



Cincinnati United Contractors

November 21, 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

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

To Whom It May Concern:

This letter is to request a Pre-hearing Conference from the Symmes Township Zoning Commission (STZC) for the proposed zone change of a Single Family Residence lot (Zone "A") to a Retail lot (Zone "EE") that would be consolidated with the existing Silver Spring House lot at 8322 E. Kemper Road (Zone "EE"). The Silver Spring House is requesting approval to expand their current parking lot into this adjacent lot to achieve 126 new parking spaces, which would net out to a total of 274 parking spaces for the restaurant. The proposal would also include expanded 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.

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

Sincerely,

A handwritten signature in blue ink that reads "Brian Doll".

Brian Doll
Senior Project Designer

Encl.

Cc: File #22153

