

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

RECEIVED

SEP 18 2020

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

SYCAMORE TWP APPLICATION NUMBER
SYCB200015 DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: _____ ZIP CODE: _____

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Kimberly T. Lewis	8561 Beckett Pointe Dr.	West Chester	OH	45069	513-477-1900
CONTRACTOR James Construction	7595 Shawnee Run Rd.	Cincinnati	OH	45243	513-382-8151
DESIGNER Anthony Maley	4676 Largo Drive	Cincinnati	OH	45236	513-404-2107
APPLICANT Anthony Maley	"	"	"	"	"
APPLICANTS E-MAIL ADDRESS IMALEYAJ@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:

Deck addition to existing house

5. SQUARE FEET: ~ 315 6. USE: Outdoor Seating / Dining 7. HEIGHT: 4.5' - 8'
8. EST. START DATE: 11/1 9. EST. FINISH DATE: 11/30

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 09/17/2020
PROPERTY OWNER'S SIGNATURE _____ DATE 9/17/2020

DO NOT WRITE BELOW THIS LINE

**Letter of Intent
In Support of Request for Variance
4676 Largo Drive, Cincinnati, Ohio 45236**

This Letter of Intent is in support of my request for a variance to the side yard setback requirement for an existing non-conforming lot. The intention is to add a deck on the rear of the house, however, being a corner lot, the side yard is considered a front yard, and the proposed plan, although basically in line with the existing structure, does not meet the setback requirements in table 4-6 of the Zoning Resolution.

The current setback of the house from the property line is between 12 and 13 feet, and the deck will be set back that amount, as well. We are asking for a variance with regards to the 30 foot setback requirement, as this is our side yard, and there would be no other feasible way to install a deck on the house. The lot is a 45' irregular lot, and measures 0.139 acres.

What I ask the board to consider is that we have put a lot of money into improving this house recently, but without a deck, there is really no good way to enjoy the yard and outside. In order to entertain or eat outside, we currently have to go down the stairs, through the basement, into the garage, and out to the driveway. We also have an infant, and as she is starting to crawl and stand, it isn't safe for her to be in the driveway with us. We will have railings on the deck, and can install a safety gate to ensure she is safe.

This deck would conform with existing structures in the neighborhood, and not look out of place. Roughly 10 houses away, there is a house with the exact same deck configuration that we are proposing. Additionally, when the house was built, the same setback requirements were not in place, so it will be in line with the house, and this is abutting a road, not another residence.

Thank you for your consideration.

