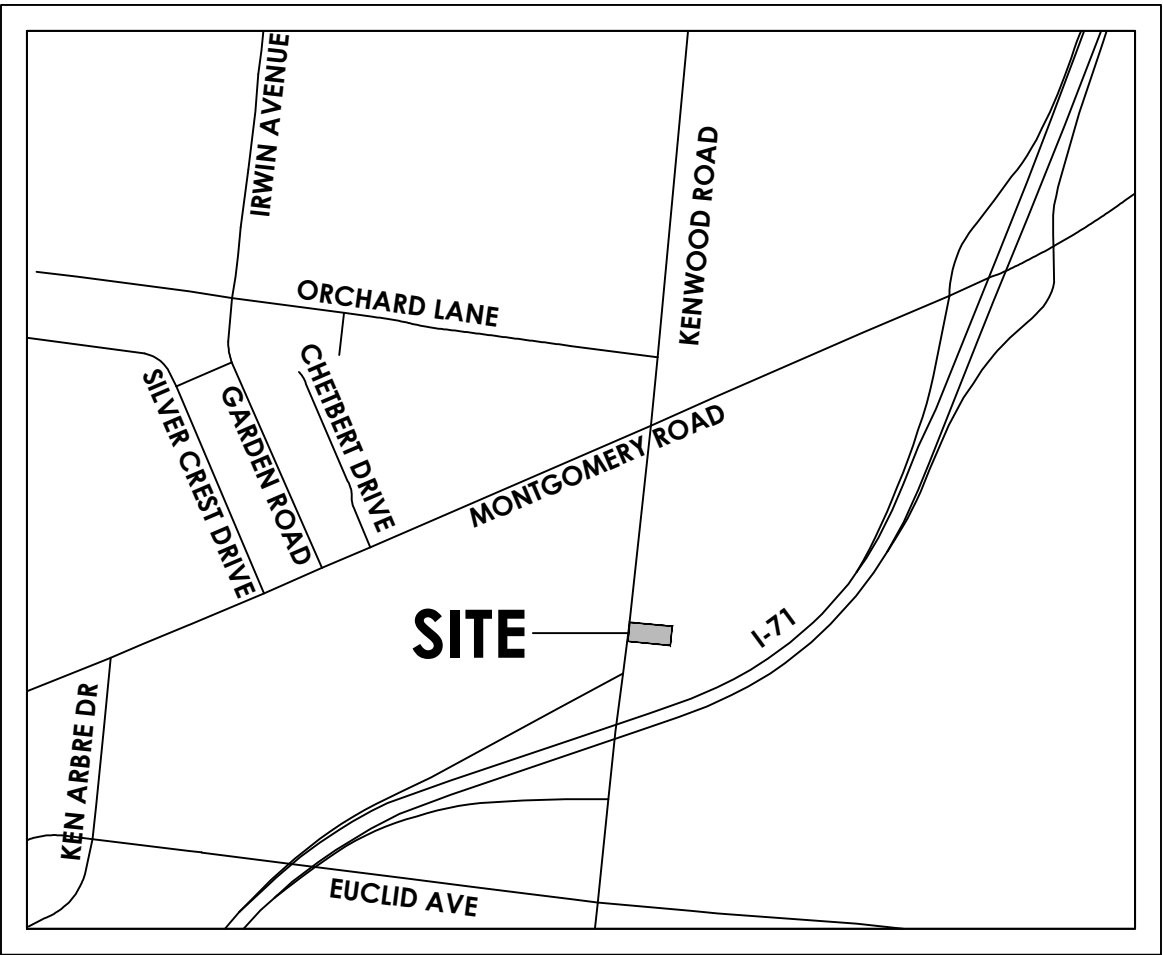
PROJECT SITE IS LOCATED OUTSIDE OF ANY FEMA FLOODWAY OR FLOOD ZONE PER THE CURRENT FEMA FIRM MAP No. 39061C0234E, DATED 02/17/2010.

