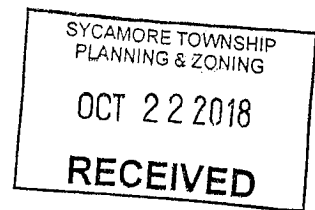


October 15th, 2018

Sycamore Township Zoning Board  
8540 Kenwood Rd  
Cincinnati, OH 45236



Re: Letter of Intent for 8800 Montgomery Rd; Cincinnati, OH 45236

Attn: Sycamore Township Zoning Board

My name is Ryan Bonaventura, my wife, Veronica Bonaventura and I recently purchased the property at 8800 Montgomery Rd. to be used for my financial planning business. The first floor of the building is approximately 1,500 Sq. Ft. on a half-acre lot. Bonaventura Financial was formed in 2011. I started as a financial planner with Edward Jones Investments back in 2005. I became an independent advisor in March of 2009. I currently have an office on the west side of Cincinnati and live in Evendale. My two kids both attend All Saints School on Montgomery Rd. I work with people from all walks of life no matter their asset size. I run a full service financial planning firm where I either charge a flat dollar amount/by the hour or an advisory fee on assets I manage.

Currently the property is zoned "OO" Office, but has only been used residentially. It's my intent to complete a major adjustment to the PUD and start using the property as my office. I will NOT be making any physical changes to the structure itself or the surrounding property. My plan will be to redo the concrete driveway (no curb cut needed), add signage, and landscape in accordance with all zoning rules. There will be minimal work done inside such as adding doors, paint, and making the bathrooms ADA approved. There will be three full time employees, including myself. Both the first floor and lower level will be used as office space. There will not be much client traffic. I usually have two one hour meetings per day. I will also be working on the west side a couple of days a week as well as meetings outside the office. All and all I believe the zone change fits with the positive transformation the area is currently going through. It will be a professional setting that will be owned and operated by a very detailed oriented person who likes things to be perfect.

We are seeking a hardship for the front half of the landscape buffer on the Southside of the property. Our property line ends at the edge of the existing driveway and are unable to install landscaping until the end of the driveway. We would be happy to consider paying for a fence down the drive and/or share in the expense of one landscape buffer with the owner of 8784 Montgomery Rd. I have spoken to the current owner. I reference resolution No 2014-162, there would only be ten feet between the proposed

dental office at 8784 Montgomery Rd. and our property line. Having two boundary buffers in such a small space would detract from the overall look along the property line.

We are also seeking a hardship to the original 2008 PUD that references needing an ingress/egress/access easement between all five of the original properties of the PUD. We feel since the original PUD was going to be a single owner and now it's back to having four separate property/business owners the easement should now be irrelevant. We are NOT requesting a curb cut from ODOT and are able to use the current driveway entrance.

Sincerely,

Handwritten signatures of Ryan and Veronica Bonaventura in black ink.

Ryan and Veronica Bonaventura, VGA Properties LLC  
10326 Giverny Blvd  
Cincinnati, OH 45241  
513-907-8113