

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

513.792.7250 PHONE      513.792.8564 FAX

**BZA APPLICATION**

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

COMMERCIAL	RESIDENTIAL
	✓

**APPLICATION NUMBER**

**SYCB220006**  
 DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8589 Wexford Ave ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER <u>Joseph &amp; Susan Renn</u>	<u>8589 Wexford Ave</u>	<u>Cincinnati</u>	<u>Oh</u>	<u>45236</u>	<u>513-233-1963</u>
CONTRACTOR <u>Rick Curtis</u>	<u>3605 E Galbraith</u>	<u>Cincinnati</u>	<u>Oh</u>	<u>45236</u>	<u>513-283-4809</u>
DESIGNER <u>Joseph Renn</u>					
APPLICANT <u>Joseph Renn</u>					
APPLICANTS E-MAIL ADDRESS <u>Joerenn99@gmail.com</u>					

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

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

5. SQUARE FEET: \_\_\_\_\_ 6. USE: Level Street Grade 7. HEIGHT: 3'9"

8. EST. START DATE: TBD 9. EST. FINISH DATE: \_\_\_\_\_  
Pending Variance

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.**

Joseph Renn  
 APPLICANT'S SIGNATURE      7/7/22  
 DATE

Joseph Renn  
 PROPERTY OWNER'S SIGNATURE      7/7/22  
 DATE

DO NOT WRITE BELOW THIS LINE

Joseph Renn  
8589 Wexford Ave  
Cincinnati, Ohio 45236  
513-233-1963  
[joerenn99@gmail.com](mailto:joerenn99@gmail.com)

Angela Zammert  
Planning & Zoning  
8540 Kenwood Rd  
Sycamore Township, Ohio 45236

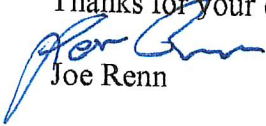
June 29, 2020

Angela,

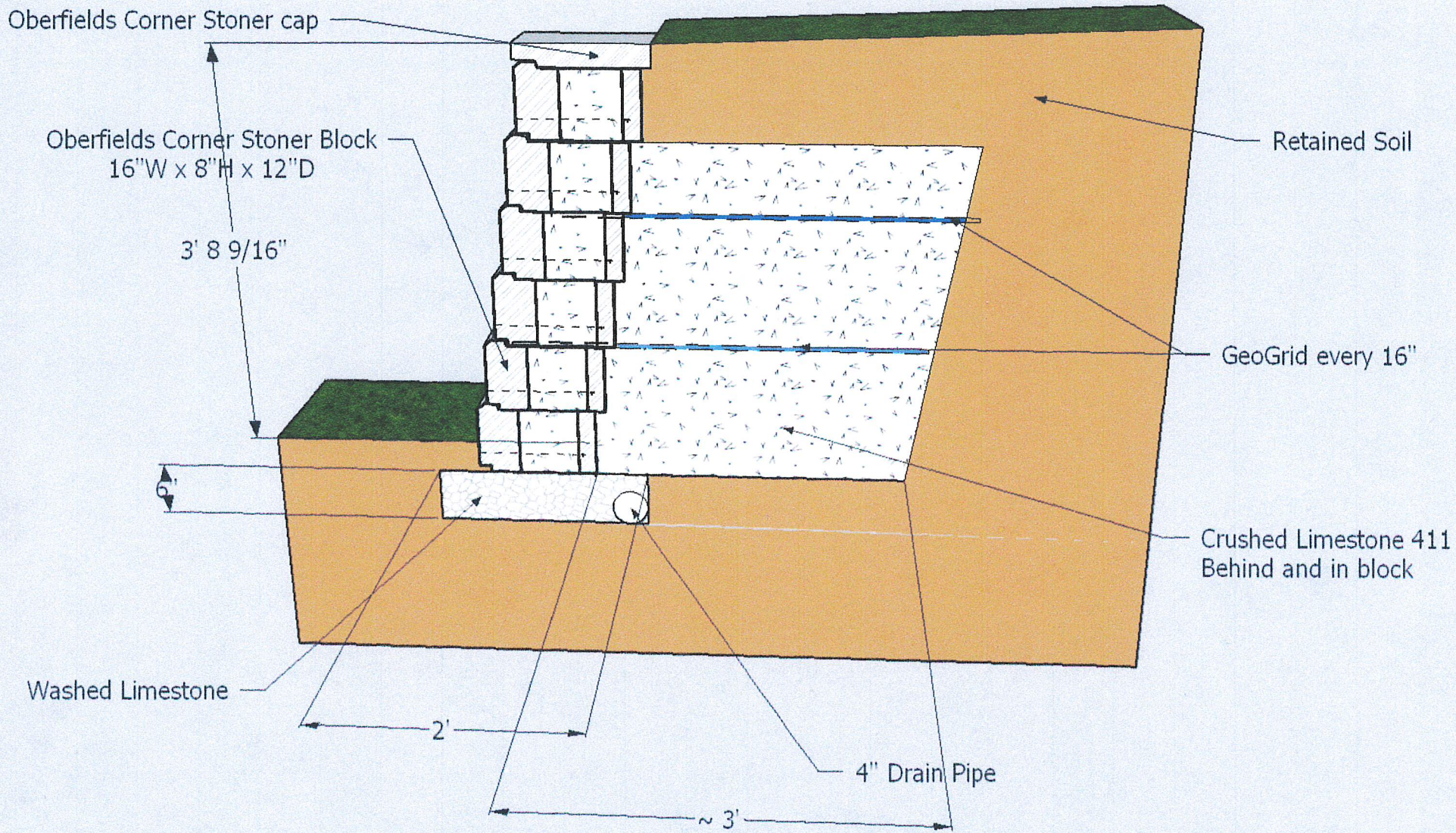
The Reason I am asking for a zoning variance is that the property at the back of my lot has gotten increasingly difficult to manage. The hill drops of about 3 feet in as many feet of length and is difficult to stand on let alone work to keep it up.

