

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

513.792.7250 PHONE 513.792.8564 FAX

LCE
 JUN
 SYCAMORE

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

COMMERCIAL	RESIDENTIAL
	X

APPLICATION NUMBER
SYCB210001
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8814 Roundhill Rd ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
<small>OWNER</small> Chelsea & Jonathan Finkler	8814 Roundhill Rd	Cincinnati	OH	45236	440-476-9150
<small>CONTRACTOR</small> Haller Homes Inc	PO Box 58652	Cincinnati	OH	45258	513-616-3482
<small>DESIGNER</small> Seim Designs	7371 Gaines	Cincinnati	OH	45247	513-741-3826
<small>APPLICANT</small> Dan Haller Pres Haller Homes Inc	PO Box 58652	Cincinnati	OH	45258	513-616-3482
<small>APPLICANTS E-MAIL ADDRESS</small> hallerhomes@aol.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 5 bedroom 2 story home in cul-de-sac. proposed use is construction of new outdoor living space. dimensions 18' wide x 14'-6" high x 27' deep.
 three open sides with a roof and fireplace.

5. SQUARE FEET: 486 6. USE: outdoor living space 7. HEIGHT: 14' - 6"
 8. EST. START DATE: April 1, 2021 9. EST. FINISH DATE: June 1, 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.

Dan Haller Pres 1-6-21
 APPLICANT'S SIGNATURE DATE
Jonathan Seim 1-6-21
 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
- 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



Hamilton County, OH

8540 Kenwood Road
Sycamore Twp, OH
45236-2010
PH (513) 791-8447
FX (513) 792-8564

Board of Trustees
Jim LaBarbara
Tom James
Thomas J. Weidman

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Deepak K. Desai

Administrator
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**Superintendent/
Assistant Administrator**
Tracy Kellums

Fire Chief
Rob Penny

**Planning & Zoning
Administrator**
Skylor R. Miller

December 9, 2020

Dan Haller, Pres. Haller Homes Inc.
P.O. Box 58652
Cincinnati, OH 45258

Re: Zoning Permit Application SYZ-20-371
8814 Roundhill Road

Dear Dan,

The Sycamore Township Department of Planning and Zoning has reviewed the plans submitted for the addition on the property located at 8814 Roundhill Road. I regret to inform you the application has been denied. The addition does not meet the requirements of Table 4-6 of the Zoning Resolution.

In order for a Zoning Certificate to be issued for this project, you must submit revised plans that are in compliance with the Zoning Resolution or be approved for a variance to Table 4-6 by the Board of Zoning Appeals.

If you have any questions, feel free to contact me directly at 792-7252.

Regards,

Skylor R. Miller, ICMA-CM
Sycamore Township Zoning Administrator
(513) 792-7252
smiller@sycamoretownship.org

1/3/21

Skylar R. Miller, Sycamore Township Zoning Administrator
8540 Kenwood Rd
Sycamore Twp, Ohio 45236

Re: Zoning permit application SYZ-20-371
8814 Roundhill Rd, Cincinnati, OH 45236

Dear Skylar,

Thank you in advance for your prompt review of our zoning application for our proposed outdoor living space at 8814 Roundhill Rd., 45236.

The purpose of this request is to ask for a rear yard variance of 12' to build an inviting outdoor living space that is attached to the rear of our existing structure. Our proposed addition is 18' wide x 14'-6" high x 27' deep (towards the rear property line). The rear property line setback is 35', so we are encroaching by 12', and we hope you'll take into consideration the property at 8814 Roundhill Rd is an irregularly shaped lot. Following Sycamore Township's zoning laws, we are submitting the necessary documents for a zoning variance.

We moved to Sycamore Township and this property in June 2016 after finding out we'd be expecting our first child in August of that year. While hesitant at first to move from the hustle and bustle of Columbia Tusculum, we couldn't be happier with our decision. We've been extremely pleased with the way local leaders and their staff have handled all matters related to the safety and well-being of our family. The decision to apply for, and hopefully receive, zoning approval speak directly to the fact we intend to be in this home for many years to come. We take great pride and effort in improving our home, and it is our hope that we can continue to add value to our property and the neighborhood by building the proposed space.

