

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

513.792.7250 PHONE 513.792.8564 FAX

RECEIVED

JUN 29 2020

SYCAMORE TWP.

BZA APPLICATION

FEES:

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

COMMERCIAL RESIDENTIAL



APPLICATION NUMBER

SYCB200009

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 6640 KUGLER MILL RD. ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER <u>BRADLEY E. LEHMANN, JR.</u>	<u>6640 KUGLER MILL</u>	<u>CINCINNATI</u>	<u>OH</u>	<u>45236</u>	<u>(513) 673-5553</u>
CONTRACTOR					
DESIGNER <u>KENT BRADLEY ROUSH</u>	<u>4142 AIRPORT RD.</u>	<u>CINCINNATI</u>	<u>OH</u>	<u>45226</u>	<u>(513) 321-9242</u>
APPLICANT <u>BRADLEY E. LEHMANN, JR.</u>	<u>3RD FL. STE 3</u>	<u>CINCINNATI</u>	<u>OH</u>	<u>45236</u>	<u>(513) 673-5553</u>
APPLICANTS E-MAIL ADDRESS <u>blehmann333@gmail.com</u>	<u>6640 KUGLER MILL</u>	<u>CINCINNATI</u>	<u>OH</u>	<u>45236</u>	<u>(513) 673-5553</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:

EXISTING, 1-STORY SINGLE-FAMILY, LOCATED IN A 'B' RESIDENTIAL ZONING DISTRICT. THE PROJECT IS THE PROPOSED FIRST FLOOR ADDITION OF A GREATROOM, DINING AREA, MUDROOM & PORCH AND SECOND FLOOR BEDROOMS & BATH. (BUILDING IS TO REMAIN SINGLE-FAMILY)

5. SQUARE FEET: _____ 6. USE: 1, 2, 3-FAMILY 7. HEIGHT: _____

8. EST. START DATE: AUG. 2020 9. EST. FINISH DATE: FEB. 2021

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.

Bradley E. Lehmann 6-29-2020
 APPLICANT'S SIGNATURE DATE

Bradley E. Lehmann 6-29-2020
 PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

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

513.792.7250 PHONE 513.792.8564 FAX

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NON-CONFORMING USE: \$500.00

COMMERCIAL RESIDENTIAL

APPLICATION NUMBER

SYCB200009

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 6640 Kugler Mill Rd ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Bradley E. Lehmann Jr	6640 Kugler Mill Rd	Cincinnati	OH	45236	513 673 5553
CONTRACTOR					
DESIGNER					
APPLICANT Bradley E. Lehmann Jr					
APPLICANTS E-MAIL ADDRESS blehmann@kw.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:

Tracy Kellums told me before I planted the arborvitae that as long as they are 17 ft from white line on Kugler Mill that it would not be an issue. Zoning department told me they don't regulate landscaping and told me to double check with maintenance department.

5. SQUARE FEET: _____ 6. USE: _____ 7. HEIGHT: _____
8. EST. START DATE: _____ 9. EST. FINISH DATE: _____

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.

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

Bradley E Lehmann Jr 6-24-2020
APPLICANT'S SIGNATURE DATE

Bradley E Lehmann Jr 6-24-2020
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

RE: 6640 KUGLER Mill
LEHMANN RESIDENCE ADDITION

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
- ☒ 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

Kent
Bradley
Roush
Architects,
LLC

4142 AIRPORT ROAD
3RD FLOOR, SUITE 3
CINCINNATI, OHIO
45226

313 321-9242

June 29, 2020

Mr. Kent Bradley Roush, RA
Kent Bradley Roush Architects, LLC
4142 Airport Rd., 3rd Floor, Suite 3
Cincinnati, OH 45226

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

RE: Request for Zoning Variance Letter of Intent

Lehmann Residence Addition

6640 Kugler Mill Rd.
Cincinnati, OH 45236

Dear Sycamore Township Zoning Board of Appeals Members,

I am writing as the architect for and representing the property owner, Mr. Bradley E. Lehmann, Jr. Mr. Lehmann wishes to improve his property with the first floor addition of a new Greatroom, Dining area, Mudroom and expanded Porch. The project is also to include new bedrooms and baths within the roofline of the addition, resulting in a 1 - 1/2 story residence.

We request a front yard variance of 6.6 feet to the porch portion of the addition and 9.6 feet to the house portion at the west/ left property line to the proposed addition to the existing single-family residence.

- Location and size of the property:

The existing residence was built in 1928 on a 0.24 acre (10,545.40 square feet) lot of record, located at 6640 Kugler Mill Rd., the corner of Kugler Mill Rd. and Wetherfield Ln.

The lot is zoned 'B' Residential under Sycamore Township Zoning, requiring the following setbacks (per Table 4-6 Sycamore Township Zoning Resolution):

Front Yard: 35 feet minimum

Side Yard: 8 feet minimum each

Rear Yard: 35 feet minimum

The existing, 1-story, single-family residence is positioned 30.67 feet from the front/ south property line along Kugler Mill Rd., 19.4 feet from the left/ west property line along Wetherfield Ln., 15.0 feet from the right/east property line and 58.3 feet from the rear/ north property line.

