

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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JUL 30 2020

BZA APPLICATION

FEES:

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

COMMERCIAL	RESIDENTIAL
	X

SYCAMORE TWP
APPLICATION NUMBER

SyCB200012

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8803 Morganraiders Lane ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Karen & Bradford Epcke	6477 Pepperell Lane	Cincinnati	OH	45236	5133784770
CONTRACTOR Patterned Concrete Of Cincinnati	9470 Le St Dr #5446	Fairfield	OH	45014	5134604898
DESIGNER Schellhas / PCOC					
APPLICANT Stefan Schellhas	8565 Hermitage Lane	Cincinnati	OH	45236	5136081998
APPLICANTS Email Address stefpre@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:

(A.) Add pool to side yard of home and (B.) Install privacy Fence around pool area.

5. SQUARE FEET: 750 area, pool 450 6. USE: Recreational / Family 7. HEIGHT: Pool = 1', Fence = 6'
8. EST. START DATE: January 5th 2021 9. EST. FINISH DATE: February 5th

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

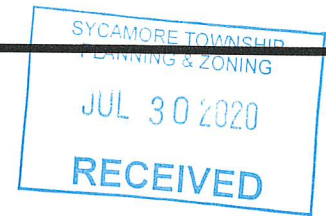
DATE

PROPERTY OWNER'S SIGNATURE

DATE

DO NOT WRITE BELOW THIS LINE

Stefan Schellhas



Dear Board Members,

Thank you for your consideration of this request.

I am interested in purchasing the single family home at 8803 Morganraiders Lane, Cincinnati, OH 45236. The home is 3,186 sq feet, sitting on 0.43 acres. If purchased, I would like to install a pool. However, the home does not have a back yard. Instead it has a very steep creek hillside. So, with the Board's permission, I would like to install the pool in the side yard, which has ample space. The pool would be 16'x 30' (or slightly less).

I believe the zoning section is '10-13 Active Recreational Areas'.

The hardship is due to the unusable rear portion of the lot.

Secondly, I would like to ask for permission to install a privacy fence around the pool area. Since the property sits considerably lower on the hill than the neighboring properties, a privacy fence would be the only way achieve some privacy.

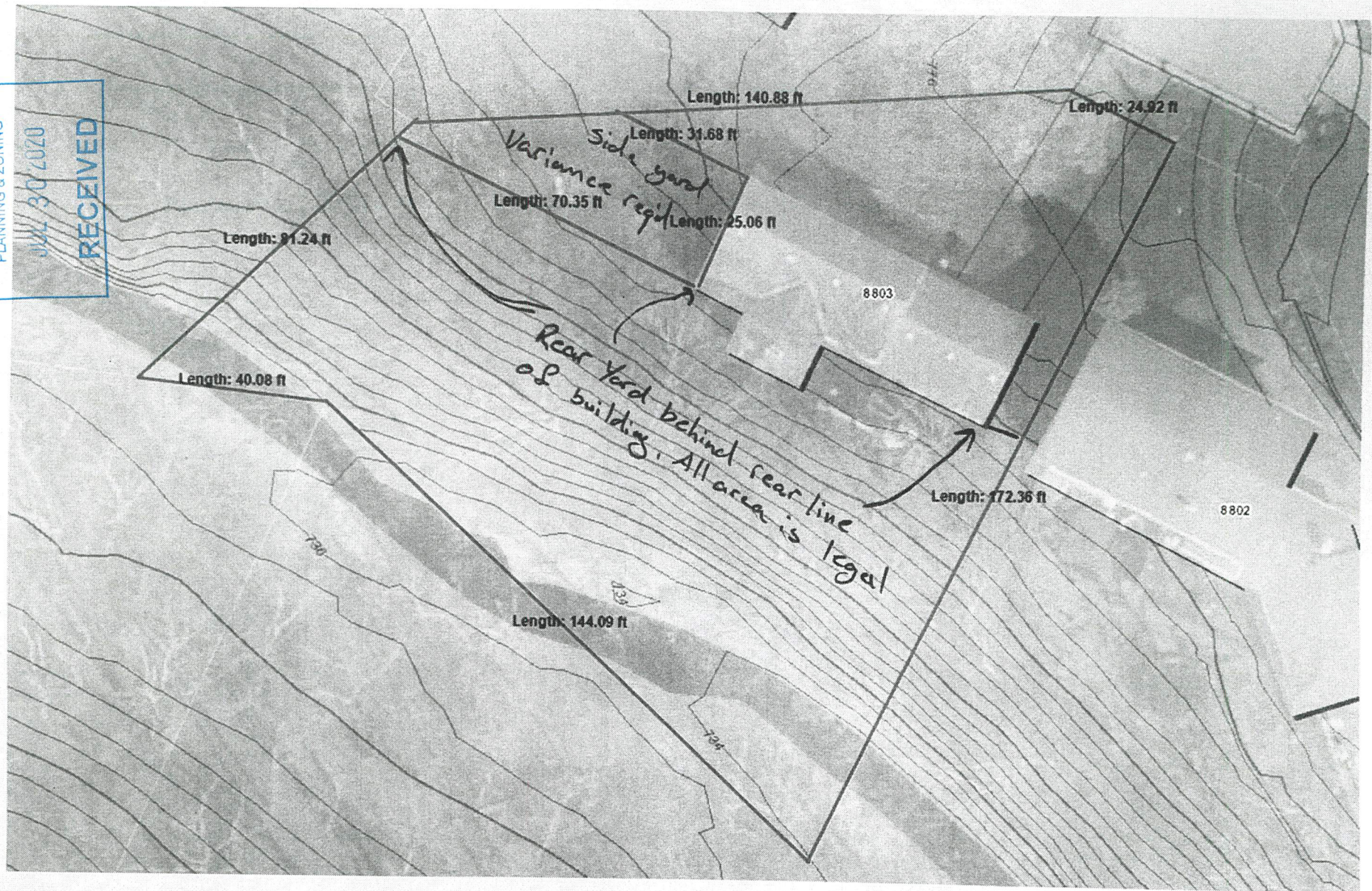
Thanks again for your consideration.

A handwritten signature in blue ink, appearing to be 'Stefan Schellhas', with a stylized, cursive-like script.

Stefan Schellhas
8565 Hermitage Lane
Cincinnati, OH 45236
stefpref@gmail.com
(m) 513-608-1998

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10-13 ACTIVE RECREATION AREAS

Swimming pools (measured from the edge of water), tennis courts and independent basketball courts and similar active recreation areas shall be permitted as an accessory use in all Residential districts or any district with permitted residential uses provided they are located behind the rear line of the principal structure and at least ten (10) feet from all property lines. Fixed lighting for these uses shall be located, screened, or shielded so that any adjacent residential lots are not directly illuminated.

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