



January 16, 2014

The Basement Doctor
1504 Magnolia Drive
Cincinnati, Ohio 45215

Sycamore Township
Zoning Commission
8540 Kenwood Road
Cincinnati, Ohio 45236

**RE: Request for PUD-1
7825 Redsky Drive, The Basement Doctor**

Dear Commission Members

Mr. Bobby Miles, owner of the Basement Doctor, has a purchase agreement for the property at 7825 Redsky Drive. In order to complete the purchase we are requesting a PUD-1 for the property.

The 1.214-acre property, located in Zone F, Light Industrial District and consists of a 14,093 square feet, one-story office warehouse facility.

The property is proposed to house the operations of the Basement Doctor. They are a contractor specializing in basement waterproofing and repairs. The facility will house their office function, materials and tools. In addition approximately six (6) trucks will be kept overnight inside for security purposes. No manufacturing, vehicle maintenance or repair operations are proposed.

Twin overhead doors will be added to the east side of the structure near the rear to provide access for the trucks. Additional pavement to access the doors and to fill in an area in the rear of the facility is requested. The additional pavement in the rear is to provide circulation for vehicles and trailers. No building additions are proposed. The current ISR for the site is 0.54. Upon completion of the requested changes, the ISR will be 0.60.

The proposed changes to the site and the building will not impact the adjacent industrial uses or require any new or additional public facilities or services. A buffer along the west property line will be provided

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Attached please find a Zoning Commission application, a check for the \$1,000.00 application fee and the following support information:

- ISR worksheet
- FEMA flood map
- Boundary survey and metes and bounds legal description
- Existing feature plan
- Proposed features and grading plan
- Rendering of the building overhead door modification

We look forward to becoming a successful part of the Sycamore Township business community. Thank you for your consideration and approval.

Sincerely,

THE BASEMENT DOCTOR

A handwritten signature in cursive script that reads "Bobby Miles".

Bobby Miles