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SEP 01 2020

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

APPLICATION NUMBER
SYCB200014
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 4810 Heitmeyer Ln ZIP CODE: 45242

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Heitmeyer Reserve 1, LLC	9352 Main St	Montgomery	OH	45242	513-898-9970
CONTRACTOR Mills Fencing	6315 Wiehe Rd	Cincinnati	OH	45237	513-631-0333
DESIGNER					
APPLICANT Mat Walker - WP Land Company	9352 Main St	Montgomery	OH	45242	513-304-6751
APPLICANT'S E-MAIL ADDRESS mwalker@wplandcompany.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:

Application for rear privacy fence to be extended to cover the rest of what is being used as and considered the rear yard of the Property. Additional fencing of Approximately 25' of 6' tall shadowbox privacy fence to extend to cover are as shown on site plan

5. SQUARE FEET: 25 linear ft 6. USE: Rear Privacy fencing 7. HEIGHT: 6'
 8. EST. START DATE: ASAP 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.

Mat Walker 8-31-2020
 APPLICANT'S SIGNATURE DATE

Mat Walker 8-31-2020
 PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE



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August 31st, 2020

Sycamore Township Board of Zoning Appeals

4810 Heitmeyer Ln

Cincinnati, OH 45242

RE: Letter of Intent, Rear Privacy Fence Variance Application

Dear Commission:

This letter serves as our Letter of Intent to request a variance from Section 10-7.1 and 2-3 "Corner Lot" of the Zoning Resolution of Sycamore Township. We are looking to extend installation of a rear privacy fence to continue coverage of what is used as the rear yard for our property located at 4810 Heitmeyer Ln, .3183 AC lot in the Heitmeyer Reserve Community. Due to inconsistent setback regulations granted to the existing Heitmeyer Farms neighborhood, Our property located at 4810 Heitmeyer Ln is being considered a corner lot by definition. The problem that we are faced with is that it is affecting our ability to sell the home, as we have had a number of purchasers request the fence be extended for purpose of being able to utilize the full rear yard for children and pets. The current regulations keeps us from being able to fully use what is the property's rear yard as a fenced in area.

If you have any questions, now or in the future, please do not hesitate to call or email.

