

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

513.792.7250 PHONE      513.792.8564 FAX

**RECEIVED**

MAY 28 2019

SYCAMORE TWP.

BZA APPLICATION	
<b>FEES:</b>	
APPEAL:	\$150.00
VARIANCE:	\$150.00
CONDITIONAL USE:	\$500.00
NON-CONFORMING USE:	\$500.00

COMMERCIAL	RESIDENTIAL

APPLICATION NUMBER
SYCB190012
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 11935 SMIDER RD. ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER RICHARD HELBAUER	11935 SMIDER RD.	CINTI.	OH	45249	
CONTRACTOR OWNER	"	"		"	"
DESIGNER Arcanum ARCHITECTURE LLC	7711 CAMMARD.	MADEIRA	OH	45243	513-271-9070
APPLICANT MATTHEW EVANS					
APPLICANTS E-MAIL ADDRESS MATTHEW.EVANS@FUSE.NET					

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

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

EXISTING PRINCIPLE BUILDING = SINGLE FAMILY RESIDENCE - NO CHANGE -  
NEW ACCESSORY STRUCTURE = 3 CAR GARAGE

5. SQUARE FEET: 1283      6. USE: ACCESSORY GARAGE      7. HEIGHT: 15'3"  
8. EST. START DATE: JUNE 30 2019      9. EST. FINISH DATE: 10-30-19

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 \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE



**ARCANUM**  
ARCHITECTURE LLC

7711 Camargo Rd  
Madeira, Ohio 45243  
(o) 513-271-9070 (m)513-236-1034 (f)513-271-4791  
[matthewevans@fuse.net](mailto:matthewevans@fuse.net) [www.Arcanumarchitects.com](http://www.Arcanumarchitects.com)

Sycamore Township  
Board of Zoning Appeals  
8540 Kenwood Rd.  
Cincinnati, Ohio 45236

Re: Letter of Intent for 11935 Snider Rd.

Location: 11935 Snider Rd.

Property Size: Irregular shape  
1.458 acres

Section of Zoning Ordinance  
from which Dimensional  
Variance is being sought: 10-3.3 Accessory Structure Setback  
10-12.1 Accessory Structure Square Footage  
10-12.2 Accessory Structure Setback

Designated Zoning  
District of Property: B

Purpose of Request:  
The Owners of the Property, Mr. & Mrs. Neubauer, would like to construct a detached accessory Garage. The Garage is designed for (3) vehicles, including a Mobile Home. The Mobile Home requires that the opening into the garage be tall and the ceilings of the garage be elevated above typical. The depth of the Garage also needs to be deeper than typical at the Mobile Home bay.

Support for Variance Request:

This project is located on a very unique property, far from Snider Rd. The current residence and proposed garage are so isolated, that the shape, size and location should have little if any impact on the surrounding community. The property lines are not identifiable unless marked. The location of the house and proposed garage cannot be visually related to a property line.

Access to the property and nearby homes is provided via a private shared drive from Snider Rd. The current residence is located at the bottom of a hillside very close to a creek.

The new Garage is located into the existing hillside, with the rear of the structure retaining a portion of the hillside. The Garage is set into the Hillside, to provide ease of access from the current drive and limited visibility from neighboring properties.

The location of the Garage is dictated by the required setbacks, the location of the existing retaining wall and proposed storm water drainage system. An existing storm water fed creek separates the current drive from the new Garage. The rear of the residence already has a buried stormwater pipe which receives a considerable amount of water from the nearby subdivision. A portion of the existing creek will be replaced with a new stormwater pipe extending the existing pipe. The location and direction of the pipe is critical to proper drainage.

The Accessory structure will not interfere with the delivery of governmental and required services. Granting the variance will not adversely impact the surrounding community and environment. The structure located within 5' of the property line will be fire rated in accordance with the current building code. The addition will not negatively impact neighboring properties physically or financially.

Sincerely,

A handwritten signature in black ink that reads "Matthew K. Evans". The signature is written in a cursive style with a long horizontal line extending to the right.

Matthew K. Evans, Architect

RECEIVED  
MAY 30 2019  
SYCAMORE TWR.

