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

SYCB230004

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 11525 Snider Road **ZIP CODE:** 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Cincinnati Hills Christian Academy, Inc.	8247 E. Kemper Rd.	Cincinnati	OH	45249	513-247-0900
CONTRACTOR					
DESIGNER McGill Smith Punshon, Inc. - Fred Bowling	3700 Park 42 Dr. Suite 190B	Cincinnati	OH	45241	513-759-3275
APPLICANT Bryan Fetzer - CHCA	8283 E. Kemper Rd.	Cincinnati	OH	45249	662-418-6781
APPLICANTS E-MAIL ADDRESS bryan.fetzer@chca-oh.org					

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 use is a natural turf baseball field, with backstop, dugouts, bleachers, batting cages, fencing. Proposed use is a synthetic turf baseball field with backstop, netting, lighting, outfield wall, small grandstands, dugouts, bullpens and batting cages. Paved access for emergency vehicles and visitor drop off area. Small storage/maintenance building.

5. SQUARE FEET: 2155 **6. USE:** Grandstands **7. HEIGHT:** 30'

8. EST. START DATE: October 2023 **9. EST. FINISH DATE:** May 2024

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.

02/28/23
APPLICANT'S SIGNATURE DATE

3/2/23
PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

MSP DESIGN
McGill Smith Punshon

Bryan Fetzer
Executive Director of Athletic
Strategic Development and Advancement
Cincinnati Hills Christian Academy
11525 Snider Road
Cincinnati, Ohio 45249

March 9, 2023

Sycamore Township Board of Zoning Appeals
8540 Kenwood Road,
Cincinnati, Ohio 45236

Dear Board of Zoning Appeals,

This appeal is for a Conditional Use of the ground north of the existing tennis court at Cincinnati Hills Christian Academy High School. The area is currently a natural turf baseball field facing Northwest. It is our intent to reordination the baseball field to face northeast and upgrade the facilities for safety and more amenities.

Description of the Construction Use:

The proposed use remains a baseball field, however it is our desire to develop the use of the area into a multi-season, all weather field, by installing synthetic turf. The baseball field improvements would include dugouts, a backstop, variable height outfield walls, safety netting, bleachers, batting cages, fencing, and lighting.

Further, we would like to build a 500 seat (+/-) stadium for watching games. This facility would include sports lighting to use the baseball field after dark. The existing public address system will be updated and for game use. An additional multi-purpose building for maintenance storage and athletic equipment, among other varies sports storage would be constructed. The proposed entrance drive will not be for public use into the site. It would be for visiting team drop off and emergency vehicle staging. Three parking spaces will be located for buses during events.

Due to current economic and supply chain challenges, we request an extension of the normal 12-month permit period to a period of 24-months.

Please let me know if you have any questions or need additional information.

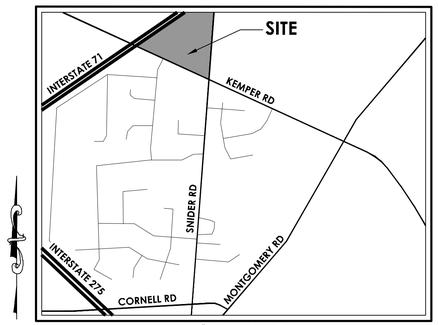
Thank you,

Bryan Fetzer

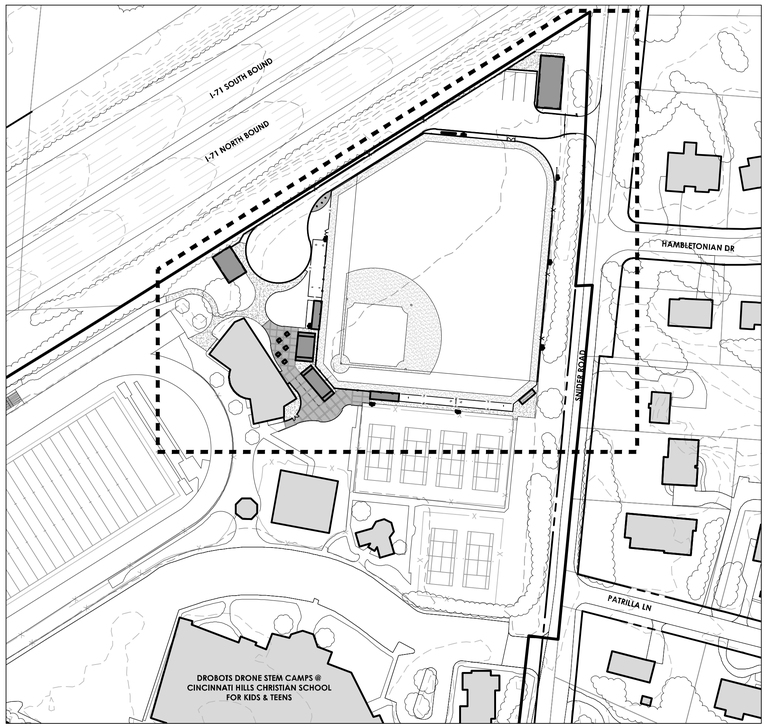
CHCA - ATHLETIC CAMPUS
BASEBALL FIELD IMPROVEMENTS

11525 SNIDER ROAD
CINCINNATI, OHIO 45249

BZA SUBMITTAL SET
MARCH 9, 2023



VICINITY MAP
N.T.S.



