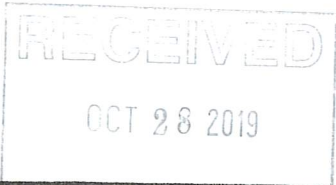


SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236

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
	✓

APPLICATION NUMBER
SYCB/90020
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8779 AppleKnoll Ln. ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Ann C. & Stephen D Haines	8779 AppleKnoll	CINTI	OH	45236	513 384 9679
CONTRACTOR Noah Jahn	5246 meyers lane	Bucksh	OH	45242	513 607 4694
DESIGNER					
APPLICANT Ann C. & Stephen D Haines	8779 AppleKnoll	CINTI	OH	45236	
APPLICANTS E-MAIL ADDRESS	annchaines@yahoo.com / ssdhaines@gmail.com				

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

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:
Single family home with "B" zoning regulations. Proposed covered deck for homeowners personal use

5. SQUARE FEET: 372 6. USE: covered deck - personal 7. HEIGHT: one story
 8. EST. START DATE: 11/2019 9. EST. FINISH DATE: 12/2019

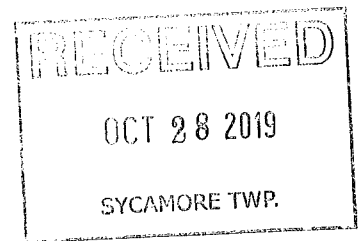
THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

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.

Ann Chaines 10/20/19
 APPLICANT'S SIGNATURE DATE
Ann Chaines 10/20/19
 PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE



October 26, 2019

To the Sycamore Township Board of Zoning Appeals,

We the owners of the Property, Daniel & Ann Haines at 8779 Appleknoll Lane, Cincinnati, OH 45236 are requesting a Variance to the Sycamore Township District B rear lot yard requirements of 35 feet, Table 4-6, page 42 of the Sycamore Township Zoning Resolution. The 8779 Appleknoll Lane property's lot dimensions are irregular at 100.20' x 113' or 0.353 acre (appendix 1).

The purpose of this request is to ask for a rear yard variance of up to 4 feet to build a covered deck that is attached to the current patio and extends out from the back of the garage. The covered deck will be a one story structure of approximately 372 square feet (appendix 2).

The property at 8779 Appleknoll Lane is an irregularly shaped, corner lot property at the corner of Appleknoll and Haverhill in Sycamore Township. The home was purchased in March of 2010 with a newly constructed, by the previous owner, 663 sq ft deck attached to an existing patio (appendix 3). The existing patio is approximately 128 sq ft according to the Hamilton County Auditor website (appendix 4). The previous deck, which was torn down in September 2019, was built on the side of our house facing Appleknoll Lane. The deck was deteriorating, lacked shade and lacked privacy. The home was originally built in 1960 with an elevated 128 sq ft. concrete patio extending off of the addition at the rear of the house. The patio is built into the foundation of the home, and while a solid structure, it is an eyesore and lacks sufficient space. The structure of the patio is built into the foundation of the home (appendix 5) and can't be easily or cost effectively be removed. Additionally, the patio slopes towards the home causing water to pool up near the home and leak into the garage (appendix 6). The proposed plans for a covered deck at the property would solve many of the issues listed above and be significantly smaller than the previous deck, including beautification of the property, drainage issues and comfort issues.

The property at 8779 Appleknoll Lane is an irregularly shaped corner lot that narrows towards the rear towards the back of the property. Additionally, the home on the lot is irregularly shaped and angled. The area of the proposed covered deck would be built is the deepest part of the rear lot. The garage angles towards the rear property line at the spot closest to the side yard line. (Appendix 7) where the covered deck will be built. The proposed structure would at most, come within 31 feet of the rear property line. Neighbors on either side of the property come within the 8ft setback for side yard line lot requirements and support the proposed structure being built.

Currently, we are left with a dirt patch on the side of our house, unable to build the previous deck or the new covered deck because of zoning regulations and lack of side or rear yard building space. Currently, houses in our neighborhood are being torn down and rebuilt and sold for upwards of \$1.2 million on our street. We have taken much pride and effort in improving our home and lot over the last 9 years and do not feel it is a tear down. It is our hope that we can continue adding value to our property and the neighborhood by building the proposed covered deck.

Thank you for your time and consideration,

Ann & Daniel Haines

RECEIVED

OCT 28 2019

SYCAMORE TWP.

