

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

513.792.7250 PHONE      513.792.8564 FAX

SYCAMORE TOWNSHIP  
PLANNING & ZONING

MAR 11 2020

**RECEIVED**

**BZA APPLICATION**

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

COMMERCIAL	RESIDENTIAL

**APPLICATION NUMBER**

**SYCB200004**

DO NOT WRITE IN THIS SPACE

**1. PROJECT ADDRESS:** \_\_\_\_\_ **ZIP CODE:** \_\_\_\_\_

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER <u>JOSEPH W. JAHN</u>	<u>4451 CRYSTAL AVE.</u>	<u>CINCINNATI</u>	<u>OH</u>	<u>45242</u>	<u>513-607-8831</u>
CONTRACTOR <u>"</u>	<u>"</u>	<u>"</u>	<u>"</u>	<u>"</u>	<u>"</u>
DESIGNER <u>"</u>	<u>"</u>	<u>"</u>	<u>"</u>	<u>"</u>	<u>"</u>
APPLICANT <u>JOSEPH W. JAHN</u>	<u>5264 MEYERS LN.</u>	<u>CINCINNATI</u>	<u>OH</u>	<u>45242</u>	<u>513-607-8831</u>
APPLICANTS E-MAIL ADDRESS <u>Bjahn86@yahoo.com</u>					

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

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

4451 CRYSTAL AVE. (LOT 13 SARAH A. FERRIS SUBDIVISION) WE ARE PROPOSING  
TEARING DOWN THE EXISTING 1642 SQ. FT. HOUSE - IN DECENT CONDITION AND BUILDING  
A 1664 SQ. FT. RANCH TYPE HOME (STILL) FACING CRYSTAL AVE.

**5. SQUARE FEET:** 1664 **6. USE:** RESIDENTIAL **7. HEIGHT:** 15'0"  
**8. EST. START DATE:** 04-2020 **9. EST. FINISH DATE:** 08-2020

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.**

Joseph W. Jahn 03-10-2020  
APPLICANT'S SIGNATURE DATE

Joseph W. Jahn 03-10-2020  
PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

**4451 Crystal Ave.**

SYCAMORE TOWNSHIP  
PLANNING & ZONING

MAR 11 2020

RECEIVED

To:

Sycamore Township BZA  
8540 Kenwood Rd.  
Cincinnati, Ohio 45236

From:

Joseph W. Jahn  
5264 Meyers Ln.  
Cincinnati, Ohio 45242

Letter of intent

I, Joseph W. Jahn, being the owner of 4451 Crystal Ave., Lot 13 in the Sarah A Ferris subdivision, in Sycamore Township, Ohio, (50' x 140' = 7,000') I am asking for a zoning variance.

I am proposing to tear down the existing 642 square foot home (in deplorable condition) to build a new 1664 square foot ranch home.

The zoning regulations I am seeking relief from is the minimum setback for corner lots on the side yard. The existing house is grandfathered into the code because of age. I am not asking to face or come closer to the side street Tudor. The new designed proposed house fits into all other aspects of Sycamore Township zoning code. The new house will greatly improve the neighborhood and has unfettered support from all of the surrounding neighboring property owners.

Without relief from this section of zoning code this lot will be an unbuildable lot, as will all similar lots within Sycamore Township.

Thank you for your consideration.

Sincerely,

Joseph W. Jahn

