

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

513.792.7250 PHONE 513.792.8564 FAX

RECEIVED
 MAY 26 2020

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

COMMERCIAL	RESIDENTIAL

SYCAMORE TOWNSHIP APPLICATION NUMBER
SYCB200007
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 7727 Keller Road ZIP CODE: 45243

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
<small>OWNER</small> Stephan Mack	7727 Keller Rd.	Cincinnati	OH	45030	513-265-4190
<small>CONTRACTOR</small> Ayutala Construction	473 Grandin Ave.	Cincinnati	OH	45246	513-714-8733
<small>DESIGNER</small> Wentz Design	7813 Ted Gregory Ln.	Cincinnati	OH	45242	513-745-0420
<small>APPLICANT</small> Emily Ecklar	7813 Ted Gregory Ln.	Cincinnati	OH	45242	513-745-0420
<small>APPLICANTS E-MAIL ADDRESS</small> emily@wentzdesign.com	emily@wentzdesign.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:

EXISTING: RESIDENTIAL
 PROPOSED: RESIDENTIAL

5. SQUARE FEET: 80 6. USE: Single Family (A-35) 7. HEIGHT: 19'
 8. EST. START DATE: July 1, 2020 9. EST. FINISH DATE: Novemeber 1, 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.

Emilia Ecklar 5-22-20
 APPLICANT'S SIGNATURE DATE
Stephan Mack 5-26-20
 PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS

8540 Kenwood Road
Cincinnati, OH 45236
513.792.7250
www.sycamoretownship.org

CHECKLIST FOR FILING A VARIANCE APPLICATION

Applications for a variance shall be filed **in person** with the Board of Zoning Appeals. A legal notice will be prepared by staff and placed in a newspaper of general circulation prior to the public hearing. The filing fee *includes* this publication. Staff will also prepare, for the applicant a list of names and complete address of the property owners of all lots and lands located within 200' of the property requesting the appeal. Said list will be prepared from the County Auditor's current tax list. The office of the Board will execute all forms, including individual land legal notices necessary for the processing of an application.

Hearings are held by the Board of Zoning Appeals on the 3rd Monday of every month (unless it's a holiday, then it is held on the following Tuesday) at 6:30 PM at the Township Administration Building, 8540 Kenwood Road, Cincinnati, OH 45236.

All complete applications shall include the following information on or before the outlined deadline. *Please submit this checklist with your application.*

✓ **1. THE APPLICATION [Please provide 1 copy]**

2. LETTER OF INTENT [Please provide 8 copies]

An explicit typewritten statement addressed to the Board of Zoning Appeals, setting forth the following:

- ✓ _____ Location and size of the property
- ✓ _____ A clear accurate description stating the purpose of the request
- ✓ _____ Specific sections of the Zoning Resolution in question, or from which the appellant is requesting a variance or relief
- ✓ _____ State clearly in fact, hardship or other pertinent information believed to support the variance sought or recommended

3. THE SITE PLAN [Please provide 8 copies]

The site plan shall be drawn to scale of not less than 1 inch equals 50' and shall contain the following information (if applicable to your project):

- ✓ _____ A survey that accurately illustrates the property (SITE PLAN)
- ✓ _____ Name of the person(s) preparing the plan
- ✓ _____ Title, name of the owner & name of the applicant
- ✓ _____ North Arrow (North at the top of the plan)
- ✓ _____ Property lines, property dimensions, street name(s), site size
- ✓ _____ Existing and proposed projects, including site plan and elevations
- ✓ _____ Distance from structures to the property lines

4. THE APPLICATION FEE

Variance = \$150.00

Conditional Use = \$500.00

May 22, 2020

Sycamore Township Board of Zoning and Appeals
8540 Kenwood Road
Cincinnati, OH 45236

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MAY 26 2020
SYCAMORE TWP.

Re: Variance request for setback relief at 7727 Keller Road

Dear Board of Zoning and Appeals,

We are asking to be granted a variance to exceed the 35'-0" rear yard setback limits for an addition to a single family residence at 7727 Keller Road. The size of the property is 0.84 acres.

The existing size of the building is approximately 2,158 square feet, and the new construction will extend 80 square feet into the 35'-0" rear yard setback, 6'-6" at its furthest point.

Approximately 246 square feet of the existing residence sits within the 35'-0" rear yard setback, 11'-8" at its furthest point, so the new construction will be less "non-conforming" than the existing structure.