- A clear accurate description stating the purpose of the request:

The construction of the existing residence, built in 1928 on a lot of record, proceeded the adoption of the current Sycamore Township Zoning Resolution. Since this is a corner lot, it is subject to complying with the minimum Front Yard Setback along both Kugler Mill Rd. and Wetherfield Ln. The existing house is situated on the lot such that it is in violation of the Front Yard Setback along BOTH streets. The proposed Porch expansion is permitted to extend into the Front Yard Setback up to 10 feet, however, the existing porch at the left/ west side of the house currently extends into the required setback by 5.6 feet. The proposed Porch addition will extend 1 foot beyond the current Porch but is designed to remain open/ not enclosed posing only minimal additional violation.

RE: Sycamore Township Request for Zoning Variance Letter of Intent

Lehmann Residence Addition, 6640 Kugler Mill Rd., Cincinnati, OH 45236

June 29, 2020

Page 2 of 2

- A clear accurate description stating the purpose of the request (continued):

The bulk of the proposed addition which is built to the rear/ north will NOT extend beyond the left side wall line of the existing house but, because of the location of the existing house, will require a variance of 9.6 feet.

It should be noted also that the second floor Bedrooms are accommodated within the roofline of the addition so that the scale of the house will be consistent with the existing and not be overpowering on the lot. In order to achieve this and provide adequate usable space in the upstairs Bedrooms, the addition needs to be as wide as the existing house, i.e. not pulled back the 9.6 feet from the Wetherfield Ln. property line.

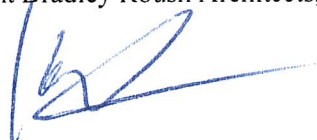
- Specific sections of the Zoning Resolution in question, or from which the appellant is requesting a variance or relief:

Minimum Front Yard Setback per Section 4-1.5/ Table 4-6, Single-Family Residential Development Regulations, and Section 4-1.5(b), Front Yard Requirements on Corner Lots, requiring minimum 35 feet Front Yard Setback along both streets of corner lots.

- State clearly in fact, hardship or other pertinent information believed to support the variance sought or recommended:

- a) The location of the existing, circa 1928 residence is in violation of required Front Yard Setback along both streets and is thus a non-conforming structure. The existing residence was built prior to the adoption of the current Sycamore Township Zoning Resolution and its violation is a condition that was not created by any actions of the current homeowner.
- b) The proposed addition will not extend beyond the left/ west house wall line and thus not make this current violation any worse.
- c) The design of the second floor within the roofline resulting in the 1-1/2 story structure will maintain the scale of the structure at the corner, not overpower neighboring properties, not block light or air to adjacent properties and not hinder the delivery of government services to the subject or adjacent properties.
- d) The house will remain a single-family use and will not increase the traffic to the area / adjacent streets, as well as remain consistent and compatible with adjacent land uses.
- e) The value of the property will be enhanced thus incrementally raising the value, real and perceived, of the neighborhood.

Thank you for your consideration,
Kent Bradley Roush Architects, LLC



Kent Bradley Roush, RA
Principal

From: Shannon Roush <shannonroush@aol.com>
Sent: Wednesday, July 15, 2020 12:44 PM
To: Daves, Jessica <JDaves@SycamoreTownship.org>
Cc: blehmann333@gmail.com; roushcincinnati@aol.com
Subject: Lehmann Addition Square Footages/ Breakdown - 6640 Kugler Mill

Hello, Jessica,

The square footages for the 6640 Kugler Mill Rd. addition for Mr. Bradley Lehmann, Jr. is as follows
(I can correct the values on the applications if you want; I don't know what I forgot to add in when I figured it the first time):

- First Floor Addition: 1,033 sq. ft.
- Second Floor Addition: 1,047 sq. ft.
(Total first and second floor gross: 2,070 sq. ft.)
- Porch Addition: 149 sq. ft.
- Unfinished Basement Addition (including area under new porch): 501 sq. ft.
- Finished Basement of addition (finished area inside of foundation walls): 673 sq. ft.

