

June 19, 2012

Letter of Intent for Sycamore Township Board of Zoning appeals, Cincinnati, OH

1. Location and size of property: The property address is 7121 Tiki Avenue, a single family home facing Tiki Avenue situated on the Southwest corner of Euclid and Tiki Avenues. The lot is 146.4 ft deep and 160 ft across. A 50 ft long 6-8 ft wide and 10-12 ft deep culvert runs along the rear and East side of the lot channeling water from the subdivision to a large storm drain pipe running Eastward beneath Euclid Ave.
2. Purpose of Request: To grant property owners a variance to allow the 6 ft wooden privacy fence to remain along the South border of the property which is along the backyard boundary of this lot. The entire East border of lot along Euclid Ave is bordered by dense shrubs and trees so that the fence originates fully 33 ft from Euclid Ave running Westward 64 feet and stopping 63 feet from the Southwest corner of lot.
3. Relief is requested from the understanding that this privacy fence can be construed as being situated in the front yard of this lot if one considers that our neighbor's driveway runs parallel to the fence and ends at Euclid Ave to the East.
4. The variance for the privacy fence should be granted because the house and driveway face Tiki Drive so this is actually a back yard fence and because of the highly intrusive noise that comes from northbound traffic along Euclid. This lot is uniquely situated along the lowest point along Euclid Ave between Hosbrook and Kenwood Rd. so all the northbound traffic is running downhill till crossing Tiki Ave and all these sound waves from the traffic converge on this lot. The traffic noise prevents property owner's right to quiet enjoyment of said property. The privacy fence has diminished this noise considerably.

Since the house on the lot and the driveway faces Tiki Drive the location of this fence is actually along the rear of the property along the entire backyard not "front yard" of the property and in fact if one extends the fence line westward it would border all the back yards of the Tiki Dr houses for the entire block and those fences would be allowed. So this property has a driveway and garage oriented the same way as the neighbors along Tiki Drive. The privacy fence blending in with trees and shrubs is in fact more visually appealing than seeing cars and driveways as one drives northbound along Euclid Ave.

This fence improves the safety of the occupants of said property as well as the safety of motorists and drivers residing in Sycamore Township because this fence serves as a physical barrier for northbound motor vehicles on Euclid that would otherwise easily crash into the back yard and crash into the deep and wide culvert running along the lot, potentially resulting in serious bodily injury.

The privacy fences maintains privacy for our neighbor on Euclid. She had no objection to the fence and it provides privacy to her home as well as the Tiki house since her sun room is along the fence line set back only about 15 ft from the fence.

The fencing is barely noticeable and is inobtrusive to northbound traffic because it is set back 33 ft from Euclid, because it blends in with the trees and shrubs and because drivers and pedestrians are looking downhill at it. It is also barely visible as well for southbound traffic along Euclid because of the dense trees and shrubbery all along the Euclid side of the lot.

For these reasons this fence is necessary and desirable due to the unique features of the lot including its corner location, the low elevation that allows a deep culvert for stormwater drainage, the traffic noise that all

converges on this lot, the potential danger the culvert presents to motorists and pedestrians as well as the right to privacy for our next door neighbor's home on Euclid.

Finally the privacy fence is inobtrusive due to the unique characteristics of this lot with dense foliage and trees along the Euclid Ave border, the lot's downhill location, the fact that southbound Euclid traffic can't see it as well makes this privacy fence very well hidden.

One sees that public as well as private welfare is preserved and in fact improved with this privacy fence. Said improvement is harmonious with the desires of Sycamore Township if a variance for this privacy fence is granted for the property owners of 7121 Tiki Drive , Cincinnati, OH 45243.