Additional consideration for building this structure is the recent news we received from an arborist that the large Maple tree which currently stands in the rear of our house is unfortunately in the process of dying. It was his recommendation that we look to have this removed in the near future for the safety of not only our house, but especially our two young children who find themselves outside for large portions of each day. This tree provides a significant amount of shade to the rear of our property, and it is our hope that an outdoor living space can fill the void of the tree and provide our family the continued opportunity to be outside and enjoy the beauty that our yard has to offer.

Attached please find the information required by the variance application checklist.

Thank you for your time and consideration,

Chelsea and Jonathan Finkler





PIER / SLAB PLAN

SCALE 1/4"=1'-0"

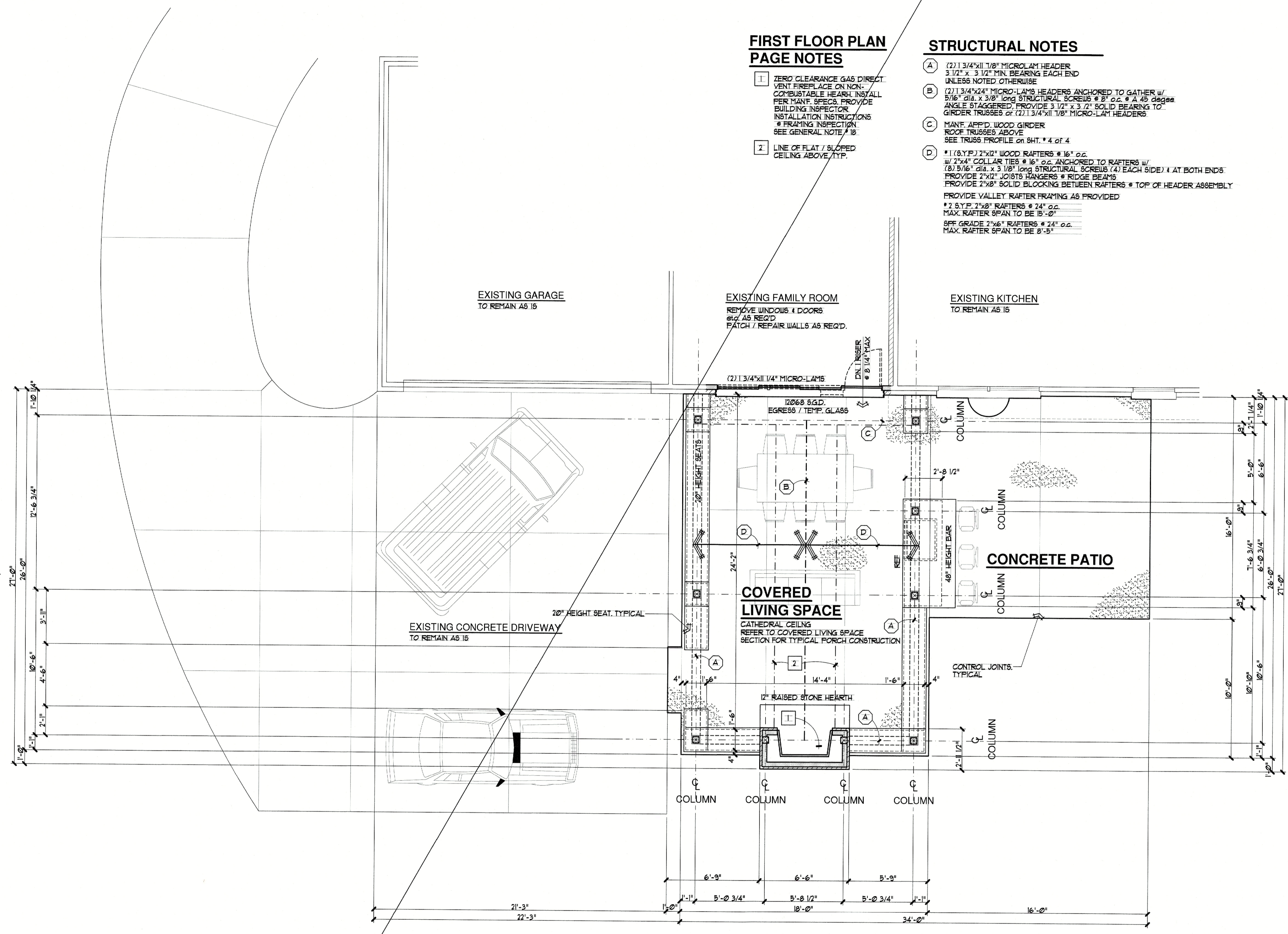
Drawn By
STEVE SEIM
10/1/2020
2/4
2020-33

