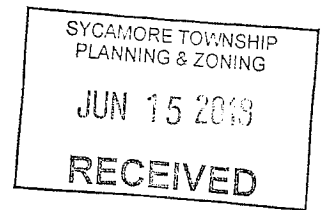


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June 13, 2018

Board Of Zoning Appeals  
8540 Kenwood Road  
Sycamore Twp, OH 45236

Dear Members Of The Board:

We purchased this home in June 2015 and the property included a six foot privacy fence along the perimeter of the back yard; estimated to have been installed fifteen years ago. Weather conditions over the past year have been severe and damaged the fence, causing sections to lean or fall completely, making it a safety concern for our children (ages 5 and 16 months) and our neighbor's dog.

We acquired estimates to repair the fence, however it was more cost effective to replace it entirely. We hired the contractor, Redwood Fence, to remove the existing fence and replace it with a new fence of equal specification and in the same footprint as the previous. Before we replaced the fence, we discussed our intentions for the replacement fence, and received verbal approval, from our neighbor on either side of our home.

We are requesting a variance to Section 10-7.1, which prohibits construction of a privacy fence in a side yard, for the following reasons:

- 1) We have resided in this house for three years. During this time we did not receive any formal notices or complaints that our previous fence was not in compliance with existing zoning requirements.
- 2) Indicated by the site plan is a concrete patio behind the right corner of our house, accessible by sliding door. We consider this to be our back yard; it is not visible from the street. To enclose this area within the fence for our children to play, the most logistical end point of the fence is to the rear corner of the right most wall of the house.
- 3) During the appraisal of our home as part of the purchasing process in 2015, the appraiser indicated the patio was considered a part of the rear of our house, please see included page.
- 4) The fence looks aesthetically uniform as built. Changing the front facing and portions of the side facing sections of the fence with a style that meets Section 10-7.1 requirements, such as a Kentucky 3-Board, would result in a non-uniform appearance.

Sincerely,

*Will Brooks*  
Will Brooks