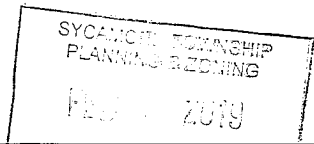


SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236

513.792.7250 PHONE 513.792.8564 FAX



BZA APPLICATION	
FEES:	
APPEAL:	\$150.00
VARIANCE:	\$150.00
CONDITIONAL USE:	\$500.00
NON-CONFORMING USE:	\$500.00

COMMERCIAL	RESIDENTIAL
	X

APPLICATION NUMBER
SYCB190003
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8540 Kenwood Road ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Sycamore Township	8540 Kenwood Road	Sycamore Township	OH	45236	513-791-8447
CONTRACTOR n/a					
DESIGNER Brandstetter Carroll	308 East 8th Street	Cincinnati	OH	45202	513-651-4224
APPLICANT Greg Bickford	same as owner				
APPLICANTS E-MAIL ADDRESS info@sycamoretownship.org					

3. BZA ACTION REQUESTED: APPEAL VARIANCE
 CONDITIONAL USE NON-CONFORMING USE

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

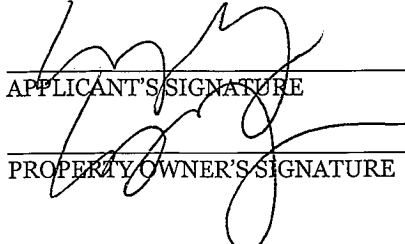
Construct a 20' tall 13,500 sq ft public works facility and a new 2,000 ton salt storage building that will replace the existing one currently on the site.
 The project will also create a new parking area for the existing soccer / open space area located on the east side of the site. The site will be lowered approximately 4 feet from its existing elevation.

5. SQUARE FEET: 13,500 sq ft / 2,000 ton 6. USE: Public Service 7. HEIGHT: 20'
 8. EST. START DATE: May 1, 2019 9. EST. FINISH DATE: October 1, 2019

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Board of Zoning Appeals application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.



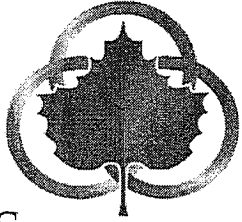
 APPLICANT'S SIGNATURE 2-15-19

 DATE

 2-15-19

 PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE



SYCAMORE TOWNSHIP

Hamilton County, OH

8540 Kenwood Road
Sycamore Twp, OH
45236-2010
PH (513) 791-8447
FX (513) 792-8564

Board of Trustees

Thomas J. Weidman
Dennis W. Connor
Jim LaBarbara

Fiscal Officer

Robert C. Porter III

Law Director

R. Douglas Miller

Administrator

Greg Bickford, AICP

**Superintendent/
Assistant Administrator**

Tracy Kellums

Fire Chief

Rob Penny

Zoning Administrator

Harry L. Holbert, Jr.

**Parks & Recreation
Director**

Mike McKeown

February 15, 2019

Board of Zoning Appeals
Jim Eichmann, Chairman

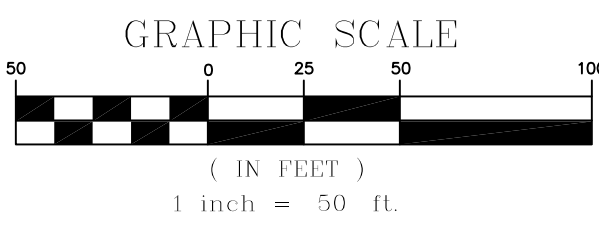
Dear Sycamore Township Board of Zoning Appeals,

Sycamore Township is requesting conditional use approval to construct a 13,500 square feet public works facility and related accessory uses as well as a 2,000 ton salt storage to replace the existing one currently located on the site. In addition, a new 76 car parking area will be created to accommodate Township building overflow and existing recreational field area parking. The overall site and existing open space area will be lowered by approximately 3.5 feet to accommodate construction.

