

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

513.792.7250 PHONE      513.792.8564 FAX

BZA APPLICATION	
<b>FEES:</b>	
APPEAL:	\$150.00
VARIANCE:	\$150.00
CONDITIONAL USE:	\$500.00
NON-CONFORMING USE:	\$500.00

COMMERCIAL	RESIDENTIAL
	✓

APPLICATION NUMBER
<b>SYCB220003</b>
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 12041 Snider Road ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Catherine Bell	12041 Snider Rd	Cinti.	OH	45249	513-708-7448
CONTRACTOR J + K Custom Homes	7243 Weatherstone Way West Chester			45069	755-0159
DESIGNER Ken Bowerman	8050 Hosbrook Rd	Cinti.	OH	45236	513-791-677
APPLICANT Catherine + Matt Bell	12041 Snider Rd	Cinti.	OH	45249	513-708-744
APPLICANTS E-MAIL ADDRESS cbelladvising@hotmail.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 would like to build a detached garage for vehicle storage that aesthetically compliments our current home + request a size + height variance for this building.

5. SQUARE FEET: 1,587 ~~1148~~ 6. USE: vehicle garage 7. HEIGHT: 21' 9"  
 8. EST. START DATE: May 2022 9. EST. FINISH DATE: Jan 2023 17' 7" (front of garage to grade)

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.**

Catherine Bell      3-28-22  
 APPLICANT'S SIGNATURE      DATE  
Catherine Bell      3-28-22  
 PROPERTY OWNER'S SIGNATURE      DATE

DO NOT WRITE BELOW THIS LINE

Owners:

