

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

SYCB220004  
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS:

8494 Wetherfield Ln. ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Lori M. Yaegel	8494 Wetherfield Ln	Cincinnati	OH	45236	513-382-4431
CONTRACTOR Tomar Builders	3236 Scenic Ct.	Loveland	OH	45140	513-310-4600
DESIGNER Gar-Net Home Design LLC	490 Wilke Dr	Cincinnati	OH	45238	513-290-5147
APPLICANT					
APPLICANTS E-MAIL ADDRESS					

3. BZA ACTION REQUESTED: APPEAL ☐ VARIANCE ☒  
CONDITIONAL USE ☐ NON-CONFORMING USE ☐

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

Expand Kitchen, add 3<sup>rd</sup> car garage, add 2 bedrooms and 2 bathrooms to 2<sup>nd</sup> Floor above garage.

5. SQUARE FEET: 1355 6. USE: Residential home 7. HEIGHT: 24' 6"  
8. EST. START DATE: Sept 2022 9. EST. FINISH DATE: Dec 2022

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

PROPERTY OWNER'S SIGNATURE

DATE

DO NOT WRITE BELOW THIS LINE

6/12/2022

Sycamore Township Board of Zoning Appeal  
8540 Kenwood Road  
Cincinnati, OH 45236

Lori Yaegel / Mark Groteke  
8494 Wetherfield Ln  
Cincinnati, OH 45236

Dear Sycamore Township Board of Zoning Appeals,

We are requesting a building variance for an addition to our house at 8494 Wetherfield Lane. The variance in question is 4-1.5. Our home is on a corner lot of Wetherfield Lane and Branford Court. Because it is a corner lot, we are said to have 2 front yards.

We are combining two families to one household. Together we have a total of 8 kids, 4 of which will be living at home full time. 3 kids are in college and will be home during breaks and the summer.

Staying in the house without an addition would be a hardship to the family. We currently have a 3 bedroom house which is just not big enough for all of us as is. The need for more room in the house is the reason we are asking for the variance. The proposed construction will be the best use of the space we currently have.

We would like to add to the garage taking it from a 2 car to 3 car garage. Additionally we would like to expand the kitchen with bedrooms above.

We have discussed these plans with our neighbors and have found no objections to the proposed addition.

We love our neighborhood and would greatly appreciate the zoning board granting the requested variance so we can remain in this home.

