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

APPLICANT NAME: 204	25 Snider Rd. e Gizara	, Ci	ncinnati -		ZIP CODE: 2	5249
Dean Nicholes CHCA HOS	11525 Snider R	d.	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 Zon-

Han 7 Miles 4-25-25

ing Commission or Board of Zoning Appeals public notice has been given.

PROPERTY OWNER'S SIGNATURE

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.

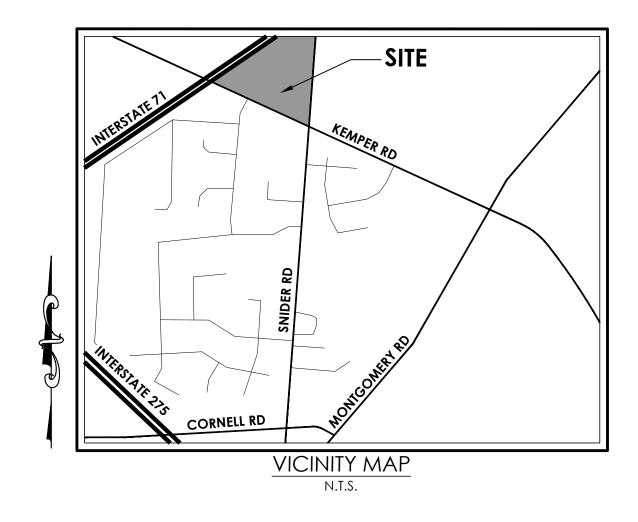
Sincerely,

Dean Nicholas, Head of School Cincinnati Hills Christian Academy

CHCA - ATHLETIC CAMPUS BASEBALL FIELD IMPROVEMENTS

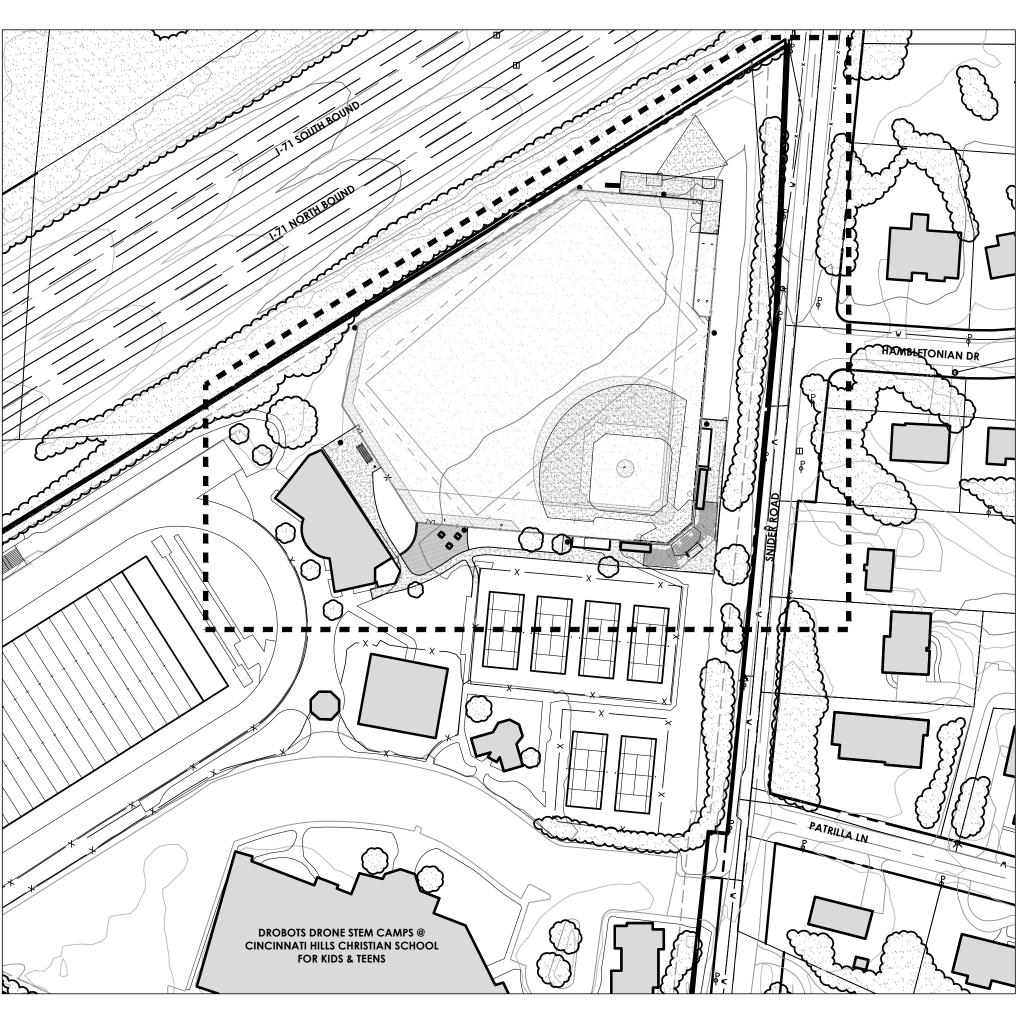
11525 SNIDER ROAD CINCINNATI, OHIO 45249

