



**Abercrombie
& Associates, Inc.**
Civil Engineering + Surveying

November 21, 2016

Sycamore Township
8540 Kenwood Road
Sycamore Township, Ohio 45236

Attn: Harry Holbert Jr., Zoning Administrator

Re: Major Modification To Resolution No. 2005-31
Neal's Design Remodel, 7770 & 7778 East Kemper Road
Our Job No.: 16-0176

Mr. Holbert:

On behalf of Alan Hendy of Neals Design Remodel & Sidney Holdings, LLC please see attached Zoning Commission Application & required plans/documents as necessary to request consideration of a Major Amendment to a PUD for the above-referenced project. The overall use of the existing premises will remain the same (Neal's office/showroom & warehouse along with office building to the east) while Neal's proposes to add an addition to the warehouse along with additional pavement/parking. The reason for the need to expand the warehouse is that Neal's is storing an increased amount of building construction materials mainly due to the fact that they have seen an increased amount of theft on projects. By storing these materials & then delivering to the jobsites, the likelihood of theft dramatically decreases & Neal's is able to better control the flow of materials to meet the needs of their growing customer base. Additional proposed vehicle parking to the north & west of the warehouse is also required to support the larger warehouse & increased delivery needs of the company.

The size of the area of new construction is 0.15 acres which encompasses all building & site construction activities. The attached building elevations illustrate the architectural elements of the addition that will match the existing warehouse building. The property is surrounded by single-family residential to the west, industrial (Duke Energy) to the north & office to the east/south & the proposed changes fit within the surrounding areas while still meeting the spirit/intent of the original PUD. In addition, the proposed changes do not negatively impact the community objective/plans, character of the immediate area, adjacent property, or public facilities & services.

Would you please place this project on the December 12, 2016 agenda of the Sycamore Township Zoning Commission & contact me with any questions or comments.

Sincerely,

ABERCROMBIE & ASSOCIATES, INC.

Craig T. Abercrombie, P.S./LEED AP
Vice-President of Operations

Attachment