OVERALL PROJECT MAP
1"=100'

APPLICANT
BRYAN FETZER
EXECUTIVE DIRECTOR OF ATHLETIC STRATEGIC DEVELOPMENT AND ADVANCEMENT
11525 SNIDER ROAD
CINCINNATI, OHIO 45249

CURRENT OWNER
CINCINNATI HILLS CHRISTIAN ACADEMY INC
11525 SNIDER RD
CINCINNATI OH 45249

INDEX

SHEET	DESCRIPTION
G001	COVER SHEET
G002	EXISTING CONDITIONS - ZONING
L101	EXISTING CONDITIONS AND DEMOLITION
L102	PRELIMINARY SITE PLAN
L103	PRELIMINARY SITE DETAILS AND SECTIONS
L104	PRELIMINARY SECTION
L105	PRELIMINARY PHOTOMETRIC PLAN
L106	PRELIMINARY LANDSCAPE PLAN
A101	PRELIMINARY BUILDING ELEVATIONS

SCALE IN FEET
0 50 100 200 300

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Phone 513.759.0004
www.mspdesign.com

Project Manager	FCB
Drawn By	CFB
DWG	22482016-PRE
X-Ref(s)	---

Issue/Revision	No.	Date
BZA SUBMITTAL		03/09/23

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BASEBALL FIELD IMPROVEMENTS

11525 SNIDER ROAD
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Sheet Title

COVER SHEET

Project Number	22482.01
Drawing Scale	1" = 100'
Sheet Number	G001
File Number	22482

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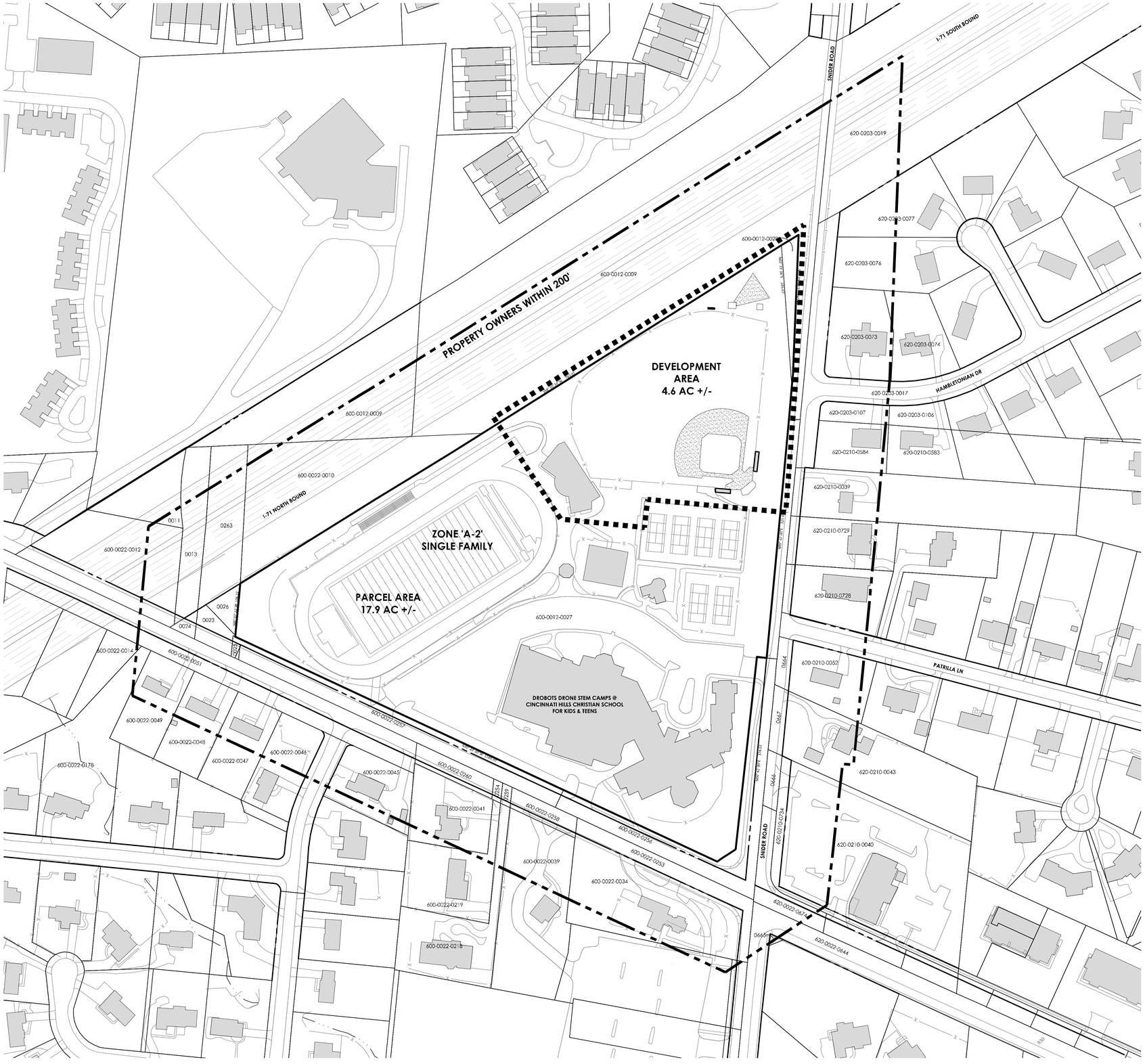

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BASEBALL FIELD IMPROVEMENTS

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Sheet Title

EXISTING CONDITIONS - ZONING

Project Number	22482.01
Drawing Scale	1" = 100'
Sheet Number	G002
File Number	22482

