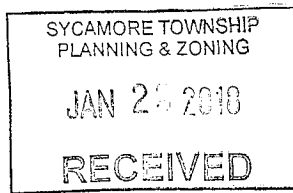


Department of Planning & Zoning,
Sycamore Township, Ohio
8540 Kenwood Road
Cincinnati, OH 45236



Mark G. Stewart
11394 Marlette Drive
Cincinnati, OH 45249

January 29, 2018

RE: Variance application for fence at this address
Denied permit application SYZ-17-350

Dear members and staff:

Thank you for promptly considering the application, noted above, and issuing the expected denial on grounds it intruded onto a 50-foot exclusion zone along our side street, thus becoming a "front yard" fence prohibited by the Sycamore Township Zoning Resolution, Sec. 10-7.1.

This application for a variance from Resolution Sec. 10-7.1 seeks a small, perhaps visually undetectable (from the sidewalk and street) siting of the fence due to the quite unusual nature of the street in question that creates a "front yard" situation.

The home belonging to my wife, Lynne H. Stewart, and I faces Snider Road and has a driveway and mailbox (and so address) on Marlette Drive. It occupies the southwest corner of Snider Road and Marlette Drive. It is described as Parcel 600-0022-0114 in Hamilton County Auditor's records.

The property is described as 0.58 acres. It is irregular due to the curvature of Marlette Drive, and it is this curvature that creates a unique hardship in siting a split-rail fence in what would otherwise be an ordinary "back yard." Rather than a simple and common 90-degree intersection of straight streets, Marlette Drive deviates from a straight line as it is followed westward away from Snider Road and along the northern border of our property. Beginning at a point at approximately the back of the house, Marlette Drive's curvature constricts the yard desirable for fencing-in so that the rear property line is almost half as wide as the front property line.

Adherence to the 50-foot setback requirement of Resolution Sec. 10-7.1 throughout the entire sweep of a fence in our "side" or "back" yard without yield to a reasonable and aesthetically neutral variance would place the line of such a fence too far into the interior of this usually-shaped lot. I ask for a variance to construct the fence with a slightly longer radius than the curve in Marlette Drive (where it begins to curve) so that the rear (northwestern) corner of the fence will be 40 feet from the public right-of-way (see site plan).

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mark G. Stewart".