

To : Sycamore Township BZA
8540 Kenwood Rd
Cincinnati , Ohio 45236

date : 5 22 2017



From : Olivia Lawler (owner)
3905 Mantel
Sycamore Twsp , Ohio 45236
Daniel Henkel , Henkel Homes (Applicant)

Dear Sycamore Township BZA

The owner , Olivia Lawler , has recently purchased the property at 3905 Mantell Ave , a corner lot , and would wish to make improvements to the property affecting the setback requirements . Having two front yard requirements and a public utility drainage easement are the obstacles from allowing the owner to make these improvements and fully enjoying the yard . Setbacks are 30 ft from the R/W on the Mantell and Darnell sides , and a 10ft rear yard . The lot size is approximately 131.75 ft x 54.18 ft , and described as being situated in a Zone C district.

The improvements would include in need of your approval :

1. A trellis over the existing patio, and buffer landscaping around the existing 14 x 20 patio . The trellis would extend 10 ft from the face of the home . Allowable within 20 ft of the RW line (**exhibit A** on the site plan)

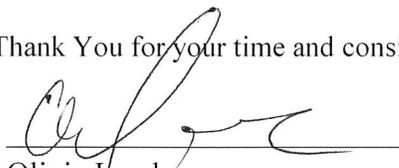
2. Construct a 20 x 14 above grade wood deck with a board walk across the rear of the home , accessing the kitchen / future egress door , and steps to grade . The steps to the Mantell side of the home will require a variance (encroaching into the 30 ft setback) as well as the rear boardwalk , potentially encroaching in the rear yard requirements (**exhibit B** on the site plan)

3. Enclose the side yard with a 36 inch tall pressure treated wood rail fence with 4 x 4 vertical post , horizontal 1 x 6 rails , and 2 in x 4 in wwf applied to the inside . Purpose for pet containment , gardening , and control continuous juvenile traffic across the yard into the culvert ditch area . (**exhibit C** on the site plan)

Ms Lawler would like to sight similar , if not exact conditions meeting their request , as built , 2 blocks North of her home , at the Northerly most west corner of Trebor Dr and Mantell , and feels these improvements would be valued improvements to a highly visible corner lot in the neighborhood .

If approved , a Licensed surveyor will provide a survey / site plan prior to any improvements made .

Thank You for your time and consideration ,


Olivia Lawler
Owner

5/22/17
date


Applicant : Daniel W Henkel
Henkel Homes Date 5 22 17