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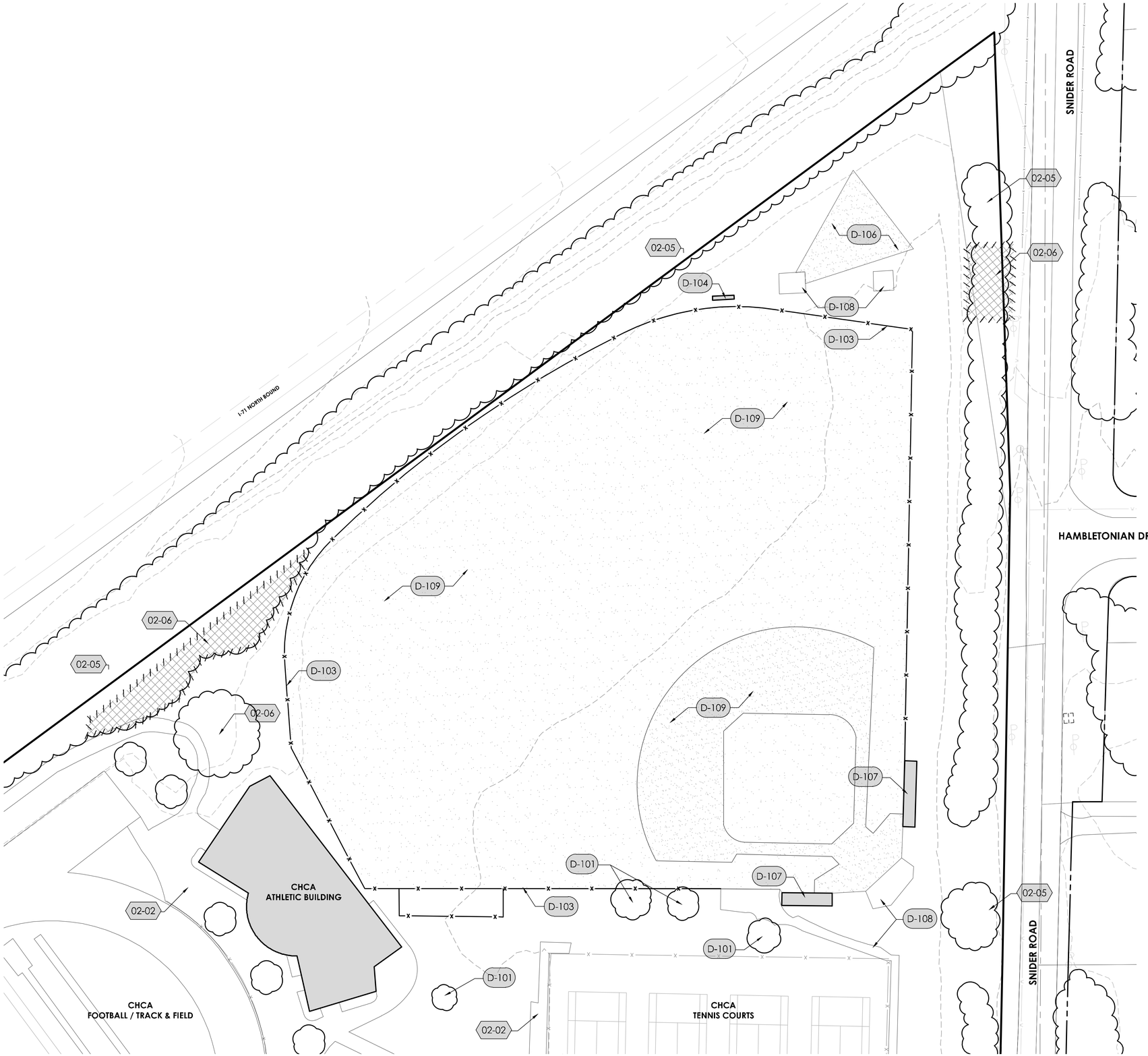

02 EXISTING CONDITIONS SCHEDULE

SYMBOL	DESCRIPTION
02-02	EX. SIDEWALK TO REMAIN
02-05	EX. LANDSCAPE TO REMAIN
02-06	EX. TREE TO REMAIN

DEMOLITION SCHEDULE

SYMBOL	DESCRIPTION
D-101	TREE TO BE REMOVED
D-103	FENCE TO BE REMOVED
D-104	SCOREBOARD TO BE REMOVED
D-106	SHOTPUT GRAVEL TO BE REMOVED
D-107	DUGOUT TO BE REMOVED
D-108	CONCRETE TO BE REMOVED

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Sheet Title

EXISTING CONDITIONS AND DEMOLITION

Project Number	22482.01
Drawing Scale	1" = 30'
Sheet Number	L101
File Number	22482

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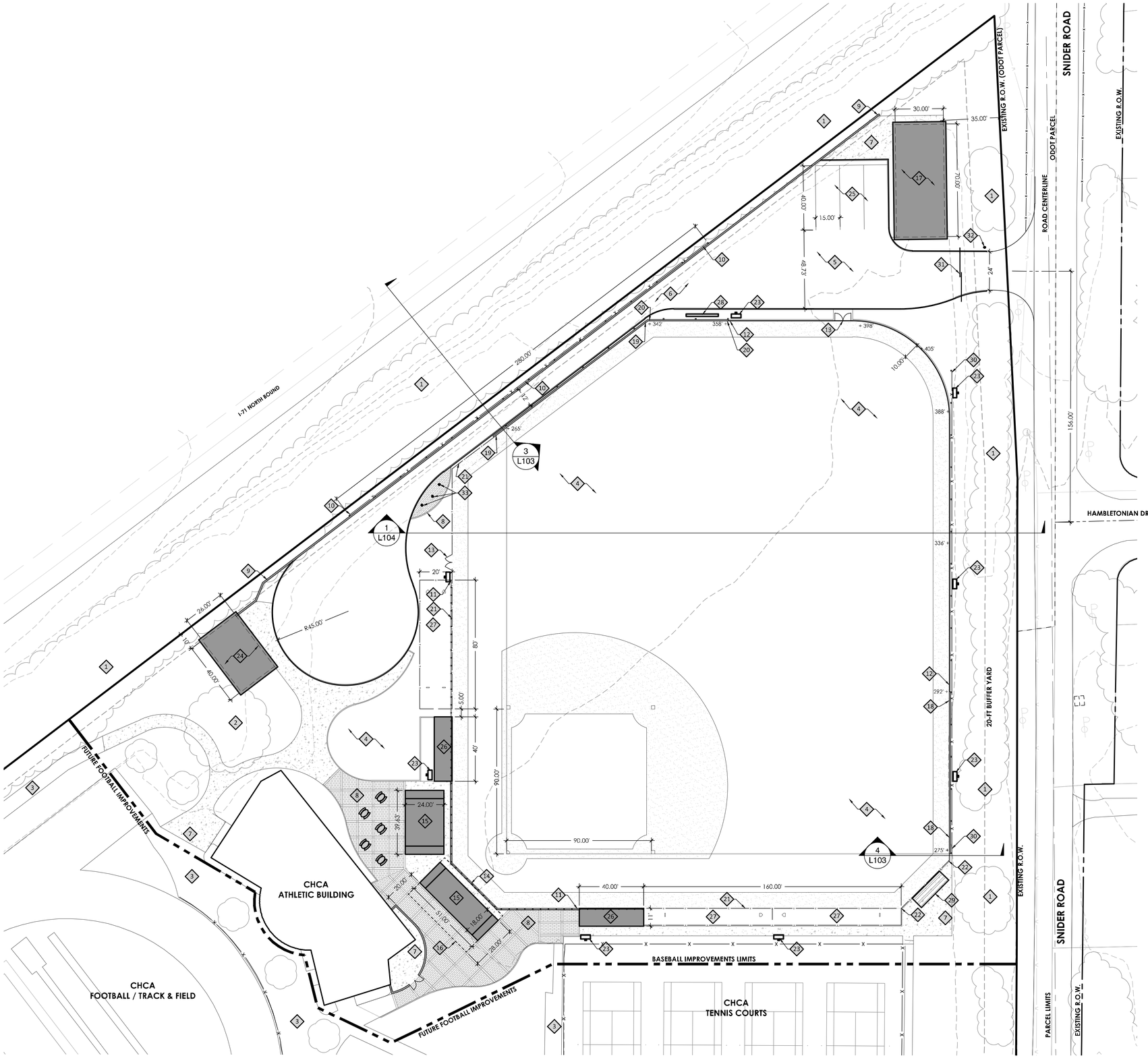