Thanks,
Shannon Roush
(cell: 513. 532. 6479)

Kent Bradley Roush Architects, LLC
4142 Airport Rd.
3rd Floor, Suite 3
Cincinnati, OH 45226

① M. JOYCE DONNELLON
D.B. 4365, PG. 1794
AUDITOR'S PARCEL: 600-0092-0211

② THE CITY OF THE VILLAGE OF INDIAN HILL TR
LOT 'B', BIRDAVEN SUBDIVISION (9.083 ACRES)
P.B. 447, PG. 95 & 96
AUDITOR'S PARCEL: 629-0280-0066

BOOK: 600 PAGE: 0092
PARCELS: 0076 & 0198

BASIS OF BEARINGS:

O.R. 14148, PG. 1835

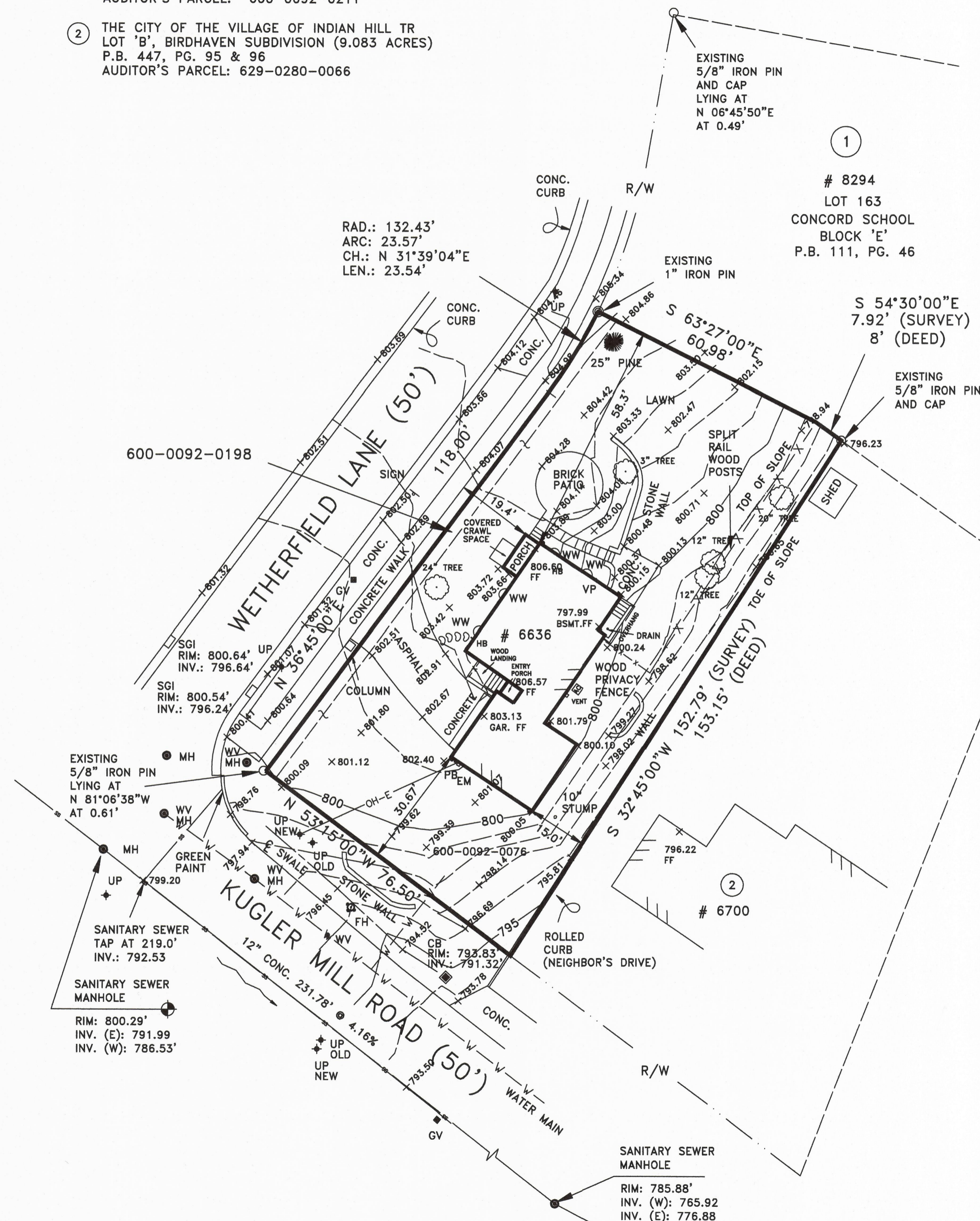
DEED OF RECORD

O.R. 14148, PG. 1835



AREA CLOSURE:					
Pt ID	Ang Rt	Bearing	Distance	Pt ID	Northing
502		N 36°45'00"E	118.00	503	5332.218
CURVE DEF: Arc					
RAD: 132.43	LEN: 23.57	TAN: 11.82	CURVE DIR: CCW		
CHORD: 23.54	MO: 0.52	EXT: 0.53	CEN. ANG: 10°11'51"		
SEG: 8	TRI: 1552	SEC: 1561	DEGREE: 43°15'54"		
503	270°00'00"	N 53°15'00"W	132.43	504	5411.454
504	10°11'51"	S 63°26'51"E	132.43	505	5352.256
503	185°05'56"	N 31°39'04"E	23.54	505	5352.256
505	95°08'04"	S 63°27'00"E	80.98	506	5324.999
506	171°03'00"	S 54°30'00"E	7.92	507	5320.400
507	92°45'00"	S 32°45'00"W	152.79	508	5191.898
508	86°00'00"	N 53°15'00"W	76.50	502	5237.670
502	90°00'00"				4398.471
Perimeter: 439.76 Accum.Perimeter: 439.76					
Approx: Sq. Feet: 10552 Acres: 0.24					
Approx: Accum. - Sq. Feet: 10552 Acres: 0.24					
Correct Ending Coordinates, North: 5237.670 East: 4398.470					
Ending Coordinates, North: 5237.670 East: 4398.471					
Error, N: 0.00 E: 0.00 Total: 0.00 Brg: S 74°26'48"W					
Distance Traversed: 439.73 Closure: 795526					

