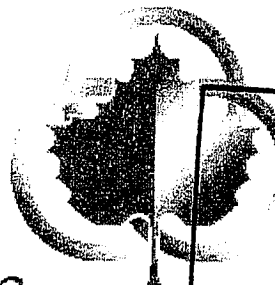


SYCAMORE TOWNSHIP
PLANNING & ZONING
MAY 14 2018
RECEIVED



SYCAMORE TOWNSHIP
PLANNING & ZONING
HAMILTON COUNTY, OH
APPROVED
MAY 22 2017 SYZ 17 - 129

SYCAMORE TOWNSHIP

Planning/Zoning Department

8540 Kenwood Road
Sycamore Township, OH 45236
Phone (513) 792-7250
Fax (513) 792-8564
www.sycamoretownship.org

Date Issued: 05/22/2017

Tenant:

Zoning Certificate No.: SYZ-17-129

Project Address: 11945 5TH AV

Location: front yard

Parcel ID: 060000110480

Issued To: DOMINIQUE TRACY

Certificate Types: RFEN Fence/Walls

Zoning District:

Project Description: Install six feet (6') tall privacy fence 35 feet back from front property line

Fee: \$0.00

BZA Case:

Zoning Commision Case:

Comments Per Section 15-2.2 of the Sycamore Township Zoning Resolution - the finished side of the fence shall face out from the developing property and shall face the adjacent property or street. *FENCE MUST BE SETBACK 35 FEET*

It is hereby certified that the use(s) as shown on the plans(s) submitted is compliant with the Sycamore Township Zoning Resolution at the time of approval. The applicant and or property owner is responsible for insuring that all proposed improvements do not violate subdivision or property restrictions, easements, or other established property lines and or setback lines that may not be visible during application review. The applicant / property owner is responsible for obtaining the necessary permits from the Hamilton County Building Department or other County agencies as required. This zoning certificate expires one year from the date of issue and is subject to any Zoning Resolution changes if resubmitted. The applicant and or property owner is responsible for scheduling of all inspections.

Harry L. Holbert Jr.
Zoning Administrator

By signing, I agree to the above-mentioned terms and conditions. I further agree to grant Sycamore Township access to this property to check for compliance and issues related to this permit.

PARCEL I.D.: 600-0011-0480

- LEGEND**
- IP FOUND - 1/8"
 - IP FOUND - 1/4"
 - ⊙ IP FOUND - 1/2"
 - ⊗ IRON PIPE FOUND
 - ⊘ RR SPIKE FOUND
 - ⊙ CONC. MON. FOUND
 - ⊙ STONE FOUND
 - ⊙ IP SET - 1/8"
 - ⊙ IP SET - 1/4"
 - ⊙ IP SET - 1/2"
 - ⊙ IP SET - 6/8"
 - ⊙ MAO MAIL SET
 - ⊙ RR SPIKE SET
 - ⊙ LATH SET
 - ⊙ CROSS NOTCH SET
 - ⊙ BRANCH MARK



DEED REFERENCE:
O.R. 11755, PG. 912.

PAIRS OF BEARINGS & PLACES OF BEARINGS
HIGHPOINT SUBDIVISION

ISSUED

SEP 21 2016

J. T. King & Co. Inc.
CIVIL ENGINEERS & SURVEYORS

SYCAMORE TOWNSHIP
PLANNING & ZONING

MAY 14 2018

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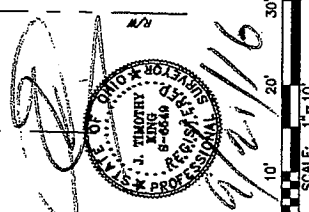
PLAT OF SURVEY

SITUATED IN
SECTION 1, TOWN 3, ENTIRE RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO
AND BEING LOTS 480, AND 481
HIGH POINT SUBDIVISION
PLAT BOOK 13, PAGE 14 AND 15
AS RECORDED IN
HAMILTON COUNTY, OHIO
PLAT RECORDS

