

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

513.792.7250 PHONE 513.792.8564 FAX

SYCAMORE TOWNSHIP
 PLANNING & ZONING

JUN 21 2019

RECEIVED

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

COMMERCIAL	RESIDENTIAL

APPLICATION NUMBER
SY08190014
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8503 MYRTLEWOOD AVE ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER DEMISSE WOLDENICHAEL	8503 MYRTLEWOOD AVE	Cincinnati	OH	45236	513.978-7758
CONTRACTOR					
DESIGNER					
APPLICANT DEMISSE WOLDENICHAEL					
APPLICANTS E-MAIL ADDRESS					DWOLDEMF@outlook.com

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

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

Detail: 4 Bed rooms, 2 Bathrooms, 1,646 sq ft single family home
 USES: Residential

5. SQUARE FEET: 1,646 6. USE: Residential 7. HEIGHT: _____

8. EST. START DATE: _____ 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.

[Signature] 06/21/2019
 APPLICANT'S SIGNATURE DATE

[Signature] 06/21/2019
 PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

To:
Sycamore Township Board of Zoning
8540 Kenwood Road
Cincinnati, OH 45236.

Date: 06/23/2019
Subject:- Variance Application for Residential Fences
Dear Sycamore Township Board of Zoning,

This proposal letter is to request and substantiate the grant of a Variance for a residence at 8503 Myrtlewood Avenue Cincinnati, OH 45236; 0.233 acre single family ranch (one story) property, in Sycamore Township.

The petitioner requests a Variance allowing a six foot instead of four **security** / privacy fence to install in the north side of yard.

The proposed fence's 6 foot height is requested in order to provide **security** and privacy and would provide a needed security barrier. **Security** is the *absolute* intent of the petitioner. As such, granting this Variance would not represent any unique or "special privilege" for the petitioner.

The proposed fence Variance is being requested for **does not intrude** or infringe on any neighboring residential properties, **nor** would it impose any hardship on the neighbor, **nor** would it serve to create a situation where the neighbor's quality of life, property value would be negatively affected.. Quite the contrary, the proposed Variance would allow a peaceful co-existence and greater personal security.

Photographs and diagrams in support of the requested Variance are attached hereto.

Respectfully submitted,

Demisse Woldemichael, Petitioner
8503 Myrtlewood Ave
Cincinnati, OH 45236
(513) 978-7758
dwoldemi@outlook.com

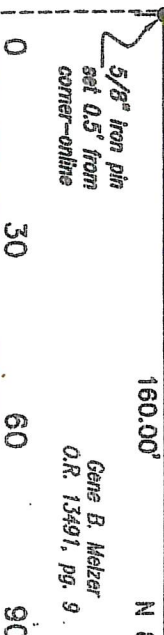


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George C. Kolmeres
R.L. Cert 126758

Homes of Cincy I, LLC
O.R. 13567, pg. 2121

Paul & Kathleen Delaney
R.L. Cert 242617



110' of 6\"/>

Charles R. Coffey
R.L. Cert 204614

Gene B. Melzer
O.R. 13491, pg. 9



Scale: 1" = 30'

LAND SURVEYOR'S CERTIFICATE
I hereby certify that, at the request of the owner, I have surveyed and plotted the parcel of land shown hereon in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Monuments were found or set as shown hereon. Dimensions are expressed in US Survey Feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge and belief. Field survey completed on 05/31/2018.

Brent M. Webster, P.S.
Professional Surveyor #8492
in the State of Ohio

5/31/18
Date



- EXISTING IRON PIN OR PIPE AS NOTED
- SET 5/8" REBAR & CAP
- ◻ STAMPED "Webster 8482"
- ◻ EXISTING X-NOTCH
- ◻ EXISTING MAG NAIL
- ▲ SET MAG NAIL & W/ASHER
- ▲ STAMPED "Webster 8482"

LAND SURVEYOR'S NOTES

1. North and bearing system based on the west line of Myrtlewood Avenue (Rose Avenue) as shown on plat of Rossmoynne by Spencer & Taylor recorded in Plat Book 9, page 19.
2. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon can be obtained by the completion of a title search.
3. All data sources, documents and records shown hereon are on file in the office of the Hamilton County Recorder in Cincinnati, OH, unless otherwise noted.
4. All monumentation shown hereon is in good condition unless otherwise noted.
5. No evidence of encroachments.

**PLAT OF SURVEY
SECTION 14, TOWN 4, ENTIRE RNC
MIAMI PURCHASE
HAMILTON COUNTY, OHIO**

SCALE: 1" = 30'	PROJECT NUMBER: 20180067	CLIENT: Demisse Woldemichael 8503 Myrtlewood Avenue Cincinnati, OH 45236
DRAWN BY: BMW	DATE: 05/31/2018	

2874 Presidential Drive Hebron, KY 41048
brent@nkylandsurveyor.com 859.760.7794

WEBSTER LAND SURVEYING, L.L.C.