The construction of the new public works facility will enable the Township to store maintenance equipment at one location and eliminate the need for storage of at Bechtold Park. The additional storage space will house updated brine equipment used for snow and ice removal and allow the Township to store items needed for maintenance of Township parks instead of having to make multiple purchases. In addition, the new salt dome will have increased capacity making it possible for the Township to buy salt in bulk and take advantage of price fluctuations.

Thank you for your consideration.

Greg Bickford
Administrator



Sycamore Township
Maintenance Facility

8540 Kenwood Road
Sycamore Township, Ohio 45236

PRELIMINARY
Boundary Abstract

Project No.

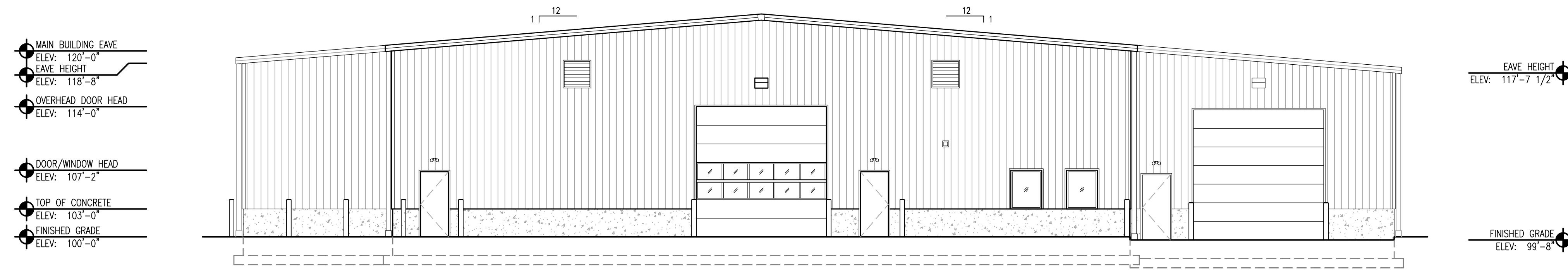
