

<b>APPLICATION NUMBER</b>
<b>SYCB240002</b>
DO NOT WRITE IN THIS SPACE



BOARD OF ZONING APPEALS	
BZA APPEAL	\$150.00
VARIANCE	\$150.00
CONDITIONAL USE	\$500.00
NON-CONFORMING USE	\$500.00

SYCAMORE TOWNSHIP  
PLANNING & ZONING  
MAR 18 2024  
RECEIVED

**Planning & Zoning Department**

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

www.sycamoretownship.org

1. PROJECT ADDRESS: 8024 Buckland Drive ZIP CODE: 45249

2. NAME	STREET ADDRESS	ZIP	EMAIL	PHONE NUMBER
PROPERTY OWNER Renee Nicholson	8026 Buckland Drive	45249	rjnbmn@netscape.net	513 309-7585
CONTRACTOR Cincy Fence				
DESIGN PROFESSIONAL				
APPLICANT Renee Nicholson	" "			513-309-7585
APPLICANT'S EMAIL ADDRESS rjnbmn@netscape.net				

3. BOARD OF ZONING APPEAL PROJECT REQUEST:

- APPEAL                       VARIANCE  
 CONDITIONAL USE         NON-CONFORMING USE

*(Please Note: If the application involves a setback or the requirement to understand the location of a property line to render a decision, a professional stamped survey is required, which would show property lines, dimensions, location(s) of structures and setbacks.)*

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

Owned home for 21 yrs. with existing fence off surrounding property. Fence was severely run down & damaged. Replaced panels multiple times over the years to maintain property & curb appeal. This is a humble request to move off fence that was just purchase & installed Oct 2023 to be inline with edge of house other than the 125% of the house.

5. SQUARE FEET: \_\_\_\_\_ 6. USE: \_\_\_\_\_ 7. HEIGHT: 6ft

8. ESTIMATED START DATE: \_\_\_\_\_ 9. ESTIMATED FINISH DATE: \_\_\_\_\_

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.

Renee J. Nichols 3-18-24  
APPLICANT'S SIGNATURE      DATE  
Renee J. Nichols 3-18-24  
PROPERTY OWNER'S SIGNATURE      DATE

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

RECEIVED

APR 22 2024

April 11, 2024

Sycamore Township  
Attn: Planning & Zoning  
Re: 8026 Buckland Dr. Variance Request

SYCAMORE TWP.

Dear Planning and Zoning Department,

I am writing to submit the following for consideration and as an amendment on the Variance Request submitted on March 14, 2024, regarding the placement and height of my privacy fence. I respectfully request that the Sycamore Zoning Board consider and approve the current location and height of the fence for the following compelling reasons.

On March 3, 2023, an unprecedentedly strong low-pressure system swept through the Ohio Valley, resulting in severe damage throughout the region. This storm, which brought about exceptionally low barometric pressure readings, caused widespread destruction, including downed trees and power lines, affecting thousands of residents in Hamilton County. Regrettably, my property at 8026 Buckland Drive was not spared from the storm's impact.

As the winds intensified and the rain poured, a large 30-foot pine tree toppled against my privacy fence, causing significant damage to several panels. Despite our efforts to reinforce and repair the weakened sections, subsequent gusts and continued inclement weather rendered these repairs futile. It became evident that further attempts to salvage the existing fence would be both financially impractical and structurally unsound. Therefore, the decision was made to undertake a complete renovation of the fence.

I contacted multiple fence repair companies, including Superior Fence and Rail, Cincinnati Fence Company, and Home Depot, all of which advised against further repairs due to the extent of the damage and the likelihood of recurrence. Consequently, the damaged fence was replaced in the exact same location, with careful consideration given to its proximity to the corner of the house.

I have provided photographic evidence (see attached pictures) illustrating the condition of the fence following the storm, the subsequent repairs, and the final placement of the new fence. It is important to note that the new fence does not extend beyond 10 feet from the corner of the house and is aligned with the property fence behind our residence.

Furthermore, relocating the fence to align precisely with the corner of the house would necessitate the removal of a mature tree (see picture #6), which would not only be an unnecessary and irreversible loss and additional expense for my family.

Given these circumstances, I respectfully request that the Planning and Zoning Board uphold the existing placement and height of the fence, acknowledging the following key points:

1. The damage incurred to the fence was a result of an extraordinary natural event (March 3, 2023, storm) beyond my control, often referred to as an "Act of God."
2. The decision to replace the fence in its current location was made out of necessity, as continued repairs were deemed unsustainable and ineffective.
3. The new fence does not encroach further than the previous structure.

