

RESOLUTION
GRANTING
APPEAL NO. 2018-05

WHEREAS, Greg Mefford, 9595 Creekside Drive, Loveland, OH 45140, appellant, on March 30, 2018, filed Appeal No. 2018-05 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 9595 Creekside Drive, Symmes Township, Hamilton County, Ohio; and

WHEREAS, said appellant, on March 29, 2018, applied to the Symmes Township Zoning Inspector for a Zoning Certificate for the construction of a six (6) foot privacy fence in the side yard; and

WHEREAS, said Zoning Inspector, on March 10, 2017, 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 May 7, 2018, 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 seventy-five (75%) percent; and

WHEREAS, according to testimony offered at the public hearing, the applicant is proposing to replace the current six (6) foot privacy fence around the perimeter of the subject property with a new six (6) foot high wooden privacy fence. A variance is required for the portion of the fence that extends from the northwest corner of the home to the western property line and the portion that extends south along the western property line to the southern property line; and

WHEREAS, according to further testimony offered at the public hearing, the house was constructed in a manner that the back patio and second door exist on the side of the home rather than the rear and as a result faces into the neighbor's house requiring screening; and

WHEREAS, according to further testimony offered at the public hearing, the proposed fence could legally be constructed on the neighbor's property but several large trees would need to be removed; and

WHEREAS, according to further testimony offered at the public hearing, the existing fence is not highly visible from the road and is not out of character with the area due to its location and the location of the neighboring home; 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 7th day of MAY 2018.

Mr. Fowler – 'aye', Ms. Harlow – 'aye', Mr. Havill – 'aye', Mr. Ruehlmann – 'aye', Mr. Wolfe – 'aye'.

APPROVED: MAY 7, 2018

Luanne C. Felter
Zoning Secretary

Ronald Ruehlmann, Board Chairperson