

SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236

RECEIVED
 APR 25 2019

513.792.7250 PHONE 513.792.8564 FAX

SYCAMORE TWP.

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

COMMERCIAL	RESIDENTIAL
	X

APPLICATION NUMBER
SYCB190008
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8011 Keller Road ZIP CODE: 45243

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
<small>OWNER</small> M. Steven/Nancy Chapel	8011 Keller Road	Cincinnati	Oh	45243	513.289.0717
<small>CONTRACTOR</small> EME Fence Company	5060 Batavia Pk	Cincinnati	Oh	45244	513.231.7627
<small>DESIGNER</small> EME Fence Company	5060 Batavia Pk	Cincinnati	Oh	45244	513.231.7627
<small>APPLICANT</small> M. Steven/Nancy Chapel	8011 Keller Road	Cincinnati	Oh	45243	513.289.0717
APPLICANTS E-MAIL ADDRESS					

3. BZA ACTION REQUESTED: APPEAL VARIANCE
 CONDITIONAL USE NON-CONFORMING USE

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:
Residential Fencing

5. SQUARE FEET: _____ 6. USE: _____ 7. HEIGHT: _____
 8. EST. START DATE: Completed 9. EST. FINISH DATE: _____

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

The owner of this project and undersigned do hereby 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. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Board of Zoning Appeals application.

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

M. Steven Chapel 4/25/19
APPLICANT'S SIGNATURE DATE
M. Steven Chapel 4/25/19
PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

RECEIVED

APR 25 2019

SYCAMORE TWP.

Request for Front Yard Fence Variance

Property requesting variance is in the rear of a panhandle lot with an existing split rail fence (approx. 15 years) between 8011's front yard and the rear property line of home in front of panhandle lot. The rear fence (between properties) is the property of the home located on the front part of panhandle lot.

There is a second split rail fence on the east side of panhandle lot which is the property of that home owner.

I have installed a black aluminum fence along the west side of front yard which encloses the front yard. The attached diagram exhibits the various fence lines.

The aluminum fence was installed prior to obtaining a permit due to a miscommunication between the fence company and the homeowner. The fence materials were ordered with a 2-3 week lead time but arrived in less than a week. The fence company had the understanding the permit had been obtained by the homeowner and the fence was installed. With the neighbors' fences already in place on all other sides there was no reason to believe a permit would be a problem.

