Please describe the proposed use or property change related to this BZA Application.

Please describe how this variance request satisfies the STZR 21- 6.1-6.7 of the Sycamore Zoning Resolution.

The criteria below outline how the existing fence located at 7540 Montgomery Road satisfies the standards for a variance as set forth in Sycamore Township Zoning Resolution, Sections 21-6.1 through 21-6.7. The fence was installed for the safety and protection of my family, particularly my young child, due to the unique traffic conditions and safety concerns presented by the property's location.

21-6.1 - General Standard

The requested variance is no broader than necessary to provide adequate protection and safety for my family. The fence is limited to my rear property and is strictly intended to address real safety concerns created by the roadway configuration at Montgomery Road and Carroll Avenue.

21-6.2 – Unique Physical Condition

The hardship arises from the unique conditions of my lot:

The property is located directly adjacent to Montgomery Road, a heavily trafficked corridor with high vehicle speeds.

The corner of Montgomery Road and Carroll Avenue creates sharp turning movements, leading to vehicles entering at high speed.

These conditions present a significant hazard to children and pets using the backyard.

These unique traffic and roadway factors are not common to all residential properties in the Township, making this hardship specific to this parcel.

21-6.3 – Not Self-Created

The hardship was not created by my own actions. The traffic patterns, roadway alignment, and vehicle speeds existed long before the installation of the fence. The placement of the fence is a direct response to existing external hazards beyond my control, rather than a voluntary act that created the difficulty.

21-6.4 – Denied Substantial Rights

Without a variance, I am denied the same substantial right to a safe and secure rear yard that other residents in the Township enjoy. Families in less traffic-impacted neighborhoods can allow children to play safely without constant risk from traffic intrusion. Strict

enforcement of the setback rule in this instance would unfairly deny my family the same level of residential safety and enjoyment.

21-6.5 – Not Merely Special Privilege

This request is not based on a desire for special privilege or economic benefit. The fence does not increase property value in a disproportionate manner, nor is it intended to provide unique advantages. Its sole purpose is to address safety concerns and ensure that my family can use our backyard in the same manner as other families in the Township.

21-6.6 – Resolution Purposes

Granting the variance supports the overall intent of the Zoning Resolution by promoting safe and functional residential use of the property. The fence enhances, rather than conflicts with, the goals of protecting neighborhood character, public safety, and the welfare of residents.

21-6.7 - Essential Character of the Area

The fence does not alter the essential character of the neighborhood:

It is visually consistent with fencing commonly found in residential areas.

It does not impair light, air, or create shadows on neighboring lots.

It does not contribute to traffic congestion, parking problems, or hazards.

It does not increase fire, flood, or utility issues.

Instead, it strengthens public welfare by creating a safer environment for children and reducing potential risks associated with vehicles.

Conclusion

The fence at 7540 Montgomery Road satisfies all seven standards for a variance under STZR 21-6.1 through 21-6.7. The variance request is grounded solely in the need to protect my family and ensure safe residential use of the property. Granting this variance would not create a special privilege but would restore to my family the same rights and safety enjoyed by other Township residents.

Respectfully,

Robert J Taylor

Owner – 7540 Montgomery Road

Zoning Commission

Board of Zoning Appeals

Property Owner Form



Planning & Zoning Department 8540 Kenwood Road Sycamore Township, Ohio 45236 Phone: (513) 792-7250

www.sycamoretownship.org

PROJECT ADDRESS: 7540 MONTGOMENT Rd

ZIP CODE: 530

APPLICANT NAME:

OWNER NAME	STREET ADDRESS	ZIP	TAX MAILING STREET ADDRESS	ZIP		
Robert	7540 Montgomerypd.	45134				

OWNER EMAIL	OWNER PHONE NUMBER	·
Taylor+172gmail.com	513-744-5846	

<u>The owner of this project address and undersigned do hereby certify</u> awareness that an applicant is applying for a Zoning Commission Case or a Board of Zoning Appeals Case. The owner of the real property agrees to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission/ Board of Zoning Appeals application. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission or Board of Zoning Appeals public notice has been given.

PROPERTY OWNER'S SIGNATURE

DATE

Taylor House



Legend

Name Quantity

Fence

216.57 LF

