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**

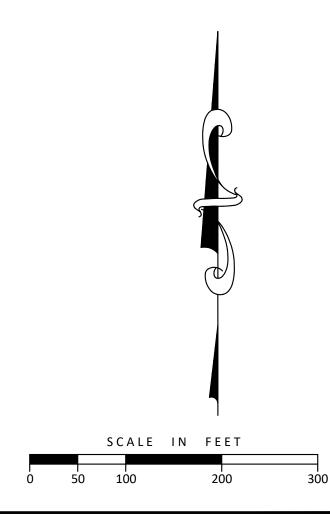


OVERALL PROJECT MAP

1"=100"

INDEX

SHEET	DESCRIPTION
G001	COVER SHEET
G002	EXISTING CONDITIONS - ZONING
L101	EXISTING CONDITIONS AND DEMOLITION
L102	PRELIMINARY SITE PLAN
L103	PRELIMINARY SITE PLAN - PHASE 1
L201	PRELIMINARY SITE DETAILS
L202	PRELIMINARY SECTIONS
L203	PRELIMINARY SECTIONS
L301	PRELIMINARY LANDSCAPE PLAN
L401	PRELIMINARY PHOTOMETRIC PLAN



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

Drawn By

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11525 SNIDER ROAD CINCINNATI, OHIO 45249

Sheet Title

COVER SHEET

Project Number 22482.07 1" = 100' **Drawing Scale** G001 **Sheet Number** 22482

File Number



■ Engineering ■ Landscape Architecture Cincinnati OH 45241 ■ Planning Phone 513.759.0004

Project Manager Drawn By 22482076-CON

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

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Sheet Title

EXISTING CONDITIONS - ZONING

1" = 100' **Drawing Scale** G002 **Sheet Number** 22482



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■ Landscape Architecture Planning Phone 513.759.00

