

SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS

RESOLUTION NO. SYCB230001

A RESOLUTION DENYING A REQUEST FOR A VARIANCE

WHEREAS, Linda Engelhart Gunther, (the Applicant) made an application (the "Application") for a variance to install a (4') foot Kentucky three-board-fence in the defined front yard located at 9095 Shadetree Dr, Sycamore Township, Hamilton County, Ohio 45242, Auditor's Parcel Number 0600-0100-0048 (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, March 20th, 2023, 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 "B" – 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 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 seriously affect the general health, safety, and morals of the Township and the adjoining property owners; and

WHEREAS, the Applicant failed to provide evidence that it is suffering an unnecessary hardship; and

WHEREAS, the Applicant failed to meet all of the standards for allowing a variance under Section 10-7.1 of the Sycamore Township Zoning Resolution in that there is no unique physical condition of the property from any others in the area, any hardship is self-created, there are no substantial rights affected, and the approval of the Application would be granting a special privilege to the Applicant.

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

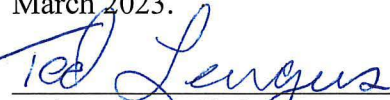
SECTION 1.

The Application of Linda Engelhart Gunther for the property located at 9095 Shadetree Dr, Sycamore Township, Hamilton County, Ohio 45242 is hereby DENIED.

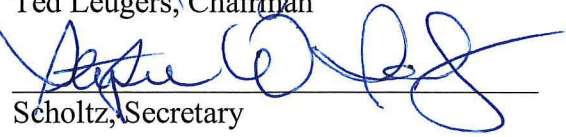
VOTE RECORD:

Mr. Leugers - yes
Mr. Heidel - yes
Ms. Hughes - yes
Mr. Ten Eyck - yes
Mr. Scholtz – not present
Mr. Schwartz- yes

DENIED at a meeting of the Sycamore Township Board of Zoning Appeals this 20th day of March 2023.



Ted Leugers, Chairman



Scholtz, Secretary