

Zoning Commission
Board of Zoning Appeals
Property Owner Form



Planning & Zoning Department
8540 Kenwood Road
Sycamore Township, Ohio 45236
Phone: (513) 792-7250
www.sycamoretownship.org

PROJECT ADDRESS: 11525 Snider Rd., Cincinnati ZIP CODE: 45249

APPLICANT NAME: Zoe Gizara

Dean Nicholas CHCA HOS	11525 Snider Rd.	45249		

dean.nicholas@chca-oh.org	513-247-0900 x202

The owner of this project address and undersigned do hereby certify awareness that an applicant is applying for a Zoning Commission Case or a Board of Zoning Appeals Case. The owner of the real property agrees to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission/ Board of Zoning Appeals application. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission or Board of Zoning Appeals public notice has been given.

 4-25-25
PROPERTY OWNER'S SIGNATURE DATE

Dean Nicholas, Head of School
Cincinnati Hills Christian Academy
11525 Snider Road
Cincinnati, OH 45249

Sycamore Township Zoning Board
8540 Kenwood Road
Sycamore Township, OH 45236

April 24, 2025

Dear Members of the Zoning Board,

I am writing on behalf of Cincinnati Hills Christian Academy to submit a formal request to amend the previously approved plans for the baseball complex renovation at 11525 Snider Road.

As you may recall, the Board granted approval on April 17, 2023 (SYCB230004), for the construction of an upgraded baseball facility, which included reorienting the field, digital scoreboard, field lighting, adding spectator seating, and synthetic turf. While we appreciate the Board's support for this project, we are now seeking approval for a revised plan that retains the original field orientation with only slight modifications to the positioning of the playing field.

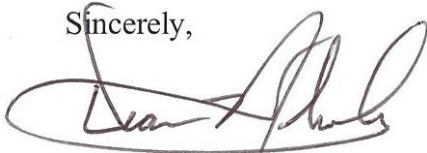
After further considerations, we have determined that maintaining the existing field orientation better suits the needs of our school community, allowing us to undertake this project in phases over time, rather than the original intention of completing the entire project in one consolidated construction phase.

We want to emphasize that this amendment does not expand scope from SYCB230004 but reduce and realign the same uses from the previously approved project. All other aspects of the initial plan, including lighting and seating improvements, would be incorporated into separate phases consistent with our current field orientation. Phase 1 of improvements would consist of the installation of synthetic turf and field fencing. This is to replace playing surface of natural grass.

We respectfully request the Zoning Board's consideration and approval of this amendment. We believe this adjustment will not only enhance the functionality of the facility but also align with the long-term goals of CHCA for our student-athletes and community.

Thank you for your time and continued support of our school's facilities.

Sincerely,

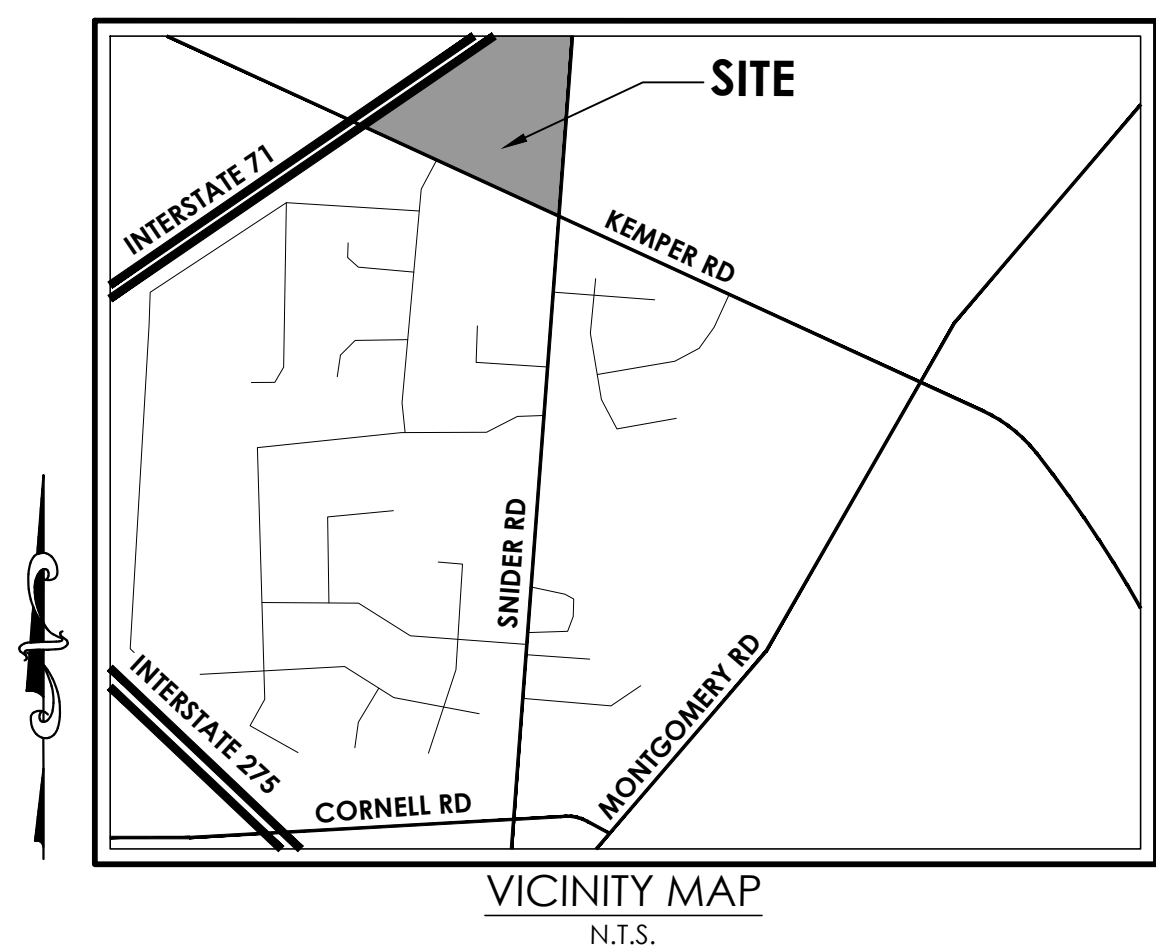
A handwritten signature in dark ink, appearing to read "Dean Nicholas", written over a horizontal line.