SCALE IN FEET

0 15 30 60 90



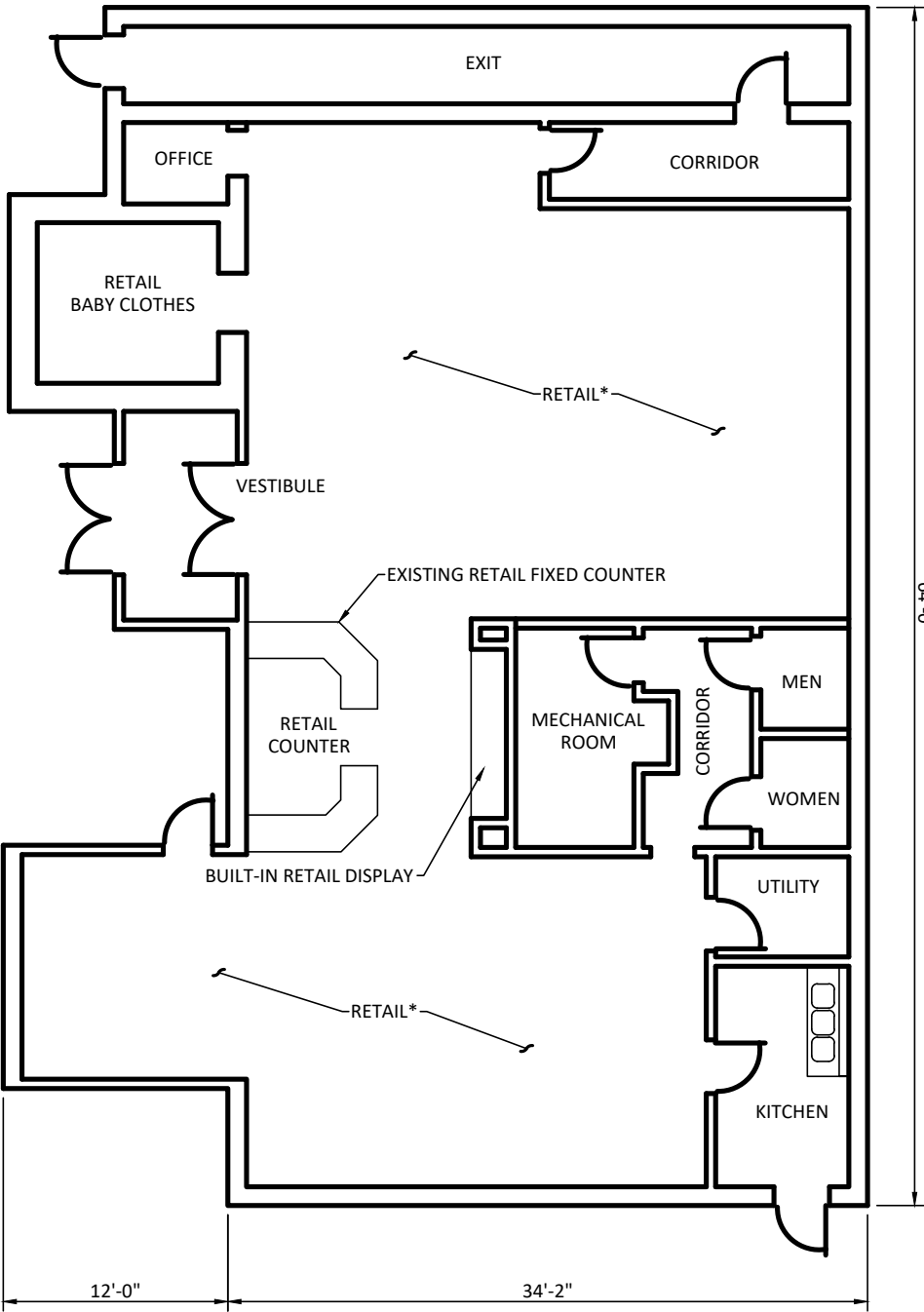