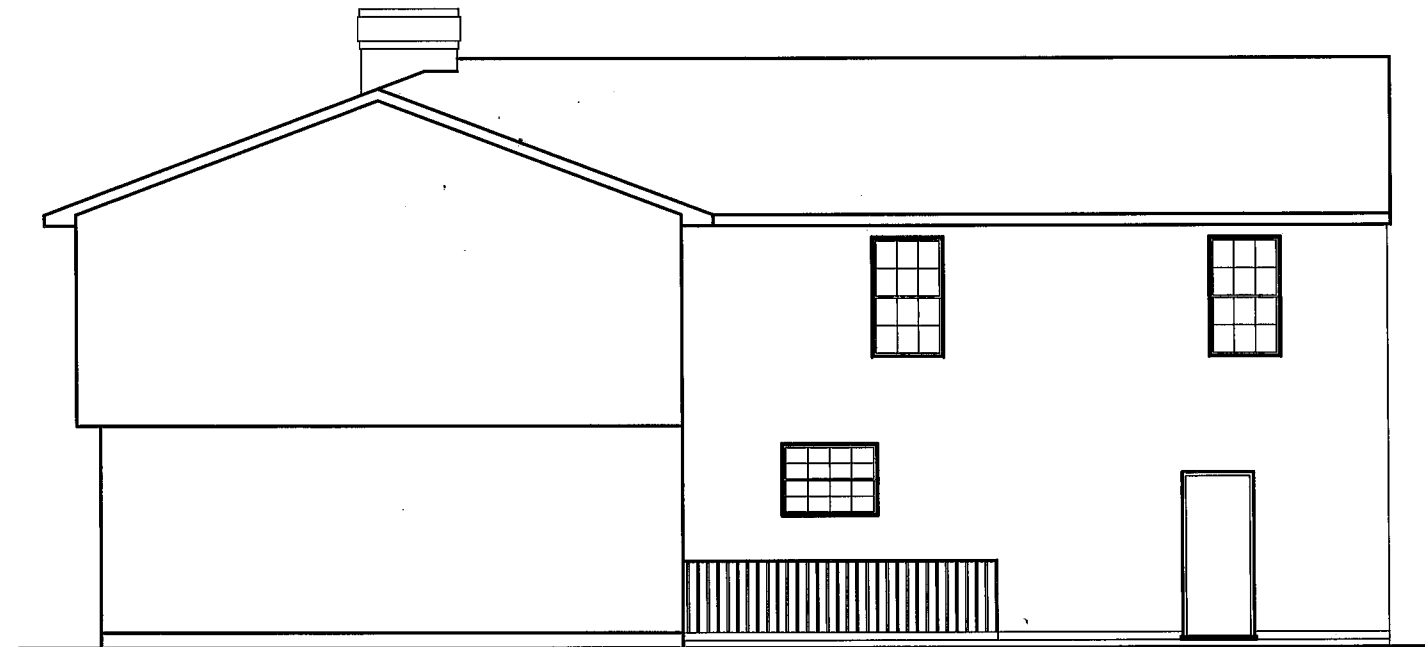
Sincerely,

Lori Yaegel & Mark Groteke

A handwritten signature in black ink, appearing to read "Lori M. Yaegel". The signature is fluid and cursive, with the first name "Lori" being the most prominent part.



PROPOSED FRONT ELEVATION  
SCALE 1/8"=1'-0"



PROPOSED RIGHT ELEVATION  
SCALE 1/8"=1'-0"

