



ZONING COMMISSION
BOARD OF ZONING APPEALS

NOTICE OF HEARING TO PARTIES OF INTEREST

A request has been filed by David & Melissa Mullikin, 10127 Elmfield Drive, Loveland, OH 45140, appellant, for variance approval for the construction of a six foot tall solid fence to be located within the front yard at 10127 Elmfield Drive.

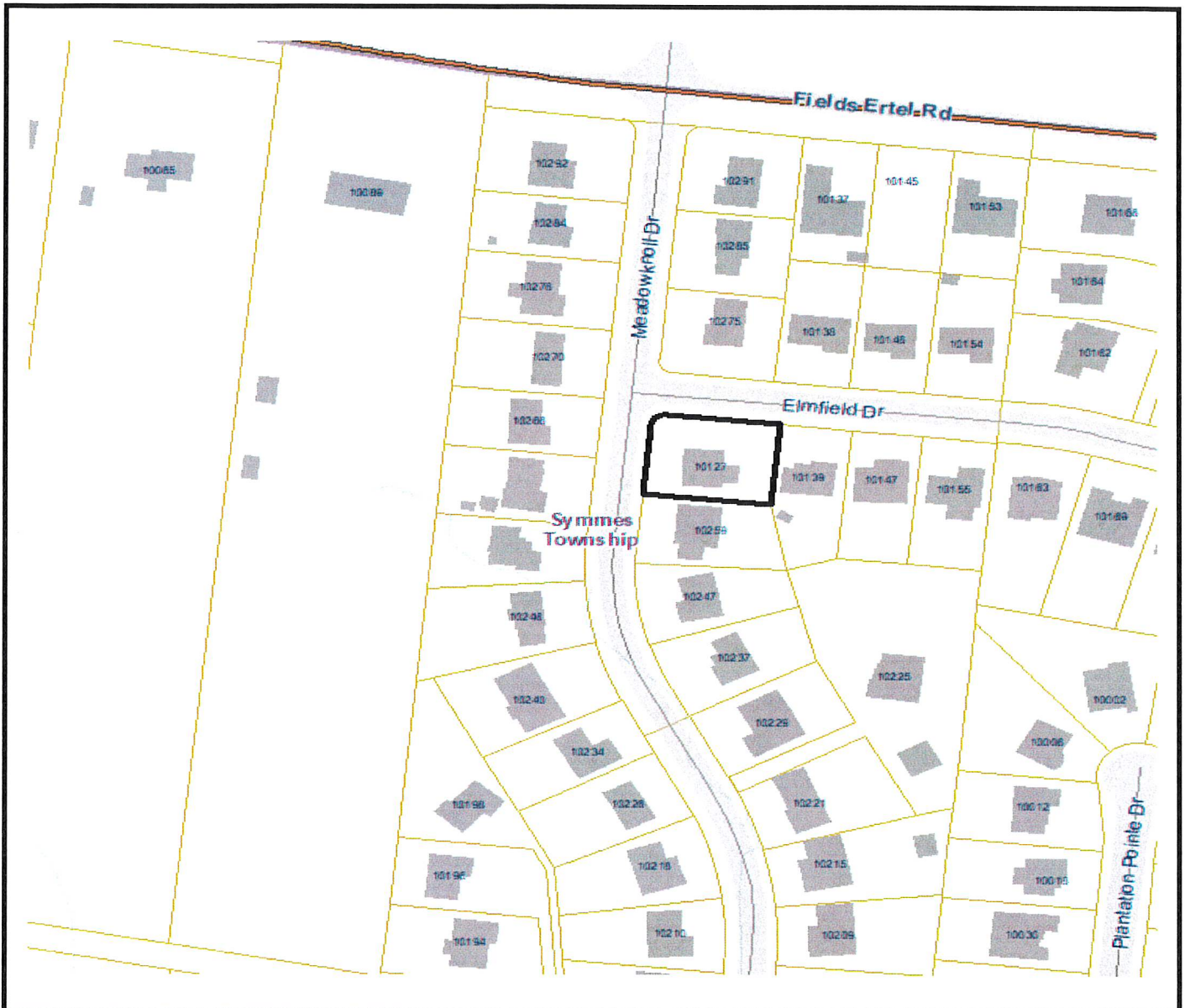
A hearing will be held by the Symmes Township Board of Zoning Appeals on Monday, November 1, 2021 at 7:00 p.m. at the Safety Services Center, 8871 Weekly Lane, at which hearing you may appear, if you desire, either in person or by attorney or agent.

