



December 20, 2022

Symmes Township Zoning Commission
9323 Union Cemetery Road
Symmes Township, Ohio 45140
In Care of:
Hamilton County Planning & Development Department
138 East Court Street
County Administration Building, Room 801
Cincinnati, Ohio 45202

RECEIVED
DEC 28 2022

Re: Silver Spring House Parking Lot (11540 Snider Road)

To Whom It May Concern:

This letter is to request inclusion on the agenda for the February 2, 2023 Regional Planning Commission (RPC) meeting and for the February 15, 2023 Symmes Township Zoning Commission (STZC) hearing. The purpose of the attached documents is for approval of a proposed zone change of a Single Family Residence lot of 1.257 acres at 11540 Snider Road (Zone "A") to a Retail lot (Zone "EE") that would be consolidated with the existing Silver Spring House lot of 2.3206 acres at 8322 E. Kemper Road (Zone "EE"). After dedicating a 50'-0" Right-of-Way (R.O.W.) along 11540 Snider Road, resulting in a loss of 0.0621 acres, the total consolidated lot size would be 3.516 acres. The Silver Spring House is requesting approval to expand their current parking lot into this adjacent lot to achieve 125 new parking spaces, which would net out to a total of 273 exclusive parking spaces for the restaurant. The proposal would also include expanding the existing detention basin into the northern property to compensate for the additional impervious surface area. The Silver Spring House is requesting a variance of 8'-0" of the parking lot to be allowed into the northern 25'-0" Transition Boundary Buffer as this helps achieve the most efficient parking layout. The Silver Spring House is also requesting that the existing variances from the previously approved Resolution on 8322 E. Kemper Road remain in place.

The properties adjacent to the north, zoned "A", are three residences that will be screened by an earth berm, a 6'-0" tall vinyl privacy fence and various new and existing evergreen and deciduous trees as shown on the landscape plan. The property to the northeast, zoned "A", is a residence separated by a 68'-0" minimum yard with new and existing evergreen and deciduous trees as shown on the landscape plan. There is an existing fence line along this property, which is partially a wood privacy fence and partially a split-rail fence. The property to the east, zoned "OO", contains office condominiums and shares a cross access easement and parking with The Silver Spring House. The properties to the south, zoned "A", are residential separated by 5 lanes of East Kemper Road and screened with an earth berm and various deciduous trees, evergreen trees and shrubs. The property to the west in Sycamore Township is a school separated by 2 to 4 lanes of Snider Road. The property to the southwest in Sycamore Township is a parking lot owned by the school and is separated by the East Kemper Road/Snider Road intersection.

The current house (built in 1985), detached garage, green house, shed and site has been abandoned and in disrepair and no longer suitable to remain as a residential property. The cost of the land plus the cost of the

repairs to the structures and site or to demolish and build a new house would be too expensive to make it a viable residential property again. Utilizing this site for commercial purposes is not out of the character of the surrounding area. This section of the East Kemper Road corridor contains a diverse mix of commercial and residential uses including restaurants, retail, offices, lending institutions, recreational facilities, schools, churches, single family residences, and multifamily residences. The Silver Spring house restaurant blends well with those diverse uses along East Kemper Road. A restaurant in some form or fashion has existed on the corner of East Kemper Road and Snider Road since the 1940's. Since 1988 The Silver Spring House, a locally owned and operated restaurant, has continually grown and improved with the community over the years recognizing the needs of its patrons and adapted to those needs when possible. While the existing parking spaces meet the Symmes Township zoning code requirement, the culture of the patrons see this establishment as a place to meet friends, family and have business lunches where they are arriving individually in their vehicles versus a group, which in turn increases the demand on the parking above a typical restaurant situation. The Silver Spring House's goal is to provide relief of the crowded parking lot to help prevent patrons from parking elsewhere in the community and locate a parking space in a more safe and efficient manner on site.

If you have any questions, please do not hesitate to contact me at 513-677-0060.

