

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

FEB 12 2021

BZA APPLICATION

FEES:

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

COMMERCIAL RESIDENTIAL

APPLICATION NUMBER

SYCB210002

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 5109 Autumnwood Dr. ZIP CODE: 45242

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER David & Shannon Smith	5109 Autumnwood Dr.	Cincinnati	OH	45242	804-439-3368
CONTRACTOR The Fence Company	9753 E. Kemper Rd.	Loveland	OH	45140	513-697-9006
DESIGNER	-	-	-	-	-
APPLICANT David & Shannon Smith (above)					
APPLICANTS E-MAIL ADDRESS davefsmith1@gmail.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:

We are replacing an old 6' privacy fence because it is deteriorating.
The new proposed fence is an 8' privacy fence in a shadowbox style
which runs the length of the backyard. This is for the rear side ONLY
(not the sides of the backyard) which faces a fire station.

5. SQUARE FEET: 6. USE: fence 7. HEIGHT: 6'
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.

APPLICANT'S SIGNATURE: Shannon Smith DATE: 2/12/21
PROPERTY OWNER'S SIGNATURE: Shannon Smith DATE: 2/12/21

DO NOT WRITE BELOW THIS LINE

February 7, 2021

**Letter of Intent
In Support of Request for Variance
5109 Autumnwood Dr. Cincinnati, OH 45242**



This Letter of Intent is submitted in support of our request for a variance to the height requirements set forth in the Township Zoning Regulation Section 10-7.2 "Height in Rear Yard" to allow construction of an eight-foot privacy fence in a shadowbox style to replace a deteriorating six-foot solid privacy fence along the back side only of the rear yard of this residence. Section 10-7.2 states, "no fence or wall located in the rear yard shall be built to a height greater than six feet (6') above grade."

The residence discussed here is located at 5109 Autumnwood Drive, with the rear yard facing the Sycamore Fire Station. As a result of the location of the residence and its proximity to the fire station, there is compromised privacy and dampening of noise from the fire station with a shorter fence. This is noticeable both when residents are in the rear yard and also when they are inside the home. As such, we are requesting a variance to alleviate what is a relatively minor infringement on Section 10-7.2.


In contemplating this request I would ask the Board to consider the following factors:

1. The close proximity of the residence to the fire station creates a unique situation not common to other homes in the area.
2. This situation is not self-created.
3. Without the variance permitting a taller fence, we are exposed to noise pollution in our backyard and in our home.
4. Grant of this variance is a minor request, as there is already a slightly shorter fence in this location and no other residence will be affected by the existence of a taller fence.
5. Grant of this variance does **not** contravene the promotion of public health, safety, morals, convenience, comfort, prosperity and general welfare which are priorities of the Township.
6. Grant of this variance would ensure a positive relationship between members of the household and the hardworking employees of the fire station.
7. Grant of the variance would **not** result in a use of development of the property that
 - a. would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity
 - b. materially impair an adequate supply of light due to adverse location of shadow to the properties and improvements in the vicinity (as this would not affect neighbors or extend to reach the fire station)
 - c. substantially increase hazardous conditions in the public streets due to traffic or parking (as parking is not allowed on the other side of this rear fence facing the fire station)
 - d. unduly increase the danger of flood or fire
 - e. unduly tax public utilities and facilities in the area
 - f. endanger the public health or safety

In short, this proposed fence is only slightly higher than the existing fence, which must be replaced due to deterioration. The new fence will not negatively impact, and in fact will not likely be noticed by, any of our neighbors. Those with whom we have spoken personally do not object to it being built. The proposed fence will also not affect the function of the fire station. As the homeowners, however, we will benefit from additional privacy and protection from the noise nearby.

Thank you for your consideration.

