

APPLICATION NUMBER

SYC B230007

DO NOT WRITE IN THIS SPACE

SYCAMORE
TOWNSHIP

Planning & Zoning Department

8540 Kenwood Road, Sycamore Township, Ohio 45236 Phone: (513) 792-7250

www.sycamoretownship.org

BOARD OF ZONING APPEALS

BZA APPEAL	\$150.00
VARIANCE	\$150.00
CONDITIONAL USE	\$500.00
NON-CONFORMING USE	\$500.00

1. PROJECT ADDRESS: 8241 Pinecove Court ZIP CODE: 45249

2. NAME	STREET ADDRESS	ZIP	EMAIL	PHONE NUMBER
PROPERTY OWNER Steven & Ashley Young	8241 Pinecove Ct	45249	gsyoung1955@gmail.com	513-205-2010
CONTRACTOR				
DESIGN PROFESSIONAL Todd Yoby, RA	8833 Cincinnati Dayton Rd Suite 103	45069	tm.yoby@studio-b.com	513-910-6149
APPLICANT owners				
APPLICANT'S EMAIL ADDRESS gsyoung1955@gmail.com				

3. BOARD OF ZONING APPEAL PROJECT REQUEST:

- ☐ APPEAL
☒ VARIANCE
☐ CONDITIONAL USE
☐ NON-CONFORMING USE

(Please Note: If the application involves a setback or the requirement to understand the location of a property line to render a decision, a professional stamped survey is required, which would show property lines, dimensions, location(s) of structures and setbacks.)

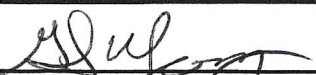
4. DESCRIBE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

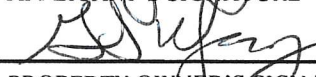
This property is a single family residence. The proposed addition does not change its use in any way. The addition adds a ground-floor bedroom suite so that an aging parent can move in with us.

5. SQUARE FEET: 575 6. USE: bedroom 7. HEIGHT: ~12'

8. ESTIMATED START DATE: 12/2023 9. ESTIMATED FINISH DATE: 04/2025

The owner of this project and undersigned do hereby agree to comply with the zoning laws of Sycamore Township pertaining to the construction of the proposed project according to the drawings and specifications submitted herewith, and 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. Lot consolidation is required to obtain zoning approval for the construction of any structure. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this application.


 APPLICANT'S SIGNATURE DATE 10/6/2023


 PROPERTY OWNER'S SIGNATURE DATE 10/6/2023

NOTE:

**FILING THIS APPLICATION DOES NOT
CONSTITUTE PERMISSION TO BEGIN WORK.**

CHAPTER 4 RESIDENTIAL DISTRICTS

4-1 GENERAL PROVISIONS

4-1.1 Statement of Intent

The Residential Districts are intended to provide a range of housing choices to meet the needs of Sycamore Township's residents, and, to offer a balance of housing types and densities, while promoting harmonious development of residential communities in the Township and to help implement housing policies and other plans adopted by the Township.

4-1.2 Accessory Uses and Structures

Accessory uses and structures shall be permitted in the A-A, A, A35, A-2, B, B-2, C, and D Districts subject to the provisions of Chapter 10.

4-1.3 Conditional Uses

Conditional uses in Residential districts are listed in the Table in Section 3-2. Further information on the criteria, standards, and procedures for conditional uses are contained in Chapter 17.

4-1.4 Signs

Signs that are permitted in the A-A, A, A35, A-2, B, B-2, C, and D districts are subject to the provisions of Chapter 13.

4-1.5 Lot Area, Lot Width, Building Height and Yard Standards

All uses and structures permitted in the A-A, A, A35, A-2, B, B-2, C, and D districts shall comply with the following provisions and the lot area, lot width, building height and yard requirements set forth in the Tables in Section 4-6 and 4-7 found at the end of this Chapter.