Sincerely,



Brian Doll
Senior Project Designer

Encl.
Cc: File #22153

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DEC 28 2022

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**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

**LEGAL DESCRIPTION
SILVER SPRING HOUSE
4.500 ACRES**

SITUATE IN SECTION 36, TOWN 5, ENTIRE RANGE 1, SYMMES TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF SNIDER ROAD AND EAST KEMPER ROAD, SAID CENTERLINE OF SNIDER ROAD ALSO BEING THE WEST LINE OF SAID SECTION 36;

THENCE LEAVING SAID INTERSECTION AND ALONG THE SAID CENTERLINE OF SNIDER ROAD AND THE SAID SECTION LINE, NORTH 05°35'38" EAST, 450.00 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE AND WEST SECTION LINE AND ALONG THE SOUTH LINE OF CARLA A. AND KIM ROBERT SCHIEDKNECHT AS RECORDED IN O.R. 12982, PG 535 OF THE HAMILTON COUNTY, OHIO, RECORDER'S OFFICE, AND ALONG THE SOUTH LINE OF KIMBERLY AND JONNY R. COX AS RECORDED IN O.R. 14455, PG. 2505 OF THE HAMILTON COUNTY, OHIO, RECORDER'S OFFICE, AND A SOUTH LINE OF DAVID L. VOMACKA AS RECORDED IN O.R. 12044, PG. 1770 OF THE HAMILTON COUNTY, OHIO, RECORDER'S OFFICE, SOUTH 65°29'22" EAST, 460.47 FEET TO A POINT;

THENCE LEAVING SAID SOUTH LINES AND ALONG A WEST LINE OF SAID DAVID L. VOMACKA'S PROPERTY, AND THE WEST LINE OF COLIN J. RADEMACHER AS RECORDED IN O.R. 11030, PG. 1580 OF THE HAMILTON COUNTY, OHIO, RECORDER'S OFFICE, AND IN PART ALONG THE WEST LINE OF KEMPER PROFESSIONAL OFFICE PARK, CONDOMINIUM, PHASE 3 AS RECORDED IN P.B. 447, PG 19, OF THE HAMILTON COUNTY, OHIO, RECORDER'S OFFICE, SOUTH 05°35'38" WEST, 450.00 FEET TO A POINT IN THE CENTERLINE OF EAST KEMPER ROAD;

THENCE LEAVING SAID WEST LINE AND ALONG SAID CENTERLINE, NORTH 65°29'22" WEST, 460.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.500 ACRES OF LAND.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

8111 Cheviot Road • Suite 200 • Cincinnati, Ohio 45247

Phone: (513) 385-5757 • Fax: (513) 245-5161

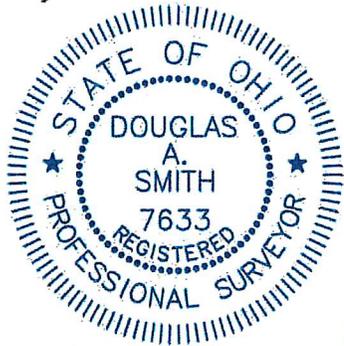
www.abercrombie-associates.com

RECEIVED

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THE ABOVE DESCRIPTION WAS PREPARED FROM A ZONING PLAT, DATED 12/16/2022 BY ABERCROMBIE AND ASSOCIATES, INC. UNDER THE DIRECTION OF DOUGLAS A. SMITH, P.S., OHIO REGISTRATION NO. 7633. BEARINGS ARE BASED ON THE STATE PLAN COORDINATE SYSTEM, SOUTH ZONE.

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 NOT BASED ON AN ACTUAL FIELD SURVEY. SAID DESCRIPTION IS TO BE USED FOR THE PURPOSE OF RE-CLASSIFICATION OF PROPERTY ONLY, AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.



12/16/2022

DOUGLAS A. SMITH P. S. #7633

Prepared by: Abercrombie and Associates, Inc.
Date: December 16, 2022
A&A No.: 22-0300

12-16-22
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 5

Ae Abercromble & Associates, Inc.
 Civil Engineering • Surveying
 8111 Charles Road, Suite 200
 Springfield, Ohio 45504
 937-398-3161
 www.abercromble-associates.com

Project Title: **EXISTING CONDITIONS**
 SILVER SPRING HOUSE
 SECTION-36, TOWN-5, E RANGE-1
 SYMMES TOWNSHIP
 HAMILTON COUNTY, OHIO

Revised: _____
 Date: **12-16-22**
 Drawn By: **G.R.**
 Checked By: **J.A.S.**
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OWNER/APPLICANT:
 SILVER SPRING HOUSE RESTAURANT, LLC
 8322 EAST KEMPER ROAD
 CINCINNATI, OHIO 45249

GENERAL NOTES:
 BOUNDARY SURVEY PER DEED & SURVEYS OF RECORD
 PER THE SOIL SURVEY OF HAMILTON COUNTY, THE
 PRESENTMENT SOIL TYPE IS ASSUMED TO BE
 15.0 PERCENT CLAY.