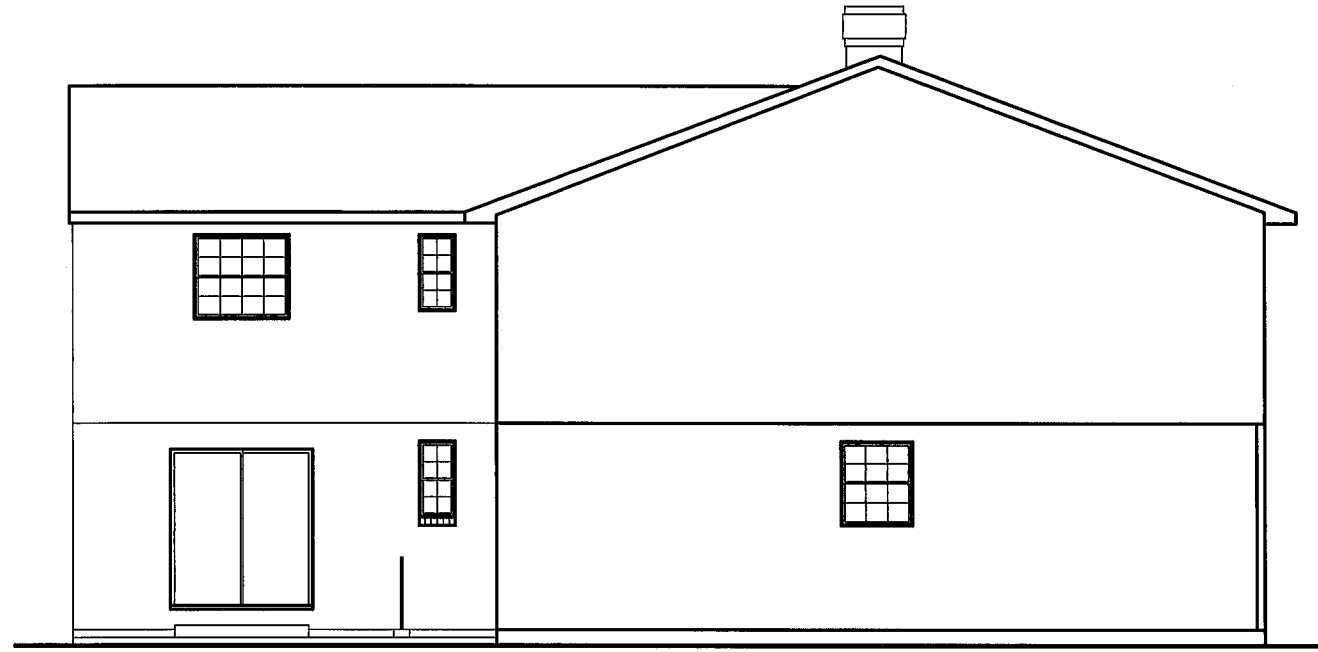
DATE: 6-7-22  
JOB# 8494WL

PHONE #  
290-5747

PLANS PROVIDED BY:  
GAR-NEL HOME DESIGN, LLC.

PLANS DESIGNED FOR:  
GROTEKE/YAEGL





PROPOSED REAR ELEVATION  
SCALE 1/8"=1'-0"



PROPOSED LEFT ELEVATION  
SCALE 1/8"=1'-0"

