



## LEESMAN ENGINEERING & ASSOCIATES

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October 6, 2016

Paul J. Drury, Jr., AICP  
Planning and Zoning Director  
Anderson Center  
7850 Five Mile Road  
Anderson Township, OH 45230

RECEIVED  
OCT 7 2016  
FILE COPY

Re: Forest Hills Care Center (8700 Moran Rd)

Dear Mr. Drury,

Leesman Engineering is pleased to submit a Zone Change application on Behalf of Premier Health Care Management for the above reference site. The Site Consists of 9.591 Acres and is currently Zoned both "EE" and "DD". PHCM is proposing a new building addition that will allow for 31 new Skilled Nursing beds and 24 new Assisted Living beds to be added their existing building. This new building addition will match the existing building in architectural features and materials per the submitted building materials documents. The proposed building is located on a portion of the site that is currently zoned "EE". PHCM is submitting this application to change the zoning of the entire parcel to "DD" to meet the intent of the original zoning of "DD" assigned to the existing building.

Forest Hills Care center has been serving the local community for approximately 10 years with many township residents visiting or residing at the current facility. The current facility is currently at capacity and cannot accommodate the current local demand for nursing care and assisted living.

Please feel free to contact me with any questions or concerns.

Sincerely,

Timothy M. Dwyer  
Project Manager  
Leesman Engineering & Associates