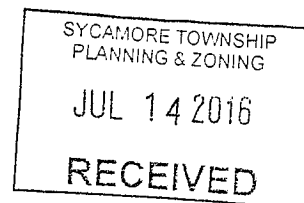




Childress & Cunningham, Inc.
www.cc-architects.com

July 13, 2016

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



Re: Parking Lot Repairs, Northeast Church of Christ,
for the purpose of Maintenance, Safety, and Handicapped Accessibility

To The Board of Zoning Appeals,

Northeast Church of Christ, located at 12020 Southwick Lane on approximately 16.45 acres, is seeking Conditional Use approval for repairs that are to be made to an existing parking lot. As part of this repair work, the lot will receive minor adjustments and be re-striped, and landscaping will be added. The landscape areas will bring this existing parking lot into substantial compliance with the current Zoning Code's requirements for parking lot landscaping. An existing segmental retaining wall will also be altered as necessary for the new parking layout; due to its location within the current front yard, a Variance is sought from Section 10-7.1 to allow the new portion of retaining wall. The nature of this wall is such that it will not be visible from the street.

These drawings were submitted for Zoning Review on 5/27/16, and were denied in a letter by Mr. Harry Holbert, Jr. dated 6/16/16. Mr. Holbert later clarified that due to the change in parking layout and increase in number of spaces, the entire lot should be shown to comply with the parking lot landscaping provisions of Section 12-6 of the Zoning Code. In response to this Township communication, some of the landscaped areas have been increased in size, and plantings have been added to the drawings. While the landscape area requirement is being met, we are seeking a Variance from the required number of trees and shrubs. In lieu of providing 3 trees per each 10 parking spaces, as called for in Section 12-6.4b, we propose 1 tree per each 10 parking spaces, with shrub count based on this reduced number of trees. Such a Variance will be in keeping with the prior Conditional Use approval which was granted to Northeast Church of Christ in 2006 (Board Resolution No. B2006-10C and Zoning Case #SY-07-066), and which covered a new (at the time) parking lot to the east. Also in keeping with Board Resolution No. B2006-10C, a Variance is sought to allow the use of a tree species chosen from the recommended understory trees in lieu of canopy trees, for the parking lot landscaping (Aristocrat Pear was shown on the drawings approved in 2007, and is herein indicated for this Northwest Parking Lot as well).

Mr. Holbert has also issued a letter, dated 6/07/16, which cited the Church for failing to secure Zoning approval prior to striping a portion of the existing parking lot in question. The Recommended Action For Compliance was to obtain a Zoning Certificate, and Mr. Holbert has confirmed by phone that the drawings submitted on 5/27/16 were a proper response for this citation. Conditional Use approval is sought in order to resolve this citation.



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The Northwest Parking Lot is existing, and the only substantive alteration is the removal of some landscaping areas near the main church entrance, to make way for a drop-off at the main church entrance for the convenience and safety of attendees and those with various mobility challenges. New striping will also reserve parking spaces near the entry for those with mobility challenges. The lot is reduced by about 3' to 7' along the front of the existing building, to reduce the amount of winter ice buildup that regularly occurs due to the building shadow on the pavement, to improve safety for attendees. Landscape areas are being created within the lot, to meet the minimum required area based on number of parking spaces provided. The calculated landscape area is shown in reference to this Northwest Parking Lot only, and does not include other existing parking lots which are to remain. The other existing parking lots are omitted from calculations per the request of Mr. Holbert.

The drawings provided with this letter are titled "PROJECT: SITE IMPROVEMENTS FOR NORTHEAST CHURCH OF CHRIST" with Project No. 1525A, and include sheets A-001, A-002, A-050, A-100, and A-300, dated 7/11/16.

Sincerely,

Larry Cunningham, RA, AIA, NCARB
Principal