

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

RE: Pizzeria Locale
Sycamore Plaza at Kenwood
7800 Montgomery Rd.
Cincinnati, OH 45236

Dear Members of the Commission and Board:

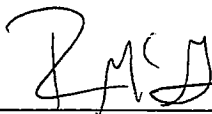
Pizzeria Locale is a fast-casual pizza company that will be a tenant in the Sycamore Plaza at Kenwood shopping center located at 7800 Montgomery Road, in the 2,200 square foot space formerly occupied by Johnny Rockets. Sycamore Plaza at Kenwood includes tenants such as: Dick's Sporting Goods, TJ Maxx, Ulta Beauty, Old Navy, Staples, Potbelly, Noodles & Company, and Ruby Tuesday.

Zoning stipulations require the review and approval of Sycamore Township for any exterior modifications to the existing façade and for patio seating. The proposed update to the tenant space is an attempt to modernize the façade's appearance and bring the design more in line with Pizzeria Locale's aesthetic.

The elevation redesign centers around removing the 'wings' and vestibule. The winged elements and structural support for these items will be removed completely and the resultant shape will be formed as shown in the accompanying renderings. The renovated portion will be clad in tile and the remainder of the existing EIFS will be painted charcoal. The existing canopies will be wrapped in metal to complete the redesign. Signage as shown on the proposed elevation totals 29.65 square feet. The signage will be halo-illuminated reverse pan-channel letters with external illumination for accent. The patio will be confined within the constraints of the existing patio railing, with 28 seats proposed.

As owners of the property, we believe the proposed renovations to the center will improve the overall aesthetics of Sycamore Plaza at Kenwood and will improve the experience of the patrons.

Sincerely,


_____ 1/13/15