8294
LOT 163
CONCORD SCHOOL
BLOCK 'E'
P.B. 111, PG. 46



SS	SANITARY SEWER
-X-X-X-X-X-X-X-X-X-	FENCE
OH-E	ELECTRIC UTILITY
⊕	FIRE HYDRANT (FH)
⊙	MANHOLE (MH)
⊕	UTILITY POLE (UP)
⊕	DRAIN
⊕	WATER VALVE (WV)
⊕	CATCH BASIN (CB)
⊕	GAS VALVE (GV)
WW	WINDOW WELL (WW)
⊕	PHONE BOX (PB)
⊕	ELECTRIC METER (EM)
⊕	STONE PATH
⊕	VENT PIPE (VP)
⊕	DOWNSPOUT (DS)
⊕	HOSE BIBB (HB)

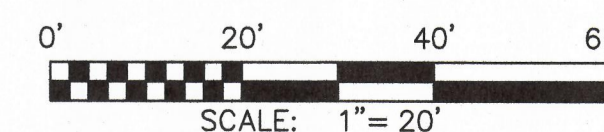
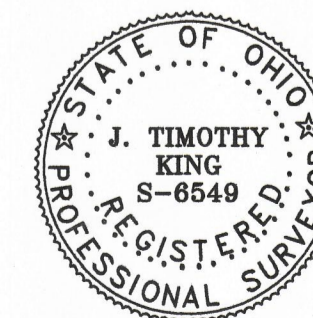
LEGEND
STANDARD SYMBOLS THAT MAY
APPEAR ON THIS DRAWING:

- IP FOUND - 5/8"
- ⊙ IP FOUND - 1"
- IP SET - 5/8"
- IP SET - 1"
- * IRON PIPE FOUND
- ⊕ PK FOUND
- ⊕ MAG NAIL SET
- ⊕ RR SPIKE FOUND
- ⊕ RR SPIKE SET
- ⊕ CONC. MON. FOUND
- ⊕ HUB & TACK SET
- ⊕ STONE FOUND
- ⊕ CROSS NOTCH SET
- ⊕ BENCH MARK
- ⊕ LATH SET ON-LINE

BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY

SITUATED IN
SECTION 8, TOWN 4, E.R. 1
MIAMI PURCHASE
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

AREA: 0.24 ACRES
BRADLEY E. LEHMANN JR
O.R. 14148, PG. 1835
AUDITOR'S PARCEL: 600-0092-0076
600-0092-0198



6/16/2020

J. T. KING & CO., INC.
CIVIL ENGINEERS • LAND SURVEYORS
9200 MONTGOMERY ROAD • SUITE "21b"
CINCINNATI, OHIO 45242
TELEPHONE: (513) 793-7667 FACSIMILE: (513) 793-7667

BRADLEY E. LEHMANN JR.
6640 KUGLAR MILL ROAD
CINCINNATI, OHIO 45236

APPROVED BY: J. T. K.	DRAWN BY: NORDLOH	DATE: 5/29/2020	CRD NAME: LEHMANN.CRD
SCALE: 1"=20'	DWG NAME: LEHMANN.DWG	FILE No. 20063-S	

600-0092-0198

WETHERFIELD LANE (50')

KUGLER MILL ROAD (50')

7.92' (SURVEY)
8' (DEED)

