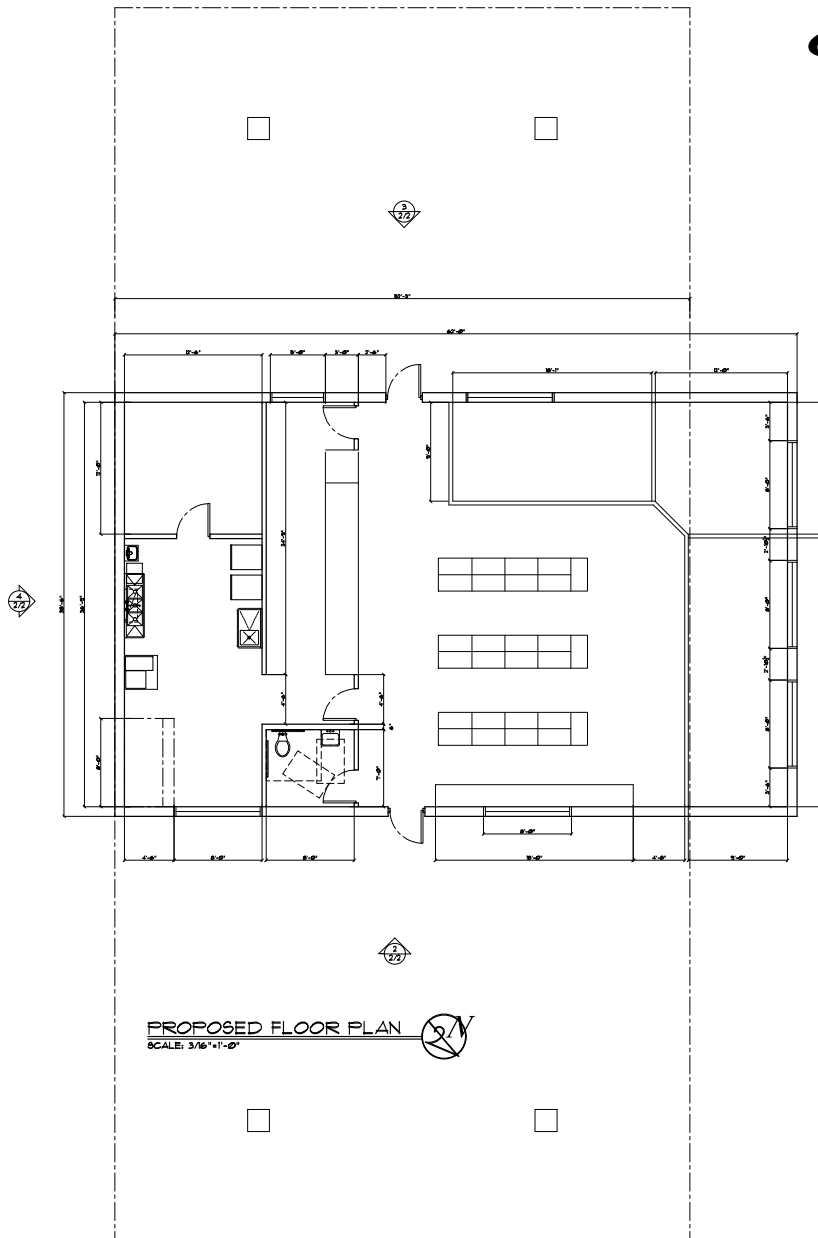


10843 MONTGOMERY RD
CINCINNATI, OH 45242



An aerial photograph of a property located at 10843 Montgomery Rd. The property is a large, rectangular building with a red roof, situated on a paved lot. A red pin is placed on the roof of the building, and a red line points from the address text to the pin. The surrounding area includes a parking lot with several vehicles, a grassy area, and a road with a yellow diagonal striped crosswalk. The address "10843 Montgomery Rd" is overlaid on the image in red text.