C-100

17120

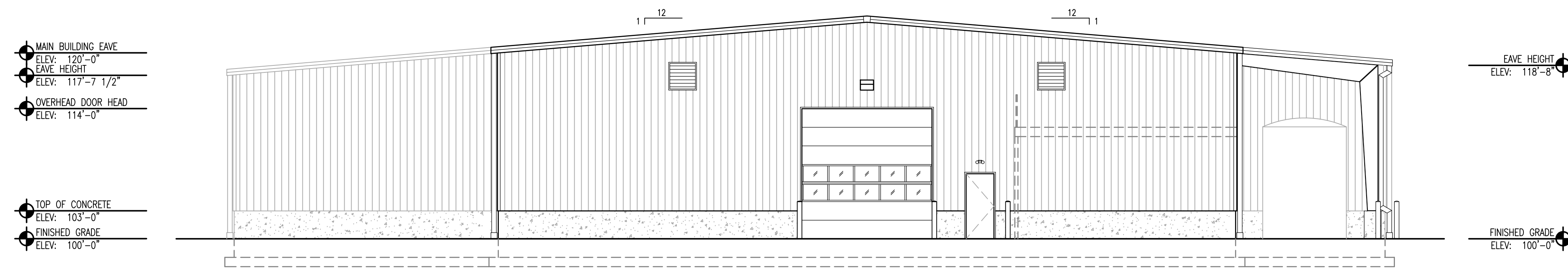
NOT FOR
CONSTRUCTION

General Notes

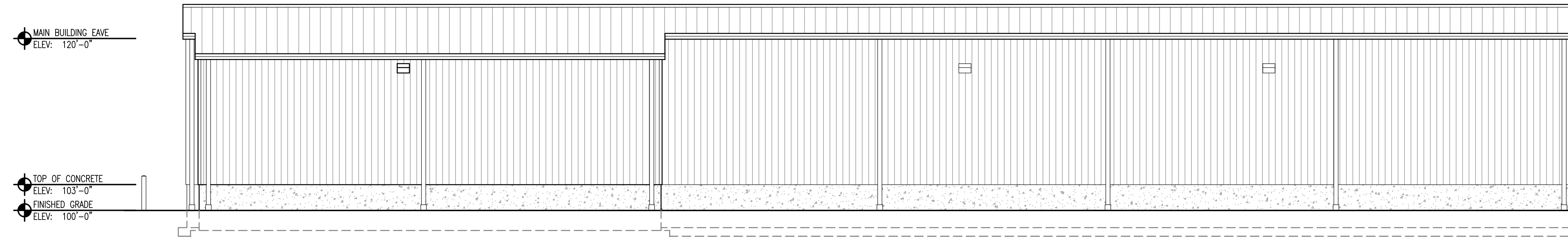
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF STUDS OR CENTERLINE OF STRUCTURAL STEEL UNLESS OTHERWISE INDICATED. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT IF ANY DISCREPANCIES ARISE.
- REFER TO FLOOR PLANS FOR DOOR NUMBERS & WINDOW TYPES.
- SEE FLOOR PLANS & WALL SECTIONS FOR IDENTIFYING AND DETERMINING THE PLACEMENT OF EXTERIOR MATERIALS & FINISHES RENDERED IN THE BUILDING ELEVATIONS.
- ELECTRICAL AND COMMUNICATIONS ITEMS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. REFER THEIR RESPECTIVE DRAWINGS FOR LOCATIONS.



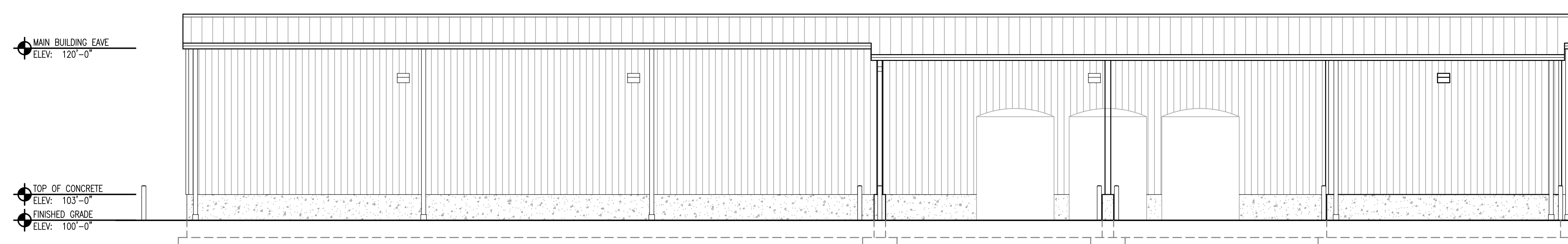
D1 East Elevation
1/8"=1'-0"