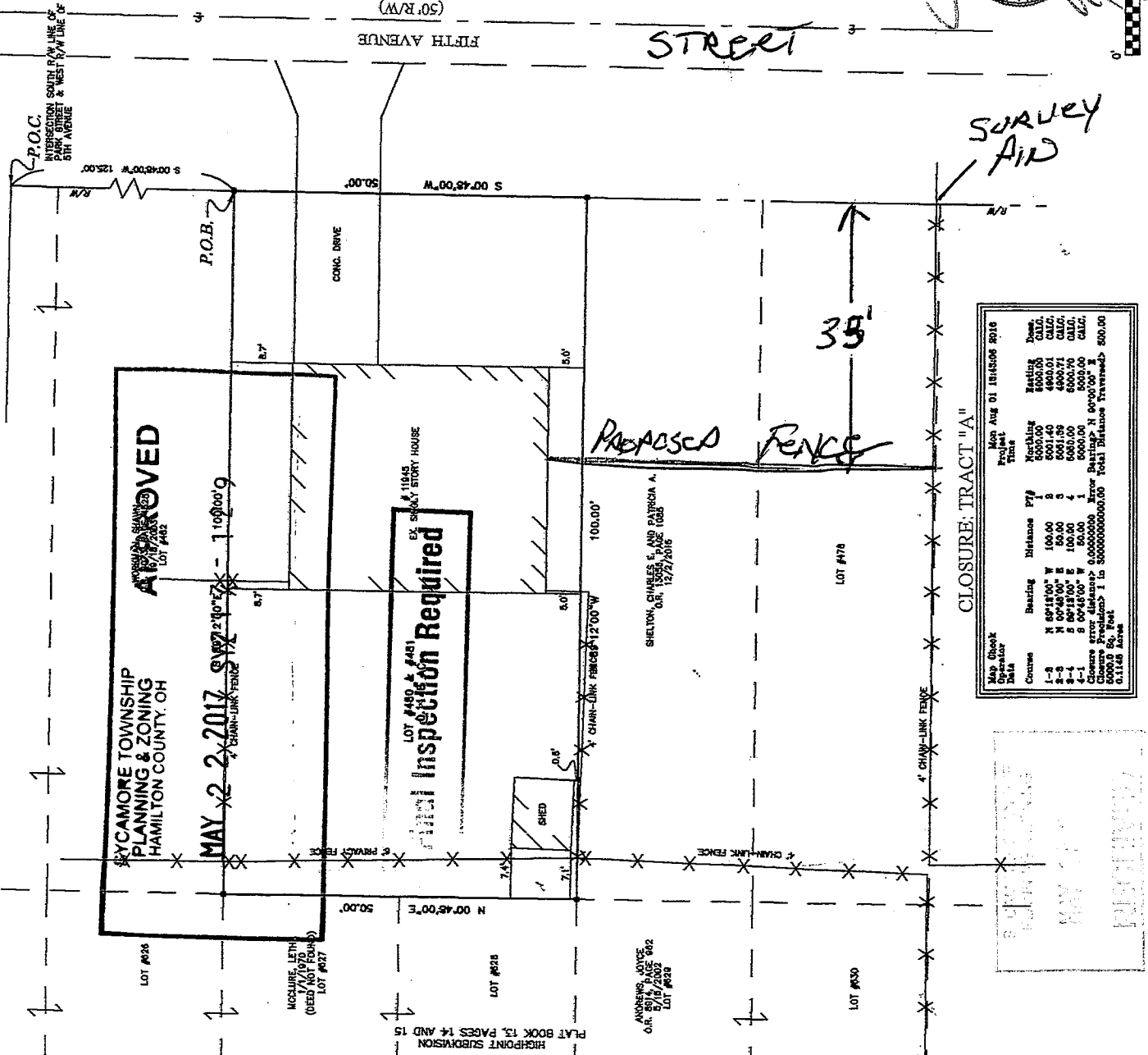
J. T. KING & CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
8600 CONVENT ROAD, SUITE 2018
CINCINNATI, OHIO 45248-2720
TELEPHONE: (616) 788-7867 • FACSIMILE: (616) 788-7887
www.jtking.com

TRACY DOMINIQUE
11945 5TH AVENUE
HAMILTON COUNTY, OHIO

APPROVED BY J. T. K.	PROJECT No. 18289-S	DATE 6/23/2016
SCALE: AS SHOWN	DRAWN BY DOMINIQUE, TRACY/DGD	DATE 6/23/2016
	DRAWN BY DOMINIQUE, TRACY/DVG	DATE M.A.A.