REFERENCE PLAN
NOT TO SCALE





Existing
Conditions

N&G Takhar Oil / N&G Montgomery Petroleum LLC

10843 Montgomery Road

Cincinnati, OH 45242

Phone: 937-925-2300

Email: JOHN.BRANDT@PAPOILCOMPANY.COM

December 23, 2025

Sycamore Township Administration

8540 Kenwood Road

Sycamore Township, OH 45236

Re: Letter of Intent - N&G Takhar Oil / N&G Montgomery Petroleum LLC

To Whom It May Concern,

On behalf of **N&G Takhar Oil / N&G Montgomery Petroleum LLC**, this Letter of Intent serves to formally notify Sycamore Township of our proposed improvements to the property located at **10843 Montgomery Road, Cincinnati, Ohio**.

Our intent is to proceed with the following site upgrades and enhancements:

- Rebrand the existing fuel canopy and dispensers to the new **Marathon Endurance** theme
- Construct a new monument sign base and price sign
- Construct a new building
- Enclose the dumpster area with brick construction
- Install new landscaping
- Upgrade the parking lot and add new curbing where applicable

All work associated with this project will comply with applicable Sycamore Township zoning regulations, design standards, and permitting requirements. We intend to work closely with Township staff throughout the review and approval process to ensure full compliance and a successful project outcome.

At this time, we respectfully request:

- Review and approval of the proposed improvements, and
- Confirmation of any additional requirements, documentation, or next steps needed to proceed

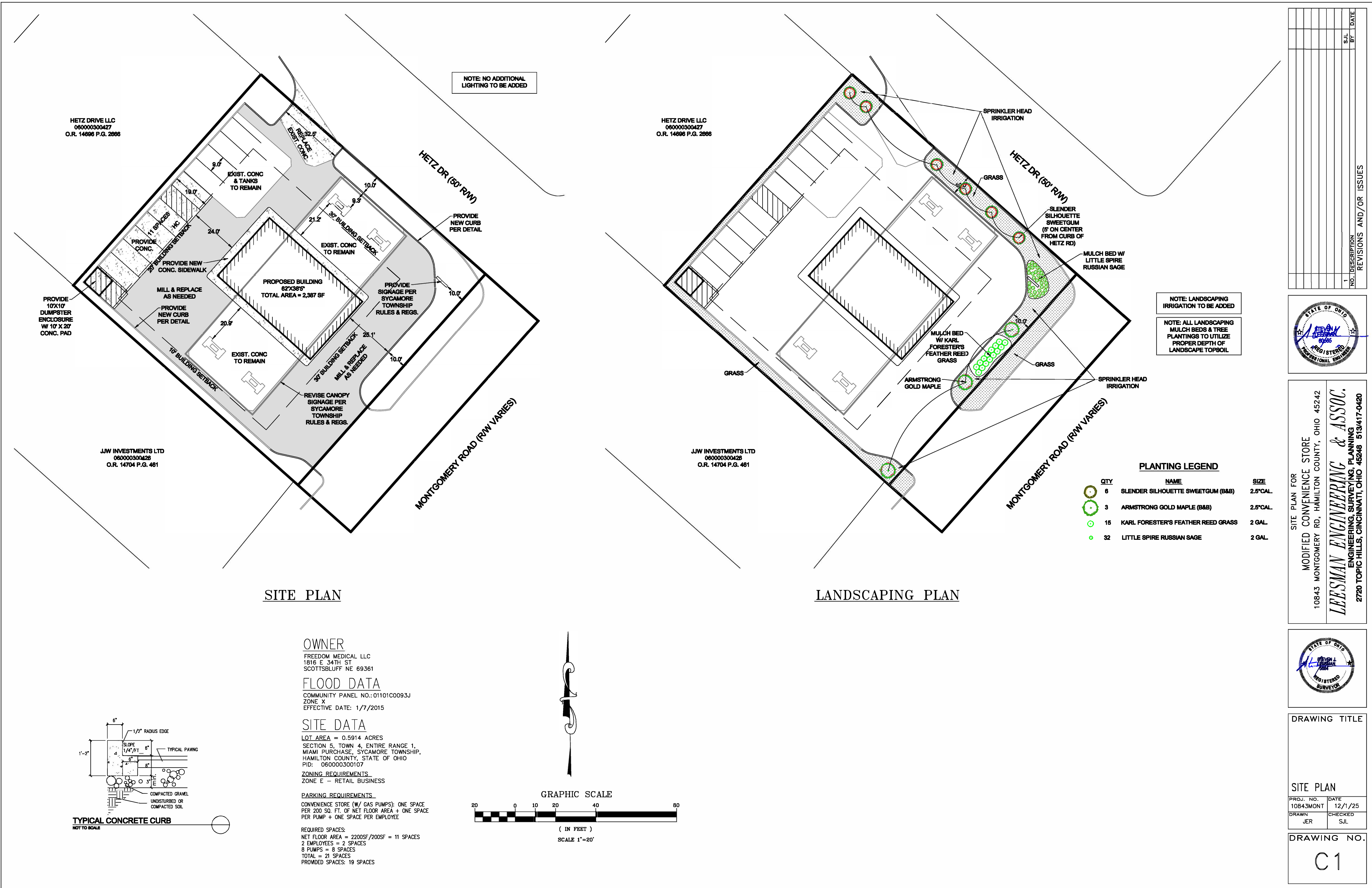
We appreciate your time and consideration and look forward to working collaboratively with Sycamore Township on this project. Should you require any additional information, please feel free to contact me at **937-925-2300** or **JOHN.BRANDT@PAPOILCOMPANY.COM**.