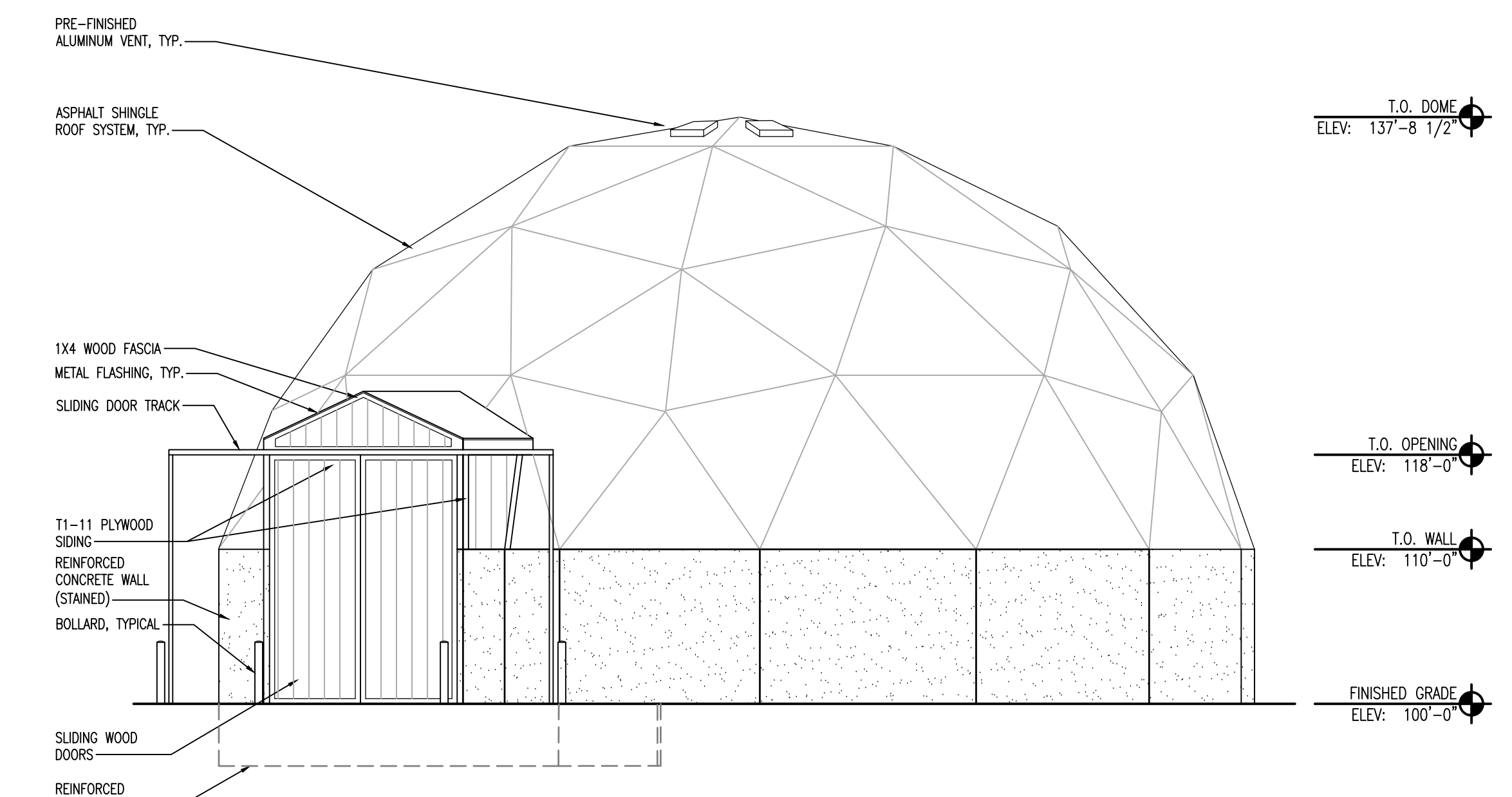
C1 West Elevation
1/8"=1'-0"