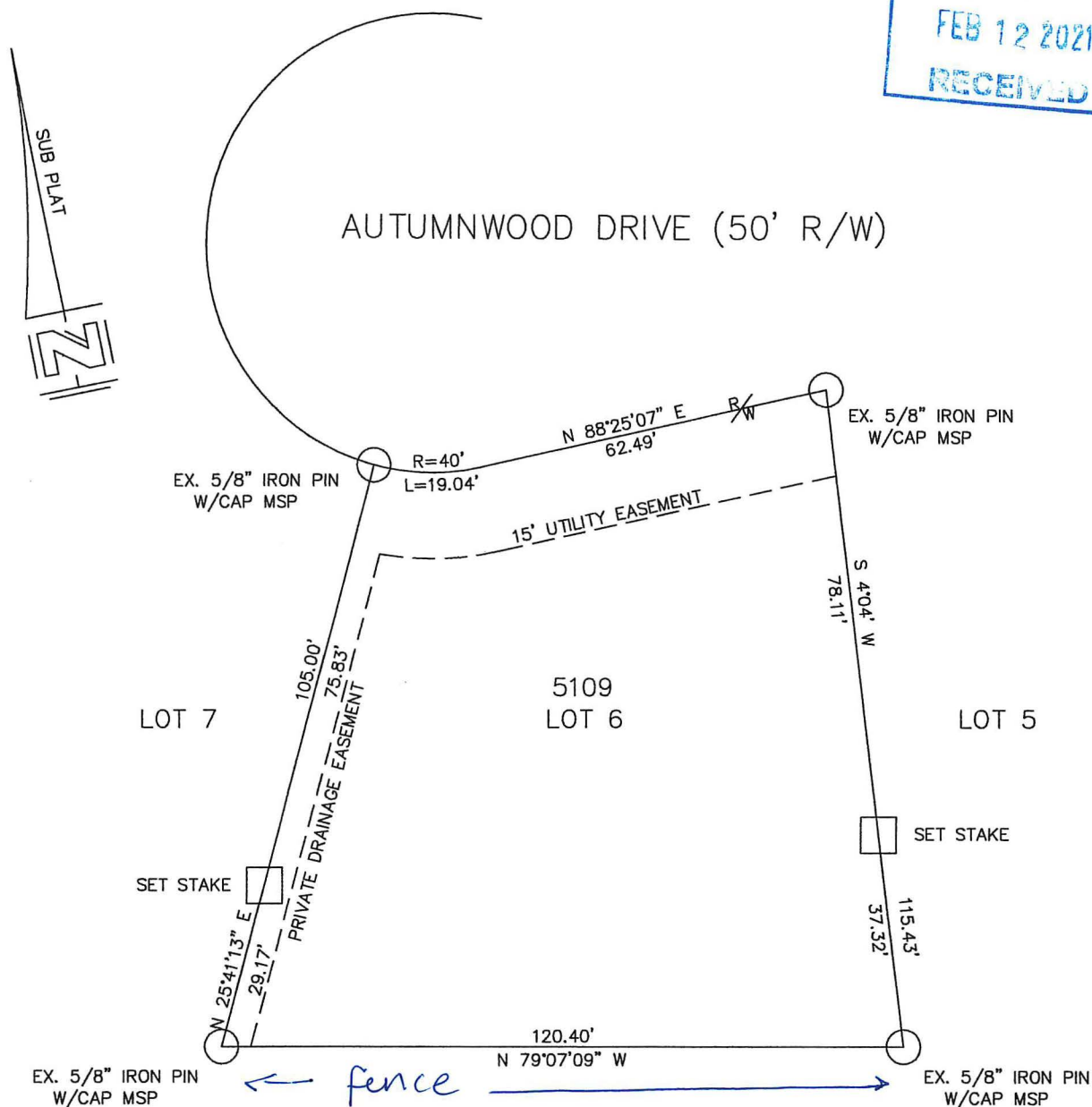
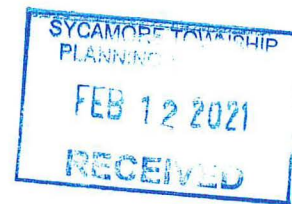
Respectfully,

A handwritten signature in blue ink, appearing to read "David and Shannon Smith", written over a horizontal line.

