

**VARIANCE LETTER OF INTENT
SYCAMORE TOWNSHIP, OHIO BOARD OF ZONING APPEALS**

SUBJECT PROPERTY:

8580 Concord Hills Circle
Cincinnati, OH 45243
Parcel ID: #0600-0060-0308

PROPOSED PROJECT:

New/ Rebuilt Detached, 3-Car Garage/ Accessory Structure for existing Single-Family Residence.

NATURE OF VARIANCE:

The Owners seek a **height variance of 1'-10 1/4"** to allow for the rebuilding of a detached, 1-story, 3-car Garage. The new/ rebuilt garage is to be an accessory structure for the existing single-family residence located at 8580 Concord Hills Circle and is to be built on the existing foundation from the previous garage that burned down. The proposed detached Garage's height is 14'-4 1/4" as measured from the **average** grade at the building to the mid-point of the gabled roof.

Section 10-12.1 of the Sycamore Township Zoning Code requires a maximum height of 12.5 feet for single-family, detached/ Garage accessory structures.

JUSTIFICATION OF VARIANCE:

The subject property in the area of the proposed garage slopes from front to back, and the garage is to be rebuilt on the existing foundation whose location on the property is dictated by its proximity to the existing residence's existing attached 2-car Garage, yet still in the rear yard area of the home. Also, beyond the area of the existing driveway and the rear of the existing house, the entire lot slopes down towards the rear lot lines. Consequently, any structure built beyond the rear line of the existing house would have the rear of the foundation exposed/ out-of-grade due to the land's slope.

Due to the nature of the sloping lot, any detached structure would be difficult to build with a maximum 12.5 foot height without presenting exceptional practical difficulty and would thus need a variance for height. As a matter of fact, from the front, the proposed garage will be only 1-story in height and, at 12'-0' height from front grade to mid-point of the gabled roof, does not violate the allowable maximum height requirement.

The zoning code's maximum height requirements seek to insure that detached accessory structures do not overpower, both visually and functionally, the principal structures on the subject property and the surrounding properties. As stated earlier, the proposed garage is built into a small hillside and the front of the structure has the 1-story appearance. Therefore, the new garage will not visually overpower the principal structure or neighboring structures.

Granting a variance for the construction/ reconstruction of the proposed garage will not substantially alter the character of the neighborhood since it will remain a single-family use and the design mimicks that of the existing, 2-story, single-family residence in roof pitch and material.

In addition, adjoining properties would not suffer a substantial detriment as a result of the variance due to the reasons listed above and the proposed height would have no adverse affect on the delivery of governmental services.

END OF VARIANCE LETTER OF INTENT