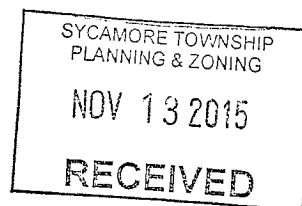


Letter of Intent

Variance Request of Lauren Beyersdorfer



November 10, 2015

Sycamore Township Board of Zoning Appeals

8540 Kenwood Road

Cincinnati, Ohio 45236

To Whom This May Concern,

This letter is written to provide a statement as to the nature and intent of the variance that is being requested for the property located at 3659 Langhorst Ct, Cincinnati, Ohio 45236. The size of the property is .442 acres more or less.

I am requesting a variance to section 10-7.1 of the Sycamore Township Zoning Resolution. **Height and Open Face Area in Front and Side Yard.** "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 that 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".

Purpose of the request:

The variance request is sought in order to preserve a section of decorative fence located on the side of the property. The fence was installed to enhance the appearance of the property, to add value to my home and for safety.

The portion of the fence at issue in this variance application is the approximately 16 feet x 48 inch section that extends beyond the front wall of the house.

Facts:

In April 2014, Lauren Beyersdorfer purchased the property as her primary residence. Due to the grading of the property, it sits on a hill above the neighbors. A steep slope separates the subject's property and her neighbor. Located between the subject's house and the property line for the neighbor's house, is the driveway for the subject's house.

The unique physical condition of the property created a concern for the property owner. When backing out of the driveway when dark, it would be easy to drive off the driveway, down the slope and crash.

The driveway between the house and the hill is narrow. There is not much room to turn around behind the house so backing down the driveway is the easiest option.

In addition to the unique physical condition of the property, the property itself could use decoration to enhance the appearance. The side of the house where the driveway is located is concrete. No plants, flowers or trees can be planted where the fence is built because it is all concrete and impossible to dig holes.

After six months of living in the property the homeowner decided to build a fence. The decision to install the fence was based on the two conditions above.

Since being installed, the fence is barely noticeable from the street. The fence matches the house and was a good improvement. The neighbors have had no objection to the fence.

Hardships:

The hardships I would face if not given a variance are as follows:

1. The place where the fence is built is over concrete. No plants can grow there. The fence adds decoration in an otherwise bland part of the yard. This adds curb appeal and enhances the appearance of the property. If taken down it would just be an ugly concrete area. Since moving to this property I have done major landscaping improvements to the property and feel the fence adds to the landscape and improvements done.
2. The safety issue. When backing out of the garage and down the driveway the white fence stands out in the dark. It helps guide the person backing down the driveway so they do not drive down the slope and crash.
3. The fence helps block the traffic on Gwilada. When sitting in the back yard before the fence was installed you could see and hear the traffic on Gwilada. Now that the fence is there, it helps block out the cars. English Ivy has started to grow on the fence and in time it will help block out the traffic and some sound.
4. If the 16 feet of fence has to be taken down the part of the fence that is left will look unfinished. The fence is a ranch rail fence. There are 3 rails that go into a pole. The last post facing the street is the final post and it has no slot holes in it. If two posts have to be removed then post that is left on the end will have 3 slot holes in it where the rail slats are supposed to go.

I would appreciate your consideration in this matter.

Kind regards,



Lauren Beyersdorfer

3659 Langhorst Ct

Cincinnati, OH 45236