



Dear Board Members of Sycamore Township,

We currently live at 4451 Emerald Ave the property size is as follows, the front and rear yard are approximately 50ft wide and our side yards run 140ft long. Our family has been living here since 1952 we are proud residents and registered voters of Sycamore Township. My family and I are writing to you in regards to our variance application to remove an old existing 3x3 concrete landing with 5 steps and a rod iron rail that follows the grade of the house that is hazardous to people, dogs and children. We have been informed that we can't replace the structure do to the code stated under Table 4-6 Zone C we must have at least 30ft between the structure and the property line. This is apparently an issue because it is found by Sycamore Township that we have 2 front yards because of living on a corner lot and this structure we want to replace lays in what we call our backyard but the township considers it our front yard.

We pride ourselves in being able to improve our home as well as the appearance to the community. We understand that with living on a corner lot it has become a hassle to make any new improvements to our home. Unlike other home owners whom do not live on a corner lot they have more freedom to make home improvements due to the factor of them not having two front yards. We have done many other great improvements that we have as well had to file for variances do to the corner lot issues, one you might remember is our old 3ft chain link fence that we replaced with a new 4ft wood fence we put up last year. This is the same case we want to replace a structure that is falling apart and hazardous with a new bigger wooden deck and railing coming out of the back door. The deck would be a little bigger making it safer for family, dogs and children to come out of. As well as it being wood this would give the house a better appearance. Unfortunately being a corner lot this has just become another issue for us to not be able to improve our home.

Our main reason for wanting to replace the old existing 3x3 concrete landing is to keep our family, friends as well as children safe. We have had an issue with family and guest falling down the steps because of the small quarters you have to go down. There have been children as well that have fallen down due to the steepness of the steps. One of our dogs has ripped a nail off that had gotten caught on the only piece of rod iron that is holding the existing railing in place. Another dog has gotten one of its nails stuck in that same spot this has become a reoccurring issue for the safety of us as well as others. We would not want anyone to sue us do to the factor of failure to fix the issue as stated earlier, in the case of them falling or someone's child. I believe that with the allowance of letting us to build our new deck it would be another

wonderful improvement that we have done to make our home look better in appearance as well as help bring up the property value and make the home look inviting and maybe make other neighbors want to improve their homes as well. All this family wants is to be able to enjoy our yard and the improvements that may help keep our friends and family safer when they are guest in our home.

We as a family and long time township residences feel hassled once again for the issue at hand. This new deck is a great addition to the neighborhood as well as the township. We believe that this new deck should be granted to us with the respect that we only want to replenish the look of our neighborhood and also keep our family and guest safe. We as a family do not understand why living on a corner lot is subject to different resolutions than other home owners in the community that again have more freedom of improving their homes. We hope and pray that you as board members see things from our perspective and grant us the approval to build our new deck.

Sincerely,

The Mobley Family

4451 Emerald Ave.