

SYCAMORE TOWNSHIP, OH  
DEPARTMENT OF PLANNING & ZONING  
8540 KENWOOD ROAD, CINCINNATI, OH 45236

513.792.7250 PHONE 513.792.8564 FAX

RECEIVED

AUG 29 2019

SYCAMORE TWP.

**ZONING COMMISSION APPLICATION**

**FEES:**

ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

**APPLICATION NUMBER**

201915MA

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 5050 E. Galbraith Rd. ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER The Myers Y. Cooper Company	9301 Montgomery Rd. Ste 2B	Cincinnati	OH	45242	513-248-8350
CONTRACTOR TBD					
DESIGNER N/A					
APPLICANT The Myers Y. Cooper Company	9301 Montgomery Rd. Ste 2B	Cincinnati	OH	45242	513-248-8350
APPLICANTS E-MAIL ADDRESS jbaumgarth@cooper-co.com					

**3. ZONING COMMISSION  
ACTION REQUESTED:**

ZONE CHANGE ☐ FROM ZONE \_\_\_\_\_ TO ZONE \_\_\_\_\_

PUD I ☐ PUD II ☐ LASR ☐

MAJOR ADJUSTMENT TO A PUD ☒ MINOR ADJUSTMENT TO A PUD ☐

MAJOR ADJUSTMENT TO A LASR ☐ MINOR ADJUSTMENT TO A LASR ☐

**4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:**

Professional and medical offices


5. SQUARE FEET: 11,317 6. USE: Office 7. HEIGHT: 32'

8. EST. START DATE: ASAP 9. EST. FINISH DATE: ASAP 10. # OF SIGNS: 3

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

**NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.**

APPLICANT'S SIGNATURE  8/29/19  
DATE

PROPERTY OWNER'S SIGNATURE  8/29/19  
DATE



RECEIVED

AUG 29 2019

SYCAMORE TWP.

# The Myers Y. Cooper Company

REAL ESTATE INVESTMENT DEVELOPERS | SINCE 1895

August 29, 2019

Mr. Harry Holbert  
Sycamore Township  
8540 Kenwood Rd.  
Sycamore Township, OH 45236

Re: PUD Modification Request  
Related Case #2013-17Z

Dear Mr. Holbert:

Attached please find the PUD modification application requesting the Township's approval of 3 building signs for the office building located at 5050 E. Galbarith Rd.

Per the current zoning resolution, this building is permitted 74.5 square feet of building signage (1/2 sq. ft. per 149 lineal feet of frontage) in a up to 2 signs. The two existing signs (Kurtzman Plastic Surgery and Kenwood Complete Dentistry) utilize 30.6 square feed of this allowance. A third tenant in the building (Drayer Physical Therapy) requests consent for a third building sign. This additional sign, shown on the attached drawing, is only 9.3 square feet. This would bring the total building signage to 39.9 square feet, still well below the 74.5 square feet permitted.