Sincerely,

John Brandt

Chief Marketing Officer

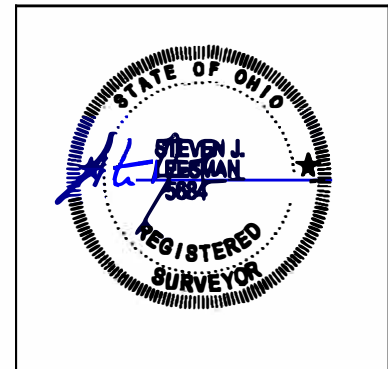
PAP Oil Company LLC



NO.	DESCRIPTION	REVISIONS	AND/OR	ISSUES	S.D.	DATE
1						



SITE PLAN FOR
MODIFIED CONVENIENCE STORE
10843 MONTGOMERY RD, HAMILTON COUNTY, OHIO 45242
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



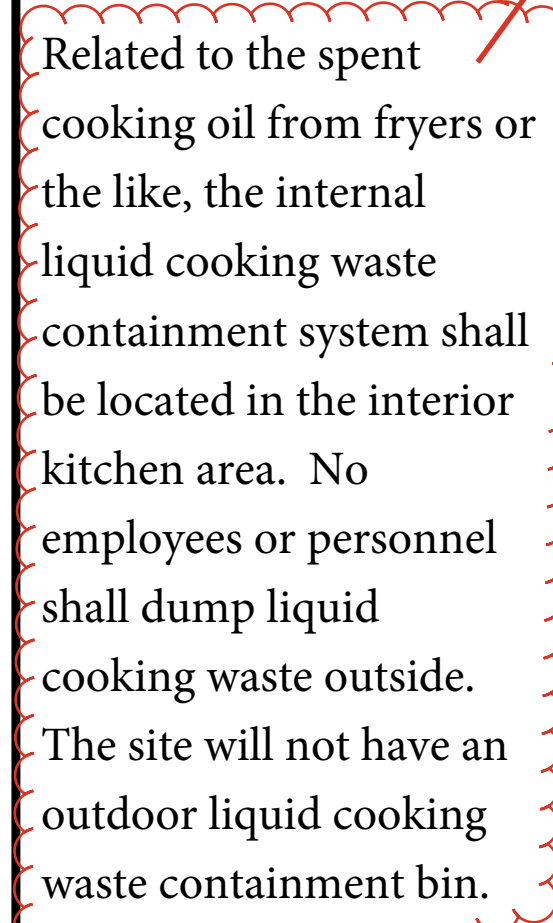
DRAWING TITLE







PROJ. NO. 10843MONT	DATE 12/1/25
DRAWN JER	CHECKED SUL

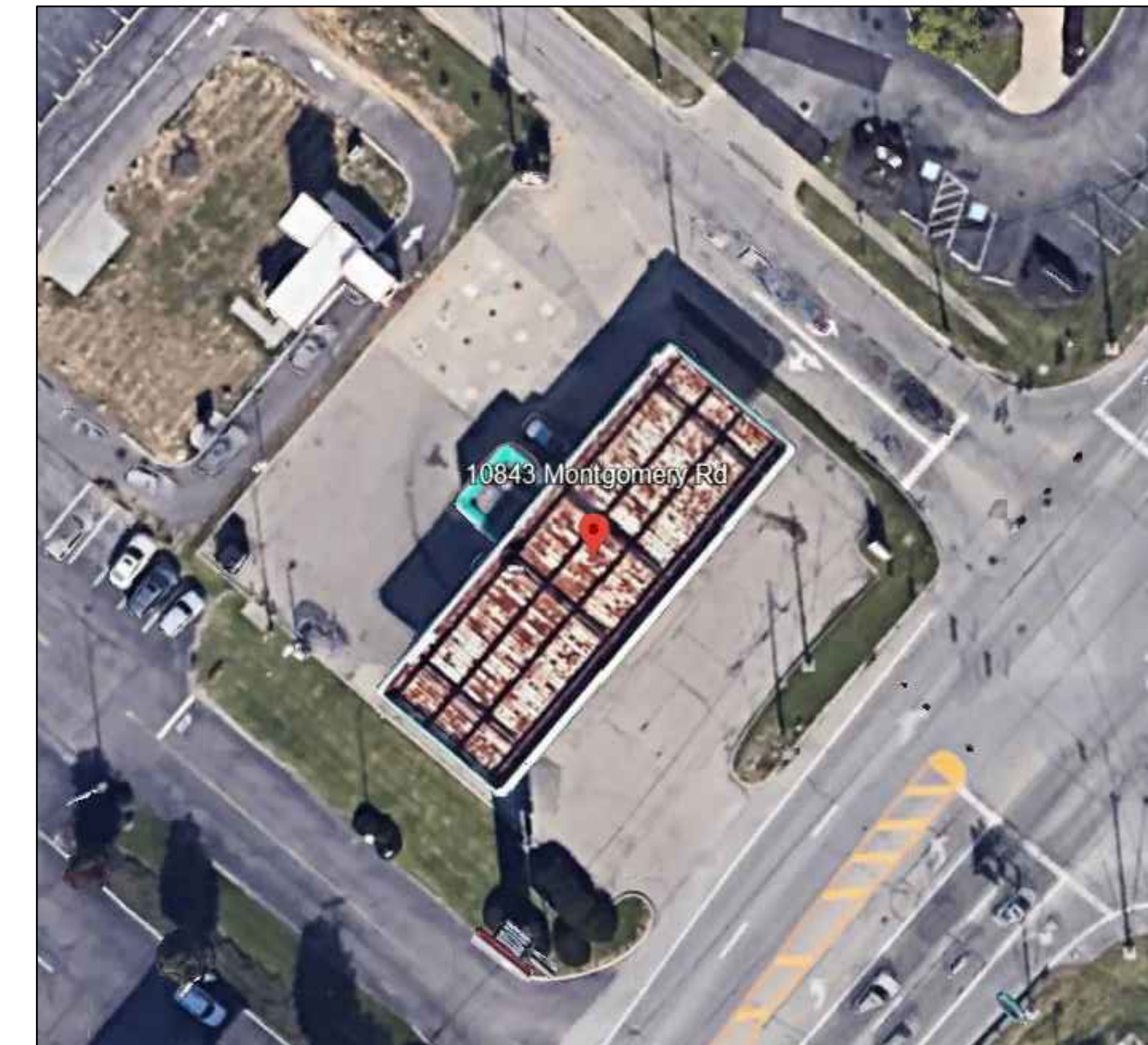
DRAWING NO.