CODED NOTES:

1. EXISTING WOODLANDS
2. EXISTING RED OAK TREE TO REMAIN
3. EXISTING SIDEWALK
4. SYNTHETIC TURF
5. ASPHALT PAVEMENT - NO STUDENT PARKING
6. ASPHALT ACCESS DRIVE TO BUS / EMERGENCY VEHICULAR TURNAROUND (NO PUBLIC ACCESS)
7. CONCRETE SIDEWALK
8. DECORATIVE PAVING
9. RETAINING WALL - HEIGHT TO BE DETERMINED AT FINAL DEVELOPMENT
10. BASEBALL NETTING - HEIGHT TO BE DETERMINED AT FINAL DEVELOPMENT
11. 36" BACKSTOP WALL WITH BASEBALL BACKSTOP NETTING
12. 8' HT. OUTFIELD WALL
13. 10' ACCESS GATES
14. COVERED GRANDSTANDS
15. GRANDSTANDS (500 SEATS +/-)
16. PRESS BOX
17. BATTING CAGES
18. 15' HT. +/- OUTFIELD WALL
19. 37' HT. +/- OUTFIELD WALL
20. 18' HT. +/- OUTFIELD WALL
21. 8' HT. CHAINLINK FENCE
22. 4' HT. CHAINLINK FENCE
23. SPORT FIELD LIGHTING
24. ATHLETIC / MAINTENANCE STORAGE BUILDING
25. BUS PARKING DURING SPORTING EVENTS
26. DUGOUT
27. BASEBALL BULLPEN
28. SCOREBOARD 26' X 19'
29. STUDENT BLEACHERS
30. 30' HT. BASEBALL NETTING
31. SECURITY GATE w/LOCK & KNOX BOX - CLOSED TO PUBLIC
32. IDENTIFICATION SIGN - NO PUBLIC ACCESS
33. THREE FLAG POLES

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BASEBALL FIELD IMPROVEMENTS

11525 SNIDER ROAD
CINCINNATI, OHIO 45249

Sheet Title

PRELIMINARY SITE PLAN

Project Number	22482.01
Drawing Scale	1" = 30'
Sheet Number	L102
File Number	22482

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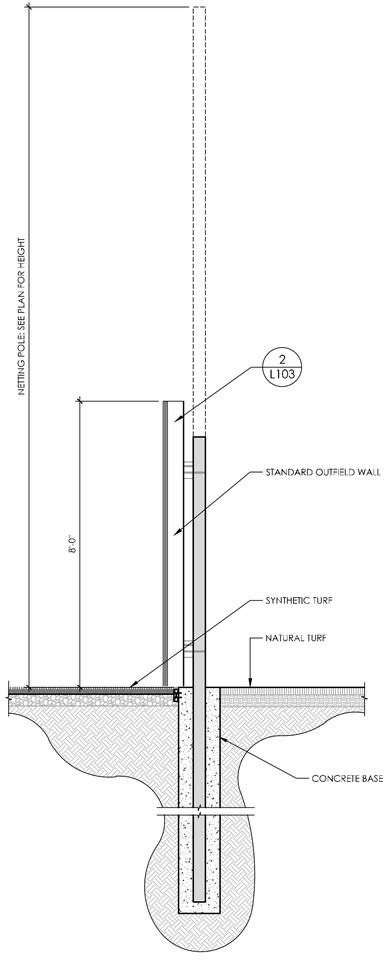
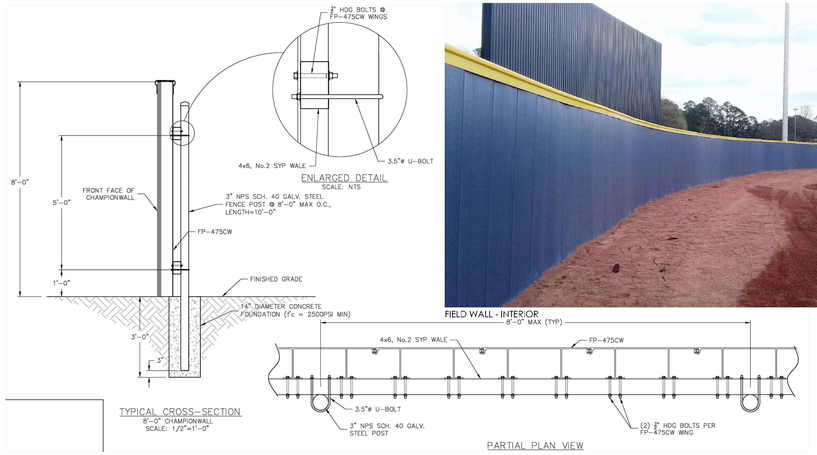


