

October 24, 2016

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



Re: Addition to Sweeney Residence, 6626 Branford Court

Dear Board:

As per the procedure set forth in Chapter 21 of the Sycamore Township Zoning Resolution, My client has asked me to apply for a variance to Section 4 of the building code. Specifically to strict adherence to Table 4-6 which requires a minimum 35'-0" rear yard setback for single family detached structures in the "B" district.

My client's two-story home is located at 6626 Branford Court , a cul-de-sac street in the Concord School Subdivision. The lot measures 100.00' wide and 122.12' deep (12,212 sf). The current house is located 39.2' off the front property line, 8.2' off the closest side lot line, and 40.0' off the rear lot line.

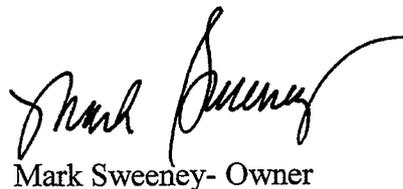
My client has lived in this house for quite some time and they really enjoy the lot and the location. Unfortunately, the only problem they have with the house is that there is no bedroom or full bathroom facilities on the first floor, and as they hope to remain here, they need to add this space somewhere on the first floor. The proposed one-story addition will allow them to remain and age in place in this house.

In order to construct the addition as designed, it encroaches 6.9' into the required rear yard reducing the rear yard setback to 28.1' from the required 35.0' shown on Table 4-6. The houses to the rear of my client's property are located on Dearwester Drive have very deep lots. In addition to that, my client has a stand of closely placed pine trees and shrubbery along the rear of his lot which will remain in place and not be disturbed by this project. It is our belief that this addition will not adversely affect our neighbors enjoyment of their property, or reduce their property values. It will not impair light upon the neighboring properties nor cast shadows on them. It will not increase automobile traffic or parking requirements in the neighborhood and it should not compromise the safety of any of our neighbors in any way.

With these things in mind, we are requesting this variance for a reduced rear yard setback from the board.

Sincerely,


Russell Moody AIA- applicant


Mark Sweeney- Owner



RUSSELL E. MOODY ARCHITECTS, LTD.
3152 WILLIS AVENUE CINCINNATI, OHIO 45208
513-763-9430 rmoody@zoomtown.com