

AUG 10 2012

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LETTER OF INTENT

**Doug and Carol Wilcoxson
3781 Glengary Lane
Cincinnati, OH 45236**

The property in question is located at 3781 Glengary Lane, Cincinnati, OH 45236. The size of the property is 200 feet deep by 60 feet wide.

We are proposing to build a modest in-ground pool in our backyard for therapeutic and family-use purposes. Upon receipt of a letter from Sycamore Township Planning and Zoning Department, we were informed of the need to apply for the following variance in order to continue the planning for this project.

10-3.3 Location

No accessory use or structure shall be located in the front or side yard and the total combined area of all accessory structures shall not occupy more than thirty five (35%) percent of the required area of the rear yard. Where the principal structure is at least two hundred (200) feet from the right-of-way, an accessory structure may then be located within the front or side yard but must be at least one hundred (100) feet from the right-of-way, and all district setback requirements shall be maintained. In the case of panhandle lots, the area of the panhandle cannot be used for calculating the lot area or be counted towards setback from the right-of-way line or edge of easement. All accessory structures must be setback at least six (6) feet from all other structures and at least three (3) feet from all other property lines.

We feel that the fact that the Zoning Regulation was written based on a Required Minimal Back Yard of 35 feet and based on the fact that our property actually has 130+ feet of back yard (before any accessory structures), we feel this project should qualify for the necessary variance. During this process it also came to our attention that a pre-existing garden shed (12 ft x 8 ft) was not shown in the original drawing submitted. The garden shed was on the property prior to our purchase of the property 20+ years ago. It rests in the back corner of the property behind the garage.

Our back yard will still have 74+ feet between the garage and the garden shed (as it has for the past 10+ years) and it will have 85+ feet

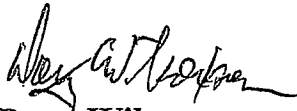
from the end of the pool fencing to the property line. This space represents more than double the Required Minimum Back Yard of 35 feet, even with accessory structures, including the proposed pool.

Doug had a total-knee replacement of his left knee Dec 18, 2008 and will require a total replacement of the right knee in the near future. He also has had rotator cuff surgery on both shoulders. Therefore, the pool would be used to rehabilitate and maintain those joints. He has found swimming to be both great exercise as well as great therapy as he swims during his travels around the country as a part of his job.

We have lived at this residence in Sycamore Township for 20+ years. We find the neighborhood to be well-maintained and family-friendly. We believe that this pool will only enhance those neighborhood qualities. The fencing surrounding the pool will meet all Sycamore Township regulations and present a very aesthetic appearance.

Your consideration of issuing both a permit and the needed variance is greatly appreciated.

Sincerely,



Doug Wilcoxson



Carol Wilcoxson

Thursday, August 9, 2012