

August 23, 2018

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

Dear Sirs, and Madame:

This past Monday evening I appeared before your board seeking a variance for which I was subsequently denied. I understood your concerns, and admittedly, if I had been seated on the other side of the desk, I would have also voted, because of the size of the garage I was asking to build, to deny the variance.

It seemed at the time, the Board, by some comments that were made, might have been amenable to grant a variance to permit the construction of a smaller garage. And it was me that was the inflexible one. Having a chance to sleep on the decision, and to look at the size a little closer I realize I was hasty in standing fast on the size I was in my mind, locked into. I had thought that if I was denied the variance I would just look for a large enough property where I had the flexibility of doing what I wanted to do. What I didn't do, was give thought to the fact that this little house has so many memories cherished by many of my grandkids, and great grandkids. None of them want me to sell this little old house.

I would like to build the garage for the reasons listed in my original letter to the Board. The first was to facilitate the safety of coming and going, then for a place to park and protect my vehicle, and I also a shop that would give me enough room to pursue my passion for building furniture and other wood working projects.

In light of the foregoing information, I would like to respectfully, ask the Board to once again consider the variance I requested but for a smaller garage. I'm including a copy of the original site plan I submitted, with the newly proposed garage footprint superimposed over the first one.

This plan calls for the size of the garage to be 616 square feet, close to 30% less area than the original garage proposed (864 square feet). This garage would be oriented with the larger dimension running parallel to the street. This orientation would allow enough space on the driveway to park my truck without infringing on the sidewalk. (By-the-way the dimension of the proposed garage is 28ft. wide by 22 ft. deep.

Thank you for your further consideration.

Sincerely,

A handwritten signature in cursive script that reads "Wayne A. Miller".

Wayne A. Miller

Sq. Ft Rear (Front) Yd 2557.07'

Sq Ft Garage

854' 616'

Garage Area as % of Yard Area

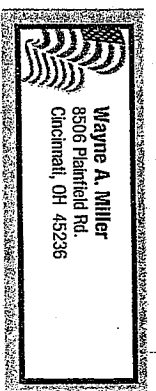
~~33.79%~~ 24.1%



Scale: 1" = 12'

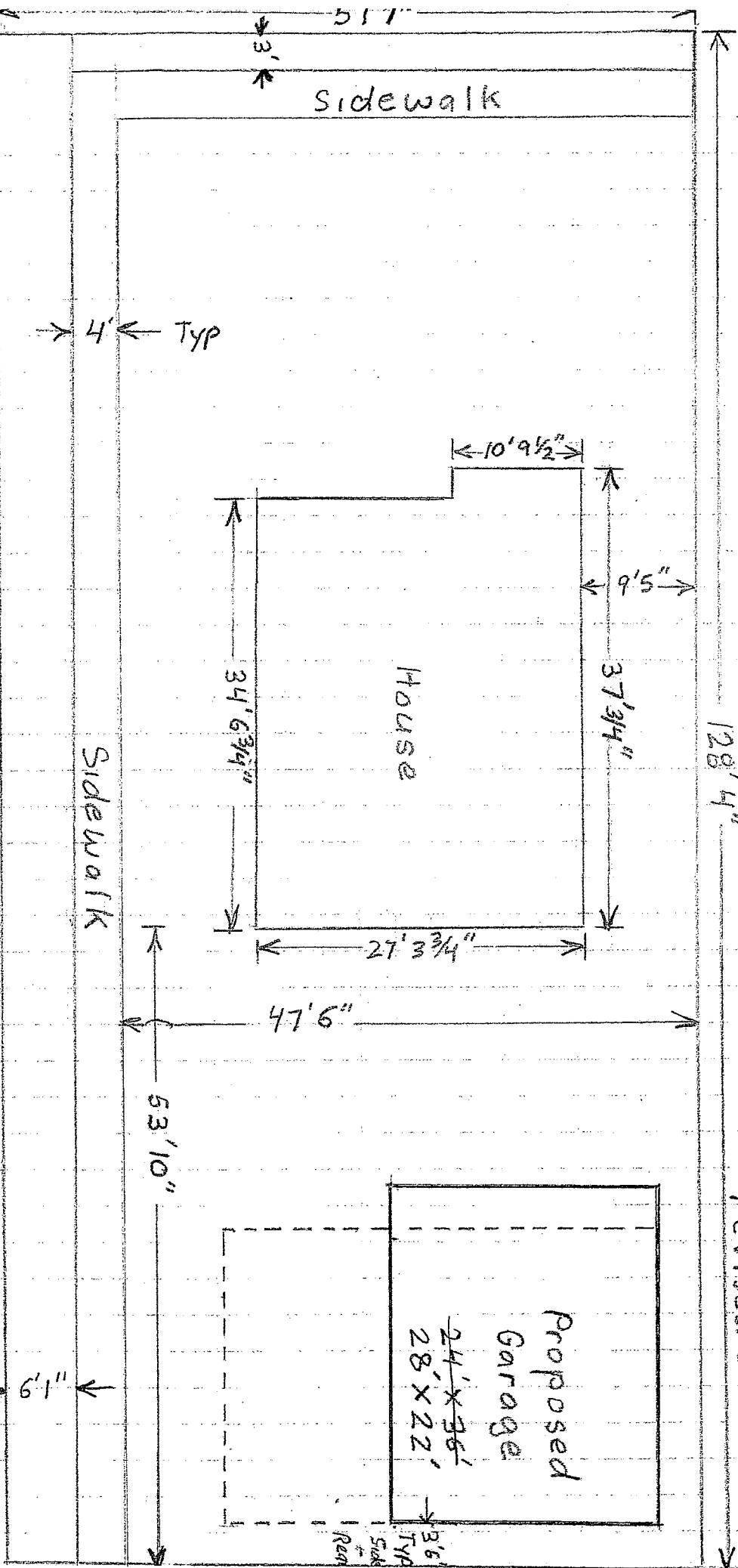
Drawn by Wayne Miller

revised on 8-23-18



Phone 805-8795

"see notes attached"



August 23, 2018

Notes to accompany the site plan associated with Case # SYCB180025:

1. All measurements on the site plan, though they differ from the measurements on the Cagis map, represent physical site measurements of the lot I have known as my yard, the yard I have taken care of for the past 46 years.
2. The original plan I submitted, would have admittedly been an eyesore. The building was much too big for the very small lot it would sit on. However, the new proposal, in my opinion would be very aesthetically pleasing.
3. The footprint of the house covers 971 square feet, whereas the garage footprint would be just 594 square feet. I believe that would fall well into what you could be called acceptable proportions.
4. As you look toward the garage from the side street. The single 9'x 8' garage door would be held toward the right end, and there would be two windows to break up the space to the left of the door. Shrubs could be planted along approximately the left half of the building fronting the street.
5. There would be a passage door, and at least one window, on the left end of the building.
6. The roof on the garage, though a smaller pitch, would be pitched in the same direction as the roof on the house.
7. My plan would be to totally improve the yard and add landscaping as time permits. In the very near future, my lot would at the very least, be the most improved lot in the township.
8. Approval would also cause the removal of a shed that is functional but looks bad.

Finally, I will close my comments by saying that I believe if approved, this would make a noticeable improvement to a very run-of-the-mill section of the township; and may even give others nearby the impetus to make improvements as well. My neighbors, at least the ones in near proximity, are all supportive of this plan.