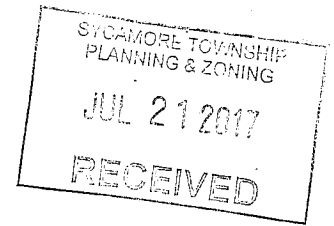


July 18, 2017

Sycamore Township Department of Planning and Zoning
8540 Kenwood Road
Sycamore Township, OH 45236



Re: Zoning Permit Application, 3796 Lyndon Center Court

I respectfully request review and consideration by the board of zoning appeals for a variance to be granted allowing fencing at 3796 Lyndon Center Court. The variance request is of section 10-7.1 of the township regulations indicating there may be no fencing in a front yard. The reason for my variance request is that I am on a corner lot considered to have two front yards, one on Lyndon Center Court, the other on Eldora Drive, with little to no "backyard". I will provide detail below that explains the need for fencing in my side yard (considered front yard) that also explains the hardship created by the regulations should a variance not be granted.

As outlined in my Site Plan, I am requesting a variance to allow privacy fencing on the side of my home facing Eldora drive. Although this is considered my "front yard" the section of yard I'm proposing be fenced is the only yard accessible from my back door. My home is considered a Zone B existing property that does not meet the 35ft setback regulation. It is a long narrow corner lot with a home that has a front door and a door on the side of the house instead of the back of the house. Due to this, my usable yard is on the side of my house instead of behind it. There is a 10ft wide section of yard behind my house, considered my actual "back yard", that is not accessible from any door to my home. To follow the township regulations, and build a fence in my "back yard", would mean I would have a 10x30ft fenced yard that I cannot access from my home. A variance allowing fencing in what is considered my "front yard" would allow me to fully utilize my yard for the hardship reasons below.

In addition to the unique situation created by a corner lot, there are multiple hardship reasons that require me seek a variance in order to build privacy fencing. I am a single woman living alone on a corner lot that is highly visible on Larchview, a busy street, and Ronald Reagan Highway. For safety reasons, I do not want my yard, my back porch, and my living room windows visible from the street. Privacy fencing would allow me to live in my home and yard comfortably without fear of passers-by having an unobstructed view of my property and observing me in my residence. My property is approximately 50 yards from Ronald Reagan Highway. On a normal day, the highway noise is about 90 decibels of sound. Privacy fencing would serve as a sound barrier to block out the highway noise creating a more peaceful and attractive property for my use and for future use. In addition to the noise from Ronald Reagan there is also a concern for my pets. I have 2 dogs that could run into Ronald Reagan traffic from my yard within seconds if they got loose. Privacy fencing would not only protect my dogs

from leaving the yard and inadvertently ending up on the highway but also protect them from other animals in the neighborhood.

In conclusion, for all the aforementioned reasons I am humbly requesting permission for a variance allowing privacy fencing as outlined in my site plan. I am and will continue to be a proud Sycamore Township resident focused on improving my property and being a contributing member of this community. I hope that you will grant my request for a variance as I am confident it will increase the property value of my home and make it more attractive to Sycamore Township residents.

Respectfully,

Gabrielle Moore
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Cincinnati, OH 45236
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