C1

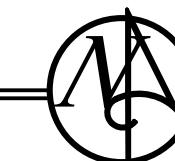
10843 MONTGOMERY RD
CINCINNATI, OH 45242



- | | |
|---|----------------------------|
|  | Cooler Area 522 SF |
|  | Sales Area 888 SF |
|  | Behind Counter Area 234 SF |
|  | R/R Area 56 SF |
|  | Kitchen Area 310 SF |
|  | Mech. Room area 150 SF |
| Total 2,160 SF | |



REFERENCE PLAN
NOT TO SCALE





FRONT (EAST) - FACING MONTGOMERY RD.
EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



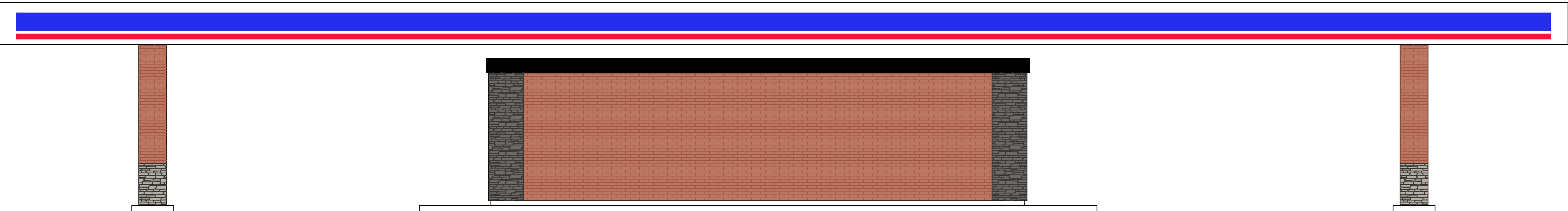
SIDE (SOUTH)
EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



