

MAY 11 2021

513.792.7250 PHONE 513.792.8564 FAX

SYCAMORE TWP.

**BZA APPLICATION**

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

COMMERCIAL	RESIDENTIAL
	✓

**APPLICATION NUMBER**

SyCB210004

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 7654 Glenover DR ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER DAVID M. EICKMAN	7654 GLENOVER DR	SYCAMORE	OH	45236	513-702-3327
CONTRACTOR SELF					
DESIGNER WOOD ARCHITECTS LLC	3344 WAGNER RD	LIN	OH	45245	513-449-4146
APPLICANT SELF					
APPLICANTS E-MAIL ADDRESS	DME2727@YAHOO.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:

WE ARE LIVING IN THIS HOUSE + USE THE GARAGE.  
WE INTEND TO REPLACE THE DETERIORATING GARAGE WITH  
3 CAR AS PART OF RENOVATING. WE WOULD LIKE TO PUT  
GARAGE OVER CURRENT DRIVEWAY.

5. SQUARE FEET: 2745 6. USE: GARAGE/DINING/Bedroom 7. HEIGHT: 26' 5 1/2"  
 8. EST. START DATE: JULY 2021 9. EST. FINISH DATE: Dec. 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.**

David M. Eickman 4/21/2021 5/9/2021  
 APPLICANT'S SIGNATURE DATE  
David M. Eickman 4/21/2021 5/9/2021  
 PROPERTY OWNER'S SIGNATURE DATE

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

RECEIVED  
MAY 11 2021  
SYCAMORE TWP.  
April 7, 2021

**LETTER OF INTENT**

**Zoning variance request address:** 7654 Glenover Dr Cin OH 34236, lot size about .60 acre.

**Purpose of Request :** We are requesting setback variances in order to make renovations and repairs that fix several structural issues and update the property, which include removing/replacing the current garage, adding a dining room, family room, bedroom, bathroom and 2 half baths. The proposed garage will not meet the setback requirement. We request set back relief.

**Zoning Resolution relief** is Table 4-6 side 7'3" 15'8.5" front

**Pertinent Information:** We are the 3<sup>rd</sup> and 4<sup>th</sup> generation in our home and started this renovation trying to fix a garage, an added-on dining room and some concrete foundation issues. Repairing turned into hiring Wood Architects to look at alternates.

Several designs were looked at and the one we chose included replacing our two-car garage with a three-car garage. Almost every home the Mohawk Subdivision with a two-car garage has a shed for mowers and such, but teardown/rebuilds in Mohawk usually three or more garage spaces and no sheds. We aren't anti shed, but a garage adds more value to the home and is much more useful.

Our home sits awkwardly on the lot, mostly due to there was to be a street on our west side but that changed after our home was built. I believe we'd need a variance today to put our current driveway where it is now due to that. We are a three-car family now and will have another driver in 2 yrs.

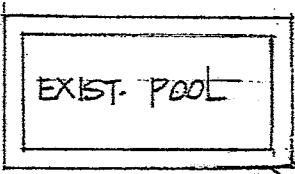
We do have other options including just doing a 2 car garage, but the 3<sup>rd</sup> garage increases the appraisal value about \$15,000. We are literally asking for a variance that would allow us to put a roof over a part of our current driveway, the only option if we want to keep the overall home design intact. Part of the design goal was to enhance curb appeal. We have discussed and this extensively with our neighbors. For most of our neighbors as well as ourselves, this is a forever home and this renovation is a positive for the home and neighborhood.



S 82° 45' E  
72.15'

S 7° 15' W  
211.20'

N 15° 26' E  
285.75'

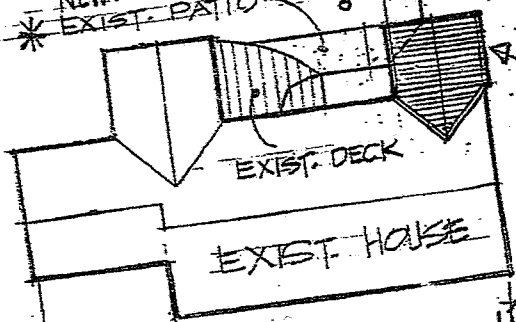


OPT. NEW WALK

ADDITIONAL YARD DRAIN IF REQ'D, FOR DRAIN AWAY FROM NEW ADDITION DRAIN AT MIN. 6" : 1'

NEW YARD DRAIN  
\* EXIST. PATIO

NEW ADDITION



EXIST. HOUSE

101.06'

9.38'

55.56' 24.71'  
R 250.00 N 61° 50' W

54'