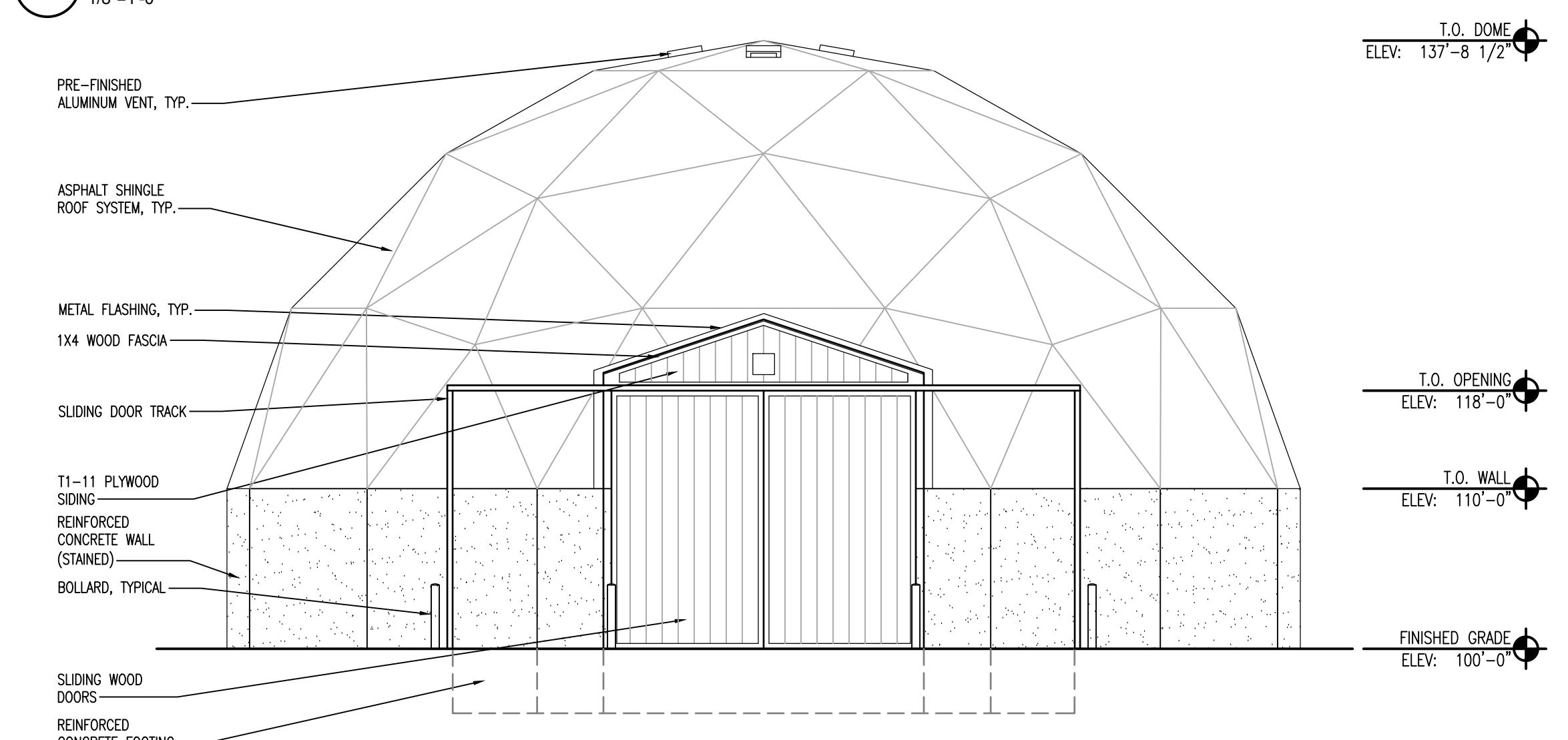
B1 North Elevation
1/8"=1'-0"



A1 South Elevation
1/8"=1'-0"



B5 Salt Dome Side Elevation
1/8"=1'-0"



A5 Salt Dome Front Elevation
1/8"=1'-0"