Matthew and Catherine Bell

Application for Height and Size Variances

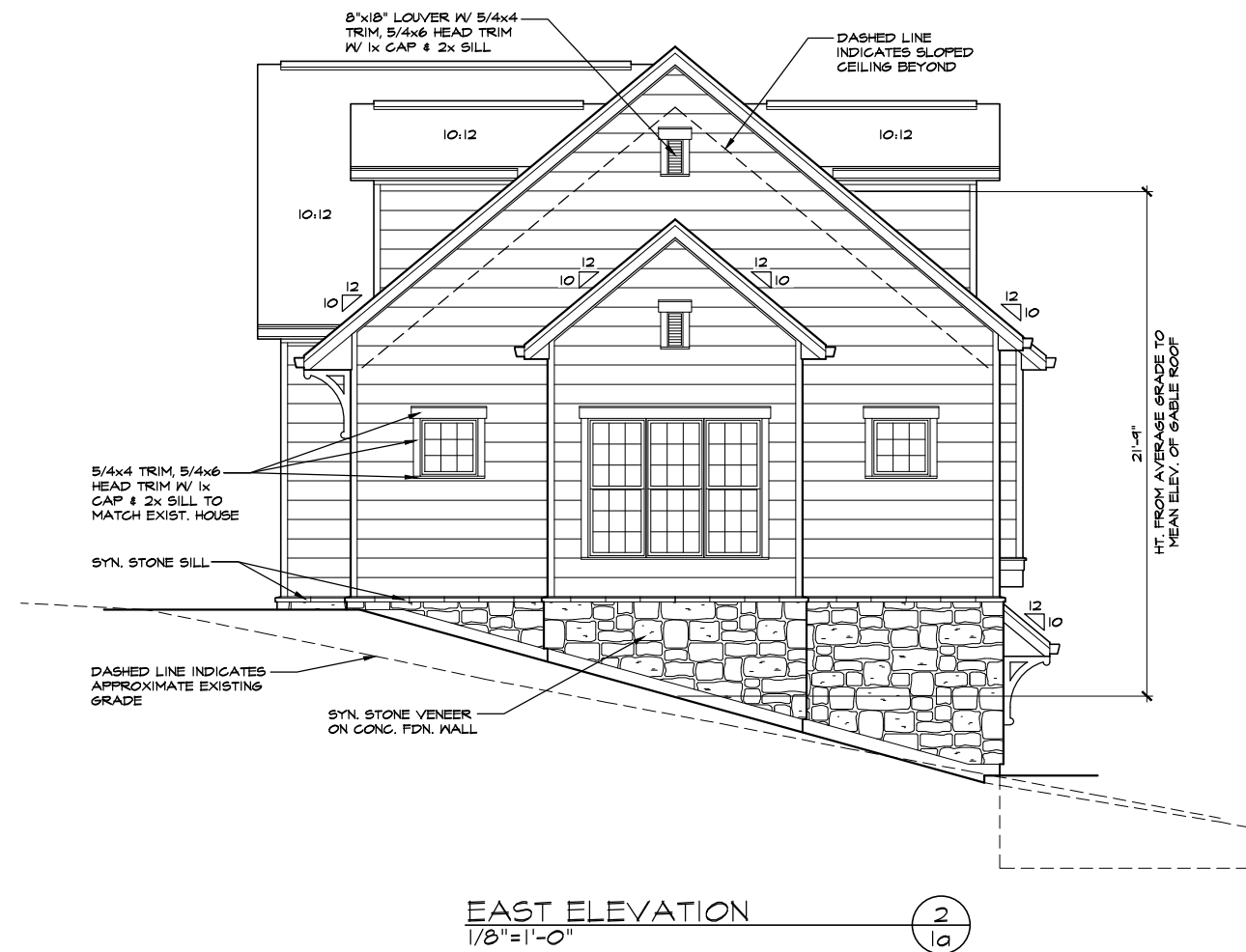
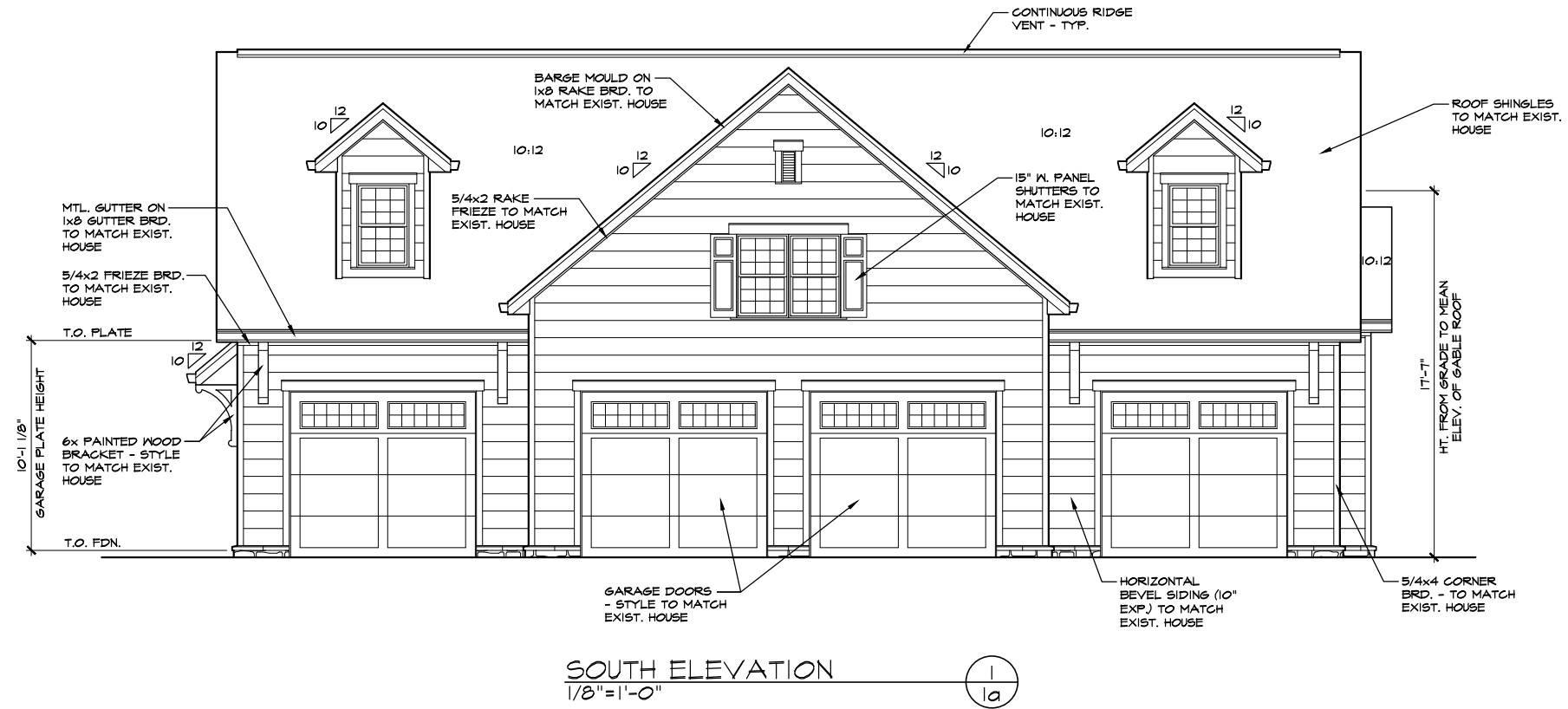
Location and Size of Property

12041 Snider Road

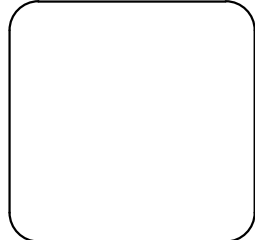
Cincinnati, OH 45249

Size of Property - 3.52 acres

We would like to build a detached garage that aesthetically compliments our current home and request a size and height variance for this building. The current size of our property is 3.52 acres. Our proposed detached garage would be 28' X 53' or 1,587 sq ft. Given the oversized lot of 3.52 acres, it would seem a size variance from the 1,060 square feet is appropriate. We would also like request a height variance from the zoning code of 12'-6" as well. The height from the average grade to the mean height of the roof is 21'-9" . The height from grade in front of garage is 17'-7" . The proposed garage cannot be reasonably attached to the home because of the steep slope of the land.



elevations



REVISED

KENNETH R. BOWERMAN  
ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106  
CINCINNATI, OHIO 45236  
(513) 791-6778 791-2322 (fax)