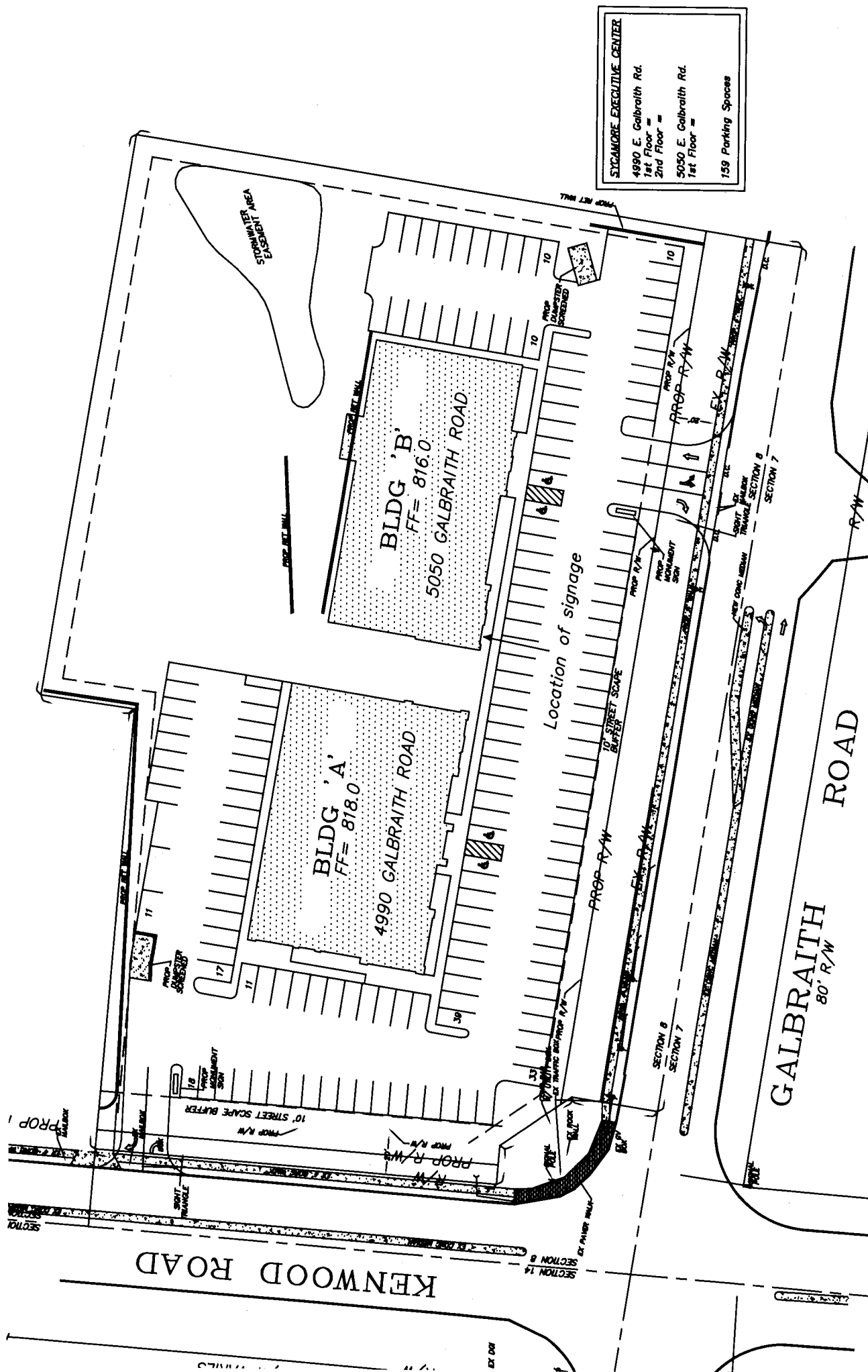
As shown on the attached drawing, this new sign is tasteful is design and certainly compliments the building architecture. Additionally, this signage will not only assist customers to identify the correct suite location, this small amount of advertising will help to ensure Drayer Physical Therapy's success in Sycamore Township.

Please don't hesitate to contact us with any questions which may arise during your review of this submittal. Thank you.

Sincerely,  
The Myers Y. Cooper Company

Jeffrey R. Baumgarth  
Vice President

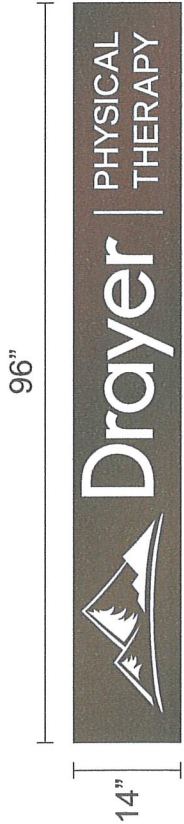
Attachements





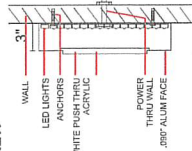
Total Square Feet = 9.33

OPTION D



SINGLE SIDED LED INTERNALLY ILLUMINATED PUSH THRU ACRYLIC COPY WITH ROUTED OUT ALUMINIUM FACE, DARK BRONZE FACE AND RETURNS WHITE PUSH THRU ACRYLIC COPY

SECTION VIEW



**IMPORTANT NOTE:**  
ALL IN COMPLIANCE WITH  
NATIONAL ELECTRICAL  
CODE (NEC) REQUIREMENTS  
FOR LOW VOLTAGE  
ELECTRICITY

**NOTE: Electrical Requirements 120V**  
This sign is intended to be installed in accordance with  
the National Electrical Code (NEC) and local electrical  
codes and/or other applicable local codes. This includes  
proper grounding and bonding of the sign.

**UNDERWRITERS**  
LABORATORY  
LISTED  
ELECTRIC SIGN



**BIG MOUTH SIGNS**  
"We Help Your Business Get Noticed"

40 Rockbridge Rd, Suite 200,  
Lilburn, GA 30047  
☎ 770-381-9300 ☐ BigMouthSigns.com

Designer: Steve Langford

Sales Rep: Bridgette Polak  
Email: [bridgette@bigmouthsigns.com](mailto:bridgette@bigmouthsigns.com)

## Proof 1

Company: Drayer PT  
Job Title: Kenwood OH  
Sales Order: TBD  
Date: 06-10-2019  
Revision: 06-25-2019

### Note:

The enclosed images and layout are the exclusive property of Big Mouth Signs and can not be reproduced, distributed or altered in any way without the express permission of Big Mouth Signs under the penalty of intellectual property rights agreement.

The colors listed and shown here are representations of Pantone matching system. Colors will vary between devices and printers. Use a Pantone color book to view the actual colors that are represented in this document.

## Proof Approval

☐ Approved (OK as is)

☐ Editing Needed

X

Date

No production will begin without a signed and dated copy of this document



Area of 9.3 s.f. sign