1 BASEBALL WALL - NETTING
1/2" = 1'-0"
P-CH1-BAS-02
SECTION

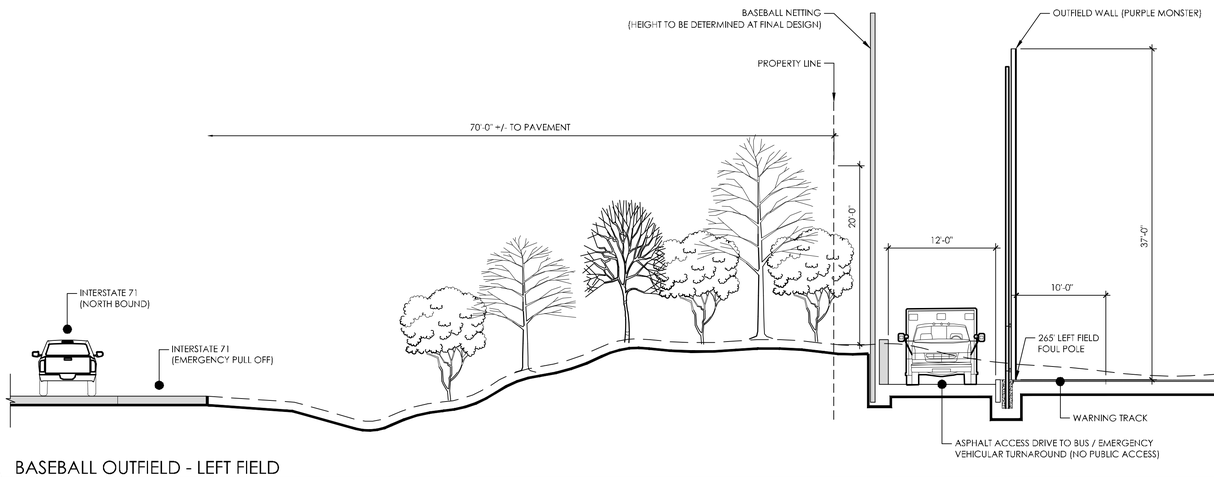


FIELD WALL - INTERIOR

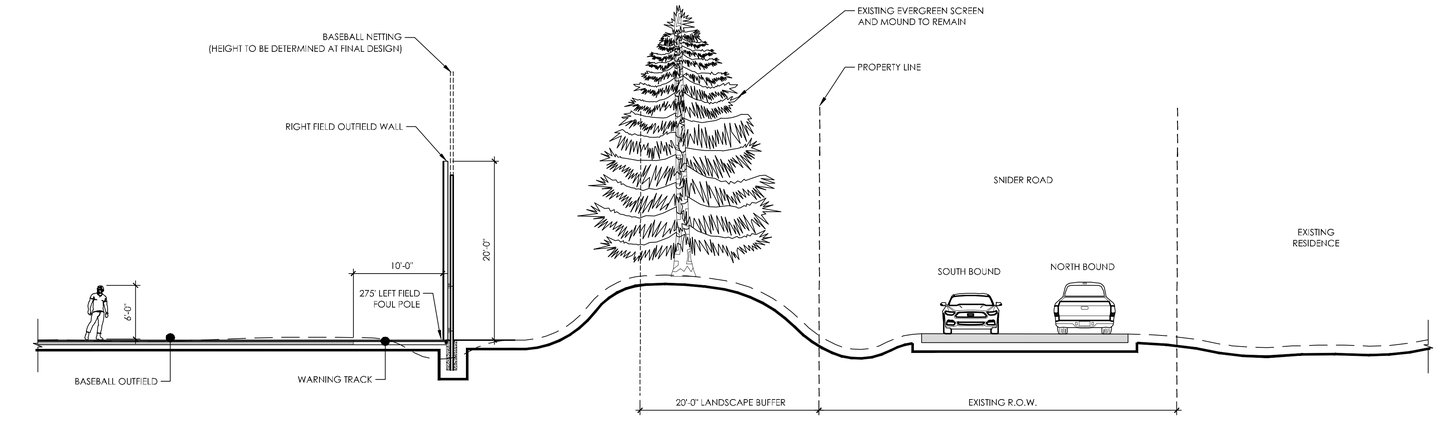
FIELD WALL - EXTERIOR

EXAMPLE OF GRAPHICS

2 BASEBALL WALL: 8-FT
3/8" = 1'-0"
P-CH1-BAS-01
SECTION-PLAN-ELEVATION



3 BASEBALL OUTFIELD - LEFT FIELD
1/8" = 1'-0"
P-CH1-BAS-03
ELEVATION



4 BASEBALL OUTFIELD - RIGHT FIELD
1/8" = 1'-0"
P-CH1-BAS-04
ELEVATION

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11525 SNIDER ROAD
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Sheet Title
PRELIMINARY SITE DETAILS AND SECTIONS

Project Number	22482.01
Drawing Scale	1" = 30'
Sheet Number	L103
File Number	22482

