

Robert & Beverly Elson
5274 Autumnwood Dr.
Cincinnati, OH 45242
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July 27, 2012

Sycamore Township Board of Zoning Appeals
8540 Kenwood Rd.
Sycamore Township, OH 45236

Re: Letter of Intent - Variance for existing shed (10-3.3 Location)
5274 Autumnwood Dr., Sycamore Township

Dear Board Members:

Please accept this letter as a request for a variance for an existing shed that is on my property. My name is Bob Elson and I am requesting a variance on the above mentioned property. The property is located in Heitmeyer Farms Subdivision at 5274 Autumnwood Drive. The existing shed in question now appears to be located within the newly surveyed three (3) foot setback buffer by approximately 12 inches to the existing lot line, in violation of Sycamore Township Zoning code 10-3.3 Location.

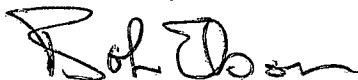
I have lived on Autumnwood Drive for the past forty years and recently (April of 2012) had a shed installed in our back yard to store various yard items out of sight. When originally placing the structure we were under the impression we were well within the setback area to the lot line that had been presumed to be accurate for the past 40+ years. To our dismay when our neighbor to the west of our home had the lot surveyed, the corner rear survey pin to our lot was actually 2 feet further to the right than what the existing fence lines indicated for all four homes to the west of our house, shifting all lots 2 feet to the east at the rear of the property of what the presumed lot lines have been for as long as I can remember.

I believed the shed was in compliance and within the designated setback of the assumed existing lot lines for my yard. I had applied for and received the approval from the Sycamore Township Planning/Zoning Department for the shed back on April 18th (attached).

I believe it would be a great hardship for me to have the shed moved to the east one (1) foot to be in compliance with code 10-3.3. The company that installed the shed anchored the structure in the ground and has electric running throughout the shed. I'm afraid trying to move the shed from the existing base would render it inoperable or unsteady. I respectfully request a variance to code 10-3.3 based upon the unfortunate circumstance and the undo hardship it would create to bring the shed into compliance.

Thank you for your time and consideration in this matter.

Sincerely,


Bob Elson