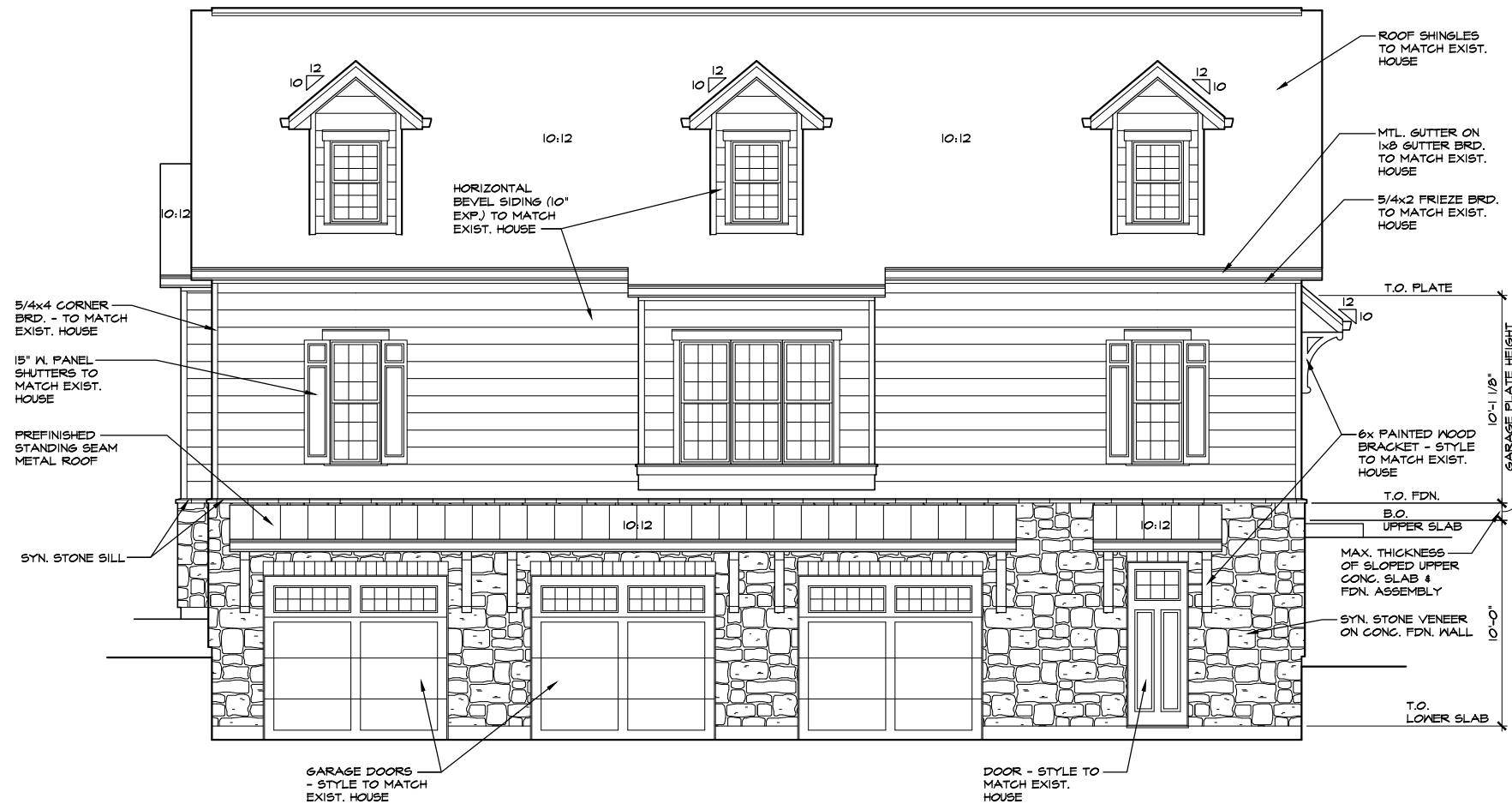
**Bell Detached Garage**  
12041 Sluder Rd.  
Cincinnati, Ohio 45249