GRAPHIC SCALE
 1" = 30'

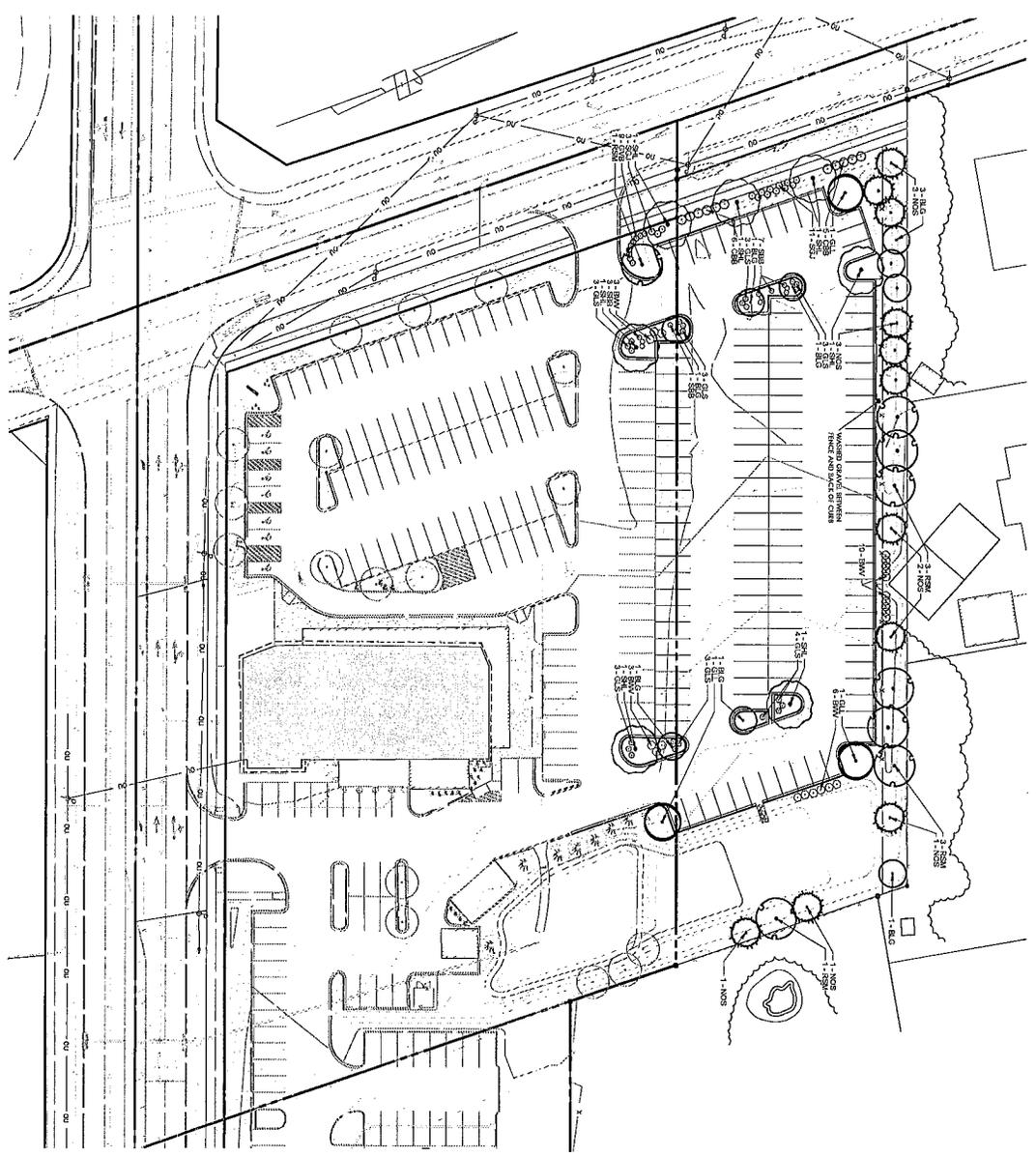
4,500 Acres (Gross)
 3,516 Acres (Net)