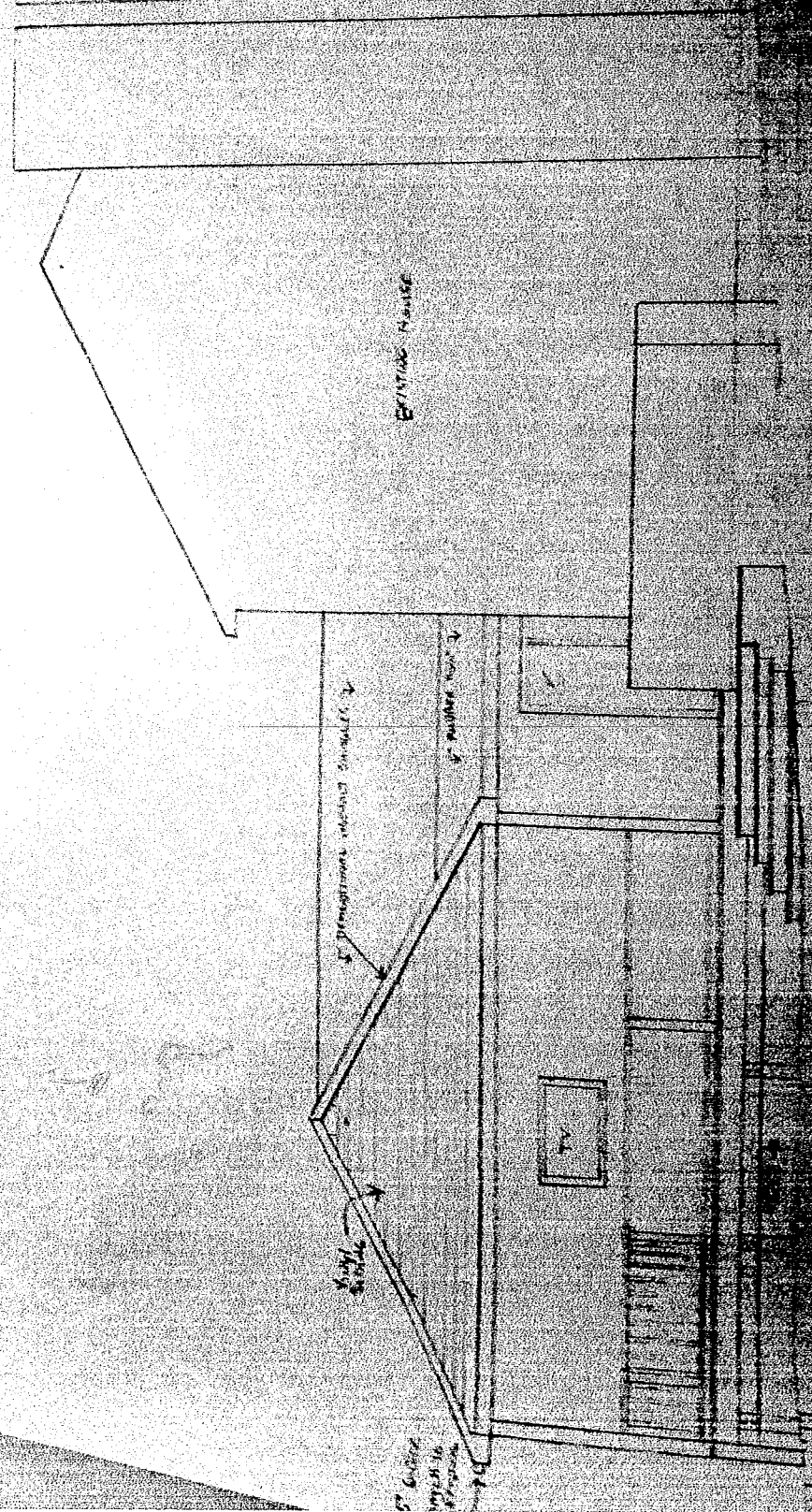
BRITISH HOUSE

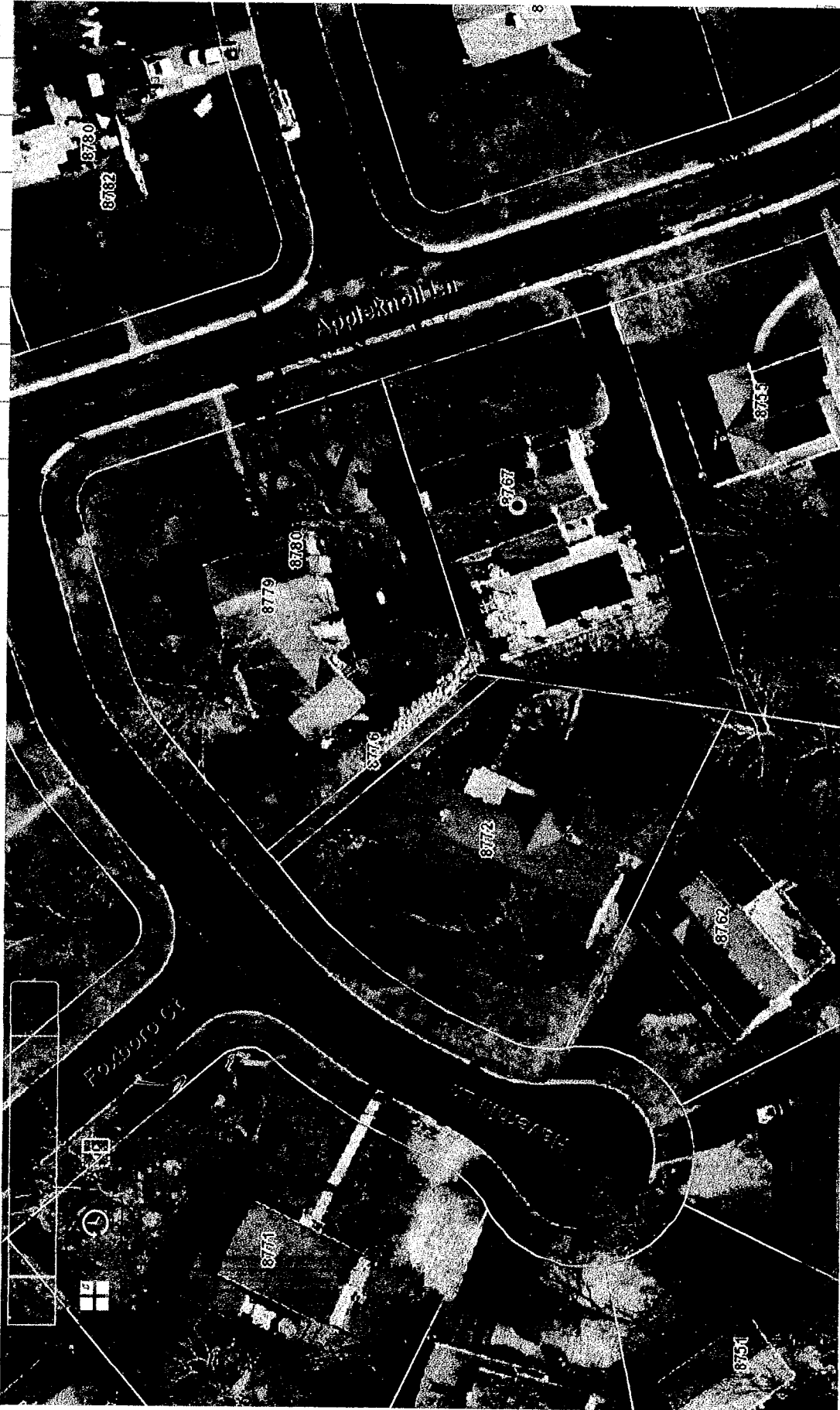
5' Transitional enclosed structure

5' NATURE HOUSE

5' 10" 10' 10"

5' 6" 10' 10' 10'





RECEIVED
 OCT 28 2019
 SYCAMORE TWP.

