

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
SYCB220008
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8201 E. Kemper Rd ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Nancy Kranzitz Bunner	8201 Kemper	Cincinnati	OH	45249	513-615-4652
CONTRACTOR MTK Services	6025 Montgomery	Cincinnati	OH	45213	513-601-4639
DESIGNER					
APPLICANT Marshall Kellums	7114 Ohio Ave	Cincinnati	OH	45236	513 601 4639
APPLICANTS E-MAIL ADDRESS MTK Services	Cinci@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:

Replacing current old busted split rail fence with 4 ft privacy/picket fence. For the enjoyment of backyard, to contain animals & children, to establish privacy and not infringing on rights of others.

5. SQUARE FEET: _____ 6. USE: privacy & containment 7. HEIGHT: 4'

8. EST. START DATE: 10/17/22 9. EST. FINISH DATE: 10/21/22

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.

Marshall Kellums 11.11.22
APPLICANT'S SIGNATURE DATE

Nancy Kranzitz Bunner 11.11.22
PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

To Board of Zoning Appeals,

Regarding the fence which was just replaced at 8201 E. Kemper, let us start by offering our apology for not taking whatever steps you have in place for this type of project.

Over the last 6+ years, ever since my husband walked out on me, our children, grandkids, and dogs, for not wanting to be tied down any longer, I have done everything possible to keep this place looking nice. Mainly because of its location, especially being the entry to a gorgeous subdivision! It's been very difficult at times, but I remember how important it was to Tom, from our last encounter with the screened porch, the other trustees, and the rest of the city, that everything looked nice as you pull onto Kemper Knoll. I wanted to maintain that status quo and I believe we have enhanced that visual.

I have also had a conversation with my neighbors, in fact, even before starting the fence, to get their opinion because I care about what they think. After all, they live here also. Everyone I speak with expresses no objections to the fence and encourage it. Once completed, the neighbors, and myself, were very impressed, understandably so, and many of my clients asked for the contractor's information.

I hired Mr. Kellums a few years back and he has assisted in the upkeep ever since. Him and his team are great. No matter what I need they are there quickly and always professional and very knowledgeable on whatever the matter. His team had repaired busted splits rails, time and time again, which allowed me many more years of enjoyment of the fence. It unfortunately came time for full replacement, it was essentially falling apart. I would certainly think that if Marshall thought they needed a permit for a replacement they would have done so, again we had done some repairs with no issues for the last few years.

With my grandchildren here a lot, and the pets, I need this fence. The old one was getting dangerous for my wandering grandchildren, and they really love this side yard area. It's the only suitable area for the youngsters to play with the hill on the back side. It also surrounds the screened porch, which allows for safer visits as well. I really would appreciate you granting this variance as you did with the porch. I assure you the property and the

neighbors are always a priority when I make these kinds of improvements and decisions. I will not stray from that because I love this area and it's just who I am. This fence will be stained and/or sealed as soon as weather allows and will continue to maintenance on it as I have on this entire property since that dreadful day 6 years ago.

Everything above went into my decision on changing out the fence. I have been wanting to do so for many years, but I just allowed them to continue to repair the old one, and had I know it was going to cause this issue I would have let the old one stand. However, with the rot and becoming more of a nuisance, I did not want to cause safety concerns for neighbors and their guests as well as mine as I mentioned. So, I decided to make the enhancement. If we are not infringing on the rights of others privacy nor the enjoyment of their own property, which we are not, I don't see why granting this variance would have any negative impact. I do have a couple neighbors who I believe have already sent in an email on my behalf. They will also come to the meeting if necessary.

I appreciate your time,

Nancy Kranpitz Bunner.

Kemper Knoll Rd

#8201

Gate 8.0

15' 64'

145'

35'

approx 100' x 100' Dig area

10' x 10' concrete area

Gate 4'

33'

15'

20'

E. Kemper Rd

