



May 29, 2020

Mr. Seth Shaifer
Board of Trustees – Economic Development & Zoning, Finance
Oakley Community Council
PO Box 9244
Cincinnati, Ohio 45209

RE: Madison Park Townhomes: Zoning Variance

Dear Mr. Shaifer,

Circle Development of Cincinnati is pleased to share the ongoing progress of the Madison Park Townhome development and is asking for your continued support. On September 3rd, 2019 we last presented this project to the Oakley Community Council requesting the support for the consolidation of the two parcels on the site into one, and the rezoning the site from RMX & SF-4 to RM-2.0. After the Council's unanimous approval, the team proceeded with further development of the project and was able to gain the zoning change and lot consolidation through the City of Cincinnati. Thank you for your support.

We have progressed through the City's Coordinated Site Development Design Review process and have confirmed with the Zoning Department that, due to the unique nature of the site and the project, a number of variances are required to permit the proposed project to be built. Below we have commented on the variances required and respectfully request support from the Oakley Community Council to the Zoning Hearing Examiner for such relief.

The design of the townhomes is consistent with what was previously presented to the Council. The project is arranged on the site in such a way to become a transition between the higher intensity commercial/manufacturing uses across Ridge Avenue and Madison Road, and the Single-Family neighborhood to the south and east of the site. We have pulled the garages and supplemental parking to the interior of the site to help to obscure them from public view. The homes' fronts are presented to the three streets that wrap the site and are divided across five smaller buildings rather than one larger building. Curb cuts are not permitted along Madison Road or Ridge Avenue and we have consolidated vehicular access to one entry drive, in proximity to the Madison Park and Orkney Avenue intersection.

Making these moves in response to the streets and uses around the site has resulted in the required zoning variances. (Please refer to the attached letter dated 5/20/2020 from Mr. Douglas Owen,

Zoning Plan Examiner, outlining the specific variances requested.):

- The Numerical Variance is due to having five (5) structures on the lot, rather than the permitted one (1). The code would allow up to 21 units on the site in one structure, however we have opted to provide 19 homes in a townhome style, in five separate buildings. We believe this helps to break up the scale of the development in a way that is more appropriate to transition into the adjacent single-family neighborhood.
- The four Dimensional Variances regarding yard setbacks are due to placing the garages and parking access internal to the site, which in turn pushed the homes toward the perimeter.
 - 35' rear yard setback - The Zoning Code refers to the property line opposite the shortest street frontage of a corner lot to be designated as a "Rear Yard". Because of the unique nature of the site fronting on three streets, the noted 35' rear yard setback is addressing what, in all practicality, functions as a side yard.
- The Special Exception to reduce the buffer yard, similar to the above Dimensional Variances, is also due to concealing the parking internally on the site.
 - On this item, we will be clarifying with the Zoning Hearing Examiner that we **are not** requesting a reduction in the fencing requirements along the "Rear Yard" property line.
- The Final Dimension Variance, for providing a 24' wide entrance drive rather than the permitted 20' wide drive, is due to our effort to provide the Fire Department as much access as possible. A new fire hydrant will be placed in the center of the site and access to it by a pumper truck will be required.

Because of the special circumstances regarding the property's location and street configuration, we believe that the variances required will be in the public interest. The variances will allow the property to transition from the high intensity traffic and uses at the corner of Madison Road and Ridge Avenue to the single-family neighborhood and once again make this a contributing property to the community. We are available to answer any questions you may have regarding the development. We look forward to your continued support and are excited to move forward with these new homes.

Very Truly Yours,



Dean G. Lutton, AIA, NCARB, LEED AP
Principal | Director of Operations
REZTARK Design Studio, LLC