**A**  
ARCANUM  
ARCHITECTURE  
7711 CAMARGO RD.  
MADEIRA, OHIO 45245  
(M) 513-271-9070  
(FAX) 513-271-4791  
(CELL) 513-236-1034  
E-MAIL: MATTHEW@EVANSOFFICE.NET

A COMPENDIUM OF IDEAS WHICH ARE BEAUTIFUL, INTUITIVE, AND ILLOGICAL. SUCH THOUGHTS ARE IMPORTANT AND SHOULD NOT BE DISCARDED. THEY ARE AS TRUE AS ANY SCIENCE AND AS MAGICAL AS DREAMS.

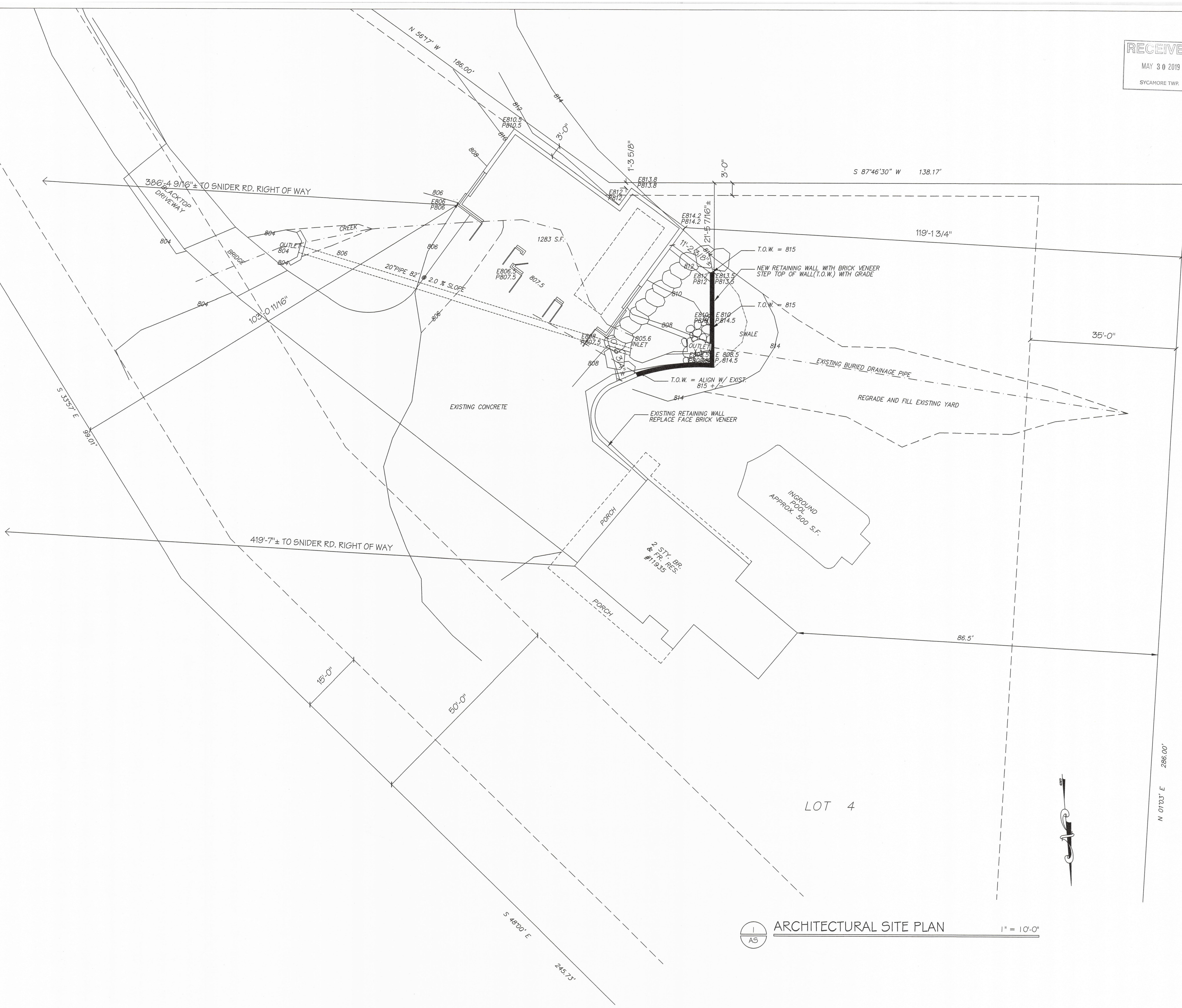
STATE OF OHIO  
REGISTERED ARCHITECT  
MATTHEW K. EVANS  
13086  
MATTHEW K. EVANS, LICENSE #13086  
EXPIRATION DATE 12/31/2019

