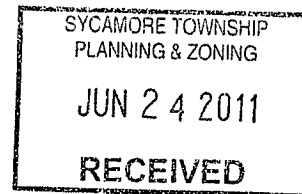


June 23, 2011



Board of Zoning Appeals
8540 Kenwood Road
Sycamore Township, OH 45236

Re: A variance at 8521 Huddleston Drive

Dear Board Members,

Please accept this letter as a request for a variance. Our name is Derek and Kim Noland and we are requesting a variance on the above-mentioned property.

The first variance request is for Section 10-12.3. No detached structure shall be located in the front or side yard except as otherwise stipulated in Sections 10-3.1 and 10-3.3.

Under provision 4-1.5, part B, it states that: Front Yard Requirements on Corner Lots. Lots that have a double frontage are required to have a front yard on both streets. These lots located at the intersection of two or more streets are referred to as corner lots. However, the buildable width of a lot of record shall not be reduced to less than forty (40) feet. No accessory building shall project beyond the front yard line on either street.

We are also asking a variance to cover our existing front porch. According to Mr. Harry Holbert Junior, we do not have enough required street frontage.

However, Section 3.50: Street Frontage Required. Except as permitted by other provisions of this resolution no lot shall be permitted unless it contains the proper amount of street frontage as determined by the use tables of the applicable zoning district. For single family residential uses, there shall be no more than one (1) principal use for such frontage. Existing lots of record are exempt from the frontage requirement, provided they are not further subdivided. Frontage along limited access right of way, interstate highways, or private roadways shall not be considered as part of the required street frontage.

Also, it states in Section 3.5-11:

Projection of Porches and Patios in Required Front Yards: A covered, unenclosed or screened porch, or patio attached to the main structure may project into a front yard for a distance not exceeding ten (10) feet.

Our first request is due to the fact that our existing shed needs to be removed in order to repair our basement foundation due to water leakage. We need the new shed built to hold the items that are currently in our existing shed. The current shed we have is beyond repair and is non-compliant to the zoning rules of Sycamore Township.

While asking for our other request, please take into consideration that it is an existing front porch that we are simply asking to cover. This porch was once covered by an aluminum awning in years prior.

I am, also, asking The Board to please take huge consideration to the fact that according to Sycamore Township Zoning rules and regulations our home is on an unbuildable lot. Over many years, the widening of the roads has taken away our entire frontage.

We would appreciate your consideration in this matter.

Sincerely,

Derek and Kim Noland
8521 Huddleston Drive
Cincinnati, OH 45236
(513)745-9447

 6-24-11