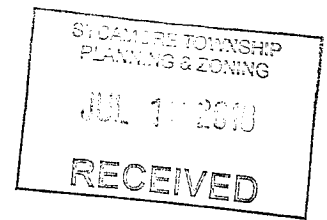




KBA Incorporated ARCHITECTS
4357 Ferguson Drive Suite 200
Cincinnati, Ohio 45245



June 28, 2018

KBA Job # 17.052.1

Sycamore Township Ohio - Board of Zoning Appeals
8540 Kenwood Road
Cincinnati, OH 45236

Re: Proposed Zoning Variance Letter of Intent

Proposed Project & Site Information:

BC Bottle Lodge – Exterior Patio Fence and Future Pergola
8175 Hetz Drive
Cincinnati, Ohio 45242

Parcel ID#: 600-0030-0147
Owner: Tri-Angle B Holding Co. Three Ltd.
Parcel Size: 1.4760 Acres
Zoning District: E (Retail / Business)

Nature of Variance:

The owner would like to provide a new 4' high picket type metal fence on the existing concrete side walk to the north east of the existing building. The proposed work does not meet the requirements of the current Zoning Resolution, the fence is proposed on the front yard of the existing property. Section 10-7-1 of the Sycamore Township Zoning Resolution prohibits fences of any kind in the front yard of a property.

Justification of Variance Request:

The subject property is oriented with the business front entry on the south east face of the building which is facing the side yard of the property. The side entry to the building is facing north east towards Hetz Drive, which is the front yard of the property. The business owner would like to utilize the existing concrete sidewalk along Hetz Drive as an exterior space for the facility. Per the conditions of the liquor license, the exterior space will need to be a contained fenced area. Placing these items in the rear yard would be impractical and impossible with the orientation of the building on the site and the layout of the building tenant spaces. The existing parking lot will remain unchanged. The parking lot shall be resurfaced and re-stripped.

Principals

Mark D. Bredemeier, RA, LEED AP | William N. Schalk, RA, LEED AP
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We are requesting a variance for the proposed fence for the following reasons:

1. The existing building and site conditions create a unique physical issue with the current Zoning Resolution for the proposed fence.
2. The proposed 4' high fence will be at minimum 11'-8" +/- from the property R/W and 23' +/- away from the existing street. This will not impair the existing conditions of the site or pose a threat to public health, welfare, or safety. The existing retaining wall and slope from the road to the retaining wall shall help buffer the new patio from the road and surrounding businesses.
3. The proposed fencing shall be provided per the Zoning Resolution 10-7-1 with an open face not less than 75%.
4. The proposed fence will add value to the existing building's appearance and the hardscape surrounding the building creating an area of interest for the business. It will enhance the value of the property.
5. The patio area is being provided on an existing hardscape and will not reduce the area of the existing parking lot.
6. The existing parking is adequate to support the building tenants and the proposed patio area. Please see parking analysis on submitted Architectural Site Plan.

End of Variance Letter of Intent