SEIM DESIGNS LLC
Steve Seim
New Home / Room Additions Drawings
& Construction Services
7371 Gallop Road
Cinti, Ohio 45247
(513) 741-3826
seimdesignsllc@coontown.com

BUILDER
HALLER HOMES
PO BOX 58832
CINTI, OHIO 45258
513-616-3482

PROJ. LOC. / OWNER
JOHN FINKLER RESIDENCE
8941 ROUNDHILL DRIVE
CINTI, OHIO 45236

REVISIONS	
10/10/2020	FOR CUSTOMER APPROVAL
10/14/2020	PRELIMINARY # 2
11/7/2020	APPROVED FOR CONSTRUCTION



**FIRST FLOOR PLAN
PAGE NOTES**

- 1 ZERO CLEARANCE GAS DIRECT VENT FIREPLACE ON NON-COMBUSTIBLE HEARTH. INSTALL PER MANF. SPECS. PROVIDE BUILDING INSPECTOR INSTALLATION INSTRUCTIONS. # FRAMING INSPECTION. SEE GENERAL NOTE # 18.
- 2 LINE OF FLAT / SLOPED CEILING ABOVE, TYP.

STRUCTURAL NOTES

- A (2) 1 3/4"x11 1/8" MICROLAM HEADER 3 1/2" x 3 1/2" MIN. BEARING EACH END UNLESS NOTED OTHERWISE
- B (2) 1 3/4"x24" MICRO-LAM HEADERS ANCHORED TO GATHER w/ 5/16" dia. x 3/8" LONG STRUCTURAL SCREWS @ 3" o.c. @ A 45 degree ANGLE STAGGERED. PROVIDE 3 1/2" x 3 1/2" SOLID BEARINGS TO GIRDER TRUSSES or (2) 1 3/4"x11 1/8" MICRO-LAM HEADERS
- C MANF. APP'D. WOOD GIRDER ROOF TRUSSES ABOVE SEE TRUSS PROFILE on SHT. # 4 of 4
- D #1 (S.Y.F.) 2"x12" WOOD RAFTERS @ 16" o.c. w/ 2"x4" COLLAR TIES @ 16" o.c. ANCHORED TO RAFTERS w/ (8) 5/16" dia. x 3 1/8" LONG STRUCTURAL SCREWS (4 EACH SIDE) @ BOTH ENDS. PROVIDE 2"x12" JOISTS HANGERS @ RIDGE BEAMS. PROVIDE 2"x8" SOLID BLOCKING BETWEEN RAFTERS @ TOP OF HEADER ASSEMBLY. PROVIDE VALLEY RAFTER FRAMING AS PROVIDED. #2 S.Y.F. 2"x8" RAFTERS @ 24" o.c. MAX. RAFTER SPAN TO BE 13'-0". SRF GRADE 2"x6" RAFTERS @ 24" o.c. MAX. RAFTER SPAN TO BE 8'-5".