I trust that the Planning and Zoning Board will carefully consider the circumstances outlined above and grant approval for the variance request.

Thank you

Sincerely,

*Renee Nicholson*

8026 Buckland Drive  
Cincinnati, OH 45249





panels that had fallen early when the  
wind storm storm started.





Fallen tree that hit power line  
& Panels.





Replacement doesn't extend  
more than 10ft.

5





Will have to cut down tree  
& fence will not line up with house fence  
behind.

(6)





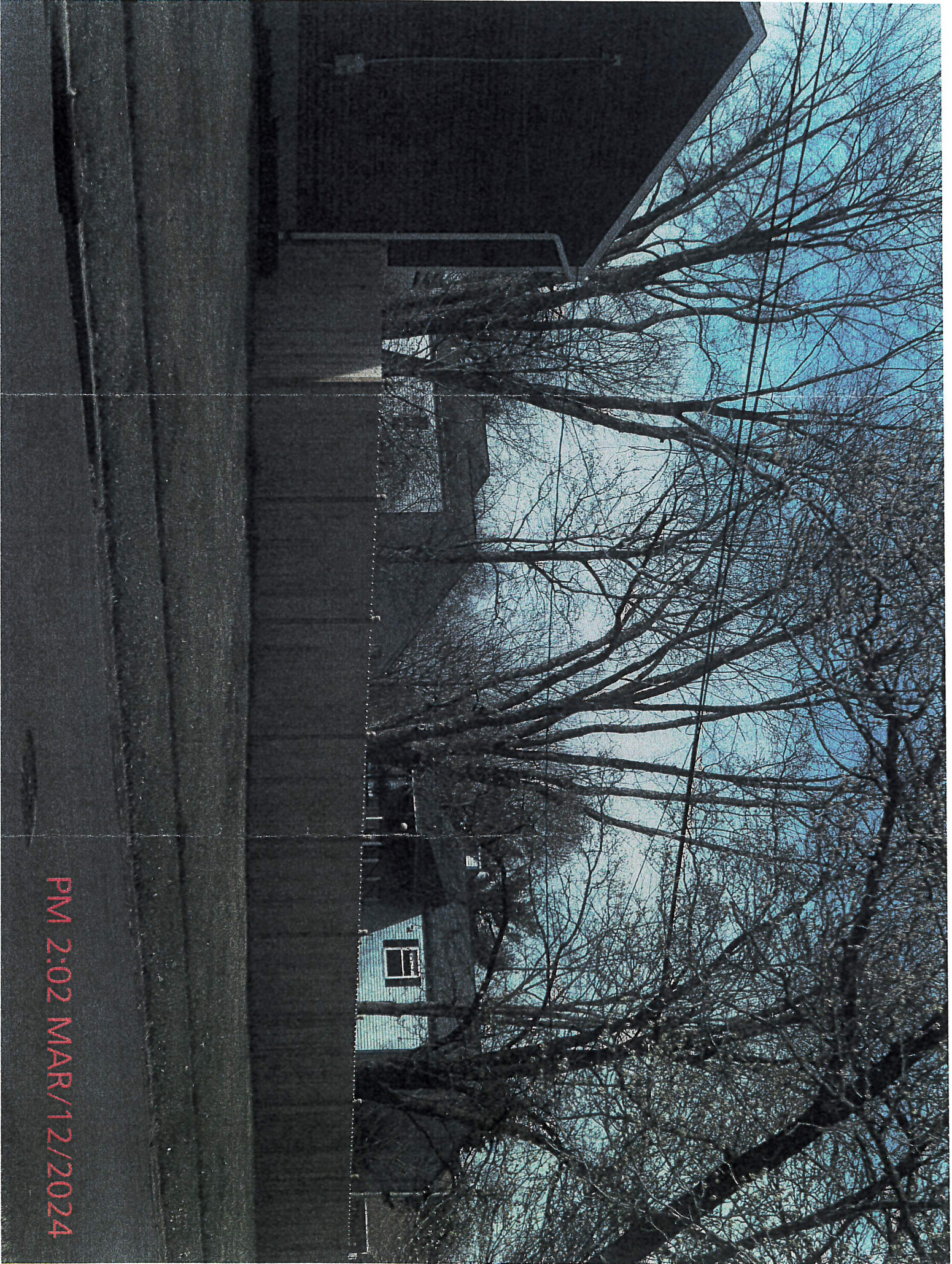
(2)





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PM 2:02 MAR/12/2024