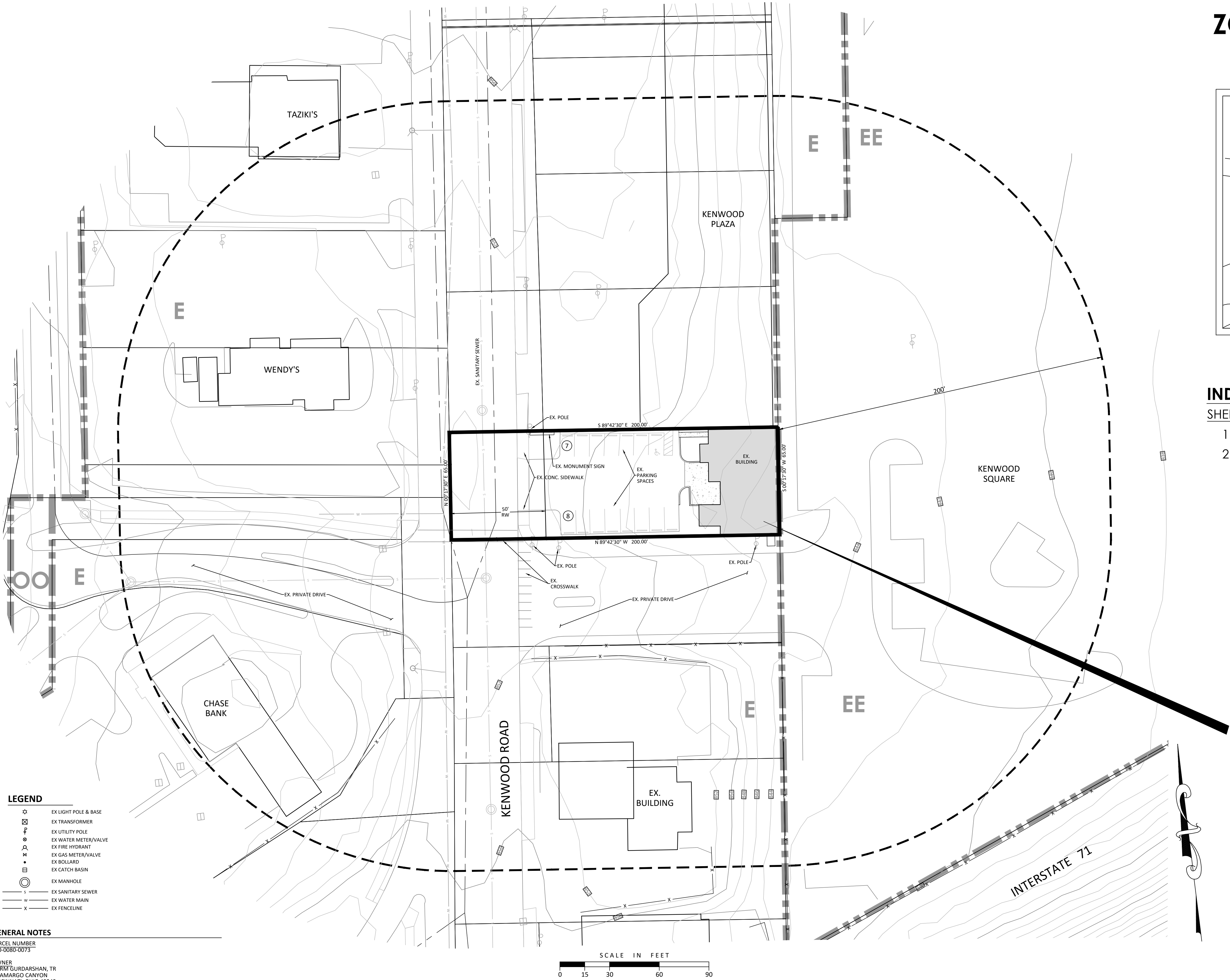
ZONING COMMISSION
SEPTEMBER 15, 2023



