

SYCAMORE TOWNSHIP, OH
DEPARTMENT OF PLANNING & ZONING
8540 KENWOOD ROAD, CINCINNATI, OH 45236

513.792.7250 PHONE 513.792.8564 FAX

RECEIVED
FEB 19 2019
CINCINNATI, OH

ZONING COMMISSION APPLICATION			
FEES:			
ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER
2019-04 MA
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8352 & 8354 Blue Ash Road Sycamore Township, Ohio ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Tom Henry LLC	4302 Duneden Avenue	Cincinnati	OH	45236	513-615-3197
CONTRACTOR Tom Camp	4302 Duneden Avenue	Cincinnati	OH	45236	513-615-3197
DESIGNER Mark Dierkers Architecture	9200 Montgomery Rd #23A	Cincinnati	OH	45242	513-791-4474
APPLICANT MARK Dierkers	9200 Montgomery Rd #23A	Cincinnati	OH	45242	513-791-4474
APPLICANTS mark@markdierkers.com E-MAIL ADDRESS Architecture.com					

3. ZONING COMMISSION ACTION REQUESTED:

ZONE CHANGE FROM ZONE _____ TO ZONE _____

PUD I PUD II LASR

MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD

MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

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

Existing Use: 785 SF One Story Garage, separate 1200 SF One Story Residence (No change). New Use: Existing 785 SF One Story Storage Building plus new 1123 SF One Story Storage Building Addition. Total Square Feet of renovated Storage Buildings 1908 SF

5. SQUARE FEET: 1908 6. USE: Storage Building 7. HEIGHT: 17'-8"

8. EST. START DATE: June 1, 2019 9. EST. FINISH DATE: October 1, 2019 10. # OF SIGNS: None

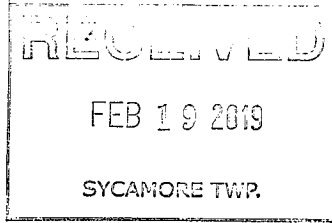
THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

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 Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

Mark Dierkers 2/19/19
APPLICANT'S SIGNATURE DATE

Thomas H Camp 2/19/19
PROPERTY OWNER'S SIGNATURE DATE



February 19, 2019

To: Sycamore Township Planning and Zoning
8540 Kenwood Road
Sycamore Township, Ohio 45236
Contact: Harry Holbert

Project: Tom Henry Storage Building
8352 & 8354 Blue Ash Road
Sycamore Township, Ohio 45236

Applicant: Mark Dierkers Architecture
9200 Montgomery Road
Building F, Suite 23A
Montgomery, Ohio 45242
Contact: Mark Dierkers
Office: 1-513-791-4474
Email: mark@markdierkersarchitecture.com

Owner: Tom Henry LLC
4302 Duneden Avenue
Cincinnati, Ohio 45236
Contact: Tom Camp
Office: 1-513-615-3197
Email: THC8902@aol.com

Dear Harry,

Please accept this letter as acknowledgement of our Letter of Intent to proceed with a Major Adjustment to an existing PUD process for the properties located at 8352 and 8354 Blue Ash Road. The current properties are presently zoned "EE" Planned Retail Business District Zoning designation.

The project entails adding on two new one story additions to the existing 785 square foot, one story garage/storage building. The one addition to the front of the building is a 675 square foot, one story structure. The second addition to the south side of the existing building is a 448 square foot, one story structure for a total of 1123 square feet of additions. Both additions will be for additional storage to the existing storage building.

The existing one story house will remain in use as a residential structure. The project also will add one additional parking space in front of the existing house for the storage building and also add landscaping along the entire north property line from the rear of the property out to Blue Ash Road.

p 513.791.4474 • f 513.791.4525

Montgomery Station - 9200 Montgomery Rd.
Building F, Unit 23A • Cincinnati, OH 45242

www.markdierkersarchitecture.com



Existing land uses surrounding the property are zoned Residential "C" Single Family to the north and east and zoned "EE" Planned Retail Business District to the south.

There has been an approved zone change since the original storage/garage building was constructed. The zone change acquired on this property was from Residential "C" Single Family to the current "EE" Planned Retail Business District. The original storage/garage building was constructed in approximately 2003 when the property was zoned Residential "C" Single Family. The proposed storage building is an acceptable use in the present "EE" Planned Retail Business District.


The addition of additional storage space to the existing storage/garage building will have no effect on the character of the immediate area. The building will be used exactly as it is being used presently, with no additional cars or occupants being added. The architecture will be exactly the same as the existing building's architecture. The materials of vinyl siding and dimensional fiberglass shingle roof is in keeping with surrounding residential architecture. This addition will add value to the property and also surrounding property by updating the building materials, adding new landscaping, and updating the existing parking area.

The residential house to the north will benefit from this addition by the installation of all new landscaping along the entire north property line and the elimination of the three parking spaces out at the front property line. The residential houses to the east will not be affected because they are already screened from the property by a 6' high solid vinyl fence. The additional 14' of width of new building will have two transom windows to break up the massing of the addition and no activity for the new storage building will occur along the east property line. The property to the south, Camp Safety Equipment, is screened from the addition by the existing residence and visually cannot be seen because of no windows along Camp Safety Equipment's building north wall.

There will be no additional strain on existing electric, gas, water, or sewer utilities. Existing electric service will remain and no plumbing is being added to the new building. No additional township services will be required.

With this letter of intent, please schedule us for the March 11, 2019 Zoning Commission Meeting as required as the first step in the process for a Major Adjustment to an existing PUD.

If you have any questions or clarifications, please feel free to contact me. Thank you for your time and consideration in this matter.

Sincerely,

Mark J. Dierkers
Architect

MJD/dw

p 513.791.4474 • f 513.791.4525

Montgomery Station - 9200 Montgomery Rd.
Building F, Unit 23A • Cincinnati, OH 45242

