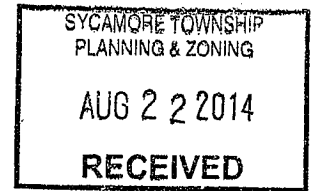




August 21, 2014



Sycamore Township Board of Zoning Appeals
8540 Kenwood Road
Cincinnati, OH 45236

To whom it may concern,

This is a letter of intent for the purpose of filing for a variance regarding signage at the property of 7629 Kenwood Road, Cincinnati, Ohio. The property consists of an office building owned by Bobbitt Investments Limited Partnership with approximately 46 feet of building frontage on the east side facing Kenwood Road and 68 feet of building frontage on north side facing the parking area shared with the Good Shepherd Lutheran Church. The land measures approximately 59.99 feet at the eastern side facing Kenwood road and 167.7 feet at the northern side facing the parking area.

Primary ingress and egress is through this parking area to the north of the building as a long term lease was secured with the church upon purchase of the property in 1985. A special zoning resolution was issued in 1985 for these 16 leased parking spaces at the southeast portion of the church's parking area designating the parking spaces as "O" Office zoning to be used solely by patients and staff at this medical building, while the remainder of the parking area owned by the church remained "C" Residence. The primary patient entrance to the building is accessed from this parking area at the northwest corner of the building.

Upon my father's retirement from medical practice, I moved my practice to this location, as I am one of the partners that owns the property. With this move, I made a sign face change for the sign attached to the east side of the building with the exact dimensions of the previous signs that had been present since 1985. This sign dimension is and has been 6 feet in height and 8 feet in width for a total of 48 square feet. In addition, I repaired the fabric of the awning that designates the patient entrance at the northwest corner of the building, as the old fabric was badly torn in multiple places. My father's name "R. Carter Bobbitt, M.D." which had been present for as long as he practiced there, was replaced with my name, "D. Bradley Bobbitt, M.D." in the same location with the same size and style of lettering that had previously been present. The lettering when measuring with the greatest height and length of the letters is 6.56 square feet. During the brief period that the fabric was down for repair, there was considerable confusion on the part of the patients trying to find the patient entrance to the office as the door at the east side of the building closest to Kenwood Road is a staff entrance only. There seems to be little to no confusion regarding the patient entrance when the awning and name are in place.

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In a letter dated July 14, 2014, was notified by the Sycamore Township Department of Planning and Zoning that I had failed to secure a sign face change request and a tenant change request. The sign identified was the sign on the east side of the building. Being previously unaware that this was necessary, I immediately contacted Harry Holbert to make certain that I could address this in the proper manner. I filed the paperwork as instructed and Bobbitt Investments Limited Partnership and my practice, Vigour, together paid the fines as indicated on the notice for a sign face change and tenant change.

Subsequently, we received a letter dated August 01, 2014, from the township stating that we were in violation of code 13-12.4 with a recommendation of "Remove Awning with Sign." Again, I immediately called Mr. Holbert. Upon discussing this with him, it became evident that the code that was in question was 13-11.3. He mentioned that it would be worth seeking a variance for square footage of the signage given that this was a sign face change and it is no different in dimensions than the sign present since 1985. He also thought that a variance for the awning was worth pursuing given the purpose that it serves in designating the entrance for the patients.

I would ask that the board consider a variance on the basis of section 13-4.3 of the code regarding "Nonconforming or Noncomplying Signs." As previously mentioned, the sign on the east side of the building was only a sign face change, preserving the exact dimensions of the signage that has been present since 1985. Regarding the awning, no changes were made to the supporting structure. The damaged fabric was repaired, as one would with routine maintenance, and the name was replaced in a nearly identical manner to the name that was previously along the lower side of the awning.

Given its location and orientation, the lettering on the awning affects two groups most directly, the patients trying to enter the medical practice, and Good Shepherd Lutheran Church. It was my father's experience practicing here for many years, and it has already been my experience that the awning serves an important function for the patients. The church has never made our family aware of any concern that they have had regarding the awning and the name on it for the nearly thirty years that it has been present.

Regarding potential hardships encountered if the sign on the east side of the building would require replacement the investment of \$969.54 for the sign face change already performed would be forfeited and the cost for a new building sign or free standing sign plus any additional cost for the carpentry to repair the exterior of the building where the sign has been for many years would be incurred. In addition, many patients have remarked that they find the sign to be tasteful yet noticeable enough to allow them to negotiate traffic and enter the parking area. On a road as busy as Kenwood Road, we would not want patients having more difficulty identifying the office in time to safely make their turn.

If the awning requires replacement, the \$2,714.00 already spent for repair would be forfeited with presumably the same amount required for new fabric. The potential hardship that we feel is more important, however, is that of patients not able to easily locate the proper entrance.

We appreciate your concern in this matter,

A handwritten signature in black ink, appearing to read 'D. Bobbitt', with a stylized flourish at the end.

D. Bradley Bobbitt, M.D.