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JAN 21 2020

Connie Solano
8477 Deerway Drive
Cincinnati, OH 45236

SYCAMORE TWP.

January 19, 2019

Board of Zoning Appeals
Sycamore Township
8540 Kenwood Road
Cincinnati, OH 45236

Re: Zoning Variance for Six Foot Privacy Fence

Dear Board of Zoning Appeals members:

My name is Connie Solano and I am the property owner of 8477 and 8481 Deerway Drive. I am requesting a variance to Section 15-2.2 of the Zoning Resolution to install a six-foot privacy fence in my backyard. I would like to have the finished side face my property because the adjacent properties have existing fences. The neighbor's fences on the south and west side of my property are old and animals are able to get through the fences. The dimensions of the fence I am proposing to have installed by Mills Fence Company consist of the following:

- Spruce Stockade Panels
- 223 LF x 6' high privacy fence with one 4' wide gate
- 4" x 4" treated pine posts, 6' x 8' fence panels, strap hinges, no-sag latch, posts set with concrete footers.

Figure 1 shows the location and dimension of the proposed fence. Figure 2 shows an example of Mills Fence Company stockade fence.

I reached out to the owners of the adjacent properties to see if they would be willing to remove their fence. Figure 3 shows my property and the properties of my adjacent neighbors. Mr. Russell Kitzberger (4612 Kugler Mill Rd.) owns a chain-linked fence adjacent to the south side of my property. Mr. Kitzberger is willing to remove his fence. However, Ms. Elizabeth Keller (4608 Kugler Mill Rd.) also owns a chain-linked fence adjacent to the south side of my property. Ms. Keller and Mr. Kitzberger are next door neighbors. I've made several attempts to contact Ms. Keller to see if she would be interested in removing her fence, but she has not answered the door. I cannot have the finished side of the fence face her property with her existing fence in the way. Ms. Constance King (8456 Pine Rd.) owns a wooden fence adjacent to the west side of my property. She has shrubbery along her fence line. Ms. King gave me permission to remove her fence, but I still cannot have the finished side facing her yard because her shrubbery

prevents the contractor from installing the finished side oriented towards her property. Mr. and Mrs. Robert Brantley (8458 Kugler Mill Rd.) have a chain-linked fence adjacent to the west side of my property. The Brantley's and Ms. King are next door neighbors. The Brantley's also have shrubbery behind their fence. Ms. Nancy Peck (8485 Deerway Dr.) owns a chain-linked fence adjacent to the north side of my property. She too has shrubbery along her fence line. Ms. Peck is not interested in removing her fence. She suggested that I put the privacy fence flush against her fence. Figure 4 shows my neighbors' fences and their shrubbery in the summer.

Thank you for your consideration.

A handwritten signature in black ink that reads "Connie Solano". The signature is written in a cursive, flowing style.

Connie Solano



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January 25, 2020

Board of Zoning Appeals

Sycamore Township

8450 Kenwood Rd.

Cincinnati, OH 45236

This letter is in regards to the proposed fence installation at 8477 Deerway Dr., Cincinnati, OH 45236.

The proposed fence is a 6' high Spruce Stockade Privacy fence. These are 6' high x 8' wide pre-built fence panels.

The fence panels will be nailed to 4"x4" wood posts.

When there is existing fence in place (neighbors chain link & wood fence in this case) and this type of fence is to be installed parallel to and as close as possible to the existing fence, the finished side (board side) will need to face inward.

