



Patio Enclosures
6031 Schumacher Park Dr.,
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LETTER OF INTENT

TO: Sycamore Township Board of Appeals

April 24, 2017

RE: Harmanjit Kaur
5133 Autumn Wood Dr.
Cincinnati, Ohio 45242

This letter is asking for the board to grant a rear yard setback variance of 7 feet. The current requirement of 35' as outlined on tables 4-6 setbacks under "B" zoning. If approved our new sunroom would have a rear setback of 28'. The property located at 5133 Autumn Wood Dr. is 125.59' deep and 85' wide. The sunroom addition we are proposing is a reasonable size of 16'x12' or 192 sq.ft. Based on the layout and offsets in the existing house, a wider room is not feasible. A smaller room of only 9' x 12' (only size that would fit under current 35' setback rule) is just not large enough for the needs of the family.

Special conditions & hardships

- Other properties on the street have been granted or grandfathered in a shorter rear setback. IE: 5109 Autumn Wood is @ 27.5' and 5169 Autumn Wood is @ 32'
- Our property backs up to the property on Kenwood road. So what is our rear setback is up against the Kenwood road properties side set back
- The Kenwood road property is currently the township maintenance building and salt bin. There would be no harm or impact to this property
- Without this sunroom addition it is difficult to enjoy the back yard with the mosquitos, bees and pollen allergies
- This addition is a value added asset to the property and the neighborhood.

Steve Bell
Regional Manager