**J&K Custom Homes**  
7241 Weatherstone Way  
West Chester, Ohio 46089

JOB NO. 012209	DRAWN KRB/MLK	SCALE as noted	DATE 09/24/2022
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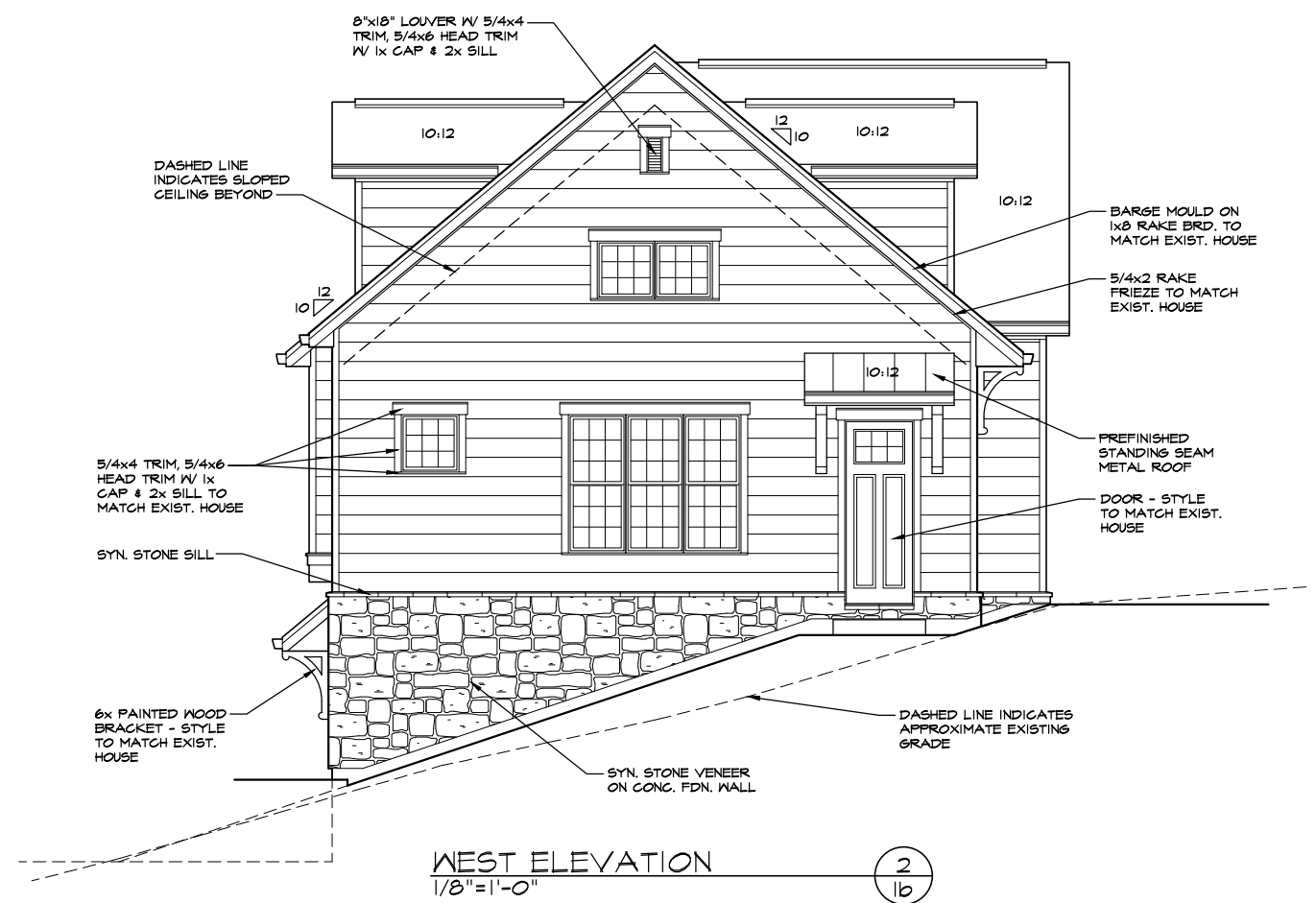
SHEET NO.

1a



**NORTH ELEVATION**  
1/8"=1'-0"

1  
1b



**WEST ELEVATION**  
1/8"=1'-0"

2  
1b

elevations

REVISIONS

REVIS

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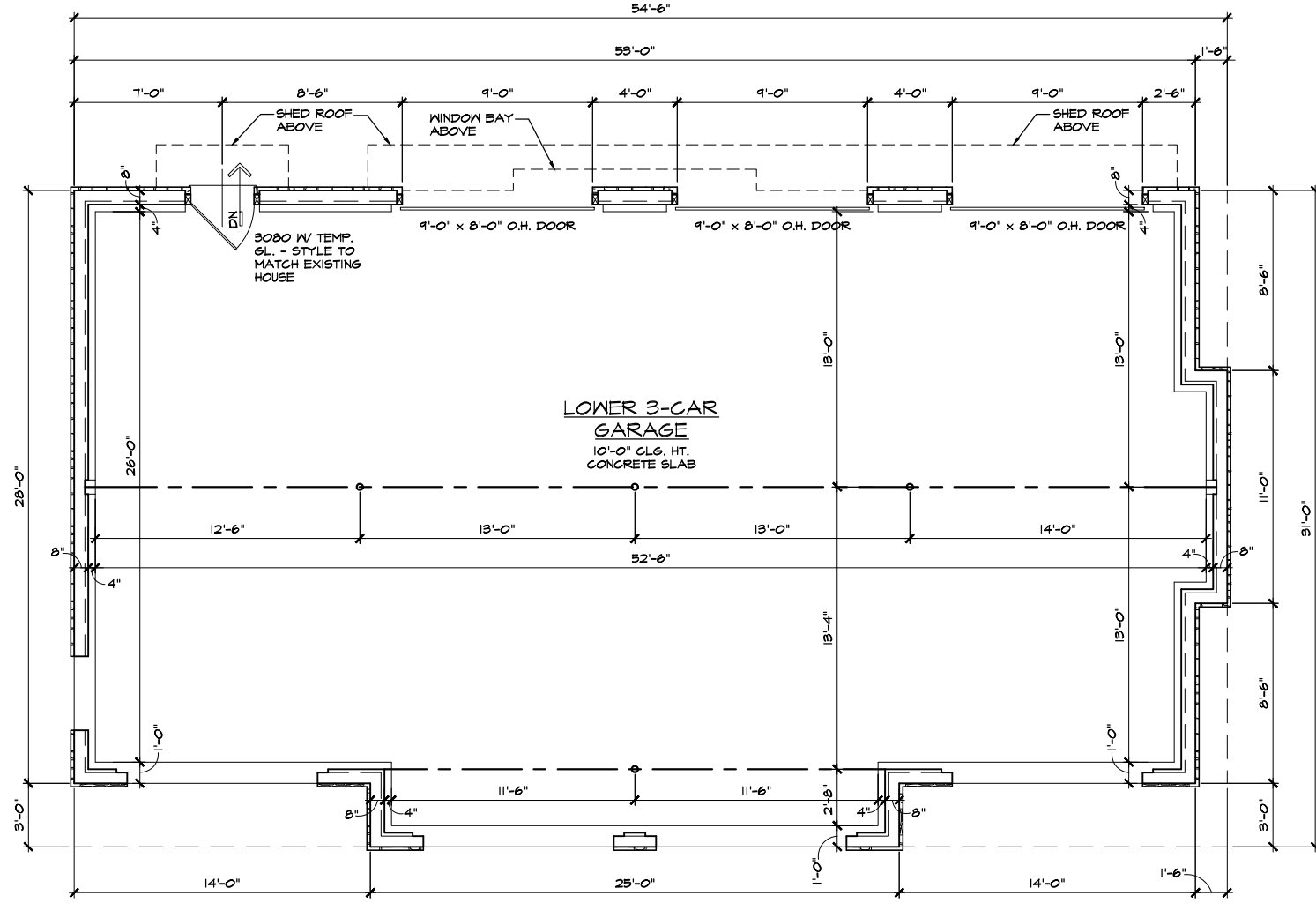
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West Chester, Ohio 45380