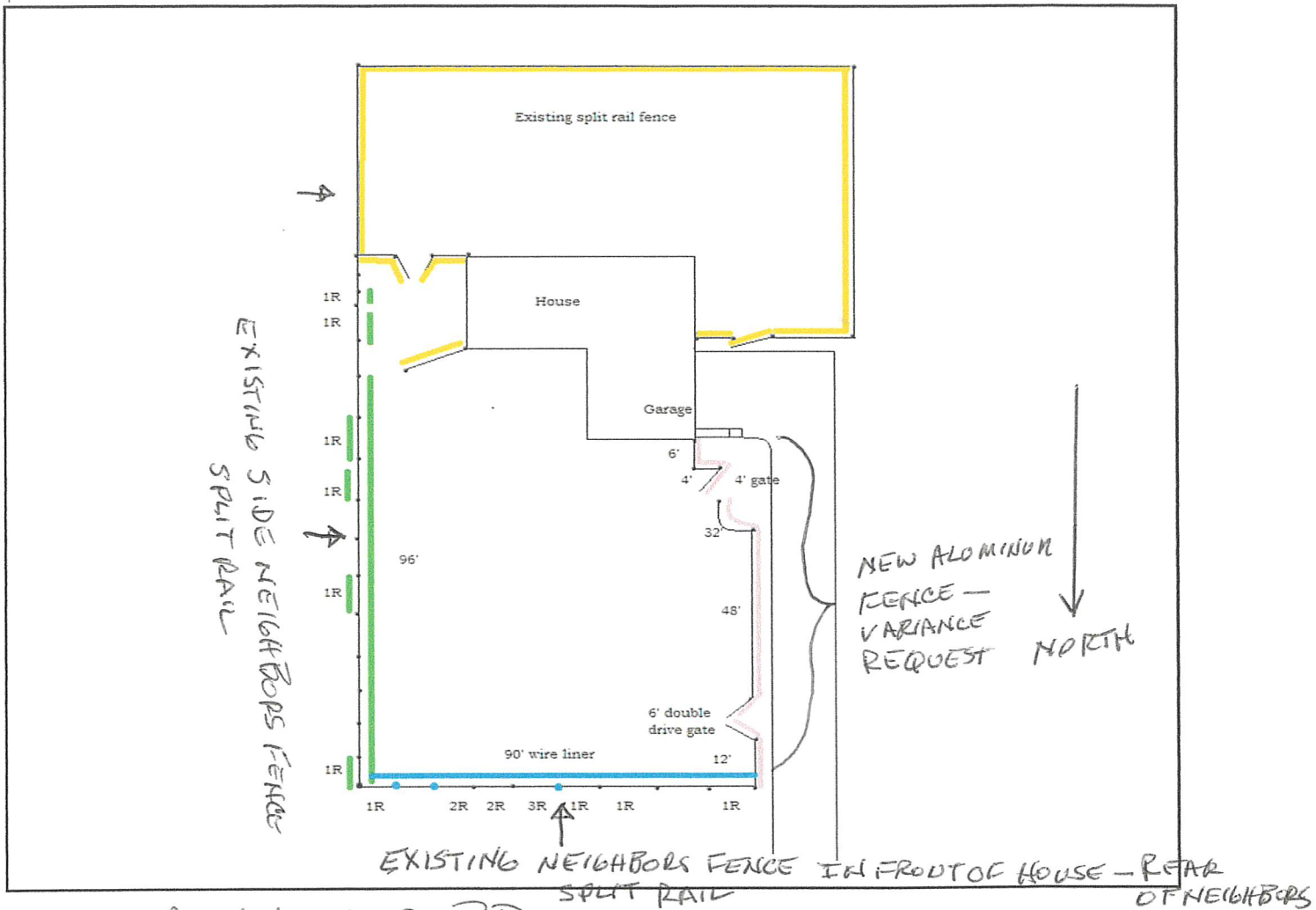
The fence was installed for a couple of reasons. As seen on the attached pictures my backyard is essentially a swamp anytime it rains. For most of the winter it is nothing but mud (we looked forward to freezing weather) although even during the summer months with any rain the yard is unusable. Being on the downslope of the topography we receive everyone else's rain/water. We have dogs and it makes it all most impossible to let them out to the backyard a good portion of the year. We would prefer the dogs in the backyard and will continue to do so but the front area enclosure will allow us to let them out the front when absolutely necessary.

We have put thousands of dollars into the backyard with French drains, sodding, trees (dead trees that drowned), etc. We are investing another \$3,700 to sod the backyard this spring. The water issues in our area have been the topic of discussion for some time.

The installation of the aluminum fence actually improves the overall appearance. The aluminum fence is an extension of the split rail from our neighbor's back yard on the west side. We essentially don't have a "normal" front yard being in the rear of a panhandle. Since there is no other home next to us on either side and the property is out of site of the main road no one sees our yard and it has no impact on anyone.

I respectfully request a fence variance,

M. Steven Chapel



Located at: 8011 KELLER RD

PANHANDLE LOT - LOT IN REAR

Underground Utilities

OHIO 1-800-362-2764
 KY 1-800-752-6007
 IND 1-800-382-5544

Natural Gas
 Electric Lines
 Telephone Lines
 Cable TV
 Pool Filter Lines

CONTRACTUAL ADDENDUM

I understand that any subterranean substance other than soil which requires drilling through it for installation will necessitate additional labor charges. In addition, I understand, I will be billed for additional materials if they are needed or will receive credit for any surplus materials.