Respectfully submitted,

Anthony Maley



SITE PLAN

4676 Largo Drive,
Cincinnati, OH 45236

Prepared by: Anthony Maley

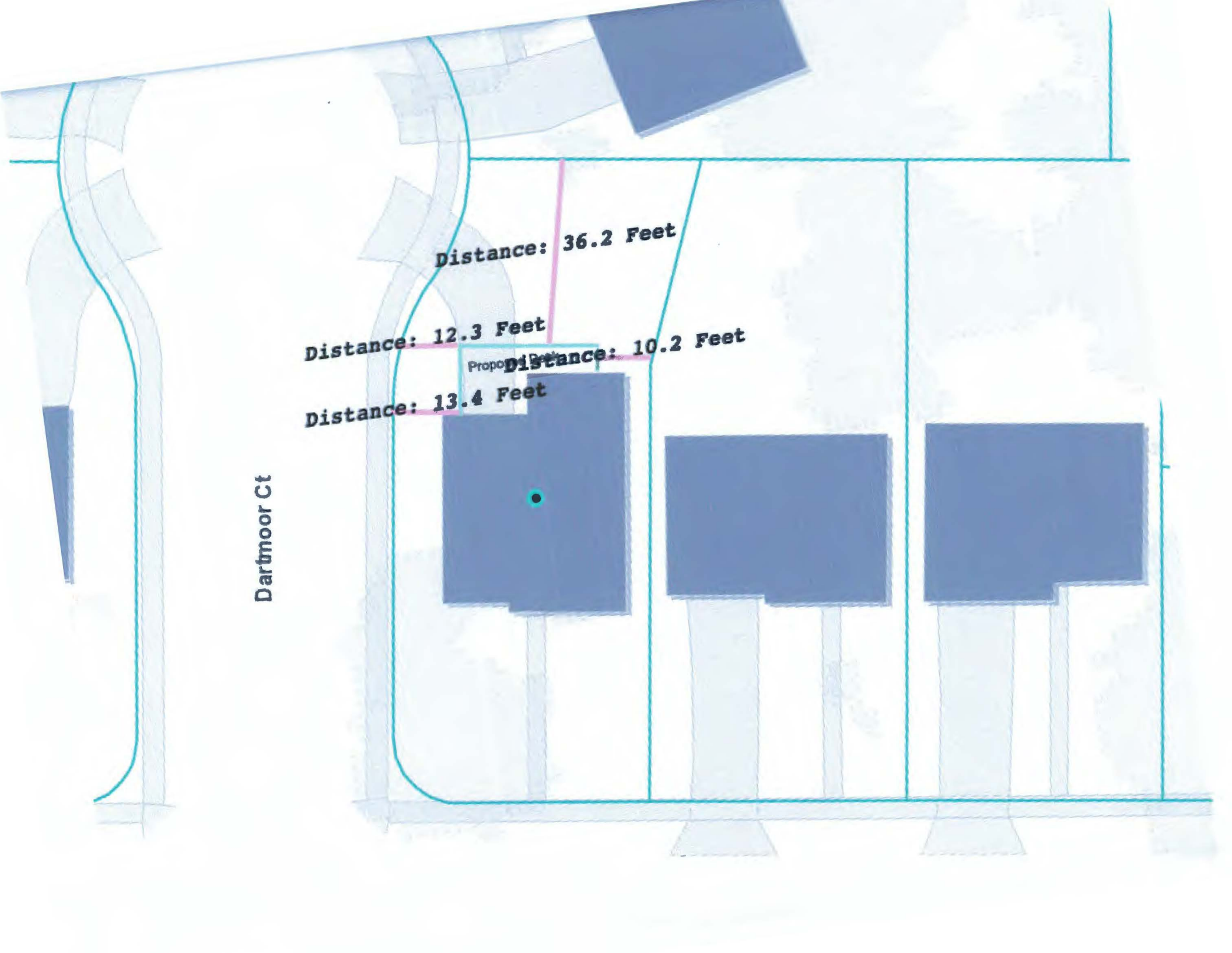
Owner: Kimberly T Louis

Applicant: Anthony Maley

Dartmoor Ct

Distance: 36.2 Feet
Distance: 12.3 Feet
Distance: 10.2 Feet
Distance: 13.4 Feet

Proposed Deck

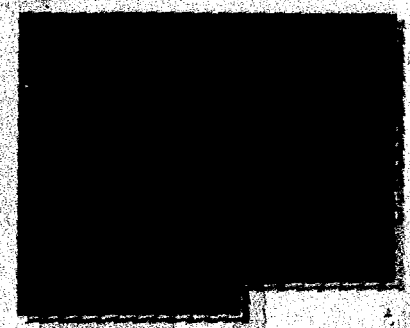
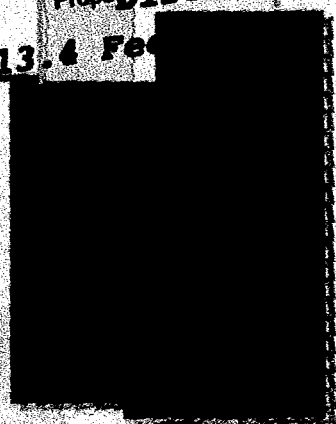