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SHEET NO.

**1b**



LOWER LEVEL GARAGE PLAN  
 1/8" = 1'-0"

1  
2

lower level

SHEET NO.

2

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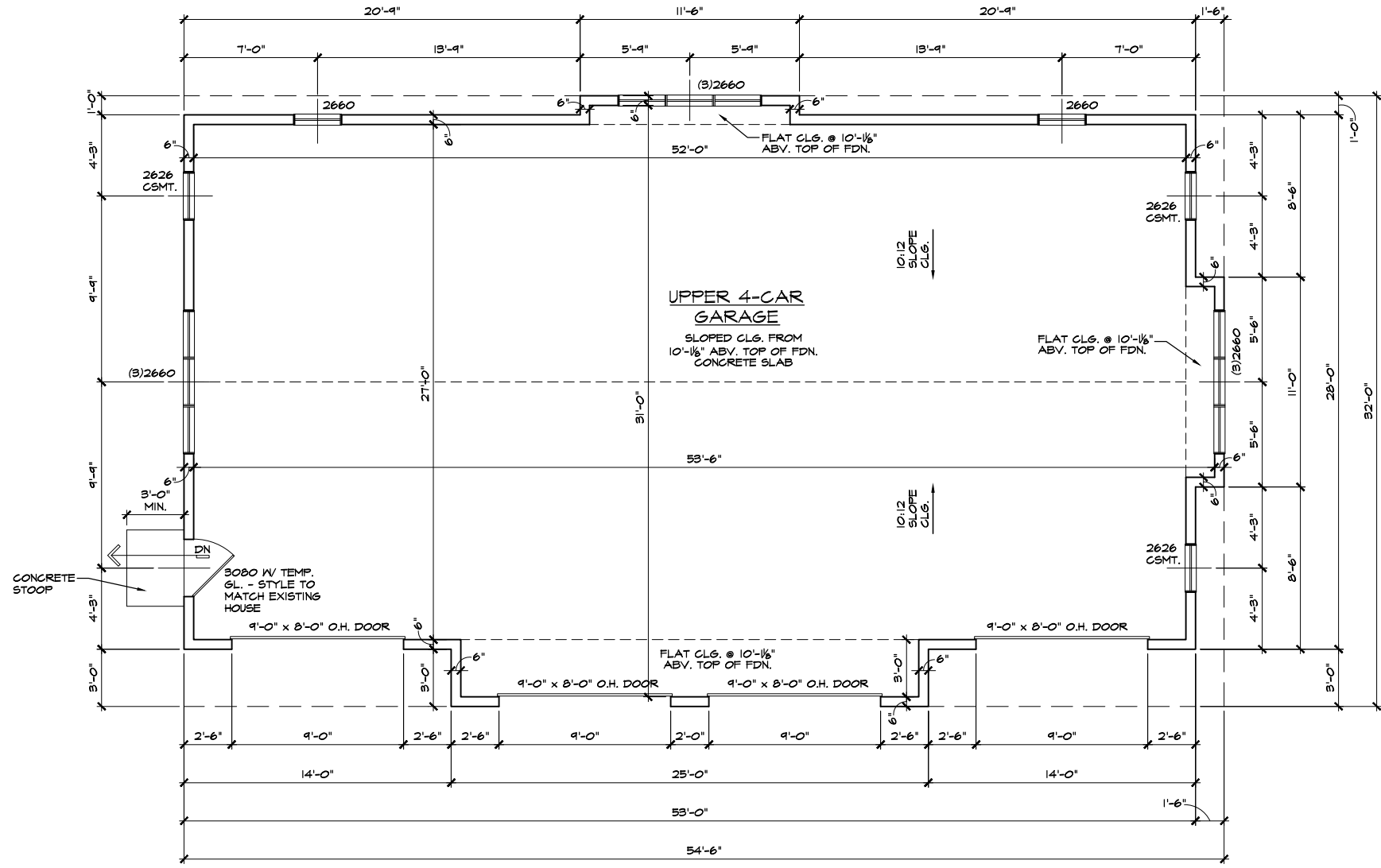
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REVISED



FIRST FLOOR GARAGE PLAN  
 1/8" = 1'-0"  
 1,587 SQ. FT.

