

FEB 20 2019

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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 height requirements set forth in the Township Zoning Regulation Section 10-7.2 – “Height in Rear Yard”, to allow construction of a 6 foot privacy fence on a previously approved 4 foot retaining wall. Section 10-7.2 provides that “No fence or wall located in the rear yard shall be built to a height greater than six feet (6’) above grade. Fences and walls as provided in Sections 10-5.3 and 10-7.4 shall be exempt from these height requirements. Such fences or walls may be solid in construction.”

The newly constructed residence, and the fencing 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. As a result of the topography of the residence and its proximity to the church driveway with no existing buffering, coupled with the daily traffic in and out of the childcare center run out of the basement of the church the ability to achieve any level of privacy inside the residence is almost entirely compromised. As such we are requesting this variance to alleviate what is a relatively minor violation of Section 10-7.2.

In contemplating this request I would ask the Board to consider the following factors (1) the topography of the lot relative to the church parking lot/driveway creates a unique physical condition; (2) such topographical situation is not self-created; (3) without the variance permitting this condition for screening we would be denied almost all privacy at first floor elevation; (4) grant of this variance is not a special privilege as there exist many similar screening 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.

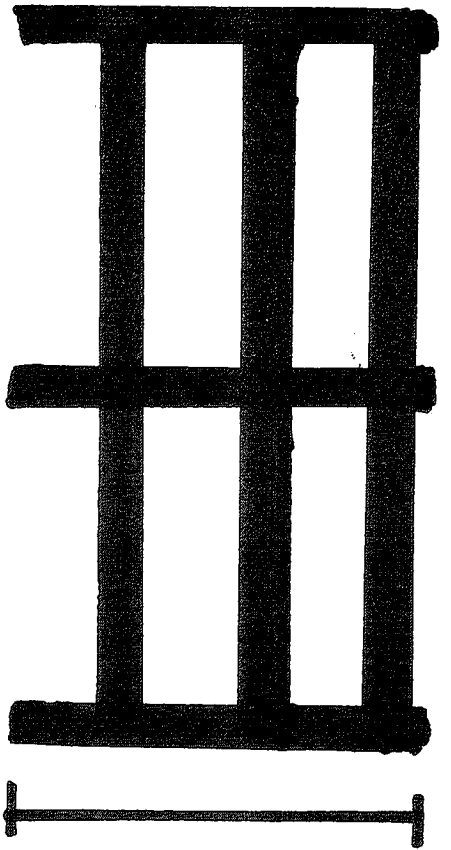
Finally, in addition to those factors, I’d ask that the Board take into account the fact that the screening fence in question abuts the church parking lot/driveway and thus creates no undue burden on any neighboring residence.; the style and structure of the screening fence is in step with the existing neighborhood and to the extent desired can be adequately screened with additional landscaping. Further the screening fence also serves to satisfy the current 42” minimum county mandated guard rail safety requirements and thus, to the extent such variance is even required, only exceeds the otherwise permitted height by 30”. Finally, and perhaps of greater import, I have discussed with and received no objection from any adjacent neighbor including most notably the church itself.

Thank you for your consideration.

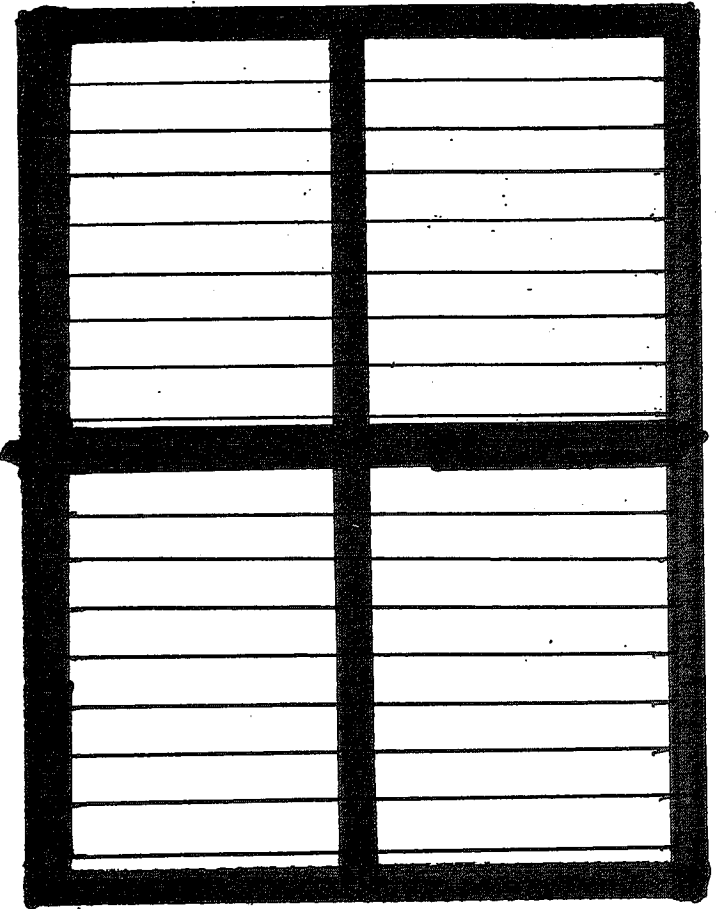
Respectfully submitted,



David M. Meranus
Owner / Applicant



4' Wood Kentucky Three Board



6' Wood Privacy Fence