EAST KEMPER ROAD
 (100' PUBLIC R/W)

SNIDER ROAD
 (R/W VARIES)

LEGEND

1	Light Pink
2	Light Blue
3	Light Green
4	Light Yellow
5	Light Purple
6	Light Orange
7	Light Red
8	Light Brown
9	Light Grey
10	Light Black
11	Light White
12	Light Blue-Grey
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14	Light Yellow-Grey
15	Light Purple-Grey
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20' 10' 15' 20' 25' 30' 35' 40' 45' 50' 55' 60' 65' 70' 75' 80' 85' 90' 95' 100'

GRAPHIC SCALE
(1" = 30')

1" = 30'

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NO.	DESCRIPTION	REMARKS	PROPOSED
14	TOTAL LANDSCAPING COST	223,000.00	223,000.00
15	VIA LANDSCAPE	223,000.00	223,000.00
16	PLANTING REQUIREMENTS (A)	1 CANOPY TREE FOR EACH TO SPANSE (30' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
17	PLANTING REQUIREMENTS (B)	MULTIPLE TREES PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	30 SHRUBS
18	PLANTING REQUIREMENTS (C)	1 CANOPY TREE MAY BE SUBSTITUTED FOR 3 SHRUBS	
19	PLANTING REQUIREMENTS (D)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
20	PLANTING REQUIREMENTS (E)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
21	PLANTING REQUIREMENTS (F)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
22	PLANTING REQUIREMENTS (G)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
23	PLANTING REQUIREMENTS (H)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
24	PLANTING REQUIREMENTS (I)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
25	PLANTING REQUIREMENTS (J)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
26	PLANTING REQUIREMENTS (K)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
27	PLANTING REQUIREMENTS (L)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
28	PLANTING REQUIREMENTS (M)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
29	PLANTING REQUIREMENTS (N)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
30	PLANTING REQUIREMENTS (O)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
31	PLANTING REQUIREMENTS (P)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
32	PLANTING REQUIREMENTS (Q)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
33	PLANTING REQUIREMENTS (R)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
34	PLANTING REQUIREMENTS (S)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
35	PLANTING REQUIREMENTS (T)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
36	PLANTING REQUIREMENTS (U)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
37	PLANTING REQUIREMENTS (V)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
38	PLANTING REQUIREMENTS (W)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
39	PLANTING REQUIREMENTS (X)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
40	PLANTING REQUIREMENTS (Y)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES
41	PLANTING REQUIREMENTS (Z)	1 CANOPY TREE SHALL BE 12.5' SPANSE PER SPANSE (15' SPANSE) FOR NOT NEAR LINES TREES	11 CANOPY TREES

