# SYCAMORE TOWNSHIP, OH DEPARTMENT OF PLANNING & ZONING

8540 KENWOOD ROAD, CINCINNATI, OH 45236

RECEIVED

513.792.7250 PHONE

513.792.8564 FAX

SYCAMORE TWO

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BZA APPLICATION	Į	APPLICATION NUMBER				
FEES: APPEAL: \$150.00 VARIANCE: \$150.00 CONDITIONAL USE: \$500.00 NON-CONFORMING USE: \$500.00		RESIDENTIAL X		SVCB 200002 DO NOT WRITE IN THIS SPACE		
1. PROJECT ADDRESS: 8477 Deerway Drive, Cincinnati OH ZIP CODE: 45236						
2. NAME OWNER	STREET ADDRESS	CITY	S	ZIP	PHONE NUMBER	
CONTRACTOR	8477 Deerway Dr.	Cincinnati		45236	513-476-616	
CONTRACTOR Mills Fence Co.	6315 Wiehe Road	Cincinnati		45237	531-631-033	
Mills Fence Co.	6315 Wiehe Road	Cincinnati		45237	531-631-033	
Connie Solano	8477 Deerway Dr.	Cincinn	nati OI	45236	513-476-616	
APPLICANTS COMMEMS elano@gmail.com						
3. BZA ACTION REQUESTED: APPEAL VARIANCE •						
CONDITIONAL USE NON-CONFORMING USE						
THE RESERVE OF THE PROPERTY OF						
4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES: Install 223 linear feet of 6-foot high privacy fence with one 4-foot wide gate around the perimiter of the backyard						
All adjacent neighbors have existing fences so requesting variance to section 15-2.2 of the Zoning Resolution						
to have finished side facing my property. Adjacent properties on the west and north sides also have shrubbery lining their fences						
5. SQUARE FEET: 1,362 (223x6+4x6) 6. USE: Backyard Privacy 7. HEIGHT: 6 Feet 8. EST. START DATE: May 1, 2020 9. EST. FINISH DATE: May 1, 2020						
8. EST. START DATE: May 1, 2020 9. EST. FINISH DATE: May 1, 2020						
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 an inspection related to this Board of Zoning Appeals application.						
NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.  APPLICANT'S SIGNATURE.  DATE						
PROPERTY OWNER'S SIGNATURE	DATE DATE					

DO NOT WRITE BELOW THIS LINE

## RECEIVED

### Connie Solano 8477 Deerway Drive Cincinnati, OH 45236

JAN 2 1 2020 SYCAMORE TWP.

January 19, 2019

Board of Zoning Appeals Sycamore Township 8540 Kenwood Road Cincinnati, OH 45236

Re: Zoning Variance for Six Foot Privacy Fence

Dear Board of Zoning Appeals members:

My name is Connie Solano and I am the property owner of 8477 and 8481 Deerway Drive. I am requesting a variance to Section 15-2.2 of the Zoning Resolution to install a six-foot privacy fence in my backyard. I would like to have the finished side face my property because the adjacent properties have existing fences. The neighbor's fences on the south and west side of my property are old and animals are able to get through the fences. The dimensions of the fence I am proposing to have installed by Mills Fence Company consist of the following:

- Spruce Stockade Panels
- 223 LF x 6' high privacy fence with one 4' wide gate
- 4" x 4" treated pine posts, 6' x 8' fence panels, strap hinges, no-sag latch, posts set with concrete footers.

Figure 1 shows the location and dimension of the proposed fence. Figure 2 shows an example of Mills Fence Company stockade fence.

I reached out to the owners of the adjacent properties to see if they would be willing to remove their fence. Figure 3 shows my property and the properties of my adjacent neighbors. Mr. Russell Kitzberger (4612 Kugler Mill Rd.) owns a chain-linked fence adjacent to the south side of my property. Mr. Kitzberger is willing to remove his fence. However, Ms. Elizabeth Keller (4608 Kugler Mill Rd.) also owns a chain-linked fence adjacent to the south side of my property. Ms. Keller and Mr. Kitzberger are next door neighbors. I've made several attempts to contact Ms. Keller to see if she would be interested in removing her fence, but she has not answered the door. I cannot have the finished side of the fence face her property with her existing fence in the way. Ms. Constance King (8456 Pine Rd.) owns a wooden fence adjacent to the west side of my property. She has shrubbery along her fence line. Ms. King gave me permission to remove her fence, but I still cannot have the finished side facing her yard because her shrubbery

