

**SYCAMORE TOWNSHIP, OH**  
 DEPARTMENT OF PLANNING & ZONING  
 8540 KENWOOD ROAD, CINCINNATI, OH 45236  
 513.792.7250 PHONE 513.792.8571 FAX

**ZONING COMMISSION APPLICATION**

<b>FEES:</b>			
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

**APPLICATION NUMBER**

**2022-16P1**

DO NOT WRITE IN THIS SPACE

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

1. PROJECT ADDRESS: 11918 1<sup>st</sup> Ave. ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Stephanie Blakeman	11918 first Ave	Cinti	OH	45249	513-293-3098
CONTRACTOR AG Ohio Const Services	4457 Bethany Rd	Mason	OH	45040	513-206-2313
DESIGNER Pat Patel P.E.	2991 Cranbrook Dr.	Cinti	OH	45251	513-300-1059
APPLICANT AG Ohio Const Services	4457 Bethany Rd	Mason	OH	45040	513-206-2313
APPLICANTS E-MAIL ADDRESS	greg@agohio.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:  
Residential home existing, add 288 sqft to the house for space for mother to move in. Continue to be Residential

5. SQUARE FEET: 1584 total 6. USE: Residential 7. HEIGHT: 12'6" at Peak

8. EST. START DATE: 12/1/22 9. EST. FINISH DATE: 3/1/23 10. # OF SIGNS: 0

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.**

[Signature] 10/21/22  
 APPLICANT'S SIGNATURE DATE

Stephanie Blakeman 10/21/22  
 PROPERTY OWNER'S SIGNATURE DATE



October 24, 2022

**Property Owner:**  
Stephanie Blakeman

**Property Address:**  
11918 First Ave  
Cincinnati, OH 45249

To whom it may concern,

Stephanie Blakeman would like to add 288 sqft of living area to her house, so her elderly Mother can move in with her. Like many other families today, taking care of elderly parents is something we all face. Stephanie would like to provide a place for her mother to live out her remaining years surrounded by her family. The proposed use of the property will continue to be residential and is surrounded by residential homes on all sides except a small section of commercial property that borders her land at the back. Zoning irregularities over the years have made it necessary to clarify them and to make this project possible. There will be no negative effects on the adjacent properties or community, the home is well taken care of and will continue to be.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "G Manhardt", is written over the printed name below.

Gregory Manhardt  
AG Ohio Construction Services LLC

**IMPERVIOUS SURFACE RATIO WORKSHEET**  
**(Method of Calculation)**

**IMPERVIOUS SURFACE RATIO (ISR):**

The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

**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.

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**Site Identification:** 11918 First Ave

**Lot Area** 6200 square feet

**Impervious Surfaces:**

1. Building footprint	<u>1872</u>	sq.ft.
2. Parking & Drive areas	<u>588</u>	sq.ft.
3. Access easements	<u>N/A</u>	sq.ft.
4. Walkways	<u>N/A</u>	sq.ft.
5. Other	<u>N/A</u>	sq.ft.
Total Impervious Surfaces:	<u>2460</u>	sq.ft.
<u>2460</u> divided by <u>6200</u> = <u>39.6%</u>		
<small>Total Impervious Surface</small>	<small>Lot Area</small>	<small>Impervious Surface Ratio %</small>

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I, [Signature] (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

Date 10/24/22

Please attach your business card or submit your complete name, address and telephone number, fax and e-mail in the space below.



*In the event there is a conflict of information contained herein,  
the adopted Zoning Resolution shall apply.*

**SCOPE OF WORK:**

- ADDITION & RENOVATION TO EXISTING DWELLING

**DESIGN LOADS:**

- FLOOR LIVE LOADS 40PSF
- ROOF LIVE LOADS 25PSF
- GROUND SNOW LOADS 25PSF
- WIND LOADS @ 115 MPH 33PSF
- SOIL BEARING CAPACITY 1500 PSF (MEDIUM CLAY)

**HEADERS:**

- UP TO 6' OPNG = (2) 2X10'S; SYP#1 + 1/2" OSB
- 6' TO 8' OPNG = (2) 2X12'S; SYP#1 + 1/2" OSB
- ONE BEARING STUD UNDER EACH END
- 8' & OVER; PER PLANS.