www.markdierkersarchitecture.com

ARCHITECT'S SITE PLAN NOTES

- 1 PROPERTY LINE (TYPICAL)
- 2 EXISTING ONE-STORY WOOD FRAME GARAGE TO REMAIN
- 3 EXISTING ONE-STORY COMMERCIAL GARAGE TO REMAIN
- 4 EXISTING CHAIN LINE FENCE TO REMAIN (TYPICAL)
- 5 EXISTING WOOD FENCE TO BE REMOVED
- 6 EXISTING UTILITY POLE TO REMAIN
- 7 EXISTING TREE TO REMAIN
- 8 EXISTING TELEPHONE MANHOLE COVER TO REMAIN
- 9 EXISTING BLACKTOP DRIVEWAY TO REMAIN
- 10 EXISTING CONCRETE PARKING BUMPER TO REMAIN
- 11 EXISTING PARKING STRIPE TO REMAIN
- 12 EXISTING GRAVEL DRIVEWAY TO REMAIN
- 13 EXISTING ASPHALT CURB CUT TO REMAIN
- 14 EXISTING LANDSCAPE AREA TO REMAIN
- 15 EXISTING 6' HIGH SOLID VINYL FENCE TO REMAIN
- 16 EXISTING COVERED ENTRY ROOF AND COLUMNS TO BE REMOVED IN ITS ENTIRETY
- 17 EXISTING LIGHT POLE TO REMAIN
- 18 EXISTING WOOD DECK TO REMAIN
- 19 EXISTING CONCRETE SLAB TO BE REMOVED IN ITS ENTIRETY
- 20 EXISTING SIDEWALK TO REMAIN
- 21 EXISTING WOOD-FRAMED SINGLE-FAMILY RESIDENCE TO REMAIN
- 22 SHADED AREA DENOTES NEW ONE-STORY WOOD-FRAMED ADDITION
- 23 NEW CONCRETE PARKING BUMPER
- 24 NEW 9' x 19' PARKING SPACE FOR NEW STORAGE BUILDING
- 25 EXISTING WOOD LANDINGS/STEPS TO BE REMOVED
- 26 EXISTING WOOD STEPS TO REMAIN
- 27 OUTLINED AREA DENOTES NEW ONE-HOUR RATED WALL ASSEMBLY IN NEW ADDITIONS AND EXISTING GARAGE - SEE DETAIL 1/AS FOR MORE INFORMATION
- 28 NEW WOOD STEPS DOWN TO GRADE
- 29 NEW 2-CAR RESIDENTIAL PARKING SPACES

ARCHITECT'S SITE PLAN GENERAL NOTES

THE ARCHITECT'S SITE PLAN IS ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT, AND COMPLIANCE WITH THE INFORMATION TAKEN FROM A SURVEY OF THE SITE FURNISHED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DATA PERTAINING TO GRADES AND LINES OF STREETS, PAVEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, EASEMENTS, UTILITY LINES BOTH PUBLIC AND PRIVATE, ABOVE AND BELOW GRADES, INCLUDING INVERTS AND DEPTHS.

PROJECT INFORMATION

- EXISTING ZONING: ZONED "EE" PLANNED RETAIL BUSINESS DISTRICT
- GROSS AREA OF EXISTING SITE INCLUDING RIGHT-OF-WAY: 11,431 SQUARE FEET
- SUMMARY TABLE:

PROPOSED USE:	NEW STORAGE BUILDING AND SEPARATE EXISTING SINGLE FAMILY ONE-STORY RESIDENCE (NO CHANGE)
FLOOR AREA:	
EXISTING GARAGE:	185 SQUARE FEET
NEW STORAGE BUILDING ADDITION:	1,123 SQUARE FEET
TOTAL NEW SQUARE FOOTAGE:	1,908 SQUARE FEET
TOTAL EXISTING AREA OF SEPARATE RESIDENCE (NO CHANGE):	1,200 SQUARE FEET
- DUELLING UNIT: ONE EXISTING SINGLE FAMILY RESIDENCE (NO CHANGE)
- PARKING SPACES REQUIREMENTS:
 - NEW STORAGE BUILDING: 1 SPACE
 - EXISTING SINGLE FAMILY RESIDENCE: 2 SPACES
- IMPERVIOUS SURFACE RATIO:
 - SITE VALUES:
 - EXISTING SITE W/O RIGHT-OF-WAY: 9,256 SQUARE FEET
 - EXISTING TOTAL IMPERVIOUS AREA: 4,090 SQUARE FEET
 - NEW TOTAL IMPERVIOUS: 9,5103 SQUARE FEET
 - EXISTING IMPERVIOUS SURFACE RATIO: 4,090 SF/9,256 SF. = .44
 - NEW IMPERVIOUS SURFACE RATIO: 5,103 SF/9,256 SF. = .55
- SIGHT LIGHTING: NO SITE LIGHTING IS PROPOSED
- SIGNAGE: NO SIGNAGE IS PROPOSED
- CURB CUTS: NO NEW CURB CUT IS PROPOSED

Montgomery Station
9200 Montgomery Road
Building F, Unit 23A
Cincinnati, Ohio 45242
513.791.4474

RENOVATION AND ADDITION TO THE EXISTING DETACHED GARAGE FOR A NEW STORAGE BUILDING FOR:

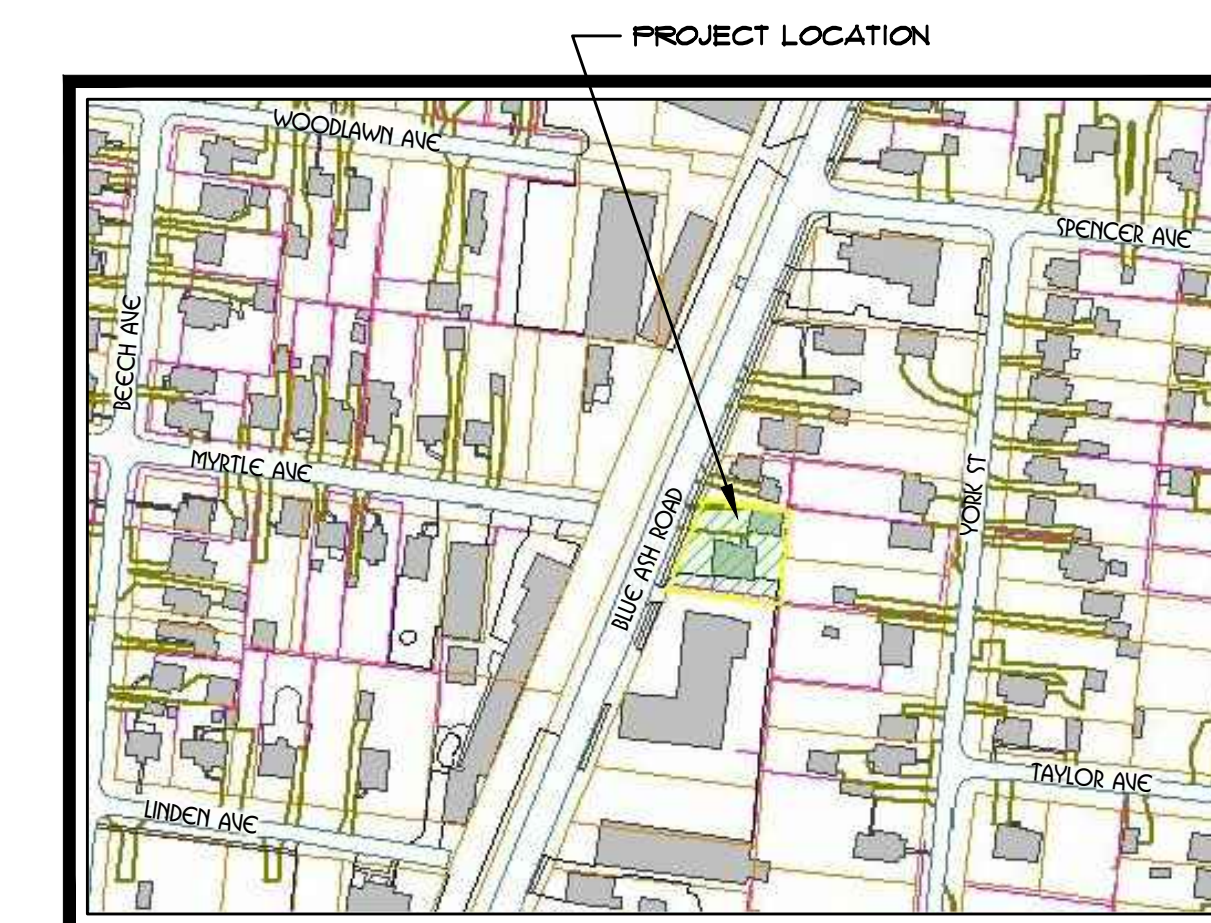
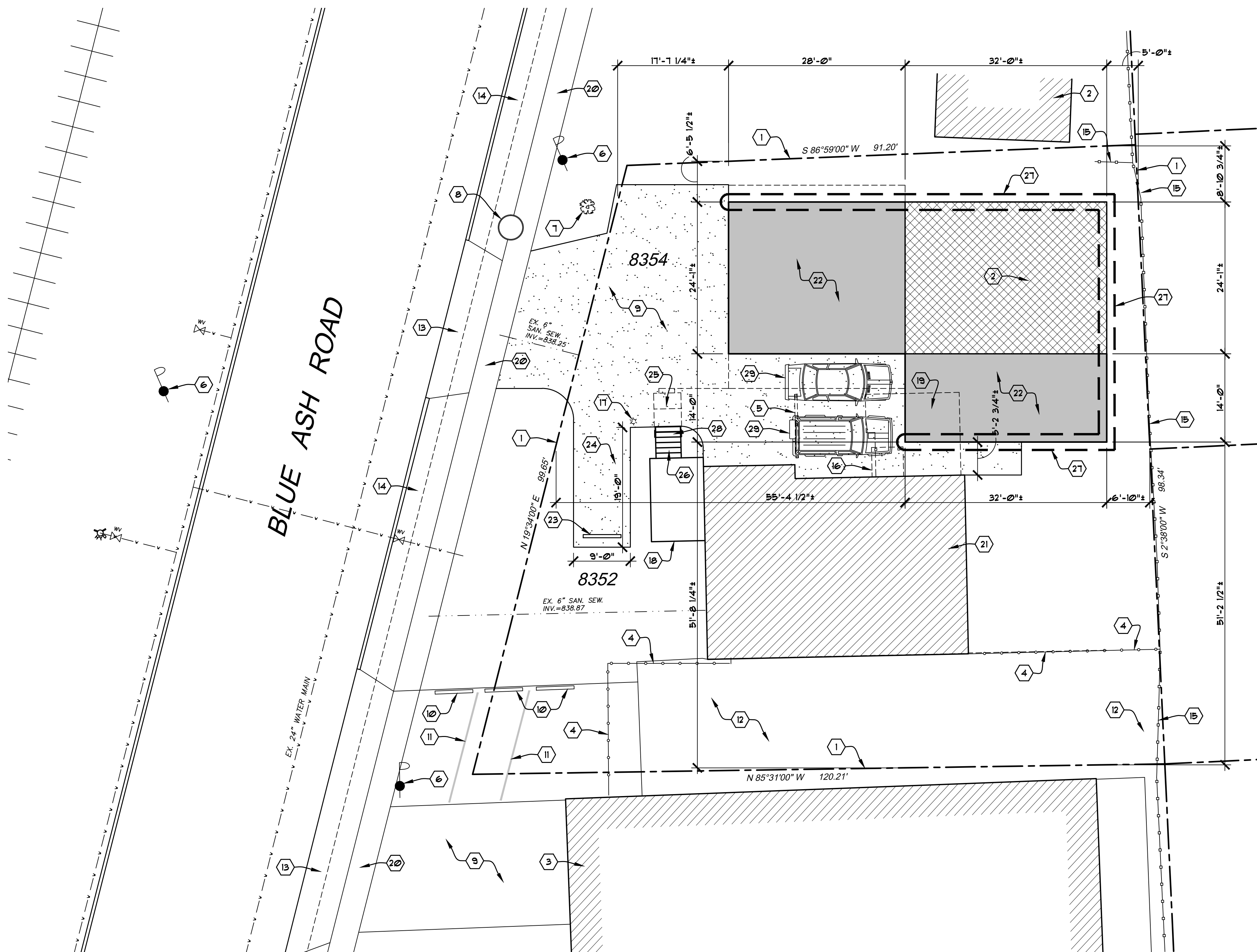
TOMHENRY LLC

8354 BLUE ASH ROAD
CINCINNATI, OHIO 45236
SYCAMORE TOWNSHIP
HAMILTON COUNTY

OWNER: THOMAS CAMP
513-615-3197
thc8902@aol.com

SHEET INDEX

- A1 PROJECT INFORMATION, ARCHITECT'S SITE PLAN, VICINITY MAP
- A2 NEW LANDSCAPING PLAN
- A3 NEW ELEVATIONS
- A4 NEW FIRST FLOOR PLAN, NEW ONE-HOUR RATED WALL ASSEMBLY DETAIL
- C1 EXISTING SITE PLAN
- C2 SITE UTILITY PLAN



ARCHITECT'S SITE PLAN

SCALE: 1" = 10'-0" NORTH

VICINITY MAP

SCALE: NOT TO SCALE

DATE: FEBRUARY 19, 2019

REVISIONS:

SCALE: AS NOTED

DRAWN BY: AMW
CHECKED BY: MJD

ARCHITECT'S SITE PLAN AND VICINITY MAP

A1

RENOVATION AND ADDITION TO THE EXISTING DETACHED GARAGE FOR A NEW STORAGE BUILDING FOR:

