

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

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
	X

APPLICATION NUMBER
SYCB200016 DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 6380 Euclid Rd, Sycamore Twp, OH ZIP CODE: 45232

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Nelson & Lauren Lee on (10/5)	8311 Colonial Mill Manor	West Chester	OH	45069	513-624-6629
CONTRACTOR					
DESIGNER					
APPLICANT Nelson & Lauren Lee	8311 Colonial Mill Manor	West Chester	OH	45069	513-624-6629
APPLICANTS E-MAIL ADDRESS NelsonLeeRealtor@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:

Prospective Owners are Realtors and intend to provide short term furnished accomodations to individuals who have a short gap between when their house closes and their next house closing. Terms could be as short as a few days to a few months. The owners may list on AirBNB or similar website for marketing.

5. SQUARE FEET: 1744 6. USE: Short Term Rental 7. HEIGHT: NA
8. EST. START DATE: 1 November 2020 9. EST. FINISH DATE: NA

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.

Nelson & Lauren Lee
APPLICANT'S SIGNATURE 9/18/20
DATE
PROPERTY OWNER'S SIGNATURE 9/18/20
DATE

DO NOT WRITE BELOW THIS LINE

17 September 2020

To: Sycamore Township Zoning Board

Subject: Letter of Intent to use Residential Property as a Short Term Rental

Dear Trustees,

My wife and I are Realtors that practice in the Cincinnati MLS, which includes Hamilton and surrounding counties. As part of our Real Estate practice we encounter situations where a family has sold their residence and there is a short time gap between house purchases. It could be a few days to a few months between when a person's home closes and they close on their new house. During this transition it is more convenient for the family to move their furniture into storage and move into temporary furnished housing. Unfortunately, there is currently very few opportunities for temporary furnished housing in this area and so these families become displaced and disrupted.

We are purchasing 6380 Euclid Road in Sycamore Twp from out of an estate and the property will close on 10/5. In addition to the property we are purchasing all of the furniture in the property. Our intent is to make this a lovely temporary furnished home for families in transition. There will be no changes made to the property physically, no signage or lighting will be added, and it will appear as it always has from the street. We may list the property on AirBNB but we always give priority to our Real Estate clients in transition.

Because the property includes adequate off street parking and meets all use restrictions we don't believe we need a variance or conditional use permit. However, we would like the zoning board to review our application and provide a certification that we meet all of the requirements of a short term rental. If we require a variance or conditional use permit then we will apply for one if that is the decision of the zoning board.

Thank you for considering this application.

Sincerely,



Nelson and Lauren Lee
8311 Colonial Mill Manor
West Chester, OH 45069
Nelson Ph. (513) 624-6629
Lauren Ph. (513) 227-0507
Em. NelsonLeeRealtor@gmail.com
Em. LaurenLeeRealtor1@gmail.com

generated on 9/17/2020 8:10:10 PM EDT

9/17/2020
Dusty Rhodes, Hamilton County Auditor
Property Report
Address
6200 EUCLID RD

