

## Meeting Minutes

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**Sycamore Township Board of Zoning Appeals  
8540 Kenwood Road  
Sycamore Township, Ohio 45236  
Monday, August 15, 2022, at 6:30 p.m.**

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

**Item 1.-Meeting Called to Order**

Mr. Leugers called the meeting of the Board of Zoning Appeals to order on Monday, August 15, 2022, at 6:30 p.m.

**Item 2.-Roll Call of the Board**

Mr. Scholtz called the roll.

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

Staff Present: Skylor Miller, Kevin Clark and Angela Zammert

**Item 3.-Pledge of the Allegiance / Opening Ceremony**

Mr. Leugers led the Pledge of Allegiance.

Mr. Leugers sworn in the public that wished to speak on behalf of their project.

**Item 4.-Approval of Minutes**

Mr. Leugers entertained a motion to approve the April 18, 2022, meeting minutes.

Mr. Miller asked if Mr. Leugers would like to amend the spelling of Mr. Leugers name during the meeting minutes from April 18, 2022.

Mr. Leugers said yes.

Mr. Scholtz called roll.

All voted Yes

Mr. Clark introduced the following cases:

**Item 5. – New Business**

Case: SYCB220005  
Applicant: Lori Yaegel / Mark Groteke  
Parcel: 600-0090-0120  
Location: 8494 Wetherfield Lane, Cincinnati, Ohio 45236  
Request: Addition

- **Findings**

Property located at 8494 Wetherfield Ln.  
Current zoning is “B” – Single Family Residential

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- **Zoning Compliance Issues**

Table 4-1.5 Lot Area, Lot Width, Yard Requirements in Residential Districts  
Requirement: 35 feet rear yard setback  
Request: A rear yard encroachment of 11 more feet when 5 is already taken due to the house is legal non-conforming and is only 30 feet from the property line when 35 feet is required. 16 total feet will encroach into the rear yard setback only leaving 19 feet to property line.

Mr. Clark displayed the site plan, floor plan, elevation plan and photos of the current home.

- **Exhibits Submitted**

- Application, Letter of intent, base site plan, Elevations, and cover sheet.

- **Proposal**

The applicant is requesting a variance to allow for an addition to the garage, kitchen, and bedrooms above.

- **Board Action**

The board is to decide whether to grant the variance request.

**Staff Recommendation**

Staff recommends denial due to the lack of physical hardship.

Should the board approve a variance staff recommends the following conditions:

- 1) No accessory apartments unless approved as a conditional use by the board of zoning appeals.
- 2) Interior dwelling, including basement, shall not be partitioned for multifamily use

Mr. Miller explained an accessory apartment is part of a single-family home that is partitioned off for a separate location, typically used for a family member, e.g., Mother-in-law suite. Our code does allow for this type of apartment, but it will require a conditional use.

Mr. Miller stated concerns of the basement not having an ease of access and recommends the space not be separated from the rest of home for purposes of being a multi-family. He also recommends some stipulations; no interior dwelling, including basement, shall not be partitioned for multifamily use.

Mr. Leugers asked if there are any questions from the board.

There was discussion about the setbacks, non-conformity and the home being on a corner lot.

8:00

Mr. Miller stated as it stands today the property is not in compliance. He also considered it non-conforming.

Mr. Leugers asked what the side yard setback is.

Mr. Miller stated it is 8'.

12:18

Mr. Miller explained the location of the addition,

Mr. Leugers asked if the applicant would like to speak.

Mr. Miller requested the applicant state his name and address for the record.

Mr. Mark Groetke resides at 8494 Wetherfield Lane, Cincinnati, Ohio 45236. He mentioned they have no intentions of making the basement into a "mother-in-law" suite. They only want to extend the basement to provide a larger family unit. He also explained the surrounding neighbors didn't express any kind of disapproval. Also, Mr. Groetke stated the hardship lies in the limited size of the home vs. the growth in the family. He further stated the variance would help improve the home's appeal and value.