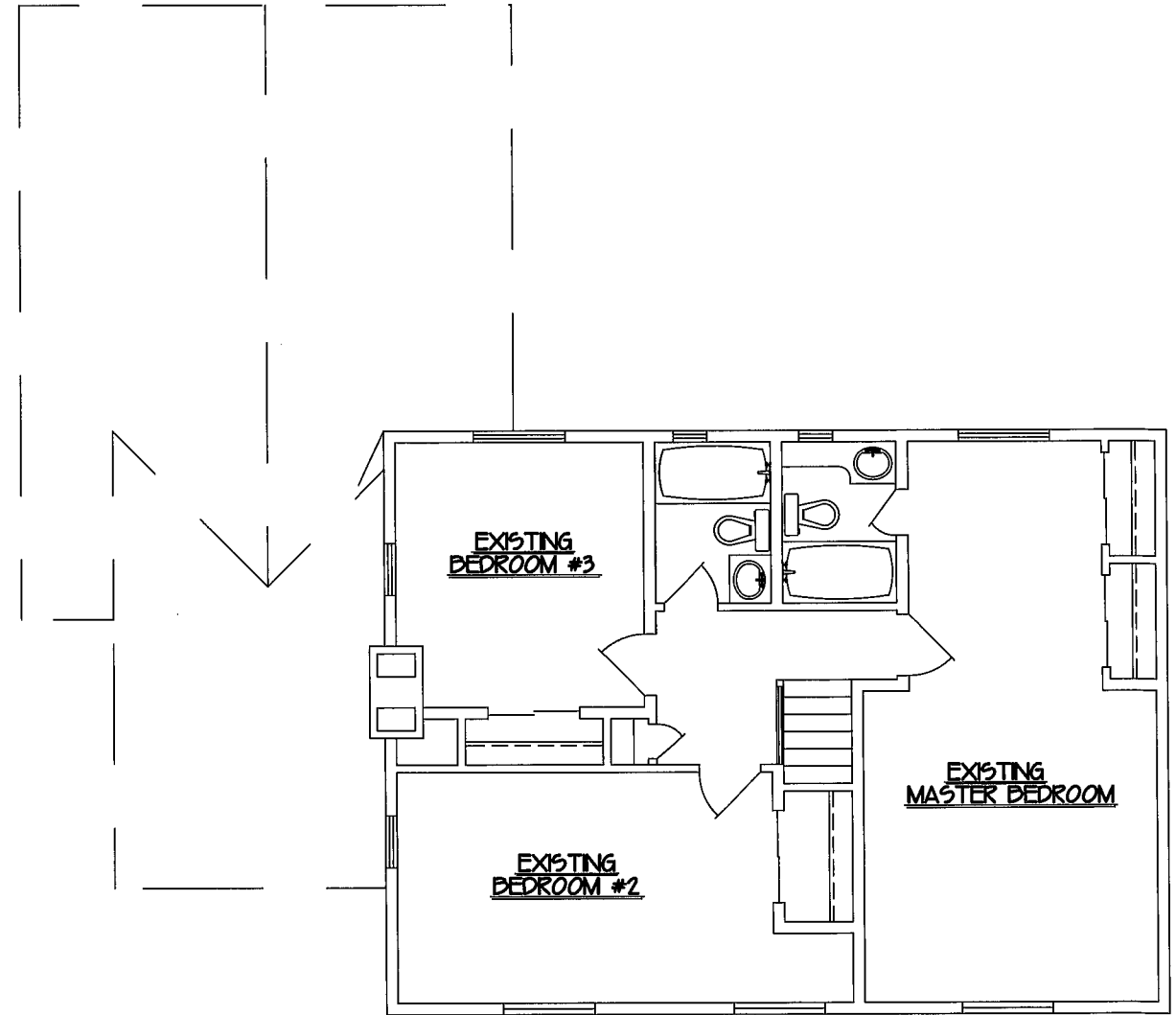
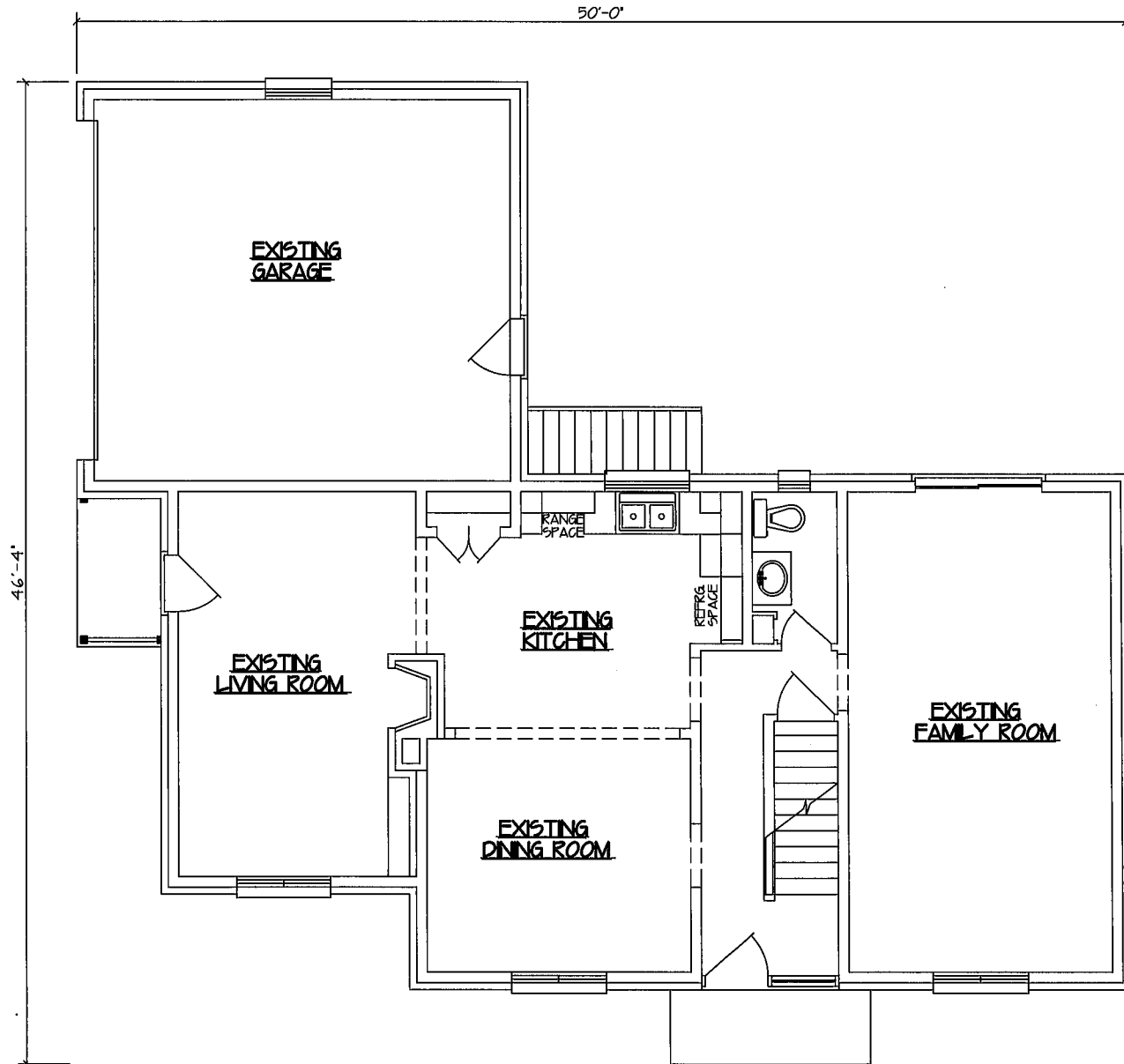
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