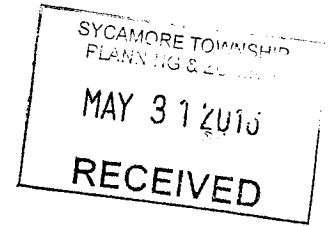


Brent & Heather Keller
8936 Montgomery Road
Cincinnati, Ohio 45236
May 28, 2016



Sycamore Township
8540 Kenwood Road
Sycamore Township, Ohio 45236

Dear Sycamore Township:

We would like to kindly request a rear yard setback variance at our residence of 8936 Montgomery Road. Our property is located near the Montgomery Road and Finley Lane intersection, and sits across the street from All Saints Church (see figure 1). The property is irregular in dimension, but in rough terms is 95' wide by 150' deep (see figure 2). The intent of this variance is to allow an extension to our current two car garage. This extension would add 10' to the front and 15' to the rear of the current attached garage structure, turning it into a four car garage, 2 bays wide by 2 bays deep (see figure 3). The house and garage are currently designed in an "L" shape form, this extension would create a partial offset "U" shape structure, the full intent would be for this extension to match and add to the current architectural design of our house.

The proposed front and rear garage addition will have the following features;

- Matching roof line (running parallel) as the single story 24.4' x 47.9' section of the house (roof peak of 12.5').
- Retain the current 16' x 7' front garage door on the west wall, only moved out to the front of the new garage addition.
- Matching ceiling height of the existing garage (~9).
- The addition will be insulated and dry walled to match the existing garage structure.
- The current concrete floor would be extended for both the front and rear additions.
- The exterior will be painted the same color of the house and garage.
- The roof shingles will match the current house and garage shingles.
- One to two windows will be added to the north wall, one exit door & one window on the south wall will be added, no windows will be on the east wall. All windows and doors will match the current house architectural style.

We would like to note our home already does not match the current district "B" zone rear yard setback of 35', as it measures 31.67'. Our requested variance for the rear 15' extension of the garage would reduce our current rear yard setback of 31.67' to 16.67' only directly behind the garage. Two further points of note; 1) our backyard neighbor has a rear yard setback of 129', thus we believe our variance request would have a minimum impact on their rear yard view and use (see figures 4 & 5) and 2) it

appears the new multi-home development at Montgomery Road and Glenover Drive (~700' from our house) have rear yard setback variances of roughly 17', these are lot parcels 060000600337, 338, & 339 (see figure 6).

The desire to have a four bay garage is due to our hobby of owning and working on classic vehicles, while also allowing our two daily driven vehicles to be stored indoors. We take great pride in our house and its overall curb appeal, and believe this garage extension would not distract, but add to the overall look of our home.

Before coming to the Township for this variance request, we have investigated other alternatives;

- Adding a third bay to the north of the current garage structure. But this has the following issues;
 - Our neighbor's house to the north is much closer, roughly 33' from our house to their house, a third bay would impact their rear yard view (see figure 7).
 - The third bay entrance and our driveway turnaround would be in conflict during use (see figure 8).
 - The third bay would change the front architectural harmony and look of the house, while only providing 1 extra bay, a bay which would still only be 20' deep.
- Adding the full 25' depth, of the two bays, to the front of the house. But this has the following issues;
 - It would require the removal/cutting down of a mature Japanese maple tree. This tree has ~10" diameter base and is of high value (see figure 9).
 - It would substantially block our front kitchen 3 window bay view, reducing natural light to our kitchen, and thus reduce the value of the house.
 - It would require changing the current driveway turnaround, forcing it closer to the road and causing disturbance to the current trees and landscaping already in place.
- Sell and move to a new home. But to us, this has the following issues;
 - We love our central location in Sycamore Township, being across the street from All Saints Church, within walking distance to Montgomery, and a short drive to the Kenwood shopping centers.
 - We appreciate how the township is run, both financially and politically, and enjoy the programs and services provided to its citizens. Yes, we could find a new home in Sycamore Township, but with the current market, this would come with a larger financial impact.