Dean Nicholas, Head of School
Cincinnati Hills Christian Academy

CHCA - ATHLETIC CAMPUS BASEBALL FIELD IMPROVEMENTS

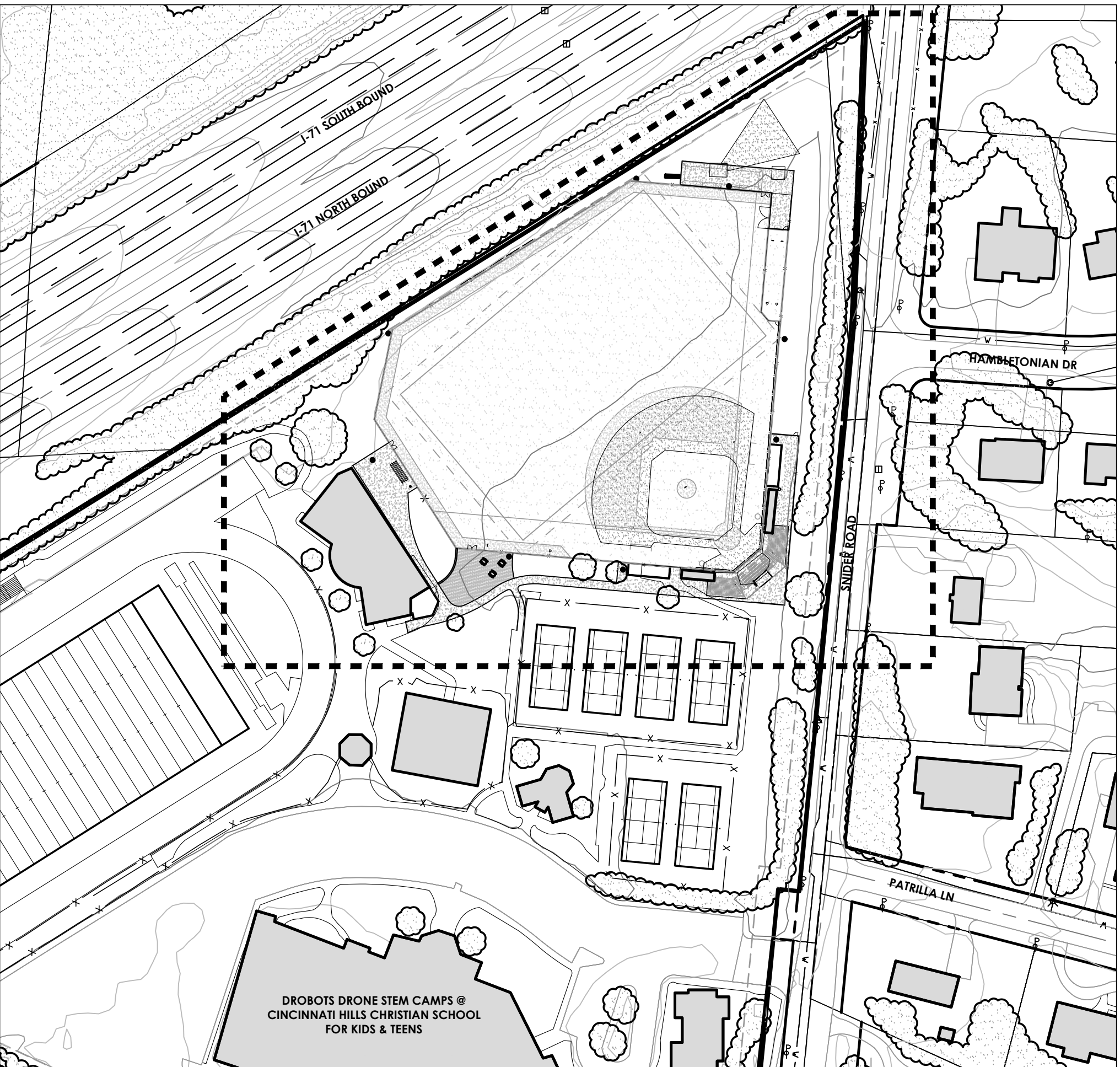
11525 SNIDER ROAD
CINCINNATI, OHIO 45249

BZA SUBMITTAL SET APRIL 25, 2025



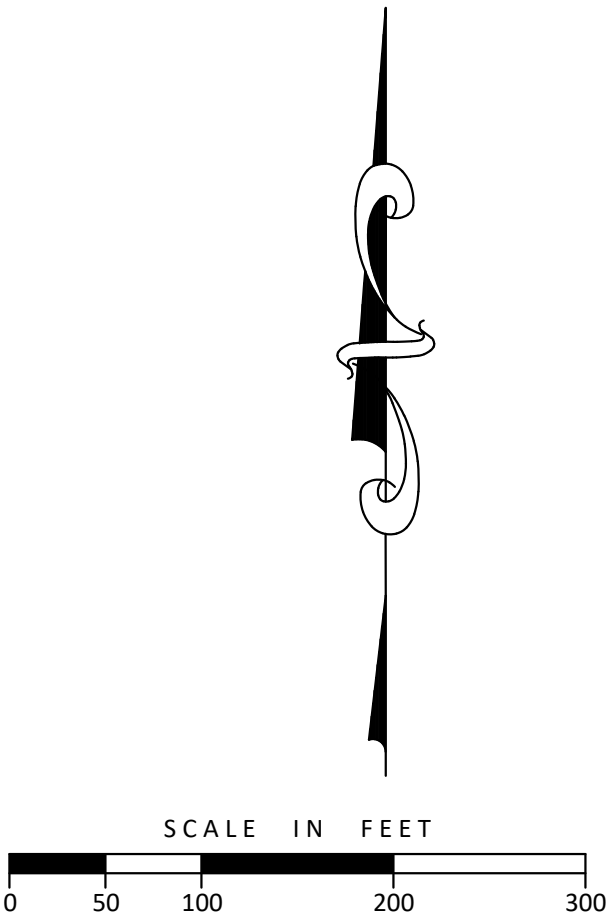
APPLICANT
DEAN NICHOLAS
HEAD OF SCHOOL
11525 SNIDER ROAD
CINCINNATI, OHIO 45249

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



INDEX

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L203	PRELIMINARY SECTIONS
L301	PRELIMINARY LANDSCAPE PLAN
L401	PRELIMINARY PHOTOMETRIC PLAN