Best wishes,

Mat Walker

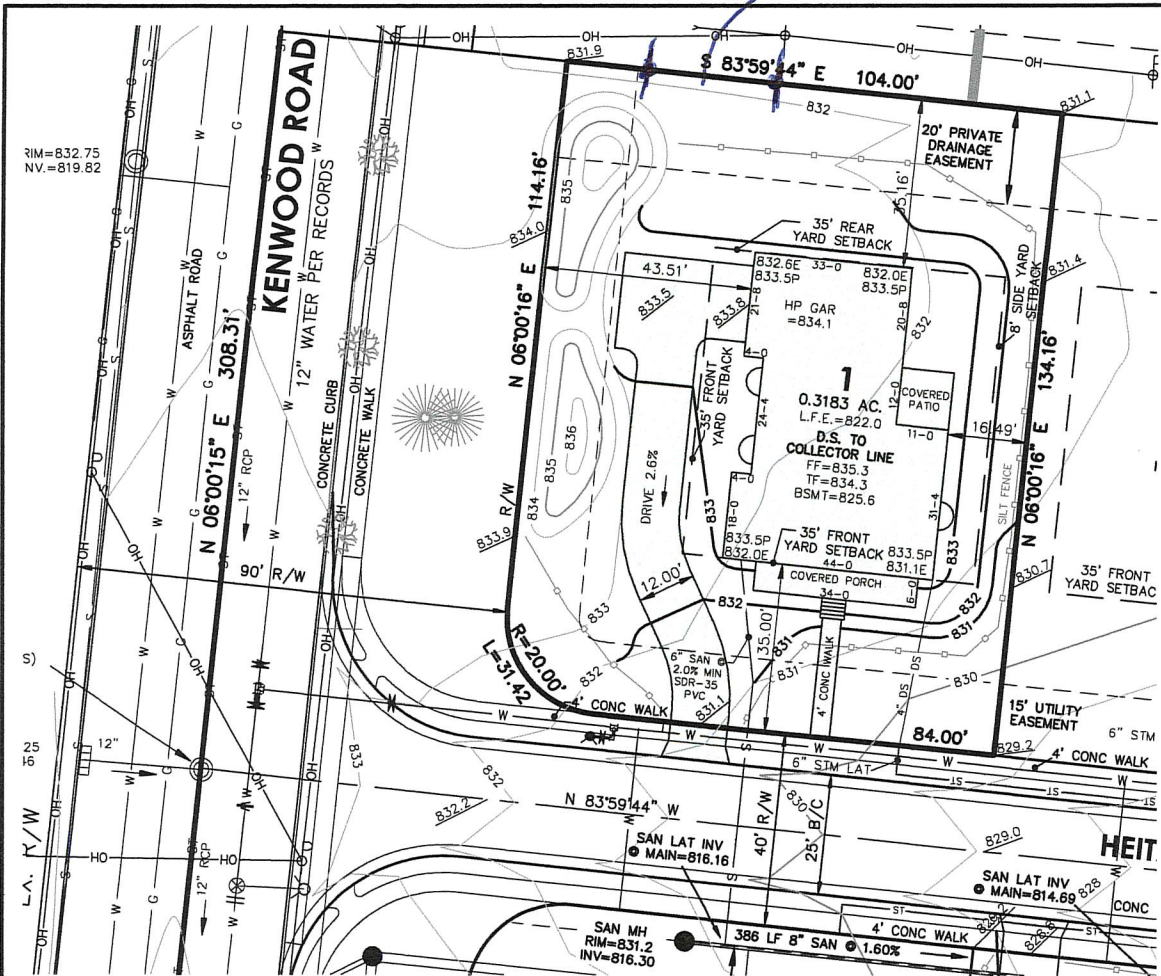
mwalker@wplandcompany.com

(513) 304-6751

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NOTES

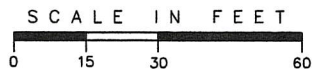
- BEARINGS BASED ON HEITMEYER RESERVE SUBDIVISION, P.B.464, PGS.2 (PLAT NOT YET RECORDED) HAMILTON COUNTY, OHIO RECORDER'S OFFICE
- THE CONTRACTOR IS TO COORDINATE ALL UTILITY CONNECTIONS WITH THE UTILITY OWNERS
- CONTRACTOR SHALL BE FAMILIAR WITH THE EXISTING UTILITIES IN THE AREA AND BE RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION
- CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND INVERTS OF EXISTING UTILITIES IF EXISTING UTILITIES INTERFERE WITH THE NORMAL INTENT OF THE PROJECT
- SERVICE UTILITY MATERIALS SHALL BE PER THE APPROPRIATE UTILITY COMPANY
- THE BUILDER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL UTILITIES PER HAMILTON COUNTY EARTHWORK REGULATIONS.
- FINISH GRADE SHALL SLOPE A MINIMUM OF 6" IN FIRST 10' FROM NEW DISTURBED PORTION OF SITE SHALL HAVE A MAXIMUM SLOPE OF 3:1.
- THE BUILDER SHALL CONSULT WITH THE CONVENING AUTHORITY REGARDING THE METHOD OF THE DOWNSPOUTS.
- THE RECOMMENDED SITING OF THE HOUSE AS SHOWN ON THIS PLAT MUST BE BASED ON SOIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL AREAS WHERE SOIL CONDITIONS ARE UNUSUAL OR WHERE FOUNDATION REQUIREMENTS ARE UNUSUAL.
- DRIVEWAY APPROACH TO BE CONSTRUCTED AS PER HAMILTON COUNTY SPECIFICATIONS
- SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED BY THE BUILDER PERMIT AND FEES ARE NECESSARY FROM MSD.
- SANITARY SEWER CONNECTION TO BE 6" SANITARY @ 2.0% MINIMUM COVER. IF LOWEST FLOOR ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE PREVENTOR OR BE PUMPED TO GRAVITY.
- THE COUNTY OF HAMILTON DOES NOT ACCEPT ANY PRIVATE EASEMENT. THE OWNER IS OBLIGATED TO MAINTAIN OR REPAIR ANY INSTALLATIONS IN SAID EASEMENT AREA. AS A CONDITION OF APPROVAL OF THIS PLAT, THAT THERE WILL BE INCLUDED IN THIS SUBDIVISION, SUBSERVIENT TO AN ACCESS EASEMENT AREA FOR THE LOT AND ASSIGNS, TO CONTINUOUSLY MAINTAIN THE EASEMENT AREA FOR THE BENEFIT OF THAT WITHIN SUCH EASEMENT NO STRUCTURE, PLANTING OR OTHER MATERIALS SHALL REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE USE OF THE EASEMENT TO THE MUTUAL BENEFIT OF THE OWNERS OF ALL LOTS ON WHICH SIMILAR EASEMENTS ARE SHOWN.

N:\land projects\BP1912111912101D\WG19121013-PER-00.dwg, Layout1, 3/27/2019 6:45:16 AM, mel, 1:1

Melvin W. Pistor, Jr.



3/27/19



4810 Heitmeier Ln

ADD PARCEL ID: 600-0093-0280-00
 Heitmeier Reserve 1, LLC

BUILDER: WP LAND COMPANY, LLC

113 COMMERCE BLVD.
 LOVELAND, OHIO 45140
 PH. (513) 371-0276

Mat Walker

513-304-6751
 mwalker@wplandcompany.com

AUD. PAR.
 HEITM
 0.3
 SECTION 8, TO
 SYCAMORE TOWNSH

Revision	By	Date
MODIFIED PROP. HOUSE	HAS	03/26/2019

Date	0
Scale	
Drawn By	BKW Proj. Mgr.
Survey Database	
DWG	
X-Ref(s)	19121 9437304
Project Number	
File No.	94373.04 Sheet No.

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