

Meeting Minutes

**Sycamore Township Board of Zoning Appeals
8540 Kenwood Road
Sycamore Township, Ohio 45236
Monday, May 16, 2022, at 6:30 p.m.**

Mr. Ted Leugers – Chairman
Mr. Jeff Heidel – Vice Chairman
Mr. Steve Scholtz – Member
Ms. Tracy Hughes-Member
Mr. George Ten Eyck III – Member
Mr. Michael Schwartz - Alternate

Item 1.-Meeting Called to Order

Mr. Luegers called the meeting of the Board of Zoning Appeals to order on Monday, May 16, 2022, at 6:30 p.m.

Item 2.-Roll Call of the Board

Mr. Scholtz called the roll.

Members Present: Mr. Luegers, Mr. Heidel, Ms. Hughes, Mr. Ten Eyck III, Mr. Schwartz, and Mr. Scholtz

Staff Present: Skylor Miller, Kevin Clark, and Angela Zammert

Item 3.-Pledge of the Allegiance / Opening Ceremony

Mr. Leugers led the Pledge of Allegiance.

Item 4.-Approval of Minutes

Mr. Leugers stated approval of the April meeting minutes would be deferred to the next meeting.

Item 5.-New Business

Case: SYCB220002
Applicant: Gabrielle Moore
Location: 3796 Lyndon Center Court, Cincinnati, Ohio 45236
Request: Variance to install a fence in defined front yard
Resolution: Variance

Mr. Leugers swore in those providing testimony at the meeting. He then explained what a variance is and the process by which the Board of Zoning Appeals makes decisions on variance requests.

Mr. Clark presented the case and case history for Case SYCB220002, a request for a variance to Section 10-7.1 of the Zoning Resolution for the property located at 3796 Lyndon Center Court. He noted the applicant requests the variance in order to construct a four-foot (4') tall fence that encroaches ten feet (10') into the defined front yard of a corner lot. Mr. Clark displayed the subject property in a PowerPoint presentation pointing out the proposed location of the fence.

Mr. Miller pointed out the location where the fence would be permitted as of right versus the requested location on the aerial view of the property. He noted the applicant previously went before the Board requesting a six-foot privacy fence and was denied. He noted this is a reduced request.

Ms. Gabrielle Moore, the applicant, of 3796 Lyndon Center Court, addressed the Board. Ms. Moore pointed out she is on a narrow corner lot. She stated the existing privacy fence was there when she purchased the property. She stated her request is to connect the Kentucky Board fence with the existing privacy fence. Ms. Moore discussed the landscaping.

The Board asked questions of Ms. Moore.

Ms. Moore stated the hardship is that she would like to use her backyard and secure her dog, pointing out she lives close to Ronald Reagan Highway. She stated she enjoys the privacy from the grandfathered privacy fence noting the property is at a busy intersection.

Mr. Miller said he could make an argument for a hardship due to the size of the corner lot.

The Board asked additional questions of the applicant.

Mr. Leugers asked if anyone else from the public wished to comment on the case.

Mr. Brian Bowling, of 3780 Lyndon Center Ct., addressed the Board saying he was the applicant's next door neighbor. He spoke in favor of the request.

Mr. Leugers asked if anyone else wished to comment. No response. He then closed the floor to comments from the public and the Board discussed the issues brought before them.

The Board agreed the request was a reasonable compromise along the lines and the buffering helps to

Ms. Hughes made a motion to approve the request. Mr. Heidel seconded the motion.

Mr. Scholtz called roll. Vote:

Mr. Leugers:	YES
Ms. Heidel:	YES
Ms. Hughes:	YES
Mr. Ten Eyck III:	YES
Mr. Scholtz:	YES

Item 6.-Date of Next Meeting

The next regular meeting will take place on Monday, June 20, 2022, at 6:30 p.m.

Item 7.-Communication or Miscellaneous Business

Mr. Miller asked if the Board would like to change the meetings to 6:00 p.m. moving forward. The Board agreed to hold the meetings at 6:00 p.m. beginning in June, 2022.

Mr. Miller reported Happiness Way will be reopened on a trial basis for a traffic study.

Item 8. – Adjournment

Mr. Heidel entertained a motion to adjourn. Mr. Ten Eyck seconded.

Mr. Scholtz called roll. Vote:

Mr. Leugers - YES

Mr. Heidel – YES

Ms. Hughes – YES

Mr. Ten Eyck III - YES

Mr. Scholtz– YES

The meeting adjourned at 6:54 p.m.

Minutes recorded by Beth Gunderson.