REVISIONS

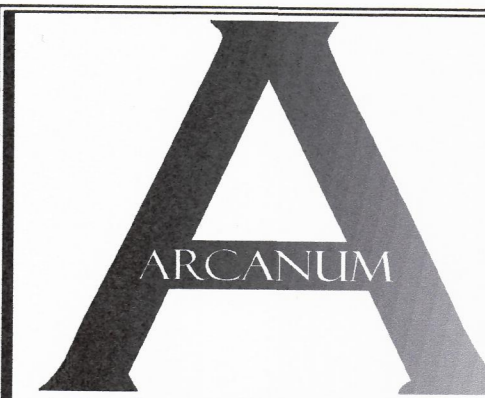
DETACHED GARAGE  
**MR & MRS. NEUBAUER**  
11935 SNIDER RD. CINTI. OH.

5.30.19

SHEET  
**AS**  
OF

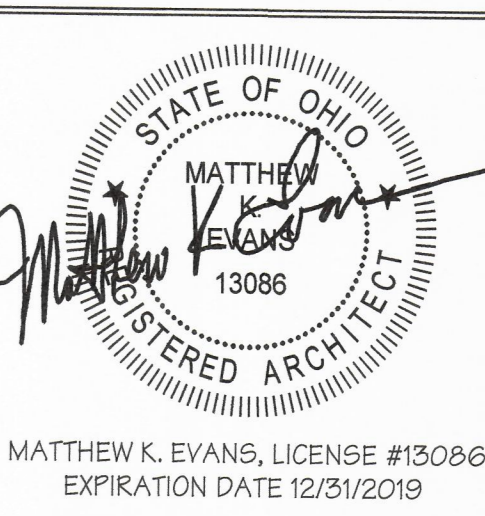


ARCHITECTURAL SITE PLAN 1" = 10'-0"



**ARCHITECTURE**  
 7711 CAMARGO RD.  
 MADEIRA, OHIO 45243  
 (M) 513-271-9070  
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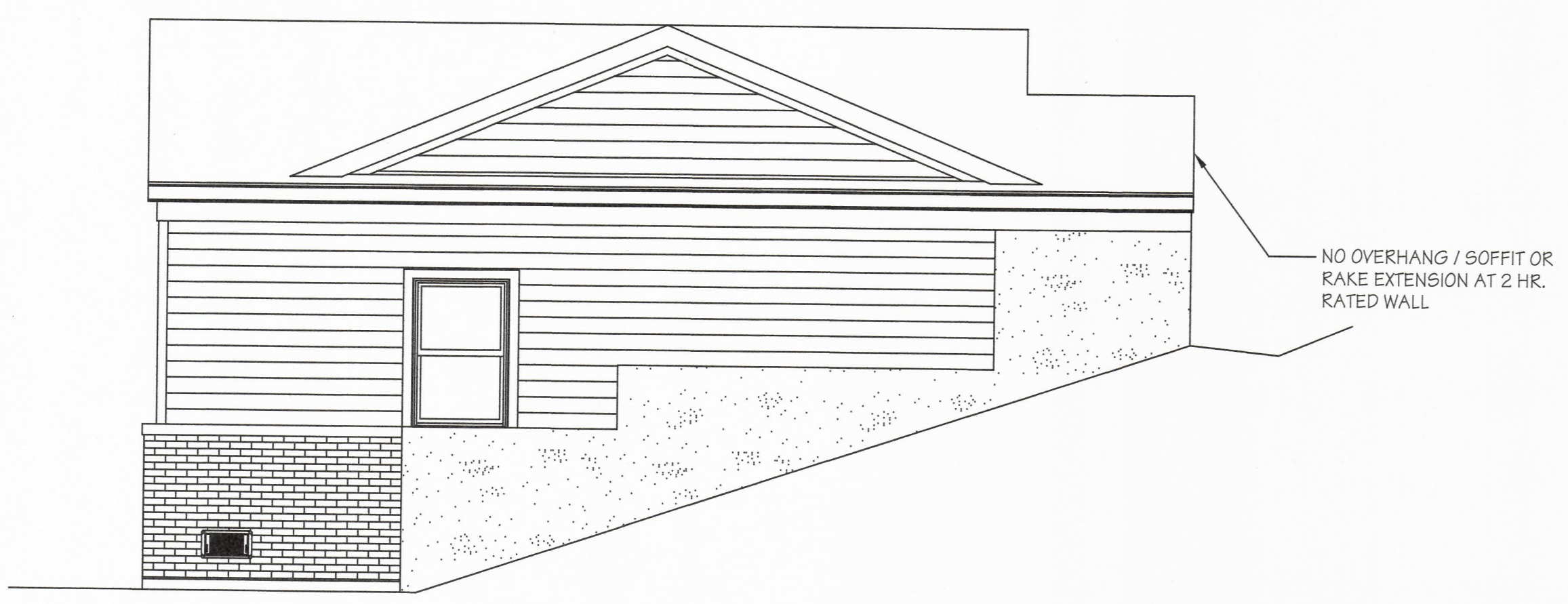