Appendix 3

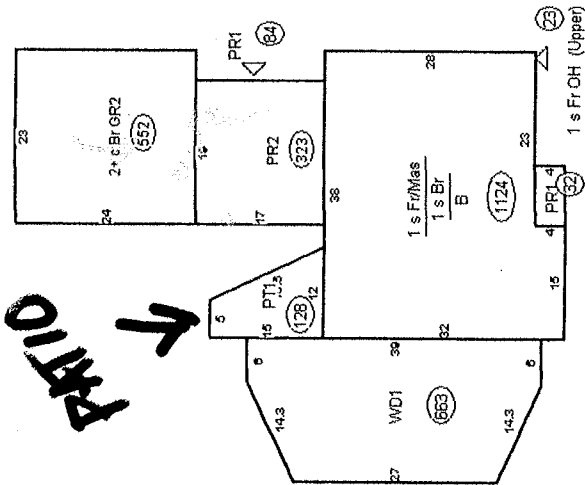
1,441,133.774 448,129.181 Feet

<https://cagis.hamilton-co.org/cagisonline/>



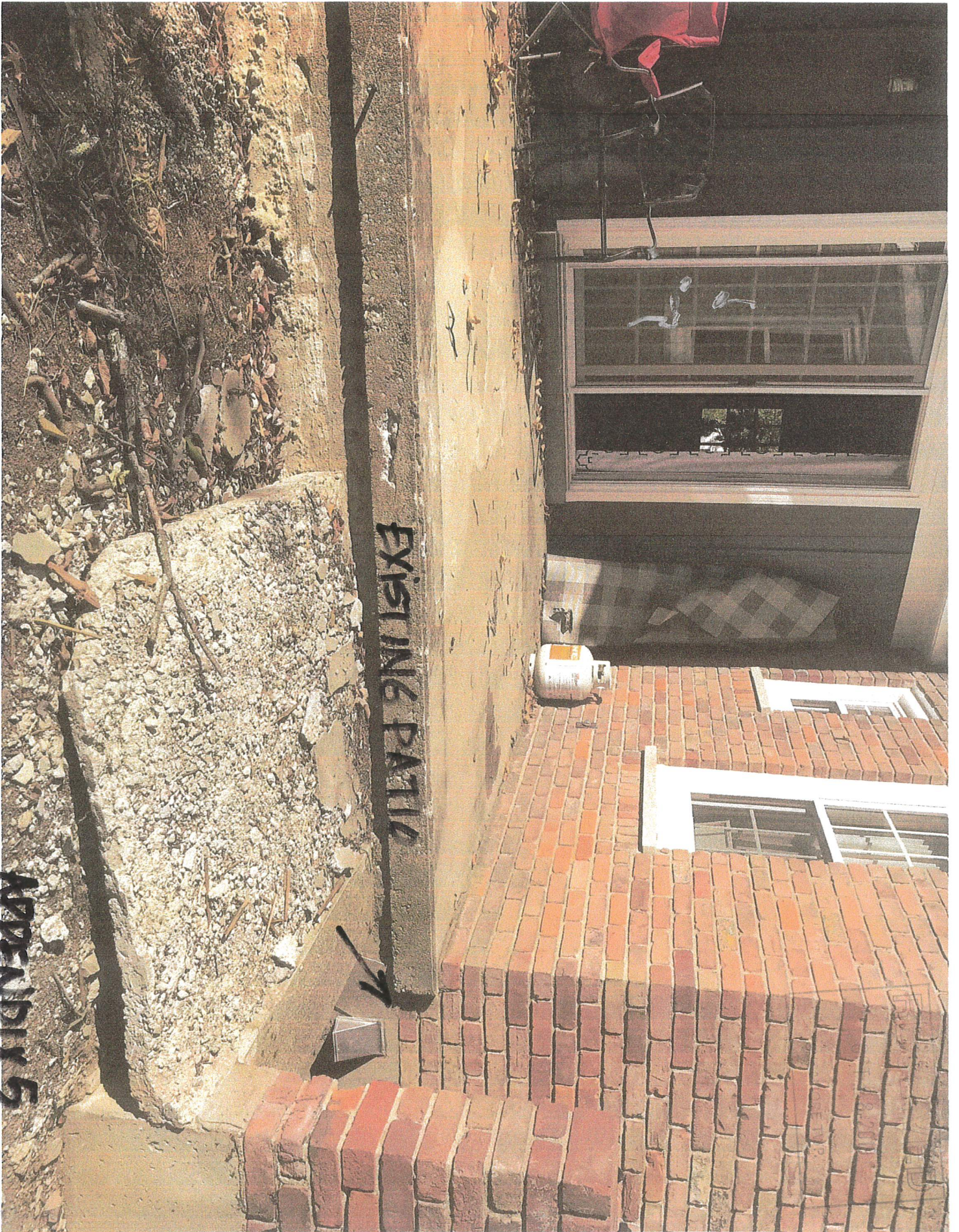
wedge1.hcauditor.org

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RECEIVED
 OCT 28 2019
 SYCAMORE TWP.

Appendix 4



APPENDIX 5

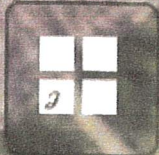


APPENDIX 6

RESERVED
OCT 28 2019
STURGEON TWP.

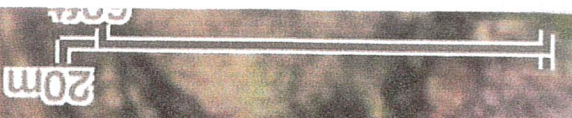


8779 APPEKNOLL LN



Hahaverthuhlln

Proposed Colored Deck



8772

8773

8780

8779

8767

Appendix 7

Appelknoll Ln



RECEIVED

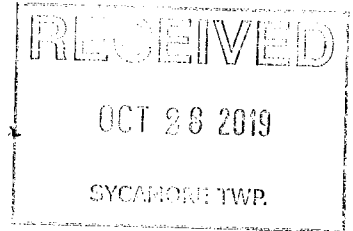
current picture
N/A



Proposed Site

Property Line 31ft.

10/27/2019



8779 Appleknoll, Cincinnati, OH 45326

Dear Neighbor,

We are attempting to begin construction of a covered deck on our property. This project, if approved, will be adjacent to the back of our garage and will extend 12 feet out from the back of the current garage. The township requires a 35 ft rear yard setback from the structure to the property line. We are requesting a variance of approximately 4 feet from Sycamore Township Zoning Commission for this project on November 18, 2019. The current covered deck will be approximately 372 sq ft and 31 ft from the rear property line. The 663 sq ft deck built by the previous owner, which has since been torn down, was not to Sycamore Township Zoning Code and approximately 25 ft from the rear property line.

