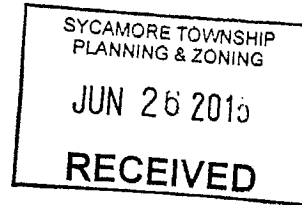


Sycamore Township Board of Zoning Appeals
8540 Kenwood Road
Cincinnati, Ohio 45236



6/26/15

Reference: Zoning Variance @ 8815 Roundhill Road (lot size 11881 sq. ft.)

Dear Board Members:

It is my intent to erect a small (87 square feet) addition to my existing breakfast nook as well as a small (358 square feet) sundeck on the rear of my residence at 8815 Roundhill Road. I had construction plans and a survey drawn and using laborers from my business began construction. The concrete piers, beams and floor joists were put in place.

As construction progressed I was contacted by Harry Holbert, Jr., Sycamore Township Zoning Administrator, who informed me that my proposed addition and deck did not meet current zoning code. I was ordered to stop work and have done so. It was explained to me that by rule part of my left side property line is also considered to be my rear yard property line. While my proposed deck does meet the current 8'-0" side yard requirement (I have 18'-0") it does not meet the required 35'-0" rear yard requirement imposed because my home sits at an angle on my property. Please see the attached site plan for reference.

It is my contention that this requirement represents a hardship to me as it prevents me from enjoying my rear yard which is sloped too steeply to be used without a deck. Your assistance in solving this issue would be greatly appreciated.

Sincerely,



Joseph Kendall