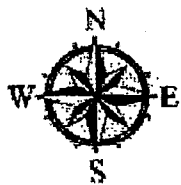
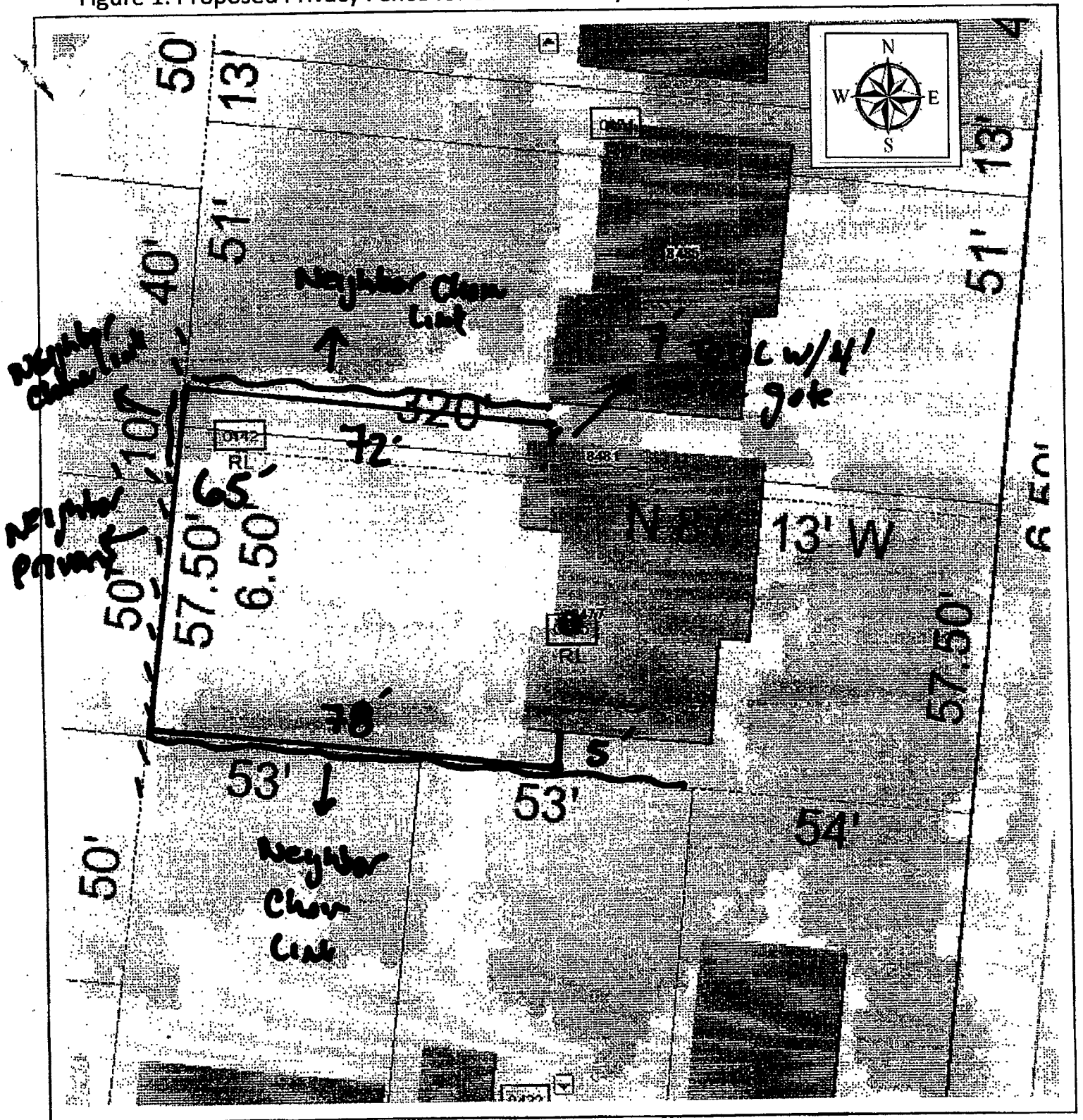
If that is not permissible, then the fence would need to be installed approximately 2 to 3 feet in from the existing fence to allow room to work between the two fences and for the finish side of the fence to face outward.

