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**MINUTES OF SYMMES TOWNSHIP BOARD OF ZONING APPEALS  
REGULAR MEETING  
November 2, 2020**

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The meeting was called to order at 7:00 p.m. Members of the Commission present were: Mr. Fowler, Ms. Harlow, Mr. Havill, and Mr. Horvath.

Also present were: Bryan Snyder, Hamilton County Zoning Inspector and Luanne Felter, Zoning Secretary.

PUBLIC HEARING

MS. HARLOW convened the public hearing for BZA 2020-11 for the property located at 11873 Nathanshill Lane.

MR. SNYDER stated that 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. The existing home is located on 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. An existing split rail attached to the existing privacy fence that runs along the rest of the southern property line within the rear yard of the home would also be replaced by a six-foot high privacy fence. However, this portion of fencing is permitted since it would be located in the rear yard. Staff believes 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. There are no other rear yard fences in this area.

HARJI SINGH (11873 Nathanshill Lane, Cincinnati 45249) stated that the fence is in disrepair and needs to be replaced. Sycamore Presbyterian Church which is located adjacent to my property is supportive of the new fence and have submitted letters to the Board on my behalf. Lastly, there is a house near me which backs up to Mason-Montgomery Road that has a six-foot high privacy fence.

MR. SNYDER noted that Mr. Singh is correct about the house and apologized for his mistake.

MS. HARLOW wanted to know how long the privacy fence has been in place.

MR. SINGH stated that the fence was there when they purchased the home about 25 years ago.

MR. HORVATH wanted to know if he would be willing to install a split rail fence with landscaping for privacy.

MR. SINGH stated that landscaping would take too long to fill in.

MR. FOWLER stated that he supports this request. The new fence will improve the look along the busy roadway.

The Board members agreed.

MR. FOWLER made a motion to approve the variance request for the construction of a six-foot tall solid fence in the front and rear yards at 11873 Nathanshill Lane. MR. HORVATH seconded the motion and the roll call vote was as follows: Mr. Fowler – ‘aye’, Ms. Harlow – ‘aye’, Mr. Havill – ‘aye’, and Mr. Horvath – ‘aye’.

MS. HARLOW convened the public hearing for BZA 2020-12 for the property located at 10132 Humphrey Road.

MR. SNYDER stated that the appellant is proposing to erect a 32 square foot, 10-foot-high temporary construction sign identifying the new Stonewood subdivision. The subject property is located on the east side of Humphrey Road, south of Liberty Hill Court. The proposed sign would be

located out of the right-of-way and on lot #8 of the subdivision on the south side of the entrance into the development.

The Zoning Resolution allows one temporary construction sign within residential districts not to exceed 12 square feet in size and not to exceed six feet in height. All such signs are required to be located out of the right-of-way and five feet from all other property lines. The size they are requesting is almost three times the allowable size. The proposed sign, although temporary in nature, may appear to be out of character for the surrounding area. The applicant could construct permanent entrance walls and permanent signage for the subdivision that meet the requirements of the Zoning Resolution.

MR. HORVATH wanted to know if the request is typical for a residential development.

MR. SNYDER stated that he has not had a similar request in the 10 years he has been administering Symmes Township zoning.

MR. HAVILL wanted to know what the timeframe is for the temporary construction sign.

MR. SNYDER stated that once the final course of asphalt has been applied the sign would need to come down even if all the lots are not filled.

MAT WALKER (WP Land Company, 9532 Main Street, Cincinnati 45242) stated that the proposed sign would be used to market the development and eliminate the need for individual real estate signs on the lots. This will give it a more professional look. They plan to construct permanent entrance walls and permanent signage for the subdivision within 60-90 days.

MR. HORVATH stated that the sign is way too big. An 8-foot-high sign should be sufficient.

MR. WALKER noted that the proposed sign is actually 8 feet tall but will be installed on top of a mound making it 10 feet tall. This is a typical sign that they have installed throughout the Greater Cincinnati area.

MR. FOWLER suggested they approve an 8-foot-tall sign with a stipulation that the sign must be removed within one year.

MS. HARLOW agreed and noted that she does not want to set a precedent for other builders.

MR. HAVILL made a motion to approve the installation of a temporary construction sign not to exceed sixteen (16) square feet and eight (8) feet in height at the Stonewood subdivision located at 10132 Humphrey Road.

MR. HORVATH seconded the motion and the roll call vote was as follows: Mr. Fowler – ‘aye’, Ms. Harlow – ‘aye’, Mr. Havill – ‘aye’, and Mr. Horvath – ‘aye’.

#### ADMINISTRATIVE MATTERS

MR. HORVATH made a motion to approve the minutes of the September 14, 2020 meeting. MR. HAVILL seconded the motion and the roll call vote was as follows: Mr. Fowler – ‘aye’, Ms. Harlow – ‘aye’, Mr. Havill – ‘aye’, and Mr. Horvath – ‘aye’.

#### ADJOURNMENT

MS. HARLOW adjourned the meeting at 8:18pm.

Approved:

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Jennifer Harlow, Chairperson

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Luanne Felter, Zoning Secretary