

Sycamore Township Board of Zoning Appeals

8540 Kenwood Road

Cincinnati, OH 45236

CEI Properties, LLC

PO Box 151

Sabina, OH 45169

RE: Letter of Intent/Hardship

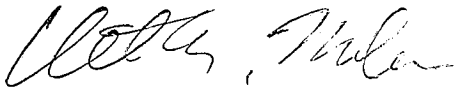
Dear Board Members,

On August 2, 2012, CEI Properties, LLC purchase the property located at 4238 Kugler Mill Road in Sycamore Township, Ohio. Shortly thereafter renovations began on this property. The Chief Contractor, Larry Carman, Jr., was registered with the City of Cincinnati as a Licensed, Bonded, and Insured Contractor. He applied for the building permits from the City of Cincinnati and the Building Department informed him that he did not need permits from the City of Cincinnati and that the property was located outside of their jurisdiction. Since they did not direct him to another jurisdiction, he understood this to mean that he could proceed without permits. This renovation took approximately 3 months to complete. At no time during this process was the Company made aware of any issues, nor was there any contact from anyone at the Sycamore Township regarding any non-compliance of zoning. In fact, the first contact received was after the renovations had been completed and the property was listed for sale. At this time, the Company received a Notice of Violation on the property. I and Larry Carman met promptly with Mr. Harry Holbert to discuss and remediate this situation. During this meeting, it was my understanding that the structure did NOT meet the criteria for a variance and that it would need to be removed and reconstructed with the proper permits. In an effort to comply, I sought compensation from the contractor for his error and he failed to perform. Next, I contacted his insurance carrier to file an error and omission claim, only to be informed by his insurance agent that he did NOT have current, active coverage, during the project's process. Although the Company was listed on the insurance paperwork as an additional insured, the insurance company failed to notify us of the contractor's lapse in coverage. Shortly after, I received a notice of impending legal action against me and/or the Company, where upon I immediately met with Mr. Holbert again. He instructed me to proceed with applying for a variance to complete the project. Within the next seven (7) days, we applied for the variance, paid the

fee to Sycamore Township, had the property surveyed, and completed the drawings. All of this information was either submitted prior to, or at the court hearing on April 9, 2013.

The Company and I are asking the Board of Zoning Appeals to please consider this hardship and understand there was never any intent, to defraud Sycamore Township and or Hamilton County. It was only our intent to improve the Township through a quality renovation project. I am asking the Board to approve a zoning variance for 4238 Kugler Mill Road and allow the renovation project to stand as built. Or, please allow zoning variances (such as the additions of roofs to cover the porches) to bring the home into compliance.

Thank you for your consideration,

A handwritten signature in cursive script, appearing to read "Kristin Calendine".

Kristin Calendine, Member

CEI Properties, LLC