To add to that in the recent storms, a couple of trees fell from my neighbors lot and the fence is broken in several places. This will necessitate some sort of repair. My goal is to build the wall so the lot is easier to maintain as opposed to trying to repair the fence on a hill and still have the problems I have to maintain it. This would eliminate the high fence and allow me to continue with the split rail I have on the rest of the property.

Thanks for your consideration.

  
Joe Renn





Design Of Retaining Wall  
at the rear of the property  
8589 Wexford Ave

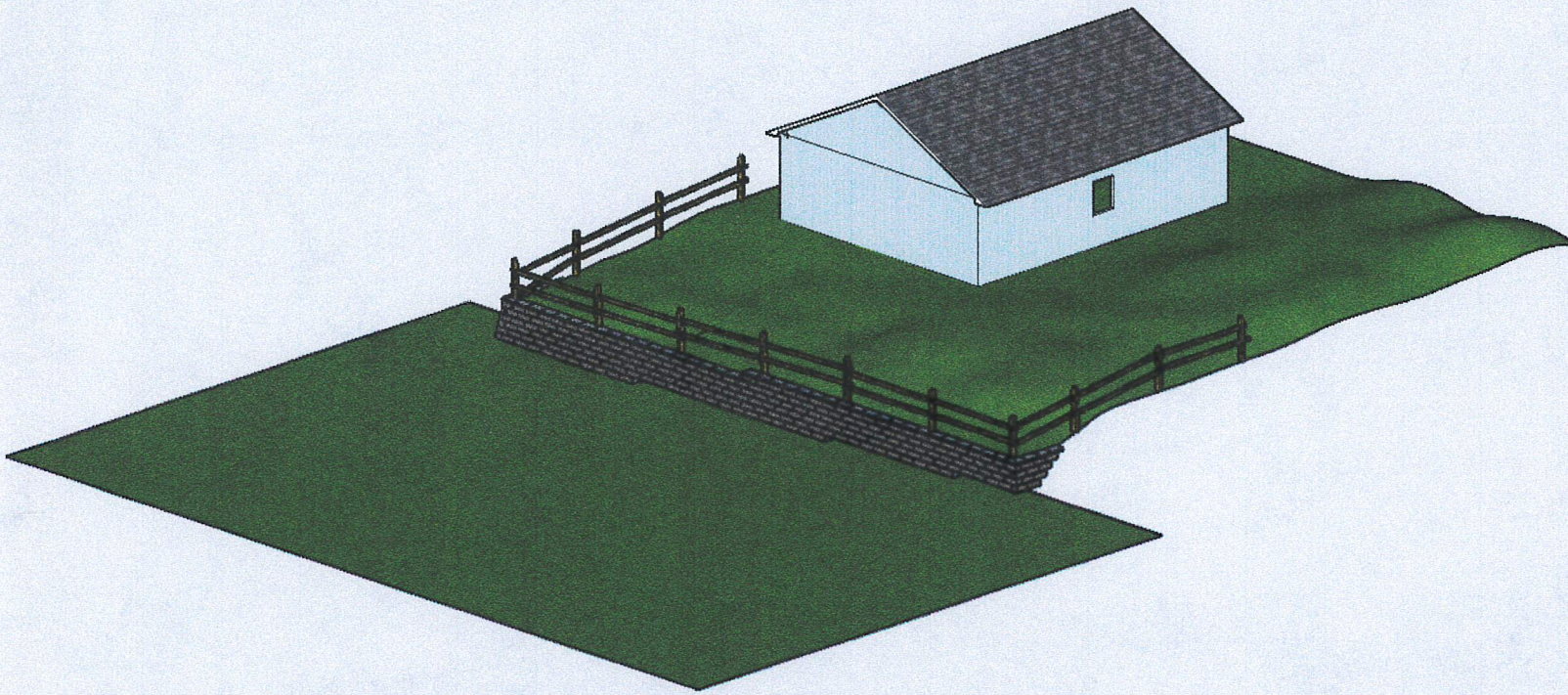


Retaining Wall 8589 Wexford Ave

REVISIONS		
	MM/DD/YY	REMARKS
1	6 /26 /22	Original Design
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

