

February 28, 2018

City of Cincinnati
Planning and Building Department
805 Central Ave, Suite 500
Cincinnati, OH 45202

Subject: Request for Zoning Hearing for 3580 Handman Ave, Cincinnati, 45226

Application by: Mark Pottebaum for Redknot Homes
7723 Tylers Place Blvd, #137
West Chester, OH 45069

To: Office of Zoning Hearing Examiner

Our intent is to build a new single-family home on what is now vacant land. The underlying zoning for the property is SF-2. This package is assembled to obtain zoning approval for the construction of a new single-family home in the Hillside Overlay District. Included within the package are the following:

- Application for zoning relief for Hillside Overlay Permission
- Denial letter from Zoning Department.
- Written statement required in Section 6 of the application.
- Survey and site plan showing topography, boundaries, etc.
- Construction plans and proposed elevations
- Building Contract / Specifications between the owner and Redknot Homes engaging Redknot Homes to file the application on the owners' behalf.
- Preliminary geotechnical report
- Declaration Contract for Geotechnical Engineering Services
- Application fee

We hope that this submittal in its entirety will provide the level of detail needed to obtain approval for this project.

Respectfully submitted,



Mark Pottebaum
Redknot Homes
mark@redknotrealty.com

Request and Reason for Zoning Permission

3580 Handman Ave, Cincinnati, OH 45226

We are respectfully requesting a zoning permission for the subject property which is in the 'SF-2' zoning district with the Hillside District Overlay.

The abutting lots to the east and north are undeveloped. The lot to the west has an existing single-family home.

We are proposing the construction of a new single-family home that 20' wide and 64' deep. The maximum cut into the hill will be 17' to allow for a 19' foundation / retaining wall with a 12" thick spread footing. The plans call for a retaining wall in the rear of the property that is 32' long with a maximum finished height of 9' and an average height of 6.5'. There is also plans for retaining walls to be constructed on the east and west side of the driveway that will each be 20' long with a maximum height of 7.5' with an average height of 4'.

This home meets the standards outlined in Cincinnati Municipal Codes 1433-19, 1433-23 and 1433-15 with the following noted exceptions (underlined and in italics).

1. The project complies with most Base Development Requirements (§ 1433-19) with the following noted exceptions (underlined and in italics). In all cases of an exception, we are requesting a variance
 - a. The side set back is proposed at 1.5' on the east side and 3.5' on the west side. While this exceeds the calculated maximum building envelope ('MBE') per § 1433-17, it complies with the underlying zoning requirements. Note that the home at 3576 Handman Ave sits on a double lot in the middle of the two lots. Because of this, the side setbacks are as used to calculate the MBE are wider than typical for other homes on this street and in the surrounding area. The rear set back is proposed at 43.8'. While this exceeds the calculated MBE by 5.7', the rear set back is well under the underlying zoning requirements of 20'. The home is proposed to be set 30' in compliance with the calculated MBE and the underlying zone. Therefore, *we are requesting a variance for the following based on the calculated MBE:*
 - i. Left / west setback – 0.9' (average of 2.9' and proposed at 3.5').
 - ii. Right / east setback – 1.4' (average of 2.9' and proposed at 1.5')
 - iii. Rear / north setback – 5.7' (average of 49.5' and proposed at 43.8')

Note that all setbacks including the rear setback is in compliance with the underlying zoning requirements for SF-20. The calculated MBE is as follows.

