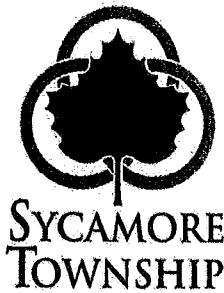


APPLICATION NUMBER

BZA-2025-4

DO NOT WRITE IN THIS SPACE



Planning & Zoning Department

8540 Kenwood Road,

Sycamore Township, Ohio 45236

Phone: (513) 792-7250

www.sycamoretownship.org

BOARD OF ZONING APPEALS

BZA APPEAL	\$150.00
VARIANCE	\$150.00
CONDITIONAL USE	\$500.00
NON-CONFORMING USE	\$500.00

1. PROJECT ADDRESS:

*Notice of Appeal**Case No. CE 2025-226**Case No. CE 2025-227 45236*

ZIP CODE:

2. NAME	STREET ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
PROPERTY OWNER <i>AL Gammario</i>	<i>3684 E. Galbraith Rd.</i>	<i>OH</i>	<i>45236</i>	<i>(513) 679-1985</i>	
CONTRACTOR					
DESIGN PROFESSIONAL					
APPLICANT <i>AL Gammario</i>					
APPLICANT'S EMAIL ADDRESS					

3. BOARD OF ZONING APPELA PROJECT REQUEST:

☒ APPEAL☐ VARIANCE☐ CONDITIONAL USE☐ NON-CONFORMING USE

4. DESCRIBE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

Notice of Appeal filed on July 14, 2025
- stay off my properties -

5. SQUARE FEET: _____ 6. USE: _____ 7. HEIGHT: _____

8. ESTIMATED START DATE: _____ 9. ESTIMATED FINISH DATE: _____

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGHEST STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE

The owner of this project and undersigned do hereby agree to comply with the zoning laws of Sycamore Township pertaining to the construction of the proposed project according to the drawings and specifications submitted herewith, and certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. Lot consolidation is required to obtain zoning approval for the construction of any structure. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this application.

APPLICANT'S SIGNATURE

DATE

NOTE: FILING THIS APPLICATION DOES NOT
CONSTITUTE PERMISSION TO BEGIN WORK.

PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

RECOMMENDS PLAN APPROVAL: _____ DATE: _____

ZONING APPROVED BY: _____ DATE: _____

**AL GAMMARINO
3020 GLENFARM COURT
CINCINNATI, OHIO 45236**

July 13, 2025

JUL 14 2025

MS

Sycamore Township
8540 Kenwood Road
Cincinnati, OH 45236

Re: 3684 E. Galbraith Road
3700 E. Galbraith Road
Notice of Appeal

Case No. CE-2025-226
Case No. CE-2025-227

Dear Sir/Madam:

I am responding to your letter June 26, 2025 that I received on June 28, 2025 concerning the above referenced properties.

I have previously notified you in writing not to enter any property owned by me within Sycamore Township, Ohio. On June 5, 2025 I found Kevin Clark on the above referenced property in direct violation of my communication to you. I ordered Kevin Clark to leave the property and Mr. Clark finally left the property after engaging me in a discussion concerning the ownership of the foregoing properties. I also want to bring to your attention Section 103.4 of the Sycamore Township Property Maintenance Resolution concerning the liability of an employee charged with enforcement of the foregoing Resolution. Take careful note you have been placed on notice on repeated occasions not to enter and I am therefore considering the actions of Mr. Clark entering my property to be with *malice*.

In Section 104.3 of the Resolution, it provides/requires the code official to locate the owner or other person having charge or control of the structure or premises and request entry. First, the code official did not contact me at any time prior to entry on the property. Second, the code official entered the above referenced property without my authorization. Third, the code official was unable to provide me with any documentation a search warrant was obtained for the code official to enter the properties.

I am appealing the violations and requesting a hearing on all alleged violations by Mr. Clark, including but not limited to 302.8, 302.4, 308.1, 4-1.8, and 20-1. This appeal is based on a claim that the true intent of the Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, the requirements of this Code are adequately satisfied by other means, or the code official has violated the Code. I REQUEST A HEARING ON ALL ALLEGED VIOLATIONS.

I am also appealing the alleged violations of the Sycamore Township Zoning Resolution.

Please notify me of any hearing at the following address: Al Gammarino, 3020 Glenfarm Court,
Cincinnati, Ohio 45236.