- (a) Front Yard Setback Alignment with Adjacent Lots. Alignment setbacks and/or front yard depths are not required to exceed the average minimum depths of the existing front yards on the lots adjacent to them on each side, if the lots are within the same block and within one hundred (100) feet of each other.
- (b) Front Yard Requirements on Corner Lots. Lots that have a double frontage are required to have a front yard on both streets. These lots located at the intersection of two or more streets are referred to as corner lots. However, the buildable width of a lot of record shall not be reduced to less than forty (40) feet. No accessory building shall project beyond the front yard line on either street.

Additional height and yard requirements and exceptions are contained in Section 3-5.

4-1.6 Parking Standards

All uses and structures permitted in the A-A, A, A35, A-2, B, B-2, C, and D districts shall comply with the parking requirements set forth in Chapter 12.

4-1.7 Buffer Yards and Resource Protection.

All uses and structures in the A-A, A, A35, A-2, B, B-2, C, and D Districts shall comply with the provisions of Chapters 14, 15 and any other appropriate Chapter.

**TABLE 4-6
LOT AREA, LOT WIDTH, MAXIMUM HEIGHT AND YARD REQUIREMENTS FOR LOW DENSITY
USES PERMITTED AS OF RIGHT IN RESIDENTIAL DISTRICTS**

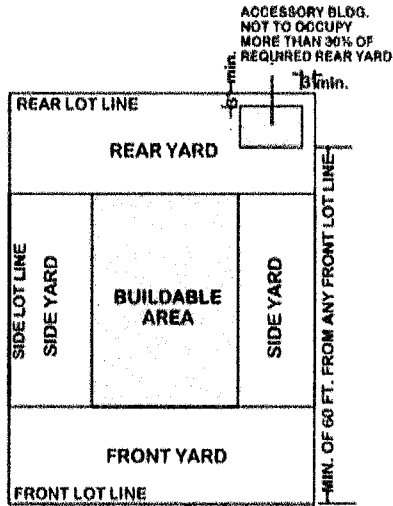
DIMENSIONS	DISTRICTS							
	A-A	A	A-2	B	B-2	C	D	A35
MAXIMUM HEIGHT								
I. Principal Building								
A. Stories (<i>whichever is less</i>)	2.5	2.5	2.5	2.5	2.5	2.5	3.5	2.5
B. Feet (<i>whichever is less</i>)	35	35	35	35	35	35	45	35
LOT REQUIREMENTS								
I. Minimum Lot Size Per Unit								
A. Single-family detached (sq. ft.)	43,560	20,000	14,000	10,500	7,500	6,000	6,000	35,000
B. Multi-Family								
1. Apartment style (sq. ft.)	NA	NA	NA	NA	NA	NA	6,000	NA
2. Two-Family (sq. ft.)	NA	NA	NA	NA	NA	NA	6,000	NA
3. Three-Family (sq. ft.)	NA	NA	NA	NA	NA	NA	6,000	NA
4. Townhouse (sq. ft.)	NA	NA	NA	NA	NA	NA	6,000	NA
II. Minimum Lot Width								
A. Single-family detached (ft.)	150	100	80	70	60	50	50	100
B. Multi-Family								
1. Apartment style (ft.)	NA	NA	NA	NA	NA	NA	100	NA
2. Two-Family (ft.)	NA	NA	NA	NA	NA	NA	80	NA
3. Three-Family (ft.)	NA	NA	NA	NA	NA	NA	90	NA
4. Townhouse (ft.)	NA	NA	NA	NA	NA	NA	18	NA
MINIMUM YARD REQUIREMENTS								
I. Front Yard								
A. Single-family detached (ft.)	50	50	40	35	35	30	30	50
B. Multi-Family								
1. Apartment style (ft.)	NA	NA	NA	NA	NA	NA	30	NA
2. Two-Family (ft.)	NA	NA	NA	NA	NA	NA	30	NA
3. Three-Family (ft.)	NA	NA	NA	NA	NA	NA	30	NA
4. Townhouse (ft.)	NA	NA	NA	NA	NA	NA	†	NA
II. Side Yards (<i>each</i>)								
A. Single-family detached (ft.)	25	15	10	8		5	5	15
1. Total					13			
2. Minimum					5			
B. Multi-Family								
1. Apartment style (ft.)	NA	NA	NA	NA	NA	NA	10	NA
2. Two-Family (ft.)	NA	NA	NA	NA	NA	NA	8	NA
3. Three-Family (ft.)	NA	NA	NA	NA	NA	NA	10	NA
4. Townhouse (ft.)	NA	NA	NA	NA	NA	NA	†	NA
III. Rear Yard								
A. Single-family detached (ft.)	60	35	35	35	30	30	30	35
B. Multi-Family								
1. Apartment style (ft.)	NA	NA	NA	NA	NA	NA	40	NA
2. Two-Family (ft.)	NA	NA	NA	NA	NA	NA	30	NA
3. Three-Family (ft.)	NA	NA	NA	NA	NA	NA	30	NA
4. Townhouse (ft.)	NA	NA	NA	NA	NA	NA	†	NA