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BZA SUBMITTAL 03/09/23
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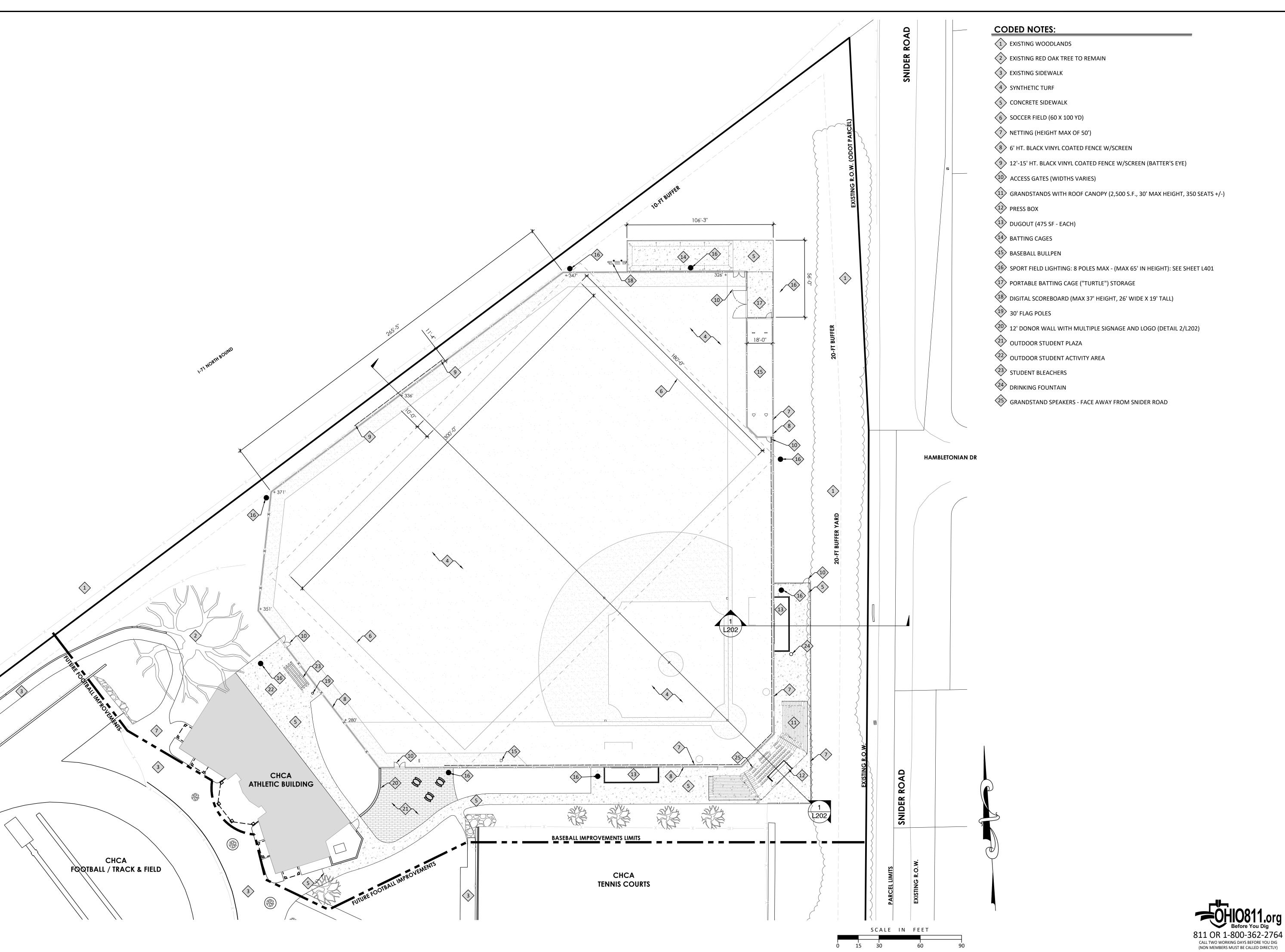
BASEBALL FIELD IMPROVEMENTS

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





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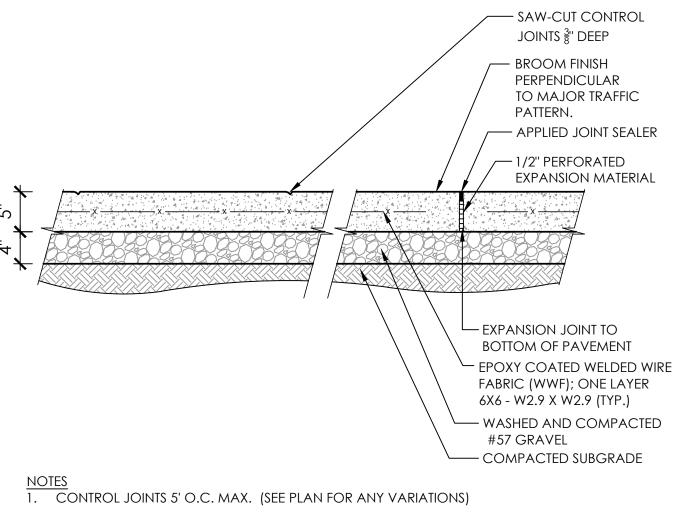
CHCA - ATHLETIC CAMPUS BASEBALL FIELD IMPROVEMENTS