REVISIONS

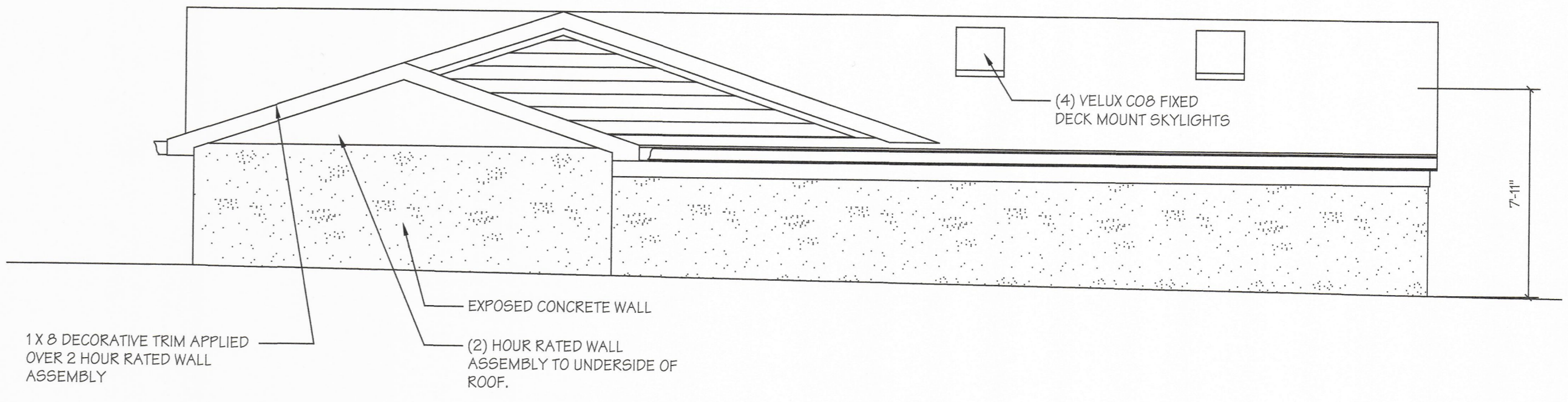
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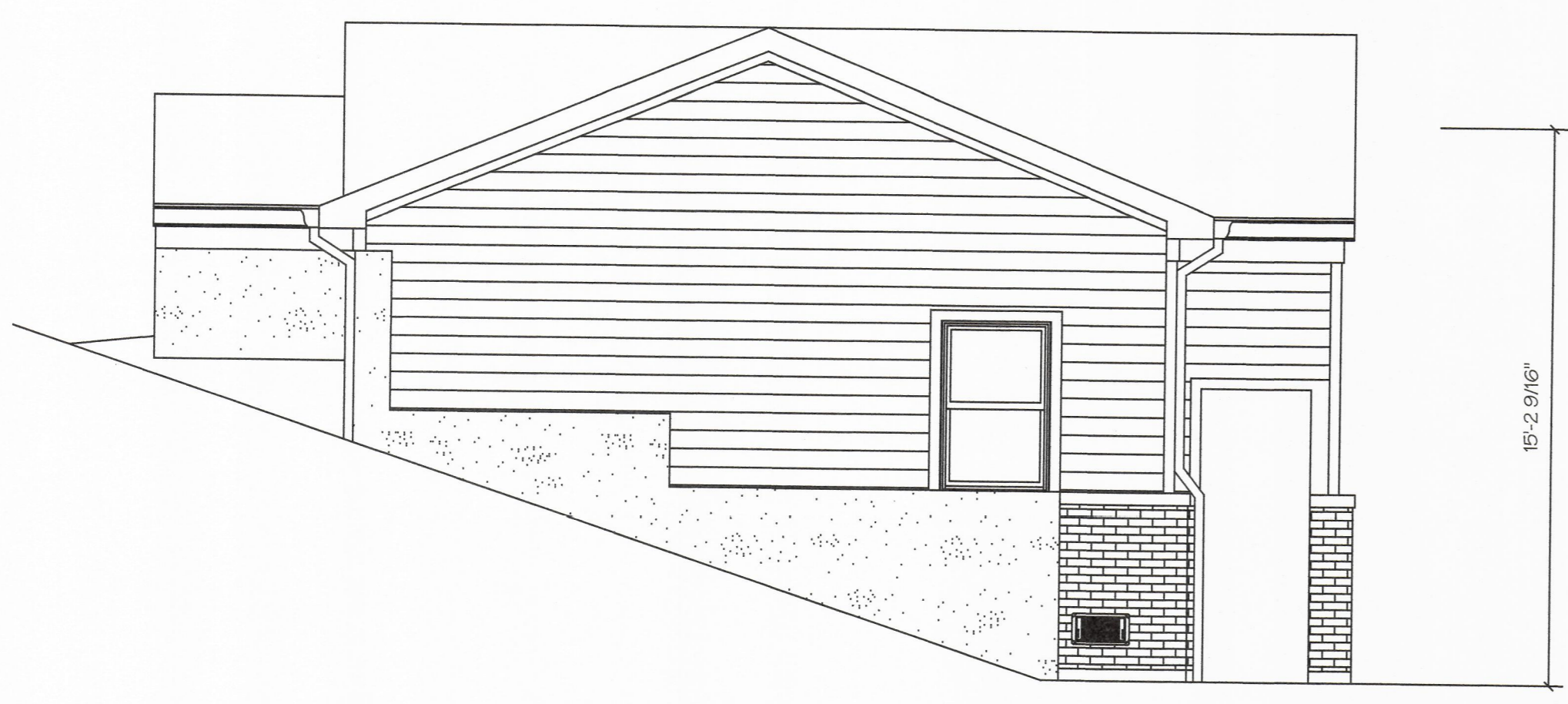