EXISTING
5/8" IRON PIN
AND CAP

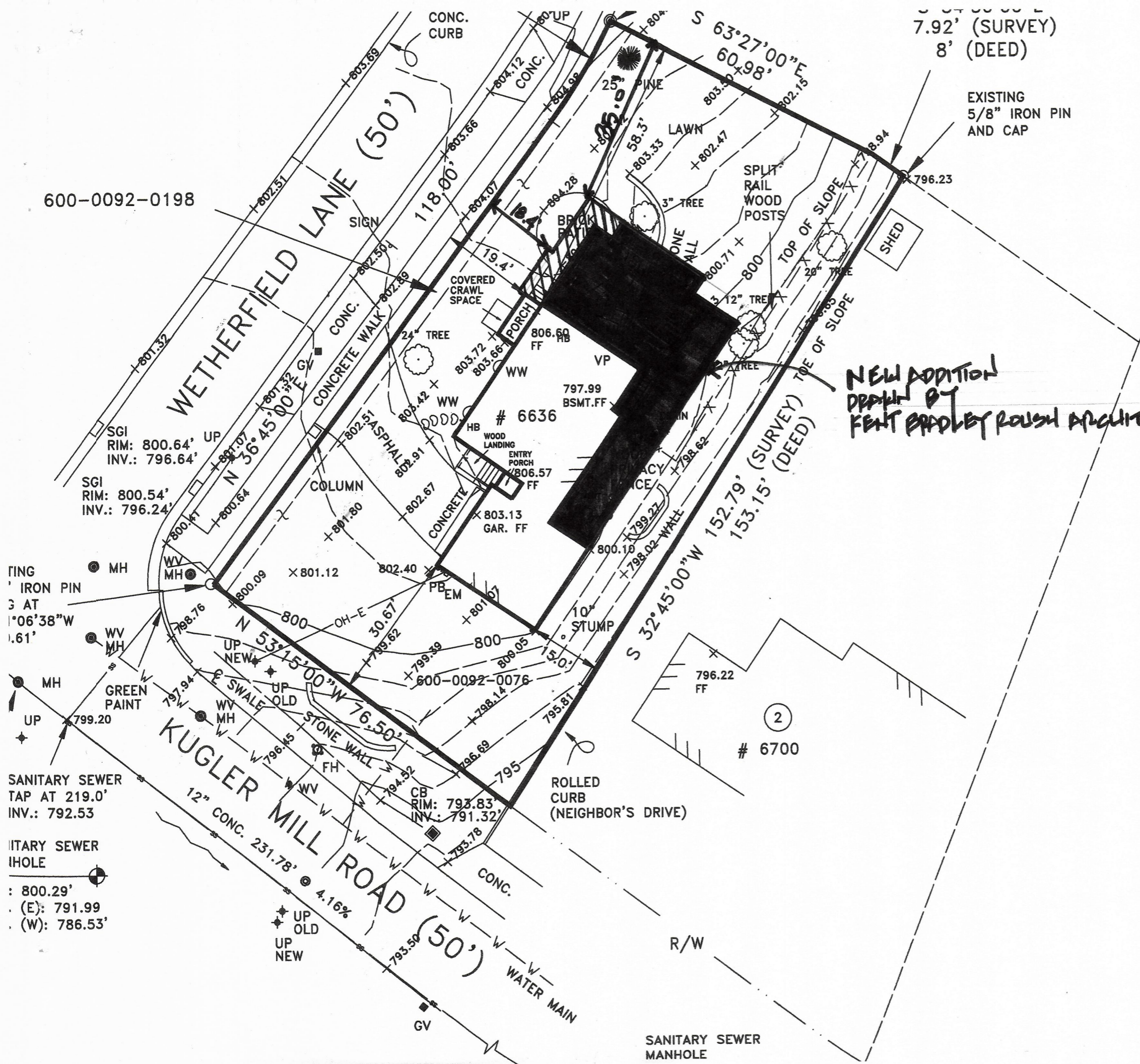
NEW ADDITION
DRAWN BY
FENT BRADLEY ROUSH ARCHITECTS INC.

- SS
- X-X-X-X-X-
- OH-E
- PHONE BOX (PB)
- ELECTRIC METER (EM)
- STONE PATH
- VENT PIPE (VP)
- DS
- DOWNSPOUT (DS)
- HOSE BIBB (HB)

AREA: 0.24 ACRES
BRADLEY E. LEHMANN JR
O.R. 14148, PG. 1835
AUDITOR'S PARCEL: 600-0092-0076
600-0092-0198



0' 20' 40' 60'