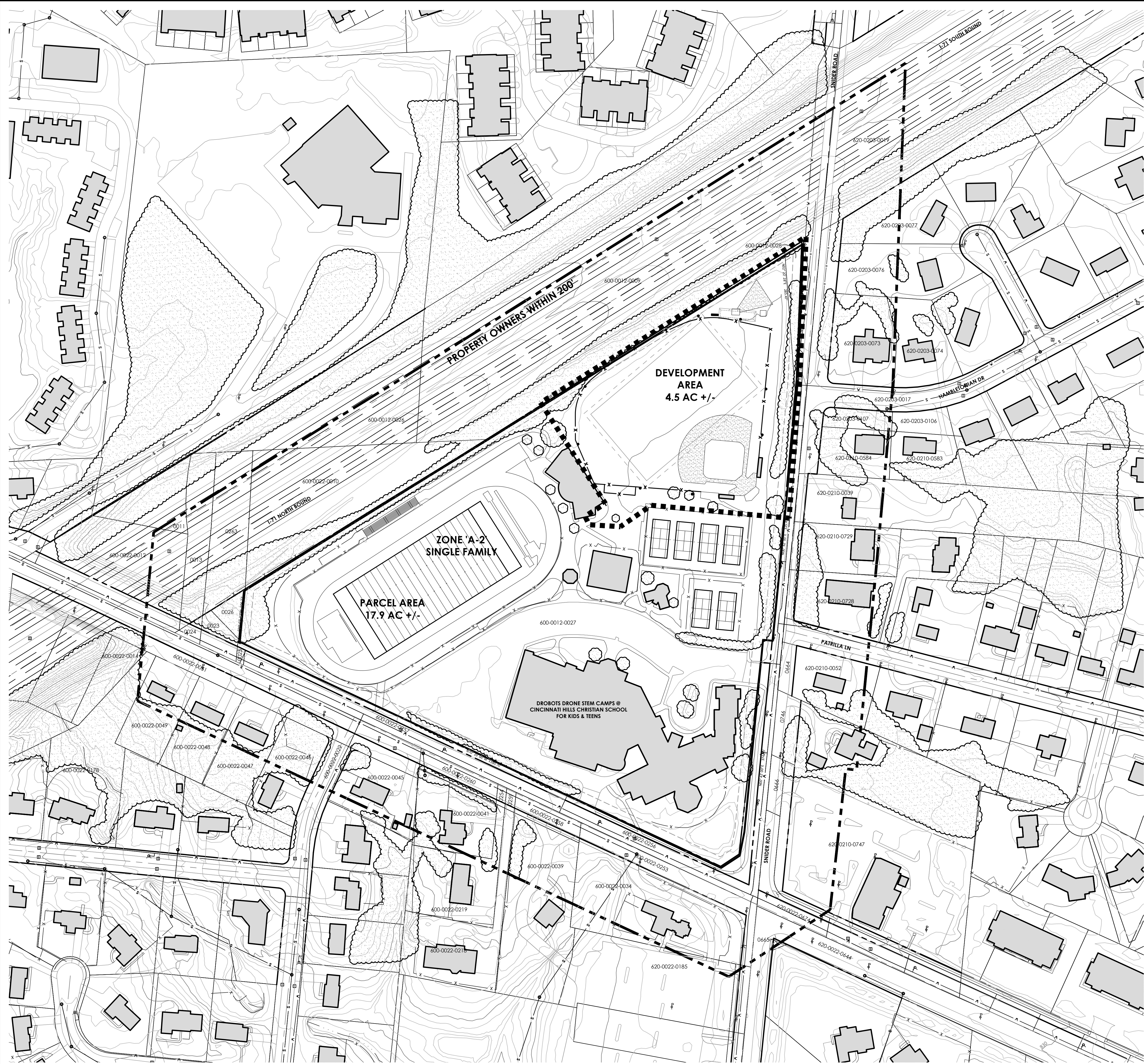


Issue/Revision	No.	Date
BZA SUBMITTAL		03/09/23
BZA SUBMITTAL		04/25/25

**CHCA - ATHLETIC CAMPUS
BASEBALL FIELD IMPROVEMENTS**
11525 SNIDER ROAD
CINCINNATI, OHIO 45249

Sheet Title

COVER SHEET			
Project Number	22482.07		
Drawing Scale	1" = 100'		
Sheet Number	G001		
File Number	22482		



- NOTES:
EXISTING CAMPUS SIGNAGE ELEMENTS:
1. "WELCOME TO EAGLES COUNTRY" ON THE TENNIS COURTS FENCE.
 2. THE EAGLE LOGO AT BUILDING MAIN ENTRANCE (NORTH)
 3. BANNERS ON PARKING LOT POLES

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CHCA - ATHLETIC CAMPUS BASEBALL FIELD IMPROVEMENTS

11525 SNIDER ROAD
CINCINNATI, OHIO 45249

Sheet Title	EXISTING CONDITIONS - ZONING
Project Number	22482.07
Drawing Scale	1" = 100'
Sheet Number	G002
File Number	22482