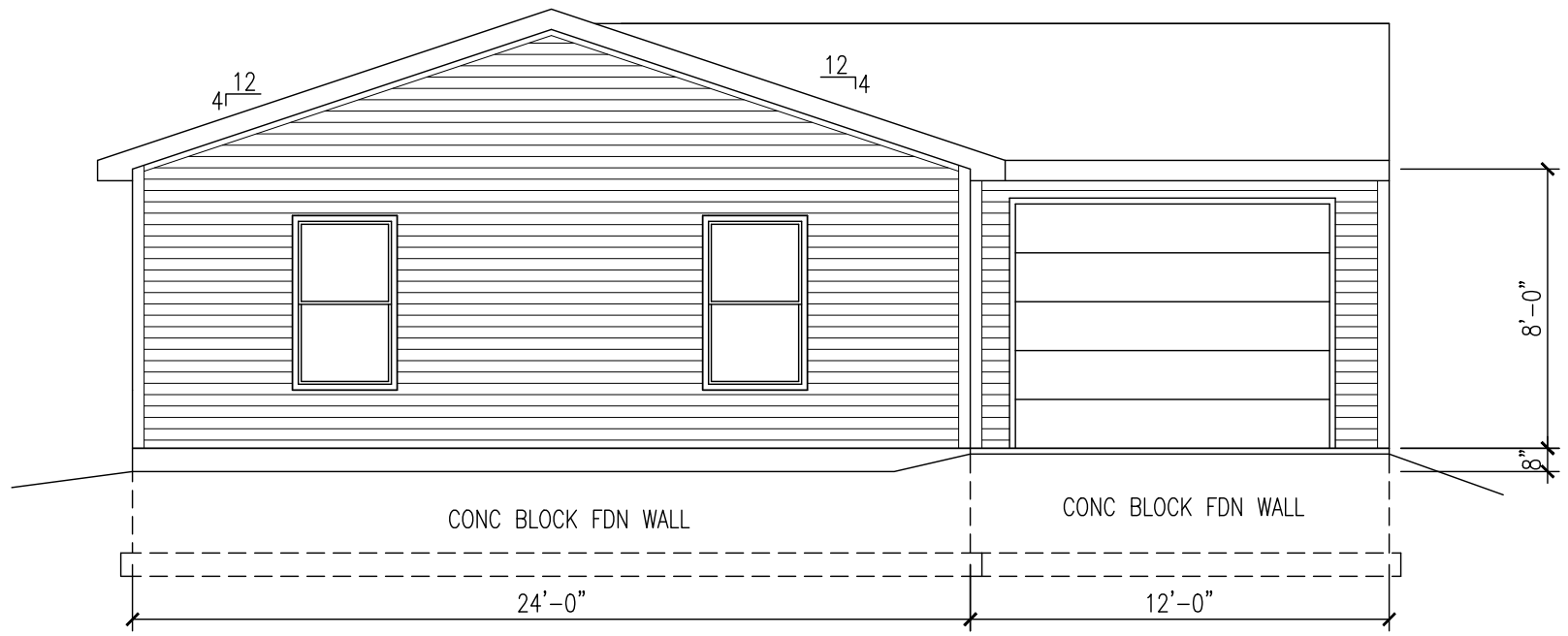
**NOTES:**

- CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3500 PSI @ 28 DAYS
- SOIL BEARING CAPACITY = 1500 PSF (MEDIUM-CLAY)

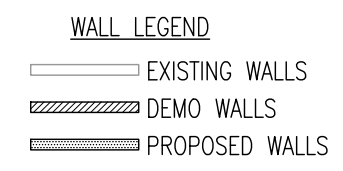
**ADDRESS: STEPHANIE BLAKEMAN**  
11918 FIRST AVE.  
CINCINNATI, OHIO 45249

**BUILDER: AG OHIO CONSTRUCTION SERVICES LLC.**  
513-206-2313

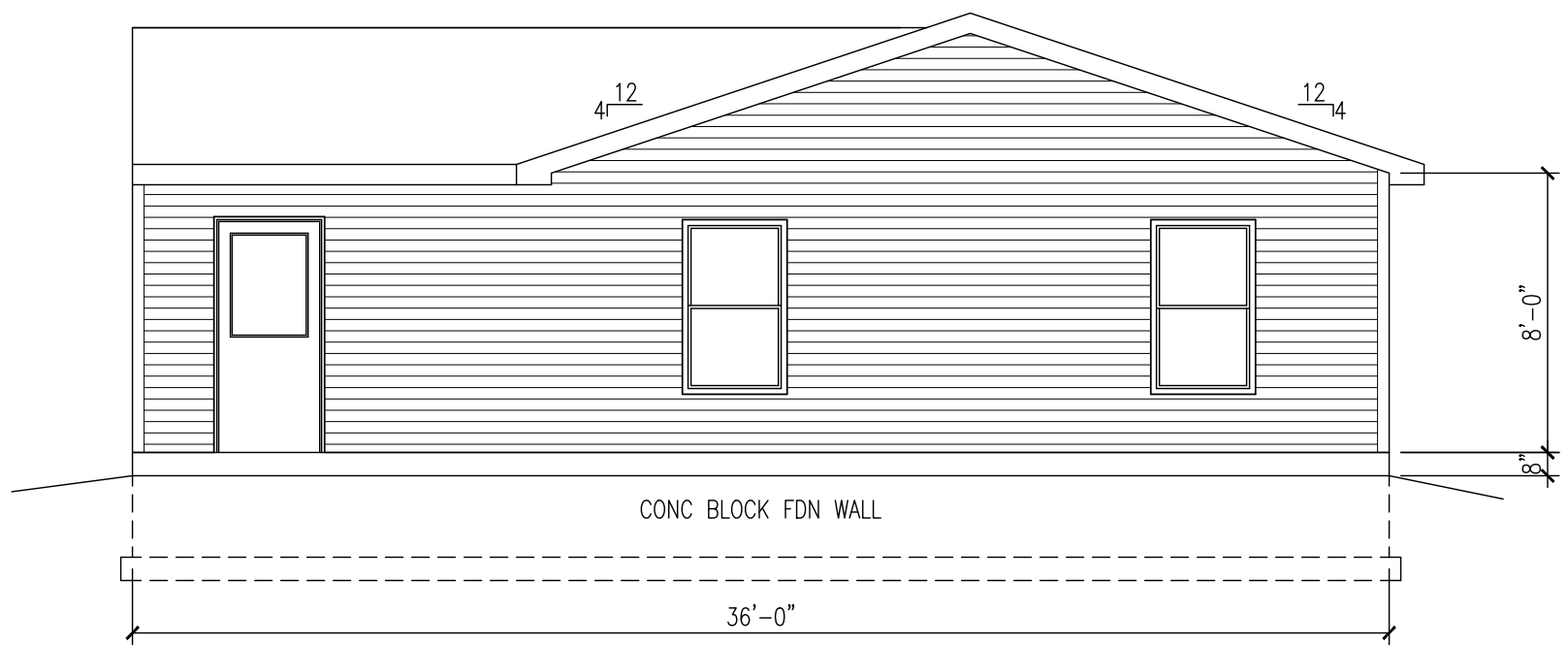
**PLANS BY: PAT (VASU) PATEL, P.E.**  
2991 CRANBROOK DR.  
CINCINNATI, OHIO 45251  
513-851-6356