Sycamore Township
Maintenance Facility

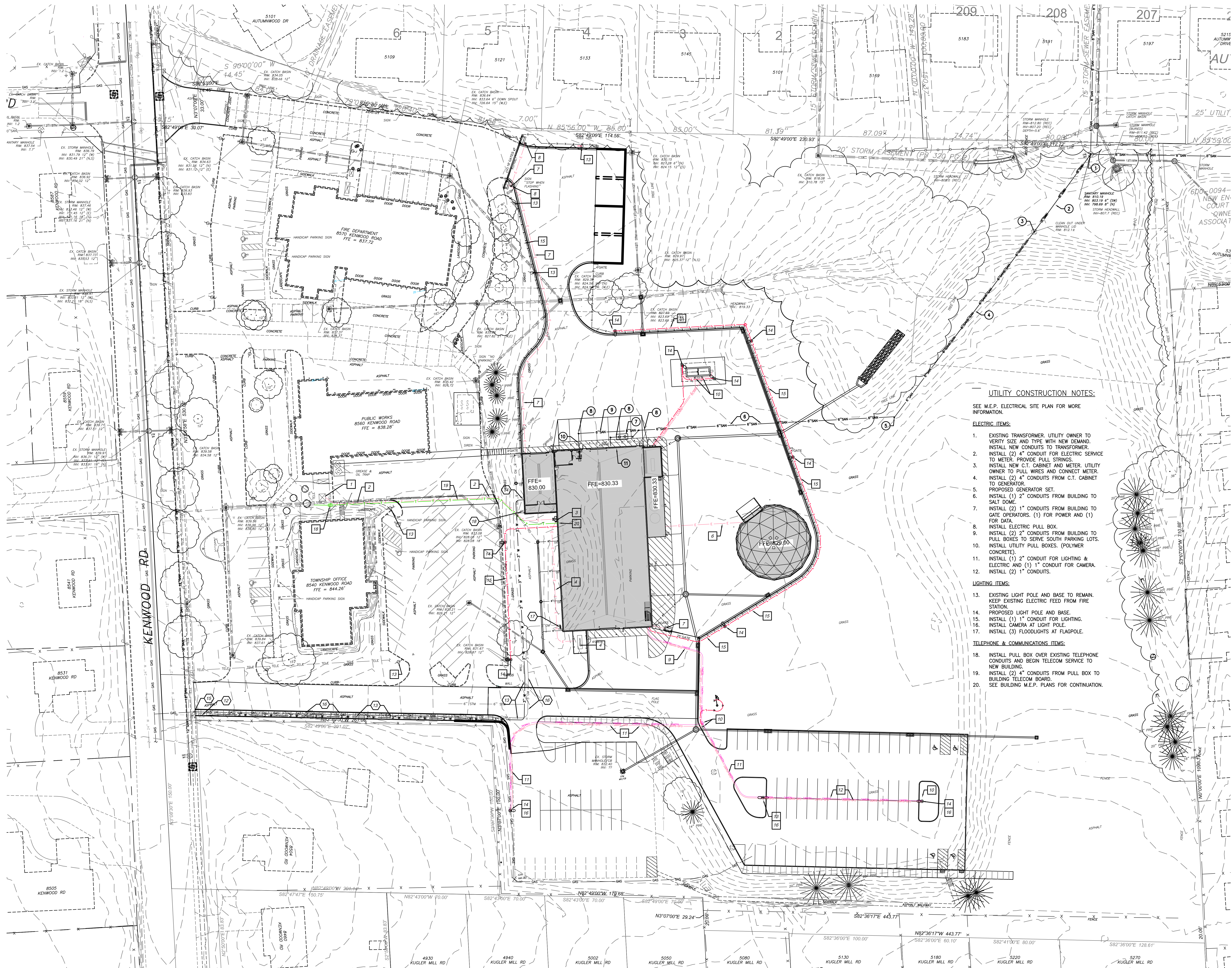
8540 Kenwood Road
Sycamore Township, Ohio 45236

Exterior Elevations

Project No.

17120

A-201



UTILITY CONSTRUCTION NOTES:

SEE SHEET C-302 FOR STORM SEWER CONSTRUCTION NOTES.