Project Manager	CFB
Drawn By	ZG
DWG	22482076-CON
X-Ref(s)	***

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CHCA - ATHLETIC CAMPUS BASEBALL FIELD IMPROVEMENTS

**11525 SNIDER ROAD
CINCINNATI, OHIO 45249**

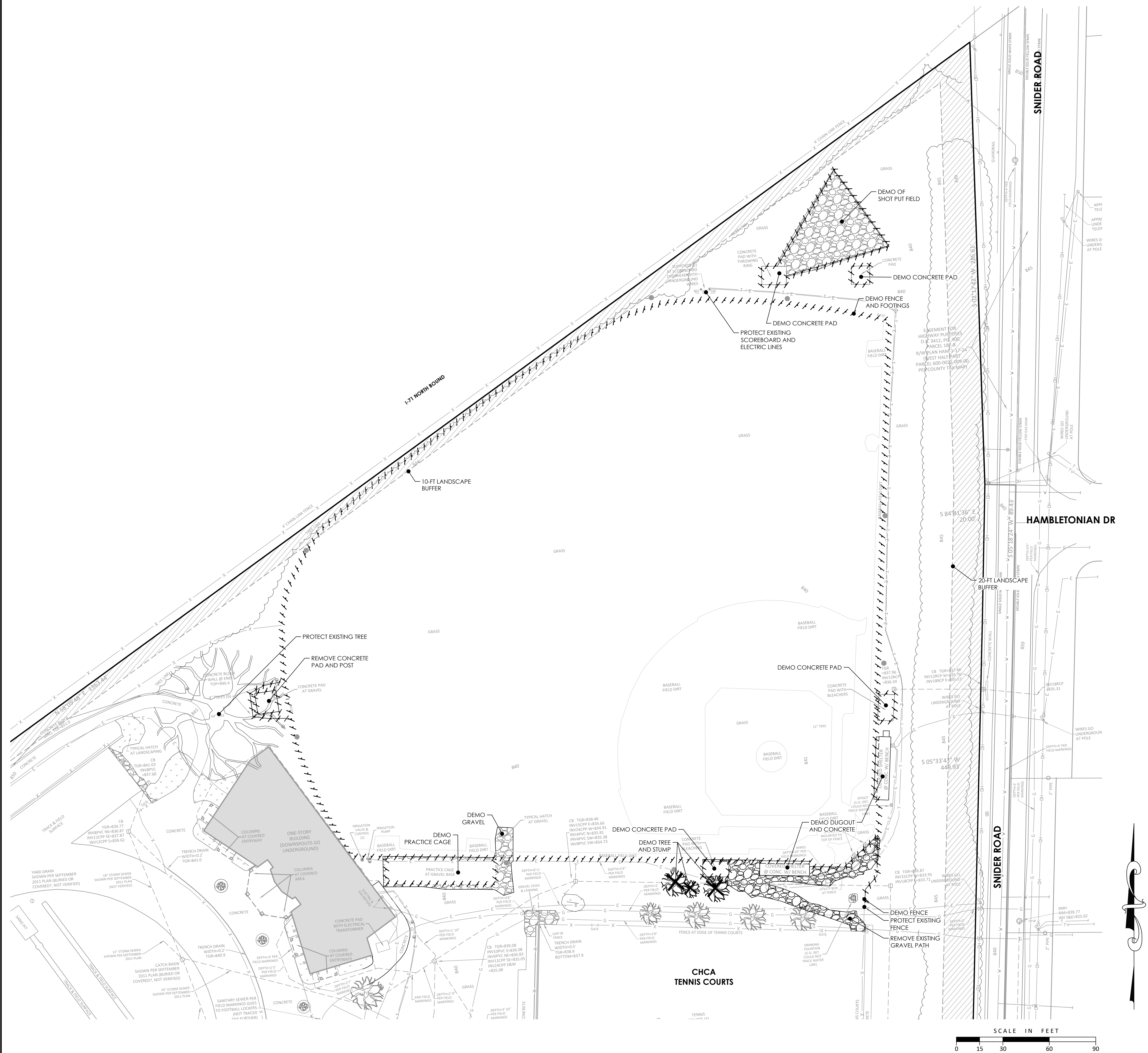
Sheet Title

EXISTING CONDITIONS AND DEMOLITION

Project Number	22482.07
Drawing Scale	1" = 30'
Sheet Number	L101
File Number	22482



