

Letter of Intent
In Support of Request for Variance
7135 Hosbrook Road, Cincinnati, Ohio 45243

This Letter of Intent is in support of my request for a variance to the side yard setback requirement for an existing non-conforming lot. The intention is to tear down and rebuild a new single family residence with a 2-car garage. The proposed new home is 39 feet wide. As such based on the current code, in particular **Section 9-4.2**, the setback side yard setback requirement for my particular non-complying lot of record is 5 feet (not more than 10% of the width). However, in an effort to provide a greater setback between the house on the north side of the proposed new house, which would of course be a benefit to both to houses, I am requesting a variance to permit the relocation of the house on the site plan a few feet to the south.

My current home is built on a non-complying lot of record located in a "B" Residence district. The current zoning effective for the "B" district calls for an 8-foot setback, and although not a requirement for my lot, would at least keep in the spirit of the intent and would remain consistent with the "B" zoning. As a result of this shifting the house on the site plan to it would require a variance on the south side of the house to allow for a 3-foot setback.

What is perhaps most relevant here, and what I would ask the board to consider, is (1) the fact that as requested the new foot print, even with the variance, would actually be an increase to the setbacks from what currently exists; (2) the fact that the southern side set back abuts the church parking lot and thus created no undue burden on any neighboring residence; (3) the proposed style and structure of the house is in step with the existing neighborhood; and (4) the proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement.

Thank you for your consideration.

Respectfully submitted,


David M. Meranus