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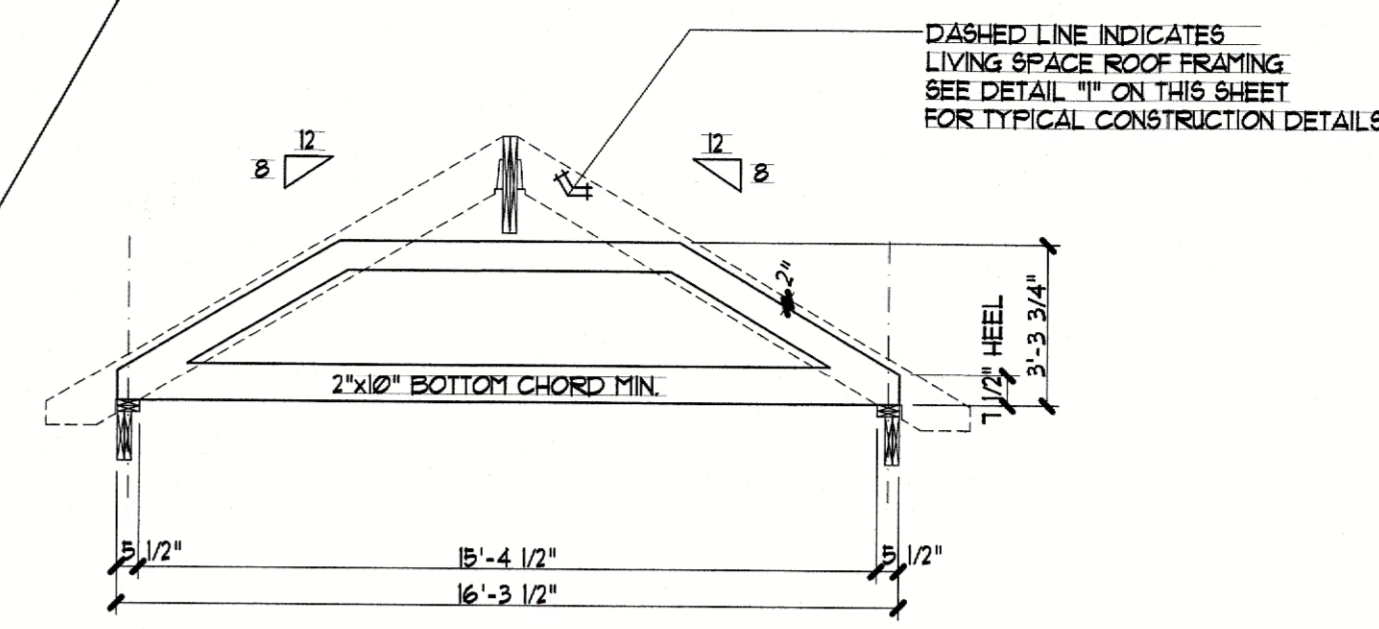