11525 SNIDER ROAD CINCINNATI, OHIO 45249

Sheet Title

PRELIMINARY SITE PLAN

Project Number 22482.07
Drawing Scale 1" = 30'
Sheet Number L102
File Number 22482



STANDARD CONCRETE PAVEMENT

2. EXPANSION JOINTS 25' O.C. MAX AND WHERE CONCRETE WALK ABUTS CONCRETE WALL OR CURB. (SEE PLANS FOR ANY VARIATIONS)

P-CH1-BAS1-02

Model ECH25 IH

3. CONCRETE SHALL BE 4000 PSI AE

Single sheave truck, cast aluminum

revolving, non-fouling, internal

Stainless steel aircraft cable

halyard truck

1/8" x 7x19 Mil-C-5424

Standard flag arrangement:

Neoprene coated 2" diameter steel counterweight

Nylon beaded retainer ring

Gearless, self locking direct

cylinder lock

Aluminum flash collar

drive winch with six tumbler

— 4" DIAMETER POSTS AT CORNERS $\scriptstyle \sim$ 3" DIAMETER LINE POSTS ightharpoonup1.5" SQ. VINYL COATED GALVANIZED 9GA., CHAINLINK FABRIC, KNUCKLE ENDS, BLACK - 1.5" DIAMETER DIAGONAL 8'-0" (MAX.) BRACE AT END OF RUN AND CORNERS - 3" CLR TO BOTTOM RAII └─ FINISH GRADE ─ 1.5" DIA BOTTOM RAIL - CONCRETE FOOTING ─ 3" DIAMETER LINE POSTS 1'-0" TYP. NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL

8' VINYL COATED CHAINLINK FENCE

— NAIL OR STAPLE PER MANUFACTURES RECOMMENDATIONS SYNTHETIC TURF OR APPROVED EQUAL BY OWNER INSTALL PER MANUFACTURES RECOMMENDATIONS SYNTHETIC TURF SURFACE - 1.5" FINISH GRAVEL - 4.5" COURSE GRAVEL, SLOPE TO DRAIN → GEOTEXTILE FABRIC COMPACTED SUBGRADE — NAILERBOARD, INSTALL PER MANUFACTURES RECOMMENDATIONS ─ #4 REBAR - FINISH GRADE



P-CH1-BAS1-10 SECTION



CIMARRON 70' STANDALONE BATTING CAGE PACKAGE OR APPROVED EQUAL

 THE CIMARRON 70' COMMERCIAL STAND-ALONE FRAME SETS THE STANDARD IN TOUGHNESS. THESE FRAMES ARE AMONG THE STRONGEST AVAILABLE. BOTH 12' OR 14' WIDE

NETS WILL FIT INSIDE THIS FRAME AND IT COMES WITH EVERYTHING YOU NEED. • HIGH QUALITY, 2"(ID) ALUMINIZED STEEL TUBING FOR MAXIMUM STRENGTH AND DURABILITY

FRAME CORNERS ARE FLUTED FOR EASY ASSEMBLY

 SELF-TAPPING SCREWS MAKE IT EASY TO ASSEMBLE INCLUDES NET HANGERS FOR EASY HANGING AND TAKE DOWN

 CAN BE SET UP INDOORS OR OUTDOORS COMES WITH GROUND STAKES TO SECURE THE FRAME FOR ADDED STABILITY

(STAKE THE FRAME DIRECTLY INTO THE GRASS/DIRT)

• #42 TWISTED POLY: TWISTED, KNOTTED #42 TWINE, HUNG ON THE SQUARE FOR A CLEAN LOOK

P-CH1-BAS1-03

SECTION

BATTING TUNNEL NETTING (70'X14'X12')



MUCCE 1853 CONTEMPORARY DRINKING FOUNTAINS

GR Series MODEL GRF35 PEDESTAL MOUNTED

DRINKING FOUNTAIN

- STANDARD FEATURES Resistant to sunlight, heat, moisture and wear ■ 18 gage, 304 stainless steel bowl
- 12 gage, heavy duty stainless steel, corrosion and scratch resistant finish
- Polished stainless steel, anti-rotation non-squirt bubbler
- 100 mesh inlet strainer Access door, heavy duty stainless steel, vandal

380 (NO-LEAD) and NSF/ANSI/CAN 61.

adjustable stream regulator controlling the water flow.