David and Shannon Smith
Homeowners and Applicants

JUNE 16, 2016

CONTROL NO. 2016-159



SCALE: 1"=30'



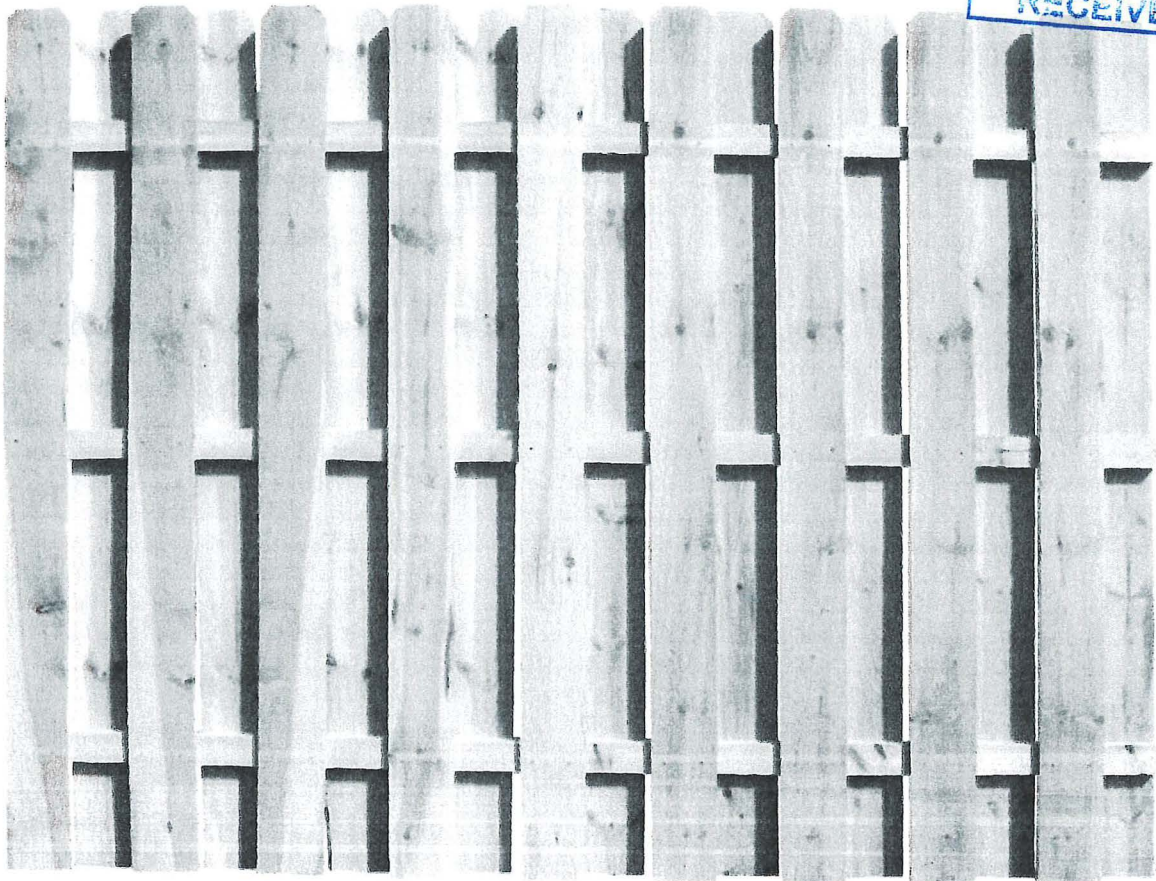
BOUNDARY SURVEY
5109 AUTUMNWOOD DRIVE
HAMILTON COUNTY, OHIO
HAM. CO. AUD. BK. 600
PAGE 93, PARCEL 258
LOT 6

AUTUMNWOOD SUBDIVISION
PLAT BOOK 320, PAGES 1-2
HAMILTON COUNTY, OHIO
RECORDER'S OFFICE



Gregory A. Koopman
GREGORY A. KOOPMAN
SURVEYOR
5153 PARKVALLEY COURT
CINCINNATI, OHIO 45239
513-706-8300
gregorykoopman@aol.com

Proposed fence for rear side only of back yard:



SYCAMORE
PLANNING
FEB 12 2021
RECEIVED

8'