SANITARY SEWER CONSTRUCTION:

- EXISTING SANITARY SEWER MANHOLE. RIM=810.19, INV.6'=803.19(SW). DO NOT DISTURB.
- CONSTRUCT APPROX. 85 L.F. OF 6" SANITARY SEWER LATERAL AT A 2.00% MINIMUM SLOPE. SEE PIPE PROFILES. REMOVE EXISTING 6" VCP SANITARY SEWER PIPE WITH TRENCHING AND INSTALLATION.
- REMOVE EXISTING MANHOLE FRAME. REINSTALL 6" SANITARY CLEANOUT AND CONCRETE COLLAR. CONSTRUCT APPROX. 218 L.F. OF 6" SANITARY SEWER LATERAL AT A 2.00% MINIMUM SLOPE. SEE PIPE PROFILES. REMOVE EXISTING 6" VCP SANITARY SEWER PIPE WITH TRENCHING AND INSTALLATION.
- INSTALL 6" SANITARY CLEANOUT WITH CONCRETE COLLAR IN GRASS AREA. (2) PLACES. CONSTRUCT APPROX. 242 L.F. OF 6" SANITARY SEWER LATERAL AT A 2.00% MINIMUM SLOPE. SEE PIPE PROFILES.
- INSTALL OIL SEPARATOR. SEE M.E.P. PLANS FOR INFORMATION.
- INSTALL 6" SANITARY CLEANOUT IN PAVEMENT WITH HEAVY DUTY CAP. (4) PLACES.
- CONSTRUCT 6" SANITARY LATERAL IN PAVEMENT AREA AT SLOPE = 2.00%.
- INV.6'@STUB=? FROM RESTROOM. VERIFY STUB LOCATION AND DEPTH. ADJUST SLOPE OF SEWER OUTFALL AS NECESSARY.
- INV.6'@STUB=? FROM FLOOR DRAINS. VERIFY STUB LOCATION AND DEPTH. ADJUST SLOPE OF SEWER OUTFALL AS NECESSARY.

UTILITY CONSTRUCTION NOTES:

SEE M.E.P. ELECTRICAL SITE PLAN FOR MORE INFORMATION.

ELECTRIC ITEMS:

- EXISTING TRANSFORMER. UTILITY OWNER TO VERIFY SIZE AND TYPE WITH NEW DEMAND. INSTALL NEW CONDUITS TO TRANSFORMER.
- INSTALL (2) 4" CONDUIT FOR ELECTRIC SERVICE TO METER. PROVIDE PULL STRINGS.
- INSTALL NEW C.T. CABINET AND METER. UTILITY OWNER TO PULL WIRES AND CONNECT METER. REMOVE EXISTING WATER LINE AND GAS LINE WITH TRENCH EXCAVATION.
- INSTALL (2) 4" CONDUITS FROM C.T. CABINET TO GENERATOR.
- PROPOSED GENERATOR SET.
- INSTALL (1) 2" CONDUITS FROM BUILDING TO SALT DOME.
- INSTALL (2) 1" CONDUITS FROM BUILDING TO GATE OPERATORS. (1) FOR POWER AND (1) FOR DATA.
- INSTALL ELECTRIC PULL BOX.
- INSTALL (2) 2" CONDUITS FROM BUILDING TO PULL BOXES TO SERVE SOUTH PARKING LOTS.
- INSTALL UTILITY PULL BOXES. (POLYMER CONCRETE).
- INSTALL (1) 2" CONDUIT FOR LIGHTING & ELECTRIC AND (1) 1" CONDUIT FOR CAMERA. INSTALL (2) 1" CONDUITS.

LIGHTING ITEMS:

- EXISTING LIGHT POLE AND BASE TO REMAIN. KEEP EXISTING ELECTRIC FEED FROM FIRE STATION.
- PROPOSED LIGHT POLE AND BASE.
- INSTALL (1) 1" CONDUIT FOR LIGHTING.
- INSTALL CAMERA AT LIGHT POLE.
- INSTALL (3) FLOODLIGHTS AT FLAGPOLE.