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ISO View



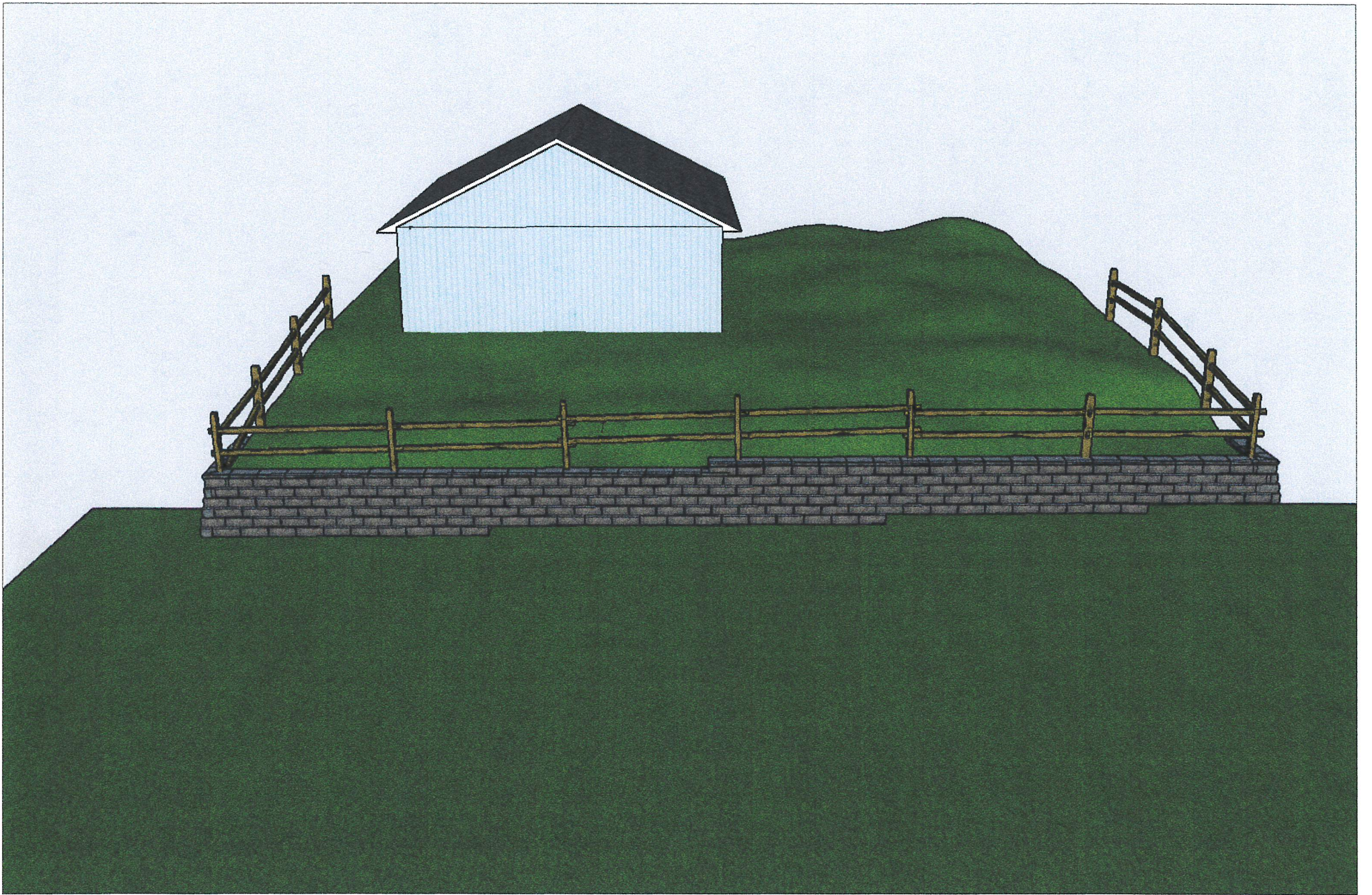
Retaining Wall Elevation

REVISIONS

	MM/DD/YY	REMARKS
1	6/28/22	Original Drawing
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