All noted set back dimensions included in this letter are based off existing property line pins and using Cincinnati Area GIS.

In closing, we believe we are proposing a variance for our garage expansion which would have the smallest impact on our neighbors, township, and current green space around our home. An expansion

which would be usable not only by us, but one which would add value to our home and be desirable to potential new owners if and when the time comes.

We look forward to reviewing our variance request with you in person.

Sincerely,

Brent & Heather Keller
(859-391-4478)

Figure 1 – General property location and neighbor property line references.

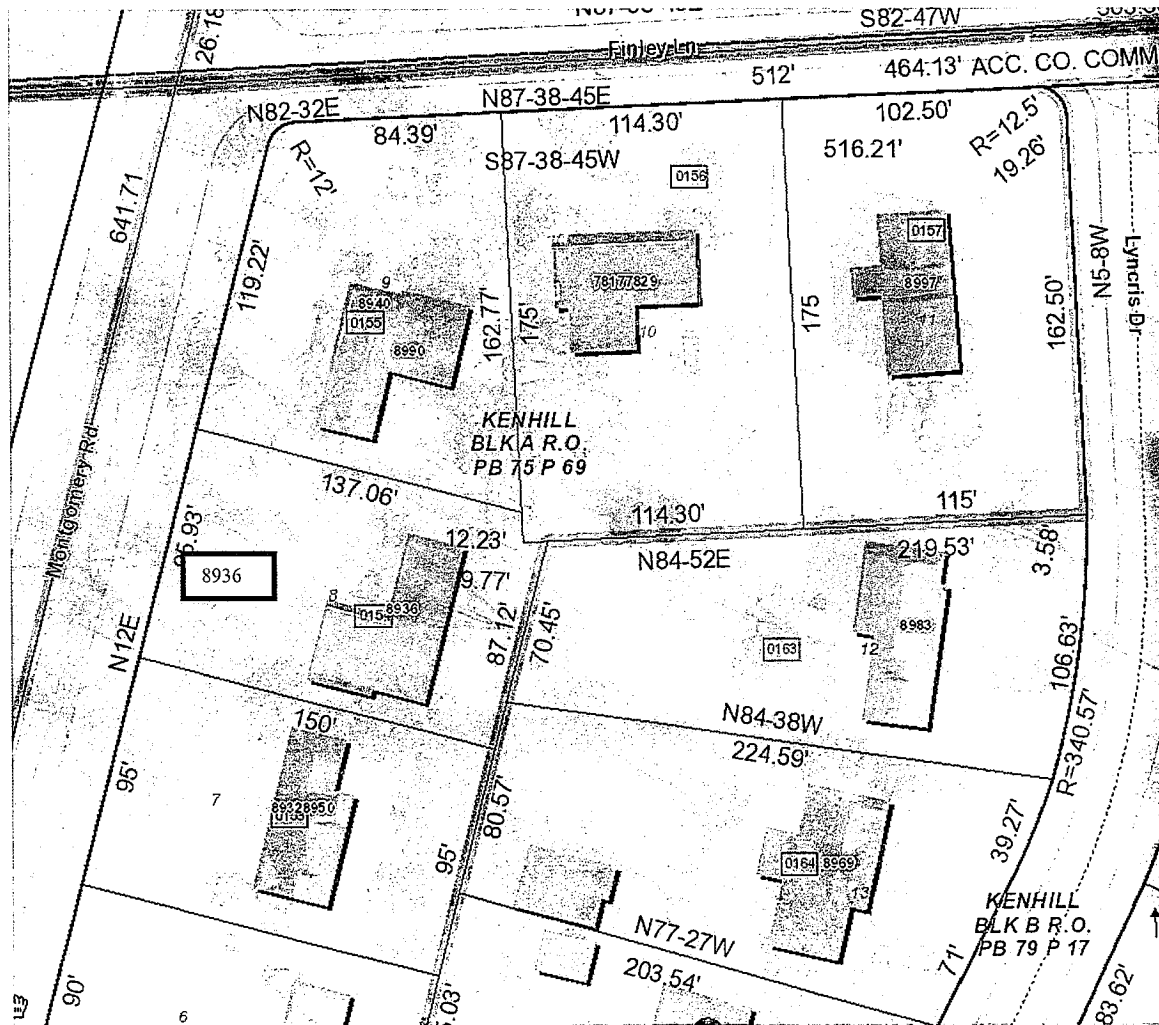


Figure 2 – Property dimensions.