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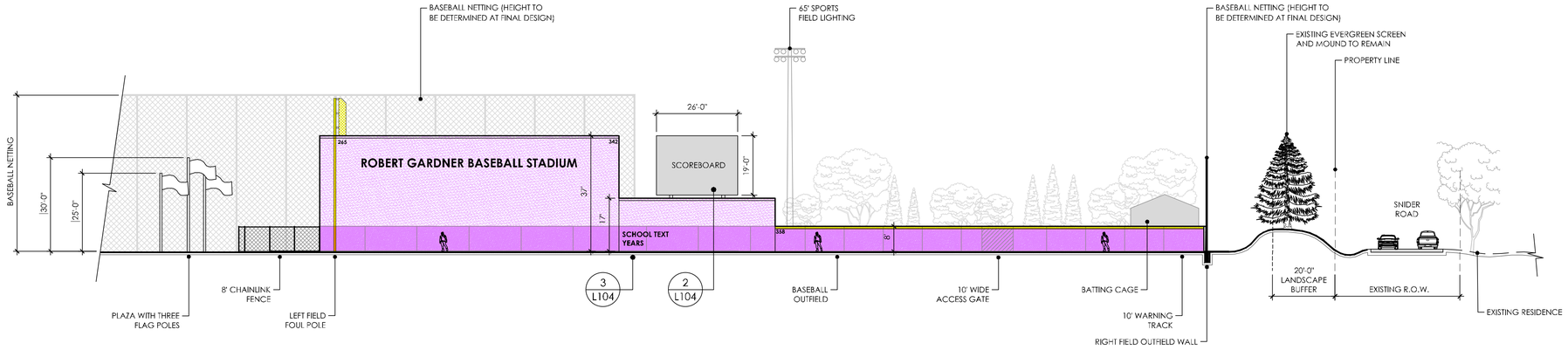

1 BASEBALL FIELD ELEVATION
1" = 20'

P-CH1-BAS-05
ELEVATION

2 SCOREBOARD EXAMPLE
N.T.S.

P-CH1-BAS-06
ELEVATION

3 OUTFIELD WALL EXAMPLE
N.T.S.

P-CH1-BAS-07
ELEVATION

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Sheet Title

PRELIMINARY SECTION

Project Number	22482.01
Drawing Scale	1" = 20'
Sheet Number	L104
File Number	22482

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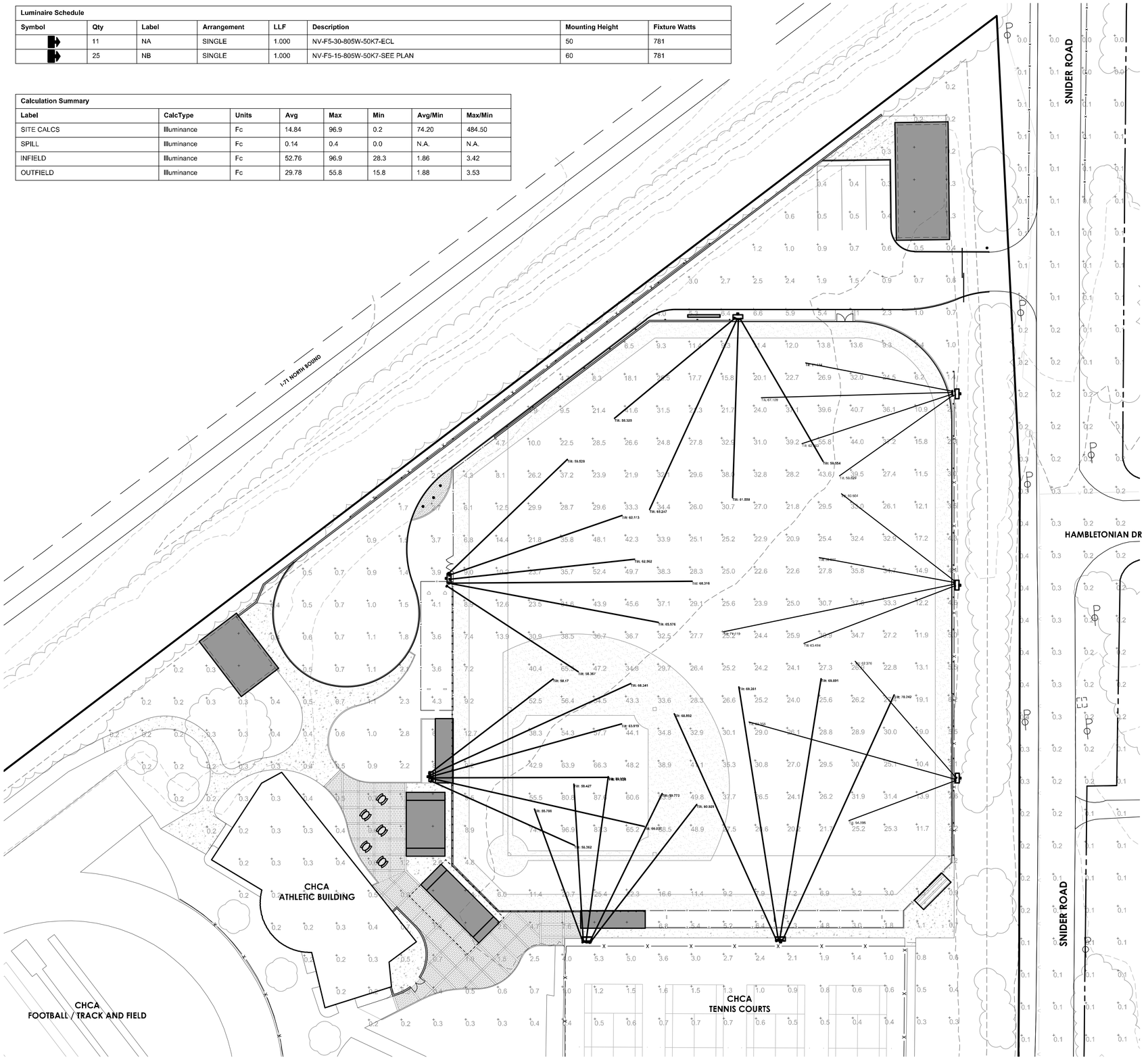
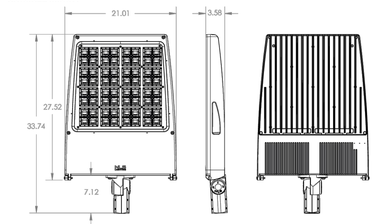
Luminaire Schedule							
Symbol	**Qty**	**Label**	**Arrangement**	**LLF**	**Description**	**Mounting Height**	**Fixture Watts**
	11	NA	SINGLE	1.000	NV-F5-30-805W-50K7-ECL	50	781
	25	NB	SINGLE	1.000	NV-F5-15-805W-50K7-SEE PLAN	60	781

