

# Zoning Appeal Application Packet

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**Applicant:** Danielle Donley

**Property Address:** 7006 Martha Rd., Cincinnati, OH 45230

**Township:** Anderson Township

**Request:** Area Variance – Fence Placement

**Zoning Case #:** \_\_\_\_\_

**Hearing Date:** 6/4/2026

**Submitted on:** 5/5/2026



**Description of Request:**

Requesting approval to replace and realign an existing privacy fence along the driveway side of the property, extending forward of the rear plane of the home, following a recent property survey.

To the Anderson Township Board of Zoning Appeals:

I am requesting a variance to allow the replacement and re-establishment of a privacy fence along the driveway side of my property, extending forward of the rear plane of my home. This request is associated with replacing and slightly relocating an existing fence following a recent property survey. Please see attached for property survey conducted in September 2025. This request is made pursuant to Article 2 of the Township Zoning Board of Appeals, including Section 2.12(b), which sets forth the standards for evaluating practical difficulties in area variance requests.

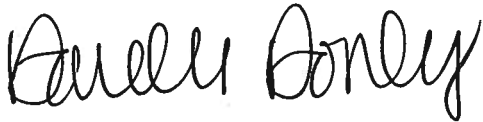
The requested variance is limited in scope and applies only to approximately 40 feet of fencing along one side of the property. A privacy fence has existed in this location for approximately 25 years (September 18, 2001, see attached). The request does not introduce a new or unusual use, but rather maintains a longstanding condition while aligning the fence properly within the corrected property boundary. This project is also part of maintaining and improving the property as a responsible resident of Anderson Township. *2.12(b)(ii)*

The proposed replacement of the fence will not alter the essential character of the neighborhood or negatively impact adjoining properties. The fence will remain along the side property line next to the driveway and will not obstruct visibility or create safety or public access concerns. As it will be a replacement of an existing structure, it continues a condition that has been present for decades and is consistent with typical residential fencing. *2.12(b)(iii)*

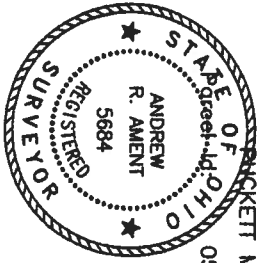
Without the variance, the only alternative would be a shorter, open-style fence, which would not provide the same practical screening of the space or help maintain a functional barrier along the property line where there is existing invasive overgrowth, in addition to privacy. Alternative solutions for privacy such as landscaping would require significant time to establish, ongoing maintenance, and may not achieve comparable results due to existing invasive vegetation along the property line that would inhibit successful establishment. As such, there is no practical alternative that provides and maintains equivalent functionality. *2.12(b)(vi)*

The intent of the zoning regulation aims to preserve openness and visibility in front yard areas. This request upholds that intent, as the fence is located along a side boundary and does not create enclosure across the front of the property. Granting this variance allows for reasonable residential use while maintaining the general character and intent of the zoning code. *2.12(b)(vii)*

Respectfully submitted,

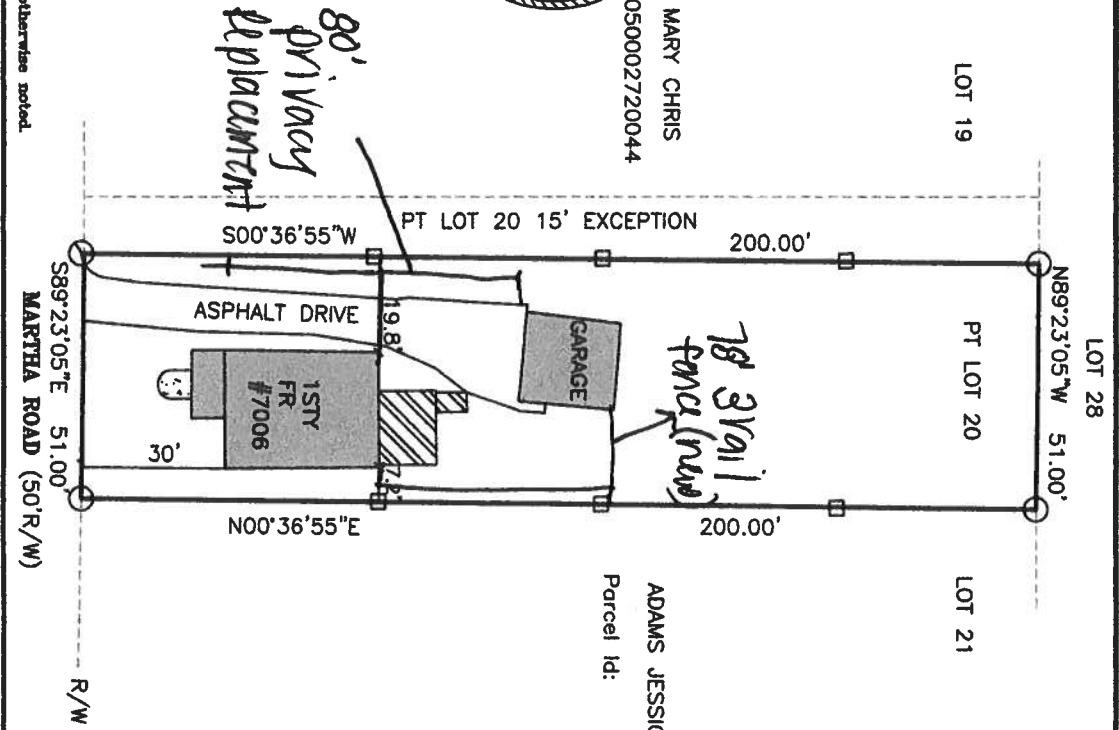


Danielle Donley



REGISTERED  
SURVEYOR  
STATE OF OHIO  
ANDREW R. AMMENT  
5684  
050002720044

Note: All streets are public unless otherwise noted.