Figure 3 – Proposed garage extension and rear yard setback variance

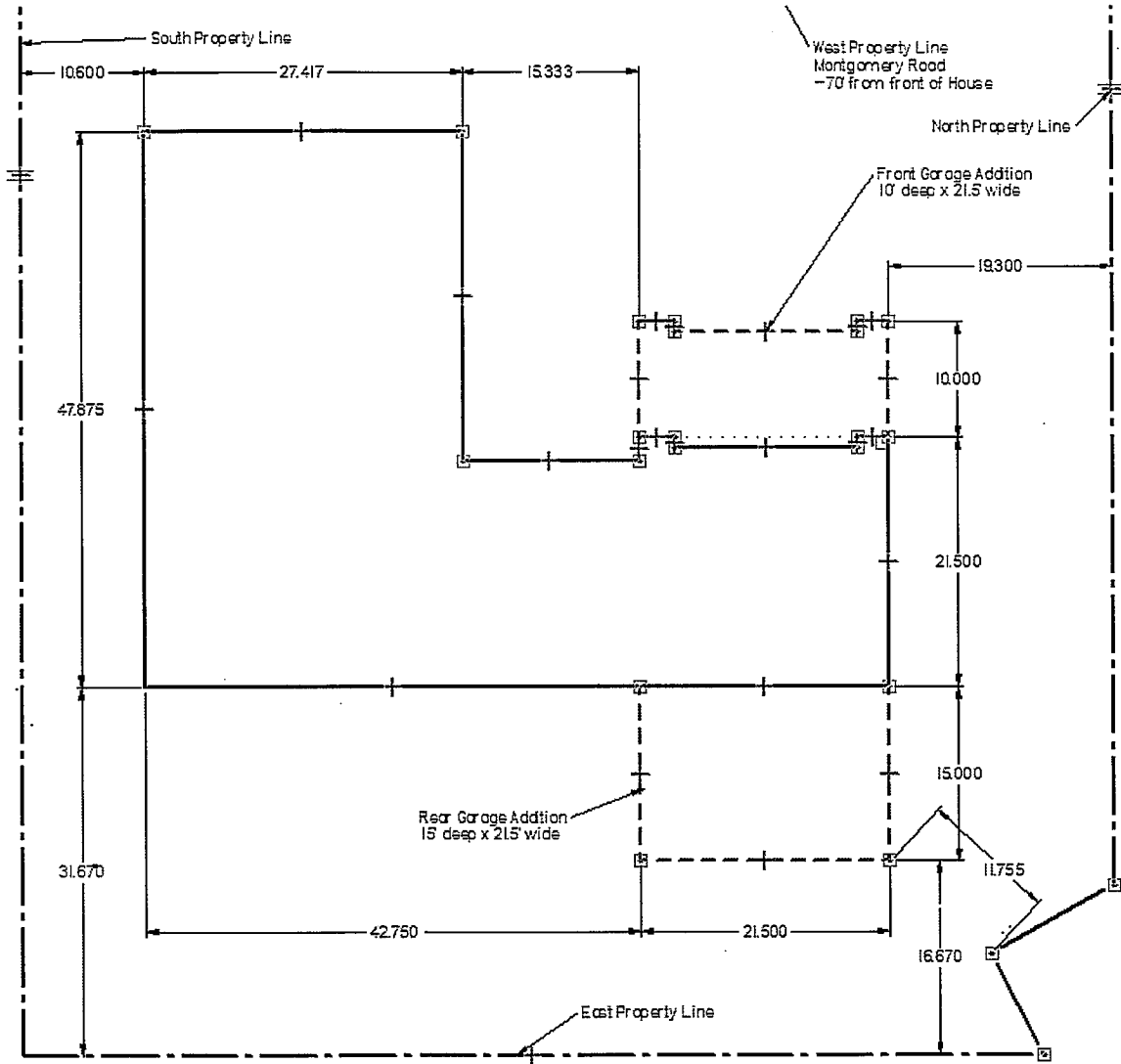


Figure 4 – Rear neighbor setback equals ~129' from their house to the rear property line.