Plans are on file and open for public inspection at the Township Administration Building. The office hours are from 8:00 a.m. to 4:30 p.m., Monday through Friday.

October 18, 2021

By Order of the Board of Zoning Appeals

Luanne Felter
Township Zoning Secretary



Vicinity Map

Case: Symmes Township 10127 Elmfield Drive (ZVSM2021-08)

Request: Variance

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Any floodway and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of limits recipient must refer to the 2004 FEMA floodway fringe maps. Large differences can exist between actual flood prone area and official FEMA flood fringe areas.

HAMILTON COUNTY RURAL ZONING COMMISSION
 138 E COURT ST RM 801
 CINCINNATI, OH, 45202-020
 (513) 946-4500

Created: 09-30-2021

Signed: _____ Date: _____

September 28, 2021

RECEIVED

SEP 29 2021

Dear Members of the Board of Zoning Appeals,

I, David Mullikin, write on behalf of myself and my wife to seek a fence variance for our single-family home at 10127 Elmfield Drive, Loveland, 45140 in Symmes Township. Current zoning rules state that fences must be no more than 4ft tall and be less than 62% open in front yards in our township. I respectfully request to have approval granted, by the Board, to keep our currently installed 6ft tall fence that is encroaching just 48 inches onto the north front yard of our property.

On April 29, 2021, we were granted a permit to install a 6ft privacy fence around our backyard. This fence was part of a backyard remodel which included the installation of an inground pool. The drawing we submitted for the fence permit was based on measurements and layout provided to us by the company installing our pool. On May 15, 2021, the pool company began their dig for pool construction in our yard. As the project progressed and drew closer to completion, the pool company installed the pool steps and poured the standard amount of concrete for a railing and walkway around the edge of the pool steps. This amount of space was not accounted for during the original layout and measurements used for applying for our fence permit. When all was said and done the finished pool and concrete pushed our fence line out 48 inches from the corner of our house into the north front yard of our property therefore positioning us to request this variance.

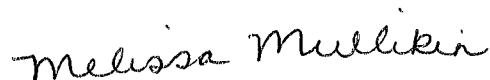
As a corner lot, our back yard privacy is very limited due to full street visibility from the north side of our property. We are also troubled by a particular neighbor who has chosen to position video cameras with 24/7 surveillance on our back yard and home, which has compromised our privacy and made it extremely uncomfortable when trying to enjoy our own back yard. For these reasons we are respectfully requesting the Board's approval to keep our already installed fence in its current position to enjoy some level of privacy for our family and provide security for our home and pool.

Though our currently installed fence is not exact to the Township zoning rules, we gratefully appreciate the Board's understanding of our situation and consideration to the approval of our variance request.

Sincerely,



David Mullikin



Melissa Mullikin

RECEIVED

SEP 29 2021

Elmfield-Dr

Meadow

R=14
21.99

110.76'

Proposed 4ft. High
Solid Fence

Meadowknoll-Dr

TOWNSHIP

Green
Oaks
Bk
A
P.C.

81'

1027 ELMFIELD DR. SYMMTP

Symmes
Township

Symmes

95'

124.76'

Approved 4ft.
High Solid Fence

57.15'

10259

78'



HAMILTON COUNTY

Planning + Development

138 E Court Street, Room 801
Cincinnati, Ohio 45202

0 20 40

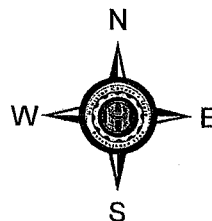


Feet

1:272

1 inch = 23 feet

04/27/2021



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