Stephan Mack is planning on living in this house for many years to come, and feels that it makes the most sense to add an addition that will favor future marketability by expanding the existing kitchen. Stephan is also renovating the rest of the house prior to moving in, and for cost and time efficiency it makes the most sense to construct the addition during the same phase.

Due to the existing position of the house favoring the rear yard side a variance is required for Stephan's desired kitchen. The proposed improvements will greatly improve Stephan Mack's comfort in his home, as well as increase the market value.

Respectfully submitted,



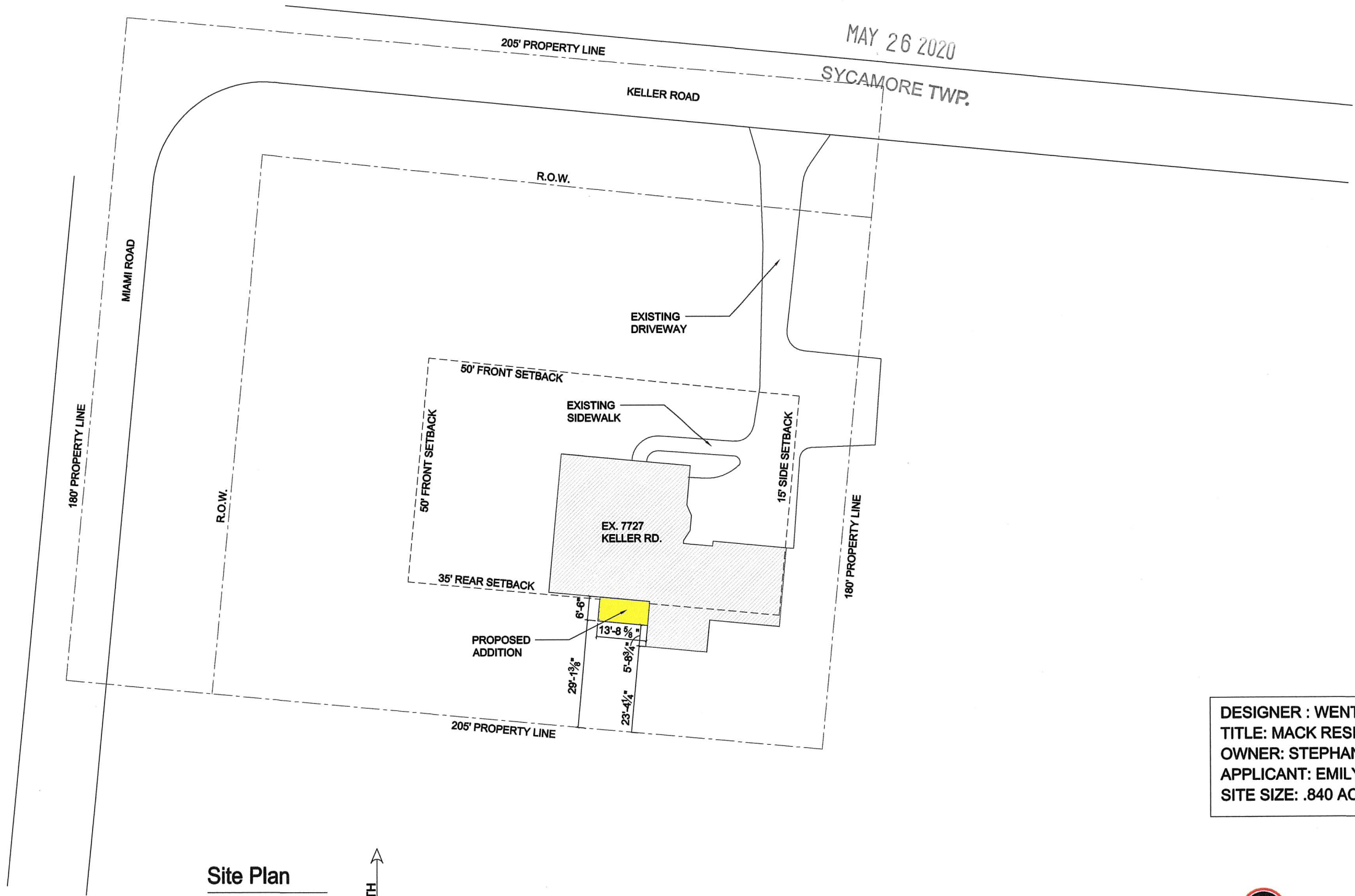
Michael Wentz, AIA
Principal, WentzDesign



RECEIVED
MAY 26 2020
SYCAMORE TWP.