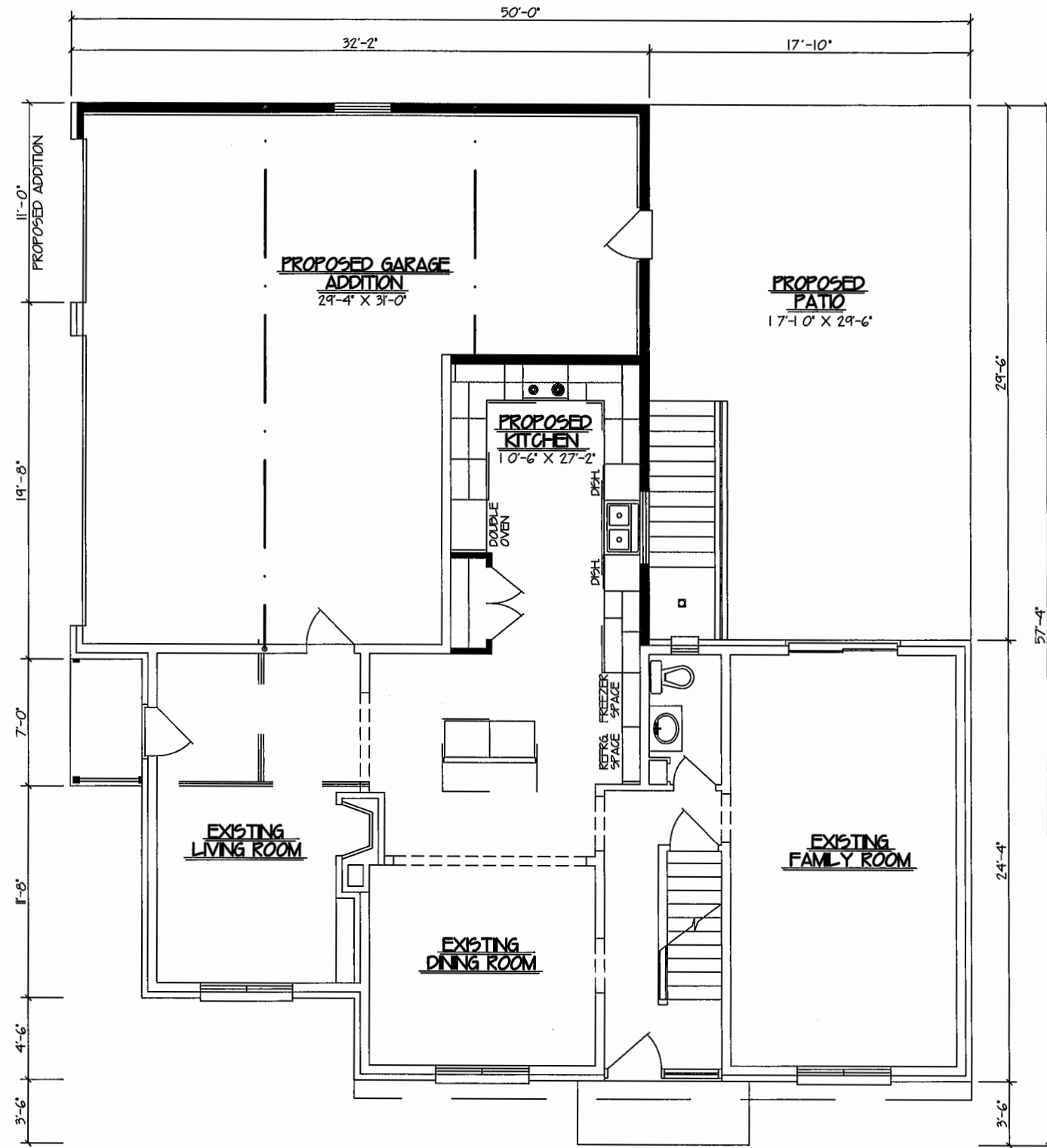
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GAR-NEL HOME DESIGN, LLC.

