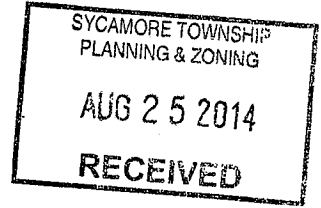


**Sycamore Township Board of Zoning Appeals-**

Variance Application



Applicant(s) Robert & Eileen Luby

Date: August 24, 2014

Item 2 Letter of Intent

**Location and size of the property:**

The subject property is located at 7585 Quailhollow drive, Sycamore TWP, Cincinnati, Ohio 45243  
Property sits on a cul de sac and is a "pie shaped" irregular lot.  
The Size of the lot is .56 acres or approximately 24,393 square feet

**Purpose of the request:**

The purpose of the request is to seek approval of a variance to permit an accessory use structure in an otherwise large rear yard. Because the definition and calculation of "Rear Yard" is driven off of property frontage and the subject property being a pie shaped cul de sac lot has a very small frontage (37.63'), the applicant needs to apply for a variance to the rear yard definition in order to permit the accessory structure.

The Township's regulations for accessory use structures provides ***"each individual structure must not exceed 1,032 square feet and the total combined area of accessory use structures on a property may not occupy more than 35% of the required rear yard."***

The proposed additional accessory use structure would be 900 square feet (36' x 25) and the existing accessory structure is 120 square feet (10' x 12').

**The specific section of the Zoning Resolution in question:**

Section 10-3.3 relates to definition and calculation of rear yard and specifically for accessory use structures. Based on the section's calculated rear yard formula

$$\begin{aligned} & \text{Frontage} \quad \times \quad \text{required rear yard for properties zoned "B"} \quad \times \quad 35\% = \text{rear yard} \\ & 37.63' \quad \times \quad 35' \quad \times \quad 35\% = 460.96\text{sq ft rear yard limit per the formula.} \end{aligned}$$

**Hardship or other pertinent information:**

The applicant faces the following hardships:

- 1)irregular shaped lot caused the rear yard calculation to unreasonably restrict applicants' ability to enjoy accessory use structures up to the "normal" size of 1,032 sq ft.
- 2)the applicant's existing attached rear entry single car garage was built too small for proper use today as its framed opening width is just 94.5" or 7' 10.5". This is very narrow and it requires one to pull in the side view mirrors to access the garage.
- 3)The applicant's one car attached garage does not accommodate today's average number of vehicles per household. Many households today have two, three or even four vehicles per family.

Other pertinent information is as follows:

- 1)Given the lot size of 24,393 sq ft and using some typical dimensions the rear yard calculation limit would not be an issue. Examples- a lot 100' wide and 243' deep =24,300 sq ft-calcs to a rear yard of 100'x35'x35%=1,225 sq ft.  
a lot 150' wide and 162' deep = 24,300 sq ft -calcs to a rear yard of 150x35x35%=1,837 sq ft.

## Sycamore Township Board of Zoning Appeals-

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**-Continued PAGE 2**

2)Granting this variance would not:

- Be detrimental to the public welfare,
- Be negative to value of property,
- Impair an adequate supply of light to properties in the vicinity,
- Impact traffic or parking,
- Increase the danger of flood or fire,
- Unduly tax public utilities,
- Endanger the public health or safety.

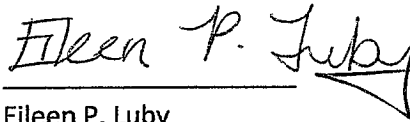
Applicants respectfully request this variance be granted based on the above relevant considerations.  
Thank you for your time and attention to consider this request.

Sincerely,



Robert M. Luby

&



Eileen P. Luby

Variance Applicants