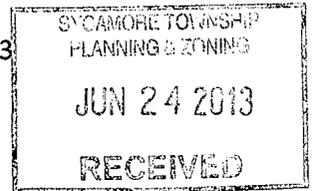


June 24, 2013



Harry Holbert
Sycamore Township Planning & Zoning Official
8540 Kenwood Road
Cincinnati, Oh 45236

Subject: APPLICATION FOR VARIANCE TO SECTION 10-7.1 SYCAMORE TOWNSHIP ZONING

Harry,

I respectfully submit our application for a variance to current codes permitting the recently installed replacement fence to remain. I base this request on section 9-1.1:

This Chapter recognizes, through provisions for compatible non-conforming uses, that the improvement of a non-conforming use may be desirable in unique circumstances to achieve additional protection of adjacent property and benefit the surrounding neighborhood.

Our "panhandle" lot is unique in that the panhandle is used exclusively for parking, entering and exiting our facility. The replacement fence was professionally installed on exactly the line of the old fence. The replacement fence is the same height and constructed using similar materials. The old fence and replacement fence provides our corner lot neighbors with privacy in their backyard/front yard bordering our panhandle driveway.

Removal of the fence would result in additional expense to our small company, increased exposure and risk to our vehicles and loss of privacy for our neighbor.

I acknowledge that if I had contacted your office and/or researched the Sycamore Township Zoning codes prior to replacing the fence, the 1998 "grandfather" issue would have been clarified regarding non-conforming structures. I am now aware that any modification to "grandfathered" structures requires a permit application and subsequent BZA application.

Sincerely,


Earnest Stewart

cc: SYCAMORE BOARD OF ZONING APPEALS

encls: (1) BZA APPLICATION(10 COPIES)

(2)Site Plan(10 copies)

(3)Sketch of replacement fence(10 copies)

(4)List of materials used to construct replacement fence

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