

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
400	

APPLICATION NUMBER

SYCB230005

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 4400 SYCAMORE RD ZIP CODE: _____

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
<small>OWNER</small> Brookside Swim Club	4400 Sycamore	Cincinnati	OH	45236	513-891-9832
<small>CONTRACTOR</small> Harry Ewers & Sons	3512 Woodford Rd.	Cincinnati	OH	45213	513-531-0023
<small>DESIGNER</small>					
<small>APPLICANT</small> Mark J. Brown	4610 Largo Dr.	Cincinnati	OH	45236	513-238-5128
<small>APPLICANTS</small> E-MAIL ADDRESS	stlouislouie@gmail.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:
Parking of vehicles. Extension of existing gravel parking lot over adjacent grass area.

5. SQUARE FEET: 3000 6. USE: parking 7. HEIGHT: _____
 8. EST. START DATE: in process 9. EST. FINISH DATE: ASAP

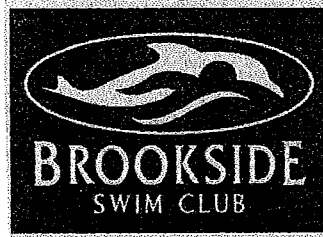
THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

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.

Mark Brown 5-12-2023
 APPLICANT'S SIGNATURE DATE
Mark Brown 5-12-2023
 PROPERTY OWNER'S SIGNATURE DATE
 BOARD PRESIDENT

DO NOT WRITE BELOW THIS LINE



Brookside Swim Club
4400 Sycamore Road
Cincinnati, Ohio 45236
(513) 891-9832
Website:
brooksid swimclub513.com

Sycamore Township
Planning & Zoning Department
8540 Kenwood Rd.
Sycamore Township, Ohio
45236

5/15/2023

Department of Planning & Zoning
Conditional use request

Brook Side Swim Club 513 is a seasonal non-profit Swim club. It opens annually on Memorial Day Weekend and operates through Labor Day. Brookside has been offering affordable memberships in Sycamore Township for over 60 years. It employes 12 to 15 part- time Life- Guards and other workers, most of who are under the age of 18 years. Daily hours are 12 to 8 pm with some exceptions on Weekends.

This Request is for a proposed extension of the existing gravel parking lot into a grass area that borders the fence line at the southwest corner of the Brookside Swim Club. It would be used for occasional overflow parking during the pool season. This extension could be up to 60 x 50 FT. The current Zoning Code requires any new parking areas to be of an asphalt surface. We feel that this minor extension of our current lot does not guarantee the cost and construction of an asphalt surface. An asphalt surface would also create an increased amount of water run-off. Even if it were to become an asphalt surface in the future, a solid gravel base would be required.

Currently, this grass area we wish to cover is too uneven and soft to safely park vehicles during the pool season. This extension is minor in size in relation to the size of the existing lot.

Thank You

Mark Brown
President Brookside Swim Club 513
513-238-5128
stlouislouie@gmail.com

BECHTOLD PARK DRIVEWAY

T/C

Grass Area

FENCE & TREE LINE

PROPOSED EXTENSION

50'

FENCE

GRASS

60'

BLDG.

GRASS

EXISTING GRAVEL LOT



Brookside Swim Club
4400 Sycamore Road
Cincinnati, Ohio 45236
(513) 891-9832
Website:
brooksidewimclub513.com

GRASS

FENCE & TREE LINE

VACANT LOT

GRASS



POOL DRIVEWAY

FENCE & TREE LINE

EMERALD AVE.

SYCAMORE RD.

MAY 4-6 2023

1/4" = 10'

Google Maps



Google