1  
3

first floor

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SHEET NO.  
3

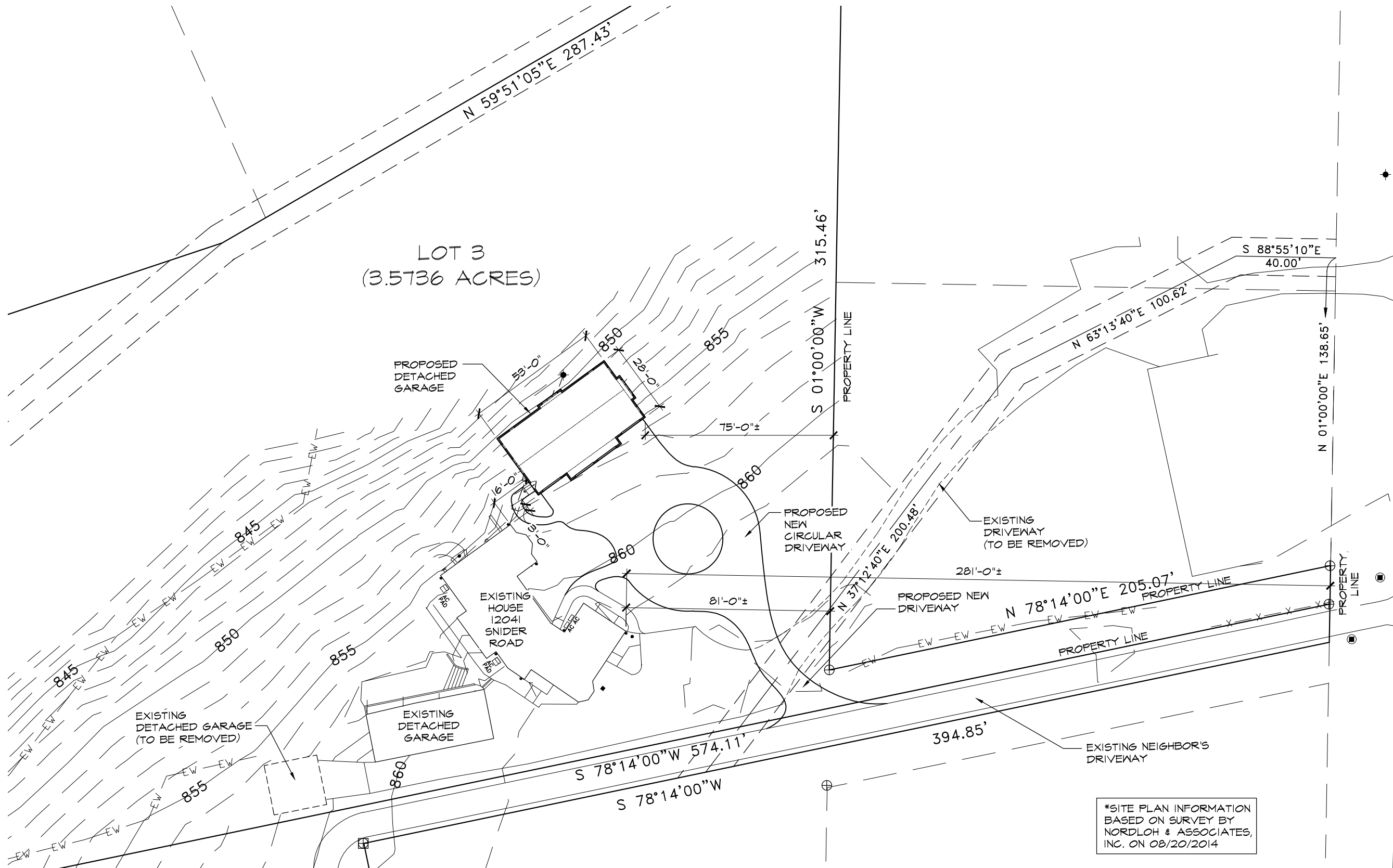
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REVISED

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LOT 3  
(3.5736 ACRES)

SNIDER ROAD (VARIES)

SITE PLAN  
1" = 40'-0"



\*SITE PLAN INFORMATION  
BASED ON SURVEY BY  
NORDLOH & ASSOCIATES,  
INC. ON 08/20/2014

site

SHEET NO.



