

Meeting Minutes

**Sycamore Township Board of Zoning Appeals
8540 Kenwood Road
Sycamore Township, Ohio 45236
Wednesday, June 18, 2025, at 6:00 p.m.**

Mr. John O'Shea
Mr. Michael Schwartz
Mr. George Ten Eyck
Mr. Karl Hoalst
Mr. Brian Weinel - Alternate

Item 1.- Meeting Called to Order

Mr. O'Shea called the meeting of the Board of Zoning Appeals to order on Wednesday, June 18, 2025, at 6:00 p.m.

Item 2.- Roll Call of the Board

Mr. O'Shea called the roll.

Members Present: Mr. O'Shea, Mr. Ten Eyck, Mr. Weinel, Mr. Schwartz

Member Absent: Mr. Hoalst

Staff Present: Jeff Uckotter, Jon Ragan

Item 3.- Pledge of the Allegiance / Opening Ceremony

Mr. O'Shea led the Pledge of Allegiance.

Item 4.-Approval of Minutes

Mr. O'Shea moved to approve the May 28, 2025, meeting minutes. Mr. Ten Eyck seconded the motion.

Mr. O'Shea called the roll:

Mr. O'Shea- YES
Mr. Schwartz - ABSTAINED
Mr. Ten Eyck- YES
Mr. Weinel - YES

Item 5. Swearing in of Those Providing Testimony

Mr. O'Shea swore in all those providing testimony. Mr. O'Shea indicated for the record that no one was in attendance from the public.

Item 6.-Old Business

None

Item 7.-New Business

Case: BZA-2025-3
Applicant: Michelle Martin
Subject property: 12119 Fifth Avenue
Request: Variance

Mr. Ragan presented the case noting that the applicant purchased the property on the corner of 5th Avenue and Evans Street, in early 2025 for her mother, who resides there today. Mr. Ragan stated that the applicant is seeking a variance to relax the one-quarter total depth setback requirement described in STZR 10-7.1 (c). Mr. Ragan explained that by right the applicant could install a six-foot-privacy fence that is setback approximately thirteen feet from the northeastern corner of the residence (Evans Street elevation).

Mr. Ragan reviewed the applicable code and presented a diagram showing that corner lots have two front yards. Mr. Ragan stated that there is an existing non-conforming chain-link fence in the front yard.

Mr. Ragan reviewed STZR Section 21-6: *Standards to review a variance*. Mr. Ragan stated that an unnecessary hardship or practical difficulty is not present in the case, however, staff finds the variance request as not substantial. Mr. Ragan explained that staff finds the variance request as reasonable due to the presence of the rear concrete patio, and the orientation of the rear doors of the residence.

(The applicant and her mother walked into the meeting room to attend the meeting).

Mr. Ragan reviewed STZR 21-7.7: *Essential character of the area*.

Recommendation:

Mr. Ragan stated that staff recommends the approval of the variance request to allow the six-foot-privacy fence as proposed by the applicant.

Mr. O'Shea swore in the applicant, Michelle Martin, at the podium before she provided testimony.

Ms. Martin (12119 Fifth Avenue) introduced herself from the podium. Ms. Martin stated that she and her mother purchased the home for her mother to reside in. Ms. Martin stated that they have made numerous improvements to the home such as tree removal. Ms. Martin stated that for safety reasons they are asking to install a six-foot-privacy fence at the corner of the home so that both back doors are within the enclosed rear area.

Mr. Schwartz asked staff if the existing chain-link fence is non-conforming. Mr. Uckotter stated that was correct. Mr. Schwartz asked if staff would agree that the proposed six-foot-privacy fence would be a lessening of that non-conformity in terms of location? Mr. Uckotter stated they

are mutually exclusive. Mr. Schwartz noted that the new fence is proposed much farther back from the ROW line than the existing non-conforming fence.

For the record, Mr. Ragan stated that staff received an anonymous phone call from someone stating, "I would like to see the variance application denied because the applicant should have to follow the zoning resolution".

Mr. O'Shea moved to approve the variance request for the six-foot-privacy fence as proposed by the applicant.

Mr. Weinel seconded the motion. Mr. O'Shea Called Roll:

Mr. O'Shea- YES
Mr. Ten Eyck- YES
Mr. Schwartz- YES
Mr. Weinel – YES

Item 8. Date of next meeting

Wednesday, July 23, 2025, at 6:00 pm.

Item 9.-Communication or Miscellaneous Business

Mr. Uckotter stated that there is nothing to report at this time.

Item 10. – Adjournment

Mr. O'Shea made a motion to adjourn, seconded by Mr. Schwartz.

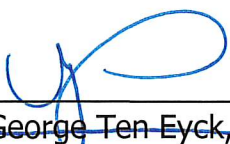
Mr. O'Shea called Roll:

Mr. O'Shea- YES
Mr. Ten Eyck- YES
Mr. Schwartz- YES
Mr. Weinel – YES

The meeting adjourned at 6:18 p.m.
Meeting minutes prepared by Jon Ragan



John O'Shea, Chairman



George Ten Eyck, Secretary
Michael D. Schwartz, Vice-Chairman