TOMHENRY LLC

8354 BLUE ASH ROAD
CINCINNATI, OHIO 45236
SYCAMORE TOWNSHIP
HAMILTON COUNTY

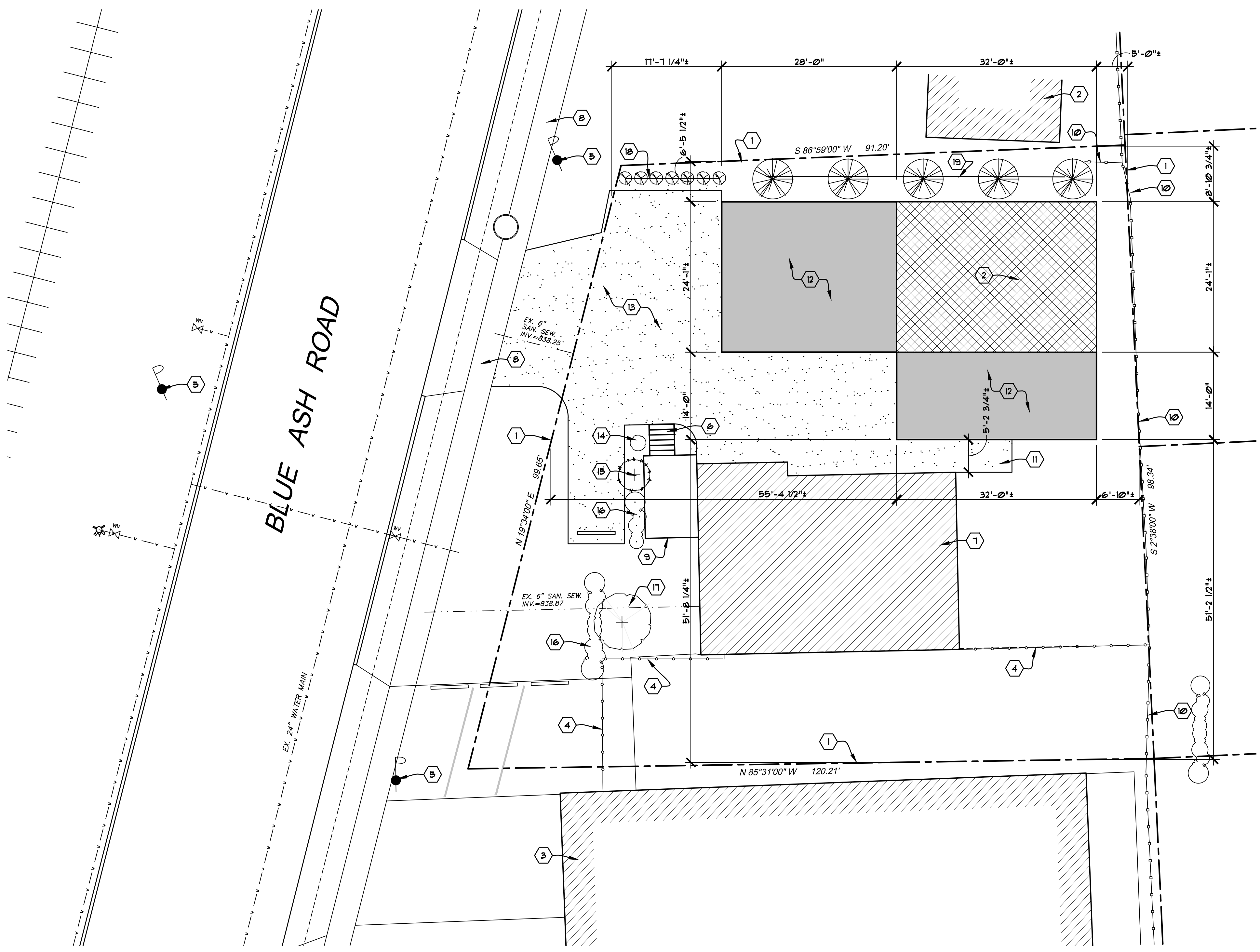
OWNER: THOMAS CAMP
513-615-3191
thc8902@aol.com

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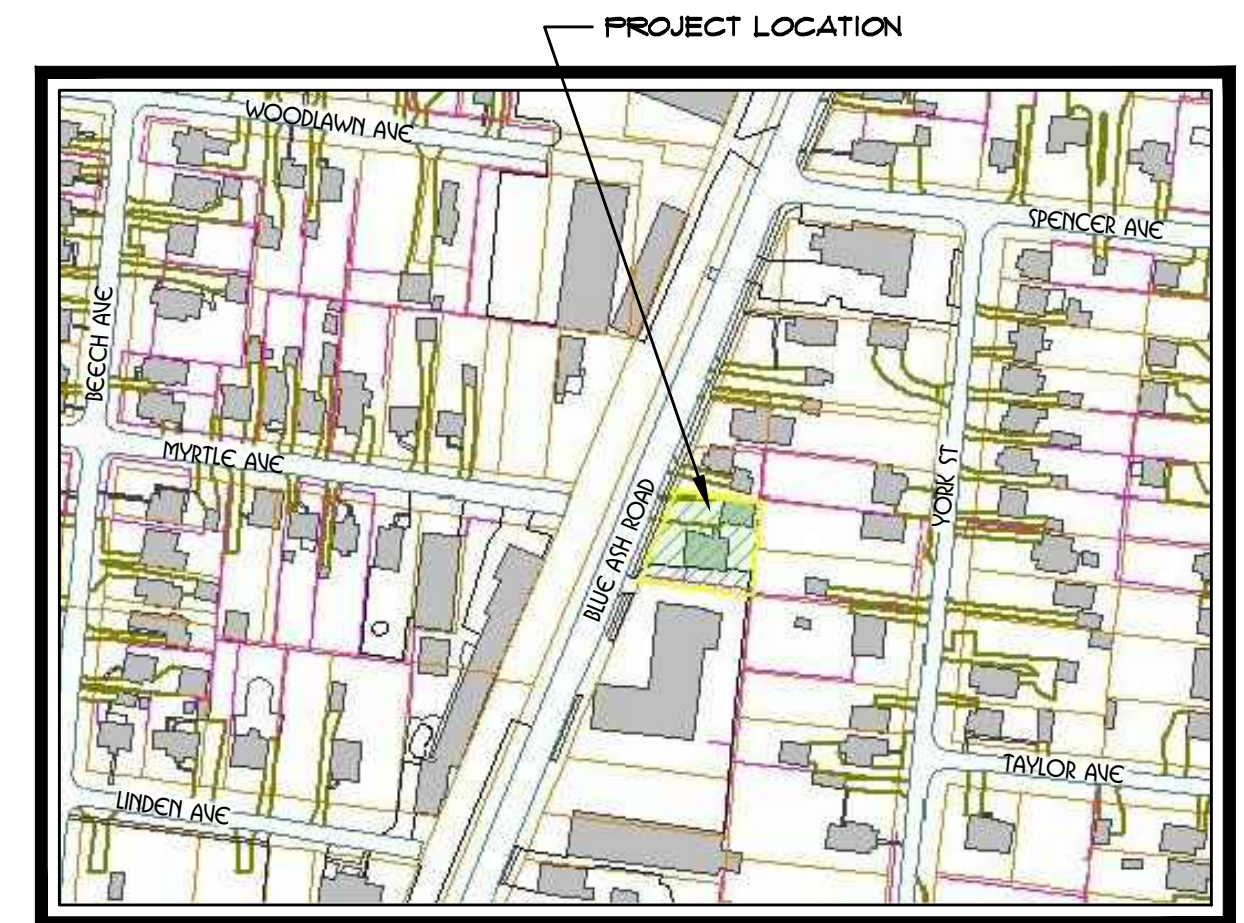
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NEW LANDSCAPE PLAN NOTES