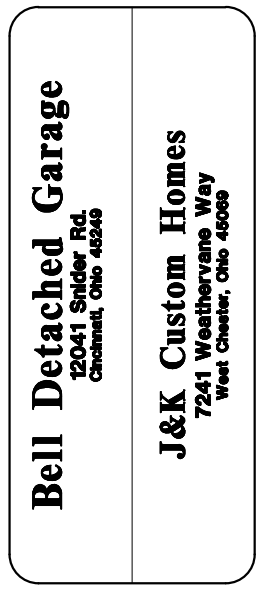
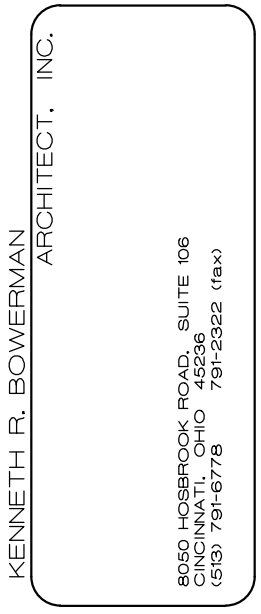
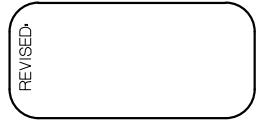
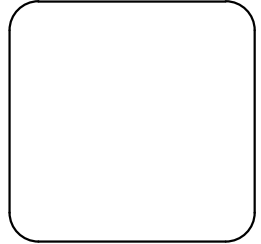
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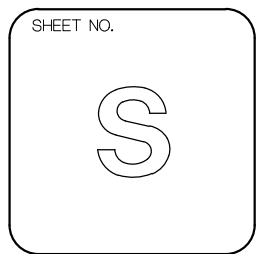
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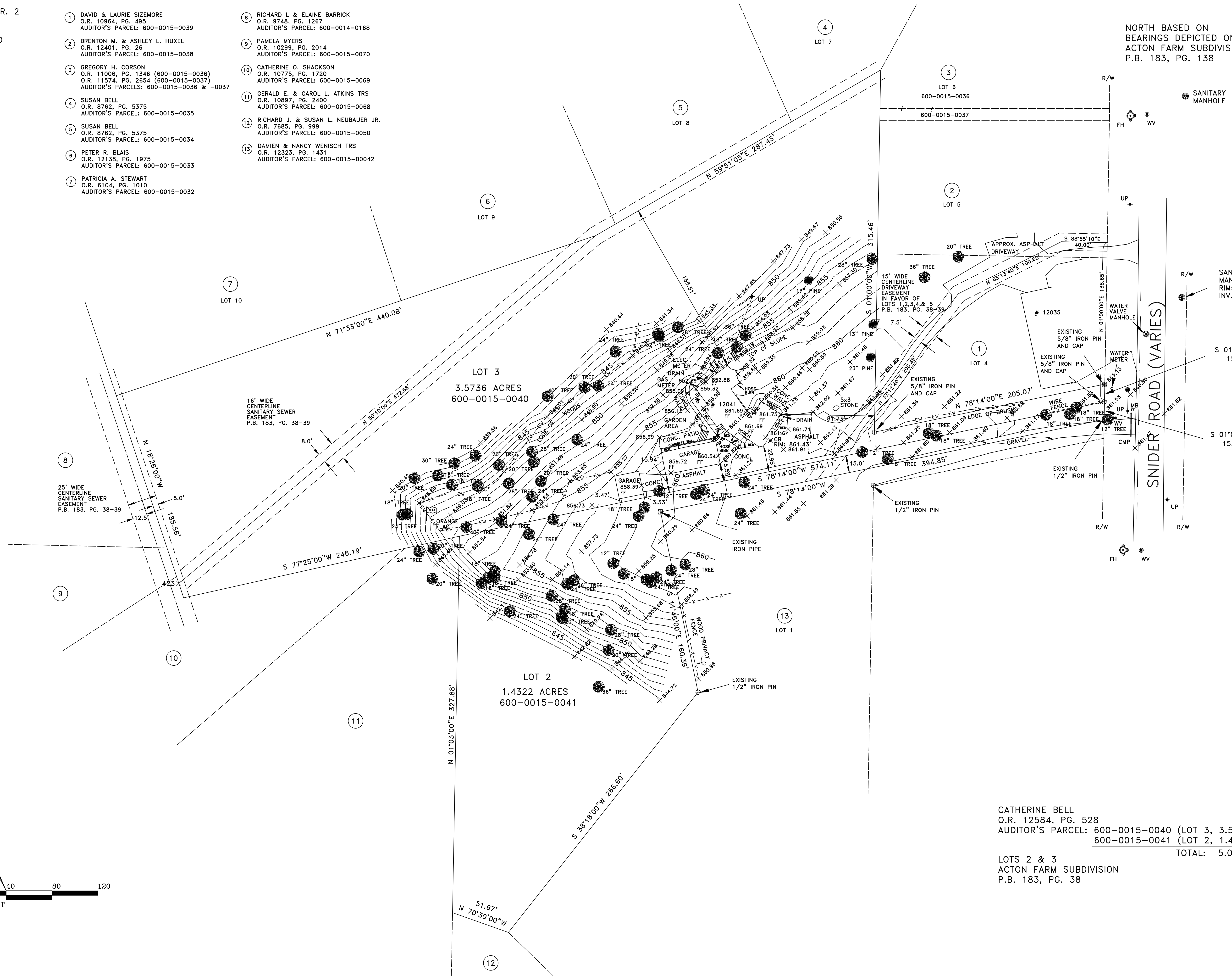
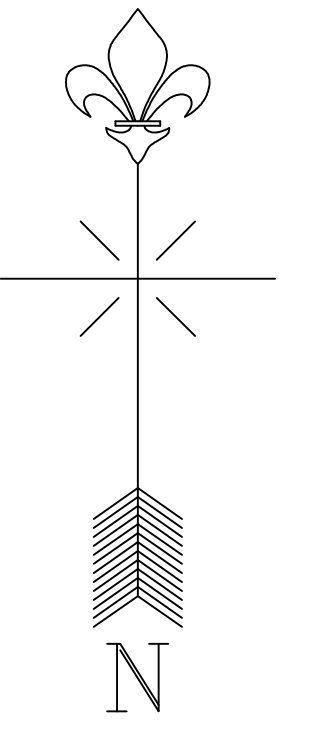
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SECTION 1, TOWN 3, E.R. 2  
MIAMI PURCHASE  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

