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

513.792.7250 PHONE

BZA APPLICATION

APPLICANT'S SIGNATURE

PROPERTY OWNER'S SIGNATURE

513.792.8564 FAX

3/20/23 BZA

APPLICATION NUMBER

FEES: APPEAL: \$150.00 VARIANCE: \$150.00 CONDITIONAL USE: \$500.00 NON-CONFORMING USE: \$500.00	COMMERCIAL RESIDEN	NTIAL	SYCB 23000 \ DO NOT WRITE IN THIS SPACE			
. PROJECT ADDRESS:	ZIP CODE:					
. NAME	STREET ADDRESS	CITY		ST	ZIP	PHONE NUMBER
inda Engelhart Gunther	9095 Shadetree Dr	Sycamore	e Twp	ОН	45242	5133754849
ONTRACTOR eeress Fences						
DESIGNER						
inda Engelhart Gunther	45					
PPLICANTS In art@gmail.com					***************************************	
CONDITIONAL USE NON-CONFORMING USE CONDITIONAL USE NON-CONFORMING						
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 aspection related to this Board of Zoning Appeals application.						

DO NOT WRITE BELOW THIS LINE

NOTE: FILING THIS APPRICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

Linda Engelhart-Gunther. Variance Request - Letter of intent

My home is at the SW corner of Shadetree Dr and Timberknoll. It is 1/4 acre lot -60 by 200.

The purpose of the variance request is because the fence was originally denied under section 10-7.1 as the township considers corner lots to have 2 front yards.

I can agree that it is nice to maintain corner lots to a standard. I built a privacy garden about 15 years ago. This garden sits 2 ft into the property from the sidewalk. And is about 3 feet wide. It is landscaped with 7 different species of plants that are all intended to provide privacy and well as visual interest. The plants consist of OakLeaf Hydrangea, Viburum Lacecap, Winterbery, Rugosa Rose, and others. The start of this area was a columnar blue spruce which I just lost to needlecast. It will be replaced at a later date.

The need for a fence is being driven by our dog that likes to chase squirrels and bunnies. My request is to place the 4 ft tall Ky Board fence along the property line and at the Timeberknoll side place the fence in the garden area 2 feet in from the side walk. Reason being that it would be easier to maintain (stain or paint) since the township would also like the face of the fence to face out.

If I place the fence 8 feet into the yard as requested by the zoning code, I will have a 3 ft strip of grass that will be more difficult to maintain - cut separately, and much more use of a trimmer around each post and down the length of the wire mesh as it meets the ground on both sides of the fence. As well the use of the backyard is reduced and will interfere with the replacement of the spruce which did anchor the corner. Not to mention that placing the fence 3 feet into the back yard from the existing privacy garden area will visually look odd.

Visual of fence as requested by the township, versus where I would like to fence.





DITE Mon - 9095 Shadetee Gunther let 60 x 100



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Plan prepared by: linda Engelhand Genthr