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
SITE CALCS	Illuminance	Fc	14.84	96.9	0.2	74.20	484.50
SPILL	Illuminance	Fc	0.14	0.4	0.0	N.A.	N.A.
INFIELD	Illuminance	Fc	52.76	96.9	28.3	1.86	3.42
OUTFIELD	Illuminance	Fc	29.78	55.8	15.8	1.88	3.53

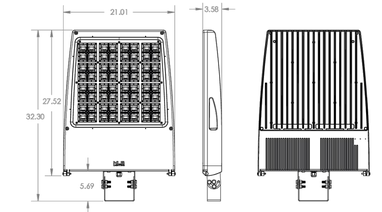


DIMENSIONAL DRAWINGS

KNUCKLE MOUNT



TRUNNION MOUNT



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BASEBALL FIELD IMPROVEMENTS

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Sheet Title

PRELIMINARY PHOTOMETRIC PLAN

Project Number	22482.01
Drawing Scale	1" = 30'
Sheet Number	L105
File Number	22482

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PLANT SCHEDULE SITE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NS	1	Picea abies	Norway Spruce	6`-7` B&B

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ISL	3	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	2" - 2 1/2" CAL. B&B

PLANT SCHEDULE BOUNDARY

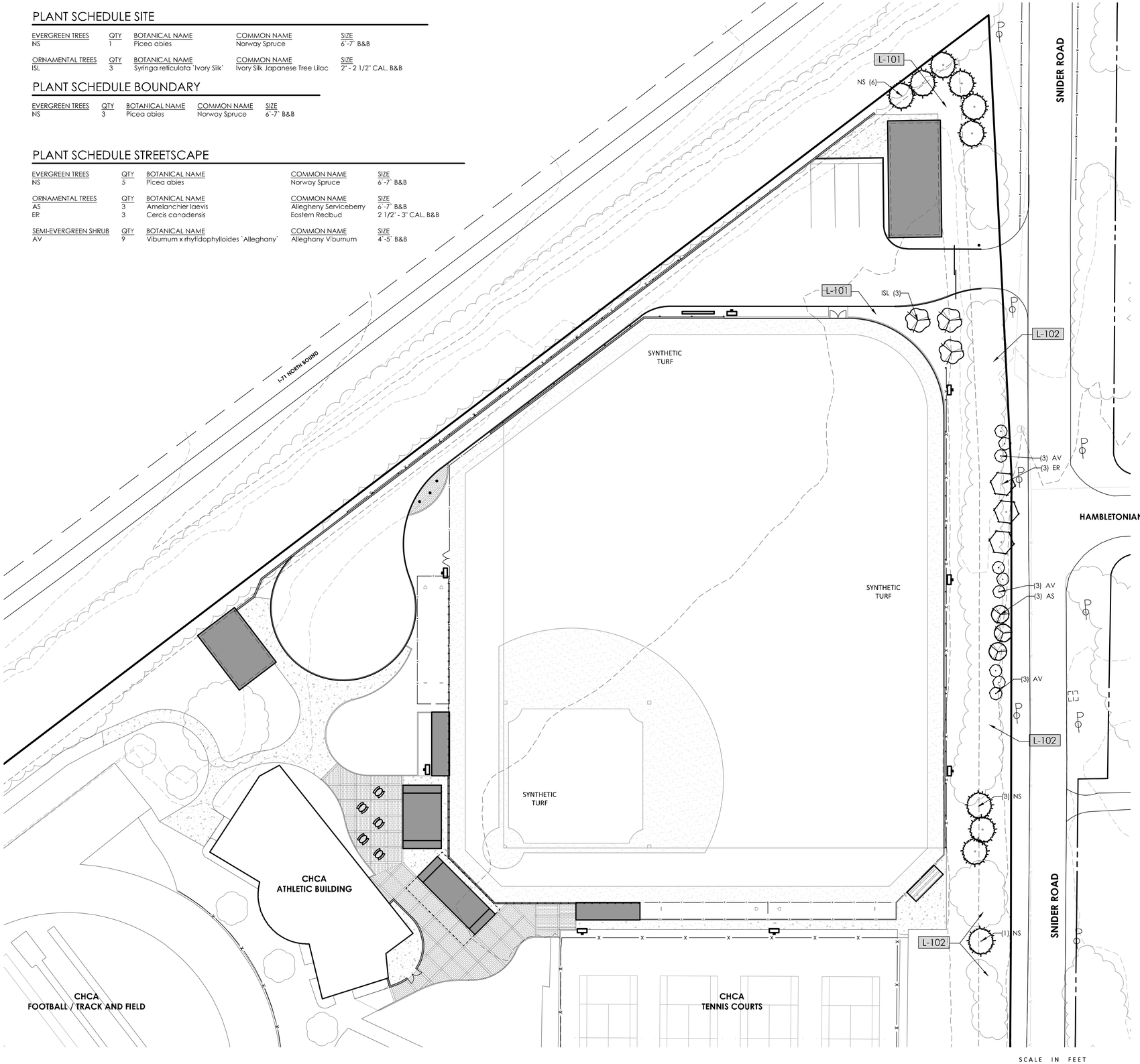
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NS	3	Picea abies	Norway Spruce	6`-7` B&B

PLANT SCHEDULE STREETSCAPE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NS	5	Picea abies	Norway Spruce	6`-7` B&B

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AS	3	Amelanchier laevis	Allegheny Serviceberry	6`-7` B&B
ER	3	Cercis canadensis	Eastern Redbud	2 1/2" - 3" CAL. B&B

SEMI-EVERGREEN SHRUB	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AV	9	Viburnum x rhytidophylloides `Alleghany`	Alleghany Viburnum	4`-5` B&B



