

July 27, 2018

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

Dear BZA Representative,

My name is Wayne Miller, I live in Sycamore Township, at 8506 Plainfield Rd. I have owned this property for 46 years. The approximate size of the lot my house is built on is 57'7"x 128'4". Because I live on a corner lot, I was told that the township zoning laws treat what I always thought to be a backyard, as a second front yard. Apparently, a back yard comes into play after some predetermined distance from the street that passes the side of the house. I don't know exactly what the distance is, but I do know there isn't enough square footage left on the lot to build a garage while keeping within the maximum 35% guideline for the utilization of the lot for accessory structures. Should this variance be approved my intent is to have a 24'x36' garage built in my rear/front yard, which will fall within your 35% land use guideline. The garage would have a 3in12 pitched roof with a median height of 10 ½'. After the concrete is poured, there would be a lead time of approximately 4-6 weeks to receive the building and perhaps 1 day to install it.

Before continuing, I wanted to provide my appreciation to Beth Gunderson in the zoning office. During the course of the last couple of weeks, I stopped by the zoning office twice, and spoke to her by phone two, or three times, and Beth was always friendly, knowledgeable, and very helpful. Having employees like Beth, is certain to keep Sycamore Township running like a well-oiled machine.

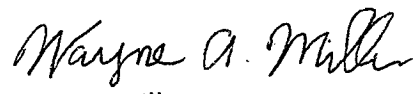
The house I live in, has what is commonly called an attached garage. I suppose it would still be possible to purchase a vehicle that is small enough to park in the garage, but your selection would be very minimal. There's just not enough room to park the Ram Pickup Truck that I drive. But the real problem comes from the danger of trying to back out of the driveway onto Plainfield Rd. I believe I might be in one of the most dangerous traffic areas on Plainfield Road. Backing out of my driveway, I have to contend with traffic in both directions on Plainfield, as well as traffic making a righthand turn from Widhoff, and those turning left off of Huddleston. Many years ago, in a 12-month period there were either 9 or 10 accidents within 100 feet of my house. And please believe me when I say this is not an exaggeration. During, peak traffic hours it is nearly impossible to get out of the driveway without putting yourself and others at risk of an accident. The biggest problem is with those speeders coming up the hill from Kugler Mill and passing while in the inside lane. Because of street parking it's very difficult to see smaller cars coming in a southwest direction on Plainfield. As you back out onto the road the cars are upon you very quickly. The short driveway doesn't allow for a second vehicle to park without infringing on the sidewalk, so when I have guests come, they usually have to park in the church lot across the street (they are nice enough to allow us to do that) and then try to make it across Plainfield Rd. often with small children. Placing a garage in my 2<sup>nd</sup> front yard would allow me to

park my truck inside during inclement weather and free up a spot on the driveway for guests that normally leave late enough to encounter only very slight traffic.

I have spoken to my neighbors nearby, both on Plainfield, and Widhoff, and not one is opposed to me placing a garage where indicated on the site plan. And it will place a new, nice looking building in the neighborhood. Afterwards, I plan to completely redo my yard, which will serve to make a small part of Sycamore Township look much better.

I appreciate your consideration to whether or not you might grant a zoning variance that would allow me to construct this garage in my yard.

Sincerely,

A handwritten signature in cursive script that reads "Wayne A. Miller". The signature is written in black ink and is positioned above the printed name.

Wayne Miller