Maximum Building Envelope Calculation
3580 Handman Ave, Cincinnati, 45226

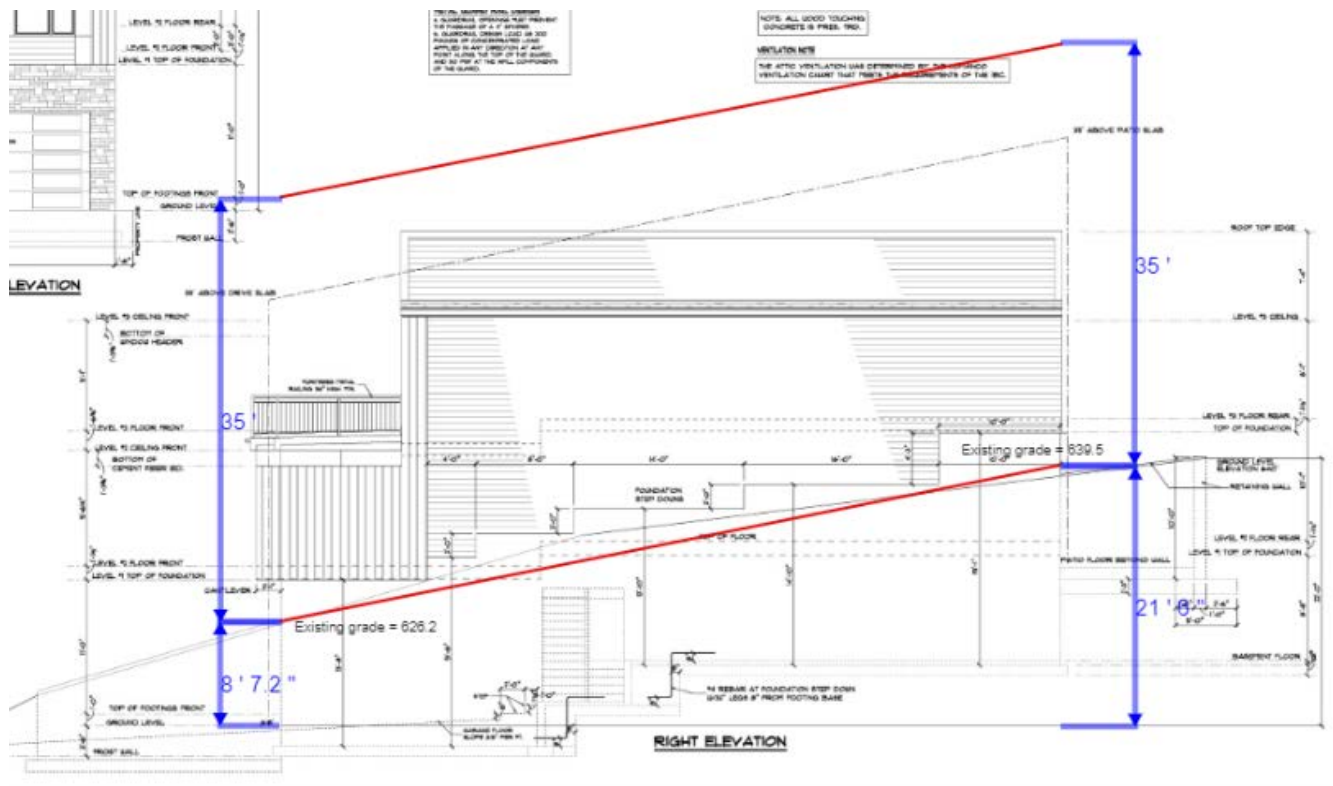
	Abutting (West)	Abutting (East) ⁽¹⁾	Calculated Maximum Building Envelope ⁽²⁾	Proposed	Needed Variance
	3576 Handman Ave	Vacant (parcel #028-0006-011)		3580 Handman Ave	
Rear	79	20	49.5	43.8	5.7
Side - East	3.3	2.5	2.9	1.5	1.4
Side - West	6.3	2.5	4.4	3.5	0.9
Front	23.7	5	14.35	18	Not needed
Front Height			19.2	32.6	Not needed
Rear Height			16	26.7	Not needed

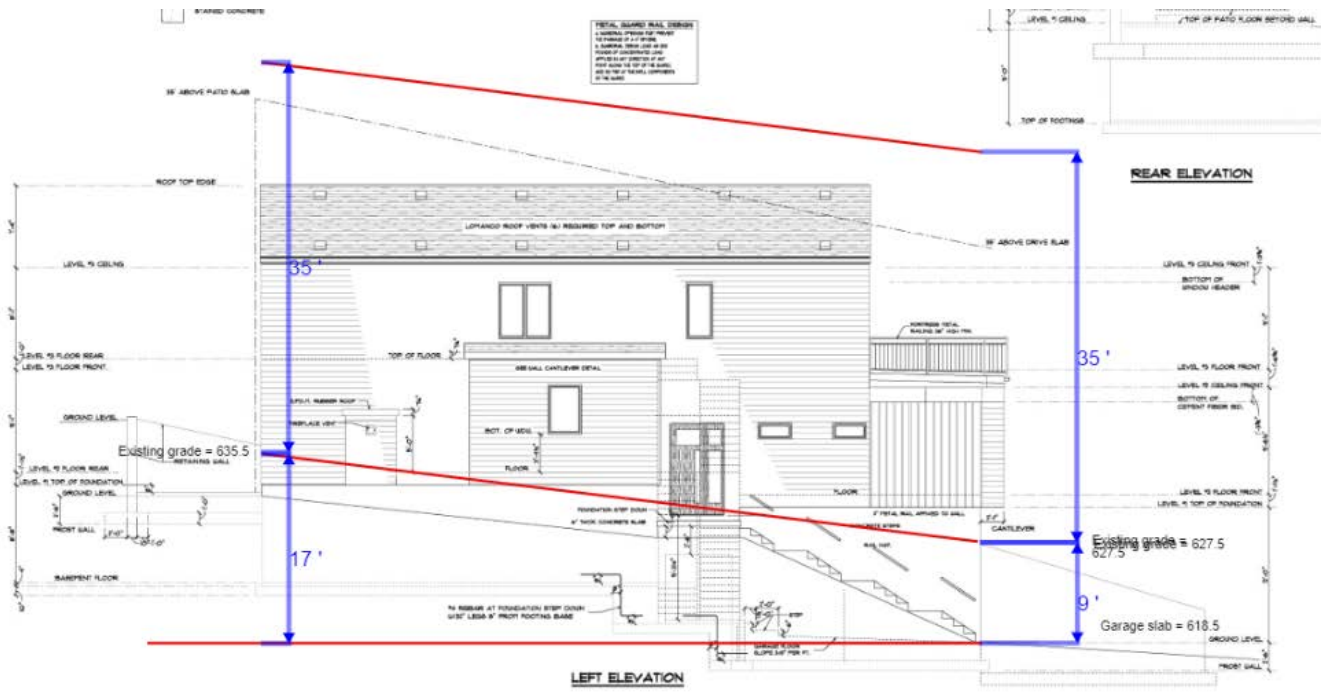
Notes:

1) There is no structure directly abutting the east side. As a result, the underlying zoning requirements (SF-2) were used for the MBE calculation per § 1433-17 (b)

2) Front and rear height was using the maximum height of the underlying zone (SF-2) per § 1433-17 (d) & § 1433-17 (e)

As measured from the existing elevation on all sides, the height of the structure is less than 35' at all points. Following are scaled illustrations demonstrating this.





- b. The building is not on the top of the hill.
 - c. The home is designed for it to allow for the footers to be stepped into the hill to match the topography of the hill.
 - d. As detailed above, the front retaining walls on either side of the driveway will not exceed 8' in height. However, the rear retaining wall will measure 9' in height. Therefore, **we are requesting a variance of 1' for the retaining wall height and a cut of 10' to build this wall.**
 - e. No utilities or mechanical equipment will be on the rooftop.
 - f. All pervious surfaces after the completion of construction will be landscaped with trees, shrubs, grass or other ground cover to promote hillside stability.
 - g. § 1433-19 (g) limits excavation and fill depths to eight feet (8') in cumulative height. Proposed plans call for excavation and fill depth of 17' on the high side (east side) of the hill to appropriately set the footer and pour the basement wall on the east side of the proposed building. Note that the wall height on the low side (west side) of the hill and the rear of the home will be 9', which is a standard basement foundation wall height. Therefore, **we are requesting a 9' variance from cut and fill limitations to pour a 19' max height basement wall which steps down with the grade.**
 - h. The geotechnical services declaration is attached to this application along with a geotechnical report dated 12/4/17 that addresses relative hillside stability.
2. The project complies with all Hillside Development Requirements (§ 1433-23)
 - a. No cuts will be made into the hillside that will leave a cliff-like vertical slope or an excessively high retaining wall. All retaining walls will be less than 8' in height with the exception of the rear retaining wall, detailed above, which will be 9' in height.

- b. The building is designed so that it will best fit into the hillside. As planned, this minimizes the cut needed into the hillside. As outlined above, we are requesting permission for cuts to be up to 17' on the rear right (east) side of the home.
 - c. As planned, the home is designed to minimize excavation required for foundations, parking and access drives.
 - d. Surrounding tree cover will be maintained and alterations to the existing topography will be minimized as demonstrated in the plot plan with current and proposed grading.
 - e. The home is not located within proximity to the brow of the hill.
 - f. The building is sited such that it respects the views of neighboring properties on all sides.
3. This submittal includes all application requirements as outlined in § 1433-15
 - a. The attached site plan details the required items in § 1433-15 (a)
 - b. A geotechnical evaluation dated 12/4/17 is attached to this submittal along with a Declaration Contract for Geotechnical Engineering Services dated 12/4/17.
 - c. Maximum building envelope determination is as calculated above at 1(a).
 - d. The average slope of the property is 16%.
 - e. Graphic illustrations show the need for a variance as outlined above in 1(a).
4. We believe this design and the height of the building is consistent with other newer homes built within proximity to this home that have an entry on the front of the home, two levels of living and a rooftop deck with the third floor set back from the street. Following are two examples located on the same street as our proposed project:

3592 Handman Ave (three stories with a rooftop deck on fourth floor)



3594 Handman Ave (three stories with a rooftop deck on the fourth floor)



In summary, we are requesting permission to build a single-family home in the Hillside Overlay District with request for the following variances:

- Dimensional variances for the following setbacks that exceed the MBE calculation per § 1433-17.
 - Left / west setback – 0.9' (average of 2.9' and proposed at 3.5').
 - Right / east setback – 1.4' (average of 2.9' and proposed at 1.5')
 - Rear / north setback – 5.7' (average of 49.5' and proposed at 43.8')
- 1' variance for retaining wall height to build a 9' retaining wall in the rear of the property
- Variance of 9' to allow for a 17' cut for the foundation at the rear right (east) side of the property.

Please call or email with any questions.

Regards,

A handwritten signature in black ink, appearing to read "MA" with a stylized flourish.

Mark Pottebaum
Redknot Homes