VICINITY MAP
SCALE: 1" = 1,000'

INDEX

SHEET	DESCRIPTION
1	EXISTING FEATURES AND BUILDING USE PLAN
2	EXISTING AND PROPOSED LANDSCAPE PLAN



BUILDING USE PLAN
SCALE: 1" = 10'

* NOTE:
THE SECONDARY USE, FOR THE OPEN RETAIL AREAS,
IS "EVENT / PARTIES" SUBJECT TO THE OCCUPANCY
LIMIT ESTABLISHED BY THE FIRE MARSHALL.

MSP
DESIGN
McGill Smith Punshon

Architecture
Engineering
Landscape Architecture
Planning
Surveying

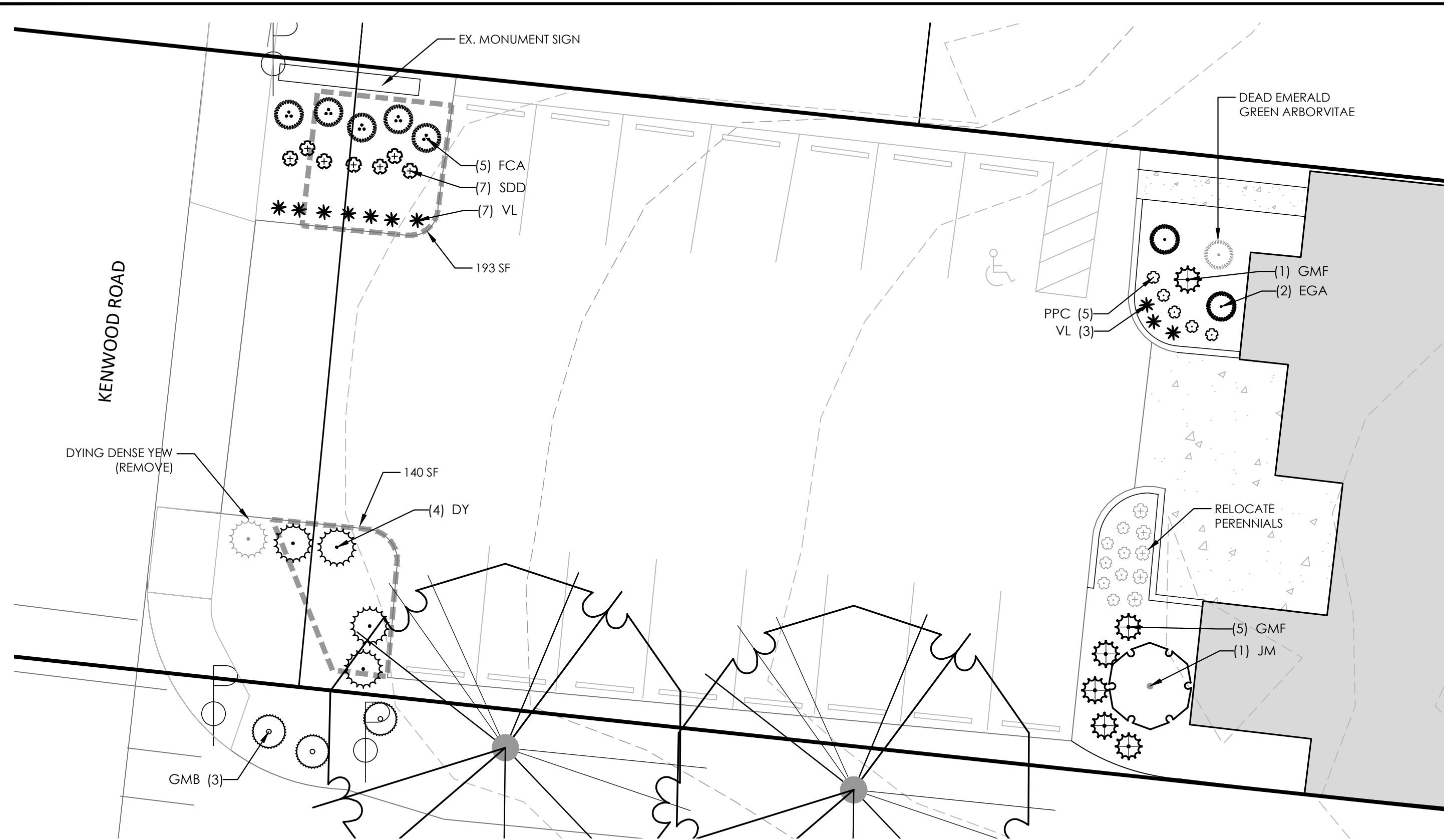
3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspsdesign.com