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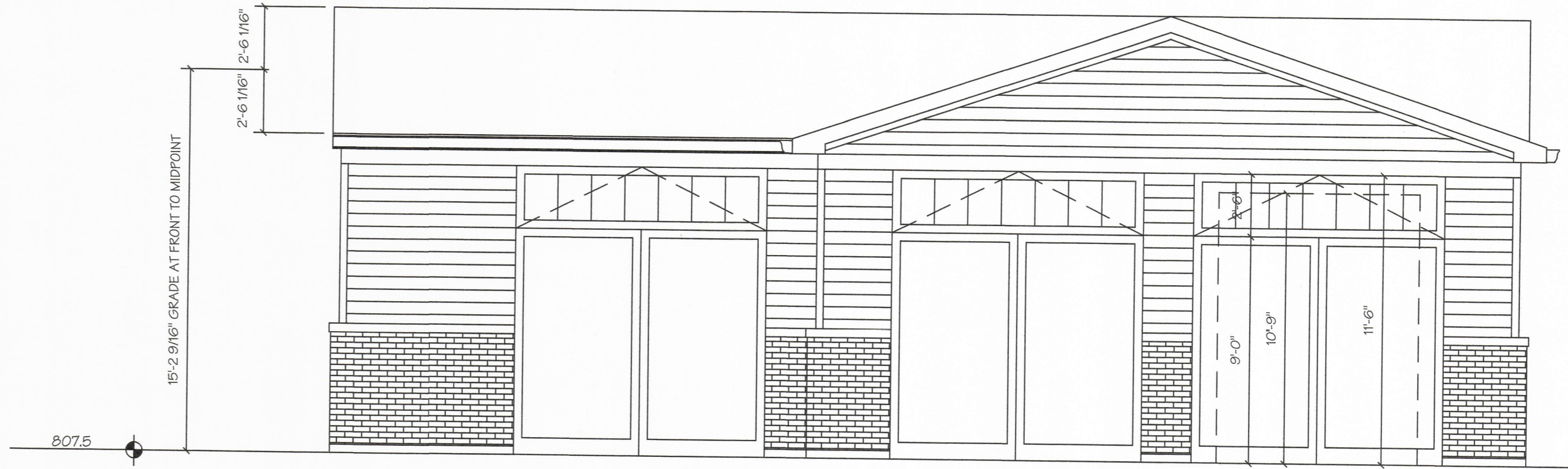
6 NORTHWEST ELEVATION 1/4" = 1'-0"



