

LETTER OF INTENT

Jane Stieringer / Dan Campbell

8661 Lancaster Ave.

Cincinnati, Ohio 45242

Jane: 513 265-4662

Dan: 513 787-4755



We propose the demolition of two existing structures and building a private 24' x 48' gabled garage / workshop in their foundation footprint. Upon conferring with Sycamore Township Building Department officials, we were informed of the need to apply for the three variances as follows:

1. **10-3.1 PRINCIPAL STRUCTURE PERMIT REQUIRED**

"No accessory use or structure shall be approved, established or constructed before the principal use is approved in accordance with these regulations."

We believe this rule applies to the adjoining property to the back side which we own and has been used as our back yard. The proposed building would be located partially on this lot. Other than this structure, there are no plans to build on this lot.

2. **10-3.3 LOCATION**

No accessory use or structure shall be located in the front or side yard.

The property and the structures located on it were built before the side street (Crystal Ave) was given right of way (circa 1935). We do not wish to change the general footprint of the present buildings. We will build the new foundation on their foot print.

3. **10-12.1 AREA AND HEIGHT**

No more 1,032 square ft. in area and 12.5 in height.

The propose garage/workshop structure is planned at 24' x 48' (1152 square ft.), these dimensions are necessary to the planned usage as a functional wood working facility and a garage capable of parking a full size pick-up truck and a full size car. The dimensions are a basic necessity.

We purchased the residence at 8661 Lancaster Ave. and the adjoining lot (8659 Lancaster Ave.) approximately two years ago with the intent of restoring and improving the property. In the time we have owned the property, we have built a new front porch, replaced the heating/cooling, landscaped the front yard and remodeled three of the eight rooms of the home. We have made these improvements with full knowledge of the probability of not recouping our investment. The reason to build a large garage and workshop is that the existing buildings (one garage and what looks like one old utility building) are not in a serviceable condition (both structures appear to be unsafe for their original use and beyond reasonable repair).

The new 24' x 48' structure would be built in the general footprint of the old buildings and designed to match the exterior décor of the home. The area of Sycamore Township that this property is located in is

Friday, January 27, 2012

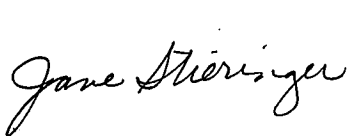
LETTER OF INTENT

in dire need of renovation and repair to most of the properties. We believe the proposed structure will improve the overall look of our property and the surrounding neighborhood. The building will function as both a woodworking shop and a two car garage which will aid in the completion of remodeling and restoration of the house.

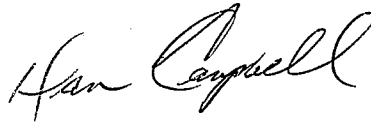
We believe the proposed out building will be both a huge improvement to the property and to the community.

Your consideration of issuing both a permit and the needed variances are appreciated.

Sincerely,



Jane Stieringer



Dan Campbell

Friday, January 27, 2012