811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

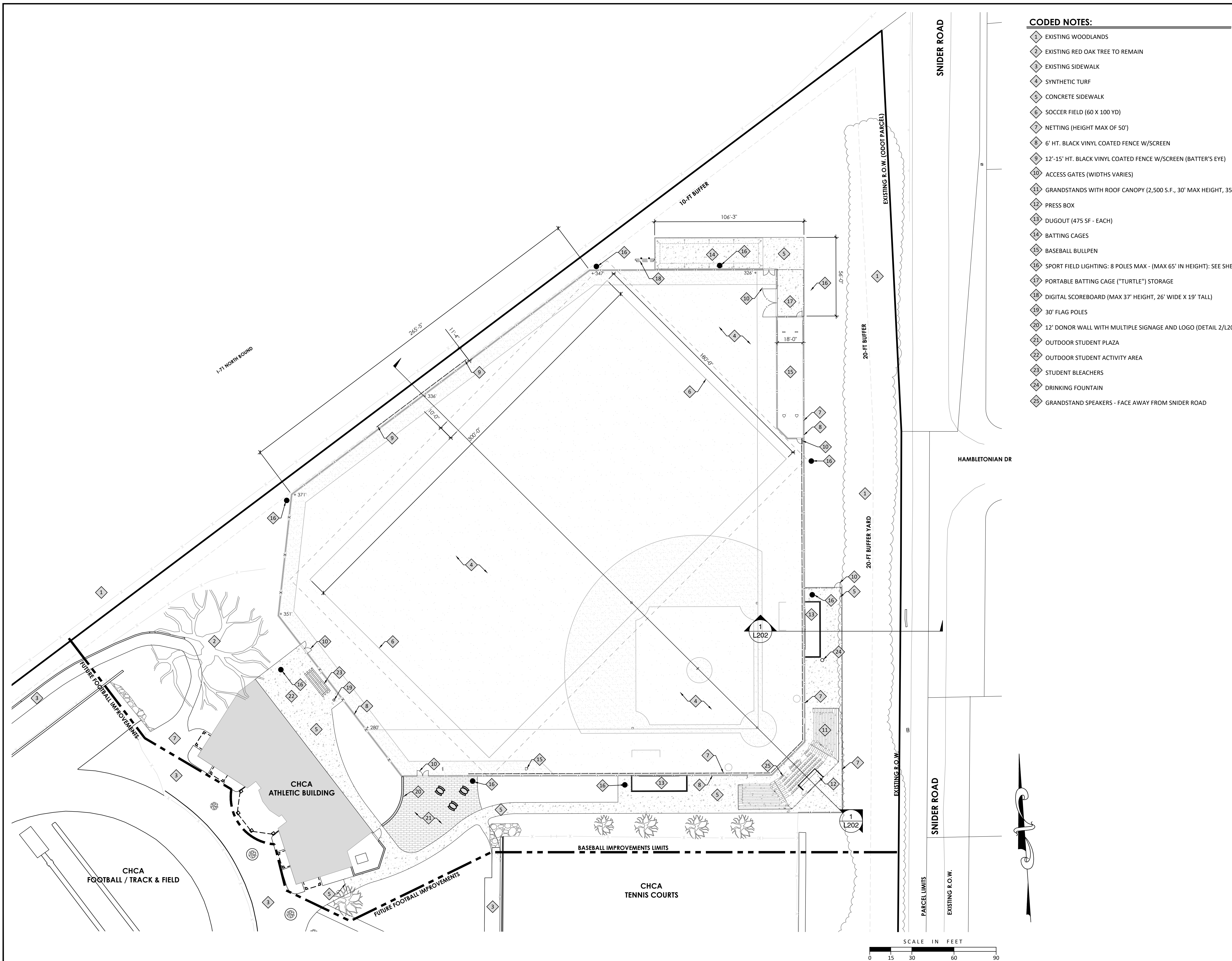


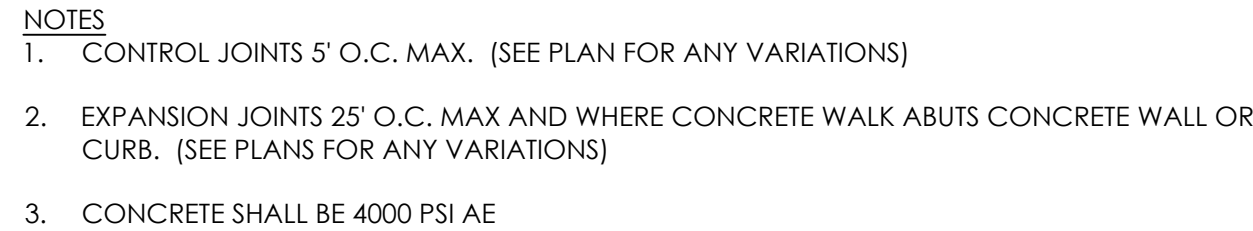
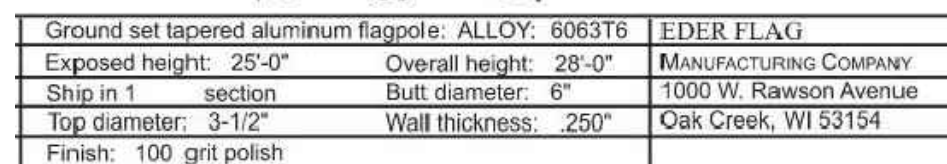
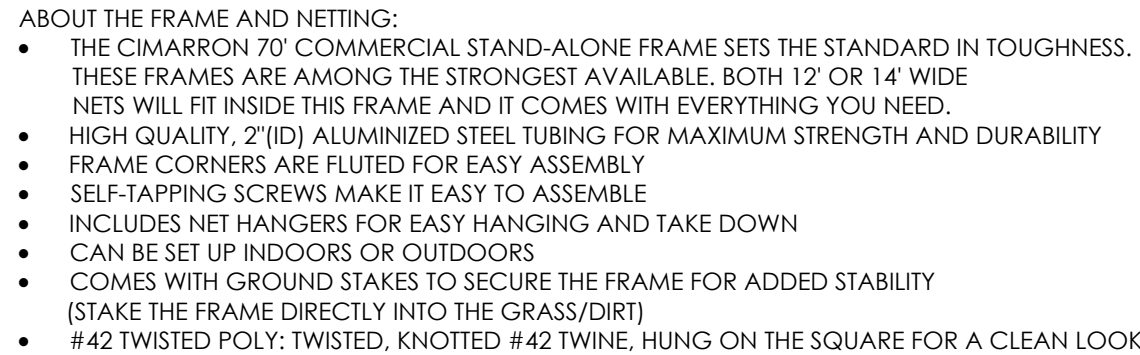
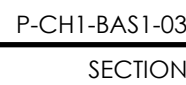
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**CHCA - ATHLETIC CAMPUS
BASEBALL FIELD IMPROVEMENTS**

PRELIMINARY SITE PLAN


Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



P-CH1-BAS1-22
SECTION

P-CH1-BAS1-21
SECTION

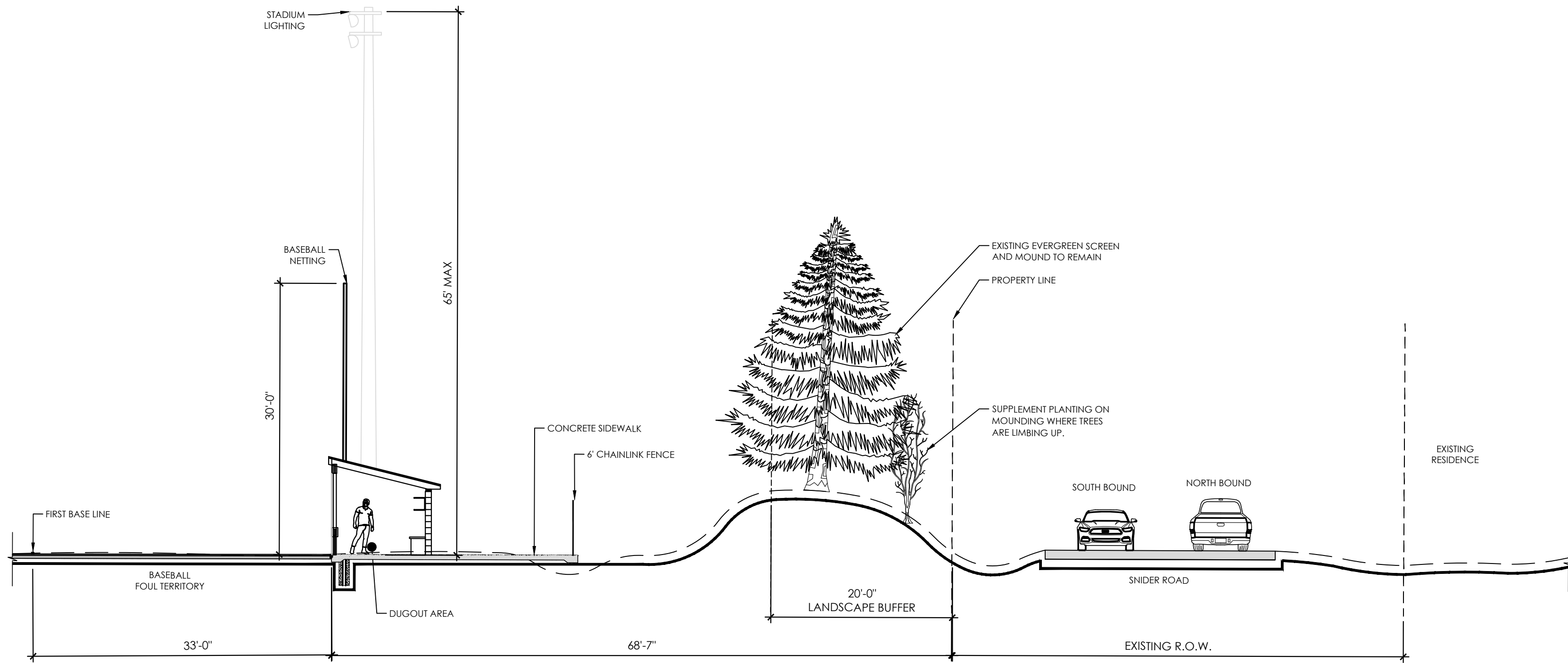
Issue/Revision	No.	Date
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BZA SUBMITTAL		04/25/25

