

October 30, 2011

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

Re: A variance at 8447 Miami Rd.

Dear Board Members,

Please accept this letter as a request for a variance. Our name is Dave and Amy Lococo and we are requesting a variance on the above-mentioned property.

This variance request is for Section 10-7.1. The Sycamore Township Zoning Code states no fence or wall shall be located in any defined front yard. A fence located in the defined side yard shall be built to a height greater than three (3') feet and shall have an open face area of no less than 50 percent or when constructed to a height of not more than four feet (4') above grade, shall have an open face area of no less than 75 percent. Fences and walls as provided in Sections 10-5.3 and 10-7.4 shall be exempt from these height and openness requirements.

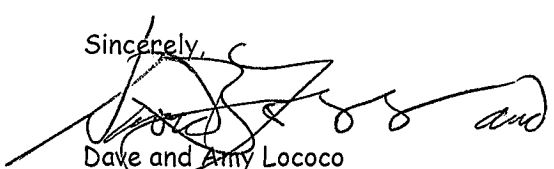

Our 6' high privacy fence was installed in 2007 by the previous homeowner. We purchased the home on October 21, 2009 without the knowledge that the fence violated the Zoning Code. We are not only requesting the variance because of the circumstances, but also because of the practicality of the location of the fence.

On the South side of the house, the fence is located at the top of a steep hill and borders the natural end of the concrete driveway. The fence encroaches on the rear 8' of the 49' of side yard on that side of the house. Relocation of the fence to the rear yard only would place an impractically steep hill between the driveway and the fence.

The privacy fence on the North side of the house protects from the lights of oncoming Miami Road traffic entering several lower level windows of the walk-out basement that face the permanently vacant lot to the North. Because of the grading of the land, the fence does not appear to be 6' tall from the road and does not obstruct any neighbor's utility of their land due to the fact that the bordering property is permanently vacant.

Although we did not install this fence, we find it extremely practical and feel that it would be undue hardship to pay the expense of its re-location or removal four years after others had installed it. We would appreciate your consideration in granting us this variance.

Sincerely,

 and 
Dave and Amy Lococo
8447 Miami Road
Cincinnati, OH 45243
(513) 891-2984