NOTE: * Subject to the standards contained in Chapter 4, Section 4-4.

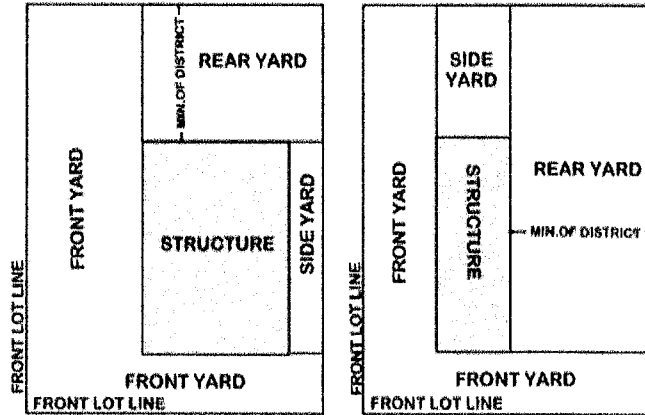
† Subject to the specific townhouse standards contained in Chapter 4, Section 4-3.6.

APPENDIX 1: ILLUSTRATION OF LOT, YARD AND BUILDING REQUIREMENTS

BUILDABLE AND NON-BUILDABLE AREAS



REAR YARDS ON CORNER LOTS

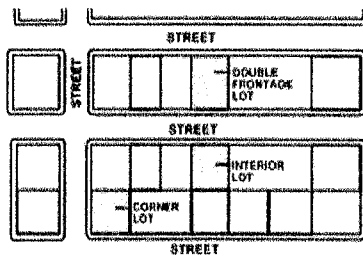


REAR YARD OPTION 1

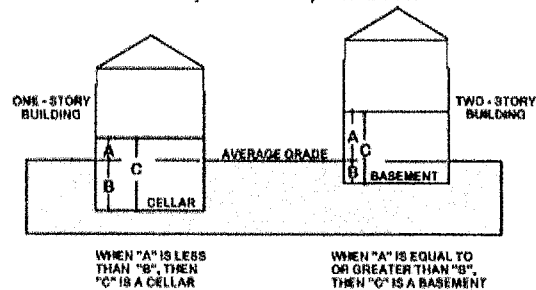
REAR YARD OPTION 2

On corner lots the rear yard is generally considered to be parallel to the street upon which the lot has its least dimension as depicted in "Rear Yard Option 1". However, the rear yard may be approved parallel to the street upon which the lot has its greatest dimension, if the minimum distance from the structure to the rear property line complies with the minimum rear yard setback required in the zone district as depicted in "Rear Yard Option 2".

LOT TYPES



CELLAR, BASEMENT, AND STORY



L ➤

LOT. A parcel of land resulting from the subdivision of a larger parcel of land and occupied or intended to be occupied by a principal use or structure, together with any accessory structures or uses and such access ways, parking area, yards, and open spaces required under the provisions of this Resolution.

LOT AREA. The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.

