



April 11, 2022

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

RE: Letter of Intent for Fence Variance

Board of Zoning Appeals,

I write to request a variance for a fence to be installed on my property at 3796 Lyndon Center Court. The primary reason I must ask for a variance is that my residence is a narrow corner lot with two of the four sides touching a roadway, deeming it a "front yard". Due to the township's regulations prohibiting fencing in front yards, my ability to erect a fence around my usable back yard (entered through my back door) has been denied. If I were to erect a fence as the township guidelines allow, I would lose the ability to include a usable portion of my yard and patio inside the fence. To illustrate this issue, please see the image below.

Please note, the entire area to the right of my home in the image below is used as my back yard. The red lines indicate the area of the property that I am able to fence per the township guidelines. Erecting a fence only in the area outlined in red would require me to dismantle an L-shaped privacy fence that keeps my backdoor, living room window, and patio from view of a commonly traveled intersection. It would also require I erect new fencing to connect to my house splitting my concrete patio in half.

The lines in blue are where I am proposing a fence be installed and the reason for my variance request. This proposed fence would connect to my existing L-shaped privacy fence and continue parallel to my property line but still be ~20' back from the property line in yellow. This variance is asking for an additional six feet in front of the area I'm able to fence without a variance request. Although the variance request is minimal, it would make a great deal of difference in both the usable space I have within the fence and the privacy I'm able to maintain by not dismantling the existing L-shaped structure.



My ask for a variance will ensure that I can fence my property to its full potential despite my unique physical condition of being a narrow corner lot and my “backyard” being considered a “front yard”. In the past year, three of my neighbors on Lyndon Center were able to erect privacy fences and/or board fences to protect their yards and maintain their property lines. The only reason I cannot do the same is that Eldora Road touches my property line, deeming it my front yard, despite all other houses on my street having the same area fenced being deemed as backyards. My proposed fence would not deny any other property substantial rights or lessen the value or esthetics of the property or other residences in the neighborhood. On the contrary, this fence construction would be consistent with the look of my neighbor’s fences on Lyndon Center done in the same style. Fencing the property would also likely increase the value of the property and potentially increase taxes collected by Sycamore Township in future years. My proposed fence would also sit far enough back from the sidewalk and property line that it would not interfere with any city or township work being done on power or water lines or roadway improvements.

I submitted a fence application and variance request in 2017 for a privacy fence when I purchased the property. My original request was denied. I understood the BZA’s decision and have taken into account their concerns and lessened my ask accordingly. My new variance request is for a Kentucky Board style fence that alleviates the concerns brought up that a privacy fence would make the property look like “a compound”. The see-through Kentucky Board style fence now proposed will ensure that my property is protected yet not obstructing any view into my yard or yards beyond. The proposed fence will be professionally constructed then tastefully complimented with landscaping. The fence will be behind a row of mature Burning Bush and a Rose of Sharon will be added at the end of the fence and property line closest to Larchview. See image below to visualize my proposal:



I ask that the BZA please consider my new variance proposal that both allows me to enjoy the usable yard I have on my uniquely narrow corner lot and does not detract from the neighborhood or greatly vary from the township guidelines. I recognize the township guidelines related to fencing front yards is clearly meant to keep properties esthetically pleasant and accessible. I believe my ask still meets these requirements and does not encroach on the township’s space or any of my neighbors’ rights. I hope you agree this is a reasonable ask and grant my variance request. I look forward to meeting with you in person to discuss this variance with the board and others township residents. I am confident I have the full support of my neighbors and hope I can gain your support based on my unique circumstances.

I appreciate your time,

*Gabrielle Moore*

Gabrielle Moore  
Property Owner & Variance Applicant  
513-340-0584

- Key
- XX proposed fence
  - Neighbours Existing fence
  - Existing L-shape privacy fence
  - Approved without variance

