

Monday 22, 2014

Re: Minor Pud Modification

Dear Board Members of the Sycamore Township,

The purpose of this letter is to enthusiastically propose two Site Alterations to an Existing Daycare Facility Site located on 4317 Kugler Mill Rd. Cincinnati Ohio 45236, to state reasons for this proposal and to invite your further inquiry.

Currently the Site is occupied/shared by two Buildings. An Industrial Facility located in the corner of Kugler Mill Road and Blue Ash Road, and a Daycare Facility facing Kugler Mill Road. Both Tenants use a common entry/exit driveway located on Blue Ash Road. This driveway has to go up a short hill; over a railroad track; down the hill; pass the Industrial Facility first; turn to that parking lot; make a right hand turn to go towards the Daycare Facility. At the same time both Tenants use a secondary Exit to Kugler Mill Road as a convenience exit only that is right next to the Daycare Facility.

The First Site Alteration the New owners of the Daycare Facility would like to propose is the change of the Driveway from Kugler Mill (located right next to the Daycare Facility) from a One way Driveway (Exit only), to a New Two way Driveway (Entry and Exit).

The New Owners would like to widen this driveway to 24' (still within their property lines), thus accommodating entry and exit for their clients. On top of that this will now become the Main and only Entry/Exit to their Building. This alteration will control the traffic and environment around the Daycare Facility, providing a much simpler traffic pattern for the drivers who drop off/pick up their children, as well as a much safer walking path for the children to go from their cars to the front entrance of the Daycare.

The Second Alteration the New Owners would like to propose is a fenced area around portion of their Parking Lot (still within their Property lines). The fence will be constructed of horizontal wood planks, approximately 4'-0" ht, with some scrubs and trees surrounding it. It will not only provide some visual/noise separation from the Industrial Facility, but most important will maintain a safe environment for all the parents and children. The Owners of the Daycare Facility will also maintain 10-15 parking spaces for the Industrial Facility Owners.

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These are the two Site Alterations we would like to propose for your review. We strongly believe that these alterations will provide a much safer traffic circulation for the Parents who will be dropping off/picking up their children, but most important a safer and controlled environment for the children. At the same time, we believe that these changes will not only define the two Tenants (Daycare and Industrial Facility), but will also compliment this Site and their Buildings.

Thank you so much for your time. Please do not hesitate to contact me if you have any additional questions about this proposal.

With the greatest gratitude and appreciation.

Nodas Papadimas
Principal

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