← ADDITION

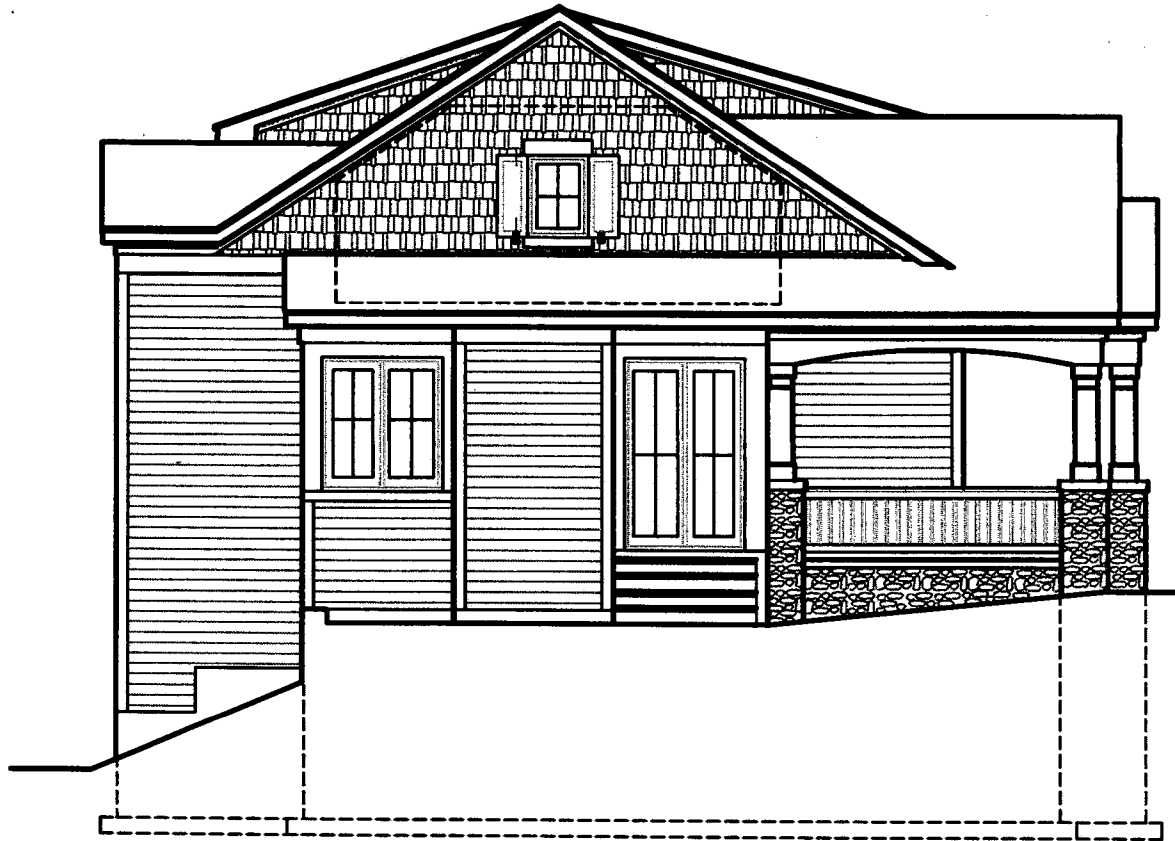
← ADDITION

WEST
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Kent
Bradley
Roush
Architects,
LLC