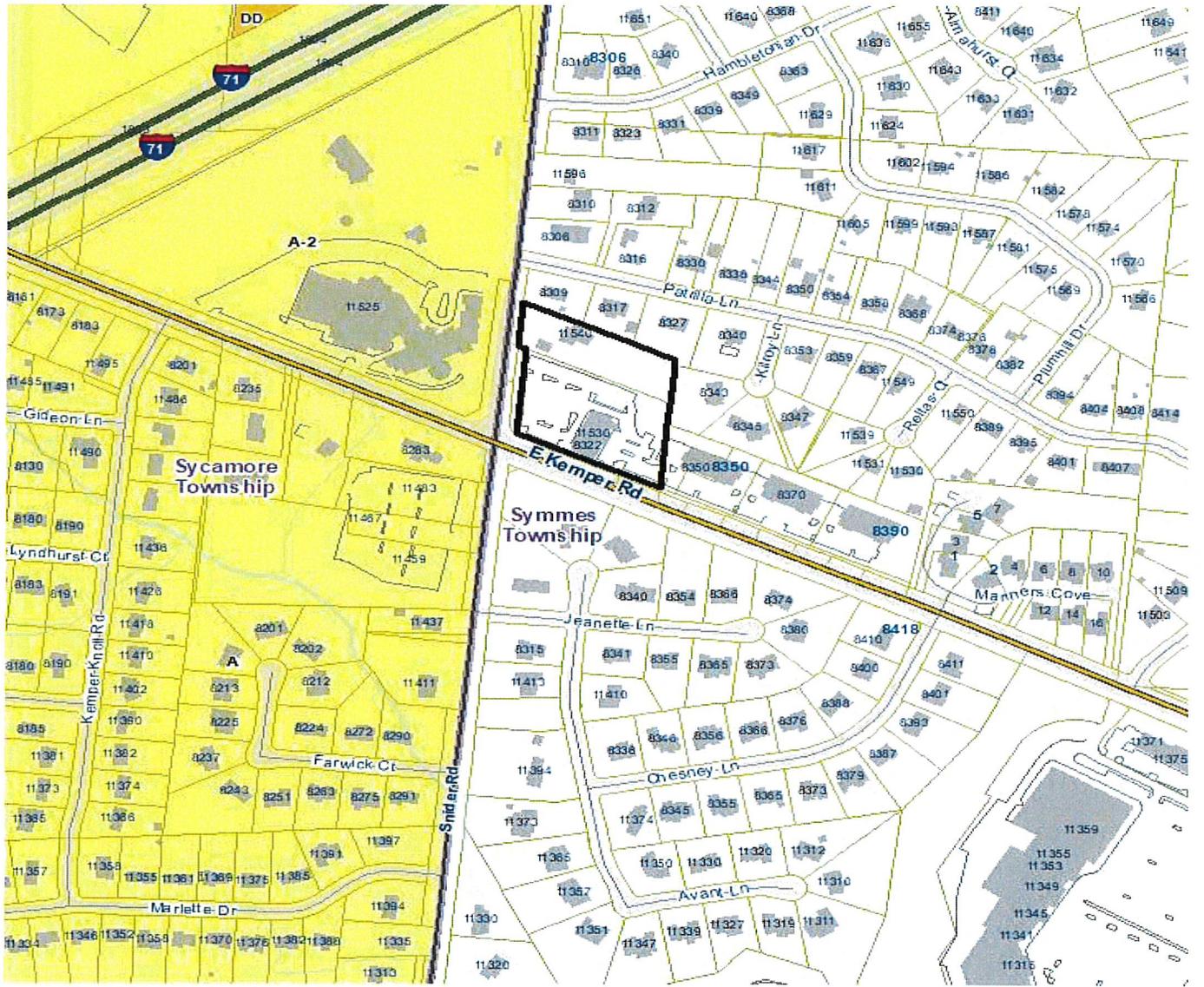
EXHIBIT NUMBER	QTY	SYMBOL / COMMON NAME	INSTALLATION SIZE
1	11	SCOTSDALE / COMMON NAME	5' x 8'
2	30	ASPERULUM / COMMON NAME	2' 1/2" x 2' 1/2"
3	11	ASPERULUM / COMMON NAME	2' 1/2" x 2' 1/2"
4	11	ASPERULUM / COMMON NAME	2' 1/2" x 2' 1/2"
5	11	ASPERULUM / COMMON NAME	2' 1/2" x 2' 1/2"
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49	11	ASPERULUM / COMMON NAME	2' 1/2" x 2' 1/2"
50	11	ASPERULUM / COMMON NAME	2' 1/2" x 2' 1/2"

Abercrombie & Associates, Inc.
Civil Engineering & Surveying
8511 Cleveland Blvd., Suite 200
Cincinnati, OH 45244
613-282-5157
www.aberacrombie-associates.com

PRELIMINARY PLANTING PLAN
SILVER SPRING HOUSE
SECTION-36, TOWN-5, E.RANGE-1
SYMMES TOWNSHIP
HAMILTON COUNTY, OHIO

DATE	12-16-22
DRAWN BY	D.J.F.
CHECKED BY	D.J.F.
SCALE	1" = 30'
NO.	22133-PLA

EDRK DESIGN
ARCHITECTURE
11111 W. 11th St.
Suite 100
Overland Park, KS 66211
913-241-1111



Vicinity Map

Case: Symmes 2023-01; Silver Spring House IV
Request: {Zone Change} FROM: "A" Residence TO: "EE"
Planned Residence

DISCLAIMER:

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Any floodway and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of limits recipient must refer to the 2004 FEMA floodway fringe maps. Large differences can exist between actual flood prone area and official FEMA flood fringe areas.

HAMILTON COUNTY RURAL ZONING COMMISSION
 138 E COURT ST RM 801
 CINCINNATI, OH, 45202-020
 (513) 946-4500

Created: 12-30-2022

Signed: _____ Date: _____