

**Meeting Minutes**  
**Sycamore Township Board of Zoning Appeals**  
**Township Administration Building**  
**8540 Kenwood Road**  
**Monday, June 15, 2020**  
**6:30 p.m.**

Mr. Jim Eichmann – Chairman  
Mr. Ted Leugers – Vice-Chairman  
Mr. George Ten Eyck III – Member  
Mr. Jeff Heidel – Member  
Mr. Steve Scholtz – Secretary  
Ms. Tracy Hughes-Alternate

**Item 1. – Meeting called to Order**

Chairman Eichmann called the meeting of the Board of Zoning Appeals to order on Monday, June 15, 2020 at 6:30 pm.

**Item 2. – Roll Call of the Board**

Mr. Scholtz called the roll.

Members Present: Mr. Leugers, Mr. Eichmann, Mr. Heidel, Mr. Ten Eyck, Ms. Hughes and Mr. Scholtz

Staff Present: Kevin Clark and Jessica Daves

**Item 3.-Opening Ceremony**

Mr. Eichmann led the Pledge of Allegiance.

**Item 4.-Approval of Minutes**

Mr. Eichmann entertained a motion to approve the May 18, 2020 meeting minutes.

Mr. Scholtz made a motion, seconded by Mr. Heidel, to approve the May 18, 2020 meeting minutes.

Mr. Scholtz called roll.

Mr. Leugers-YES  
Mr. Eichmann-YES  
Mr. Heidel-YES  
Mr. Scholtz-YES

**Item 5. – Swearing in of Those Providing Testimony**

Mr. Eichmann explained that this is a public hearing in which testimony will be given by staff and members of the public. He then swore in those providing testimony.

**Item 6.-Old Business**

SYCB190018 (Continued to TBD)  
Five Star Equity Investors, LLC  
6100, 6331, 6341, 6491 & 6551 Kugler Mill Road  
Conditional Use

**Item 7. - New Business**

SYCB200007

Emily Ecklar

7727 Keller Road

Variance

Mr. Clark presented Case SYCB200007 in a PowerPoint.

Mr. Clark said the current zoning is A35. The zoning compliance issue is Table 4-6. The applicant is requesting a variance to allow for an 80 square foot addition in the rear of property. The existing structure is only 35 feet away from property line and with the new addition it will put the structure 29 ft 1 3/8 inches from the property line when 35 ft is required.

Mr. Clark discussed the proposed plans and the staff comments.

Mr. Eichmann asked Mr. Clark if the house was for sale.

Mr. Clark answered no.

Mr. Eichmann asked Mr. Clark if there are two pieces of property there.

Mr. Clark answered to the east side of his property is a second lot. The piece of property that comes on the Keller and the Miami side is the second parcel. The second parcel is where the house sits.

There was discussion about the two parcels and addition capability for the property.

Mr. Eichmann asked Mr. Clark where there is an addition capability for this piece of property.

Mr. Clark answered to the north of the house which would be the front yard and to the west of the house which would be to the second front yard.

Mr. Eichmann asked Mr. Clark if they owned both parcels.

Mr. Clark answered yes.

There was discussion about the size of the parcels and the property being developable.

Mr. Eichmann asked the applicant to speak.

Mr. Michael Wentz, Wentz Design, 8220 Shawnee Run Road, Cincinnati, OH addressed the board.

Mr. Wentz said his client bought the property just a couple months ago and wants to update the property. The house is in rough condition. If you look at the floor plan the garage basically abuts the setback on the eastside and there are bedrooms on the westside of the property. He said he thinks the most important part of this variance application is the fact that there is an existing addition on the back of the property that is approximately 25 feet from the rear property line. The addition isn't increasing the non-conformity. There is another addition that is already there that is probably ten or twelve feet off the original structure and they only want to bump out 6 1/2 feet. The existing kitchen is about ten feet deep. He said without tearing the house down or

doing a multi \$100,000 dollar addition or remodel, they simply thought they would maintain the existing character of the smaller home, rehab it, spend money on the outside and the inside, update it and new landscaping. It's a prominent location on the corner of Keller and Miami. They think it would be a great upgrade to the neighborhood. The small addition is tucked in the back within the existing L shaped structure. They are not increasing the non-conformity of the lot. The materials will blend in as existing siding right now. It is a brick and siding home, so they are just going to tie it in to the existing structure.

Mr. Wentz said there is a large patio that is out in front of the front porch. It is like a big concrete slab that sits out in front of the covered portion of the front porch that is all going to be removed. There is going to be a new sidewalk that is appropriate that goes up to the existing front porch. He said they are already in for permit for the rehab of the main house. They separated the permits. They have the main house and the front porch which is going to be rebuilt and they have already permitted that and that is being executed right now.

Mr. Eichmann discussed the board evaluating the encroachment of the proposed addition into the existing setback.

Mr. Wentz said, as an architect, he looks to problem solve in any number of ways as possible without getting a variance. There is room to expand the home in other ways, but where the kitchen is located adjacent to the garage and the mud room, how typical homes are lived in and experienced, they cannot expand that kitchen. There is a stairway that goes right in the middle of that home and structurally it would be impossible to expand. Without gutting or basically tearing the house down or half of the house down it would be impossible to open up those spaces. They felt with the existing condition the way it was it would be a small ask for the variance request.

Mr. Ten Eyck asked Mr. Clark if the house was built before the setbacks were established.

Mr. Clark answered before Sycamore Township's, it was built under Hamilton County's rules.

Mr. Eichmann asked if there was anyone from the public that would like to comment.

No response.

Mr. Eichmann closed the public comment.

Mr. Leugers said the hardship he sees is that the Township changed the setbacks and the second thing is it is a corner lot and that changes the setbacks too. He is inclined to approve it as submitted.

Mr. Eichmann entertained a motion.

Mr. Leugers made a motion to approve Case SYCB200007 as submitted.

Mr. Scholtz seconded.

Mr. Eichmann asked if there was any discussion.

No response.

Mr. Scholtz called roll.

Mr. Ten Eyck- YES  
Mr. Leugers-YES  
Mr. Eichmann-YES  
Mr. Heidel-YES  
Mr. Scholtz-YES

Mr. Clark presented the resolution approving Case SYCB200007 as submitted.

Mr. Eichmann asked if there was any further discussion.

Mr. Scholtz called roll.

Mr. Ten Eyck-YES  
Mr. Leugers-YES  
Mr. Eichmann-YES  
Mr. Heidel-YES  
Mr. Scholtz-YES

**Item 8.-Date of Next Meeting**

The next regular meeting will take place on Monday, July 20, 2020 at 6:30 p.m.

**Item 9.-Communication or Miscellaneous Business**

Mr. Eichmann welcome Mr. Ten Eyck and Ms. Hughes

**Item 10. – Adjournment**

Mr. Eichmann entertained a motion to adjourn.

Mr. Heidel moved to adjourn.

Mr. Ten Eyck seconded.

Mr. Scholtz called roll.

Mr. Ten Eyck-YES  
Mr. Leugers-YES  
Mr. Eichmann-YES  
Mr. Heidel-YES  
Mr. Scholtz-YES

Meeting adjourned 7:10 p.m.  
Minutes Recorded by: Jessica Daves  
Planning & Zoning Assistant