

**SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS**

**RESOLUTION NO. SYCB220008**

**A RESOLUTION APPROVING A REQUEST FOR A VARIANCE**

**WHEREAS**, Marshall Kellums, (the Applicant) made application (the "Application") for a variance to replace a split rail fence with a 4' privacy fence located at 8201 E. Kemper Road, Sycamore Township, Hamilton County, Ohio 45249, Auditor's Parcel Number 0600-0022-0045-00 (the "Real Property"); and

**WHEREAS**, notice of a public hearing to consider the Application for such a variance was given by mail to parties in interest within two hundred feet of the Real Property and also by publication in a newspaper of general circulation in Sycamore Township, prior to the date of the public hearing; and

**WHEREAS**, a public hearing was held on Monday, December 19, 2022, by the Sycamore Township Board of Zoning Appeals to consider the Application at which time testimony and evidence were taken concerning the application; and

**WHEREAS**, the Sycamore Township zoning text and map indicate that the Real Property is located in the "A" – Single Family Residential District; and

**WHEREAS**, the Sycamore Township Board of Zoning Appeals has the authority to grant variances from the provisions of the Sycamore Township Zoning Resolution where a literal interpretation of the zoning regulations would not result in an unnecessary hardship to the owner of real property; and

**WHEREAS**, the Sycamore Township Board of Zoning Appeals finds that the granting of the variance(s) requested in the Application will not seriously affect the general health, safety and morals of the Township and the adjoining property owners; and

**WHEREAS**, the Applicant provided evidence that a practical difficulty exists; and

**WHEREAS**, the Applicant meet all of the standards for allowing a variance under Section 21-6 of the Sycamore Township Zoning Resolution in that there is a unique physical condition of the property from any others in the area, any hardship is not self-created, there are substantial rights affected, and a denial of the Application would not be granting a special privilege to the Applicant.

**NOW THEREFORE, BE IT RESOLVED**, by the Sycamore Township Board of Zoning Appeals:

**SECTION 1.**

The Application of Marshall Kellums for the property located at 8201 E. Kemper Road, Sycamore Township, Hamilton County, Ohio 45249 is hereby approved with the conditions set forth in Exhibit "A" attached.

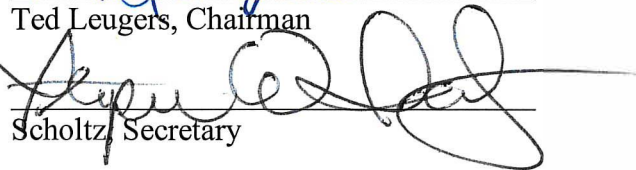
**VOTE RECORD:**

Mr. Leugers: Yes  
Mr. Heidel: Yes  
Ms. Hughes: Yes  
Mr. Ten Eyck: Yes  
Mr. Scholtz: Yes

**APPROVED** at a meeting of the Sycamore Township Board of Zoning Appeals this 19<sup>th</sup> day of December 2022.



Ted Leugers, Chairman



Scholtz, Secretary

## EXHIBIT A

1. Fence shall have no more than 20 feet from existing home building line as established by screen porch toward Kemper Knoll Road.
2. Bushes shall be planted a minimum of 6 feet maximum, on center, along Kemper Knoll property line, wholly on private property.
3. Property owner has 120 days to comply with construction of fence from date of approval (12-19-2022).