prevents the contractor from installing the finished side oriented towards her property. Mr. and Mrs. Robert Brantley (8458 Kugler Mill Rd.) have a chain-linked fence adjacent to the west side of my property. The Brantley's and Ms. King are next door neighbors. The Brantley's also have shrubbery behind their fence. Ms. Nancy Peck (8485 Deerway Dr.) owns a chain-linked fence adjacent to the north side of my property. She too has shrubbery along her fence line. Ms. Peck is not interested in removing her fence. She suggested that I put the privacy fence flush against her fence. Figure 4 shows my neighbors' fences and their shrubbery in the summer.

Thank you for your consideration.

Connie Solano



#### **Ohio Office**

6315 Wiehe Road Cincinnati, Ohio 45237 Phone: (513) 631-0333 Fax: (513) 631-2703

Email: info@millsfence.com

#### **Kentucky Office**

13200 Walton-Verona Road Walton, Kentucky 41094 Phone: (859) 485-6655 Fax: (859) 485-6659

Email: infoky@millsfence.com

January 25, 2020

**Board of Zoning Appeals** 

Sycamore Township

8450 Kenwood Rd.

Cincinnati, OH 45236

This letter is in regards to the proposed fence installation at 8477 Deerway Dr., Cincinnati, OH 45236.

The proposed fence is a 6' high Spruce Stockade Privacy fence. These are 6' high x 8' wide pre-built fence panels.

The fence panels will be nailed to 4"x4" wood posts.

When there is existing fence in place (neighbors chain link & wood fence in this case) and this type of fence is to be installed parallel to and as close as possible to the existing fence, the finished side (board side) will need to face inward.

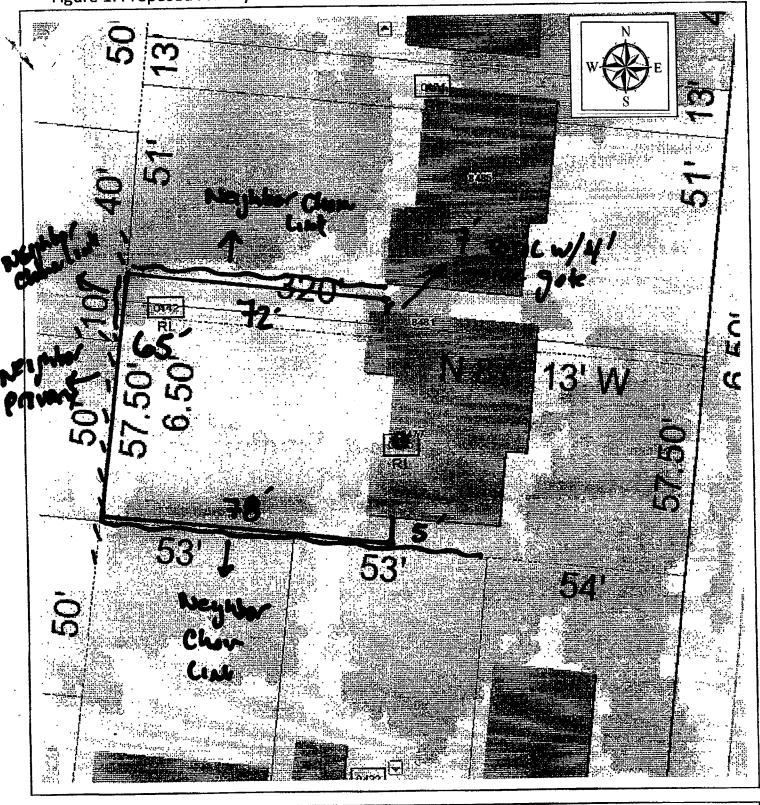
If that is not permissible, then the fence would need to be installed approximately 2 to 3 feet in from the existing fence to allow room to work between the two fences and for the finish side of the fence to face outward.

