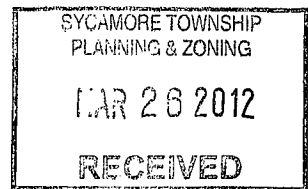


Sycamore Township
Department of Planning & Zoning
8540 Kenwood Road
Cincinnati, Ohio 45236



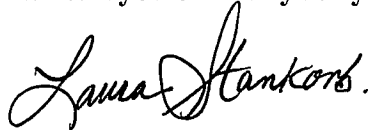
3/24/1012

To the members of the Board of Zoning Appeals,

- I am writing a letter of intent regarding a single-family residence located at 8869 Roundhill Road, Sycamore Township, 45236. The property is a corner lot located in the Raiders Run Subdivision, 0.465 acres, and irregular in shape (Parcel 600-0091-0059-00).
- **We are requesting a variance of 10' into one of the front yard setbacks on the property, to accommodate an addition to the residence on the Northwest end of the existing house.**
- We understand that the required front yard setback for this property is 35' from the right of way. And, because this property is not only on a corner, but also irregular in shape, there are (3) front yards for the property. Due to the irregular shape of the lot, the required front yard setbacks comprise approximately 45% of the entire lot.
- Due to the position of the existing 1958 house, which was built diagonally to address the street intersection rather than Roundhill Road, the bulk of the allowable buildable space for additions is, in fact, in the triangular space directly in front of the house. Additionally, because Roundhill Road veers to the West, it brings the front yard in towards the house even further at the location where an addition is wanted. As a part of this application, I have included copies of 2 schemes that were attempted in order to comply with the existing Front Yard Setback requirements (See Schemes A & B). In both cases, the resultant solutions were both awkward and in opposition to the alignment of the original house to address the corner. The proposed addition that we are submitting for consideration would maintain the intention to address the corner without causing any visual detriment to adjacent neighbors.

- The owners have remodelèd every part of the interior of this house. They feel that adding additional garage space would not only increase the value of the residence, but also provide a great deal more curb appeal. For this reason, this application includes plans and elevations for this proposed garage addition (if approved by this Board of Zoning). We have also included a plan and elevation of their proposed changes to the front porch and the remainder of the front of the house. Although these latter changes do not fall under the restrictions of the current Zoning setbacks, it shows that the owners have a real desire to improve the overall curb appeal of their house, which would benefit the neighborhood as a whole.

Thank you sincerely for your consideration,

A handwritten signature in black ink that reads "Laura Stankorb." The signature is written in a cursive, flowing style.

Laura Stankorb
Project architect