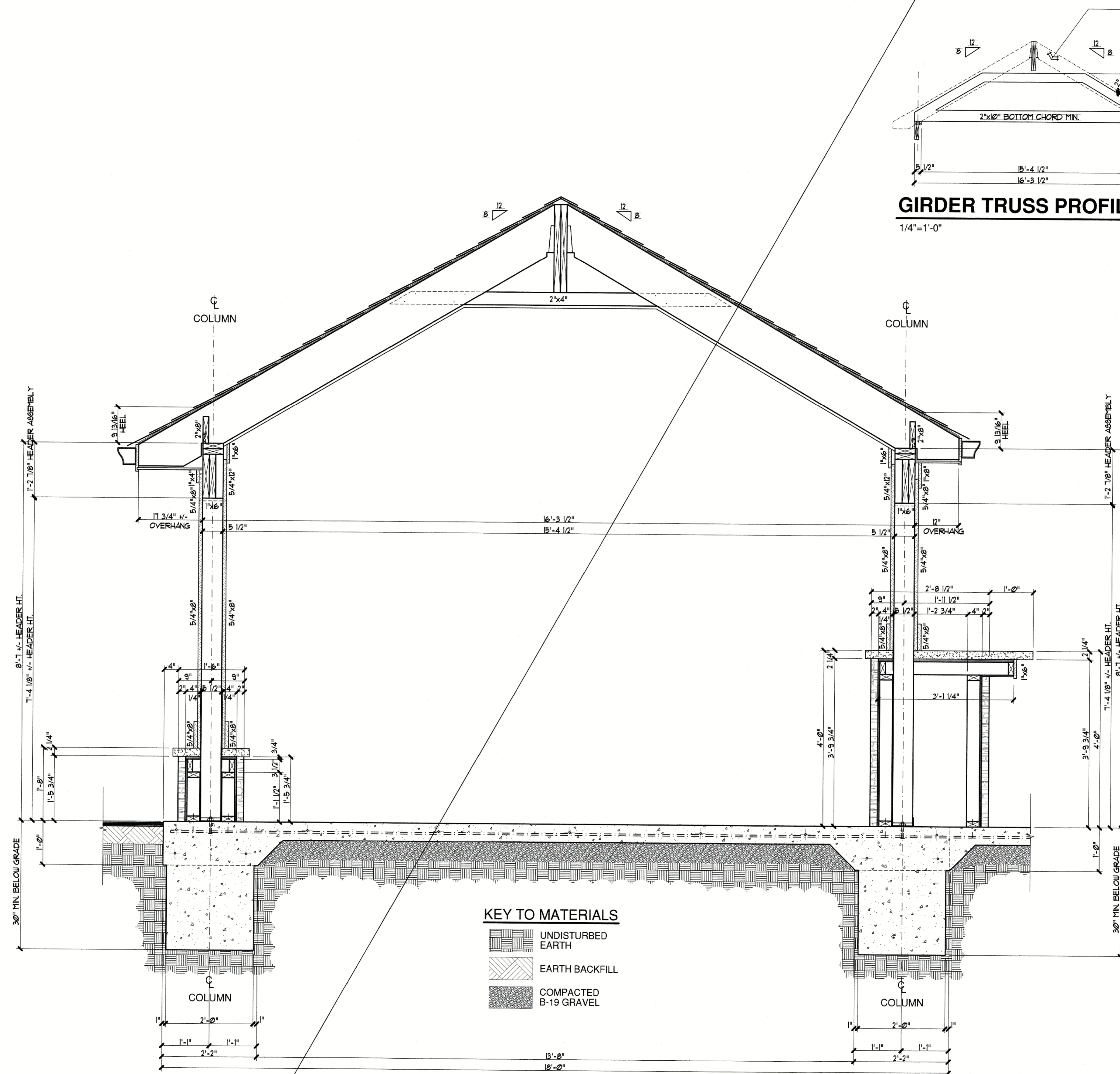
PROJ. LOC. / OWNER
 JOHN FINKLER RESIDENCE
 884 ROUNDHILL DRIVE
 CINTL. OHIO, #8236