BUFFER REQUIREMENTS

STREETSCAPE BUFFER REQUIREMENTS

575 LF OF 20' WIDE BUFFER. PER 100 LF = 2.3 TREES AND 6.5 SHRUBS

TREES

REQUIRED	14 TREES
PROVIDED	29 TREES

*EXISTING 20 EVERGREEN TREES

SHRUBS

REQUIRED	38 SHRUBS
PROVIDED	9 SHRUBS**

**EXISTING 6-FT +/- LANDSCAPE MOUND

BOUNDARY BUFFER REQUIREMENTS

610 LF OF 10' WIDE BUFFER. PER 100 LF = 5.0 TREES AND 15.0 SHRUBS

TREES

REQUIRED	31 TREES
PROVIDED	3 TREES

SHRUBS

REQUIRED	92 SHRUBS
PROVIDED	00 SHRUBS

LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION
L-101	SEEDED LAWN
L-102	EXISTING MOUND AND EVERGREEN SCREEN

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Sheet Title

PRELIMINARY LANDSCAPE PLAN

Project Number	22482.01
Drawing Scale	1" = 30'
Sheet Number	L106
File Number	22482

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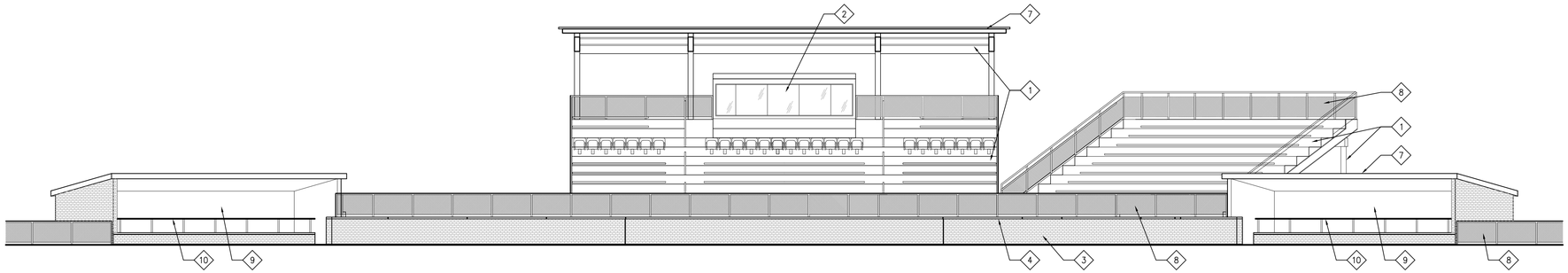
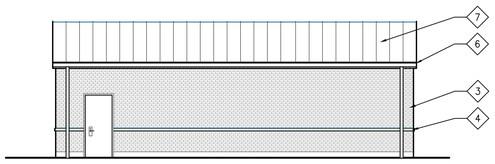


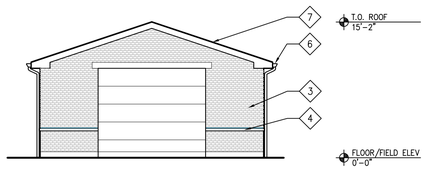
BASEBALL STANDS - FIELD ELEVATION

1/8" = 1'-0"



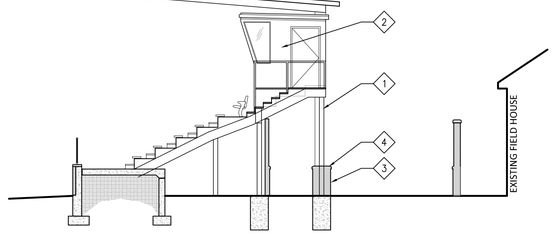
STORAGE EAST ELEVATION

1/8" = 1'-0"



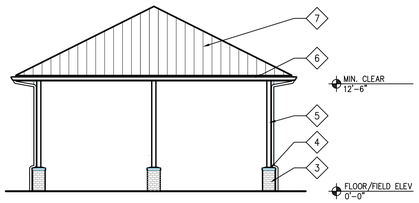
STORAGE SOUTHEAST ELEVATION

1/8" = 1'-0"



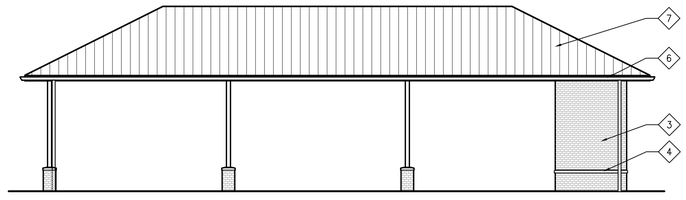
BASEBALL STANDS - CENTER SECTION

1/8" = 1'-0"



BATTING CAGES - SOUTH END

1/8" = 1'-0"



BATTING CAGES - SIDE

1/8" = 1'-0"

CODED NOTES:

1. STEEL BLEACHER STRUCTURE, PAINTED
2. PRESS BOX
3. BRICK TO MATCH EXISTING
4. LIMESTONE WALL CAP, TO MATCH EXISTING
5. ALUMINUM WINDOWS, BRONZE
6. PRE-FIN ALUMINUM GUTTERS & DOWNSPOUTS (BRONZE/BROWN)
7. STANDING-SEAM METAL ROOF (BRONZE/BROWN)
8. FENCING
9. DUGOUT
10. WOOD-CAPPED STANDING RAIL

MSP DESIGN
McGill Smith Punshon

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Project Manager	ZG
Drawn By	AKH
DWG	2248201_A102
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Issue/Revision	No.	Date
BZA SUBMITTAL		03/09/23

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CHCA - ATHLETIC CAMPUS
BASEBALL FIELD IMPROVEMENTS

11525 SNIDER ROAD
CINCINNATI, OHIO 45249

Sheet Title

PRELIMINARY BUILDING ELEVATIONS

Project Number	22482.01
Drawing Scale	AS NOTED
Sheet Number	A101
File Number	22482