You should receive an official notification from Sycamore Township about this zoning variance by mail but we wanted to make you aware of the project first. We are hopeful that by gathering our neighbors support, the project can proceed as planned. If you have no objections, would you mind signing this document showing your support? Your support is greatly appreciated! If you have any questions or concerns, please feel free to give us a call or stop by.

Warm regards,

Ann & Dan Haines

8779 Appleknoll

513-490-4863

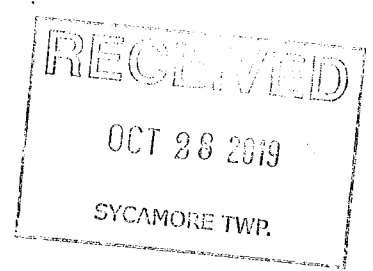
Natacha BENOIT-HANSEN hereby state that I have no objection to the variance request of 4 feet to rear of property at 8779 Appleknoll Ln, Cincinnati, OH 45236.

Printed Name Natacha BENOIT-HANSEN

Address 8779 Appleknoll Ln Cincinnati OH 45236

Signature *Natacha Benoit-Hansen* Date 10-27-19

10/27/2019



8779 Appleknoll, Cincinnati, OH 45326

Dear Neighbor,

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You should receive an official notification from Sycamore Township about this zoning variance by mail but we wanted to make you aware of the project first. We are hopeful that by gathering our neighbors support, the project can proceed as planned. If you have no objections, would you mind signing this document showing your support? Your support is greatly appreciated! If you have any questions or concerns, please feel free to give us a call or stop by.

Warm regards,

Ann & Dan Haines

8779 Appleknoll

513-490-4863

I Michael O'Brien hereby state that I have no objection to the variance request of 4 feet to rear of property at 8779 Appleknoll Ln, Cincinnati, OH 45236.

Printed Name Michael O'Brien

Address 8767 Appleknoll Ln

Signature [Handwritten Signature] Date 10/27/19

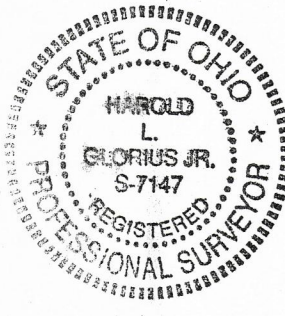
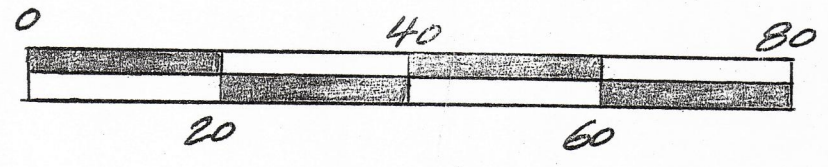
ANNE KENWOOD

PLAT OF SURVEY
LOT 27, PT. LOT 28
CONCORD WOODS SUB.
S8 T4 ER1
SYCAMORE TOWNSHIP
HAMILTON COUNTY
OHIO

RECEIVED
OCT 28 2019
SYCAMORE TWP.



PARCELS: 600-91-128 & 160



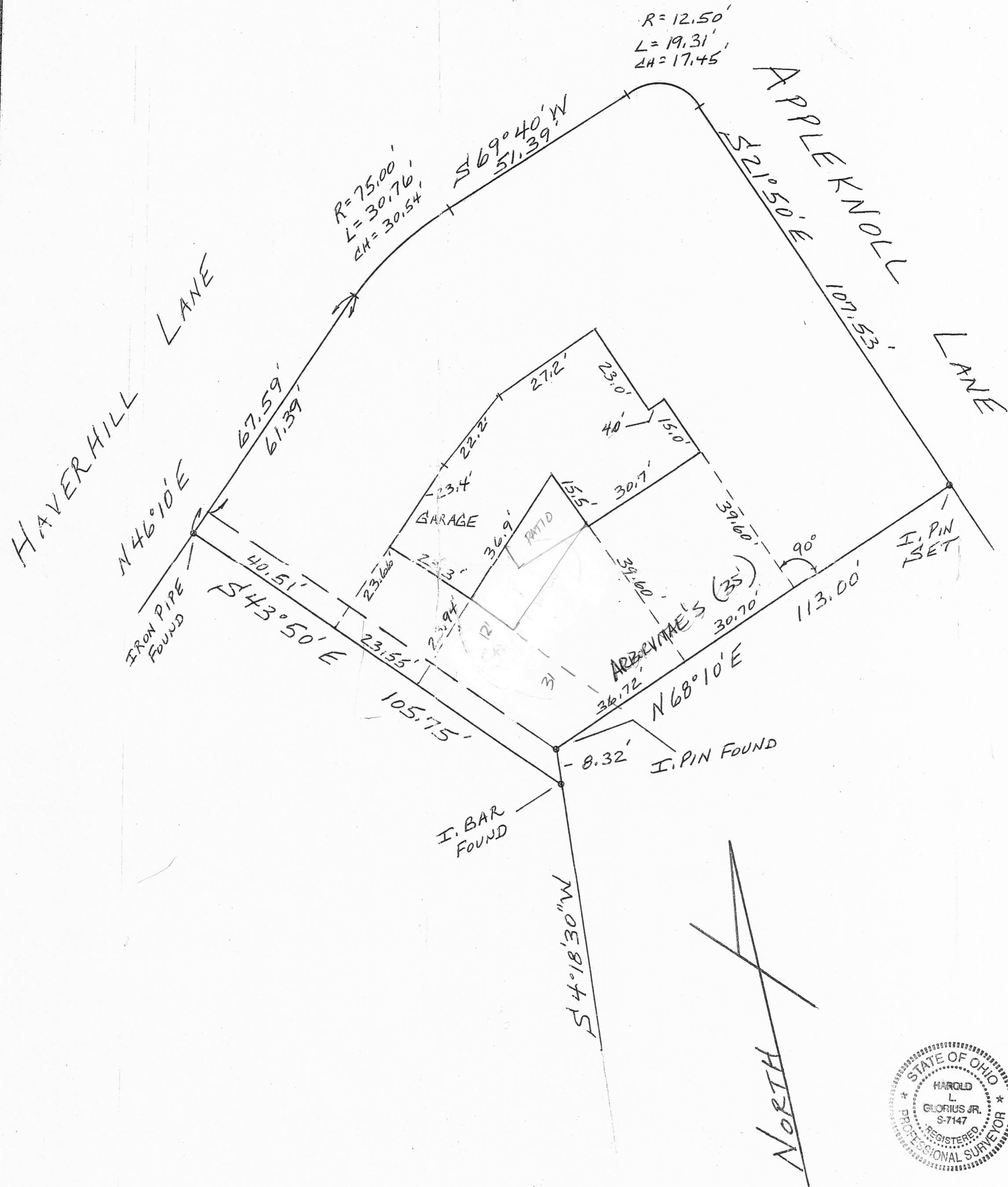
Harold L. Glorius Jr.
 HAROLD L. GLORIUS JR. # 7147
 6571 MADEIRA HILLS DRIVE
 CINCINNATI, OHIO 45243
 513-272-0220

