

RESOLUTION  
GRANTING  
APPEAL NO. 2020-11

WHEREAS, Harji Singh, 11873 Nathanshill Lane, Cincinnati, OH 45249, appellant, on September 17 2020, filed Appeal No. 2020-11 under Section 183 of the Zoning Resolution, seeking a variance from the literal enforcement of Section 346.1 of said Resolution as applied to the property at 11873 Nathanshill Lane, Symmes Township, Hamilton County, Ohio; and

WHEREAS, said appellant, on September 17, 2020, applied to the Symmes Township Zoning Inspector for a Zoning Certificate for the construction of a six (6) foot high privacy fence in the front yard; and

WHEREAS, said Zoning Inspector, on September 17, 2020, acting upon said application and the plats and plans submitted, refused to issue said Certificate, the reasons being based upon the maps and regulations of the Zoning Resolution; and

WHEREAS, a public hearing was scheduled for said appeal on November 2, 2020, notice of such hearing was given by first class mail to parties of interest and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the date of said hearings in accordance with Section 303.15 of the Ohio Revised Code; and

WHEREAS, Section 41 et seq. of the Zoning Resolution and the Symmes Township District Maps designate said premises to be in the "A" Residence District; and

WHEREAS, Section 346.1 provides, in relevant part, that no fence or wall located in the front or side yard shall be built to a height greater than three (3) feet and shall have an open face area of no less than fifty (50%) percent or when constructed to a height of not more than four (4) feet above grade, shall have an open face area of no less than sixty-two (62%) percent; and

WHEREAS, according to testimony offered at the public hearing, the appellant is proposing to replace an existing six (6) foot high privacy fence with a new six (6) foot high privacy fence in the front yard on the west and southwest sides of the existing home; and

WHEREAS, according to further testimony offered at the public hearing, the subject property contains a double frontage lot with a typical front yard located along Nathanshill Lane to the east and a second front yard located along the west of Mason Road, south of Chapelsquare Lane; and

WHEREAS, according to further testimony offered at the public hearing, an existing split rail fence which runs along the southern property line and within the rear yard of the home would also be replaced by a six (6) foot high privacy fence. This portion of fencing is permitted since it would be located in the rear yard; and

WHEREAS, according to further testimony offered at the public hearing, the fences are in poor condition and need to be replaced; and

WHEREAS, according to further testimony offered at the public hearing, the applicant could replace the existing fence with landscaping or a type of fence that has more open face area so it provides privacy and does not create a barricade appearance from the street; and

WHEREAS, according to further testimony offered at the public hearing, the existing fence was installed prior to 1996 when Symmes Township Zoning was created; and

WHEREAS, according to further testimony offered at the public hearing, Sycamore Presbyterian Church which is located adjacent to this property is supportive of the new fence; and

WHEREAS, 184.6 empowers this Board to permit a variation in the yard requirements of any District where there are practical difficulties or unnecessary hardships in the carrying out of these provisions due to irregular shape of the lot, topographic or other conditions, provided such variation will not seriously affect any adjoining property or the general welfare; and

WHEREAS Section 185 provides, in exercising the above mentioned powers, the Board may reverse or affirm, wholly, or partly, or may modify the order requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all powers of the Officer from whom the appeal is taken; and

WHEREAS, it is the consensus of this Board, after careful consideration of all the facts, testimony, and evidence submitted, that the literal enforcement of the strict application of Section 346.1 of the Zoning Resolution will result in practical difficulty to the appellant of the property in question; and

WHEREAS, the variation, in accordance with the following conditions, will not seriously affect any adjoining property owners or the general welfare; and

NOW, THEREFORE BE IT RESOLVED that upon consideration of the foregoing, the Symmes Township Board of Zoning Appeals does hereby grant a variance from the requirement of Section 346.1 of the Zoning Resolution in accordance with the authority granted in Section 184.6. Furthermore, the decision of the Zoning Inspector to deny the issuance of a zoning certificate for the reason that the application failed to comply with Section 346.1 of the Zoning Resolution is affirmed, but in accordance with the authority of Section 185, the Board of Zoning Appeals, having granted a variance as stated above, hereby determines that a zoning certificate may be issued to the applicant consistent with the terms set forth in this Resolution; and

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That, the proposed fence shall be constructed exactly as shown on the plats and plans submitted to this Board with the front of the fence facing towards the neighbor's property;
2. That, the proposed fence shall not be relocated or enlarged without the approval of this Board;
3. That, the proposed fence shall be maintained in a satisfactory condition at all times;
4. That, the proposed fence shall comply in all other respects with the Zoning Resolution and the lawful requirements of the Hamilton County Building Commissioner;
5. That, the Zoning Certificate and Building permit (if required) for the proposed fence shall be obtained within six months (6) months and all work be completed within one (1) year from the date of adoption of this Resolution;

BE IT FURTHER RESOLVED that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

ADOPTED at a regularly scheduled meeting of the Symmes Township Board of Zoning Appeals in session this 2nd day of NOVEMBER 2020.

Mr. Fowler – ‘aye’, Ms. Harlow – ‘aye’, Mr. Havill – ‘aye’, Mr. Horvath – ‘aye’.

APPROVED: NOVEMBER 2, 2020

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Luanne C. Felter  
Zoning Secretary

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Jennifer Harlow, Board Chairperson