Sincerely,

A handwritten signature in cursive script, appearing to read "Al Gammarino". The signature is written in dark ink and is positioned above the printed name. A long, thin horizontal line extends from the right side of the signature across the page.

Al Gammarino



Hamilton County, OH

8540 Kenwood Road
Sycamore Twp, OH
45236-2010
PH (513) 791-8447
FX (513) 792-8564

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Planning & Zoning

Administrator
Jeff Uckotter

July 17, 2025

Mr. Al Gammarino
3020 Glenfarm Court
Cincinnati, Ohio 45236

Dear Mr. Gammarino,

Via US Mail and Certified Mail

This correspondence is in response to your July 13, 2025, letter that was sent to the Township. In that letter, you requested to appeal the Violation Notices: CE-2025-226 and CE-2025-227.

Pursuant to STZR 22-4.2, *A nonrefundable application and hearing fees shall accompany the notice of appeal.* The appeal fee is \$150.

To apply for the appeal, please visit <https://sycamoretownship.org/township-government/boards-committees/board-of-zoning-appeals/>. When on this Township page, it will direct you to the Township's permitting and fee payment portal, Cloud Permit <https://us.cloudpermit.com/gov/login>. Please sign up for a Cloudpermit account and follow the prompts to request an application to the Board of Zoning Appeals. You will then be able to pay the \$150 fee in this process via Cloudpermit.

If you do not have access to a computer, enclosed is a paper application. Please submit a completed application and a check made payable to Sycamore Township for a total of \$150.

To be docketed for the August 27, 2025, Board of Zoning Appeals hearing, the submittal deadline is July 25, 2025.

If you have any questions, I would be happy to assist you. My direct line is (513) 792-7252.

Sincerely,

Jeff Uckotter
Planning and Zoning Administrator

CC: Matt Byrnes, Esq
Kevin Clark



NOTICE OF VIOLATION

Hamilton County, OH

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Sycamore Twp, OH
45236-2010
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6/26/2025

GAMMARINO CARMELA TR & AL TR
3684 E GALBRAITH RD
CINCINNATI OH 45242

RE: Sycamore Township Code Violations

Case: CE-2025-226

Parcel ID: 060002300008

Via Certified and US Mail

To Whom It May Concern

An inspection of the property located at 3684 E GALBRAITH RD in Sycamore Township, Ohio, found it to be in violation of the Sycamore Township Zoning Resolution and/or the Property Maintenance Code of Sycamore Township. Via this NOTICE OF VIOLATION, you are hereby requested to resolve the noted violations immediately in compliance with the requirements of the Sycamore Township Zoning Resolution and/or the Property Maintenance Code of Sycamore Township. To avoid further action, you must comply with the inspector's written remedies listed under each violation attached to this letter. You have the right to appeal this NOTICE OF VIOLATION pursuant to Chapter 22 of the Sycamore Township Zoning Resolution or Section 111 of the Property Maintenance Code of Sycamore Township, as applicable.

FAILURE TO COMPLY WILL RESULT IN THE INITIATION OF LEGAL ACTION

A follow-up inspection will occur twenty-one (21) days from the date of this NOTICE OF VIOLATION. If the said violation(s) is(are) not corrected by **07/17/2025 at 12:00 noon** local time, Sycamore Township will pursue all possible legal remedies against you, including a request made to the Sycamore Township Board of Trustees for the property to be declared a nuisance; you may be served with a civil complaint or citation, seeking damages in the amount of \$500.00 per violation, per day, of the Sycamore Township Zoning Resolution and/or up to \$150.00 per violation, per day, of the Property Maintenance Code of Sycamore Township, in addition to any other relief provided by law; you may be issued a criminal citation and, upon conviction thereof, be fined up to \$150.00 per violation, per day, of the Property Maintenance Code of Sycamore Township, in addition to any court costs; and/or the issue may be abated, and the costs assessed against the property as a lien. Please feel free to contact the Sycamore Township Planning & Zoning Department if you have any questions.

Sincerely,

Kevin Clark
Sycamore Township
kclark@sycamoretownship.org
Phone#: (513) 792-7249

Sycamore Township Zoning Resolution and/or Property Maintenance Code Sections Violated and Required Actions for Compliance

PMC

302.8 Motor Vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

PMC

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches (8"). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

PMC

308.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

STZR

4-1.8 Outdoor storage. The outdoor storage of any equipment, goods, material (usable or waste), garbage/rubbish or yard waste of any kind shall be prohibited in any front yard, side yard, or rear yard of all Residential Districts (A-A, A, A35, A-2, B, B-2, C, and D districts) unless such items are stored in a fully enclosed or properly-sited accessory structure.

