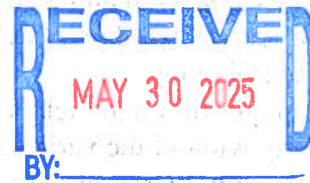


ANDERSON TOWNSHIP BOARD OF ZONING APPEALS

CONSENT OF OWNER(S) TO INSPECT PREMISES

To: Anderson Township Board of Zoning Appeals Members and Staff
Anderson Center
7850 Five Mile Road
Anderson Township, Ohio 45230

Re: Review of Subject Site



Dear Members and Staff:

As owner(s) of the property located at 1119 Sutton Rd Cincinnati OH 45230, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Anderson Township to enter the property for visual inspection of the exterior premises and to post a public hearing sign. The purpose of said inspection is to review the existing conditions of the subject site as they relate to the application filed with the Board of Zoning Appeals.

5/24/25

Pamela Ford

Date

Owner

Larry Ford

Owner

The names of the Anderson Township Board of Zoning Appeals Members are Paul Sian, John Halpin, Jeffrey Nye, Paul Sheckels, Scott Lawrence, Greg Heimkreiter, First Alternate and Jennifer Barlow, Second Alternate.

Dear Anderson Township Zoning Commissioners: regarding the variance request for the 6' lattice topped privacy fence located at 1119 Sutton Rd 45230 at the home of Pam and Larry Ford.

Below are the standards to be weighed and our thoughts regarding these standards as they pertain to the privacy fence.

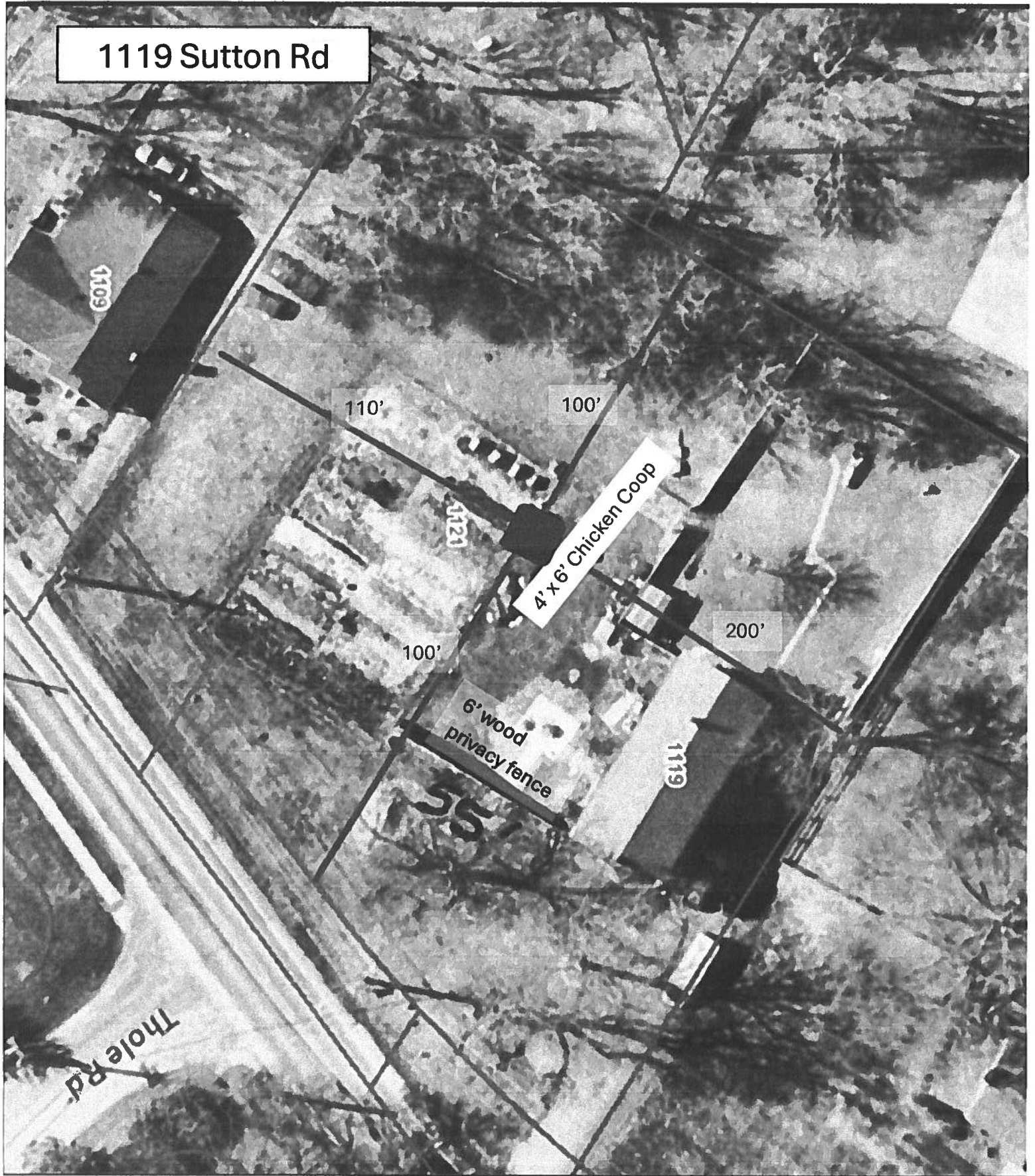
As Amended: 4/16/2015 | Effective: 11/3/1987 Article 2: Administration | 15

b. Standards to be considered and weighed in determining whether a property owner seeking an area variance has encountered practical difficulties in the use of his/her property include, but are not limited to the following:

- i. The property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance; **The privacy fence adds value to the property. The fence is professionally installed with an 8ft wide double gate for access. It is topped with lattice & solar lights making it an attractive addition.**
- ii. The variance is substantial; **the privacy fence in question covers roughly 55' of 210' of the Ford property -so roughly ¼ of the property line. It has already been built.**
- iii. The essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance; **There are 2 properties within walking distance to our home that have privacy fences in their side yards. One on Sutton and one on Salem.**
- iv. The variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage); **The location of the fence does not affect the delivery of governmental services.**
- v. The property owner purchased the property with knowledge of the zoning restrictions; **I was not aware of the zoning restriction. The fence company said they would secure the permit to build and I trusted that had been done. I now know to check with zoning myself.**
- vi. The property owner's predicament can be feasibly obviated through some method other than a variance; **Since the fence is already installed, a variance would be welcomed and appreciated.**
- vii. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. **I do believe that all the reasons stated above make granting the variance the just decision. Thank you for your time and consideration to this matter.**

Pam and Larry Ford

1119 Sutton Rd



Applicant: Pam Ford
1119 Sutton Rd
Cincinnati, Ohio 45230

Request: 4' x 6' chicken coop located in rear yard at least 100' from all lot lines, 6' wood privacy fence in the side yard

