



4000 Executive Park Drive, Suite 250
 Cincinnati, Ohio 45241
 513.563.4070
 TraditionsGroup.com

January 19, 2021

Dear Anderson Township Resident,

Traditions Building and Development Group is proposing to build new homes in your neighborhood at 6753 Salem Avenue and would like the opportunity to share with you our development vision for this site. We have an established history of developing land and building exciting neighborhoods. Traditions Group, formerly Great Traditions Land & Development Company, has been developing and building residential communities and homes in the Cincinnati and Dayton marketplace for over 40 years. We developed a wonderful neighborhood in Anderson Township called Eagles Watch off Bruns Lane.

Our plan is to develop the 4.7 acres into seventeen (17) home sites with a single cul-de-sac street off Salem Ave. This plan does not require a zone change but does require us to submit a Planned Unit Development (PUD) plan to Anderson Township for Zoning Commission approval pursuant to Article IV of the Anderson Township Zoning Resolution. The site is located within the "C" zoning district. Below is a table indicating what the current zoning of the property would allow, compared to what we are proposing.

<u>Existing Zone "C"</u>		<u>Traditions Proposed PUD</u>
No. of Lots	22	17
Lot width	50 ft.	70 ft.
Front Yard	30 ft.	20 ft.
Side Yard	5 ft.	8 ft.
Rear Yard	30 ft.	30 ft.
Min. Lot Area	6,000 sf	8,750 sf (avg.)

We are requesting a front yard setback of 20 feet. This would place the front of the homes thirty-one (31') feet from the street curb. This front yard setback request would allow us to construct the housing product we think is appropriate for this neighborhood. The homes we plan to build are the same house plans that we are currently constructing in The Retreat at Summit Park, a residential neighborhood located in the City of Blue Ash off Plainfield Road.

We value your input and look forward to your feedback on our plans. At Traditions, we are driven to create long-term value for the communities where we develop and build. To that end, Anderson Township has posted our power point presentation on their web site for you to review.

We will host a zoom teleconference meeting on Thursday January 28, 2021 at 6:00pm to answer any questions you may have.

The zoom meeting instructions are listed below.

Topic: Traditions Group – 6753 Salem Road

Date: January 28, 2021

Time: 6:00 pm

Link: <https://us02web.zoom.us/j/5135634070?pwd=NDR1RmNUQmxleWtGc3BOTXNtelAwUT09>

Meeting ID: 5135634070

PassCode: 5634070

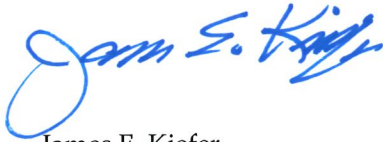
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+13017158592,,5135634070# US (Washington D.C)

We look forward to the meeting discussions.

Sincerely,



James E. Kiefer
Sr. Vice President
Traditions Development Group