 (signature)







Dusty Rhodes, Hamilton County Auditor

Property Report

generated on 4/24/2019 11:16:52 PM EDI

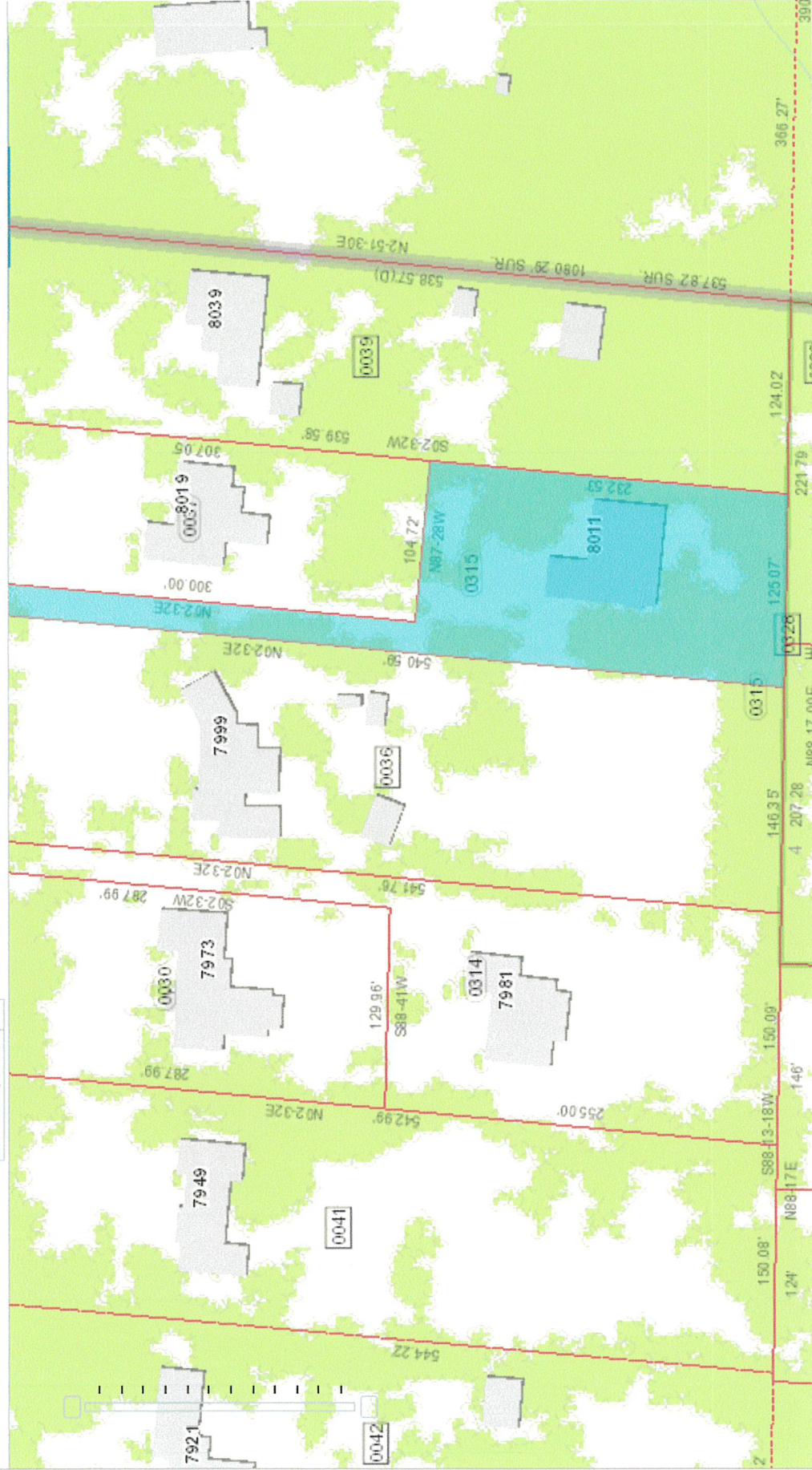
Parcel ID
600-0060-0315-00

Address
8011 KELLER RD

Index Order
Parcel Number

Tax Year
2018 Payable 2019

Property Map



8011 Keller Road