TELEPHONE & COMMUNICATIONS ITEMS:

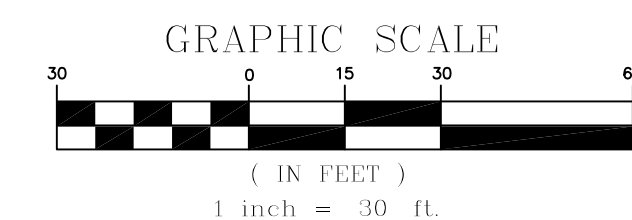
- INSTALL PULL BOX OVER EXISTING TELEPHONE CONDUITS AND BEGIN TELECOM SERVICE TO NEW BUILDING.
- INSTALL (2) 4" CONDUITS FROM PULL BOX TO BUILDING TELECOM BOARD.
- SEE BUILDING M.E.P. PLANS FOR CONTINUATION.

DOMESTIC WATER SERVICE:

- PROPOSED LOCATION EXISTING WATER METER BOX. INSTALL CONNECT NEW 3" WATER MAIN UTILITY OWNER TO REPLACE METER WITH 2-1/2" METER SETTING.
- INSTALL APPROX. 485 L.F. OF 3" PVC C900 WATER SERVICE FROM METER TO BUILDING. REMOVE EXISTING WATER LINE AND GAS LINE WITH TRENCH EXCAVATION.
- CONSTRUCT WATER SERVICE TO RISER LOCATION WITHIN BUILDING. SEE M.E.P. PLANS FOR MORE INFO.

GAS SERVICE:

- EXISTING GAS VALVE. VERIFY CONDITION.
- INSTALL 3" HDPE GAS SERVICE.
- UTILITY OWNER TO INSTALL METER MANIFOLD. VERIFY LOCATION WITH M.E.P. PLANS.



Sycamore Township
Maintenance Facility

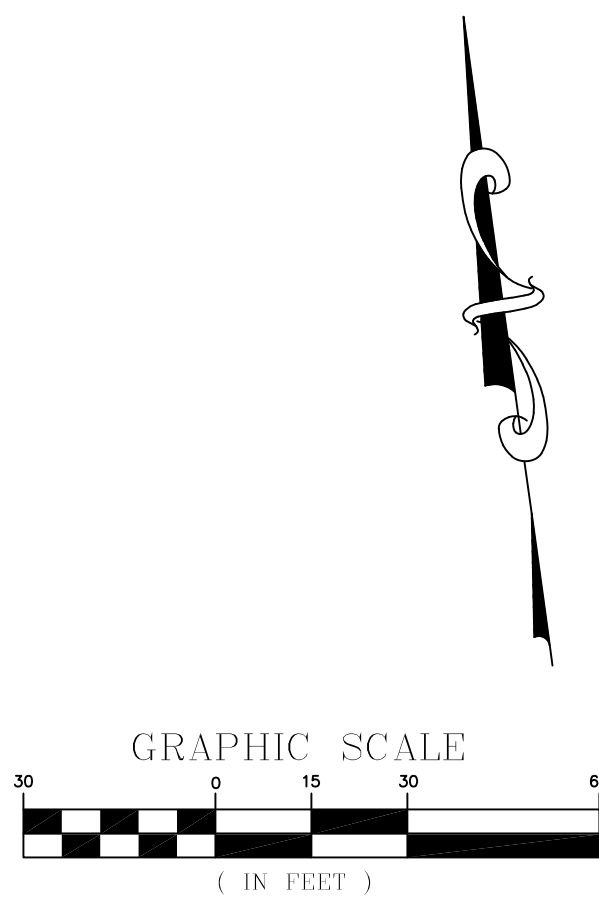
8540 Kenwood Road
Sycamore Township, Ohio 45236

UTILITY PLAN

Project No.

C-301

17120



**Sycamore Township
Maintenance Facility**

8540 Kenwood Road
Sycamore Township, Ohio 45236

LANDSCAPE

Project No.	C-501
17120	