HAINES		KLEIMAN SURVEY	
		SCALE: 1"=20'	APPROVED BY:
DATE: AUG. 2006		DRAWN BY: HLG	REVISED:
# 8779 APPLEKNOLL LANE		DRAWING NUMBER:	

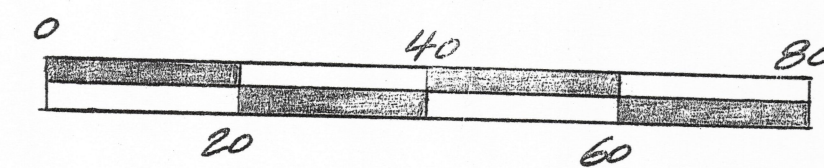
ANNE KENWOOD

PLAT OF SURVEY
 LOT 27, PT. LOT 28
 CONCORD WOODS SUB.
 S8 T4 ER1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY
 OHIO

RECEIVED
 OCT 28 2019
 SYCAMORE TWP.

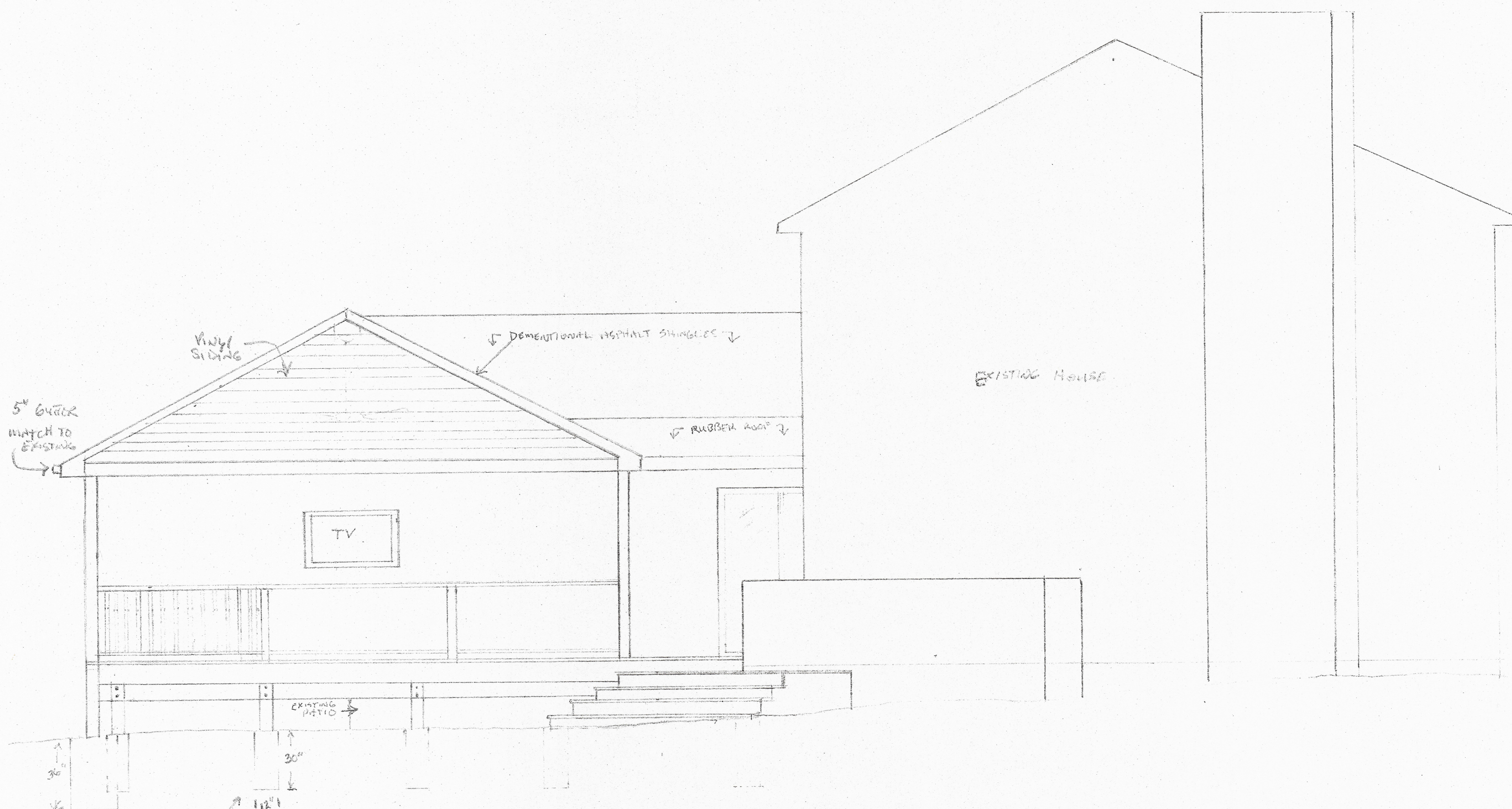


PARCELS: 600-91-128 &
 160



Harold L. Glorius Jr.
 HAROLD L. GLORIUS, JR. # 7147
 6571 MADEIRA HILLS DRIVE
 CINCINNATI, OHIO 45243
 513-272-0220

HAINES	
KLEIMAN SURVEY	
SCALE: 1"=20'	APPROVED BY:
DATE: AUG. 2006	DRAWN BY HLG
# 8779 APPLEKNOLL LANE	
DRAWING NUMBER	



5" GUTTER
MATCH TO
EXISTING

VINYL
SIDING

↓ DIMENSIONAL ASPHALT SHINGLES ↓

↓ RUBBER ROOF ↓

TV

EXISTING HOUSE

30"