Jim Rutherford

Mills Fence Company Estimator

513-616-8315

Figure 1: Proposed Privacy Fence for 8477 Deerway Drive, Cincinnati, OH 45236





## **CAGIS Online Map**





Prepared by Mills Fence Company for Connie Solano

Printed:Dec 10, 2019 @CAGIS

Ohio

Figure 2: Mills Fence Stockade



Figure 3: 8477 Deerway Drive and Adjacent Neighbors

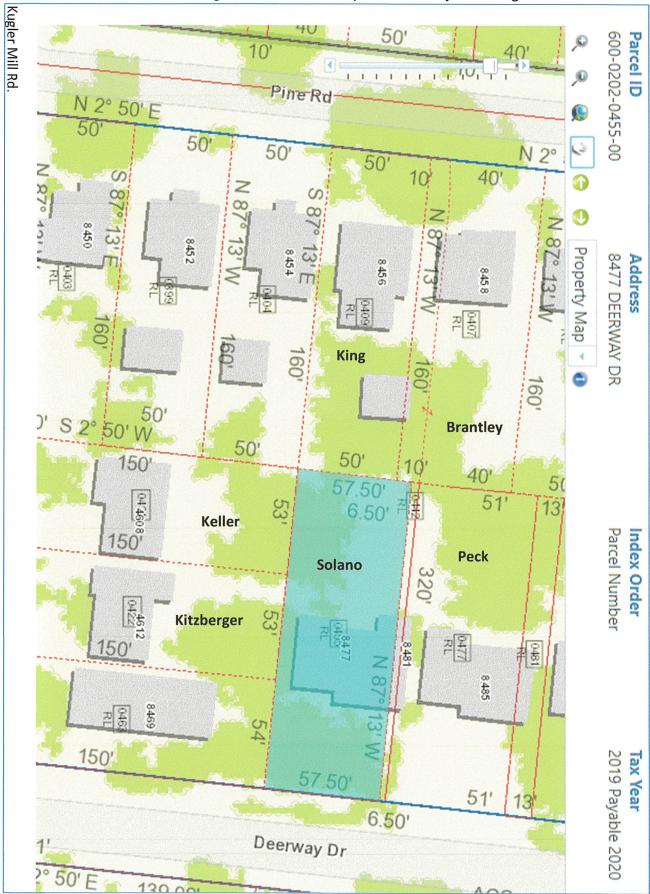




Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences



4612 Kugler Mill Rd.



8477 Deerway Dr.

Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences



Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences

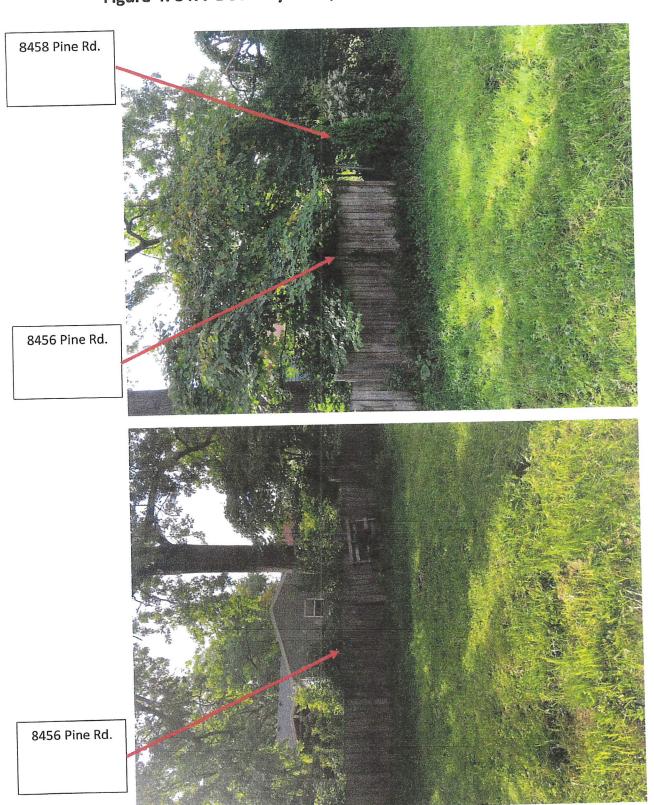


Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences

8458 Pine Rd.

8485 Deerway Dr.



Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences



Dr.

Figure 4: 8477 Deerway Drive, Cincinnati, OH 45236 Neighbors' Fences

8477 Deerway Dr.



8485 Deerway Dr.