SIDE (NORTH) - FACING HETZ DR.
EXTERIOR ELEVATION

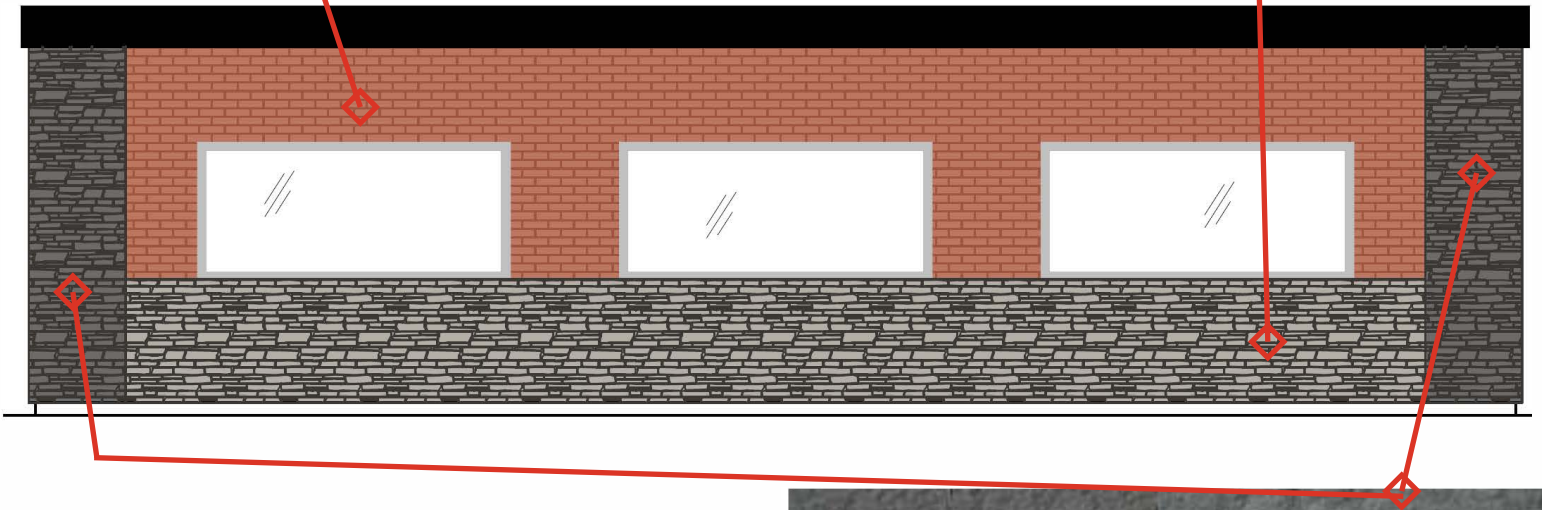
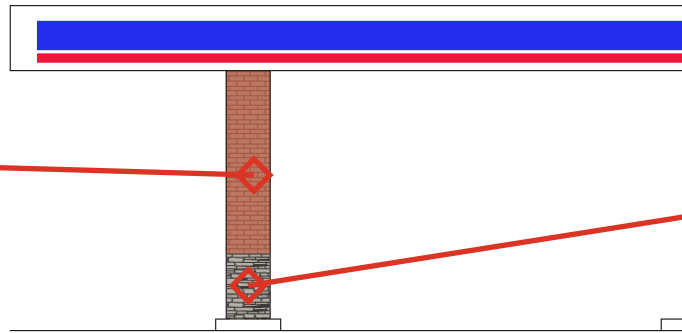
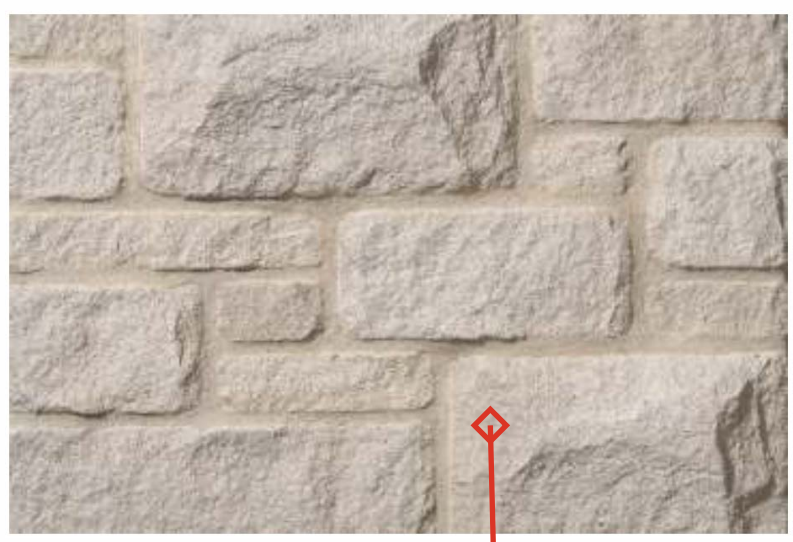
