

**SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS**

**RESOLUTION NO. SYCB240003A**

**A RESOLUTION APPROVING A VARIANCE GRANTING RELIEF  
FROM STZR SECTION 10-7.1C, ALLOWING FOR AN  
ALTERNATE SITE ARRANGEMENT FOR A PRIVACY FENCE AT  
6525 MICHAEL DRIVE, 45243**

**WHEREAS**, Morgan Busam (Applicant) made an application (the "Application") for a variance for a six-foot-tall privacy fence in the defined front yard of a corner lot at 6525 Michael Drive, Sycamore Township, Hamilton County, Ohio, Auditor's Parcel Number 600-0080-0382-00 (the "Real Property") (this request was denied in Resolution SYCB240003); and

**WHEREAS**, a notice of a public hearing to consider the Application for 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, August 19, 2024, by the Sycamore Township Board of Zoning Appeals to consider the Application, at which time testimony and evidence was 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 a variance from the provisions of the Sycamore Township Zoning Resolution where a literal interpretation of the zoning regulations would result in a practical difficulty to the owner of real property; and

**WHEREAS**, the Sycamore Township Board of Zoning Appeals finds that the granting of the variance requested in the Application will not seriously affect the general health, safety and morals of neither the Township nor the adjoining property owners;

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

**SECTION 1.** The Sycamore Township Board of Appeals grants an alternate site location for the privacy fence that provides relief from STZR 10-7.1C. That the alternate site arrangement for 6525 Michael Drive, Sycamore Township, Hamilton County, Ohio is hereby approved with the staff recommendation and site plan attached as Exhibit A.

**SECTION 2.** That the approval of the following variances shall be granted with the following conditions: The validity period shall be 6 months.

**SECTION 3.** No Zoning Certificate shall be issued by the Zoning Administrator until:

- A. A Zoning Compliance Plan in compliance with this Resolution has been received and approved by the Zoning Administrator; and
- B. All documents submitted for zoning certificates are fully coordinated and consistent

The Hamilton County Building Commissioner shall issue no building permit for actual construction before a Zoning Certificate is received from the Zoning Administrator.

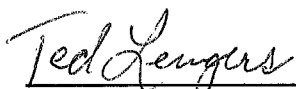
**SECTION 4.** The Zoning Administrator shall issue no Final Zoning Certificate until the development complies with all requirements contained in this Resolution and the Zoning Compliance Plan.

**SECTION 5.** All aspects of the development of the property, including, but not limited to, property improvements, landscaping, and ground cover, as set forth in the plans, specifications, covenants, conditions, requirements and limitations of the Zoning Compliance Plan and contained in this Resolution shall be continually maintained by the owner of the property. Any failure to maintain the development shall be considered a violation of the Zoning Resolution and shall be subject to all penalties and remedies there under.

**VOTE RECORD:**

Mr. Leugers:	YES
Mr. Schwartz:	YES
Mr. Scholtz	YES
Mr. Ten Eyck:	YES
Mr. Ramicone:	YES

**APPROVED** at a meeting of the Sycamore Township Board of Zoning Appeals this 19<sup>th</sup> day of August 2024.



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Ted Leugers, Chairman



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Steve Scholtz, Secretary

Exhibit A

An alternative site arrangement which would require the fence to not be sited in the front yard, but to allow relief from the 25% side setback rule (10-7.1C), to allow the fence to run parallel to the house front-corner lot (Michael Drive) elevation. See the proposed site arrangement below.

*Proposed fence location in Red, not to cross the threshold of the southwest corner of the house that faces the Michael Drive elevation.*

