

AUG 26 2016

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CAMDEN

August 26, 2016

Dear Board of Zoning Appeals,

Camden Homes is requesting a variance to build a fence down our southern property line on the Queens Ave side. Our office property is located at 4565 E Galbraith Road and is .545 acres. We are requesting to be granted a variance to Sycamore Township Zoning Code 10-7.1, no fence or wall shall be located in any defined front yard.

We would like to build an approximately 100' long 6' high privacy fence along the southern property line between us and our neighbors on Queens Ave. We have started experiencing a high volume of traffic through our property from our neighbors & their numerous visitors who are in and out several times per day parking on Richmond and walking through our property to get their home on Queens Ave. There has also been an excessive amount of loitering and littering in our parking lot, as well as using our garbage cans for bagged trash. Additionally, we have recently found out that our neighbors are also using our exterior electricity and water when we are not on site by running cords and hoses. We would like to maintain a peaceful relationship with our neighbors while limiting their access by making it more difficult and less appealing to cut through and loiter. Our tenants in Suite B often have clients coming in and out of their office. They have indicated to us that they will not renew their lease unless we can stop the loitering in our parking lot where their clients park & walk. The white privacy fence will also create a more appealing backdrop at the edge of their parking area.

Thank you for your consideration of our proposal.

Sincerely,



Glynis Carpenter

Cincinnati's Five Star Builder

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