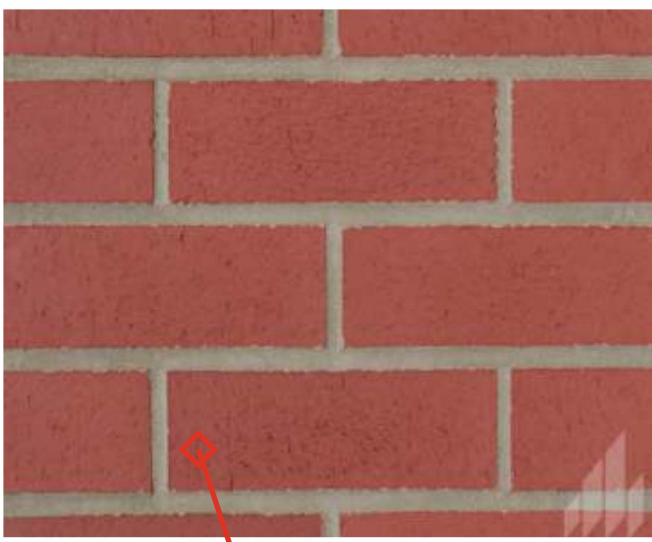
SCALE: 1/4" = 1'-0"



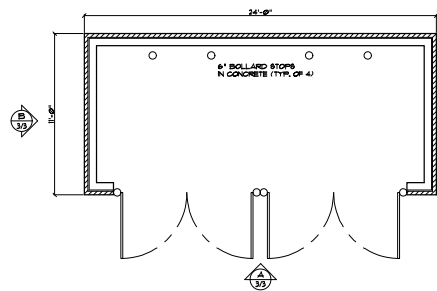
REAR (WEST)
EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"