Bubbler shall be polished stainless steel with a non-



Model GRF35 Shown MODEL

	MODEL: (Must Specify)		
SUGGESTED SPECIFICATIONS	☐ GRF34 Satin stainless finish Green powder-coated (Shown)		
Model GRF35 is a pedestal mounted, vandal resistant round drinking fountain made from an 18 gage, 304 stainless steel bowl mounted into a green powder coated 12 gage, heavy duty stainless steel pedestal.	☐ GRF36 Red powder-coated ☐ GRF37 Blue powder-coated Custom color finishes available upon request OPTIONS (additional costs may be incurred)		
Unit shall be activated by a front mounted self-closing button, by using less than 5 pounds of force, which activates an internally mounted valve with an	☐ -CH30 Child height, 30" bubbler height ☐ -FRU1 Freeze resistant, 1 valve 1		

→-FRU3 Freeze resistant, 3 valves ¹ -FS Foot spray squirt feature and operate on water pressure range of 20-105 psig. Unit shall be certified to Public Law 111-☐ -HB1 Hose bibb, compression, with hose threaded outlet/VB 1 ☐ -HB2 Hose bibb, loose key, with hose threaded outlet/VB 1 2 Hose bibb, loose key, vandal resistant, with hose threaded outlet/VB 1 2

☐ -FRU2 Freeze resistant, 2 valves 1

☐ -IGM In-ground 14" mounting

☐ -JF1 Jug filler, spigot, self-closing valve with plain end ¹ ²
☐ -JF2 Jug filler, pushbutton, self-closing valve with plain end ¹ -NP1 Non-pollutable, freeze resistant, 1 valve ☐ -NP2 Non-pollutable, freeze resistant, 2 valves ☐ -NP3 Non-pollutable, freeze resistant, 3 valves
☐ -PF Pet fountain receptor ¹

DRINKING FOUNTAIN

P-CH1-BAS1-22 **SECTION**

■ Planning ■ Surveying Project Manager Drawn By X-Ref(s)

Issue/Revision	No.	Date
BZA SUBMITTAL		03/09/23
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McGill Smith Punshon

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Suite 190B

CFB

■ Architecture

■ Engineering

■ Landscape Architecture

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IMPROVEMEN SEB

SNIDER ROAD JATI, OHIO 4524

11525 CINCINN/

Sheet Title

PRELIMINARY SITE DETAILS

22482.07 **Project Number** 1" = 30' Drawing Scale L201 Sheet Number 22482 File Number

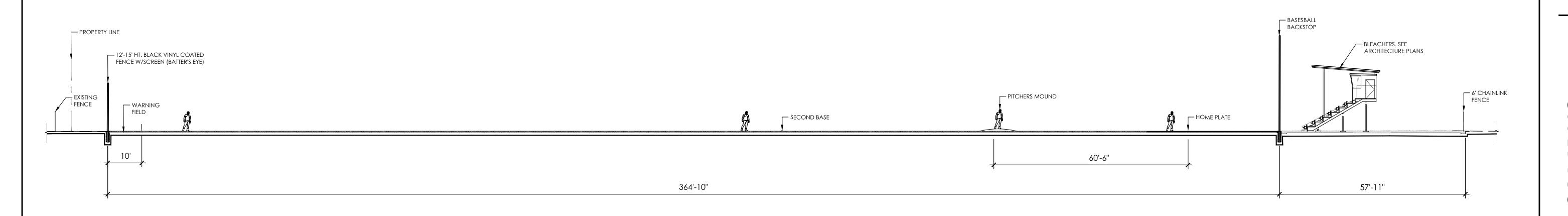
3000 PSI concrete Hardwood wedges (supplied by others) Dry sand tightly tamped after aligning pole Foundation sleeve -16 ga hot dip galvanized steel Steel centering wedges 1/4" Steel base plate 1/4" Steel support plate welded to grounding spike Ground set tapered aluminum flagpole: ALLOY: 6063T6 | EDER FLAG Exposed height: 25'-0" Overall height: 28'-0" Manufacturing Company Butt diameter: 6" 1000 W. Rawson Avenue
Wall thickness: .250" Oak Creek, WI 53154 Ship in 1 section Top diameter: 3-1/2" **GENERAL NOTES** Finish: 100 grit polish - MODEL: ECH30 - OR APPROVED EQUAL - MAX RECOMMENDED FLAG SIZE: 5'X8' P-CH1-BAS1-21 SECTION