EXISTING
PATIO

30"

ROOF SUPPORT
FOOTER
3000 PSE

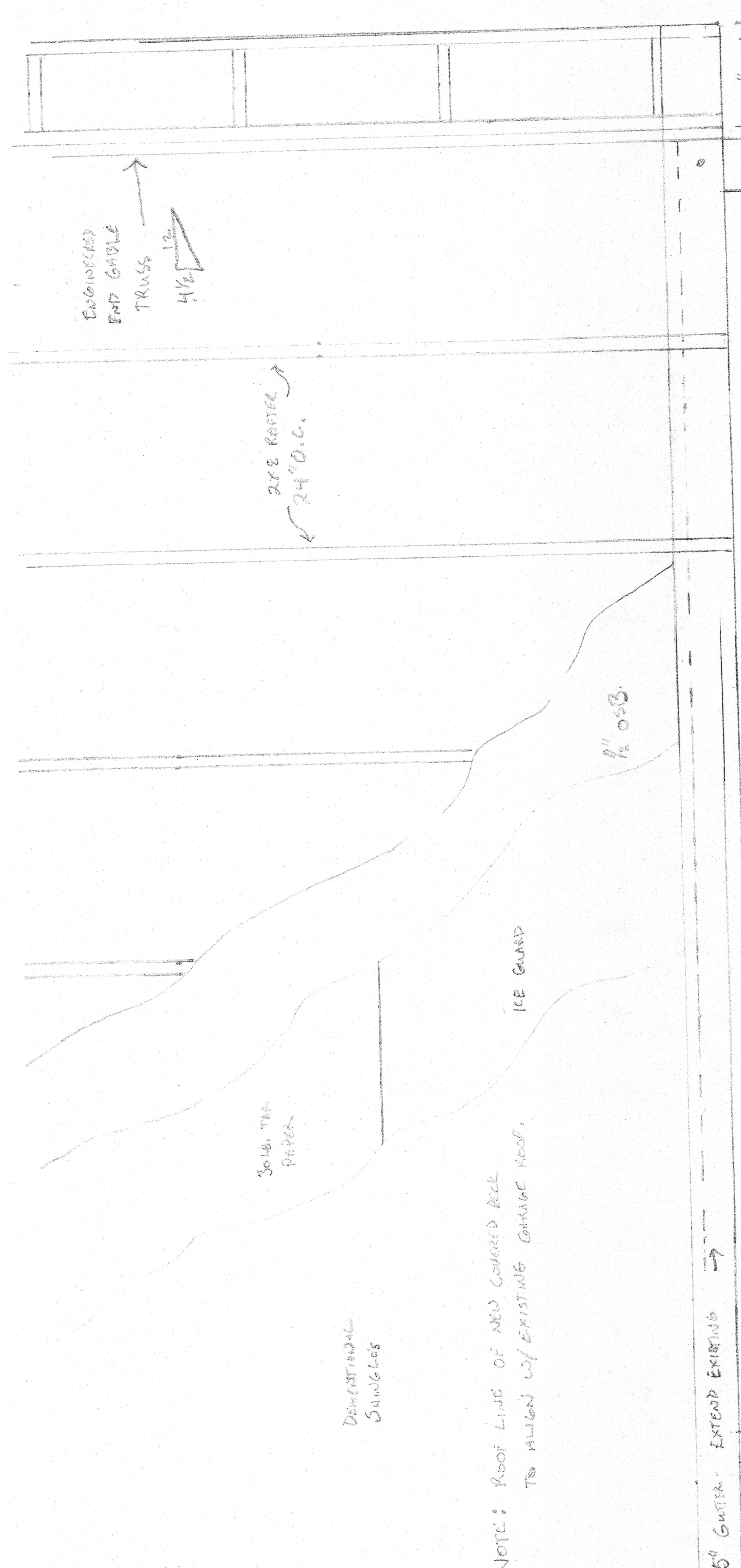
DECK FOOTER
3000 PSE

12"

GROUND LEVEL
(FINISH 2' EAST TO WEST)

REAR OF HOUSE VIEW

REAR COVERED DECK PROJECT:
DRAWN BY: ARNOLD & DAN BAILES
PROJECT ADDRESS: 6779 BIRCHWAY LN. CINCINNATI, OH 45236
CONTRACTOR: NOAH JAHN - 513-607-4694



NOTE: ROOF LINE OF NEW COVERED DECK TO ALIGN W/ EXISTING GARAGE ROOF.

5" GUTTER - EXTEND EXTERIOR

DOUBLE 1/2" LVL

EXISTING ROOF SPAN
EXISTING GUTTER

REAR COVERED DECK PROJECT
OWNER: ANNE DAN HAINES
PROJECT ADDRESS: 8779 APPERSON LN CINCINNATI, OH 45236
CONTRACTOR: NOAH JAHN - 513-607-4694

1/2" OSB SHEATHING FOR DECK

5/4 x 6 PT. BEAMS
2x10 x 12 PT. FLOOR JOIST

130# TENSILE IS STRIPPED TO EXPOSE
EXISTING FOUNDATION L.S.P.

