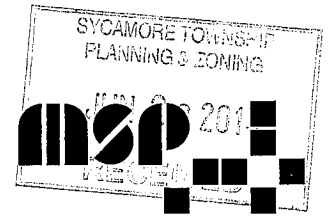


McGill Smith Punshon, Inc.

June 23, 2014



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

RE: PUD Major Modification  
Scott Street Partners II, LLC.  
Signage  
8240 Northcreek Drive  
MSP No. 08499.10

Dear Board Members:

On behalf of the applicant, Scott Street Partners-II, LLC. we are pleased to submit for review and consideration the attached application for a PUD Major Modification for a proposed office building and an existing office building on approximately 8.39 acres of land located along the north side of East Galbraith Road just east of Interstate I-71.

The property is currently zoned "OO" Planned Office per resolution #2014-53. The land use will consist of one existing three story general office building of approximately 48,900 g.s.f. of floor area and one proposed four story, class A medical office building of approximately 112,000 g.s.f. of floor area with a public two level parking garage, supporting surface parking, and infrastructure.

The attached PUD Major Modification application is for review and consideration of temporary signage to be displayed on site during the construction and modification to the office development. The applicant is proposing to provide temporary signage as shown on the attached plan. The temporary signage will consist of construction signage, directional signage, real estate signage, and banner signage and is proposed to remain in place for a period of approximately sixteen to eighteen months until the construction of the project is completed. A large majority of the proposed temporary signage will be facing towards I-71 to the west and East Galbraith Road to the south and will not face the existing residents to the east.

Per resolution #2014-53 permanent signage as shown on the attached plan was approved for the office development and consists of the following:

- 1). One permanent monument sign to be located along I-71
- 2). One permanent ground mounted sign to be located along East Galbraith Road
- 3). Three permanent building signs, one on the northwest corner of the proposed office building and two located on the southwest corner of the proposed office building.

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The requested PUD Modification for temporary signage is consistent with the adjacent similar land uses and the existing temporary signage currently being displayed on adjacent developments currently under construction along I-71.

If you have any questions or require additional information, please contact our office. We request review and consideration of the attached PUD Major Modification plan and application at the regularly scheduled July 14, 2014 Sycamore Township Zoning Commission meeting.

Sincerely,

McGill Smith Punshon, Inc.

A handwritten signature in black ink, appearing to read "D. Smith", written in a cursive style.

Douglas A. Smith, P.E., P.S.  
Project Manager  
Enc.

cc: Mr. Mike Kubicki, Kubicki Real Estate Partners  
Scott Street Partners – II, LLC.