Project Manager	RLA	
Drawn By	DA	
DWG	23540004-GIS	
X-Ref(s)	---	
Issue/Revision	No.	Date
SUBMITTAL		09/15/23

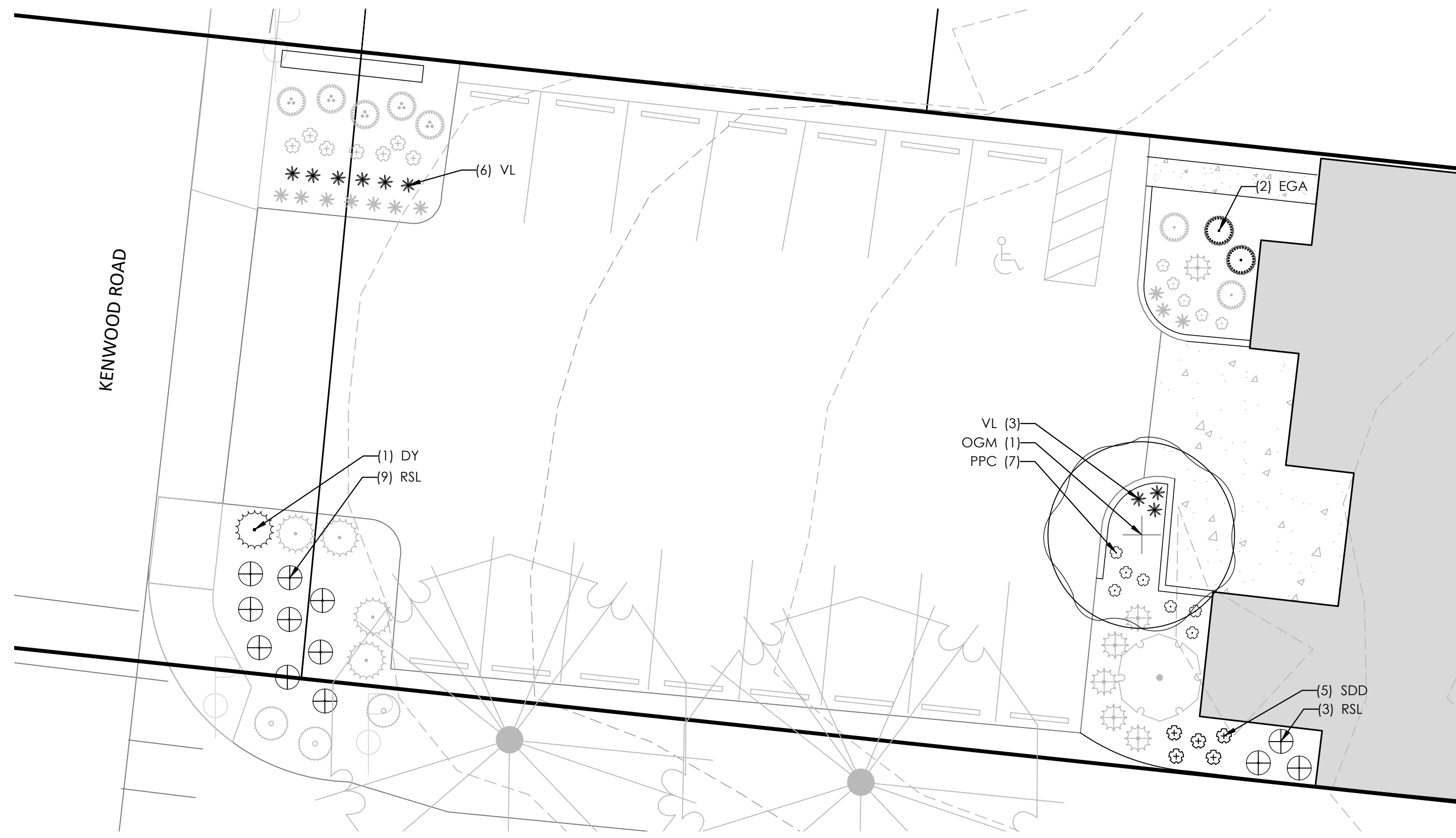
PROPOSED MODIFICATION TO THE
EXISTING PUD-2
7292 KENWOOD ROAD
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

