

LETTER OF INTENT

Sycamore Township Board of Zoning Appeals

8540 Kenwood Road

Cincinnati, OH 45236

Location and size of property:

7616 Montgomery Road, Hamilton County, Ohio, Auditor Parcel Number 600-0211-0050-00

Lot dimensions 167.3 ft. x 90.0 ft. (15,030 sq. ft. lot)

Acreage 0.3456 {see EXHIBITS: A, B, C, D & E}

Variances & Improvements approval requested:

- 1) Approval for **(5) additional parking spaces (9 ft. x 18ft. each)**. Total additional new asphalt pavement area is 1,140 square feet, encompassing both items (1) & (2) below. Existing (3) plus (5) additional spaces total length of 72 feet along NE lot property line.

{see EXHIBITS: 1-A, 1-B & 1-C}

As a practical matter, the property is not suitable for the applicant's intended use, with only 5 current parking spaces. 10 parking spaces would satisfy the needs of the applicant, which is why we are respectfully requesting a variance to add 5 additional parking spaces. A total of 10 parking spaces would accommodate the 6 employees, as well as, provide for adequate client parking.

Existing parking spaces are not visible to the adjoining properties, with the exception of the property located on (northeast border) left-hand side when facing front of the building. The proposed landscaping in item (9) would effectively result in the parking lot area only being visible to someone actually in the parking lot area itself. {see EXHIBITS: 1-D, 1-E & 1-F}

Seeking approval for smaller parking lot & fewer spaces than 7520 Montgomery Rd, which is .23 miles away on same side of street in Sycamore Township. Former residence being used for comparable professional office use being sought by the applicant, located in same hybrid residential & commercial surroundings. {see EXHIBITS: 1-G & 1-H}

- 2) Approval to **widen existing driveway in rear of building only** & retain a 3 ft. width of existing soil along rear foundation of building. Current mound height to be maintained, graded & covered with new ivy. Area is not visible to adjoining properties.

{see EXHIBITS: 2 & 2-A}

The existing driveway width in this particular section is so narrow that it makes backing a vehicle out of the driveway, uphill, extremely challenging. It would be far more practical & usable if the rear driveway width allowed for adequate turn-around space, in order for vehicles to exit front first. {see EXHIBIT 2-B}

- 3) Approval for **installation of a 4 ft. x 4 ft. 2 sided sign** to be located in the center of the front yard (measured from right side of driveway edge to the right side of the lot property line) & setback 10 ft. from the right of way. The new sign is to be secured into existing soil with posts on each end & positioned parallel to the driveway, so it is visible to Montgomery Road traffic in both directions. Bottom of sign to be 1.5 ft. above lawn surface & total height would be less than 6 ft. Sign would be professional & comparable to sample provided, with

black background & gold lettering. Currently seeking approval for size, style & location. Complete sign details would be submitted for Sycamore Township BZA approval prior to installation. Currently allowable 2 ft. x 2 ft. sign would limit lettering to such a small size that it would be difficult to read, & could potentially create a traffic hazard. Seeking approval for same style & similar location that exists at 7520 Montgomery Rd property referenced in item (1). Sibcy Cline For Sale sign measures 8x4 ft, so requesting of 50% size.

{see EXHIBITS: 3-A & 3-B}

- 4) Approval for installation of new roof shingles. {No EXHIBIT}
- 5) Approval for installation of new HVAC system. {No EXHIBIT}
- 6) Approval for installation of a new front entry door in a new location on the front porch.
{see EXHIBITS: 6-A & 6-B}
- 7) Approval for interior remodel of the existing second floor single office space to replace existing drop ceiling with drywall & divide into 2 separate office spaces with 2 separate interior doors. Results in a total of (4) office spaces vs. the current (3) office spaces.
{see EXHIBITS: 7-A, 7-B & 7-C}
- 8) Approval for replacement of existing shrubs & plants surrounding front porch with new low to the ground landscaping plants that will allow for visibility of beautiful stone front porch. Complete landscape details can be submitted for Sycamore Township BZA approval prior to installation if required.
{see EXHIBIT 8}
- 9) Approval for new mulched landscaping bed & Blue Muffin Viburnum shrub hedge on NE property line, between adjoining property line fenced perimeter of (3) existing & additional (5) parking spaces, to create privacy barrier & eliminates parking lot visibility. Enhancement/benefit to only property owner that currently can see the parking lot area from outside the lot itself, as demonstrated with item (1) EXHIBITS. Additional landscape details can be submitted for Sycamore Township BZA final approval if required.
{see EXHIBITS: 9-A, 9-B & 9-C}

The applicant is not seeking to expand the existing 2,193 sq. ft. of building finished interior or make any additions to the building structure. I hope to make minor interior decorating changes in addition to the item 1-9 improvements (above), in an effort to enhance the aesthetic appeal & functionality of the property. This property has been for sale over 1.5 years, & I feel that the approval of the requested changes & my purchase will benefit all parties, including the township & the surrounding property owners. Our use will have virtually no impact, due to minimal client traffic. I intend to remain in this building for the duration of my career. As a 37 year resident of Sycamore Township, I have a vested interest in maintaining the beauty & integrity of this township. I believe I am a great candidate for stewardship of this property that Nancy & Gary Janning have maintained so well for more than twenty years.

Best Regards,

David P. Damaska, CPA, CFP®