

March 20, 2013

Elegant Treasures
7830 East Kemper Road
Cincinnati, Ohio 45242


Letter of Intent for Rezoning

- a. Description of the proposed rezoning: The property is currently zoned 'A'. The proposed zone change would rezone the land to be 'OO'. This would be more consistent with surrounding property uses since the property is situated in an area that is primarily zoned and used for commercial and PUD.
- b. Size of the area involved: the property area is 1.25 acres.
- c. Description of proposed use: After routine cleaning and painting, the building would be used for an embroidery shop. The land would remain as is. Three to four people would occupy the building at any one time, note the added paving in note (d) below.
- d. Character of the development: This residential structure will not be change on the exterior. There would be some paving added to the front to increase the amount of parking to 4 spaces.
- e. Description of surrounding land uses: To the east is a large commercial building zoned 'OO' with a large parking lot surrounding the building. To the north is a large commercial lot owned and used by Duke Energy, zoned 'FF'. To the west is one property of similar size zoned 'A'. Beyond that property is another property zoned 'OO' with a medium sized office building. Across the street are light industrial buildings zoned 'FF'.
- f. Zone 'OO' is more compatible with surrounding uses since this is a planned zone designation. All surrounding properties except the one immediately to the west are planned zones.
- g. The effect on the community objectives would be beneficial in bringing this property into the planned unit development. The character of the area would be mostly unaffected, except to allow the use to be more compatible with more of the surrounding properties than it is currently. The adjacent

properties are 'OO' and 'A'. Office zoning will match the property to the east.

- h. We do not believe there is any other info that may be pertinent or that would be helpful.

Respectfully,

A handwritten signature in black ink, appearing to read "J. R. Grier", written in a cursive style.

John R. Grier, Architect