



September 30th, 2016

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

Re: Dumpster Enclosure
8063 Montgomery Road
BZA Letter of Intent

Dear Board Members:

The applicant, TRA Architects hereby submits their Letter of Intent and other documents to support their request for a variance to 8063 Montgomery Road. The project intent is to construct a new dumpster enclosure to be used by the tenants of the property, Pier 1 Imports and Party City. The building is at the corner of Montgomery Road and Hosbrook Road. The site is currently zoned "E" Retail and is a part of the Kenwood/Montgomery Road Corridor Overlay District.

The scope of the work includes a new dumpster enclosure which will be approximately 400 square feet and approximately 6'-3" tall with a new 7 foot wide concrete pad running the length of the enclosure. There are no other planned changes to the property.

The zoning application was rejected due to the failure to meet the required amount of parking spaces per Table 12-9 of the Zoning Resolution and the failure to place the new dumpster enclosure within the site setbacks per Section 10-5.1 of the Zoning Resolution.

The existing lot has 82 parking spaces which does not meet the 101 spaces required by the Zoning Resolution. This was incorrectly indicated as 88 parking spaces on the submitted drawings. The current placement of the dumpsters and of storage units placed by the tenant impedes several potential parking spaces. The building owner has ordered the removal of the storage units and this will allow access to more spaces. The removal of the storage units and the consolidation of the existing dumpsters into the new dumpster enclosure will increase the amount of parking to from 82 to 83 spaces. The amount of existing parking spaces is more than adequate for the number of retail customers. The rear parking lot is only utilized by a few employees. Customers only park in the front lot.

To maintain all of the setback requirements as required by Section 10-5.1 of the Zoning Resolution, the dumpster enclosure would have to be placed in front of the building in full view of Montgomery Road. This is not an ideal location for aesthetics or access. There are no other discrete locations on the site that will not impede either the flow of traffic or access for trash disposal. The current haphazard placement of the dumpsters impedes traffic flow and is difficult to access for trash disposal.

For the reasons stated above, we request a variance for the property at 8063 Montgomery Road. The proposed changes will increase the number of parking spaces, enhance the aesthetics of the site and will ease issues of driver visibility and access to trash disposal.

I will be present at the next Board of Zoning Appeals meeting to answer any questions in person. Also, feel free to call me in advance if necessary.

Sincerely,

A handwritten signature in black ink that reads "Tony Ravagnani". The signature is written in a cursive, flowing style.

Tony Ravagnani, RA, LEED AP

TRA (Tony Ravagnani Architects)
4345 Mt. Carmel Tobasco Rd.
Cincinnati, Ohio 45244