- ① PROPERTY LINE (TYPICAL)
- ② EXISTING ONE-STORY WOOD FRAME STORAGE GARAGE STRUCTURE TO REMAIN
- ③ EXISTING ONE-STORY COMMERCIAL GARAGE TO REMAIN
- ④ EXISTING CHAIN LINE FENCE TO REMAIN (TYPICAL)
- ⑤ EXISTING UTILITY POLE TO REMAIN
- ⑥ NEW WOOD STEPS DOWN TO GRADE
- ⑦ EXISTING ONE STORY WOOD-FRAMED SINGLE-FAMILY RESIDENCE TO REMAIN
- ⑧ EXISTING SIDEWALK TO REMAIN
- ⑨ EXISTING WOOD DECK TO REMAIN
- ⑩ EXISTING 6' HIGH SOLID VINYL FENCE TO REMAIN
- ⑪ NEW BLACKTOP SIDEWALK
- ⑫ SHADED AREA DENOTES NEW ONE-STORY WOOD-FRAMED STORAGE ADDITION
- ⑬ EXISTING BLACKTOP DRIVEWAY TO REMAIN
- ⑭ EXISTING BOXWOOD TO REMAIN
- ⑮ EXISTING DOGWOOD TO REMAIN
- ⑯ EXISTING UPRIGHT JUNIPERS TO REMAIN
- ⑰ EXISTING PEAR TREE TO REMAIN
- ⑱ (1) NEW BURNING BUSH
- ⑲ (5) NEW SPRING GROVE ARBORVITAE



NEW LANDSCAPE PLAN
SCALE: 1" = 10'-0"



VICINITY MAP
SCALE: NOT TO SCALE

DATE: FEBRUARY 19, 2019

REVISIONS:

NO.	DESCRIPTION

SCALE: 1/4" = 1'-0"

DRAWN BY: AMW
CHECKED BY: MJD

NEW LANDSCAPE PLAN

A2

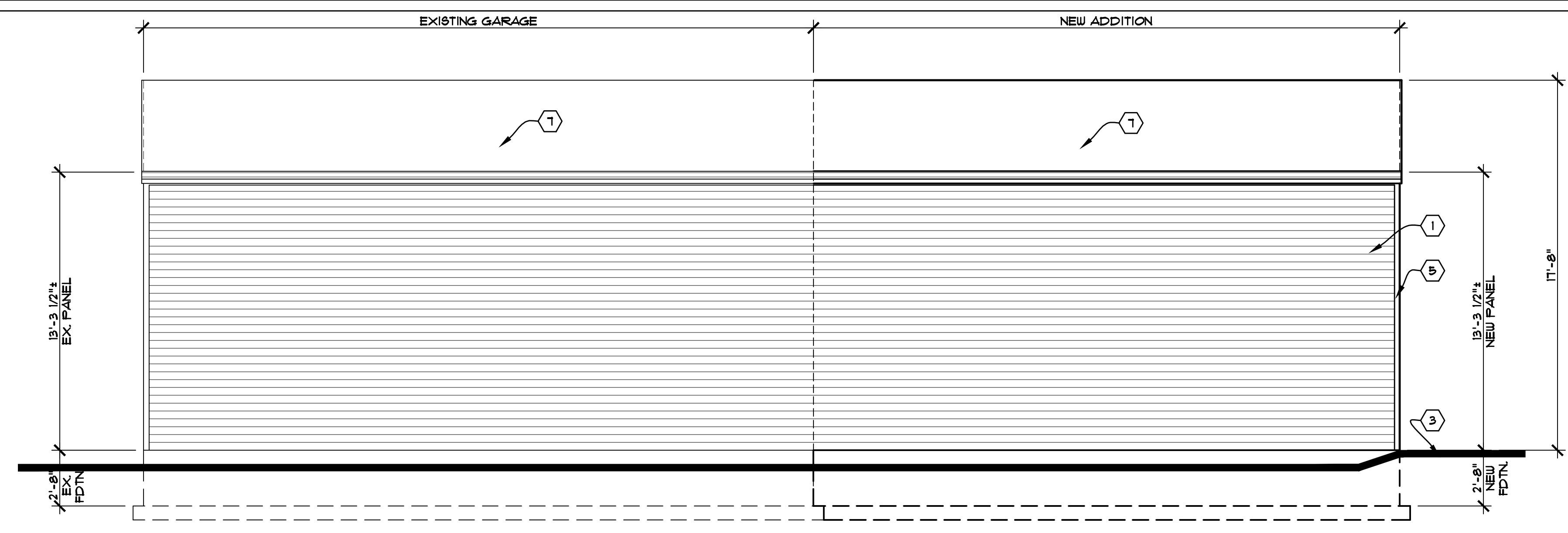
RENOVATION AND ADDITION TO THE EXISTING DETACHED GARAGE FOR A NEW STORAGE BUILDING FOR:
TOMHENRY LLC
 8354 BLUE ASH ROAD
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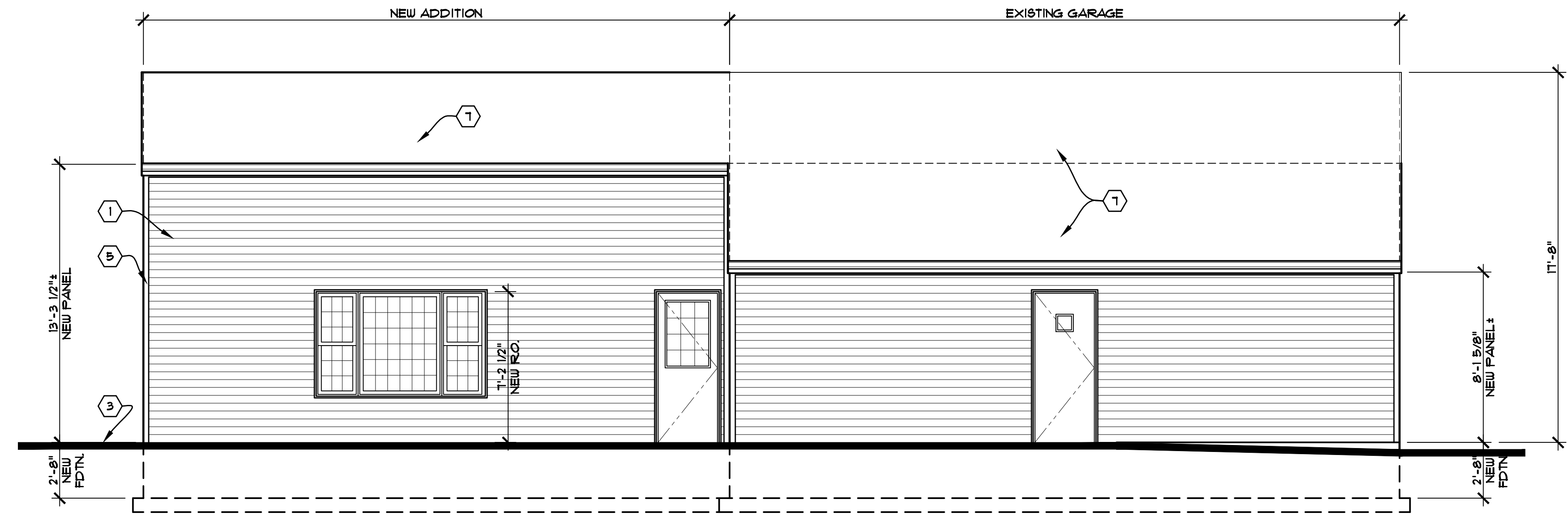
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C1	EXISTING SITE PLAN
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NEW ELEVATION NOTES