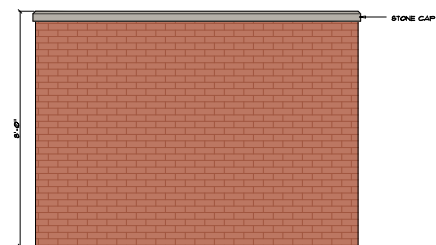
FULL DEPTH STONE OR BRICK ON
ALL ELEVATIONS. NO LICK AND
STICK VANEER MATERIAL
PROPOSED.



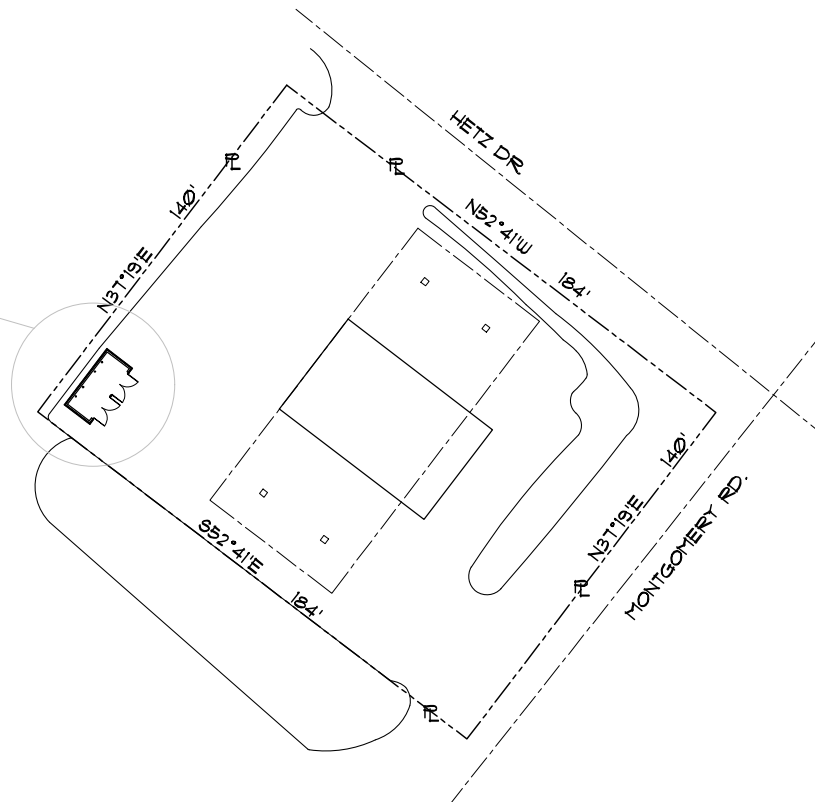
PLAN VIEW - DUMPSTER ENCLOSURE
SCALE: 1/4"=1'-0"



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



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



SITE PLAN
SCALE: 1"=20'-0"

Zoning Commission
Board of Zoning Appeals
Property Owner Form



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

PROJECT ADDRESS: 10843 MONTGOMERY RD CINCINNATI, OHIO **ZIP CODE:** 45242

APPLICANT NAME: N&G TAKHAR OIL/AMARJIT TAKHAR

OWNER NAME	STREET ADDRESS	ZIP	TAX MAILING STREET ADDRESS	ZIP
AMARJIT TAKHAR	4301 WILLOW CREEK CIR, BELLBROOK, OHIO	45305	4365 Lisa Dr, Tipp City,	45371

OWNER EMAIL	OWNER PHONE NUMBER
TAKHAROIL@GMAIL.COM	937-604-0012

The owner of this project address and undersigned do hereby certify awareness that an applicant is applying for a Zoning Commission Case or a Board of Zoning Appeals Case. The owner of the real property agrees to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission/ Board of Zoning Appeals application. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission or Board of Zoning Appeals public notice has been given.

Amarjit Takhar

12/24/2025

PROPERTY OWNER'S SIGNATURE

DATE