

Owners: Brandon and Jessica Christin
513-503-7405
jchristin2@gmail.com



Property Address: 2025 Endovalley Drive
Cincinnati OH, 45244

I'm writing this letter to appeal the denial of a fence at 2025 Endovalley Drive.

The notice of refusal cited Article 5.2 (A) (9) This requirement prevents the construction of a fence more than 75% open and not exceeding four (4) feet in height and in the front and side yard.

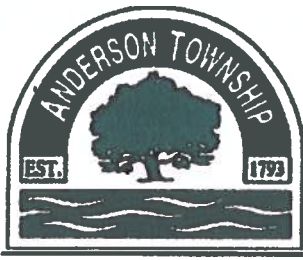
We would like to appeal the denial of a 100% enclosed fence. We would like to keep our fence as is which is 4 feet high and 100% enclosed with seven (7) horizontal pine flat boards. We are asking that a variance be granted to allow us to have a fully 100% enclosed 4 ft high fence. We plan to stain it all one color once the wood is weathered and ready for stain. We will also install landscaping in front of the fence facing Endovalley Drive.

Here are the facts and reasons why we ask that this appeal is granted. According to Article 2.12, D to authorize an appeal unnecessary hardships, or imposed practical difficulties must be present. We feel that we fall into this category. The fence was installed for safety reasons. We live on a unique lot. It is a large lot but because of where the house sits and the fact that we are a corner lot, 80% of our lot is considered the front yard. This has very much limited the things we can do, such as a pool, covered porch and privacy fence. We put in a fence when we first moved in, in 2016. We got a permit to extend it into our side yard so we could enjoy more of a backyard. This has been great for our family until the last two years. Two of the houses with property lines touching ours have become rental properties. 2009 Endovalley Dr and 8208 Clough Pike. We have had issues with both properties which has resulted in damage to our property and a few other incidents that have led us to feel on edge and unsafe in our backyard. 2009 Endovalley has multiple people living in it at all times. Most of the renters do not take care of the yard and I know multiple complaints have been made against this property. The previous renters allowed their kids to come into our yard while we were gone and they skinned our tree (picture included). This happens to be a tree planted in memory of my grandmother that passed away while my parents (the previous owners) were the owners. We had to pay someone to try and save the tree since significant damage was done. The 8208 Clough Pike property is another issue and reason we ultimately decided we needed to enclose the fence. We decided to fully enclose our fence when the dogs from this property got out repeatedly. The date of the first incident was September 25, 2022. The dogs from this property got out and tried to enter our backyard under the fence through the wire part. My kids had to break it up and my dog who was just a puppy at this time was bitten on the nose through the fence. Ever since this he has been scared of dogs and we have spent \$1,000 on training to try and get him to overcome it. Those renters did their best to not let it happen again. Fast forward a year to April of 2023 new

renters moved in. They have two dogs, a husky and white pitbull. This property is not fenced in and the dogs get out all the time. This has been almost a weekly occurrence. The dogs come over to our fence and fights occur with our dogs. Myself and my kids have had to break it up. My kids are at the age where they can stay home alone. It got to a point where they did not feel comfortable letting the dogs outside in our own fenced in backyard when home alone. Having a fully enclosed fence has allowed us a peace of mind when enjoying our backyard. We can not control who rents these properties or how they monitor their kids and pets, we can only control our property. Having a fully enclosed fence allows us to take control of the situation and stay somewhat separated from these properties. After two years we have had enough. This has allowed us to be able to enjoy our yard in peace. The owners of 2006 Endovalley Drive ended up selling their house and moving because of these two properties and it is now another rental. This house has been in our family since 1990 and we would like to stay, however we have started to question it. I feel that this fence will help make things easier and allow us to enjoy our yard more. We have one of the best yards in the neighborhood and plan to keep it that way. We will install landscaping in front of the fence and stain it. Because there are multiple styles and colors of fences throughout the neighborhood we do not feel this impedes on the essential character of the neighborhood. It also allows us to enjoy our property safely at the same time. Please consider granting us a variance so we can continue to enjoy our yard safely and with peace of mind.

