

JAN 20 2018

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**Letter of Intent
In Support of Request for Variance
7135 Hosbrook Road, Cincinnati, Ohio 45243**

This Letter of Intent is submitted in support of our request for a variance to the setback requirements set forth in the Township Zoning Regulation Section 10-7.4 – “Retaining Walls”, to allow the retaining wall built to support the rear yard paver patio installed during construction of the new residence on the lot. Section 10-7.4 provides that “Retaining walls in a residential district shall be setback from the residential property line a minimum of two (2) foot for every foot of height.”

The newly constructed residence, and the wall in question, is located at 7135 Hosbrook Road directly adjacent to the Holy Trinity Episcopal Church parking lot at the corner of Hosbrook Road and Euclid Avenue. Unfortunately during construction of the residence, the landscaping contractor apparently misjudged the requisite height of the wall necessary to support the patio, and the resulting wall, at four feet (4') high and six feet (6') off the property line, exceeds the height based setback requirement of 10-7.4 by approximately two feet (2') foot on the southwest side of the residence. As such we are requesting this variance to alleviate what is a relatively minor violation of Section 10-7.4.

In contemplating this request I would ask the Board to consider the following factors (1) the topography of the lot relative to the residence creates a unique physical condition; (2) such topographical situation is not self-created; (3) without the variance we would be denied the use of the patio as constructed at first floor elevation; (4) grant of this variance is not a special privilege as there exist many similar retaining walls throughout the Township; (5) grant of this variance is in harmony with the Township Resolution in that it in no way contravenes the promotion of public health, safety, morals, convenience, comfort, prosperity and general welfare; and (6) grant of the variance would **not** result in a use or development on the property that (a) would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity; (b) materially impair an adequate supply of light due to adverse location of shadow to the properties and improvements in the vicinity; (c) substantially increase hazardous conditions in the public streets due to traffic or parking; (d) unduly increase the danger of flood or fire; (e) unduly tax public utilities and facilities in the areas; or (f) endanger the public health or safety.

Finally, in addition to those factors, I'd ask that the Board take into account the fact that the southern side setback abuts the church parking lot and thus creates no undue burden on any neighboring residence.; the style and structure of the retaining wall is in step with the existing neighborhood and to the extent desired can be adequately screened with additional landscaping; and I have discussed with and received no objection from any adjacent neighbor including most notably the church itself.

Thank you for your consideration.

Respectfully submitted,



David M. Meranus
Owner / Applicant

SYCAMORE TOWNSHIP
PLANNING & ZONING
JAN 21 2018
RECEIVED

San. MH
Bench Mark
Rim=846.93
D.=10.0'
Inv.=836.93

Note:
The contractor is responsible for keeping the street clean by preventing debris, mud, dirt, etc. from being tracked onto the street. The contractor is responsible for cleaning debris, mud, dirt, etc. from the street immediately when it occurs and shall inspect the street at the end of each working day.

EROSION CONTROL NOTES:
Straw bales or silt fences and bale "inlet filters" are to be continuously maintained by the developer until all danger of erosion/sedimentation occurring has been eliminated.
Also, his excavation contractors is to take extreme care to prevent mud and debris from entering exiting storm sewers and water courses.

The recommend sitting of the house as shown on this plat makes no representation as to existing soil condition. A geotechnical engineer should be consulted in all matters pertaining to subsurface conditions and foundation requirements.

Note:
Grade must slope away a minimum of 6 inches in the first ten feet from the building, (3:1) Max.