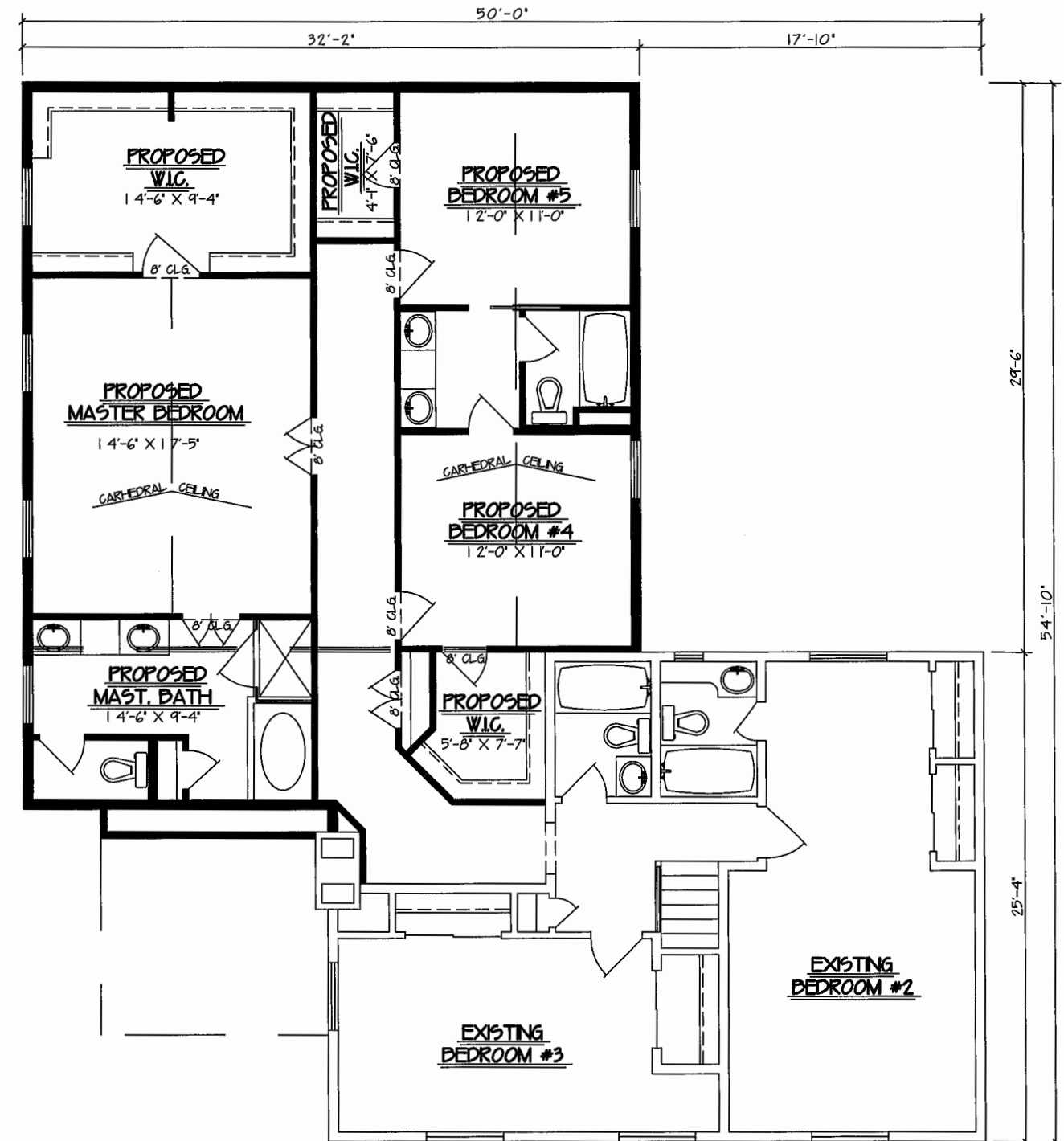
PLANS DESIGNED FOR:  
GROTEKE/YAEGEL





**PROPOSED FIRST FLOOR PLAN**

SCALE: 1/8"=1'-0" PROPOSED S.F. = 1,238



**PROPOSED SECOND FLOOR PLAN**

SCALE: 1/8"=1'-0" PROPOSED S.F. = 1,934

DATE: 6-7-22  
JOB# 8494WL

PHONE # 290-5747

PLANS PROVIDED BY:  
GAR-NEL HOME DESIGN, LLC.

