



110 EAST McMICKEN AVENUE
CINCINNATI, OHIO 45202
(513) 784-0352
FAX (513) 784-0024
HAMPTON ARCHITECTS, LLC

5 April 2011

Board of Zoning Appeals
Sycamore Township
8540 Kenwood Road
Cincinnati, Ohio 45236

RE: 3373 Belfast Avenue

Members of the Board of Zoning Appeals,

On behalf of the owner, I am requesting two variances for an addition to an existing detached private garage located at 3733 Belfast Avenue.

The site is occupied by an existing single family dwelling with a footprint of 1,245 SF. There is also an existing detached private garage with a footprint of 484 SF. The property has a total area of .294 acres.

The existing detached private garage is located $\pm 6'$ from the east property line. The current zoning for this property is A-2, which requires an 8' side yard setback. Per 10-12.3, no detached private garage may be located in the side yard. The existing condition presents a hardship in terms of functionally building the addition, in that not being able to match the wall lines and roof slopes would create an unpleasant looking structure and waterproofing problems. I ask that a variance be granted from the location requirements of 10-12.3 and the addition be allowed to be placed in the side yard, no further than the existing structure.

The proposed addition to the detached private garage is 30' long by 22' wide, creating a total area of 1,144 SF. Per 10-12.1, no detached private garage may be more than 1,032 SF in area. To fully utilize the addition and fit four vehicles functionally, the addition needs to be 22' to allow space for the vehicles, clearance, and storage. This addition conforms to all other requirements of the zoning code and would be a positive addition to the township. I ask that a variance be granted from the area requirements of 10-12.1 and the detached private garage be allowed to expand to 1,144 SF.

Thank you for your consideration. Please let me know if you have any additional questions or concerns.

Sincerely,

Steven T. Hampton
Architect, NCARB, LEED AP

copies: file