**TIMOTHY G. MARA**
**Attorney at Law**
1600 Scripps Center
312 Walnut Street
Cincinnati, Ohio 45202-4038
(513) 762-7674
(513) 762-7675 fax
Tmara4570@AOL.com

RECEIVED
FEB 26 2013
BY:

February 25, 2013

Mr. Steve Mary, P.E., District Deputy Director
ODOT District 8
505 S. State Route 741
Lebanon, Ohio 45036

Mr. Matt Loeffler, P.E., Traffic Engineer
Butler County Engineer's Office
1921 Fairgrove Avenue
Hamilton, Ohio 45011-1965

Ms. Teresa Barnes, P.E., Design Engineer
Butler County Engineer's Office
1921 Fairgrove Avenue
Hamilton, Ohio 45011-1965

In re: Crossings of Beckett
TGM Ref. 01/13

I represent a number of residents of West Chester Township who are opposed to the proposed Crossings of Beckett retail development. My purpose in writing on their behalf is: (1) to urge you to not approve the several access variances required for this project to go forward, and (2) to urge you to submit critical comments to Butler County zoning officials.

I have read the "Traffic Impact Study for Crossings of Beckett Development" submitted on behalf of the developer Silverman and Company, Inc. As you know, the report identified four access variances – one for each of the four access points – because each fails to meet the access management spacing requirements of your respective agencies.

When a project requires so many variances and not even one of the access points is appropriately spaced, that should be a clear signal that something is amiss. In this particular case, so much activity is proposed and so much traffic will be generated on a relatively small piece of property that it is virtually impossible to correctly space the many access points needed

to accommodate the projected traffic. The correct solution to this problem is to hold the line on zoning and not permit land uses which generate so much traffic.

Additionally, many of my clients live on Wethersfield Drive which intersects Tylersville Road at a point opposite proposed Site Drive C. Although the applicant's engineer proposes that Site Drive C be restricted to right turn in and right turn out only, my clients are concerned that this restriction will be ignored by motorists who want to use Wethersfield as a short cut to Hamilton Mason Road in order to avoid traffic delays which are common in the area. Only a barrier placed down the middle of Tylersville Road opposite Wethersfield Drive would prevent such inappropriate use of Wethersfield Drive.

I recognize that it is not your responsibility to approve or disapprove rezoning requests, but your comments to the West Chester Zoning Commission and the Board of Trustees regarding the traffic implications of the proposed rezoning are extremely important. That's why I am writing to urge you to express concern regarding the traffic consequences of the proposed Crossings of Beckett retail development and to deny all requests for variances from the access management guidelines of your respective agencies.

Sincerely,

Timothy G. Mara