4142 AIRPORT ROAD
3RD FLOOR, SUITE 3
CINCINNATI, OHIO
45226

513 321-9242

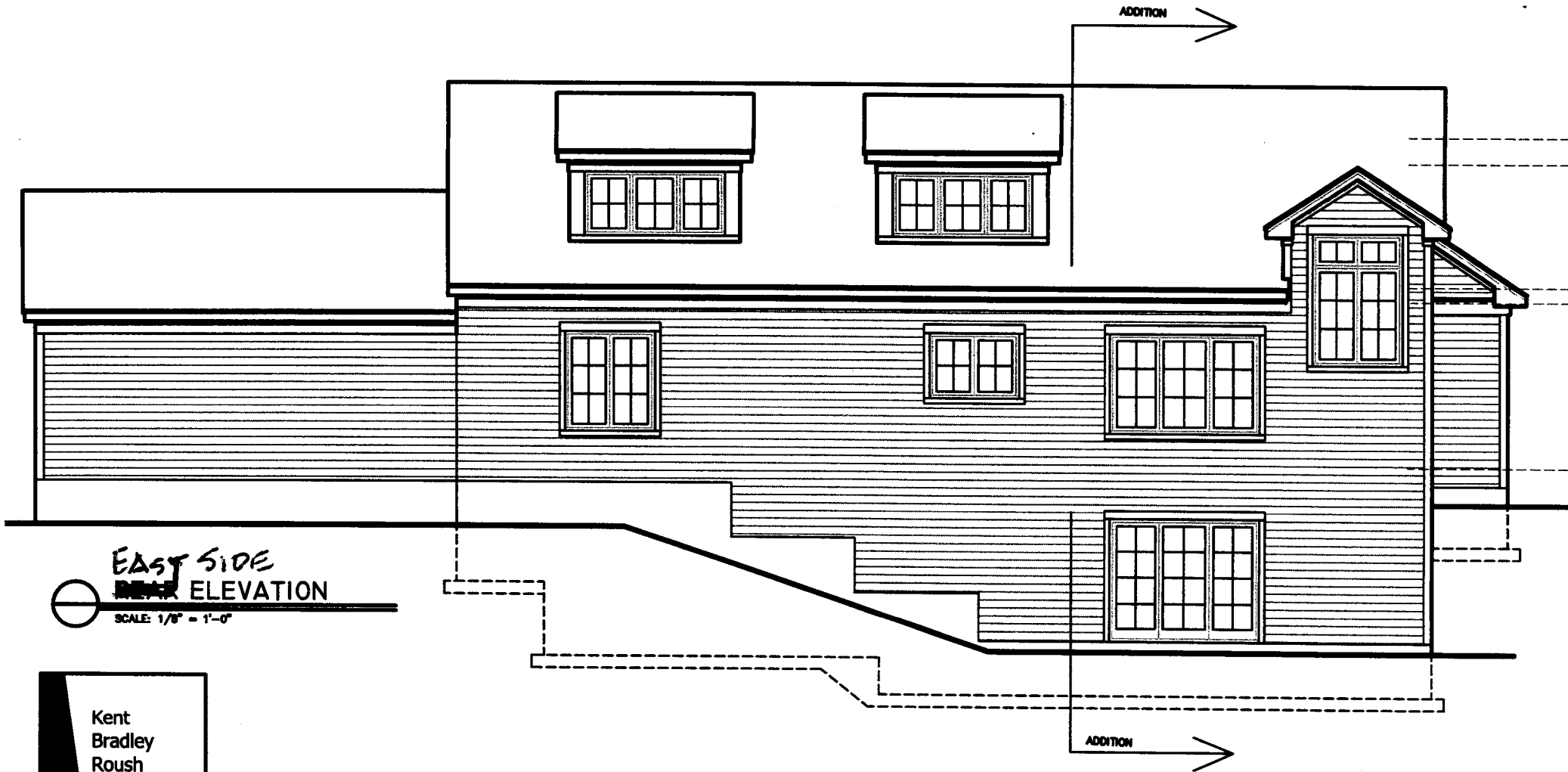


NORTH
REAR ELEVATION
SCALE: 1/8" = 1'-0"