SCALE: 1" = 10'



APPROVED

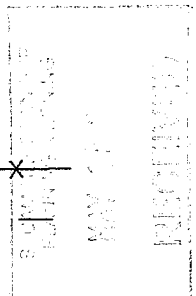
MAY 22 2017

Final Inspection Required

PROPOSED FENCE

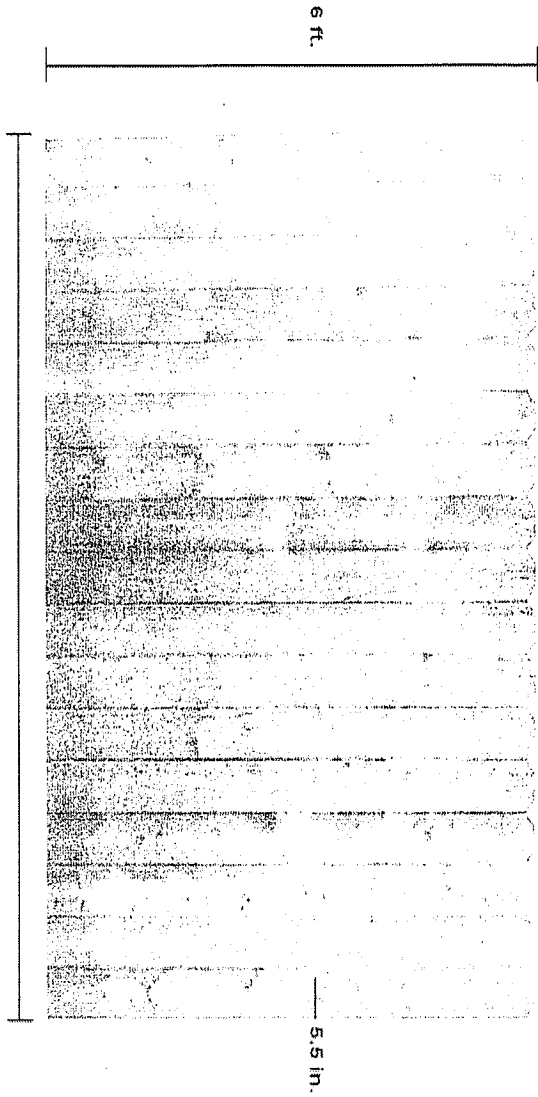
CLOSURE: TRACT "A"

Course	Bearing	Distance	PT#	Northings	Westings	Area	Dist. Calc.	Area Calc.	
1-2	N 89°18'00" W	100.00	2	6001.40	4800.01	28807.20	100.00	4800.01	
2-3	N 89°18'00" E	100.00	3	6001.40	4800.01	28807.20	100.00	4800.01	
3-4	S 00°45'00" W	50.00	4	5000.00	5000.00	250000.00	50.00	5000.00	
4-1	S 00°45'00" E	50.00	1	5000.00	5000.00	250000.00	50.00	5000.00	
Closure error distance = 0.00000000				Error Bearing = N 89°00'00" E		Total Distance Traversed = 500.00		Closure Error = 0.00000000	
Closure Error in 1 in 5000000000.00				Error in 1 in 5000000000.00		Total Distance Traversed = 500.00		Closure Error = 0.00000000	



Fence Proposal For 11945 5th Ave Cincinnati, Ohio 45249
Wooden 6 ft tall by 8 ft wide Privacy Fence, Making a Gate out of 1 Fence panel, Posts will be 4x4 wood.
Fence will be 32 foot back from property survey pin

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Measurements shown are actual panel height, actual panel width and actual picket width

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