- 1 DAVID & LAURIE SIZEMORE  
O.R. 10964, PG. 495  
AUDITOR'S PARCEL: 600-0015-0039
- 2 BRENTON M. & ASHLEY L. HUXEL  
O.R. 12401, PG. 26  
AUDITOR'S PARCEL: 600-0015-0038
- 3 GREGORY H. CORSON  
O.R. 11006, PG. 1346 (600-0015-0036)  
O.R. 11574, PG. 2654 (600-0015-0037)  
AUDITOR'S PARCELS: 600-0015-0036 & -0037
- 4 SUSAN BELL  
O.R. 8762, PG. 5375  
AUDITOR'S PARCEL: 600-0015-0035
- 5 SUSAN BELL  
O.R. 8762, PG. 5375  
AUDITOR'S PARCEL: 600-0015-0034
- 6 PETER R. BLAIS  
O.R. 12138, PG. 1975  
AUDITOR'S PARCEL: 600-0015-0033
- 7 PATRICIA A. STEWART  
O.R. 6104, PG. 1010  
AUDITOR'S PARCEL: 600-0015-0032
- 8 RICHARD L & ELAINE BARRICK  
O.R. 9748, PG. 1267  
AUDITOR'S PARCEL: 600-0014-0168
- 9 PAMELA MYERS  
O.R. 10299, PG. 2014  
AUDITOR'S PARCEL: 600-0015-0070
- 10 CATHERINE O. SHACKSON  
O.R. 10775, PG. 1720  
AUDITOR'S PARCEL: 600-0015-0069
- 11 GERALD E. & CAROL L. ATKINS TRS  
O.R. 10897, PG. 2400  
AUDITOR'S PARCEL: 600-0015-0068
- 12 RICHARD J. & SUSAN L. NEUBAUER JR.  
O.R. 7685, PG. 999  
AUDITOR'S PARCEL: 600-0015-0050
- 13 DAMIEN & NANCY WENISCH TRS  
O.R. 12323, PG. 1431  
AUDITOR'S PARCEL: 600-0015-00042

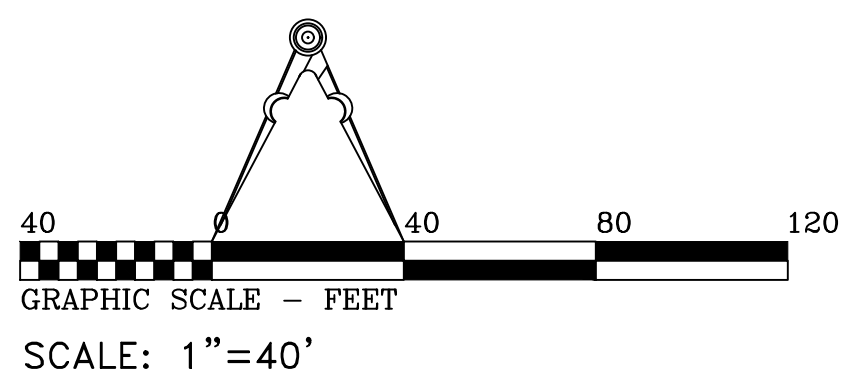
NORTH BASED ON  
BEARINGS DEPICTED ON  
ACTON FARM SUBDIVISION  
P.B. 183, PG. 138



- E-E-E-E- EDGE OF WOODS
- G-G-G-G- GAS LINE
- V-V-V-V- WATER LINE
- S-S-S-S- SEWER
- X-X-X-X- FENCE
- E-E-E-E- ELECTRIC UTILITY
- ⊙ FIRE HYDRANT (FH)
- ⊙ MANHOLE
- ⊕ UTILITY POLE (UP)
- DRAIN
- ⊙ WATER VALVE (WV)
- CATCH BASIN (CB)
- ⊙ GAS VALVE (GV)
- ⊙ DOWNSPOUT
- ⊙ SET 5/8" IRON PIN AND CAP
- ⊙ EXISTING 5/8" IRON PIN AND CAP
- EXISTING IRON PIPE
- ⊙ SET MAGNAIL
- SET LATH

CATHERINE BELL  
O.R. 12584, PG. 528  
AUDITOR'S PARCEL: 600-0015-0040 (LOT 3, 3.5736 ACRES)  
600-0015-0041 (LOT 2, 1.4322 ACRES)  
TOTAL: 5.0058 ACRES

LOTS 2 & 3  
ACTON FARM SUBDIVISION  
P.B. 183, PG. 38



NORDLOH & ASSOCIATES, INC. SURVEYING AND MAPPING 614 WOOSTER PIKE TERRACE PARK, OHIO 45174 (615) 831-7096	
SITE PLAN 12041 SNIDER ROAD	
AUDITOR'S PARCEL: 600-0015-0040 & 600-0015-0041	
SCALE 1"=40' DATE 8/20/14	DRAWN BY REVISIONS
14192	