PLANS DESIGNED FOR:  
GROTEKE/YAEGL





PLANS DESIGNED FOR:  
GROTFKE/YAEGL

PLANS PROVIDED BY:  
GAR-NEL HOME DESIGN, LLC.

PHONE # 290-5747

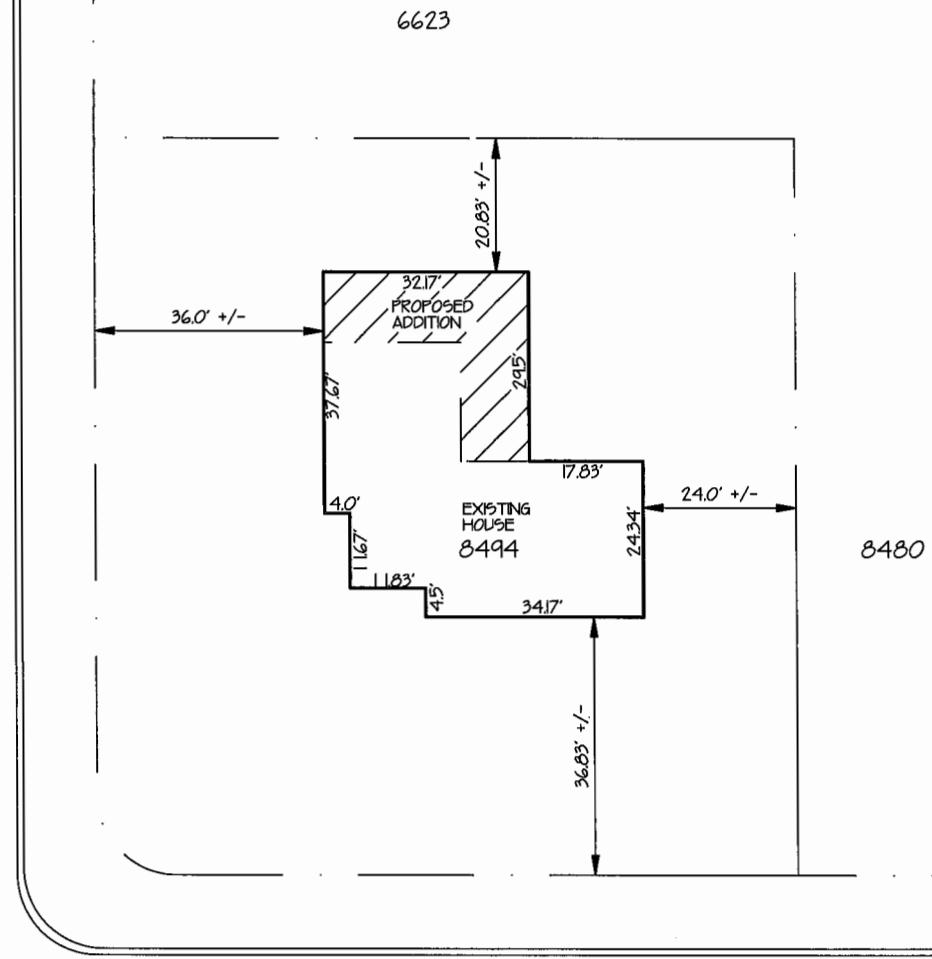
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# PLOT PLAN

SCALE: 1"=30'-0"

BRANFORD COURT

WETHERFIELD LANE



PLANS DESIGNED FOR:  
GROTEKE/YAEGEL

PLANS PROVIDED BY:  
GAR-NEL HOME DESIGN, LLC.

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