LOT, DEPTH. The mean horizontal distance between the front and rear lot lines.

LOT, INTERIOR. Any lot other than a corner lot.

LOT, PANHANDLE. A lot also known as a "rear lot" or a "flag lot" which utilizes a narrow strip of land or stem, not a building site, to provide access to, or legal frontage on, a public street, or a private street. The panhandle of such lot is not considered a building site, nor is the area of such included in calculating the lot area.

LOT, REVERSE. A lot intended to have its rear yard abutting any road frontage.

LOT LINES. The lines bounding a lot.

LOT LINE, FRONT. In the case of an interior lot, the line separating the lot from the street.

LOT LINE, REAR. The lot line(s) generally opposite the front lot line.

LOT LINE, SIDE. Any lot line not a front lot line or a rear lot line. A side lot line separating a lot from another lot or lots shall be called an interior side lot line.

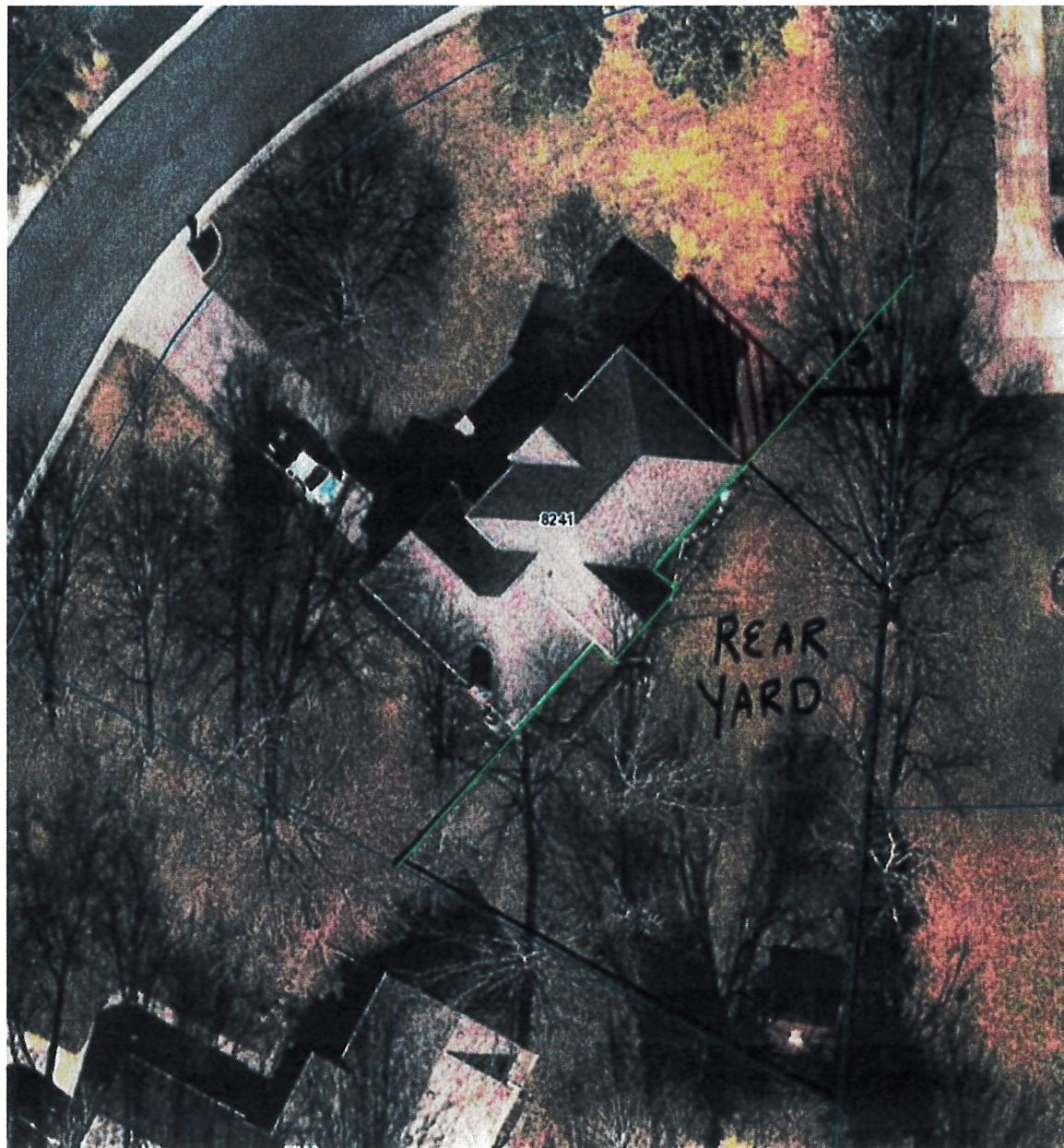
Y ➤

YARD. An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. (See Appendix 1: Building and Yard Requirements)

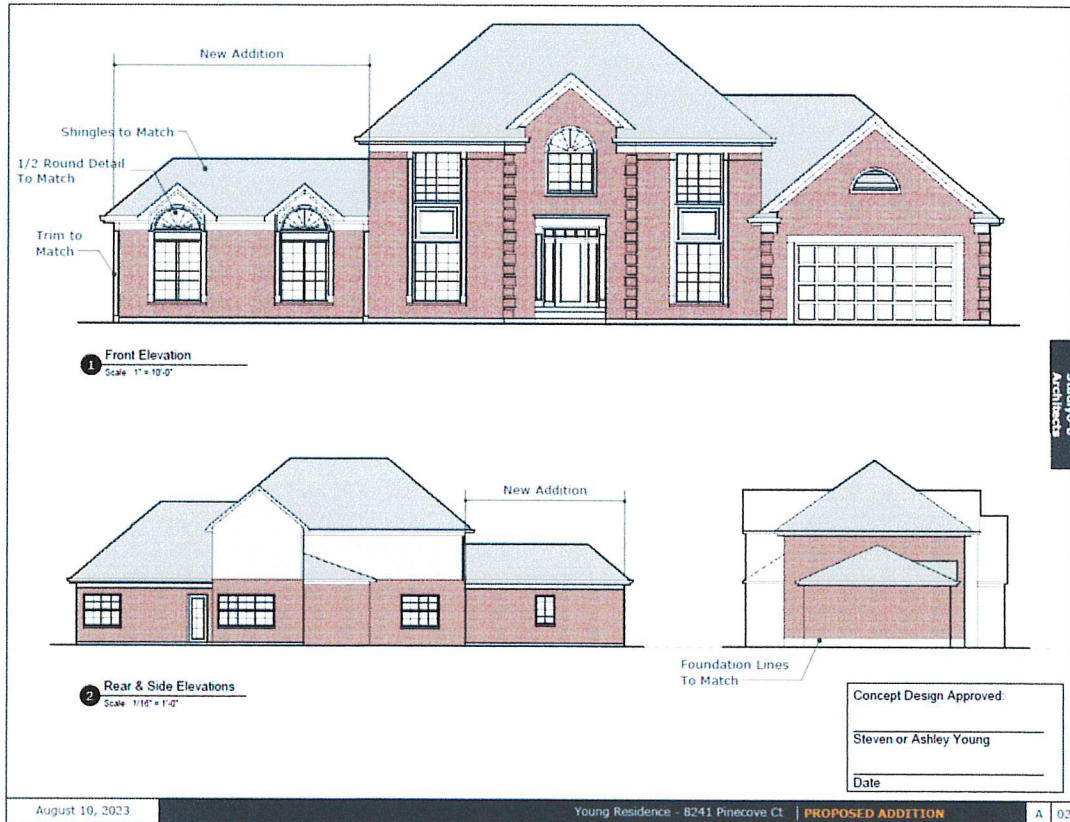
YARD, REAR. A yard extending across the area of a lot between the side lot lines and being the horizontal distances between the rear lot line and the main building or any projection thereof, other than steps, unenclosed balconies or unenclosed porches. On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. (See Appendix 1: Building and Yard Requirements)

