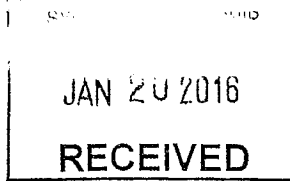


Harry Holbert  
Sycamore Township Zoning  
8540 Kenwood Road  
Cincinnati, Ohio 45236

January 13, 2016



Harry,

After complete review of the zoning code, I have concluded that our proposed residence at Glenover Place meets the criteria and definition (as designed and submitted) for a 1-1/2 story residence. Having been involved since the inception (including design and approval) of this planned development at Glenover Place, I was well aware that no two story residences were allowed. The original development design intent was to prevent boxy two story homes within this development. I also recall clearly "Cape Cod Style Homes" being used as a descriptive for the intent of design.

Regardless of intent, our design as submitted should not be considered a two story home. Our second level fits within the township's definition of a 1/2 story, therefor making our home a 1-1/2 story home by definition.

Sycamore Township Definition:

**STORY, HALF:** A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use.

Diagram A below shows our Glenover Lot 4 condition where our intersection of the roof decking and wall face is less than 3' above the top level.....in fact, it's even with the top level. Clearly our finished area is less than 2/3rds of the floor area, regardless if it's calculated by section (shown) or in plan.

Diagram B shows the maximum (3') difference to be considered a 1/2 story. This is completely logical from a zoning perspective to view the exterior wall face as the "face of wall". An inside wall within a truss or attic space would be irrelevant to a zoning issue.

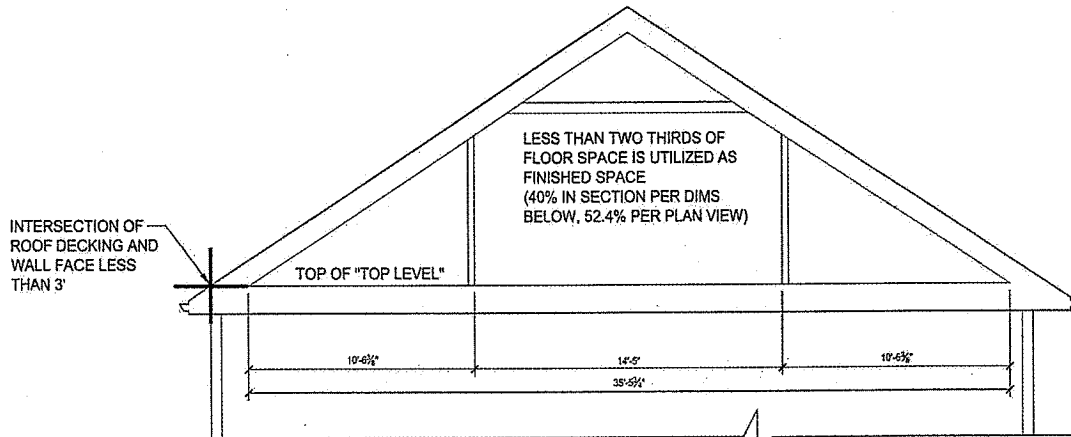


DIAGRAM A

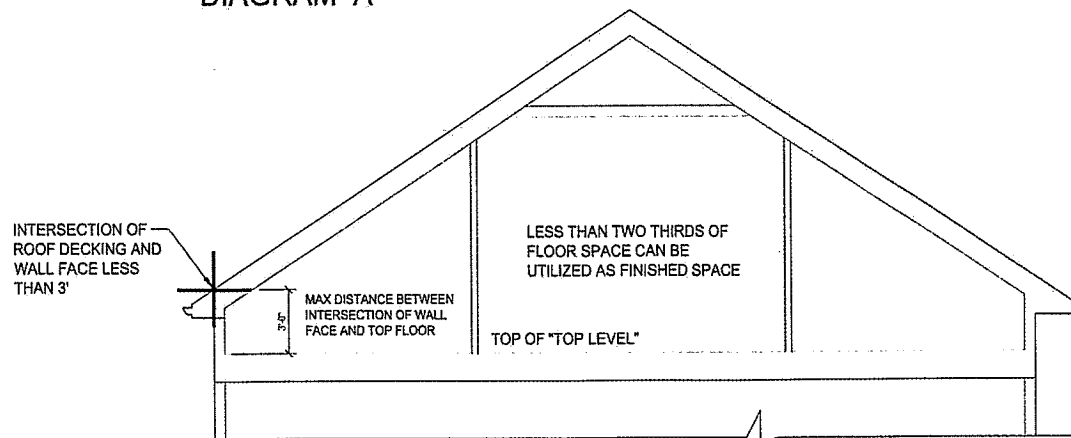


DIAGRAM B

I strongly believe the intent of the Sycamore Township code specifically defining a 1/2 story is to differentiate a 1-1/2 story structure from a 2 story structure. The logical intent would be to limit the mass of a structure, keeping the roofline low with the outside walls not too tall, as well as limiting the upper floor area to less than 2/3rds of the floor below. The most logical option for a 1/2 story would be finishing a smaller portion of attic or truss space within a structure.

In an email from you to Dutch dated November 17<sup>th</sup>, 2015 you stated:

"I have attached 2 separate pdfs.

The first one, definitions of a 2-story, which I'm sure your architect may be able to find something to the contrary, but these were the first 3 sites I visited when looking for "what is a 2 story"."

The three definitions you sent to us vary greatly, leading us to believe that there is room for some interpretation, and only one defines a 1-1/2 story home. Two of the three definitions you provided clearly work in our favor.

**The second definition provided: (the only one that specifically defines a 1-1/2 story home)**

"One story homes are generally defined as homes with all living areas and bedrooms on one level, excluding the basement. The definitions of 1-1/2 story homes tend to differ, but Design Basics defines them as having two levels, with at least one bedroom, usually the master suite, on the main level and the other bedrooms on the second level. Two story homes are generally defined as homes with all the bedrooms located on the second level" Note: Some designers and architects label any home with a second level as a two story home."

**The third definition provided:**

"A storey on a house is only official if it is above grade. A basement does not count as a storey. To have a two storey house, it has to have 2 levels above grade, ie a main floor and an upper floor. A walkout basement on a bungalow doesn't count. And the upper level has to be the same size or comparable to the main floor to count as a storey."

Per the definitions above (provided by your office) and the definition of "Story, Half" as defined in your code, we clearly meet the definition of a 1-1/2 story home.

Respectfully submitted,



Michael Wentz, AIA