MAY 26 2020

7727 KELLER RD.

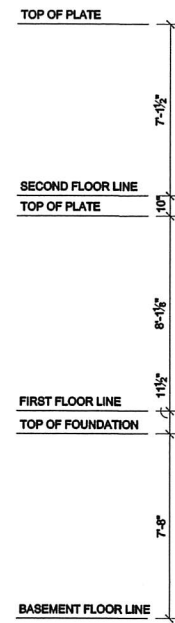


DESIGNER : WENTZDESIGN
TITLE: MACK RESIDENCE
OWNER: STEPHAN MACK
APPLICANT: EMILY ECKLAR
SITE SIZE: .840 ACRES

Site Plan
Scale : 1/32" = 1'-0"

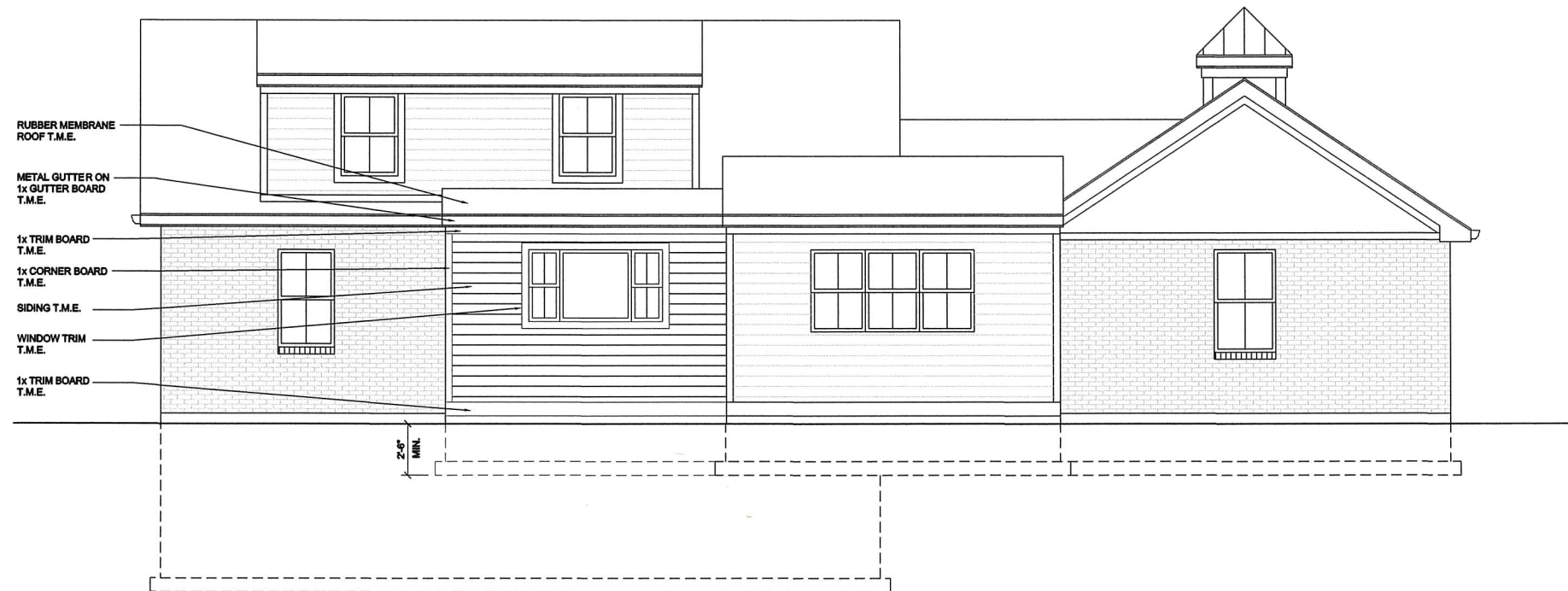
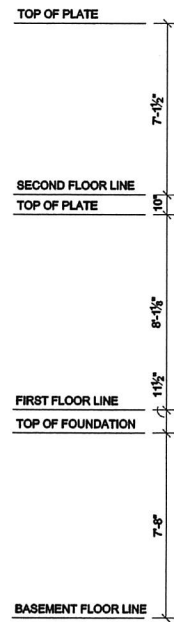


May 22, 2020



Right Elevation

Scale : 1/8" = 1'-0"



Rear Elevation

Scale : 1/8" = 1'-0"