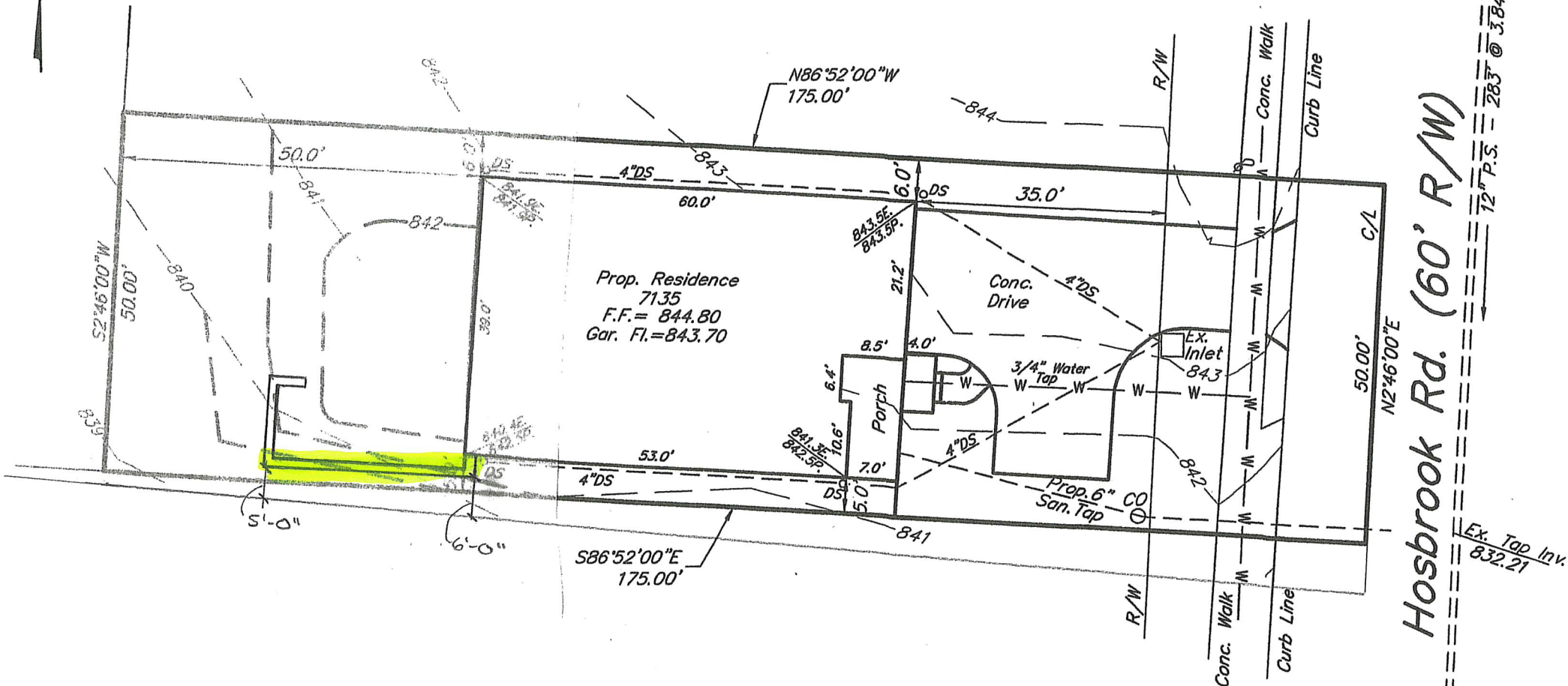
Water lateral location and elevation to be field verified by builder prior to construction.

Sanitary lateral location and elevation to be field verified by builder prior to construction.

Proposed sanitary sewer lateral to be PVC SDR-35 @ min. 2% grade.

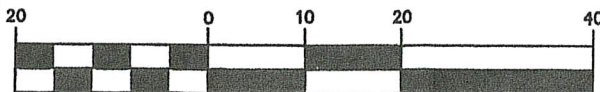
If lowest level elevation is below rim elevation of upstream manhole then tap must include backflow prevention or be pumped to gravity.

Down spouts to connect to existing storm inlet.



Elevations based on
NAVD 29

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Builder:
Sterling Homes
347 Stanley Ave.
Cincinnati, Ohio 45226
513-617-7937



James D. Fago
Ohio Reg. No. 7902
3625 Jill Marie Dr.
Cincinnati, Ohio 45251
513.328.9524

MERANUS
SITE PLAN
7135 Hosbrook Rd.
Parcel 600-80-67
Pt. lot 6, William coldtrap's Estate, P.B. 4, Pg. 157
Sycamore Township, Hamilton County, Ohio
Date: December 11, 2017

