



June 22, 2014

**Steven Proctor and Erica Gonzalez**  
**4566 Buxton Ave.**  
**Cincinnati OH 45242**

To: Sycamore Township Board of Zoning Appeals  
8540 Kenwood Rd.  
Cincinnati OH 45236

Dear Board Members,

Our property is located at 4566 Buxton Ave. on the north corner of Buxton and Pine Rd. in Sycamore Township. The front of our home faces Buxton and our backyard faces Pine. We are requesting a variance for the front yard setback requirement per table 46. We would like to put up a 4' white wood picket fence around our back yard, which is also considered a "front yard" because of our lot being situated on the corner of Buxton and Pine.

We are requesting this variance in order to contain our 3-year-old daughter, Valentina and our 7-month-old boxer, Skipper. Traffic often passes on Pine very quickly next to our "front" yard (what we consider our back yard) where our daughter and puppy play with no barrier to protect them.

We would like to put the proposed fence along our property line at 16' from Pine and between the property behind us. We have a relatively small lot and would like to maximize a "safe" area for our daughter and puppy to play.

We would also like to request a variance for the openness ratio 10-7.1. We would like the proposed pickets to be 3-1/2" with a 3" space between in order to keep our daughter and puppy safely contained. The 75% openness ratio would allow them both to get out, not to mention, esthetically it would be out of proportion.

Thank you for your consideration. Please contact me if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read 'Steven Proctor'.

Steven Proctor  
Cell- 513.313.2136