Sheet Title	
EXISTING FEATURES AND BUILDING USE PLAN	
Project Number	23540.00
Drawing Scale	1" = 30'
Sheet Number	1 / 2
File Number	23540

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1 EXISTING LANDSCAPE PLAN SCALE: 1" = 10'



2 PROPOSED ADDITIONAL LANDSCAPE PLAN SCALE: 1" = 10'

PLANT SCHEDULE EXISTING

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JM	1	Magnolia x 'Jane'	Jane Magnolia	6'-7' B&B
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SDD	12	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 CONT.
PPC	12	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	#1 CONT.
VL	10	Liriope muscari 'Variegata'	Variegated Liriope	#1 CONT.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GMB	3	Buxus x 'Green Mountain'	Green Mountain Boxwood	#5 CONT.
GMF	6	Chamaecyparis pisifera filifera 'Gold Mop'	'Gold Mop' Falsecypress	#3 CONT.
DY	4	Taxus media 'Densiflora'	Dense Yew	24"-30" B&B
EGA	2	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7' B&B
FCA	5	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	#1 CONT.

PLANT SCHEDULE RELOCATE

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SDD	5	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 CONT.
PPC	7	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	#1 CONT.

PLANT SCHEDULE ADDITIONAL

SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
OGM	1	Acer rubrum 'October Glory' TM	October Glory Maple	2 1/2" - 3" CAL. B&B
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
VL	9	Liriope muscari 'Variegata'	Variegated Liriope	#1 CONT.
RSL	12	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 CONT.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DY	1	Taxus media 'Densiflora'	Dense Yew	24"-30" B&B
EGA	2	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7' B&B

LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPE REQUIREMENTS

VEHICULAR USE AREAS IS 22 SQ. FT. PER PARKING AND STACKING SPACE
- 15 PARKING SPACES * 22 SF = 330 SF

TREES

REQUIRED	2 TREES
PROVIDED	2 TREES (1 EXISTING)

SHRUBS

REQUIRED	6 SHRUBS
PROVIDED	8 SHRUBS (8 EXISTING)



MSPDESIGNMcGill Smith Punshon

■ Architecture

■ Engineering

■ Landscape Architecture

■ Planning

■ Surveying

3700 Park 42 Drive

Suite 190B

Cincinnati OH 45241

Phone 513.759.0004

www.mspsdesign.com

Project Manager RLA
Drawn By CFB
DWG 23540006-PLA
X-Ref(s) ---

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PROPOSED MODIFICATION TO THE
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EXISTING AND PROPOSED LANDSCAPE PLAN	
Project Number	23540.00
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