CHCA - ATHLETIC CAMPUS
BASEBALL FIELD IMPROVEMENTS
11525 SNIDER ROAD
CINCINNATI, OHIO 45249

Sheet Title

PRELIMINARY SECTIONS

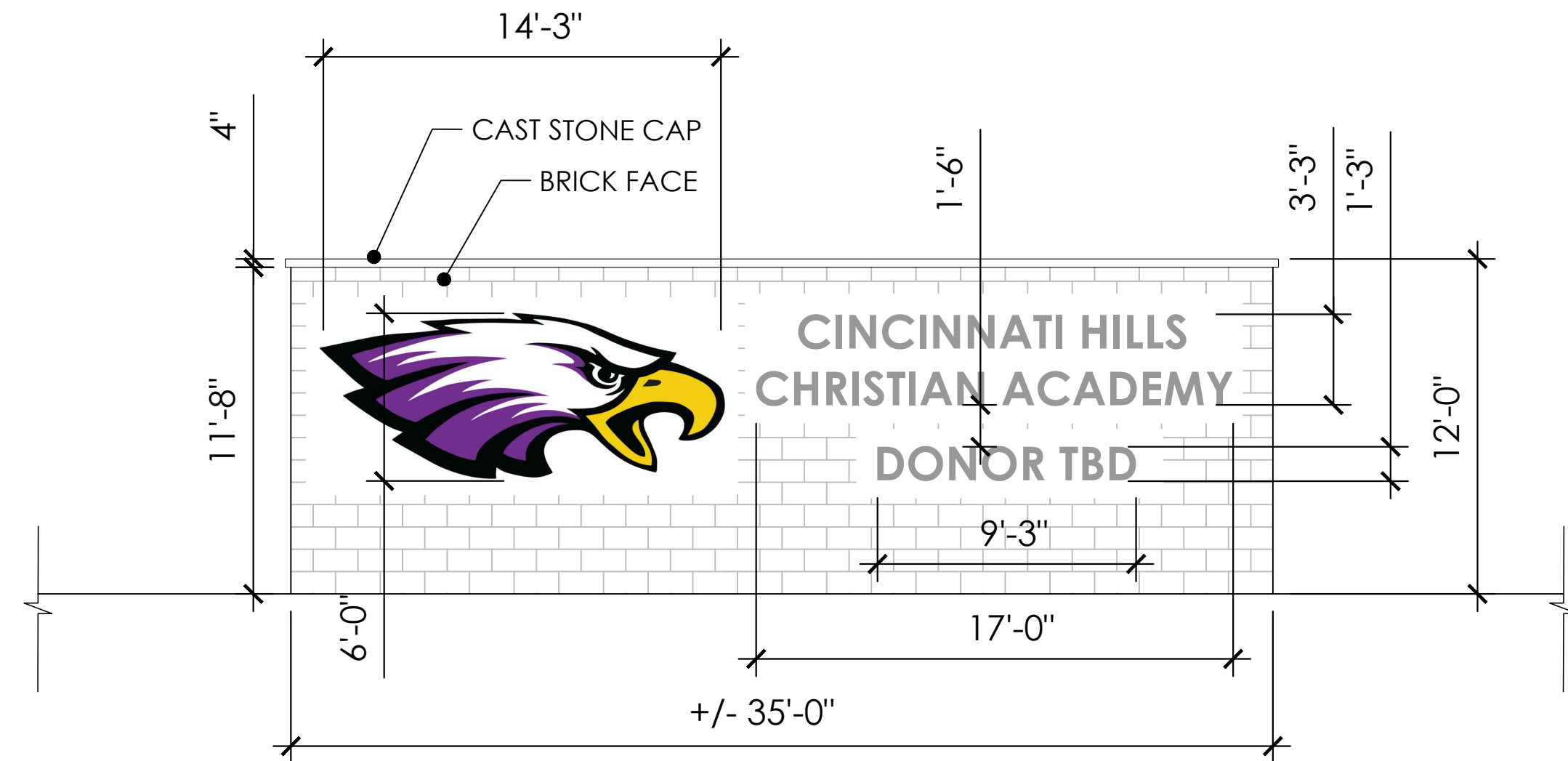
Project Number	22482.07
Drawing Scale	N/A
Sheet Number	L202
File Number	22482



1 BASEBALL FIELD TO SNIDER ROAD

1"=10'

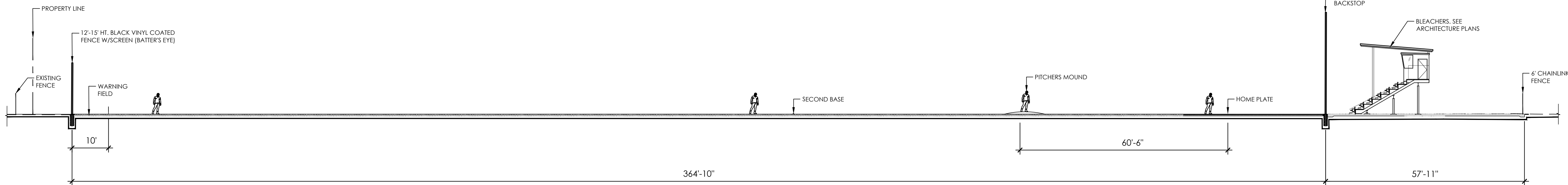
SECTION



2 MEMORIAL WALL

1"=5'

