

SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS

RESOLUTION NO. SYCB240001

A RESOLUTION DENYING A REQUEST FOR A VARIANCE

WHEREAS, Eric Fiehler, (the Applicant) made application (the "Application") for a variance for a six-foot-tall privacy fence in the defined front yard of a corner lot at 8096 Buckland Drive, Sycamore Township, Hamilton County, Ohio 45249, Auditor's Parcel Number 600-0014-0132-00 (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 Thursday, February 29, 2024, by the Sycamore Township Board of Zoning Appeals to consider the Application at which time sworn 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 Eric Fiehler for the property located at 8096 Buckland Drive, Sycamore Township, Hamilton County, Ohio 45249 which included the site plan attached as Exhibit A is hereby **denied**.

VOTE RECORD:

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

DENIED at a meeting of the Sycamore Township Board of Zoning Appeals this 29th day of February 2024.



Ted Leugers, Chairman



Steve Scholtz, Secretary

Exhibit A