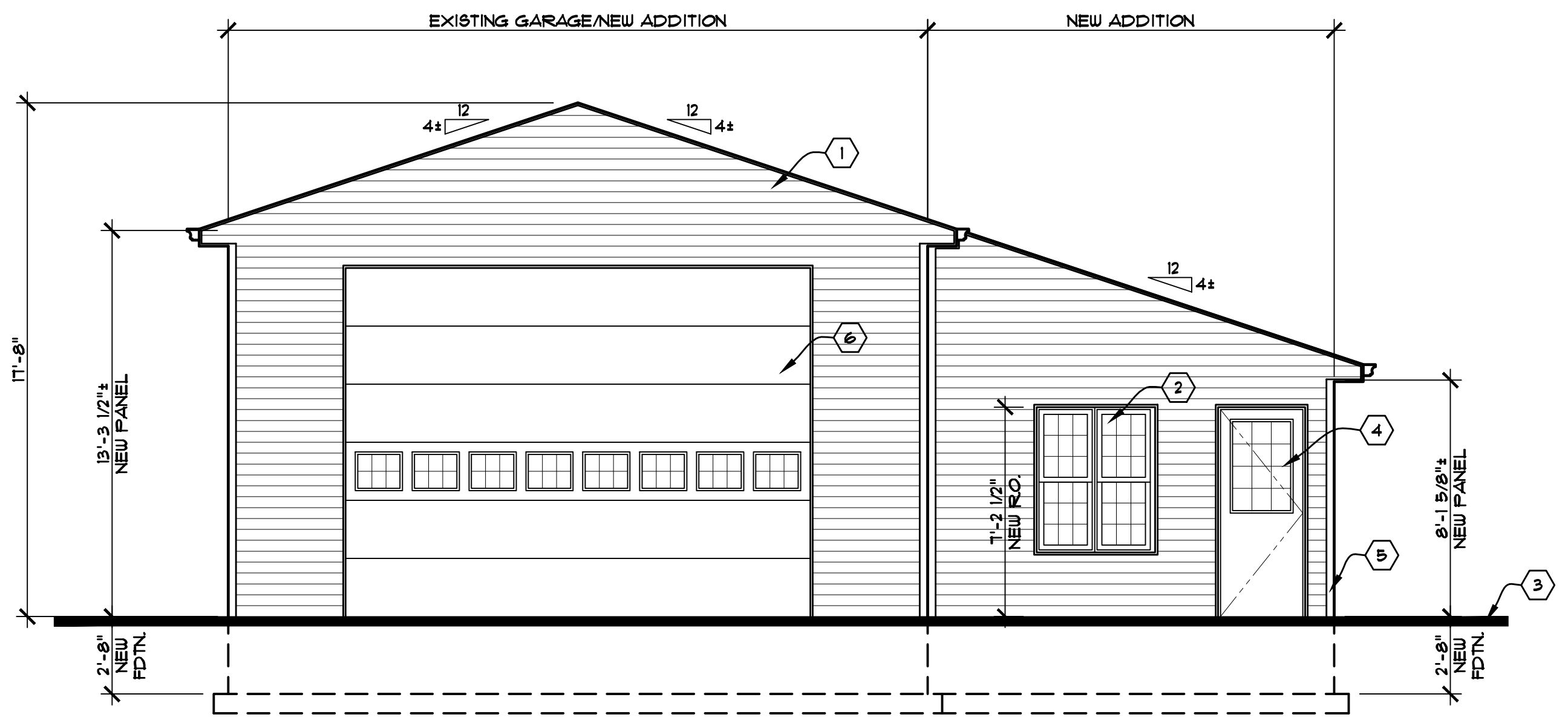
- ① NEW HORIZONTAL BEVELED DUTCH LAP SIDING 4" EXPOSURE, MATCH EXISTING COLOR WHITE
- ② NEW WHITE VINYL INSULATED WINDOW
- ③ EXISTING GRADE TO REMAIN
- ④ NEW METAL INSULATED DOOR, PAINTED WHITE
- ⑤ NEW 3" VINYL CORNER TRIM, MATCH EXISTING SIDING COLOR
- ⑥ NEW METAL INSULATED DOOR, MATCH EXISTING SIDING COLOR
- ⑦ NEW DIMENSIONAL 30 YEAR FIBERGLASS ASPHLAT SHINGLES