Kent
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513 321-9242



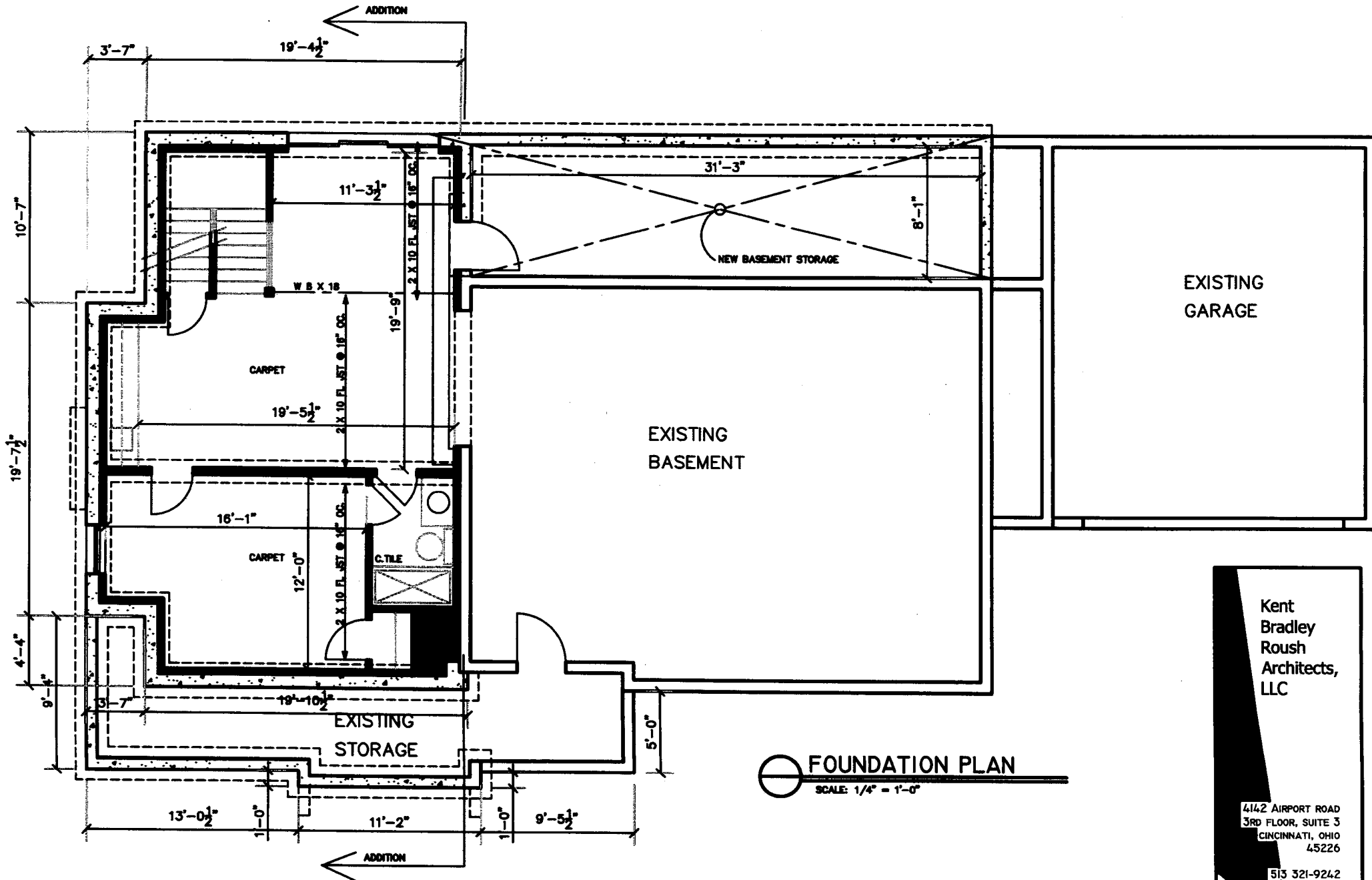
**EAST SIDE
REAR ELEVATION**

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

Kent
Bradley
Roush
Architects,
LLC

4142 AIRPORT ROAD
3RD FLOOR, SUITE 3
CINCINNATI, OHIO
45226

513 321-9242



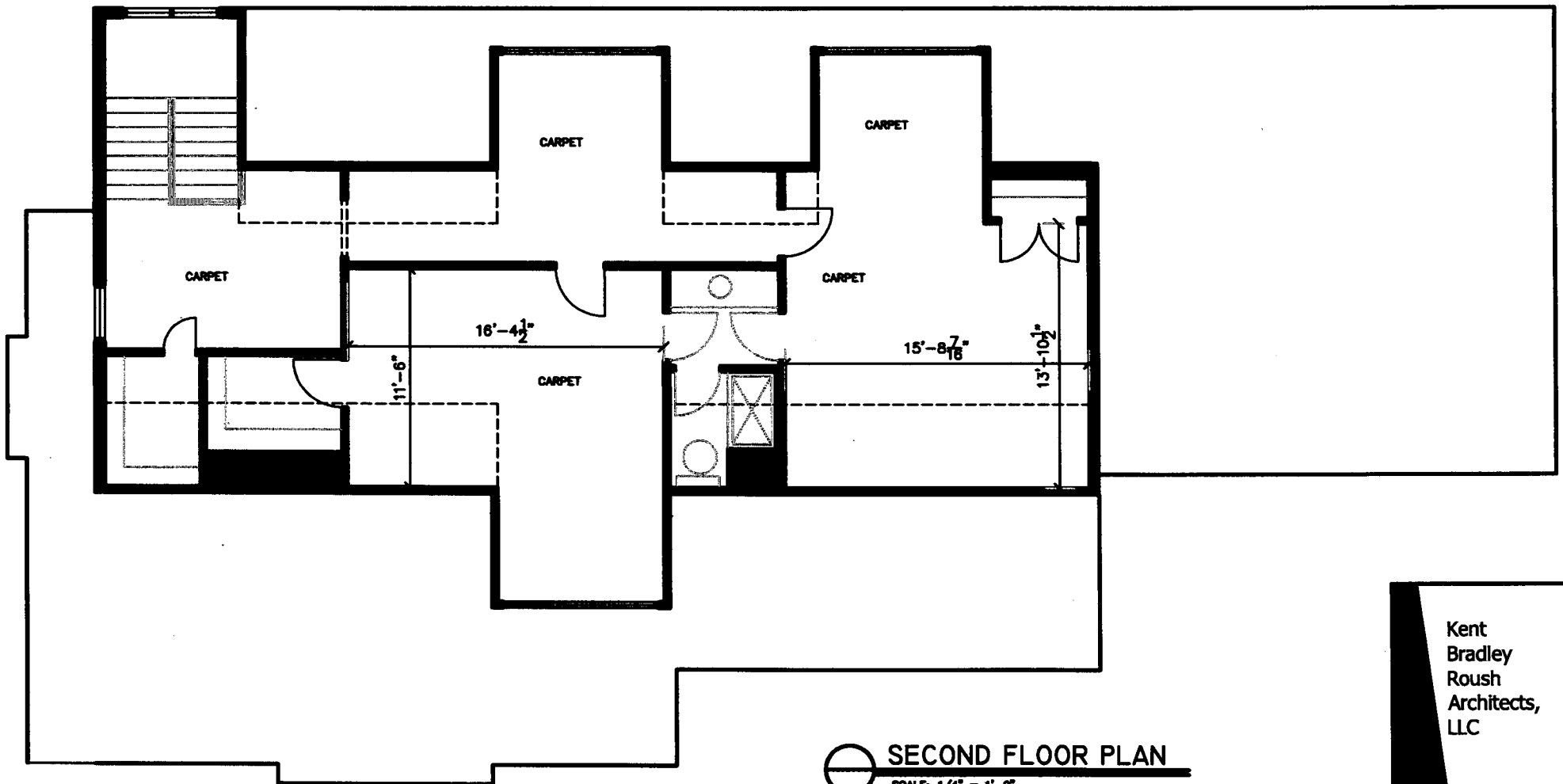
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

EXISTING
GARAGE

Kent
Bradley
Roush
Architects,
LLC

4142 AIRPORT ROAD
 3RD FLOOR, SUITE 3
 CINCINNATI, OHIO
 45226

513 321-9242



 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

Kent
Bradley
Roush
Architects,
LLC

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3RD FLOOR, SUITE 3
CINCINNATI, OHIO
45226

513 321-9242