



April 18, 2018

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

RE: Archbishop Moeller High School Proposed  
Parking Lot: 7745 Kennedy Lane

To Whom It May Concern:

The purpose of this letter is to provide the Sycamore Township Board of Zoning appeals with the necessary information to review the request by Archbishop Moeller High School ("MHS") for a conditional use to allow the construction of a parking lot on 1.26 acres of ground that is adjacent to the MHS existing campus. We are pursuing a conditional use to comply with the Sycamore Township Zoning Resolution (the "Resolution"), as the parking lot will be used by the school, and a school is a conditional use in a residential zoning district. We believe that (i) not only will the proposed parking area not have an adverse effect on adjacent property or on public health, safety, morals and general welfare, it will actually have a positive effect; and (ii) the proposed parking area is in compliance with the spirit and intent of the Resolution, for the reasons outlined below.

It is a high priority for MHS to expand its existing parking area in order to improve the safety and welfare of its students. The current parking facilities on the MHS campus are insufficient to meet the demand; therefore, students have been forced to utilize off-campus options. These off-campus options include parking in the surrounding neighborhoods, including Kennedy Lane (the "Neighborhood Parking"), and parking in a lot or lots on Montgomery Road north of Ronald Reagan Highway (the "North Parking"). We are aware that the residents of the surrounding neighborhoods do not want the MHS overflow to utilize Neighborhood Parking, and we want to reduce the occurrences of this. However, the larger and more immediate concern is the North Parking. The students who are forced to utilize this option have to walk south along Montgomery Road, and have to cross the entrance and exit ramps to and from Ronald Reagan Highway at dangerous, high-traffic times of day, often with less than ideal light conditions. There have been minor incidents in the past few years, and we do not want to wait for a serious injury, or a death, before corrective action is taken. We believe that the general public would agree that the welfare of these students warrants safe parking and safe travel to and from the MHS campus;

Sycamore Township  
Board of Zoning Appeals  
April 18, 2018  
Page 2

however, we need the assistance of Sycamore Township in order to bring our plan to fruition.

Although the health, safety and welfare of our students is of paramount importance, there are also benefits to the surrounding community from permitting MHS to build the proposed additional parking area. First, the additional parking area would alleviate the need for students to utilize Neighborhood Parking, especially on Kennedy Lane. Second, the additional parking area would free up more spaces for All Saints Church during Mass and major events. Third, the additional parking area would provide additional spaces for parking for major events at MHS (again, reducing the people/cars on Kennedy Lane and other streets).

In summary, MHS has been presented with an opportunity that will alleviate a major safety issue for our students, and will help reduce congestion in the areas surrounding MHS. We feel compelled to do all that we can to provide safe passage for these boys, and we implore Sycamore Township to approve this conditional use in order for us to do so.

Respectfully,

ARCHBISHOP MOELLER HIGH SCHOOL

By: 

Marshall Hyzdu, President