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Rear Perspective

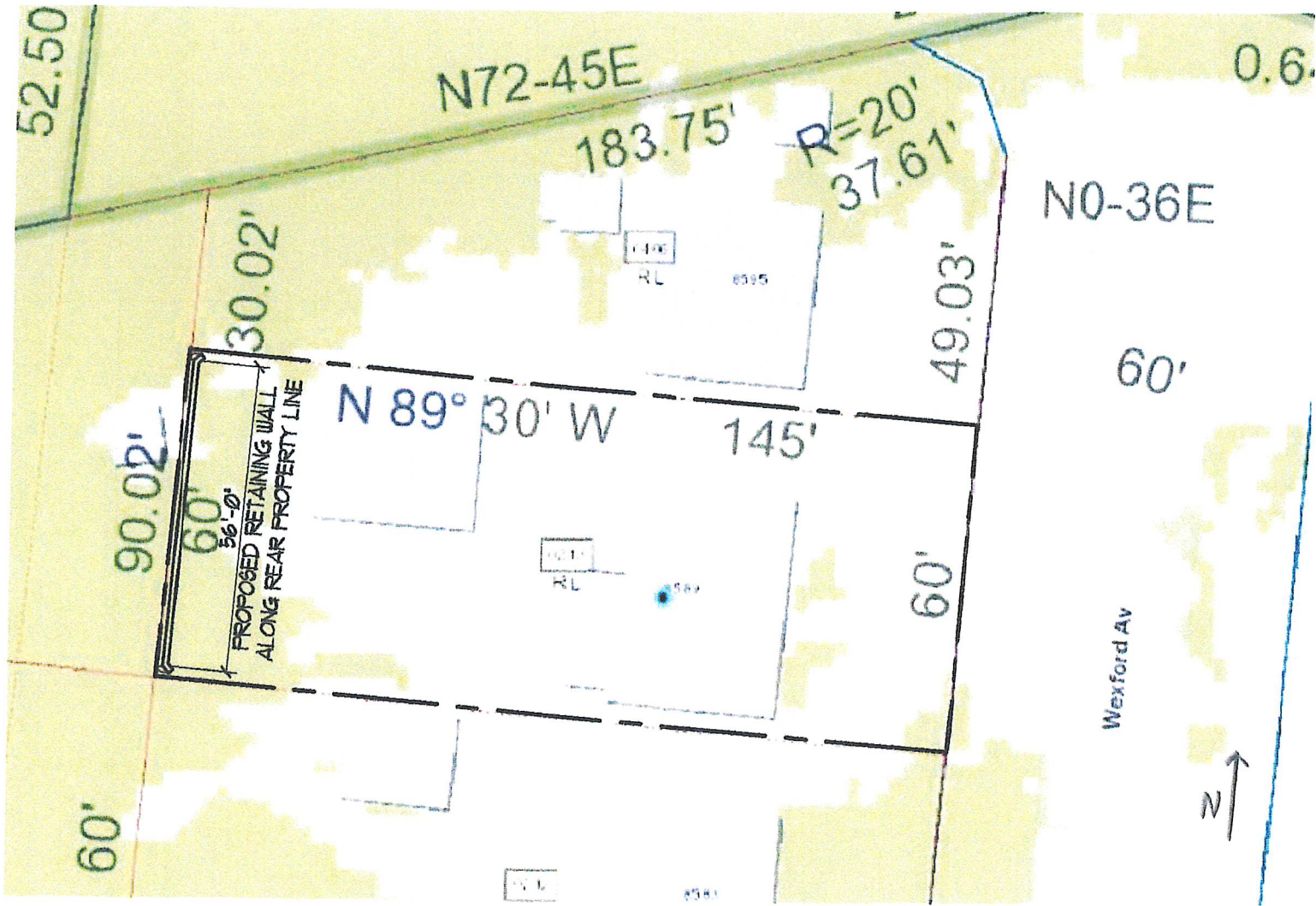


Retaining Wall Elevation

REVISIONS		
	MM/DD/YY	REMARKS
1	6/28/22	Original Drawing
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

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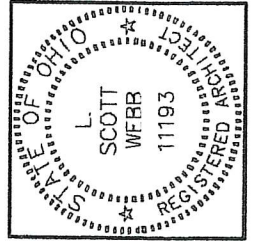




# SITE PLAN

1" = 30'-0"

SHOWING LOCATION OF PROPOSED RETAINING WALL



  
**SCOTT WEBB**  
 ARCHITECT  
 103 West Walnut Street  
 Oxford, Ohio 45056  
 (513) 523-3838  
 scottwebbarchitect.com

PROPOSED RETAINING WALL  
**Joe & Sue Renn**  
 8889 WEXFORD AVE  
 CINCINNATI, OHIO 45236

DATE
June 29, 2022