YARD, REQUIRED. A front, side or rear yard that runs parallel to a property line, the depth of which shall be determined by the minimum setbacks established for the zone district in which the lot is located. In measuring a required yard for the purpose of determining the minimum width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line or applicable easement line and the nearest portion of the main building or projection thereof (excluding the projection of the usual steps or entranceway) external building projections shall be used. On panhandle lots, where the front yard is measured from an easement line inside the panhandle area, the main building must also be setback from the property line of the panhandle a distance not less than the minimum side yard requirement of the district. (See Appendix 1: Building and Yard Requirements)

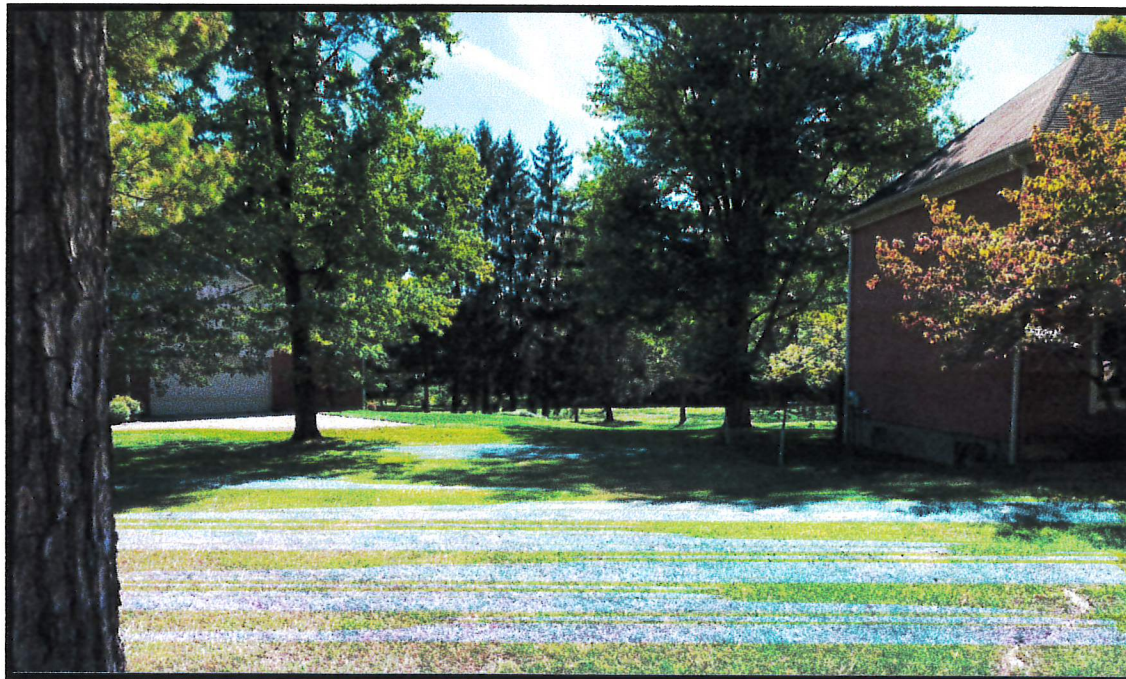
YARD, SIDE. A yard being the minimum horizontal distance between the main building or any projection thereof, and the side line of the lot extending from the front yard to the rear yard. (See Appendix 1: Building and Yard Requirements)