DOUBLE 2x6 2x8x10
SHOULDER CUT

6x6 DECK
PT. SUPPORT POST

2x6 BRACKING

6x6 PT. ROOF
SUPPORT POST

6x6 PRESSURIZED
ROOF SUPPORT POST

8" GROUND FOOTING

6x6 PRESSURIZED
ROOF SUPPORT POST

SCALE 1/4" = 1'

24"

36"

3000 PSI
CONCRETE

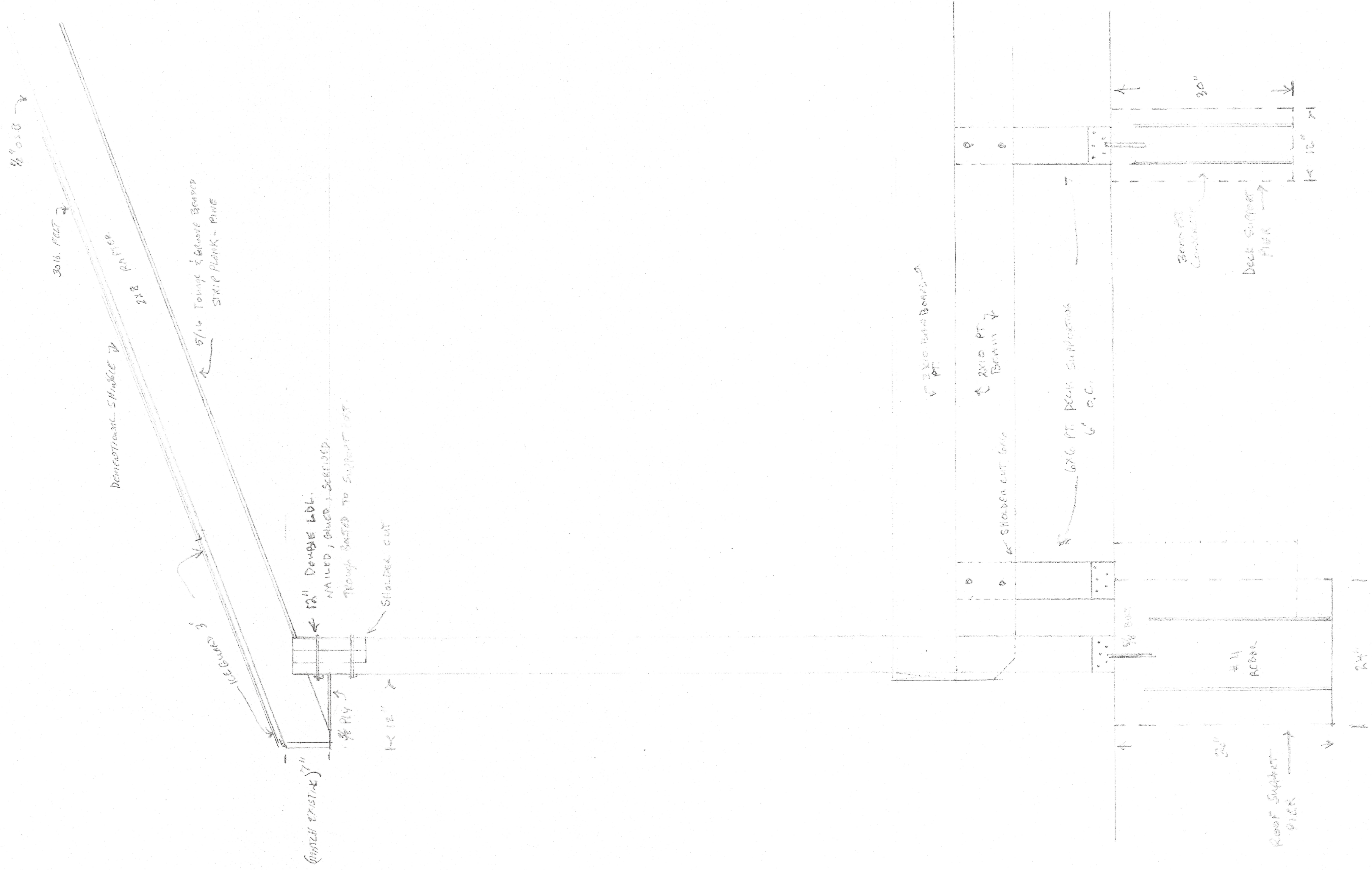
4x4
WOOD
POST

4x4
WOOD
POST

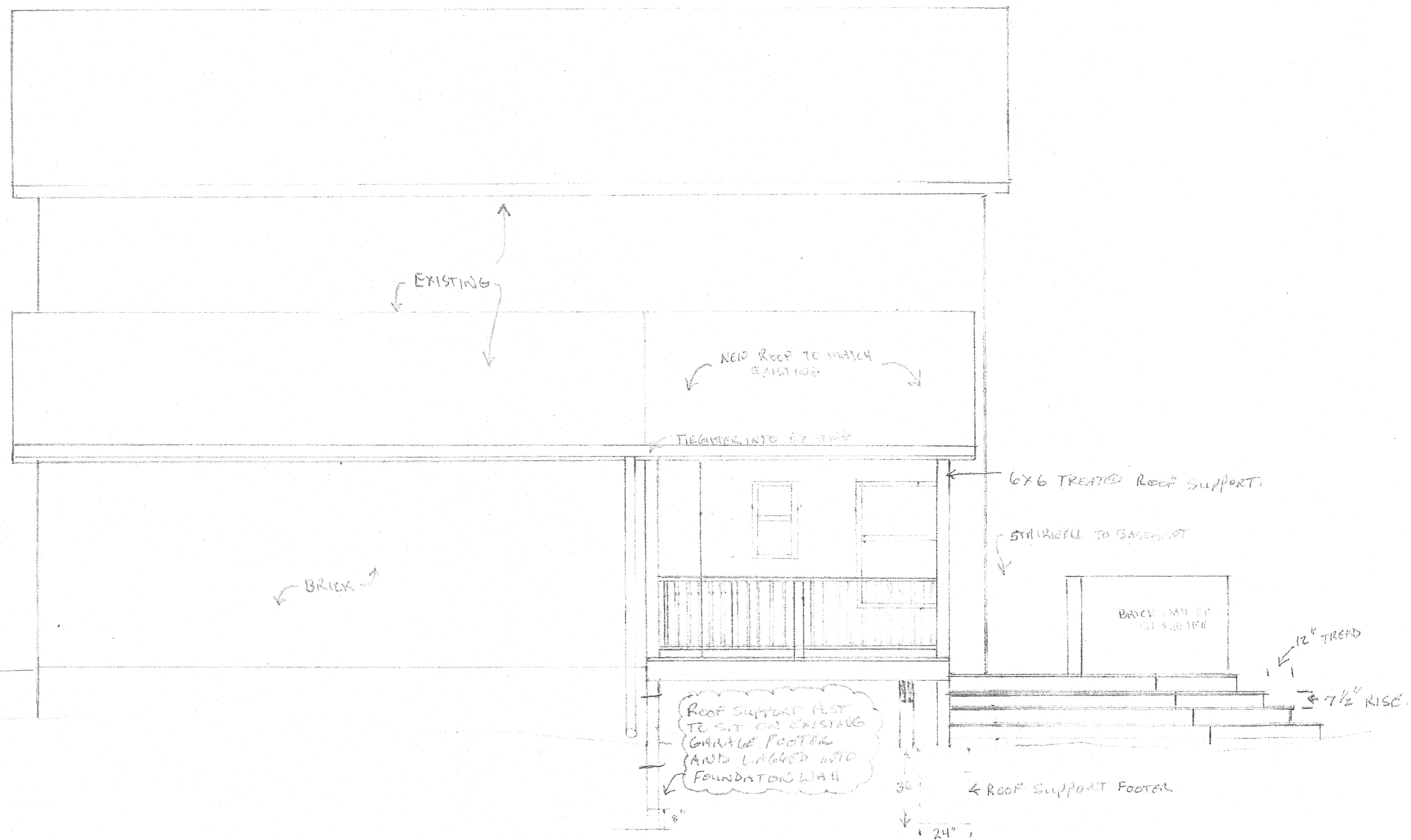
6x6 PRESSURIZED
ROOF SUPPORT POST

8" GROUND FOOTING

6



RINK COVERED DECK PROJECT
 OWNERS: ANDY AND HELEN
 PROJECT ADDRESS: 2779 APPERWELL LN, CINCINNATI, OH 45226
 CONTRACTOR: NATHAN JAHN - 513-607-9694



