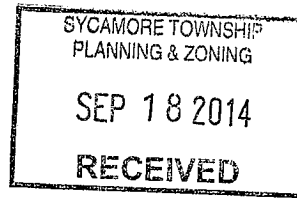


September 16, 2014

Sycamore Township Zoning Commission
Sycamore Township Board of Trustees
8540 Kenwood Road
Sycamore Township, Ohio 45236



Dear Members of the Commission and Board,

We are requesting a variance to the number/limitation of main buildings allowed on a lot as described in Section 3-5.13 of the Sycamore Township Zoning Resolution for the property at 12041 Snider Road, Cincinnati, Ohio 45243 as permitted under Section 21-3 and 21-4 for parties seeking variances. With this intention letter, we are including the completed application for, ten copies of related drawings and a check for \$150.00 for the variance application fee.

The property in question is a 3.523-acre panhandle lot approximately 1500 feet south of Fields Ertel Road, with an existing home that was built in 1944. Two detached garages have since been added behind the home. It is unclear exactly when these garages were built. It is in a single-family zone "A" district and the county auditor parcel ID number is 600-0015-0040-00. The property was purchased in April of this year by Catherine Bell with the intention of building a new home on the site. The reason for the variance request is so that Mrs. Bell and her family can live in the existing home located on the property during the construction process of the proposed new home as long as possible. Our intention is as follows:

1. Existing detached garages are removed.
2. New single family home is constructed behind the existing house.
3. After construction is complete and Certificate of Occupancy is issued for the new house, it will be occupied.
4. Existing house is demolished.
5. Complete the new attached garage at area of overlap between the footprint of the two structures and complete related site work for new home.

Please refer to the attached site plans and 3-D massing studies for further clarifications to these bullet points.

Ultimately, we will only have one single family home on the property that will comply with all zoning code requirements spelled out in the Sycamore Township Resolution. So, we only need the variance to provide relief during the period of construction. Thank you for considering our request and we look forward to answering any questions or addressing any concerns that you may have during our hearing.

Sincerely,
RWA Architects, Inc.

Michael R. Mauch, AIA, LEED AP

Douglas E. Burkey, AIA, LEED AP

cc: Mrs. Catherine Bell
Mr. Ron Bell