STZR

20-1 Zoning Certificate. Except as expressly provided otherwise in this Resolution, no land shall be occupied or used and no building, structure or sign shall be located, constructed, reconstructed, enlarged or structurally altered, nor work commenced upon the same, nor occupied or used in whole or part for any purpose whatsoever until the Zoning Inspector has issued a Zoning Certificate. The Zoning Certificate shall state the zoning districts in which the proposed use is located and that the proposed uses and structures comply with the provisions of this Resolution. The Zoning Certificate shall also identify whether the proposed use is a Permitted Use, a Planned Unit Development, a Conditional Use, or a Nonconforming Use. No change of use shall be made in any building or part thereof, now or hereafter located, constructed, reconstructed, enlarged or structurally altered, without a Zoning Certificate issued by the Zoning Inspector. No Zoning Certificate shall be issued to make a change unless the changes are determined by the Zoning Inspector to be in conformity with the provisions of this Resolution.

Required Action:

You must remove the inoperable car; you must remove all items stored outside in the driveway and all materials stored under tarps; you must remove the trailer full of storage items covered with a tarp; you must cut all tall grass, weeds, and remove noxious honeysuckle weeds throughout the property. Please apply for a zoning certificate for the shed erected in the rear yard. Please feel free to contact the Sycamore Township Planning & Zoning Department if you have any questions.

Photos of Violation(s)

Please apply for a zoning certificate for the shed.





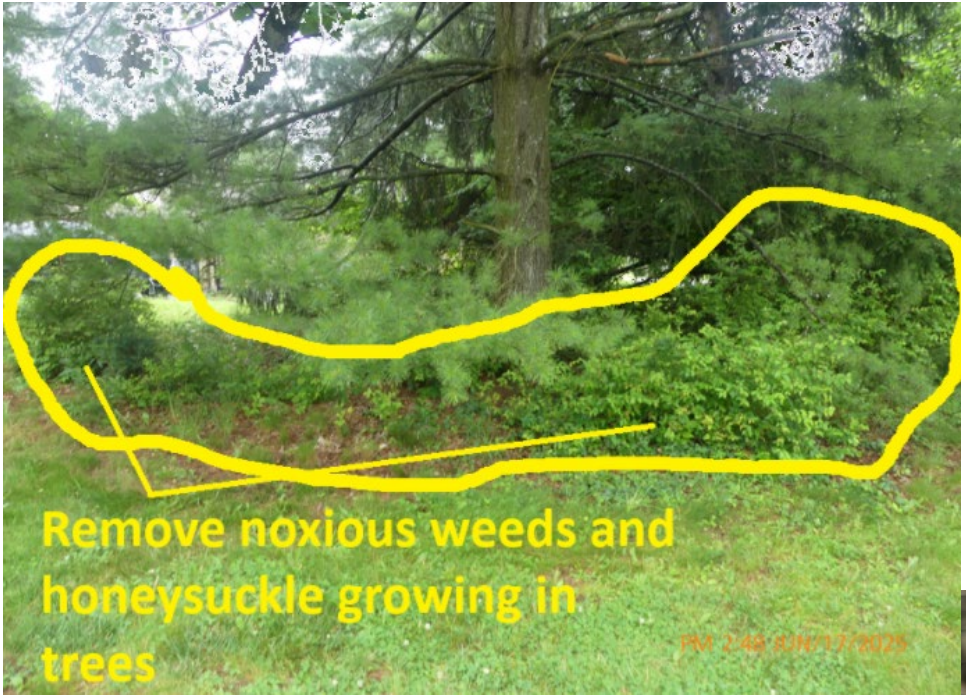
Remove honeysuckle and other noxious weeds growing through trees

PM 2:46 JUN/17/2025



Cut bushes away from window

Remove noxious weeds and honeysuckle growing in bushes











**Remove all out
storage on
trailers, outside,
and/or on
property**

PM 2:51 JUN/17/2025



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45236-2010
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Beth Gunderson

NOTICE OF VIOLATION

06/09/2025

Carmela Gammarino TR & AI TR
3700 E GALBRAITH RD
Cincinnati, OH 45236

RE: Sycamore Township Code Violations

Case: **CE-2025-227**
Parcel ID: **060002300042**
Via certified and ordinary mail

