



Matt and Elizabeth Wallbrown

5150 Autumnwood Drive

Cincinnati, OH 45242

August 28, 2017

Dear Board of Zoning Appeals,

Our request is for approval to build a retaining wall on our property at 5150 Autumnwood Drive (0.256 acres) within the Heitmeyer Farms sub-division. The variance that we are requesting is that we be permitted to have retaining wall built with a 2" offset from property line versus the understood requirement to be 2' from property line for each 1' of height.

Retaining wall is to be constructed of AB standard block and will be adjoined to neighbor's current wall running along rear property line. At 15 foot from neighbor's property line at 5164 Autumnwood, the wall will start a gradual return to current grade. Wall would be backfilled with soil. At the wall's tallest point it will not exceed 4', which is also consistent with neighbor's existing wall. Atop the wall a 4' aluminum fence would be constructed, again similar to that of neighbor's.

Variance is respectfully requested as existing backyard is presently challenging to utilize. Along property line water currently pools and grass is very challenging to grow on hillside. In addition, with current planned development on adjacent property, the area behind our house is to be a detention area so we are looking to raise the plain of our yard to avoid potential issues with this area. This detention area will also provide additional space between the proposed wall and any future residents in the new planned development.

Images below show location of current wall at 5138 Autumnwood as it relates to corner of property.



Additional image below shows more of the current wall and fence at 5138 which would be similar to the proposed fence that would be constructed atop of our proposed retaining wall.



Sincerely,

Elizabeth Wallbrown

Matt J. Wallbrown

Matt and Elizabeth Wallbrown