5 SOUTHWEST ELEVATION 1/4" = 1'-0"



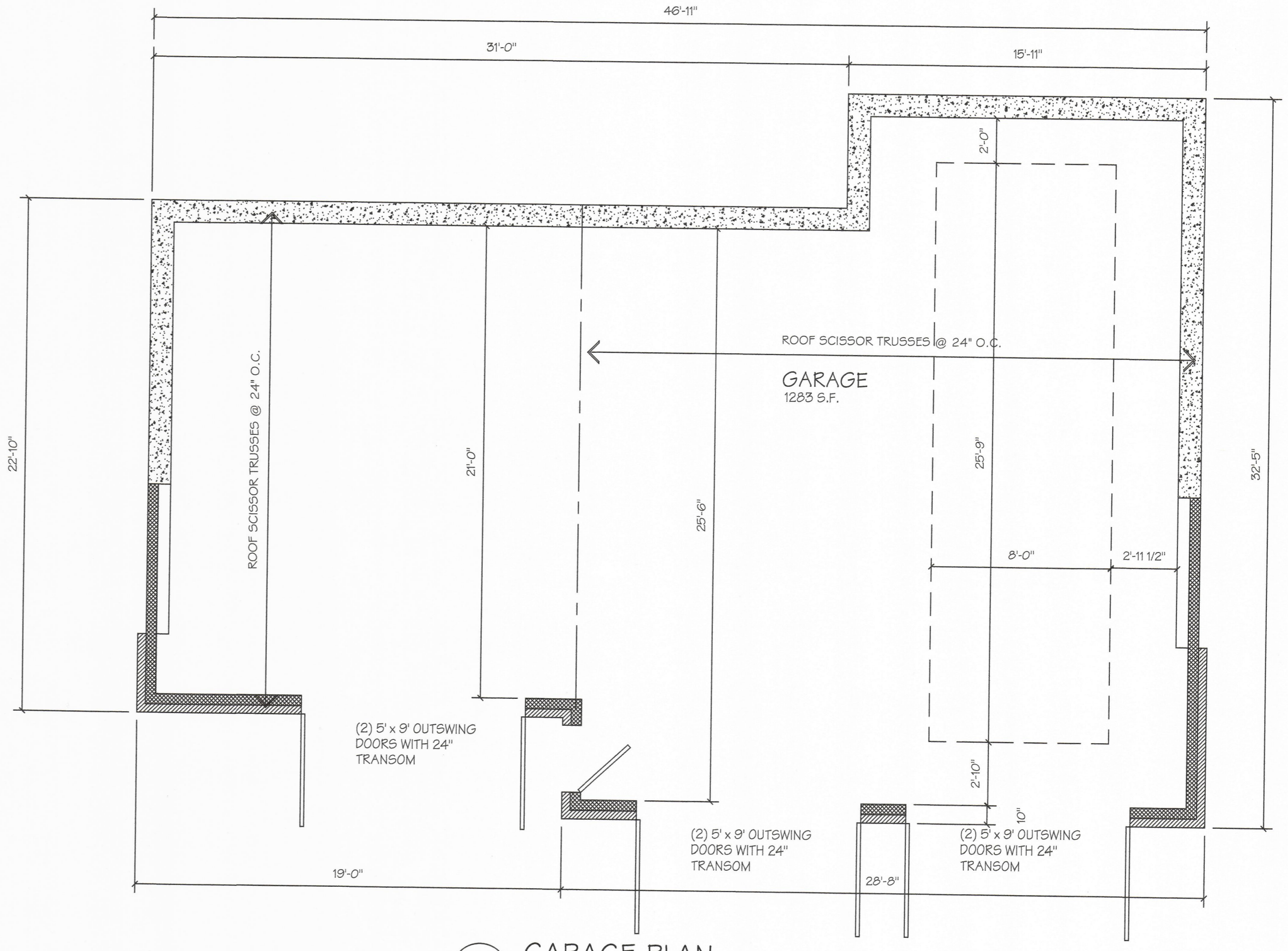
4 SOUTHEAST ELEVATION 1/4" = 1'-0"



3 NORTHEAST ELEVATION 1/4" = 1'-0"



2 PHOTO OF EXISTING



1 GARAGE PLAN 1/4" = 1'-0"