San. MH
 Bench Mark
 Rim=846.93
 D.=10.0'
 Inv.=836.93

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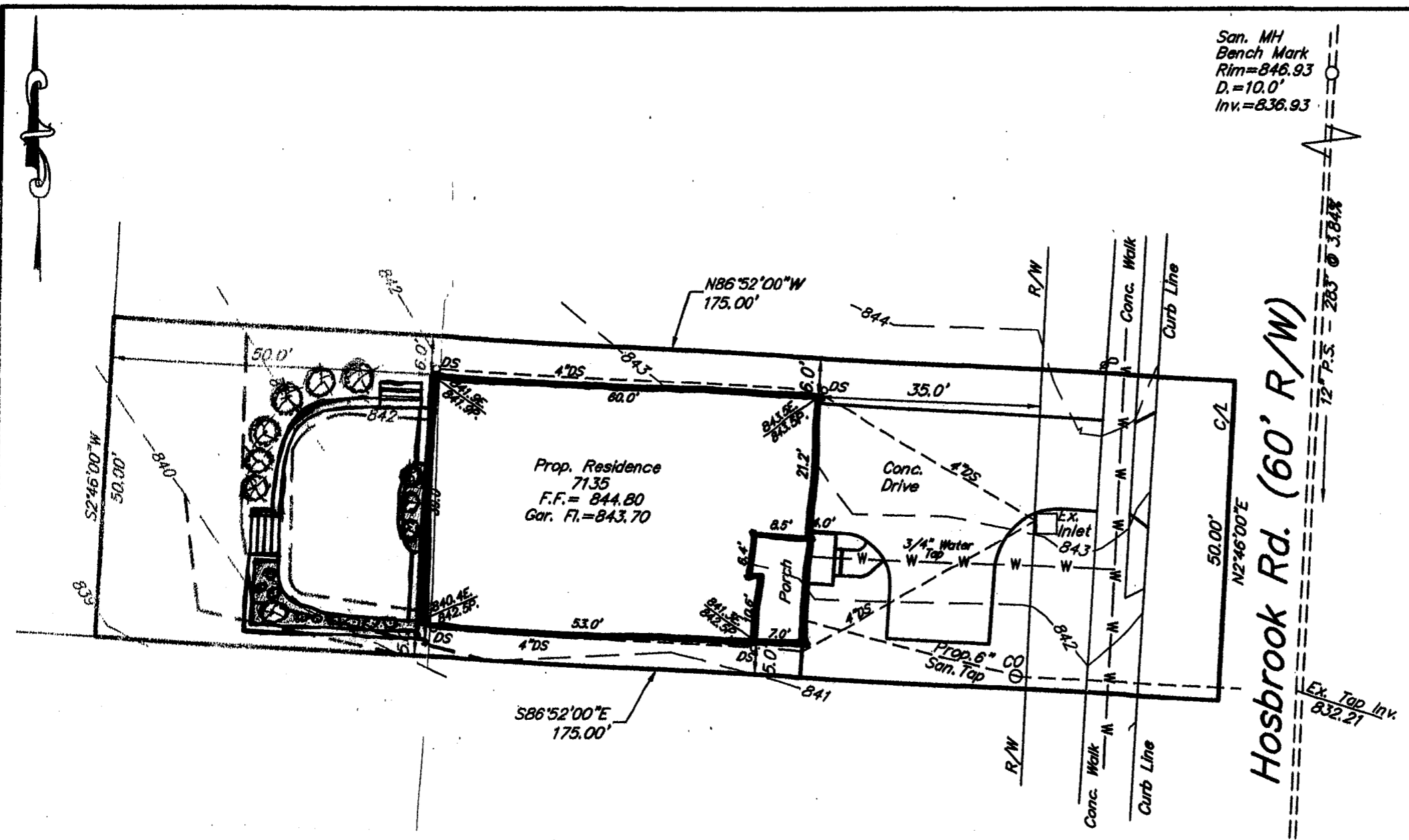
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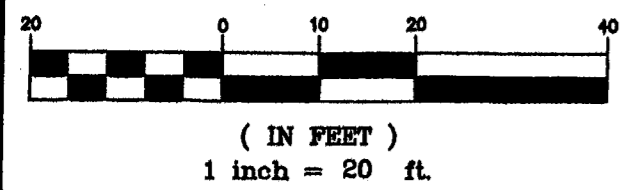
Hosbrook Rd. (60' R/W)



James D. Fago
 Ohio Reg. No. 7902
 3625 Jill Marie Dr.
 Cincinnati, Ohio 45251
 513.328.9524