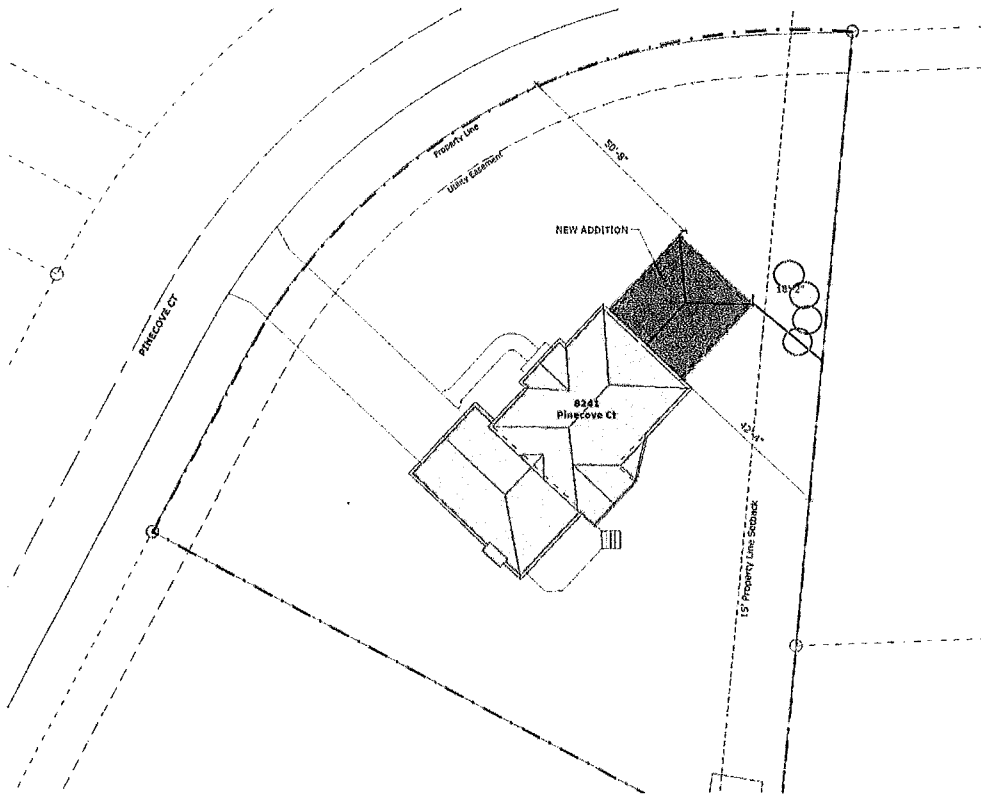
This is the conceptual drawing of our home, showing the addition we plan to add for a first floor in-law bedroom suite to accommodate an aging parent. We were very pleased with Todd Yoby's design, creating addition that is integrated into our existing home. Also below is a current Google view of our neighborhood.



The following are recent photographs of the area on our property where we plan to have the addition built. The last photo shows three evergreen bushes that we added for privacy, well before we considered this addition, and two deciduous trees that we added for aesthetic reasons. All five need to be removed and relocated so we may choose locations for these items, and/or to add others, to mitigate the impact of the addition on our neighbor.







October 6, 2023

Board of Zoning Appeals
Sycamore Township Administration
8540 Kenwood Road
Sycamore Township, Hamilton County, Ohio 45236

Subject: Letter of Intent requesting for a Variance to build a single-story addition to the property at 8241 Pinecove Court, Sycamore Township

Our property is located at 8241 Pinecove Court, and from the survey we obtained in May our lot is 0.488 acres. On October 3rd we submitted an application for a zoning certificate for construction of an addition to our home, adding an in-law bedroom suite. Later that day we were notified by the Sycamore Township Planning and Zoning Department that our application could not be approved, because our design was not compliant with their interpretation of the rear yard setback requirement defined in Township Residential District Regulation paragraph 4.1-5 and table 4-6. For the reasons outlined below, we ask the Sycamore Township Board of Zoning Appeals to grant a variance to this requirement.

The project scope is a single-story addition to our home, to add a bedroom suite for an aging parent. Our design for this addition conforms to all setback requirements as we understood them, but this week we were told that it does not comply with the rear yard setback requirement. Because of the irregular shape of our lot, the rear yard setback requirement was not obvious, creating a unique situation. The Township Regulations provide clear definitions for front, side and rear yards for rectangular lots, but they are silent on the interpretation for lots of other shapes.

