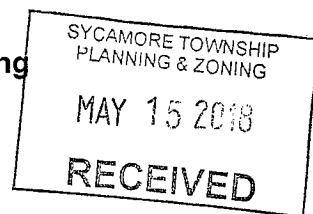


To: Sycamore Township Dept. of Planning & Zoning  
Attn: Board of Zoning Appeals  
8540 Kenwood Rd  
Cincinnati, OH 45236  
(513) 792-7250



Re: Variance (Privacy fencing application)  
8556 Blue Ash Rd  
Cincinnati, OH 45236  
Bldg- 8,000 Sq. ft, Lot size- .85 acre lot

Attn: Board of Zoning Appeals,

Please consider this letter of intent, application, attached drawings, photos and signatures as a formal request for a variance to Section 10.7.1 of the Zoning Resolution for the property located at 8556 Blue Ash Rd.

Our initial application involved: 1) replacing damaged sections of 6' cedar fence along south end of property on Harrison Ave. 2) adding new 6' cedar fence along east section of property to serve as a "buffer" between our commercial property and local residents.

This property sits at the corner of Blue Ash Rd and Harrison Rd and currently has a 6 foot high privacy fence along Harrison Rd on the east end of the property. The privacy fence has been there since 2006. Since then, the fence has been damaged two times by intoxicated drivers. Police records of the separate incidents should be on file. (see attached photos)

It is our intent to not only repair the damaged areas but also replace all existing 6 cedar boards along Harrison to maintain aesthetic consistency and improve the overall appearance of the fence. Because the privacy fence encloses a parking lot that contains valuable inventory, it is imperative that we get the damage section repaired as soon as possible. In doing so, we believe it makes most sense to go ahead and replace all the vertical cedar boards because they have weathered significantly.

Furthermore, per discussions w/ Mr. Holbert regarding the property, he wanted to see some form of "buffer" between our property and the residence located on the eastern property line. Because of the current 6' cedar fence on the south end, we proposed that we merely install additional 6 foot cedar fence up the east property line to further conceal our commercial lot. Mr. Holbert agreed this would be a feasible solution to his concerns, so long as the Board of Appeals agreed and there was no opposition by the adjacent property owner. (We have included a signed letter of approval from adjacent owner.)

Our initial application was denied because of section 10.7.1 of the Zoning Resolution prohibiting fencing in the front/side yard. It is our hope that because the Harrison fence has been "grandfathered" with the property and because the fence actually improves the appearance of the property, that a variance will be granted to repair it. We are also hoping that in tandem with the existing fence, we can add an additional 100 ft (approx) replica 6' cedar fence up the east side of the property to satisfy "buffer" requirements. All new fencing will be professionally installed and stained by Ace Exteriors.

Thank you for your time and consideration. Please let us know if you there is anything else we can do to continue this application/appeal moving forward. It is our sincere intent that this property meets all compliance requirements and continues to maintain satisfactory appearance to the Township and it's residents.

Warm regards,

A handwritten signature in black ink, appearing to read "Kyle &amp; JoAnn Humphrey".

Kyle & JoAnn Humphrey

May 8, 2018