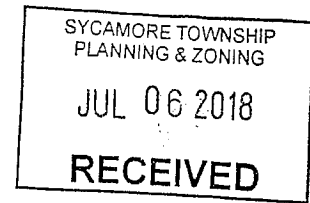


Sycamore Board of Zoning Appeals
8540 Kenwood Road
Cincinnati, Ohio 45236
December 14, 2017



Dear Gentlemen,

I am writing this letter of intent to Sycamore Township Board of Zoning Appeals in appliance for variance application, for 4454 Kugler Mill Road regarding existing fence repair.

The fence was driven through by a patron of the 312 Bar, 4450 Kugler Mill. The damage occurred 2:30 AM on January 1, 2017. The tenant called police and there was no response. The brown jeep was stuck on fence post past some 10 feet from south west corner of the residence. The driver, with help, unstuck the vehicle and and drove east on Krugler Mill. Had there been no fence, the vehicle would have struck the house.

Location and size: 4454 Kugler Mill Road, .016 Acres

Since the fence was already there, I proceeded to make the insurance claim in Spring of 2017, waiting for better weather to do repairs. State Auto Insurance took pictures and requested police report. I made three requests to Sycamore Police Department. The first officer, presumably J. Hawthorn said the fence was old, needed to be replaced, and said he would get back to me the following week (told me the visit was a "Waste of his time"). The officer never called, met me, or provided a statement of damage.

The second officer, Officer Prickett, responded and said he would not make the report as it was the original officer's job to do so. He stated "I'm going to make the original officer do his job." Still no response. Then, I called a third time, and the officer made out the damage report.

Shortly after July 2017, the tenant received, through the mail, a letter from Sycamore Township Code Violation stating that the repaired fence was in violation to code. Upon conversation with Harry Holburt, I was informed a permit must be obtained, by 31 July 2017, noon.

I submitted the information necessary for a building permit and it was #542-17-216, denied the 28th day of July, 2017 violation of section 10-7.1 of the Sycamore Township Zoning Resolution. There was no meeting with me. All communication was with Harry Holbert through US Mail.

Initially, I had intended to repair said fencing showing pictures of existing fence to me , 3322 Dolomar Cincinnati, Ohio 45239. I decided that a repair of the fence could be covered by insurance and that the picket should be replaced as necessary.

As far as hardships is concerned, I have purchased \$612.42 in materials and another \$640.42 in labor, \$450 surveying costs, and \$100 in permits to Hebeler Woodworking Inc.

As of 12.12.17 I have received \$264.45 from State Auto. I decided to provide an improvement to property and neighborhood.

Summing it up, here are some other considerations:

1. SAFETY: Fence provided a physical barrier to auto and person trespass. Tenant has witnessed public urination in front yard as well as sexual intercourse on his children's picnic table in rear.
2. Tenant has two autistic children that may be hurt by broken bottles at property line as well as wayward vehicles.
3. The property is zoned retail and is between two commercial properties. 4456 Kugler Mill Rd. has a 6 foot chain link fence and a front gate in side and front yard.
4. Property 4458 Kugler Mill Road has a 6 foot fence all along Kugler Mill Road in front. This fence is in disrepair.

Finally, I, Jane Hebel, as of now have invested \$640 labor, \$450 Surveying, and \$580 materials. A total of \$1,770 to repair existing fence, 2.5 months rent. This is a hardship.

Respectfully,

Mildred Jane Hebel