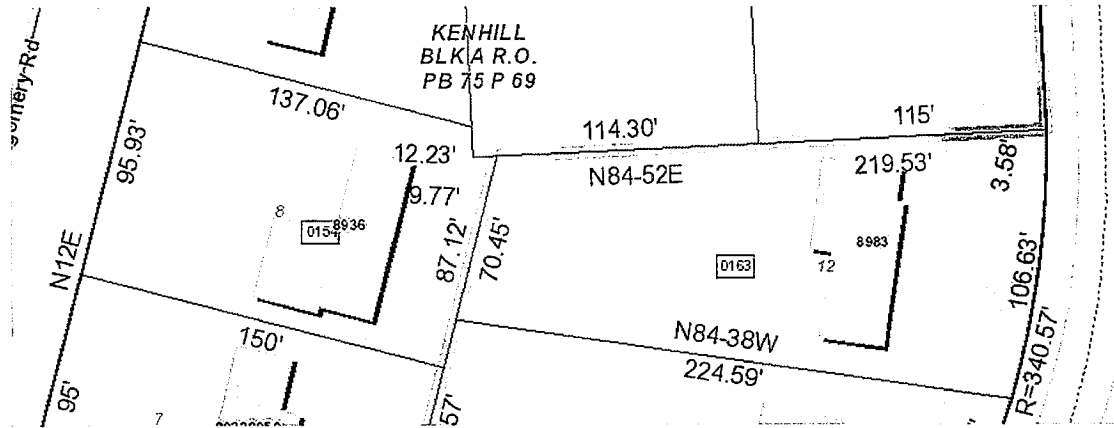


Figure 5 – Rear neighbor setback equals ~129' from their house to the rear property line.



Figure 6 – Setbacks at new home development of Montgomery & Glenover, roughly 17' to 25', at the different parcels.