ADAMS JESSICA NICOLE  
Parcel Id: 050002720046

**ANDREW R. AMMENT, PSC**  
LAND SURVEYOR  
OHIO-REGISTERED  
Professional Registration No. 5684  
c. (603) 344-7676 f. (603) 344-7627

**RETRACEMENT SURVEY**

DANIELLE RYAN DONLEY  
7006 MARTHA ROAD  
HAMILTON COUNTY  
ANDERSON TOWNSHIP, OH 45230

NEW BEECHMONT SUBDIVISION  
MILITARY SURVEY 609  
PART LOT 20  
PLAT BOOK 31 PAGE 37

**SURVEYOR'S CERTIFICATE**

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision. The unadorned precision falls inside or exceeds minimum standards. The survey as shown herein is a Class A survey and the accuracy and precision of said survey meets all the specifications of this class.

Field work was completed on 9-8-2025.  
Date of Plat of Map is 9-10-2025.

*Andrew R. Amment* PLS

Andrew R. Amment, Land Surveyor, PSC  
Registered Land Surveyor  
Registration No. OH 5684, KY 1729

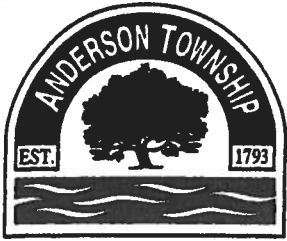
**Notes:**  
1. All streets are public unless otherwise noted.  
2. Survey was performed using a dual frequency Topcon Report 585 in Ohio State Plane South Zone, NAD 83 & NAVD 88, utilizing Geoid12A.



**LEGEND**

● Iron Pin (6d)	Concrete
○ Iron Pin (6d), being 1", 3"	Structure
○ Iron Pin with cap (green)	Asphalt
○ Iron Pin (6d) on steel per plan	Ditching
○ Steel Pin (6d) on steel per plan	Gravel
▲ P.C., P.T., or Station or Wing Nail (6d)	
△ P.T., or Station or Wing Nail (6d)	
□ Iron or Stake (6d)	
✕ Mark found in concrete	
— Dimension Lines	
— Overhead Utilities	

DRAWN BY: MPM CHECKED BY: ABA SCALE: 1"=30'



**ANDERSON TOWNSHIP DEVELOPMENT SERVICES**

7954 Beechmont Avenue  
Anderson Township, Ohio 45255-3192  
TEL (513) 474-5123  
FAX (513) 388-4484

**HAMILTON COUNTY, OHIO**

**Anderson Township Zoning Commission**

**Zoning Certificate**

To: Ms. Judy R. Wooten  
7006 Martha Road  
Cincinnati, OH 45230

10462R

Date: 09/18/2001 Permit No: 2001.490

Pursuant to Sections 191 et seq. of the Anderson Township Zoning Resolution, THIS IS TO CERTIFY that the

**Fence, being installed 4' & 6' high; 4' high, 75% open style, in side yard plus 6' high, privacy style, located in the rear yard, as shown, per drawing attached. Located at 7006 Martha Road, Zoning District "C"Res., Anderson Township.**

is approved pursuant to the regulations of the Anderson Township Zoning Resolution provided that it complies with all conditions as set forth in the Anderson Township Zoning Resolution.

This certificate is issued in compliance with Section 191 et seq. of the Anderson Township Zoning Resolution.

THIS CERTIFICATE MUST BE PRESENTED TO THE HAMILTON COUNTY BUILDING INSPECTOR IN ORDER TO OBTAIN NECESSARY BUILDING PERMITS

**CERTIFIED COPY**

I do hereby certify that the foregoing, is taken and copied from the original on file in said office, that said copy has been compared by me with the original document and that it is a true and correct copy thereof.

**ANDERSON TOWNSHIP PLANNING & ZONING**

By [Signature]

Date 4/30/26

Anderson Township Zoning Commission  
By [Signature]  
Dave A. Zaidain/Director  
Steve E. Sievers/Assistant Director  
(or)  
Barbara S. Heffner/Zoning Inspector

**Note: Approval of a Zoning Certificate does not assure compliance with any other restrictions, including deed or subdivision restrictions, which may be applicable.**

Max. height of fence, 6' high  
will be measured Privacy  
Fence  
from natural grade -

HOUSE  
Neighbors

72 ft. 6" fence

4'  
high  
75% open  
Fence

GARAGE

6' high fence shall not extend  
past the last corner of the house  
toward the front P.H.

HOUSE

front

APPROVED  
Sept 15, 18, 2001  
[Signature]

ANDERSON TOWNSHIP  
7951 BEECHMONT AVE.  
CINCINNATI, OHIO

Judy R. Wooten  
7006 Martha Rd.  
Cinti, Ohio 45230

Book 500  
Page 272  
Parcel 45  
Tract "C" B  
Interior lot