SCOREBOARD EXAMPLE

ELEVATION

ELEVATION



BASEBALL FIELD SECTION

HCA - ATHLETIC CAMPL
SASEBALL FIELD IMPROVEMENT

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No. Date

03/09/23

04/25/25

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Project Manager

Issue/Revision

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SECTION

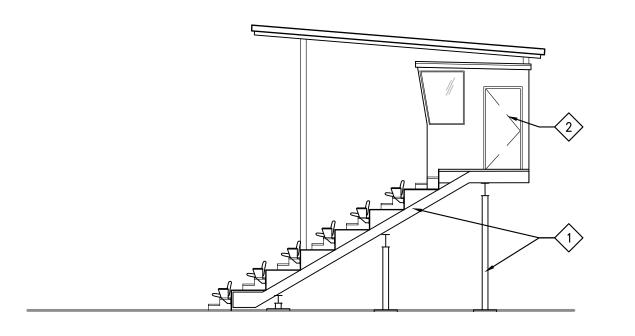
SECTION

Sheet Title

PRELIMINARY SECTIONS

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

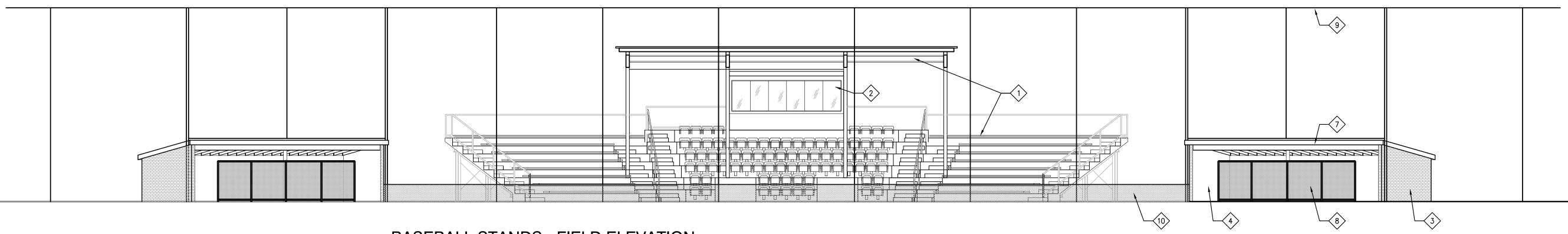
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CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



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

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 - FIELD ELEVATION

1/8" = 1'-0"