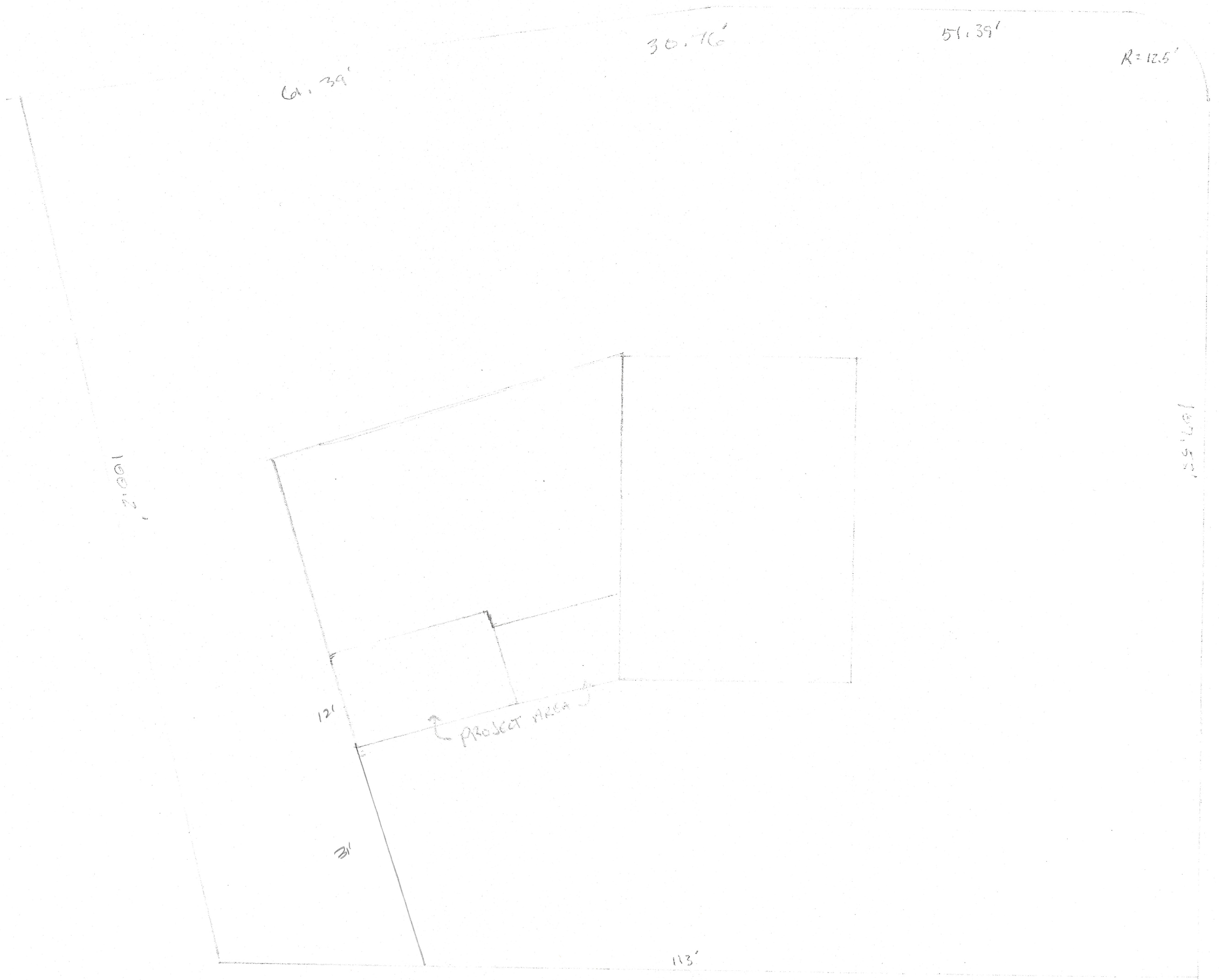
SIDE VIEW

REAR COVERED DECK PROJECT
OWNER: ANDY & DAVE HANCOCK
PROJECT ADDRESS: 8779 APPLEWOOD LN. CINCINNATI, OH 45245
CONTRACTOR: NEAH JAMES - 513-687-4169



ROOF RAFTER LAYOUT

REAR COVERED DECK PROJECT
OWNER: ANN & DAN HAINES.
PROJECT ADDRESS: 8779 APPLETON LN COLUMBIANA, OH 45236
CONTRACTOR: NOAH JAMES 513-607-4694



Plot Plan

Remo Covered Deck Project OWNER: Ann & Dan Hawkes ADDRESS: 3779 Maplewood Ln. Cincinnati OH 45236 Contractor: North Joslin 513-607-7694
--