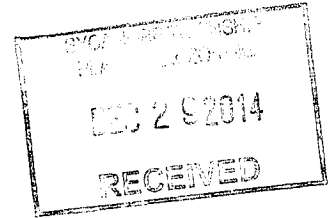


December 28, 2014



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

Re: 8711 Lancaster Ave.  
Proposed detached garage

Dear Board Members,

We are the property owners of 8711 Lancaster Ave. Our son and his family reside there. The property is located at the corner of Lancaster Ave. and Daffodil Ave. and is an irregularly shaped lot approximately 52.26' x 134.62'. ( Book 600, Plat 201, Parcel 61)

In October 2014, the existing detached garage was destroyed by fire. We would like to replace that garage with a new garage at the same location as the old one. However, we would be violating Sec.3-5.0 Street frontage requirement, Table 4-6, Zone C requiring a 30' setback from the right of way on Daffodil. The location of the proposed garage would have a setback of 26.5'. The proposed location is the best option as it is located at the end of the existing driveway and meets all other zoning requirements. This garage would provide the only outside storage available at the residence. There is no basement in the dwelling either, so we have no other storage options on the property. Without the garage there is no place to store any lawn or garden tools, camping equipment, children's bicycles and toys, etc.

We have contracted with Casualty Restoration Services to do the demolition and re-building of the garage that was destroyed. Demolition and clean-up have been completed.

We would like to start the replacement garage as soon as possible, pending your approval of our variance request and the completion of the permitting process.

Thank you for your consideration.

Sincerely,

*Keith and Cindy Hermes*

Keith and Cindy Hermes  
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