BASEBALL FIELD SECTION

11525 SNIDER ROAD CINCINNATI, OHIO 45249

Sheet Title

File Number

PRELIMINARY SECTIONS

22482.07 Project Number **Drawing Scale** Sheet Number 22482

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Issue/Revision	No.	Date
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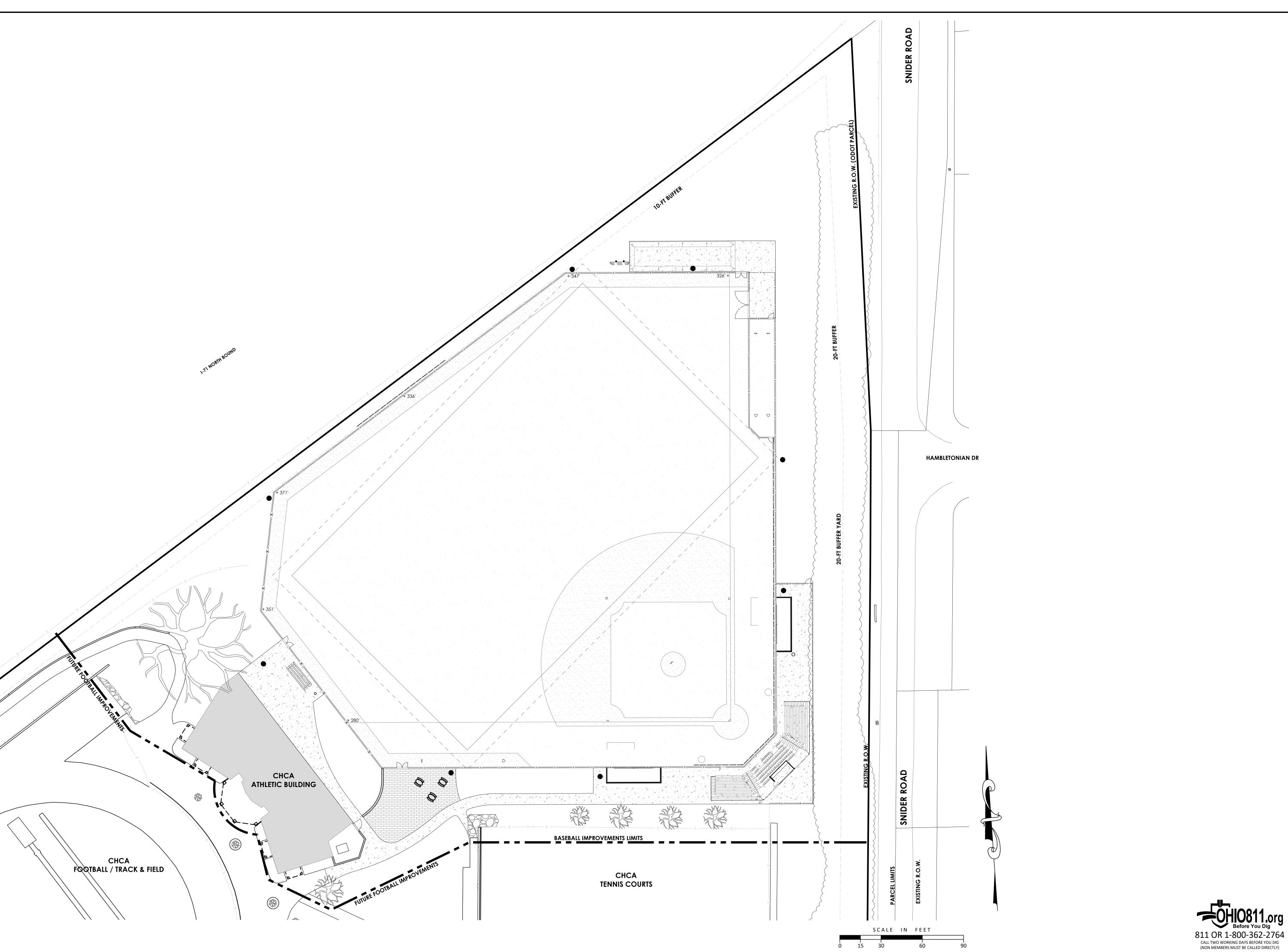
BASEBALL FIELD IMPROVEMENTS

11525 SNIDER ROAD CINCINNATI, OHIO 45249

Sheet Title

PRELIMINARY LANDSCAPE PLAN

Project Number 22482.07
Drawing Scale 1" = 30'
Sheet Number L105
File Number 22482





