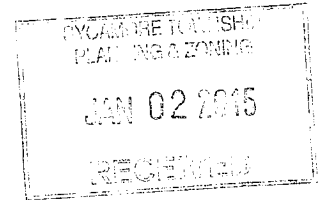


January 2, 2015
Sycamore Township Board of Zoning Appeals
8540 Kenwood Road
Cincinnati, OH 45236



RE: Variance Request

I am submitting a request for a two foot variance permit for a fence at the property of Carolyn E. Hinkle located at 7671 Glenover Drive, Cincinnati, OH 45236. The property is 125' wide and x 160' deep and was built in 1961.

This request will allow my left rear corner of my yard to have privacy. The fence is white vinyl the Dogwood Privacy model, which has 8' high and 8' wide solid sections. The fence is 56' across the back (from the left corner) and 40' up the left hand side of the yard (from the rear corner).

I was notified by the Zoning Board that I am in violation of 10-2 Zoning Certificates and 10-7.2 Height in Rear Yard.

Regarding the 10-2 Zoning Certificate, my contractor was not aware that he or I needed a fence permit. When he built the addition on my home, he went through Hamilton County for the permits. I apologize, as this is my first single family home. I moved from a condo in Blue Ash where the Board and Management Company took care of all property issues.

In reference to 10-7.2, my fence was installed to insure that I would have some privacy from the highly elevated rear adjoining house. This house was built in 2014 and is much larger than any of the other houses in the area. My fence is of extremely high quality, was properly installed, is attractive and solid, and blends beautifully with my home. I know my fence adds resale value to my property, and thus the Township.

For violation of 10-7.2, the hardships are as follows:

1. The height of my fence is needed to provide some semblance of privacy to the entire back of my home. My lot sits lower than the houses on either side of me, and all the houses on both sides of Appleknoll Lane.
2. Until June, 2013, there were several trees, shrubs, and a shed that provided privacy. At that time, the original home was demolished and a mega home was built. All trees on the sides and back of the property were removed. Due to the grading of the back lawn at 8885 Appleknoll Lane, the lower level of the house is really the first floor, and the second level is extremely elevated. The lower level has a patio and the elevated level has a screened-in porch. The fence only provides privacy from the patio level.
3. I purchased this home in 2011 and have put over \$220,000.00 in improvements. One of the largest improvements was the sunroom addition and large patio in the rear of my home. Due to the elevation of the home located at 8885 Appleknoll, I have 11 windows and a set of sliding glass doors that cannot have open blinds and/or curtains.

I love living in Sycamore Township, especially in this home, and would greatly appreciate approval in this matter. I know that I have increased the value of this home and brought it back to it's original state. This is an extremely desirable area of Sycamore Township and I feel that if I was to make my fence fit within the guidelines of the zoning ordinance that I would be decreasing the value of my home.

Thank you for your consideration.

Sincerely,

Carolyn E. Hinkle