

December 22, 2021

Hamilton County Regional Planning Commission
138 East Court Street, 8th Floor
Cincinnati, Ohio 45202

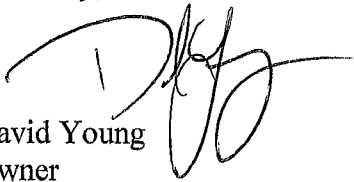
Dear Members:

Enclosed is an application for a revised Final Development Plan regarding the site in the Governor's Hill subdivision formally known as Honey Baked Ham, Case #92-1. The current owner of the property is OEMJS HQ, LLC.

The 2.471 acre site is located on the southwest corner of the intersection of Mason Road and Chapel Square Drive. This building contains 25,748 sf of office space and currently has 72 parking spaces. Vensure Employer Services, the building's primary tenant, recently purchased a company located in Springdale. They will need an additional 15 parking spaces to accommodate them at this location. With the Vensure purchase of this company, 30 additional jobs will be coming to the Township. If this plan does not work out, there is a strong possibility that these positions will move to the Vensure corporate location in Atlanta. With the additional parking spaces, we will still meet the 20'-0" buffer requirement for parking areas that are adjacent to any residentially zoned properties. There is an existing privacy fence protecting those homes and we plan on adding additional landscaping to the current landscaping barrier on our property that exceeds code. This is an office building with no overnight activity.

Sincerely,

David Young
Owner

A handwritten signature in black ink, appearing to read 'D. Young', with a long horizontal flourish extending to the right.

Cc: Trustees
C.J. Carr
Carol Sims

CH. N. 75° 59' 45" E. COR. 24'
RE 300.0' AS 200.88'
ZONE CHANGE AREA

CHAPELSQUARE DRIVE

PROPOSED OFFICE FACILITY

GROUP MOUNTED APF
SERIES METAL HALIDE
FLOOD LIGHT (200W)

INFORMATIONAL AREA
PERIMETER
DIMMERED ACQUANT
LIGHTS
FLOOR

GROUP MOUNTED APF
SERIES METAL HALIDE
FLOODING LIGHTS

PROPOSED OFFICE
FACILITY

PERIMETER
DIMMERED ACQUANT
LIGHTS
FLOOR

N 86° 37' 27" W 244.80'

PERIMETER
DIMMERED ACQUANT
LIGHTS
FLOOR

PERIMETER
DIMMERED ACQUANT
LIGHTS
FLOOR

PERIMETER
DIMMERED ACQUANT
LIGHTS
FLOOR

PERIMETER
DIMMERED ACQUANT
LIGHTS
FLOOR

N 86° 37' 27" W 244.80'

CH. N. 75° 59' 45" E. COR. 24'
RE 300.0' AS 200.88'
ZONE CHANGE AREA

GROUP MOUNTED APF
SERIES METAL HALIDE
FLOODING LIGHTS
PERIMETER
DIMMERED ACQUANT
LIGHTS
FLOOR

MASON-MONTGOMERY

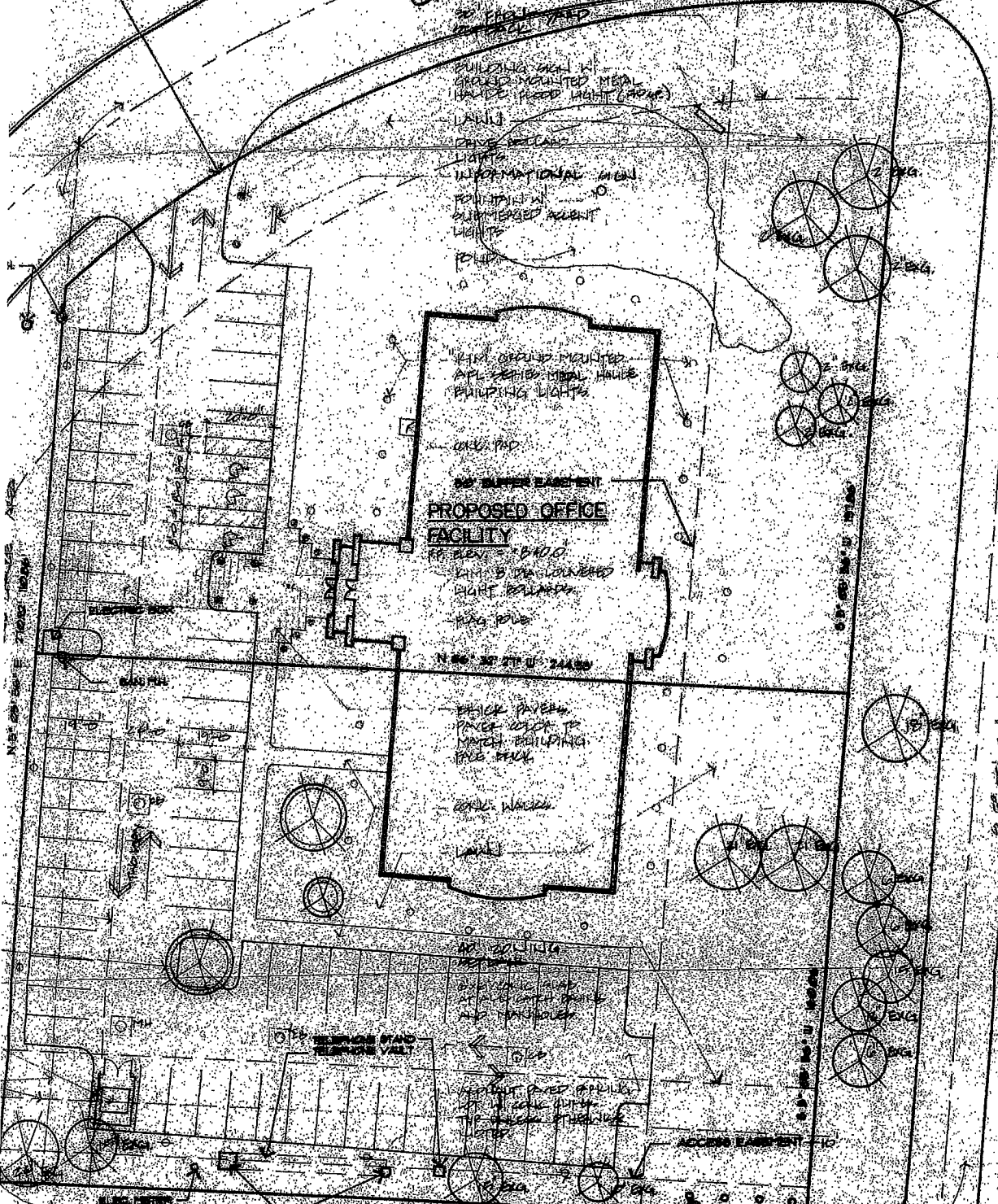
4' U. 200.0'

4' U. 200.0'

4' U. 200.0'

4' U. 200.0'

4' U. 200.0'





NORTH

TOTAL IMPROVEMENTS
16 SPACES ADDED
1 EX. SPACE REMOVED
+15 SPACES TOTAL



DESIGN DEVELOPMENT

