



February 21, 2017

Sycamore Township Zoning Commission
Sycamore Township
8540 Kenwood Road
Sycamore Township, Ohio 45236

RE: PUD – Major Adjustment
Kenwood Crossing Development

To Honorable Members of the Zoning Commission of Sycamore Township:

Neyer Properties (“Neyer”) is requesting a major adjustment to an existing PUD zoning plan in order to construct a monument sign benefiting the Kenwood Crossing Development. Neyer was developer of both the Kenwood Crossing I and Kenwood Crossing II office buildings and we currently own an additional approximately 5 acre parcel in the back for development.

We have had ongoing dialogue with Sycamore Township staff and understand that the Township’s strong preference is to have additional office product developed on this 5 acre parcel. Despite the success of the overall Kenwood office market, Neyer has been unsuccessful in attracting office users to this location due to the lack of visibility desired by end users. For this reason, we are seeking approval from Sycamore Township to permit the construction of a monument sign with tenant panels at the corner of Pine Road and Galbraith Road.

Neyer has secured a permanent recorded signage easement over the property at the corner of Pine and Galbraith which permits the construction of this monument sign and a copy of this easement has been included with the submittal. Once constructed, Neyer will be responsible for ongoing maintenance of the sign.

We look forward to your affirmative vote on this request for a major adjustment to PUD zoning. Please call me with any questions you may have regarding this application at 513.699.8827.

Sincerely,
Neyer Properties, Inc.

Jeffrey A. Chamot
Director of Development