

Date: 06.07.21
Case#: CPRE200034 Hardisty Avenue Single-family
Project Location: 3250-3256 Hardisty Avenue
Client Name: Peter McGary & Mark Walker
Zoning: SF-10 - Single-family Residential (10,000 sf lots).

Dear Sir:

I have received and reviewed the subject project for compliance with the Zoning Code of the City of Cincinnati, and it will require relief from the Zoning Hearing Examiner for the following items:

The approximate cumulative excavation and fill for the drive area is 46 feet.

1. A variance of 38 feet will be required.

The retaining wall maximum height is approximately 16'.

2. A variance of 8' will be required.

The retaining wall cumulative excavation and fill is approximately 26'.

3. A variance of 18 feet will be required.

Per Section 1401-01-S12. – Street, a Street means a public or private right-of-way 21 feet or more in width whose primary function is to furnish the chief means or access to properties abutting it. Since Brookfield is not being improved and the proposed street/drive is not 20-feet and is not set apart for travel, you have created 5 rear lots; the frontage of these lots will be to the east.

Lot 1:

This lot has its street frontage off Brookfield Lane turnaround.

The required front yard setback is 30' the building is placed 22.5' from the property line.

4. A variance of 7.5' will be required.

The required rear yard setback is 35' the building is placed 10' from the property line.

5. A variance of 25' will be required.

The approximate cumulative excavation and fill for the basement is 18'.

6. A Variance of 10' will be required.

The Maximum Building Envelope height is exceeded by 3.64'

7. A variance of 3.64' will be required.

Lot 2

This lot is considered a "rear" lot.

The approximate cumulative excavation and fill for the basement is 19'.

8. A Variance of 11' will be required.

The Maximum Building Envelope height is exceeded by 4.47'.

9. A variance of 4.47' will be required.

The front yard setback in an SF-10 is 30'. The home is located 10' from the front property line.

10. A variance of 20' is required.

The rear yard setback in an SF-10 is 35'. The home is located 10' from the rear property line.

11. A Variance of 25' is required.

Lot 3

This lot is considered a "rear" lot.

The approximate cumulative excavation and fill for the basement is 20'.

12. A Variance of 12' will be required.

The Maximum Building Envelope height is exceeded by 7.73'.

13. A variance of 7.73' will be required

The front yard setback in an SF-10 is 30'. The home is located 10' from the front property line.

14. A variance of 20' is required.

The rear yard setback in an SF-10 is 35'. The home is located 10' from the rear property line.

15. A Variance of 25' is required.

Lot 4

This lot is considered a "rear" lot.

The approximate cumulative excavation and fill for the basement is 18'.

16. A Variance of 10' will be required.

The Maximum Building Envelope height is exceeded by 5.68'.

17. A variance of 5.68' will be required.

The front yard setback in an SF-10 is 30'. The home is located 10' from the front property line.

18. A variance of 20' is required.

The rear yard setback in an SF-10 is 35'. The home is located 10' from the rear property line.

19. A Variance of 25' is required.

Lot 5

This lot is considered a "rear" lot.

The approximate cumulative excavation and fill for the basement is 19'.

20. A Variance of 11' will be required.

The Maximum Building Envelope height is exceeded by 9.40'.

21. A variance of 9.40' will be required.

The front yard setback in an SF-10 is 30'. The home is located 10' from the front property line.

22. A variance of 20' is required.

The rear yard setback in an SF-10 is 35'. The home is located 10' from the rear property line

23. A Variance of 25' is required.

Lot 6

This lot is considered a "rear" lot.

The approximate cumulative excavation and fill for the basement is 20'.

24. A Variance of 12' will be required.

The Maximum Building Envelope height is exceeded by 8.62'.

25. A variance of 8.62' will be required.

The front yard setback in an SF-10 is 30'. The home is located 10' from the front property line.

26. A variance of 20' is required.

The rear yard setback in an SF-10 is 35'. The home is located 10' from the rear property line.

27. A Variance of 25' is required.

If you have any questions regarding the submission of your Zoning Hearing and the required documents, please contact Kasandra Maynes at 513-352-1559 or visit www.cincinnati-oh.gov/boards_and_select/Zoning_Hearing_Examiner.

If you decide to revise your plans to meet the Zoning Code, you may apply for a building permit to the Buildings & Inspections Department at 805 Central Avenue, Suite 500. You **must** provide 3 copies of your plans.

You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Please include a copy of this letter with your zoning application.

Sincerely,

Walter C. Moeller

Walter Moeller

Zoning Plans Examiner