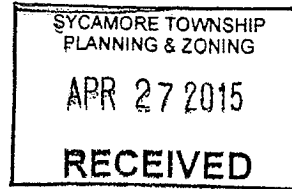


McGill Smith Punshon, Inc.

April 27, 2015

Mr. Harry L. Holbert Jr.  
Planning and Zoning Inspector  
Sycamore Township  
8540 Kenwood Road  
Cincinnati, OH 45236



RE: Variance Request  
8710 Kenwood Road  
Section 10-2 Detached Storage Barn  
Size and Height  
Sycamore Township  
MSP No. 94373.02

Dear Mr. Holbert:

On behalf of the applicant, Mr. Jerod Fritz we are pleased to submit the attached application for review and consideration of a variance request for the size and height of a detached storage barn for the property located at 8710 Kenwood Road, Cincinnati, Ohio, 45236.

The property is zoned "B" Residence District and Mr. Fritz is proposing to purchase a portion of the property (1.76 ac +/-) from his grandfather to construct a new single-family residential house. The proposed 1.76 ac. parcel of land meets or exceeds the current zoning lot requirements for the "B" Residence District.

The proposed subdivision of land would require two existing single-family residential houses and two accessory structures (sheds) to be razed, see attached. The proposed new single-family residential house would be a significant improvement to the land in that the proposed new house would be in like in kind with the adjacent surrounding land use.

The proposal to create the 1.76 ac. parcel of land results in the remaining land, 8710 Kenwood Road (The Grandfather's Property) to be subject to a non-conforming use. The existing storage barn that the family has used and enjoyed since 1945 does not meet the requirements of section 10-12.1 - Area and Height for "Detached Garage, Storage Structures and other Detached Structures" per the Sycamore Township Zoning Code.

Per the Hamilton County Auditor's records the existing storage barn has an area of approximately 7,122 sf, exceeding the allowable area of 1,032 sf and exceeds the allowable height of 12.5 feet.

The applicant is requesting a variance in the area and height of the existing storage barn so the existing barn can remain and continued to be used and enjoyed by the family.

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The proposed variance is not self-created and would not seriously affect the adjacent property owners since the storage barn, a unique physical structure would remain as it has since 1945 prior to the adjacent lands being developed and in fact it would improve the land by razing the two single-family residential homes and supporting sheds and constructing a newer single family residential home in like and kind with the adjacent properties on a much larger parcel of land.

In our opinion the proposed variance would not:

1. Materially impair the adequate supply of light due to adverse location of shadow to the properties and improvements in the vicinity.
2. Substantially increase a hazardous condition in the public streets due to traffic and parking.
3. Unduly increase the danger of flood or fire.
4. Unduly tax public utilities and facilities in the area or endanger public health and safety.

Please forward the enclosed application to the Sycamore Township Board of Zoning Appeals for their review and consideration at their regularly scheduled May meeting.

Please contact us if additional information is required.

Sincerely,

McGill Smith Punshon, Inc.

A handwritten signature in black ink, appearing to read "D. Smith", written in a cursive style.

Douglas A. Smith, P.E., P.S.  
Project Manager

cc: Mr. Jerod Fritz  
Enc.