Builder:
 Sterling Homes
 347 Stanley Ave.
 Cincinnati, Ohio 45226
 513-617-7937

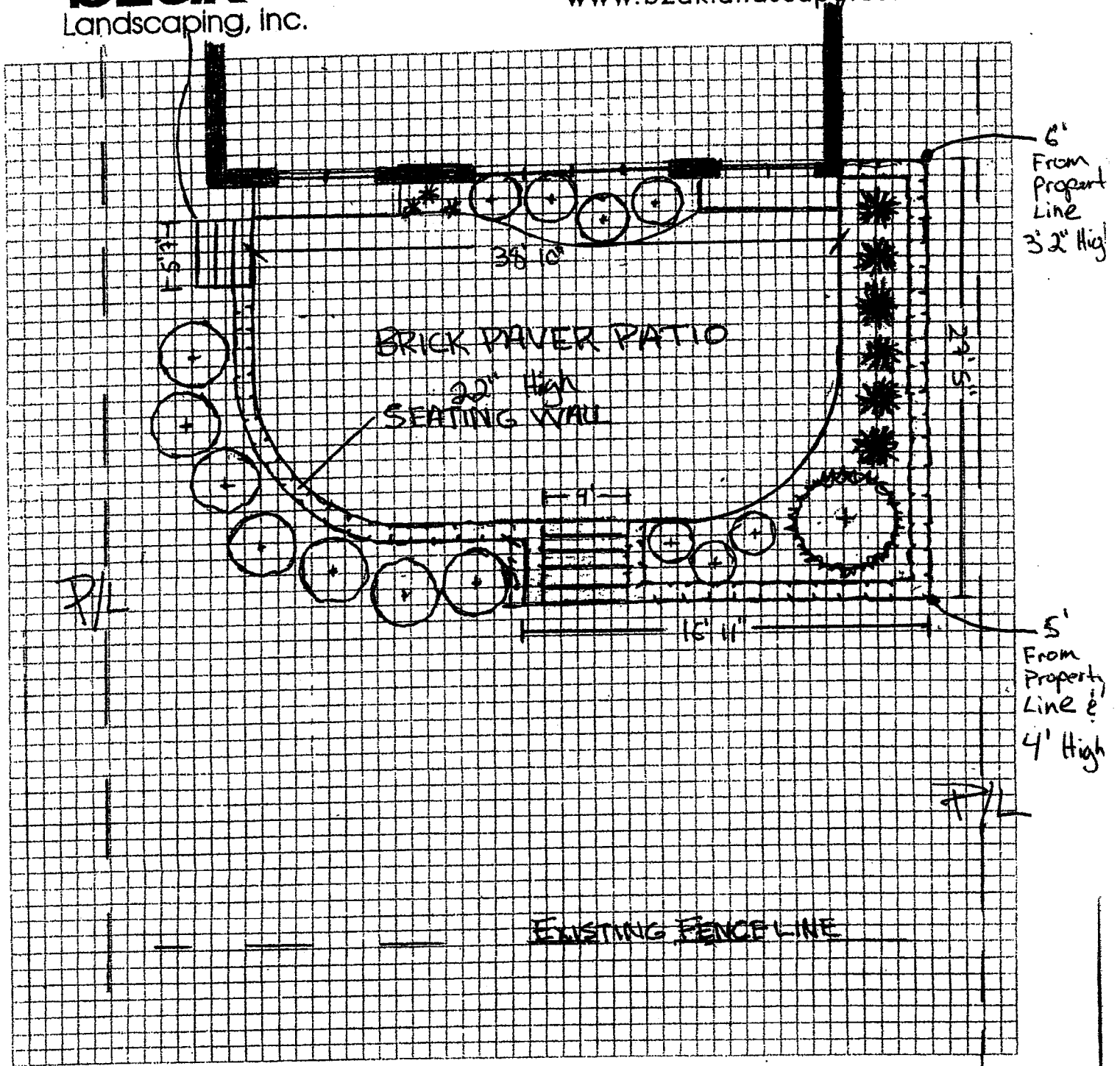
Elevations based on
 NAVD 29
GRAPHIC SCALE



SITE PLAN
 7135 Hosbrook Rd.
 Parcel 600-80-67
 Pt. lot 6, William coldtrap's Estate, P.B. 4, Pg. 157
 Sycamore Township, Hamilton County, Ohio
 Date: December 11, 2017



931 Round Bottom Road
 Milford, Ohio 45150
 Fax 513 • 831 • 3260
 513 • 831 • 0907
 www.bzaklandscape.com



DESIGNER

ESTIMATE COST

DATE

CUSTOMER SIGNATURE