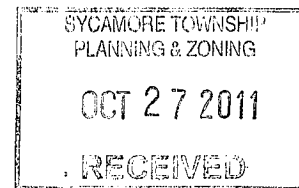


October 26, 2011
Sycamore Township Board of Zoning Appeals
8540 Kenwood Road
Cincinnati, OH 45236
513-792-7250



We are submitting a request for a variance permit for a fence at the property of Brian and Melanie Ramsey located at: 7274 Garden Road Cincinnati, OH 45236. The property is 55' x 141' covering 0.182 acres.

This request is to allow my side yard fence, as pictured, to be 5' 9" high at its peak and 5' in the middle of the arches. The fence is constructed of 5.5" cedar planks spaced 1 3/4" apart.

I was notified by the Zoning Board that I am in violation of 10-7.1 (Height and Open Fence Area in front and side yard) and 10-2 Zoning Certificates.

Concerning 10-2 the initial Zoning Certificate, this is my first home I have owned and was not aware I would need a permit for a fence.

In reference to 10-7.1, I want to first point out that my fence was installed to make Sycamore Township a better place. My fence is high quality cedar, intended to last longer than other materials. I feel my fence also adds value to the home and neighborhood the way it stands now.

The hardships I would like to express for violation of 10-7.1 are as follows:

1. The height of the fence is needed to keep my dog, a border collie (Esther) contained in the yard. The way the fence is described in the zoning laws there is good potential for my dog to be able to escape through the balusters or by jumping over the fence.
2. There is a stop sign in front of my neighbors house, approximately 20 feet from my drive way. I feel the need for security reasons to have a higher fence blocking drivers, whom pass through my neighborhood that don't live there, to have extra time while sitting at the stop sign to potentially see something they want and grab it and go.
3. I consulted with my direct neighbor Liz Conners at 7288 Garden Rd prior to putting the fence up and she approved of the design.

In addition to these concerns that directly reflect your concerns for the variance, my home has a side door and I would like to have a fence around the house 16' so that I can have access to my back yard with out having to open a gate. I would also like to be able to let my dog out with out having to exit my house and then open a gate.

I would really appreciate approval in this matter as I feel strongly that I have increased the value of my home and Sycamore Township. I feel that if I were to make my fence fit with in the guidelines of the zoning ordinance that I would be decreasing the value of my home and in these times where home values are already plummeting I think we would all agree a more valuable home in Sycamore Township is better for everyone.

Thank you for your time.

Brian and Melanie Ramsey