



Matt and Elizabeth Wallbrown

5150 Autumnwood Drive

Cincinnati, OH 45242

January 28, 2018

Dear Board of Zoning Appeals,

Our request is for approval to build an outdoor living space on our residential 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 build this within the 35' rear yard requirement. The section of the zoning resolution in question is Section 4 of Chapter 4.

Outdoor living space will be built on a poured concrete pad. Construction materials will be stone/brick with a framed roof and shingles to match the materials and style of the house (sketch attached). Outdoor living space will be open to the elements.

Variance is respectfully requested to allow utilization of our property consistent with other approved variances and similar construction, which we assume was completed prior to regulations in our neighborhood. Behind our house is currently a buried detention area, so there will be a buffer between our house and any future house constructed within the new development. In addition we have contacted the organization developing this land and received support of our planned construction as well as our direct neighbors to the left and right of our property.

Construction of this space is understood to have a net positive impact on neighborhood property values.

Sincerely,

*Matt D. Wallbrown*      *Elizabeth Wallbrown*

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