SECTION

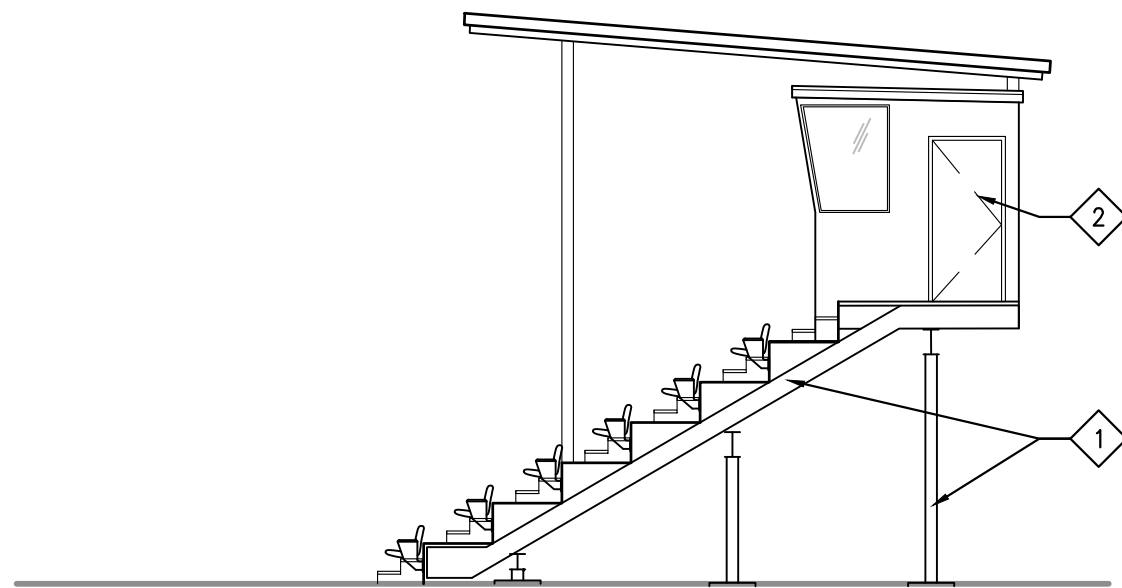


3 BASEBALL FIELD SECTION

1"=15'

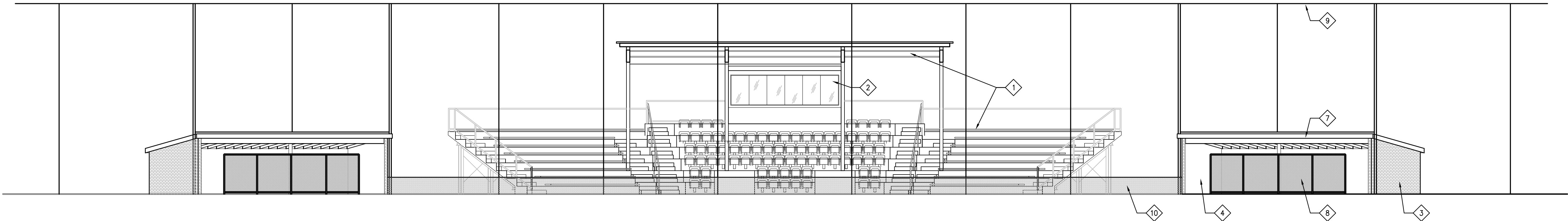
SECTION

Issue/Revision	No.	Date
BZA SUBMITTAL		03/09/23
BZA SUBMITTAL		04/25/25



- CODED NOTES:**
- 1 STEEL AND ALUMINUM GRANDSTANDS WITH PARTIAL ROOF
 - 2 130 S.F. PRESS BOX
 - 3 BRICK TO MATCH EXISTING
 - 4 CMU DUGOUT INTERIOR, PAINTED
 - 5 PRE-FIN ALUMINUM GUTTERS & DOWNSPOUTS (BRONZE/BROWN)
 - 6 ASPHALT ROOFING
 - 7 PAINTED TRIM AND EXPOSED FRAMING
 - 8 FENCING
 - 9 30" TALL TENSIONED NETTING SYSTEM
 - 10 PADDED BACKSTOP

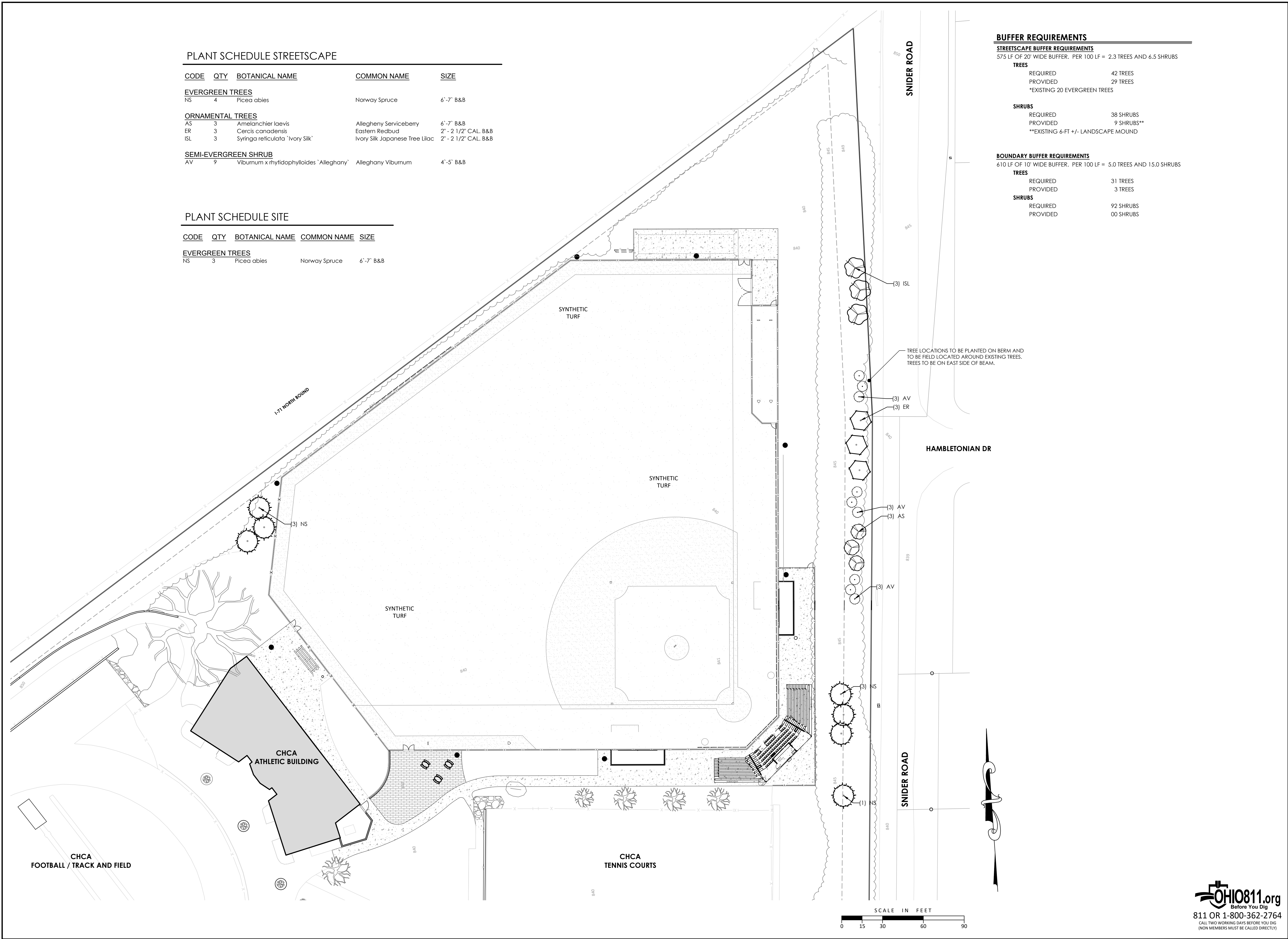
BASEBALL STANDS - CENTER SECTION
1/8" = 1'-0"