In our opinion, granting of this variance would not deny us or our neighbors any rights. It is entirely within our lot boundaries; it is integrated into our home and there are no external doors; it is a single story and there are no windows directly facing our neighbor.

In our opinion, granting of this variance would not represent a special privilege. If our property were rectangular as shown in Township zoning regulations, this addition would be fully compliant with the letter of the zoning regulations. This need

for a variance is due to the irregular shape of our property, to the angular positioning of our home within our lot, and due to the interpretation of the rear yard require applicable to this property, not to a request for special treatment.

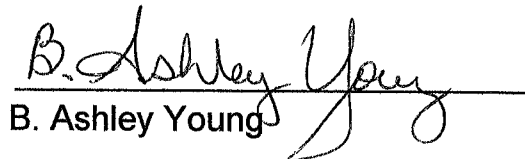
In our opinion, granting of this variance would not negatively impact the public welfare or value of other properties. We feel our design for this addition is in harmony with the spirit of the township regulations. We and our architect made every effort to comply with zoning regulations in designing this addition, while adding to our home a visually pleasing addition that will enhance its value.

In our opinion, granting of this variance would not negatively lighting or parking in the area, increase flood or fire risk, tax public utilities or facilities, or impact public health or safety. This addition is integrated into our home (there is no door to the outside) and is not sufficiently large or complex that it could have any of these impacts.

We request that the Board of Zoning Appeals grant this request for a variance to the rear yard setback requirement and allow us to proceed with our project.

Regards,


G. Steven Young


B. Ashley Young

Attachment 1 – extracts from Zoning Regulations defining setback requirements and lot and yard definitions (5 pages)

Attachment 2 – two rear yard interpretation examples for property (2 pages)

Attachment 3 – concept design illustration of our home with proposed addition, a Google aerial image of our property, and photographs of the area where the addition is proposed (3 pages)

Attachment 4 – location for additional vegetation recommended by Zoning Dept (1 page)

Drawing Submittals – Construction set, property survey, site plan (2 sets each)

Electronic Submittals – this document, all attachments, all drawings

October 5, 2023

Board of Zoning Appeals
Sycamore Township Administration
8540 Kenwood Road
Sycamore Township, Hamilton County, Ohio 45236

Subject: Request for a Variance to build a single-story addition to the property at 8241 Pinecove Court, Sycamore Township

On October 3rd we submitted an application for a zoning certificate for an addition to our home, for an in-law suite. Later that day we were notified by the Sycamore Township Planning and Zoning Department that our application could not be approved, because our design was not compliant with their interpretation of the rear yard setback requirement in the Township regulations. For the reasons outlined below, we ask the Sycamore Township Board of Zoning Appeals to grant a variance to this requirement.

The project scope is a single-story addition to our home, to add a bedroom suite for an aging parent. Our design for this addition conforms to all setback requirements as we understood them, but this week we were told that it does not comply with the rear yard setback requirement. Because of the irregular shape of our lot, the rear yard setback requirement was not obvious, creating a unique situation. The Township Regulations provide clear definitions for front, side and rear yards for rectangular lots, but they are silent on the interpretation for lots of other shapes.

In our opinion, granting of this variance would not deny us or our neighbors any rights. It is entirely within our lot boundaries; it is integrated into our home and there are no external doors; it is a single story and there are no windows directly facing our neighbor.

In our opinion, granting of this variance would not represent a special privilege. If our property were rectangular as shown in Township zoning regulations, this addition would be fully compliant with the letter of the zoning regulations. This need for a variance is due to the irregular shape of our property, to the angular positioning of our home within our lot, and due to the interpretation of the rear yard require applicable to this property, not to a request for special treatment.

The Rear Yard definition in the Township Regulations states that "On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension." For properties with a unique shape like ours, one interpretation could be that the rear property line is a point, either the apex of the reverse pie shape, or at the monument shown by the circle below. With that interpretation, the rear yard setback that is measured from the rear property line could be defined as an arc 35' from that point and parallel to the front property line. The blue line below is a freehand sketch of this alternative.