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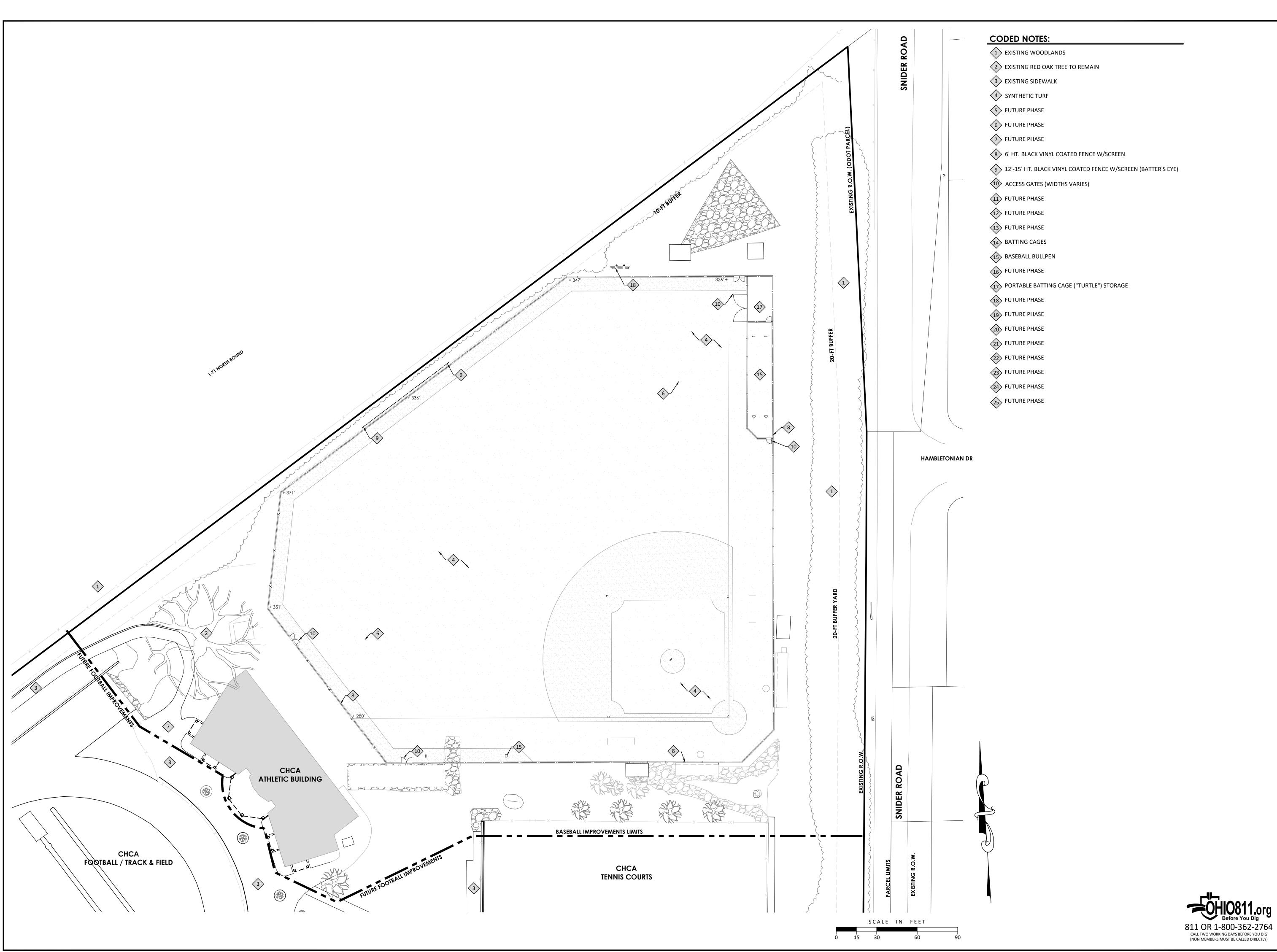
CHCA - ATHLETIC CAMPUS BASEBALL FIELD IMPROVEMENTS

11525 SNIDER ROAD CINCINNATI, OHIO 45249

Sheet Title

PRELIMINARY PHOTOMETRIC PLAN

Project Number 22482.07
Drawing Scale 1" = 30'
Sheet Number L401
File Number 22482





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Project Manager
Drawn By
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BASEBALL FIELD IMPROVEMENTS

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Sheet Title

PRELIMINARY SITE PLAN - PHASE 1

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