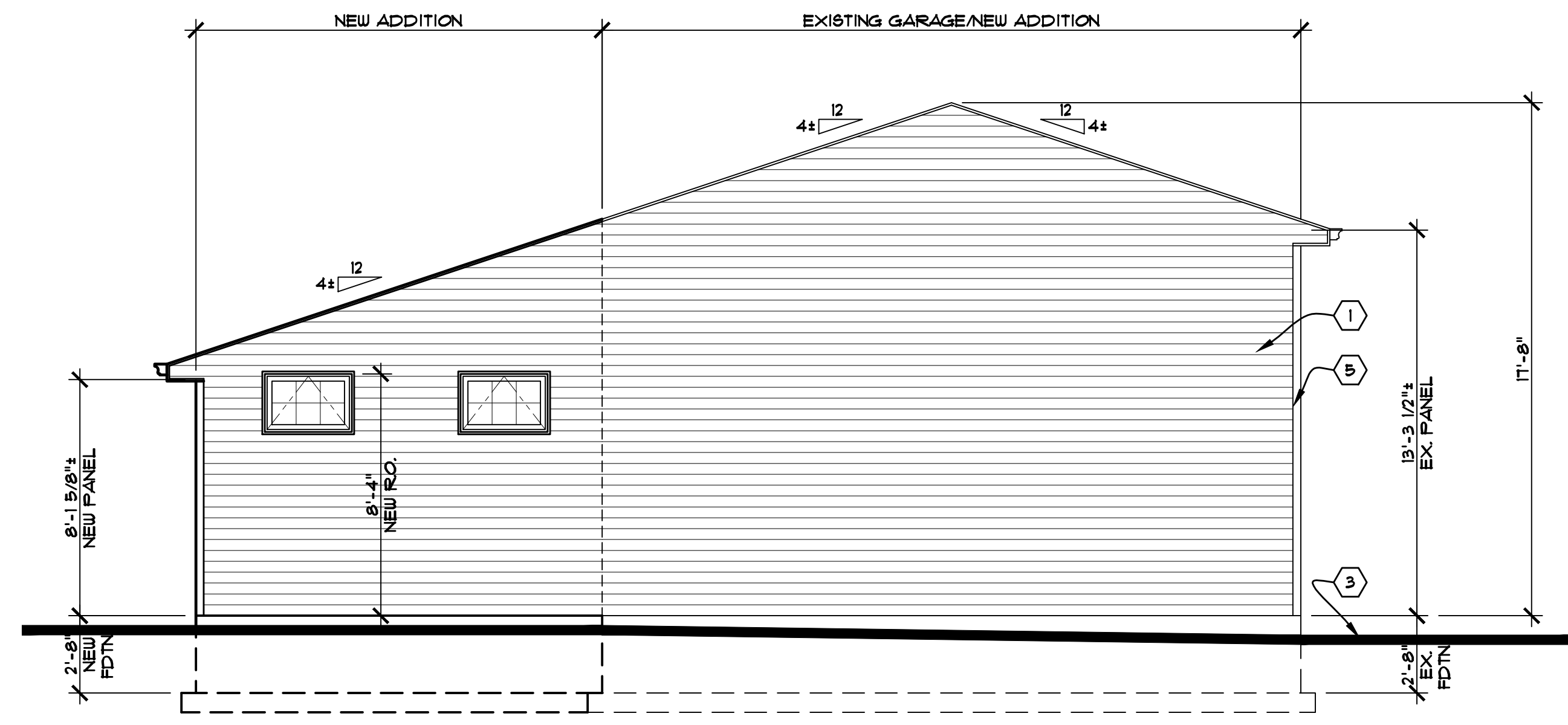
NEW NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



NEW SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



NEW WEST ELEVATION
 SCALE: 1/4" = 1'-0"



NEW EAST ELEVATION
 SCALE: 1/4" = 1'-0"

DATE: FEBRUARY 19, 2019

REVISIONS:

SCALE: 1/4" = 1'-0"

DRAWN BY: AMW
 CHECKED BY: MJD

NEW ELEVATIONS

A3

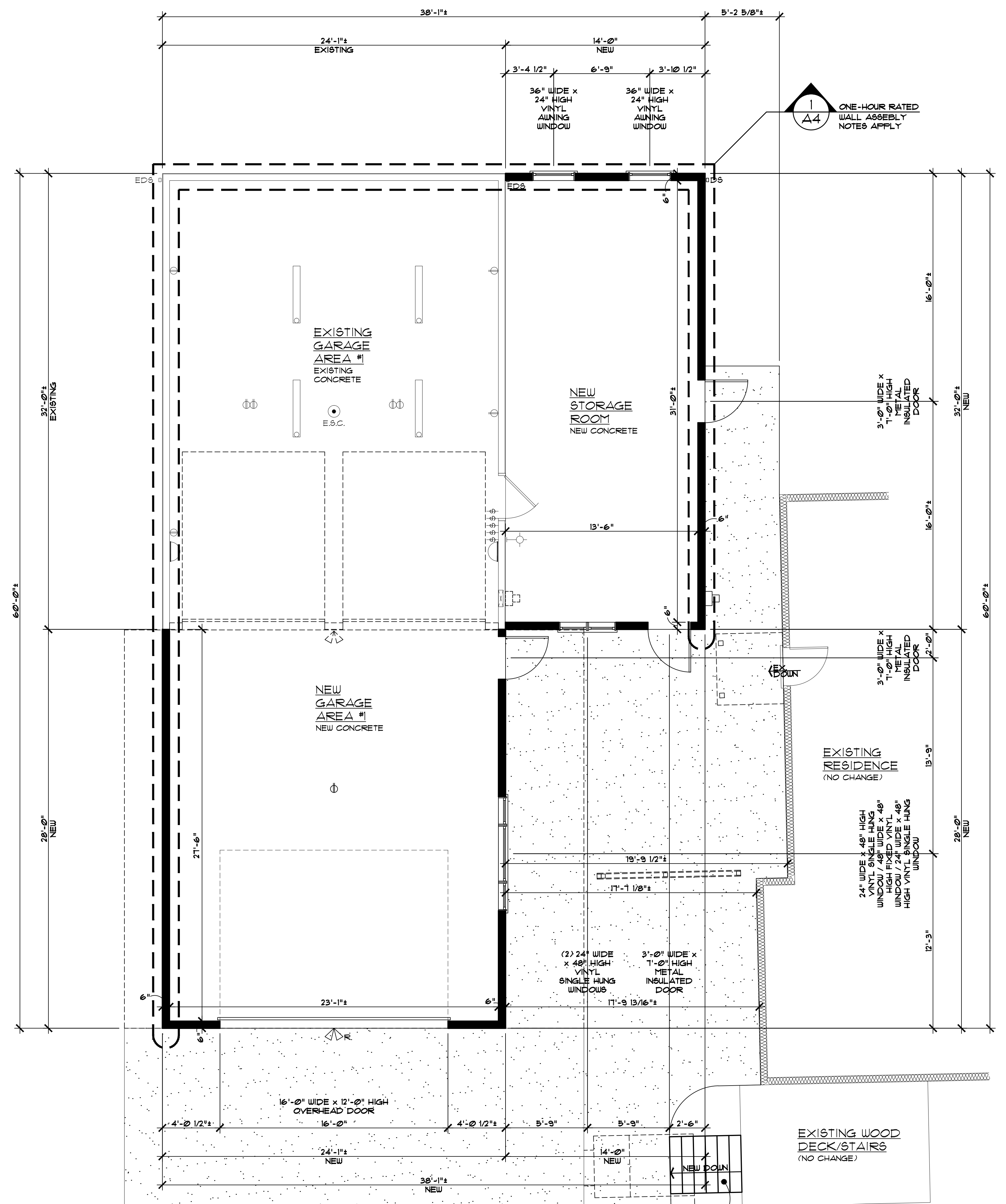
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GA FILE NO. WP 8130	PROPRIETARY	1 HOUR FIRE
GYPSUM WALLBOARD, GLASS MAT GYPSUM SUBSTRATE, WOOD STUDS		
EXTERIOR SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate (sheathing) applied parallel to 2 x 4 wood studs 16" o.c. with galvanized roofing nails, 1 3/4" long, 0.128" shank, 3/16" head, 8" o.c. Exterior surface covered with weather exposed cladding or finish system.		
INTERIOR SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate, glass mat water resistant gypsum backing board, gypsum wallboard, water resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1-1/4" long, 1/2" heads, 7" o.c.		
Joints staggered on opposite sides. (LOAD-BEARING)		
PROPRIETARY GYPSUM BOARD		
G-P Gypsum	Dens-Glass Gold Fireguard	