Ms. Lori Yaegel began speaking, she is also the applicant and resides at 8494 Wetherfield Lane, Cincinnati, Ohio 45236. She stated she owned the home prior to dating Mr. Groetke, and they decided to join families.

There was discussion about if the project is a hardship.

There was discussion about the home being non-conforming, and if the board approved it then Mr. Miller recommends the two conditions be in place.

- 1) No accessory apartments unless approved as a conditional use by the board of zoning appeals.
- 2) Interior dwelling, including basement, shall not be partitioned for multifamily use

Mr. Leugers entertained a motion to consider the conditions for Case SYCB220005.

Mr. Heidel second the motion.

There was discussion about the resolution being approved the same night moving forward.

Mr. Leugers NO  
 Ten Eyck III YES  
 Ms. Hughes NO  
 Mr. Heidel YES  
 Mr. Scholtz YES

Mr. Miller requested the board entertained the motion to consider the resolution for Case SYCB220005 located at 8494 Wetherfield Lane, Sycamore Township, Ohio 45236.

Mr. Leugers entertained a motion to consider Case SYCB220005.

Mr. Heidel second the motion.

Mr. Ten Eyck YES  
 Mr. Leugers NO  
 Mr. Hughes YES  
 Mr. Heidel YES  
 Mr. Scholtz YES

Mr. Miller stated he will have the resolution printed off and Mr. Leugers can sign at the end of the night.

Case: SYCB220006  
 Applicant: Joseph & Susan Renn  
 Parcel: 600-0231-0213  
 Location: 8589 Wexford Ave. Cincinnati, Ohio 45236  
 Request: Variance to construct a retaining wall that does not meet setbacks  
 Resolution: Does not meet setbacks

**Findings**

Property located at 8589 Wexford Ave  
 Current zoning is “C” – Single Family Residential

**Zoning Compliance Issues**

Section 10-7.4: Retaining Walls

Requirement: Retaining walls in a residential district shall be setback from the residential property line a minimum of two (2) feet for every foot of height. Based on the proposed height of the wall, a six-foot setback would be required.

Request: To allow a retaining wall along the rear property line within the required setback

**Exhibits Submitted**

Application, letter of intent, site plan and wall details

**Proposal**

The applicant is requesting a variance to allow for the construction of a retaining wall with a two-inch setback off the rear property line.

Mr. Clark displayed pictures of the existing fence and proposed fence.

36:12

**Staff Comments**

Staff recommends approval as homeowner does prove a hardship due to the safety of the owner to be able to maintain property without injury. A variance would allow for a clear delineation of residential property boundaries and facilitate good property maintenance for the subject property. Staff recommends the following conditions:

- 1) The property line shall be verified by survey prior to installation of retaining wall.

There was discussion about the slope in the yard and drainage issues.

Mr. Miller stated there are no concerns with drainage issues.

There was further discussion about the drainage and confirmed the adjacent property owners were notified.

Mr. Leugers asked if the applicant would like to address the board.

The applicant, Mr. Joe Renn located at 8589 Wexford Ave. Cincinnati, Ohio 45236 requested to address the board. He stated his concerns is the fence is old and needs replaced as well as he has fears that he will fall over with the mower. It is mainly a safety issue.

Mr. Leugers asked if there were any questions from the board.

Mr. Leugers closed the floor.

Mr. Scholtz made a motion to approve based on the staff conditions.

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

Mr. Leugers stated they will sign the resolution and they will need to apply for a zoning certificate.

Mr. Miller stated he has the resolution for both cases. We will start having the resolutions the night of the meeting.

44:46

**Item 6.-Date of Next Meeting**

The next regular meeting will take place on Monday, September 19, 2022, at 6:00 p.m.

**Item 7.-Communication or Miscellaneous Business**

The maintenance department started working on the new playset in the rear of the Administrative Building.

**Item 8. – Adjournment**

Mr. Leugers entertained a motion to adjourn.

Mr. Heidel seconded.

Mr. Leugers YES

Mr. Heidel YES

Ms. Hughes YES

Mr. Ten Eyck III YES

Mr. Schwartz YES

The meeting adjourned at p.m. 7:38 p.m.