To Whom It May Concern:

An inspection of the property located at 3700 E GALBRAITH RD in Sycamore Township, Ohio found it to be in violation of the Sycamore Township Zoning Resolution and/or the Property Maintenance Code of Sycamore Township. Via this NOTICE OF VIOLATION, you are hereby requested to resolve the noted violations immediately in compliance with the requirements of the Sycamore Township Zoning Resolution and/or the Property Maintenance Code of Sycamore Township. To avoid further action, you must comply with the inspector's written remedies listed under each violation attached to this letter. You have the right to appeal this NOTICE OF VIOLATION pursuant to Chapter 22 of the Sycamore Township Zoning Resolution or Section 111 of the Property Maintenance Code of Sycamore Township, as applicable.

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Please feel free to contact the Sycamore Township Planning & Zoning Department if you have any questions.

Sincerely,

Kevin Clark
Sycamore Township
kclark@sycamoretownship.org
Phone#: (513) 792-7249



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Sycamore Township Zoning Resolution and/or Property Maintenance Code Sections Violated and Required Actions for Compliance

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PMC 302.8	Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
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PMC 302.4	
PMC 308.1	308.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Required Action:

Must remove all inoperable cars and, cut all tall grass, trim overgrown bushes. Must clean up and remove all junk, garbage, and rubbish. Please get in touch with staff regarding questions.

Photos of Violation(s)



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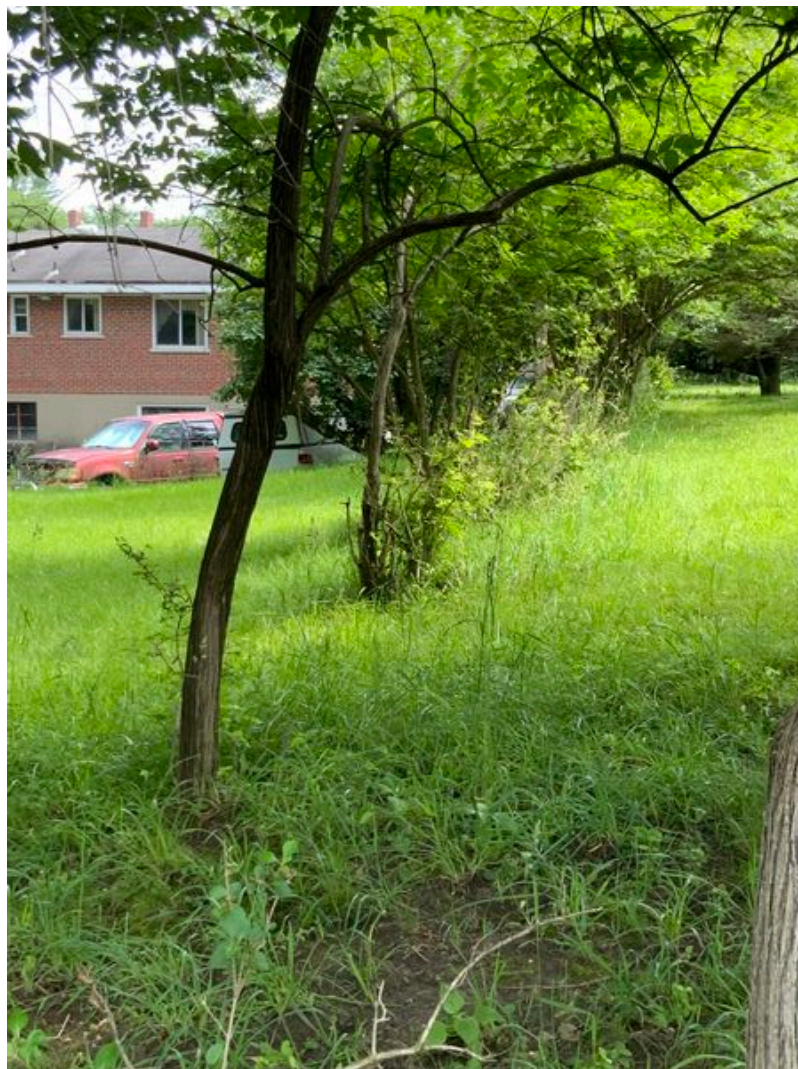
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