

Tejal Bhatt

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Zoning Board

Anderson Township

Dear Members of the Zoning Board,

Subject: Request for Variance for an 8-Foot Solid Fence at 7793 Foxtrail Ln, Cincinnati, OH 45255

I am writing to formally request a variance to maintain an 8-foot solid privacy fence located behind our home at 7793 Foxtrail Ln. We purchased the property in 2011, and at that time there was an existing 8-foot privacy fence in the rear yard, as well as a split rail fence around the perimeter of the yard. A permit exists for the split rail fence, which was installed by the previous owner in 2005. However, the exact date when the 8-foot privacy fence was installed is unknown. Based on satellite images from 1996 and conversations with neighbors, we understand that the fence has been in place since at least 1992.

In 2017, a tornado caused significant damage to both the privacy fence and our property. We promptly repaired the fence to restore it to its original condition. The privacy fence serves an important role in providing a barrier between our home and our neighbor's home and garages, as well as reducing noise from the nearby I-275 highway. As our property is a corner lot, the back of our house faces our neighbor's backyard and is within a few feet of their garages at the back of his house making the fence critical for privacy between our sitting room, deck, and their property.

The fence is set back from both Asbury Road and Foxtrail Lane, ensuring it does not obstruct any views or negatively impact the aesthetics of the surrounding area. Its placement and design are unobtrusive and are in harmony with the overall appearance of the neighborhood.

Given these circumstances, we respectfully request a variance to allow the continued presence of the 8-foot fence. It is essential for our family's privacy, comfort, and noise reduction. The fence has been standing for approximately 32 years without any complaints from neighbors, and we believe granting this variance will not adversely affect neighboring properties or the community.

Thank you for your time and consideration of our request. Should you require any additional information, please do not hesitate to contact me. I am also available to attend any meetings or hearings as needed.

Sincerely,

Tejal Bhatt

- i. The property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

The fence is the only privacy within feet of the neighbor's garages and his windows to his house without the privacy we believe the return on the property would lower.

- ii. The variance is substantial;

The variance is not substantial as the fencing is barely visible from the road on Fox trail and Asbury.

- iii. iii. The essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

The fence does not affect the character of the neighborhood. Adjoining property is improved by fence as it provides significant privacy because of the proximity of property lines and structures.

- iv. The variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);

The variance would not affect governmental services

- v. The property owner purchased the property with knowledge of the zoning restrictions;

The owner purchased the property without knowledge the zoning restrictions as the fence was already existing when property was purchased. The fence was installed around 1992

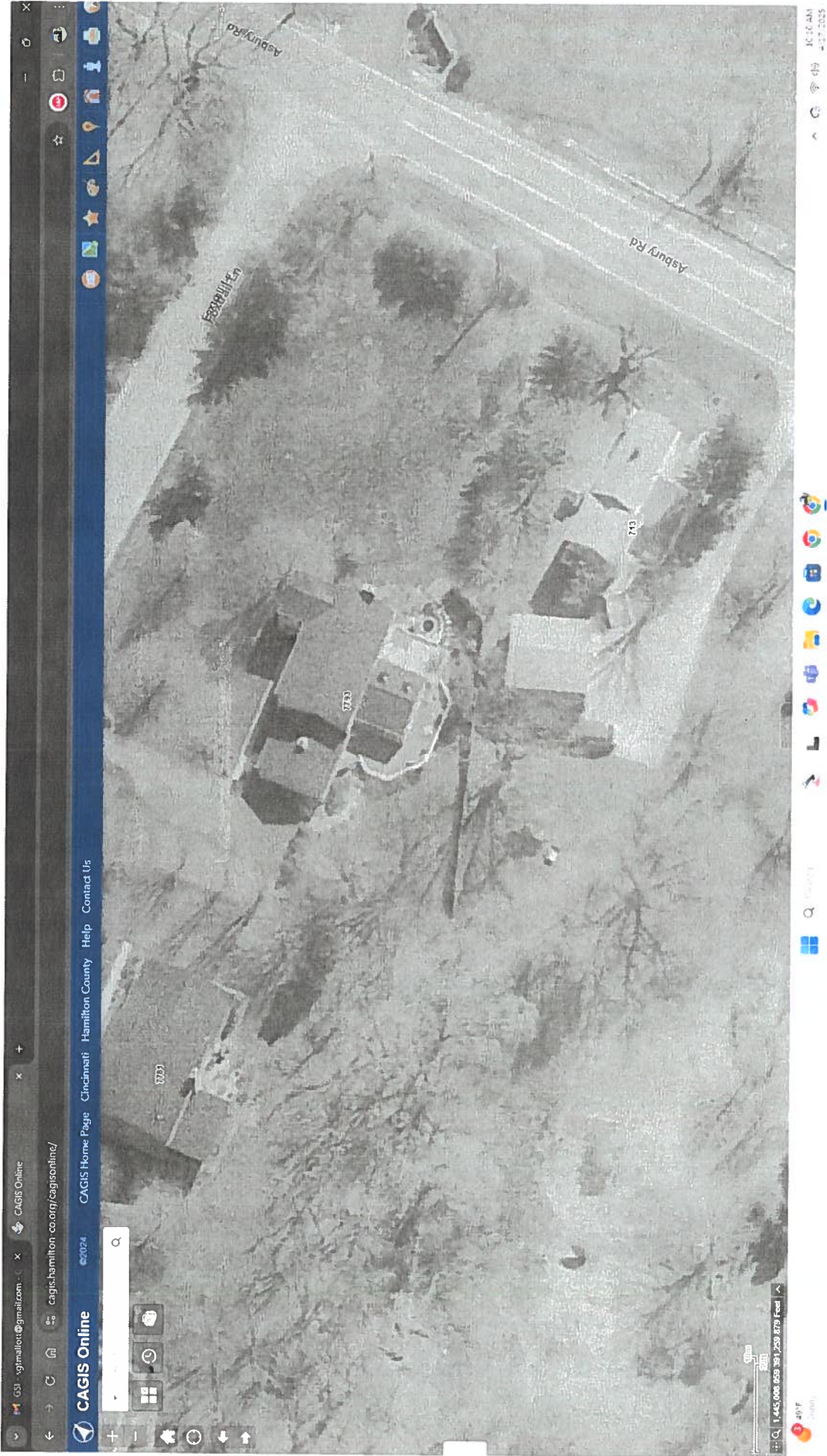
- vi. The property owner's predicament can be feasibly obviated through some method other than a variance;

There is no other structure that would provide privacy and sound barrier or visible barrier between our home and neighbor property

- vii. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Lot-Split Survey Plat







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