

Date - 06/01/2011

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

Re: Variance at 6510 Michael Drive, Cincinnati OH 45243

Dear Board Members,

Please accept this letter as a request for a variance. Our name is Christopher and Gayle Wiedemann and we are requesting a variance on the above-mentioned property.

This variance request is for Section 10-7.1. The Sycamore Township Zoning Code states no fence or wall shall be located in any defined front yard. A fence located in the defined side yard shall be built to a height greater than three (3') feet and shall have an open face area of no less than 50 percent or when constructed to a height of not more than four feet (4') above grade, shall have an open face area of no less than 75 percent. Fences and walls as provided in Sections 10-5.3 and 10-7.4 shall be exempt from these height and openness requirements.

This request is being made for several reasons:

1. The deck fence provides a sound barrier allowing a peaceful atmosphere in the house and on the deck. With my wife and son both having medical issues causing lack of sleep much discomfort. I have the best insulation and windows possible; however, this fencing on the deck provides quiet the previous semi-private double lattice did not. The fencing is mostly covered with shrubbery to make it appealing. It adds value in many ways to my property where other corner lots have used deep forest.
2. The additional area: fence in a section 6 foot by 14 foot is to add some security, cleanliness, and protect my neighbors from the noise of my generator.
 - a. I have had 7 automotive breaking and entering (3 or 4 reported), a bullet hole is in the glass block on the Euclid Rd. side and 2 thefts from the garage. I use a generator for which I offer power and refrigeration to my neighbors. I do not want this stolen and the 6ft fence would help.
 - b. Garbage cans, ladders, deliveries, and construction garbage(temporarily kept out of site until the construction crew takes it) in this area .
 - c. It is a hardship for my neighbors to deal with the generator noise and this area would reduce that considerably as shown 05/25/11 when I surrounded the generator and my neighbors could hardly hear it.
3. For the 4 foot picket fence that fence that encircles my back and side yard that had no permit filed for it. This fence does also protrude into the front yard by about 2 feet on the north side of the house.
 - a. Fence placed by the Fence Company and owner did not understand a permit was not filed for the fence to keep disabled child contained.
 - b. This fence is surrounding the play area for which BB4K.org provided a playset needing the extra 2 feet of fence into the front yard. Play set provided for physical therapy needs of child unable to come in contact with dairy or tree nuts.

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We would appreciate your consideration in this matter.

Sincerely,

Chris Wiedamann
6510 Michael Drive
Cincinnati, OH 45243
513-256-1051