Thank you for your consideration,

Brandon and Jessica Christin



Anderson Township

Anderson Center

7850 Five Mile Road
Anderson Township, Ohio 45230-2356

Phone: 513.688.8400
AndersonTownship.org
AndersonCenterEvents.org

**NOTICE OF REFUSAL
ZONING CERTIFICATE**

OWNER: Brandon & Jessica Christin
2025 Endovalley Drive
Cincinnati, OH 45244

APPLICANT: Same

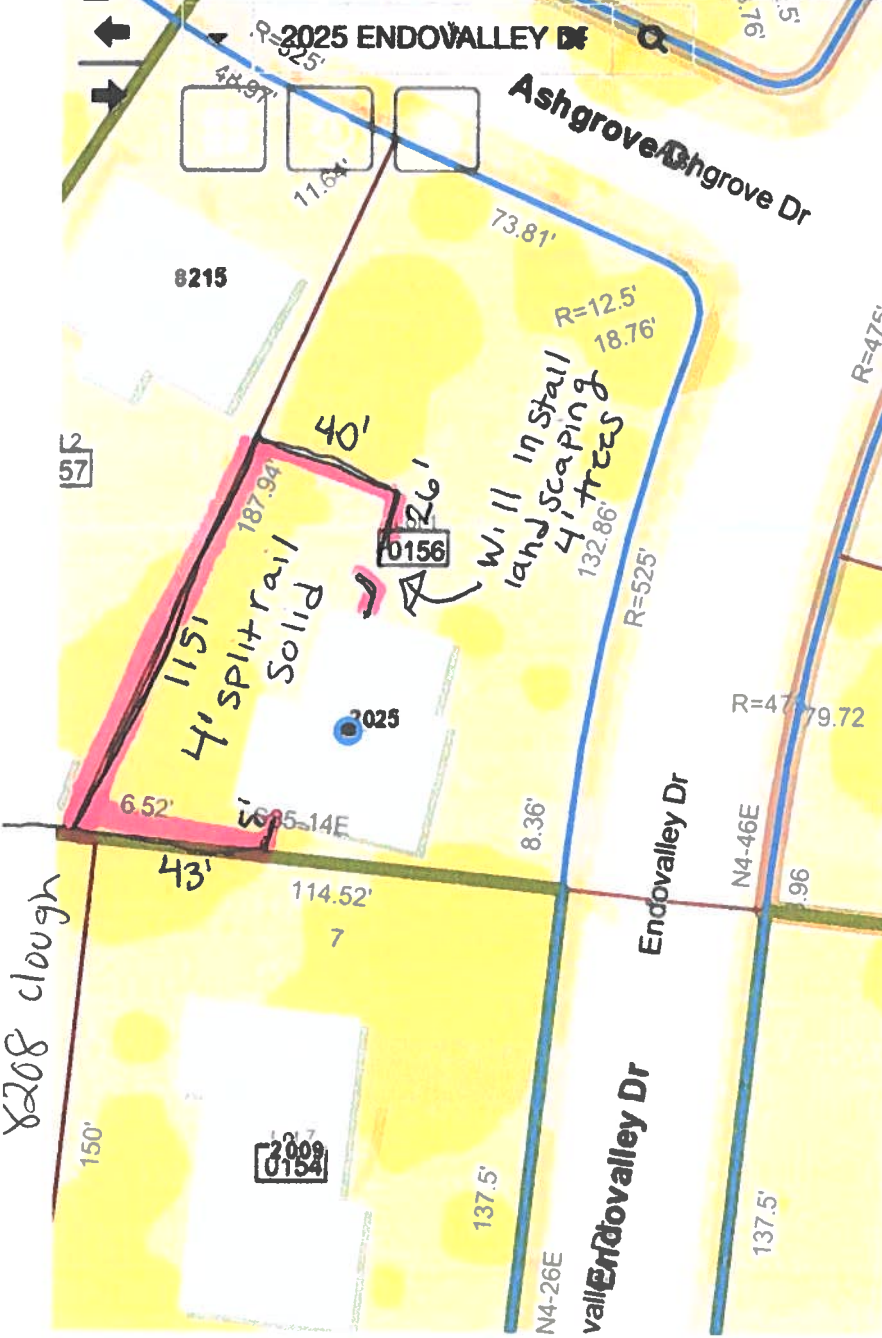
Your application of April 5, 2024 for a zoning certificate for a 4' privacy fence in the front, side, and rear yard, per the drawing attached, at the premises designated as 2025 Endovalley Drive, Book 500, Page 132, Parcel 156, Zoned "B CUP" Residence Community Plan, Anderson Township, is hereby refused on this 5th day of April, 2024, under Article 5.2 (A) (9) of the Anderson Township Zoning Resolution for the reason(s) that:

Article 5.2 (A) (9) – In part.....This requirement shall not prevent construction of fences not exceeding six (6) feet in height in the rear yard, or fences more that 75% open and not exceeding four (4) feet in height in front and side yards.

April 5, 2024
Date

Stephen Springsteen
Planner I

Note: Any appeal made from this refusal must be filed with the Anderson Township Board of Zoning Appeals within twenty (20) days after the date of this refusal. For further information, contact Anderson Township Land Use Administrator at (513) 688-8400.

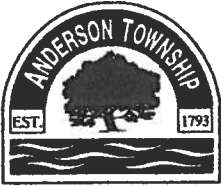


- Will install landscaping in front
- Will stain all color once wood is seasoned and ready for stain

2025 Endo Valley Dr

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ANDERSON TOWNSHIP BOARD OF ZONING APPEALS

CONSENT OF OWNER(S) TO INSPECT PREMISES

To: Anderson Township Board of Zoning Appeals Members and Staff
Anderson Center
7850 Five Mile Road
Anderson Township, Ohio 45230

Re: Review of Subject Site

Dear Members and Staff:

As owner(s) of the property located at 2025 Endo Valley Dr., we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Anderson Township to enter the property for visual inspection of the exterior premises and to post a public hearing sign. The purpose of said inspection is to review the existing conditions of the subject site as they relate to the application filed with the Board of Zoning Appeals.

4-10-24
Date

Jessica christin
[Signature]
Owner

Brandon christin
[Signature]
Owner

The names of the Anderson Township Board of Zoning Appeals Members are Paul Sian, John Halpin, Jeffrey Nye, Paul Sheckels, Scott Lawrence, and Greg Heimkreiter, First Alternate.



Fence



Damage to tree