

BOARD OF TRUSTEES

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950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262
Fax # (513) 752.8418
www.piercetownship.org

APPLICATION FOR ZONING AMENDMENT

APPLICATION NUMBER: _____

NAME OF APPLICANT: H.S.I.G. LLC

MAILING ADDRESS: 4019 Guilmore Ave, Cinti, OH 45209

PHONE: 513. 504-3012 FAX NUMBER: _____

EMAIL: HollieSharmaInvestments@gmail.com

If agent, please explain relationship (architect, lawyer): Developer

Request zone change from: TEXT Zone change to District zone Addition for
Pierce township zoning
Resolution

Total Area: 2.346 Acres

Addresses of property (if assigned): NOT ASSIGNED

List current owner of record, deed book and page and Auditor's parcel number of each parcel:

1. 282 806 C 234 .671 Acs
2. " " C 235 .622 Acs
3. " " C 236 .558 Acs
4. " " C 237 .445 Acs
5. " " "

Attach additional listings if needed

Applicant: [Signature] ASIG. LLC CEO.

Owner: _____

Owner: _____

Note: Application is not complete until all information is received as required by the Zoning Resolution and Ohio Revised Code

HSIG,LLC
4019 Gilmore Ave
Cincinnati, Ohio
45209

Pierce Township Zoning Board

Re: Ludlow Circle Zone revamping

As project manager and CEO of HSIG, a hired on development company for A2 Property Solutions. I am requesting a text amendment to the Pierce Township Zoning Resolution. I am applying for an additional zoning district titled " LC" for Ludlow Circle. This text amendment incorporates zoning requirements from both " TR" and "P" districts. Below I have detailed the text of the proposed LC District.

1. Lot widths of 60 feet wide
2. Lot depths of a minimum 100 feet
3. Front setbacks of 25 feet, rear setbacks of 30 feet and side setbacks of 5 feet
4. Lot sizes would be a minimum of 7,000 square feet.
5. Single family, structure built homes with a minimum of 1600 sq ft homes.
6. Maximum building height of 35 feet.

In addition to the above zoning requirements, we plan to include;

1. Minimum of 4/12 pitch roofs. (standard)
2. Home exterior builds will range from full vinyl siding, to vinyl siding mix with brick and or stone fronts and wraps to full brick build.
3. Driveways will be poured concrete, sidewalks as allowed per set back allows.

This revamping in the zoning will allow for; increase in revenue for the county and township schools and libraries. As more home buyers are able to occupy the land, this will increase property values, increase the look and feel of the area and increase in sales tax that benefit local businesses.

This revamping is very similar to the changes in Amelia and Hickory street project, as well as what is becoming the normal in subdivision building.

I feel project is well suited for the area, as well as fulfill a need for new housing. This will improve the overall look and bring more potential home buyers to the township and county.



1/20/16

Land Development Agreement

On this 25th day of January, 2016, A2 Property Solutions, LLC entered into a binding contract agreement with HSIG, LLC, a development company in Ohio, for the development, market, build and sell.

This agreement allows HSIG, LLC and CEO, Chris Hollie, to have full and exclusive rights to the land in the county of Clermont, Pierce Township, OH. Parcel numbers being as follows:

282 806 C234,
282 806 C235,
282 806 C236 and
282 806 C237.

HSIG, LLC and its affiliates shall act on the behalf of A2 Property Solutions, LLC for all development and legal matters pertaining to the land parcels listed above. This contract shall remain in effect until written termination notice is given by A2 Property Solutions, LLC to HSIG, LLC



X _____
Surender Sharma, Member – A2 Property Solutions LLC

STATE OF OHIO, COUNTY OF HAMILTON, SS:

BE IT REMEMBERED, that on the 25th day of January, 2016, before me, a Notary Public in and for the said state, personally came Surender Sharma as a member of A2 Property Solutions LLC, and acknowledged the signing thereof to be his/her/their voluntary act and deed. IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

NOTARY PUBLIC

My Commission Expires: _____



Marlon Jones
Notary Public, ~~Marlon Jones~~
My Commission Expires 12-15-2020 Ohio
My Commission Expires 12-15-2020

Buffer search results

Results 1 - 4 of 4

Parcel ID	Owner Name	Parcel Address	Last Sale	Price
282806C234.	A2 PROPERTY SOLUTIONS LLC	LUDLOW CR	N/A	
282806C235.	A2 PROPERTY SOLUTIONS LLC	LUDLOW CR	N/A	
282806C236.	A2 PROPERTY SOLUTIONS LLC	LUDLOW CR	N/A	
282806C237.	A2 PROPERTY SOLUTIONS LLC	LUDLOW CR	N/A	

 Print All

PROFILE

Parcel: 282806C235, Land Use Code: 500
 Alternate ID: LUC Description: RESIDENTIAL
 Address: LUDLOW CR, District: 28
 Owner: A2 PROPERTY SOLUTIONS LLC, NBHD: 01837000
 Tax District: PIERCE TWP / WEST CLERMONT LSD
 Mailing: 9378 MASON MONTGOMERY RD STE 401, Land Acres: 0.622
 MASON OH 45040
 Description: HAMLET ANNEX (REPLAT)
 LOT 129

VALUE SUMMARY

Appraised Land:	7200	Assessed Land:	2520
Appraised Building:	0	Assessed Building:	0
Total:	7200	Assessed Total:	2520

PRIMARY RESIDENTIAL CARD

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

COMMERCIAL CARD

Year Built: Gross Flr.
 Eff. Yr. Built:
 Units:

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
Date		Grantor	Desc	Amount

PROFILE

Parcel: 282806C236. Land Use Code: 500
 Alternate ID: LUC Description: RESIDENTIAL
 Address: LUDLOW CR District: 28
 Owner: A2 PROPERTY SOLUTIONS LLC NBHD: 01837000
 Tax District: PIERCE TWP / WEST CLERMONT LSD
 Mailing: 9378 MASON MONTGOMERY RD STE 401 Land Acres: 0.558
 MASON OH 45040
 Description: HAMLET ANNEX (REPLAT)
 LOT 130

VALUE SUMMARY

Appraised Land:	6400	Assessed Land:	2240
Appraised Building:	0	Assessed Building:	0
Total:	6400	Assessed Total:	2240

PRIMARY RESIDENTIAL CARD

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

COMMERCIAL CARD

Year Built: Gross Fir.
 Eff. Yr. Built:
 Units:

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
Date		Grantor	Desc	Amount

PROFILE

Parcel:	282806C237.	Land Use Code:	500
Alternate ID:		LUC Description:	RESIDENTIAL
Address:	LUDLOW CR	District:	28
Owner	A2 PROPERTY SOLUTIONS LLC	NBHD:	01837000
		Tax District:	PIERCE TWP / WEST CLERMONT LSD
Mailing	9378 MASON MONTGOMERY RD STE 401	Land Acres:	0.495
	MASON OH 45040		
Description:	HAMLET ANNEX (REPLAT) LOT 131		

VALUE SUMMARY

Appraised Land:	5700	Assessed Land:	2000
Appraised Building:	0	Assessed Building:	0
Total:	5700	Assessed Total:	2000

PRIMARY RESIDENTIAL CARD

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

COMMERCIAL CARD

Year Built:	Gross Fir.
Eff. Yr. Built:	
Units:	

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
Date		Grantor	Desc	Amount