BUILDER
 HALLER HOMES
 PO BOX 59852
 CINTL. OHIO, #8258
 515-616-3482

SEIM DESIGNS LLC
 Steve Seim
 7371 Gaines Road
 Columbus, OH 43247
 (614) 741-3828
 seimdesignsllc@zoomtown.com

Drawn By
STEVE SEIM
 10/1/2020
3/4
 2020-33

FLOOR PLAN
 SCALE 1/4"=1'-0"



GIRDER TRUSS PROFILE
1/4"=1'-0"

COVERED LIVING SPACE SECTION
3/4"=1'-0"

- ROOFING MATERIAL**
FIBERGLASS SHINGLES OVER (1 LAYER OF ICE GUARD (MATCH EXISTING))
- GUTTER / SOFFIT TRIM**
5" CONT. ALUM. GUTTER ON 1/2" WOOD (PAINTED)
GUTTER BD. w/ FLYWOOD VENTED SOFFITS (MATCH EXISTING)
- CEILING**
1 1/2" T&G FINE BEAD BOARD CEILING
- RIDGE BEAM**
(2) 1 3/4"x2 1/4" MICRO-LAM HEADERS ANCHORED TO GATHER w/ 5/16" dia. x 3/8" long STRUCTURAL SCREWS @ 8" o.c. @ 45 degree ANGLE STAGGERED; PROVIDE 3 1/2" x 3 1/2" SOLID BEARING TO GIRDER TRUSSES or (2) 1 3/4"x1 1/8" MICRO-LAM HEADERS
- ROOF FRAMING**
#1 (S.P.) 2"x12" WOOD RAFTERS @ 16" o.c.
w/ 1/16" O.S.B. SHEATHING w/ APFD. FLYWOOD
w/ 2"x4" COLLAR TIES @ 16" o.c. ANCHORED TO RAFTERS w/ (8) 5/16" dia. x 3 1/8" long STRUCTURAL SCREWS (4) EACH SIDE) @ BOTH ENDS
PROVIDE 2"x12" JOISTS HANGERS @ RIDGE BEAMS
PROVIDE 2"x8" SOLID BLOCKING BETWEEN RAFTERS @ TOP OF HEADER ASSEMBLY
PROVIDE SIMPSON OR EQUAL H-I HURRICANE TIES @ EVERY RAFTER UP/LIFT FORCE TO RESIST MIN. OF ITS lbs.
- HEADER TRIM**
2"x BLOCKING @ 24" o.c.
1"x4" FURRING @ CEILING
5/4"x12" PVC
5/4"x8" PVC
1"x8" PVC
1"x6" PVC
1"x4" PVC
- HEADER ASSEMBLY**
(2) 1 3/4"x1 1/8" MICRO-LAM HEADERS
PROVIDE (2) 1/2" dia. CARRIAGE BOLTS NOTCHED INTO EACH 6"x6" COLUMN
- COLUMN TRIM**
5/4"x8" PVC COLUMN WRAP
1"x8" PVC BASE
1"x4" PVC TOP TRIM
- CULTURED STONE COLUMN BASE**
CULTURED STONE VENEER, INSTALL PER MANF. SPECIFICATIONS
- SEATS & BAR TOP FRAMING**
(PT.) 2"x4" SILL PLATES w/ 3 1/2" dia. CONCRETE ANCHOR SCREWS @ 48" o.c.
(PT.) 2"x4" STUDS @ 16" o.c. w/ (PT.) 1/2" THK. FLYWOOD SHEATHING
(PT.) 2"x4" JOISTS @ 16" o.c. w/ 3/4" THK. (PT.) FLYWOOD SHEATHING
SEAT & BAR TOP SHEATHING
- CONCRETE PATIO'S**
5" THK. 4000 p.s.i. MIN. FLOOR SLAB AIR ENTRAINED (SLAB TO BE ON 6" MIN. COMPACTED GRAVEL BASE)
PROVIDE #4 REBAR @ 36" EACH WAY, TYP.
PROVIDE 12" THICKENED SLAB CONT. BELOW SEATS
BAR TOP & VENTLESS FIREPLACE w/ (2) #4 REBAR CONT. SEE GENERAL NOTE # 3
- POST/COLUMN**
(PT.) 6"x6" WOOD COLUMN TO REST ON SIMPSON OR EQUAL AB66 POST BASE ANCHORED TO CONCRETE SLAB w/ GALV. 5/8" dia. x 4 1/2" long SLEEVE ANCHOR
- PIER**
24" dia. x 30" DEEP MIN. 3000 p.s.i. AIR ENTRAINED FOURED CONCRETE PIER TO REST ON FIRST UNDISTURBED SOIL SEE GENERAL NOTE # 3

KEY TO MATERIALS

- UNDISTURBED EARTH
- EARTH BACKFILL
- COMPACTED B-19 GRAVEL

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