

# BLUE TIDE PARTNERS HAMILTON, LLC

812 Russel Street  
Covington, Kentucky 41017

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July 19, 2017

Sycamore Township  
Dept. of Planning and Zoning  
8540 Kenwood Rd.  
Cincinnati, OH 45236  
Attn: Harry Holbert

RE: Letter of Intent – 8109 Reading Road

Dear Harry,

Please accept this letter as our Letter of Intent in compliance requirements of Sycamore Township zoning:

A. Description of the proposed zoning:

This request is to change the zoning of the Premises from the existing zoning of E-Retail Business to D- Residential Multi-family

B. Size of the Area:

The Premises is approximately 2.149 acres of which .232 acres is within the right of way.

C. Description of Proposed Use:

The existing building is to be renovated and used for housing primarily for veterans. This project will include sixty seven units for veteran housing. Our business includes providing services for veterans in the surrounding area. We have several area parcels under control and are negotiating on others. We intend to have the property incorporated with the surrounding area to create a campus atmosphere that offers many services to veterans.

D. Character of the Development:

The existing building will be renovated to include housing units all opening on to a common area which will allow for a community setting. The project will include decorative security fencing along the streetscape which will include a berm and landscaped area to allow for an inviting outdoor setting. The project includes sixty seven living units in a single story structure.

E. Description of surrounding land uses:

The property to the South is a commercial office building. To the west are located residential apartment units. Across the street to the east are

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commercial businesses. Ronald Reagan Cross County Highway is to the immediate north separating the Premises from any other uses.

**F. Changes and Appropriateness:**

The property currently is a dilapidated building in dire need of repair. At one point in time the Township desired the building to be demolished. This plan requests the pre-existing non-conforming use to be updated to allow the structure to be re-furbished to be used to an attractive, contributing building for the community to offer housing to veterans. The zone change allows these improvements and opens the door for complementary and accessory uses in the surrounding area.

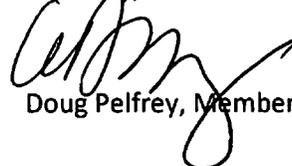
**G. Effect on Community:**

The rehabilitation of this property to a functioning, contributing parcel is the desire of the community. The upgrading of the building will have a significant impact on the surrounding area. The curb appeal of the building itself will be an immense improvement for all of the surrounding area. The adjacent property owners will no longer have to deal with the site being unattractive and the nuisances associated with a deteriorating building.

**H. Other Information:**

The property looking to be re-zoned has been deteriorating for a significant time and has been problematic for the township. This rezoning will allow the property to be refurbished and renovated for Veteran Housing. The prior use appears to be non-conforming use as a hotel/motel. This change to allow the property to be renovated to a housing development which is designed to be attractive with a central area which is to be landscaped for an inviting building which is secured and buffered from the street by an attractive berm and decorative fencing. The overall use intended to spur accessory services to veterans in the surrounding area. The financing of the project requires that the property be properly maintained a provide services to veterans.

Sincerely,



Doug Pelfrey, Member