Jim Rutherford

Mills Fence Company Estimator

513-616-8315

Figure 1: Proposed Privacy Fence for 8477 Deerway Drive, Cincinnati, OH 45236



CAGIS Online Map



Hamilton County  Ohio

Prepared by Mills Fence Company for Connie Solano

Printed: Dec 10, 2019 ©CAGIS

Figure 2: Mills Fence Stockade



Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences



4612 Kugler
Mill Rd.



8477 Deerway
Dr.

Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences

4608 Kugler
Mill Dr.

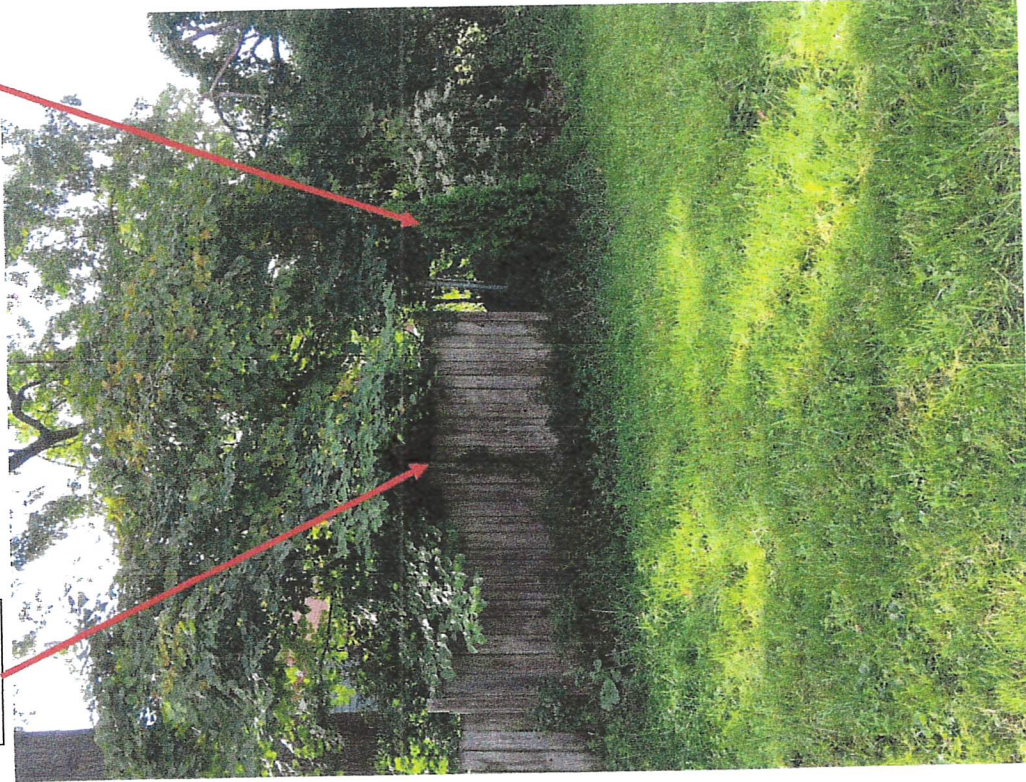


4612 Kugler
Mill Rd.

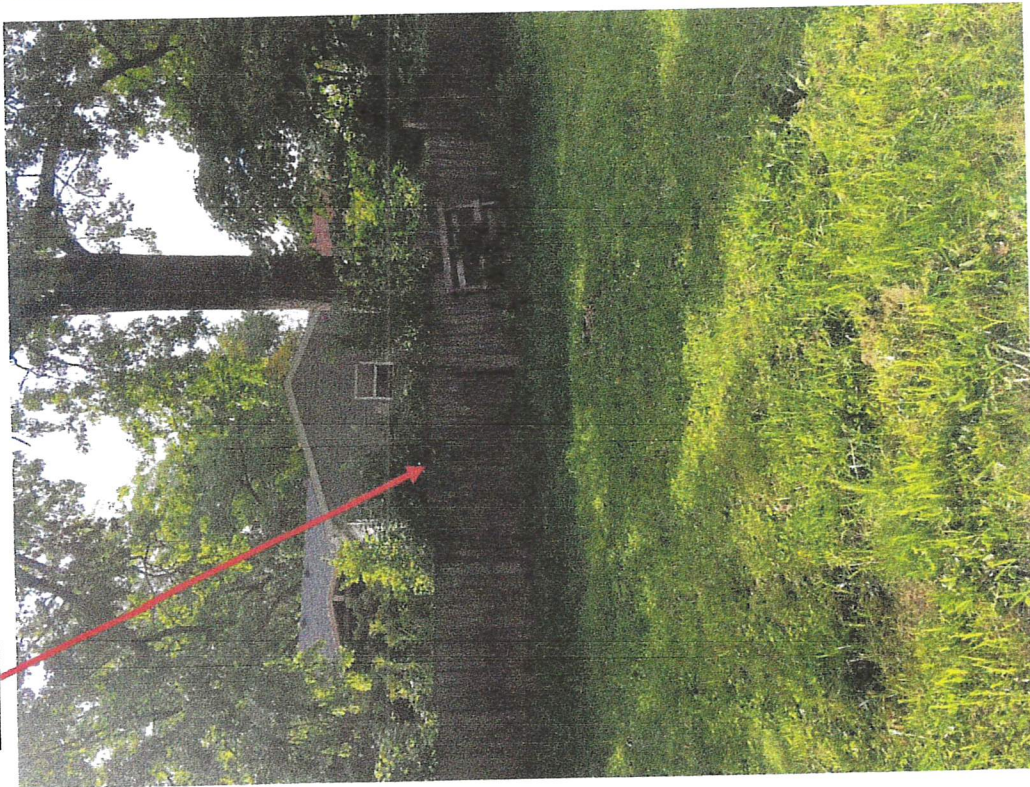


Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences

8458 Pine Rd.



8456 Pine Rd.



8456 Pine Rd.

Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences

8485 Deerway
Dr.



8458 Pine Rd.



Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences



8485 Deerway
Dr.



Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences

8477 Deerway
Dr.



8485 Deerway
Dr.

