

**BOARD OF ZONING APPEALS  
MEETING MINUTES SUMMARY  
June 9, 2021**

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Paul Culter called the regular Sharonville Board of Zoning Appeals meeting of June 9, 2021 to order at 6:30 p.m.

Roll Call

- ◆ In attendance for roll call were Board of Zoning Appeals Members: Paul Culter, Dan Ison, Andrew Sasser, Matt Eggenberger, and Glen Lovitt. Tom Pernik was absent with notice.
- ◆ Councilwoman Vicki Hoppe was also in attendance to provide insight on behalf of City Council where applicable.
- ◆ Also in attendance were Community Development staff: Mr. John Creech (Director of Community Development – Board Secretary), Ms. Jamie Kreindler (City Planner), and Ms. Sydney Yee (Urban Planning Co-Op).

Approval of Meeting Minutes Written Summary and Audio Recording

- ◆ The written summary of minutes and audio recording from the regular Board of Zoning Appeals meeting of May 12, 2021 were approved as written and distributed.

Old Business

- ◆ None

New Business

- ◆ **Request for variance to connect double gate privacy fence to front corner of house at 10818 Willfleet Drive – Tyler Sovchik – Sharonville Zoning Ordinance 1159.04(p)(1)**
  - The Applicant, Tyler Sovchik, is requesting a variance to connect a double gate privacy fence to the front corner of his house. The property is located at 10818 Willfleet Drive in a R1-B (Residential One-Family) zone.
  - According to Sharonville Zoning Ordinance 1159.04(p)(1), privacy fences are only allowed in the rear yard. This Applicant is proposing to remove the old, existing fence on two sides of the property. In place of the old fence, a new 6' tall privacy vinyl fence would be installed. As shown on the submitted site plan, the Applicant would like to extend the new privacy fence into the side yard of the property and install a double gate privacy fence to the front corner of the house; this addition requires an approved variance from the Board.
  - The motion for passage by Mr. Sasser was seconded by Mr. Lovitt. Mr. Creech proceeded with a Roll Call Vote on passage.
  - The motion was approved unanimously with the conditions below:

1. The privacy fence shall meet all additional conditions of Sharonville Zoning Ordinance 1159.04(p):
  - a. Solid fence may be no higher than 6’.
  - b. Fence must be weather resistant and must be well maintained.
  - c. Finished side of the fence must face the abutting properties.
  - d. There may be only a single fence. No back-to-back fences.
2. The Applicant applies for a Conditional Use Permit from the City Planning Commission.

◆ **Request for three (3) variances to erect a six foot (6’) privacy fence at 10511 Thornview Drive: 1) in the side yard, 2) with non-finished side facing abutting property, and 3) back-to-back with an existing fence of a neighboring property – Kyle Davis – Sharonville Zoning Ordinance 1159.04(p)(1)(4)(5)**

- At the April 14, 2021 Board of Zoning Appeals meeting, Mr. Kyle Davis’ request for three variances was unanimously denied by the Board. Mr. Davis was not in attendance at the April 14, 2021 meeting.
- At this time, the Applicant is requesting that the Board rehear his case. In order for the Board to reopen Mr. Davis’ case, the BZA must make a motion, and a majority of the Board members must vote in the affirmative.
- Motion for June 9, 2021 BZA meeting is as follows: “A motion to reconsider the case of Mr. Kyle Davis originally heard on April 14, 2021.” The motion for reconsideration by Mr. Ison was seconded by Mr. Lovitt.
- Mr. Davis stated that the new fence was built to replace the old gate that was in a state of disrepair. He further explained that the finished side faces inward in order for the fence to overlap with the neighbor’s fence. As stated, this is to prevent a gap in between the fences.
- Mr. Culter made a motion to vote on the three variances separately. The motion to separate the three variances by Mr. Culter was seconded by Mr. Sasser.
- The motion for passage for the first variance to erect a privacy fence in the side yard by Mr. Ison was seconded by Mr. Sasser. Mr. Creech proceeded with a Roll Call Vote on passage. The first variance was approved unanimously.
- Mr. Culter suggested adding a condition for the Applicant to install the finished side of the fence facing the neighbor’s property within 6 months. The condition was amended to specify that the finished side shall go from the front building line of the fence to the beginning of the neighbor’s chain-link fence. The motion for passage for the second variance to erect a privacy fence with non-finished side facing abutting property by Mr. Lovitt was seconded by Mr. Ison. Mr. Creech proceeded with a Roll Call Vote on passage, and the second variance was approved unanimously.

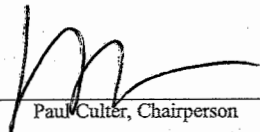
- The motion for passage for the third variance to erect a privacy fence back-to-back with an existing fence of a neighboring property with an added condition that the property between the fences be well maintained by Mr. Ison was seconded by Mr. Sasser. Mr. Creech proceeded with a Roll Call Vote on passage, and the third variance was approved unanimously.
- In summary, all three variances were approved unanimously with the following conditions:
  1. The finished side of the fence shall be added facing towards the neighboring property within the next 6 months.
  2. The yard space between the existing fences must be well maintained.
  3. The privacy fence shall be extended to meet the neighbor's chain-link fence.
  4. All additional conditions for privacy fencing per Zoning Code 1159.04(p) shall be met.
  5. The Applicant applies for a Conditional Use Permit from the City Planning Commission.

Discussion

- ◆ None

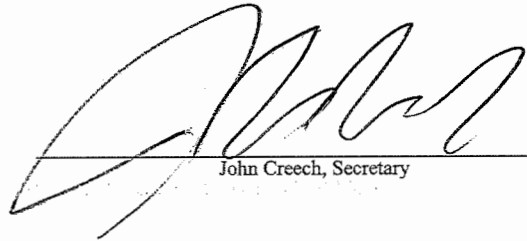
Adjournment

- ◆ The motion by Mr. Ison to adjourn the meeting was seconded by Mr. Sasser. Chairperson Mr. Culter adjourned the meeting at 7:30 p.m.



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Paul Culter, Chairperson



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John Creech, Secretary