Thickness: 4 3/4"
 Approx. Weight: 7-1/2 psf
 Fire Test: WHI-495-0702.8-7-85; WHI-495-0703.8-8-85; UL R2717, 89NK3419, 8-29-89; UL Design U337

GYPSUM ASSOCIATION
WP 8130
 ONE-HOUR RATED WALL ASSEMBLY



NEW FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DATE: FEBRUARY 19, 2019

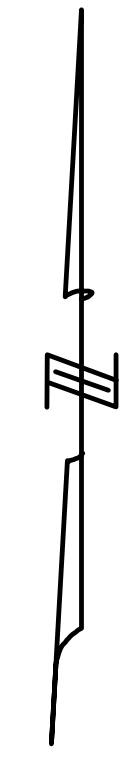
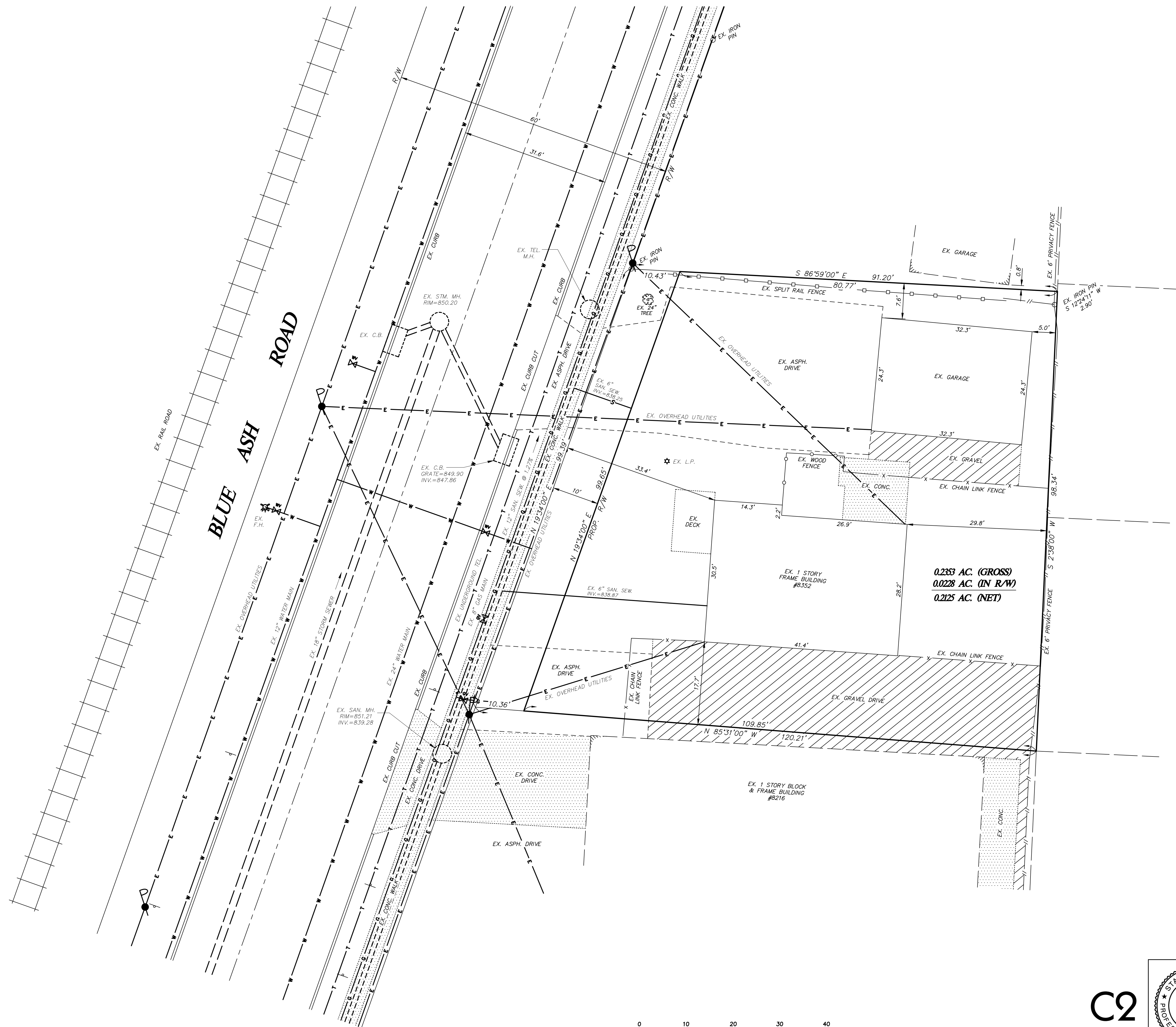
REVISIONS:

SCALE: 1/4" = 1'-0"

DRAWN BY: AMW
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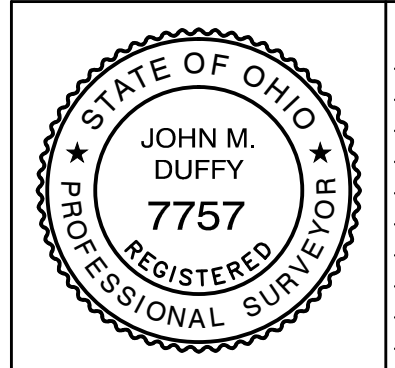
NEW FIRST FLOOR PLAN

A4



ZONING COMPLIANCE PLAN
 PT. LOT 1 AND 2
GEORGE F. MAYER'S SUBDIVISION
 SECTION 14, TOWN 4, E. RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

C2



REVISIONS

SITE UTILITY PLAN

JOHN J. DUFFY & ASSOCIATES
 ENGINEERS-SURVEYORS
 4838-E DUFF DRIVE CINCINNATI, OHIO 45246
 (513) 874-1811

SCALE	DATE	JOB NO.	DRWN.
1"=10'	11-27-07	07-230	J.A.W.

