

December 24, 2014

Board of Zoning Appeals
Sycamore Township
8540 Kenwood Road
Cincinnati, Ohio 45242

PROJECT: GrassCor Accessory Structure
8915 Blue Ash Road
Lot Area - 150,107sf

VARIANCE REQUESTED: Area and Height Variance for Accessory Structure in Rear Yard

PURPOSE OF REQUEST:

Grasscor Company has a specific need to store mulch in the spring and summertime and salt in the fall and winter. These cannot be stored inside the existing building because of delivery and loading requirements. This material also needs to be covered from rain and snow. The most effective way to handle this requirement is to provide an accessory structure as proposed. Area of the proposed structure is proportionate to the need for quantity of material. The height required is a result of truck delivery and loading methods.

AREA:

10-3.3 Location "the total combined area of all accessory structures shall not occupy more than 35% of the required area of the rear yard.

Required Rear Yard for Light Industrial Use = 10' x lot width of 198.16'.

Required Area of Rear Yard = 1,981.6sf

1,981.6sf x .35 = 693.56sf allowed

Proposed Accessory Structure = 1,440sf

HEIGHT:

10-12 Detached Garage, Storage Structures and other Detached Structures

10-12.1 Area and Height: "No more than 1,032sf in area and 12.5' in height measured to the mean height level between eaves and ridge for gable, hip and gambrel style roofs (ref Appendix A)

Proposed Accessory Structure = 13'-8"

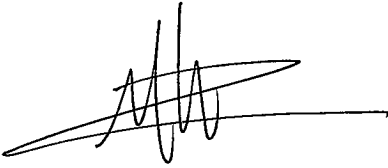
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HARDSHIP:

An addition to the building to satisfy the existing storage needs would be approx 8 to10 times the cost of the proposed accessory structure. A building addition would simply not be as durable as the proposed large concrete block walls that accommodate significant plow and dump stress. This would be very difficult and potentially unsafe to engineer into a building addition. The proposed location for the structure is also important for safe material delivery and service truck access. Lastly, the proposed accessory structure is smaller than surrounding structures, fits in aesthetically into the light industrial neighborhood, and does not negatively affect neighboring properties as it will sit greater than 700' off of Kenwood Road.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Michael Wentz', with a long horizontal stroke extending to the right.

Michael Wentz RA
Principal, WentzDesign

