



GUTTMAN PROPERTIES

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SYCAMORE TOWNSHIP
PLANNING & ZONING

SEP 30 2016

RECEIVED

September 29, 2016

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

Re: Proposed Zone Change for 8270, 8284, 8306 and 8248 Kenwood Road

Dear Commissioner:

Attached please find our Application for a Zone change for the above referenced properties. The properties are located on the East side of Kenwood Road beginning approximately 400 feet North of Galbraith Road as shown on the attached Exhibit "A".

The property is an assemblage of four parcels containing approximately 2.75 acres. The vacant properties located at 8270, 8284, and 8306 Kenwood are currently zoned "B" residential. The use of these parcels are currently governed by a Consent Decree which allows for an office use. The parcel located at 8248 Kenwood is currently zoned "B" residential and has a single family home (in a state of deferred maintenance) situated upon it. We are requesting these parcels be re-zoned to "OO" Planned Office in order to accommodate a new professional office development.

The total area is 2.75 acres. Our plan contemplates a modern, upscale office development comprised of two single-story buildings. The brick and stone façade complement the surrounding offices to the South and West of the property and is in keeping with the residential properties to the North and East. Particular attention has been placed upon landscape buffers as well as enhancing the streetscape along Kenwood Road. The North building design incorporates underground parking for approximately 59 spaces, which provides ample parking to accommodate medical tenants.

The 2008 Sycamore Township Land Use Plan identifies these parcels as Transitional Use with Office. This development is consistent with the 2008 Plan and will provide an attractive, structured, and unified image to this quadrant of the Kenwood/Galbraith Area.

Based upon the foregoing information and data, we request that the proposed rezoning of the subject properties from "B" Residential to "OO" Planned Office District be approved.

If you have any questions or comments, please feel free to contact me.

Sincerely,

Guttman Properties, LLC

Andrew C. Vecellio

Director of Development & Construction