Parcel ID
600-0211-0152-00

Property Map

generated on 9/17/2020 8:10:10 PM EDT

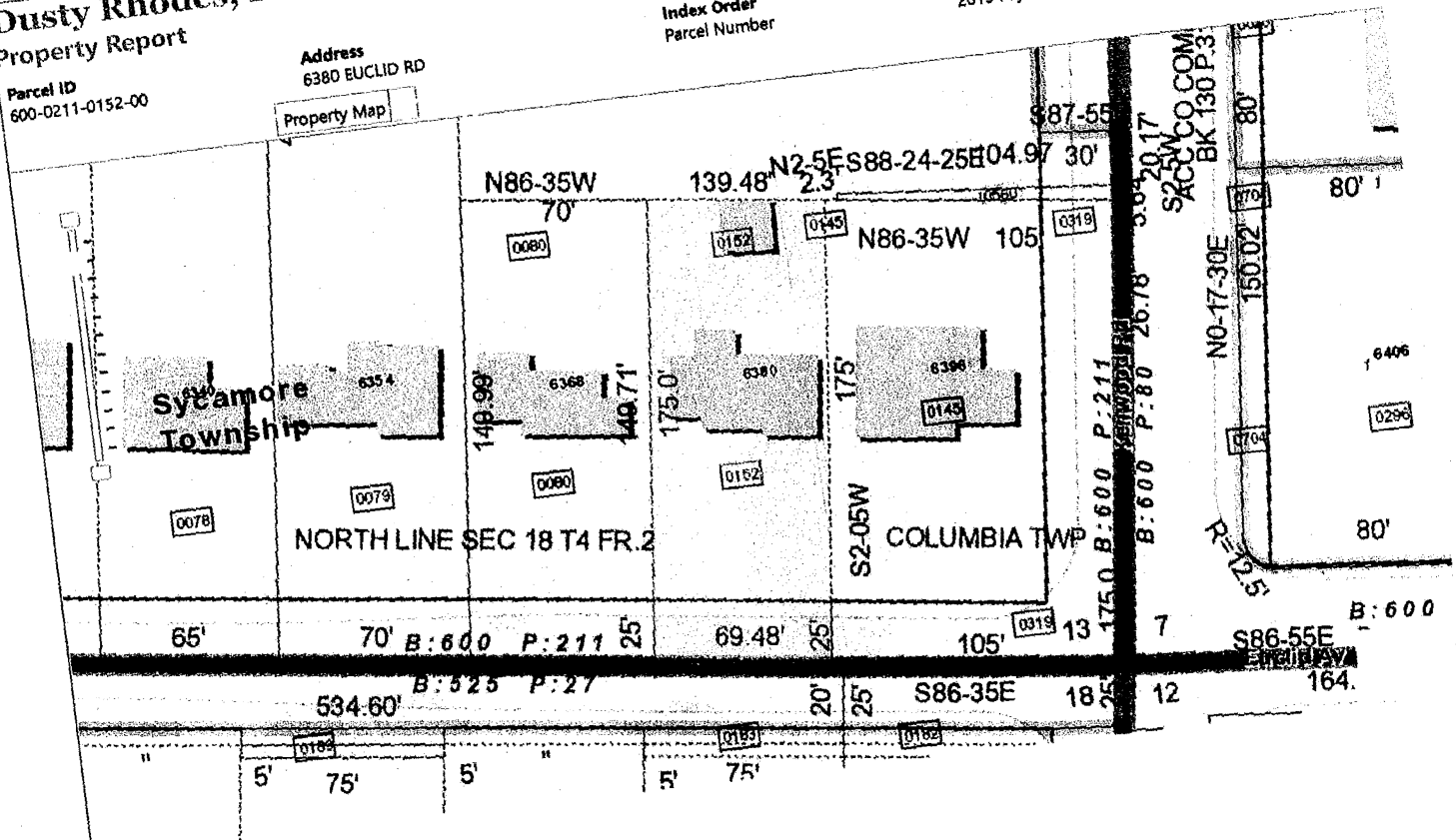
Index Order
Parcel Number

9/17/2020
Dusty Rhodes, Hamilton County Auditor
Property Report
Address
Eaton EULID RD
Index
Parcel

Address
6380 EUCLID RD

Parcel ID
600-0211-0152-00

Property Map



Pending 09/06/20
 1674798 E06SY 6380 Euclid Rd
 City/Municip Sycamore Twp Cnty Hamilton
 Subd Twp

Unit# Subu Sycamore Twp. LP\$ 229,900
 State OH Zip 45232
 Family Rm No
 Formal Din Yes
 Type Single Family
 Levels One
 Arch Ranch
 Const Brick,Vinyl Siding
 Found Block
 Roof Shingle
 Windows Double Hung,Vinyl/Alum
 Heating Forced Air,Gas
 Cooling Central Air
 Age 1951
 New No
 Lot 69.48 X 175
 Acreage 0.2810
 HOA Fee No
 HOA Amt\$
 BedRm Lev1 Yes
 BthRm Lev1 Yes Full
 Bsmt Full
 Garage None
 Parking Driveway
 Firepl 1 Stone,Wood
 Gas Natural
 Water Public
 Sewer Public Sewer
 Zoning Residential
 Sa-Tax \$1,248.64
 Realist2 Census Tract 240.02
 Asmnt \$8.13 SW, \$7.00 PW,
 Occupy At Closing
 Transp
 School Indian Hill Ex Vill
 District Call SD 513-272-4500



Map Click here for Additional Information
 Kenwood Rd To Euclid Rd
 Cross Street Kenwood Road

Open House
 Date Time
 TaxID 600-0211-0152-00 Other

Auction No
 Spec Fin No
 Available for Lease No
 Access/Disability Features
 Energy/Green Features
 Realist2 SqFt TotFin 1,744 AbvGrd 1,744 Bsmt 1,293 Lot 12,240

This Listing Courtesy of Kopf Hunter Haas

Pristine ranch in Sycamore Township & Indian Hill Schools! Beautiful hardwood floors, spacious rooms with a great flow for entertaining. Professionally landscaped rear yard with two detached rear sheds- ideal for a she-shed or extra office space. Perfect opportunity close to shopping, highways, restaurants and hospitals.

Dim	Lev	Features	Realist2 Tax Information for Tax ID# 600-0211-0152-00	
Entry		Wood Floor	6380 EUCLID RD	
Living/Grea	18 X 13	1 Fireplace,Wood Floor	Owner Name	MITCHELL AMY L
Dining	17 X 10	1 Chandelier,Wood Floor	Legal Descrip	EUCLID RD 69.48 X 175 IRR PT LOT 5 J JONES ES
Kitchen	14 X 7	1 Wood Cabinets,Wood Floor	Tax Year	2019
BreakfstRm	15 X 9	1	Annual Taxes	2512.41
Study	21 X 10	1 Walkout,Wood Floor	Land Asmnt	47890
MasterBd	14 X 11	1 Wood Floor	Improved Asmnt	137360
BedRm2	13 X 10	1	Total Asmnt	185250
BedRm3	17 X 7	B	% Improved	74.15%
Bath #1	Full	1 Tile Floor,Tub w/Shower	Asmnt Year	2019
Bath #2	Full	B	Last Sale Date	1993-01-19
LaundryRm	17 X 7	B	Last Sale Price	51000
RecRm	15 X 10	B	Document	685217
			Deed Type	GRANT DEED

Basement Concrete Floor,Glass Blk Wind,Part Finished,WW Carpet

Appliances Dryer,Garbage Disposal,Oven/Range,Refrigerator,Washer
 Misc Busline Near,Smoke Alarm

Outside Patio

This listing is Pending - Report Prepared by

Nelson E Lee
 eXp Realty
 300 E Business Way, Suite 200
 Cincinnati, OH 45241
 http://www.513homeexperts.com

Contact Phone 513-624-6688
 Office Phone 866-212-4991
 Preferred Fax
 Cell Phone 513-624-6688
 nelsonleerealtor@gmail.com



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