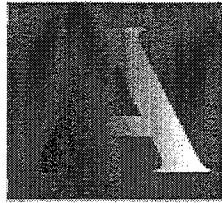


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December 22, 2017

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

Re: Letter of Intent for 7249 Hosbrook Rd.

Location: 7249 Hosbrook Rd.

Property Size: 75' x 175' (inclusive of 30' right-of-way),  
13,125 s.f.

Section of Zoning Ordinance  
from which Dimensional  
Variance is being sought: Table 4-6

Designated Zoning  
District of Property: B

Purpose of Request:

The Owners of the Property, Mr. & Mrs. Hutten, are requesting a side yard variance for the construction of an addition increasing the size of the 1-Car Garage to a 2-Car Garage. Located above the Garage Structure will be additional bedrooms and baths. A new Mud Room and Laundry Room will be located at the rear of the Garage.

Support for Variance Request:

The Existing residence is in a portion of Sycamore Township that is currently undergoing substantial change. Many of the existing older and smaller residential buildings in the community are being remodeled or leveled. Newly constructed and remodeled homes address current living trends and market driven amenities not found in the older structures.

Rather than level the existing structure, the Hutten's have decided to increase the size of their home. Like recently constructed homes, a 2-Car Garage would be ideal and a must in the local real estate market.

The current Garage location is not changing. Attempting to maintain the nearby large tree, minimal change is planned for the existing paved surfaces. Maintaining the location of the Garage would also be less expensive and more functional given the existing floor plan.

Many of the residences in this area of Sycamore Township pre-date the Zoning Ordinance. The Sycamore Township Zoning Authority was adopted in 1999. The Hutten's home was constructed in 1939, with a single car garage, long before dual income families with two or more vehicles and the need for large storage areas.

Many of the existing residential buildings along the immediate portion of Hosbrook Rd., including a neighbor, are located closer to a side property line than the required 8'.

The Hutten's addition will not interfere with the delivery of governmental and required services. Granting the variance will not adversely impact the surrounding community and environment. The new right-side wall within 5' of the property line will be fire rated in accordance with the current building code. The addition will not negatively impact neighboring properties physically or financially. The overall combined side yards (18.7') will still exceed the required combined side yards of 16'.

The Hutten's appreciate the time and work of Board of Zoning Appeals, and would very much appreciate the approval of the variance request.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew K. Evans", with a horizontal line extending to the right.

Matthew K. Evans, Architect