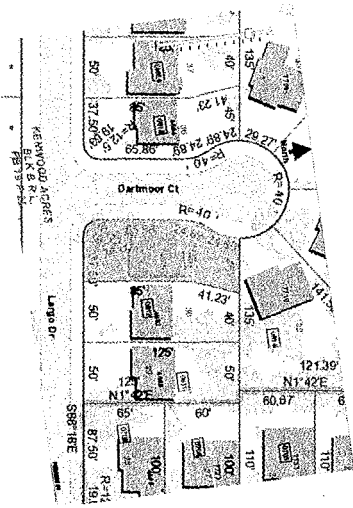
Distance: 36.2 Feet

Distance: 12.3 Feet

Proposed Distance: 10.2 Feet

Distance: 13.4 Feet





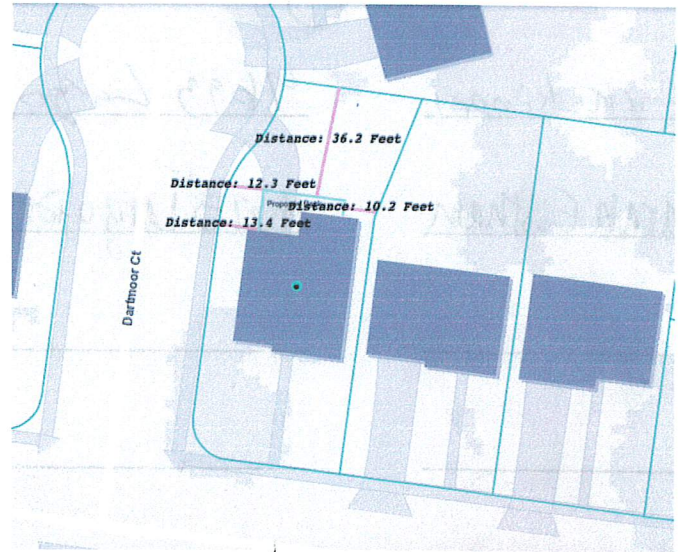
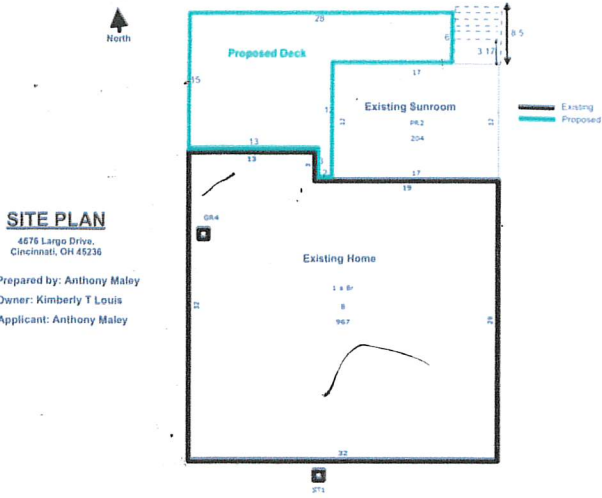
Elevations
4676 Largo Drive
Cincinnati, OH 45236





I am looking to gain support for our proposed deck project at 4676 Largo Drive. Due to changes in zoning since our house was built, our plan does not comply with the setback requirements that have since been established. The setback in question is the distance from Dartmoor Ct to the edge of our driveway, where the deck will end. The current setback of our house is roughly 13 feet from the property line, and 25 feet from the street. Zoning now requires that distance to be 30 feet from the property line.

If you support our project, please put your name, address, and signatures below. Thanks!



Name

Address

Signature

ANDRÉ E. WILLIS, SR

7715 DARTMOOR CT. CINCINNATI, OH 45236

[Signature]

Allison Rollins

4682 Largo Dr. Cincinnati OH 45236

[Signature]

Tom Riddle

4688 Largo Dr.

[Signature]

Nate Gates
Lindy Hunter

4648 Largo Dr.

[Signature]

Dick Wells

4657 Largo Dr.

[Signature]

Adam Truescher

4646 Largo Dr.

[Signature]

Mike Galardi

4645 Largo

[Signature]

Four Walls LLC
Anna Holmadel

4651 Largo Dr.

[Signature]