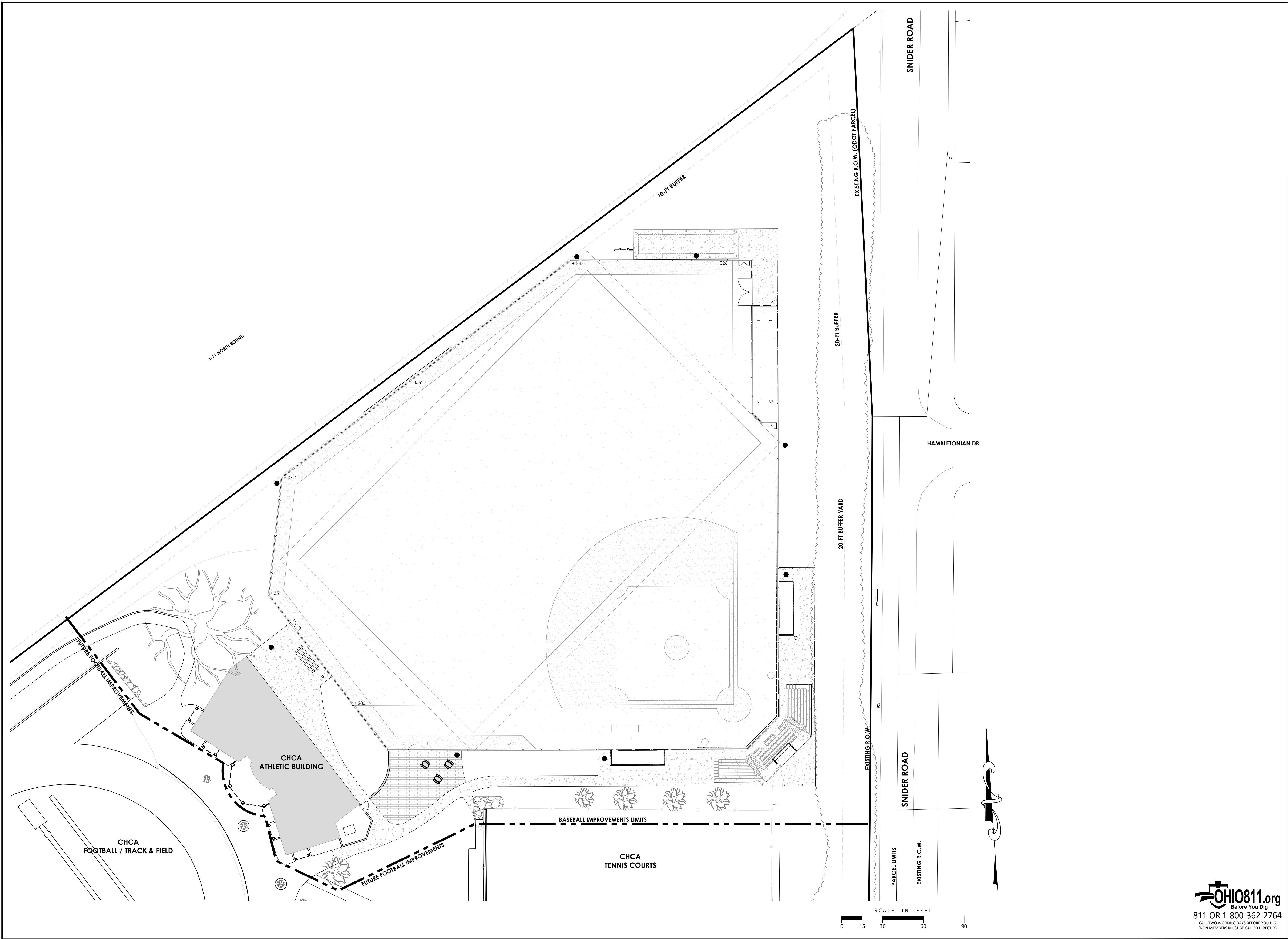
BASEBALL STANDS - FIELD ELEVATION
1/8" = 1'-0"

1 BASEBALL FIELD SECTION

SECTION



Issue/Revision	No.	Date
BZA SUBMITTAL		03/09/23
BZA SUBMITTAL		04/25/25



Project Manager CFB
Drawn By ZG
DWG 22482076-CON
X-Ref(s) ---

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CHCA - ATHLETIC CAMPUS BASEBALL FIELD IMPROVEMENTS

11525 SNIDER ROAD
CINCINNATI, OHIO 45249



Project Manager CFB
 Drawn By ZG
 DWG 22482076-CON-PH1
 X-Ref(s) ***

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CHCA - ATHLETIC CAMPUS BASEBALL FIELD IMPROVEMENTS

**11525 SNIDER ROAD
CINCINNATI, OHIO 45249**

Sheet Title

PRELIMINARY SITE PLAN - PHASE 1

Project Number	22482.07
Drawing Scale	1" = 30'
Sheet Number	L103
File Number	22482



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CALL TWO WORKING DAYS BEFORE YOU DIG
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