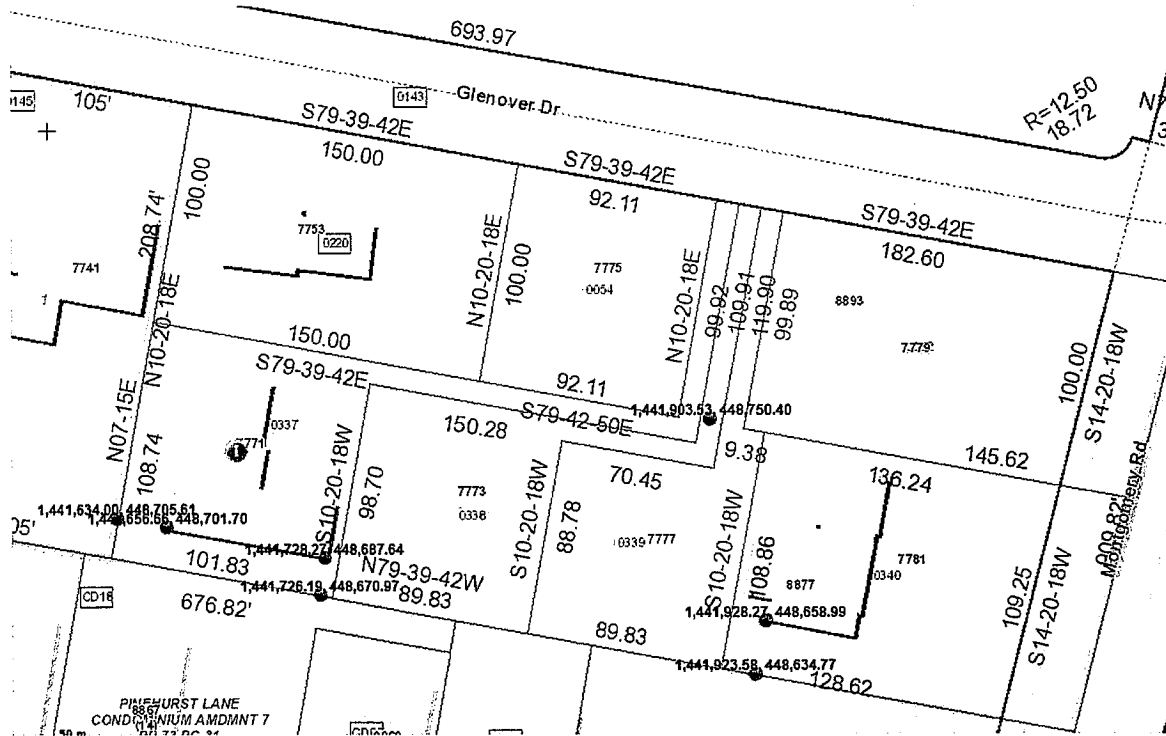


Figure 7 – Side neighbor, distance between our garage and their house equals ~33'.



Figure 8 – Drive turnaround & garage relative to property line.



Figure 9 – Mature Japanese maple which would have to be removed if garage expansion would have to be all 25' at the front side of the house.



Figures 10 & 11 – Flags noting proposed rear yard garage extension.

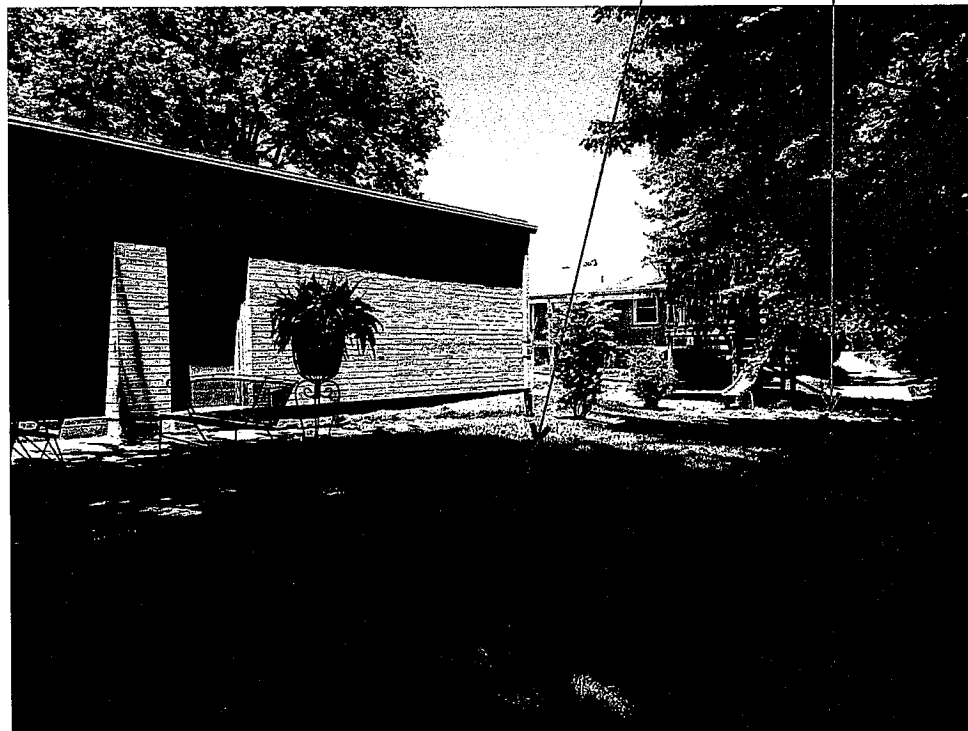


Figure 12 – Flags noting proposed front yard garage extension.

