

Letter of Intent  
In Support of Request for Variance  
12114 1<sup>st</sup> Ave, Cincinnati OH 45249

SYCAMORE TOWNSHIP  
PLANNING & ZONING

MAY 24 2018

RECEIVED

This proposal letter is to request and substantiate the grant of a Variance for a residence at **12114 1<sup>st</sup> Ave** in Sycamore Township, 45249. The Variance requested is relatively minor, and as shown below clearly meets all of the parameters set forth in Section 10-7.1, of the zoning resolution to support a finding in favor of the Variance. Further, if granted, this Variance will not violate or circumvent any of the exclusionary parameters set forth in this section.

**Property Fence** The petitioner requests a Variance allowing a fence to be built around the residential property, generally following the property line, but which in one area (15') has not be transferred over into the Carpenter's name but the Carpenter's own the property (see attached documentation from prior owners). The petitioner's equally important need for this fence is to ensure harmony and peaceful coexistence with the neighbors, with regard to the petitioner's dog. It has been established that the dogs neck and throat have been damaged from being on a dog runner.

The proposed fence's 4-foot height is requested in order to provide both a **safe Barrier for the dog** and for increased **home security**.

It is the *absolute* intent of the petitioner (for his own personal architectural preferences as well as the needs of the Zoning Administrator/Planning Commission) to create a fence that specifically is secure for the dog, but that does not hinder visual impairment from any point.

appearances:

- The proposed fence shall be constructed of wood in an **identical** manner as several neighboring properties' fences
- The proposed fence shall be finished in the **identical** manner (paint/stain/varnish, etc) as several neighboring properties' fences
- The fence **shall not** incorporate any "standout" features such as concrete pillars or visually attention-getting decorative protrusions
- The proposed fence is desired, intended, and shall be built specifically to be **unobtrusive** and "low key", blending in with the neighborhood

**Support of Favorable Findings** Chapter (XYZ) sets forth the conditions under which Variances such as those proposed in this letter would be found acceptable to the Zoning Administrator / Planning Commission. The petitioner is confident that the proposed Variances fall within these guidelines, notably;

A) "...an exceptional or extraordinary circumstance..." The petitioner's desire to be a good neighbor by creating a situation where his dog can have a safe and enjoyable place to run and the neighbors' desire to have a more peaceful neighborhood are enough to justify allowing the petitioner to achieve that goal in *any* circumstance.

However, the fact that the property in question is a lot that does not have a home located on it and is facing a street that does not exist. As such, this situation is in fact somewhat an exceptional or extraordinary circumstance compared to other properties in Sycamore Township

B) "...necessary for the preservation of a substantial property right... possessed by other property in the same district" As stated, there are at least two other houses on the same street with front yard fences, and those property owners are enjoying the substantial right of security on a daily basis;

C) "The granting of such Variance will not be materially detrimental to the public welfare..." the proposed Variance does **no harm** to either public or private interests, and is not injurious to any property or interest. In fact, granting the proposed Variance will serve only to create a more pleasing visual harmony, by virtue of the careful architectural design to make the fence and gate lines blend and visually "disappear";

D) "The granting of the Variance will not constitute a grant of special privileges..." As stated, there are at least two other houses on the same street with fences at the street line;

E) "The granting of such Variance will be in harmony with the general purpose and intent of this Title..." The proposed fence are designed, laid out, and shall be constructed in a manner that achieves harmony with the neighborhood, fosters peaceful relations with neighbors, and blends in visually in a low-key, unobtrusive manner with the surroundings. As such, it is clearly in harmony with the overall intents and purposes of the Title.

Additionally, the proposed fence that this Variance is being requested for **does not** encroach or infringe on any neighboring residential properties, **nor** would it impose any hardship on any neighbors, **nor** would it serve to create a situation where any neighbor's quality of life, property value, or peaceful co-existence would be negatively affected. Quite the contrary, the proposed Variance would allow the petitioner to become a better neighbor, enjoying greater personal security, and achieve a better quality of living for their dog.

Photographs and diagrams in support of the requested Variance are attached hereto.

Respectfully submitted,

Brian & Stacey Carpenter, Petitioner  
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