**1 EXISTING FRONT ELEVATION**  
SCALE 3/16"=1'-0"

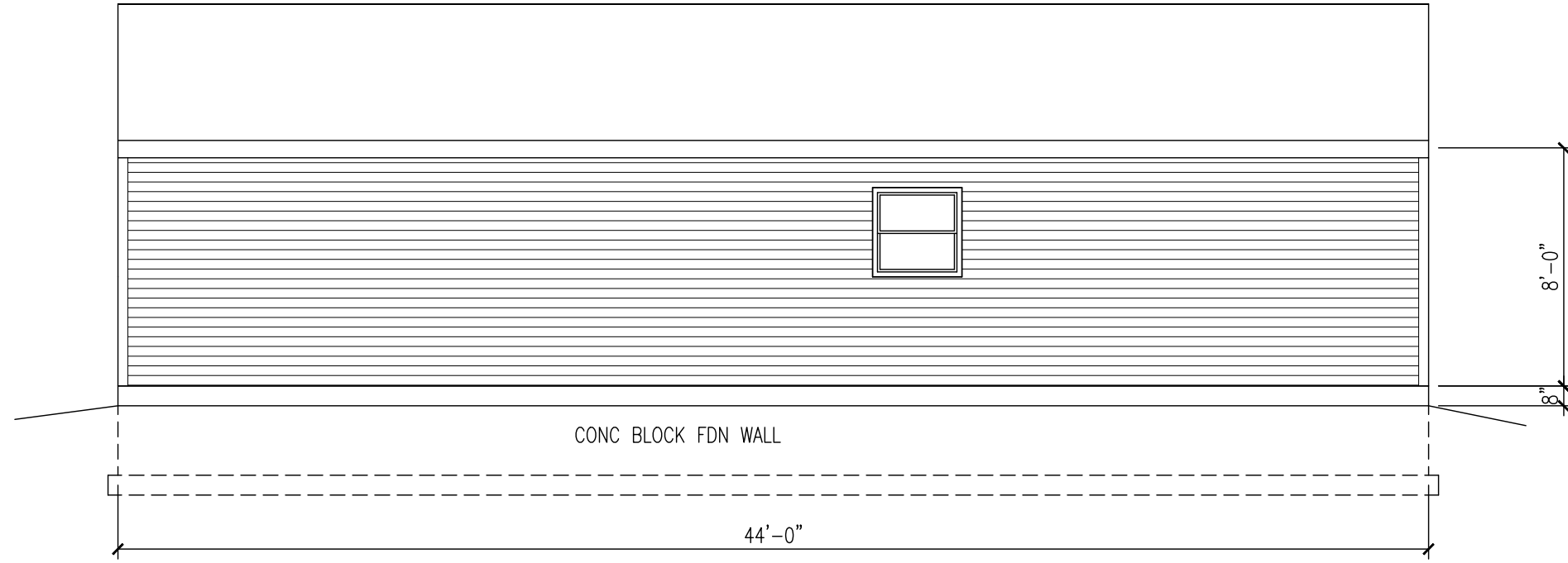


- EXISTING DWELLING =1056 SQ.FT.
- EXISTING GARAGE =240 SQ.FT.
- EXISTING TOTAL =1296 SQ.FT.
- ADDITION, 24'X12' & 8'X36' =288 + 288 SQ.FT.
- NEW TOTAL =1872 SQ.FT.

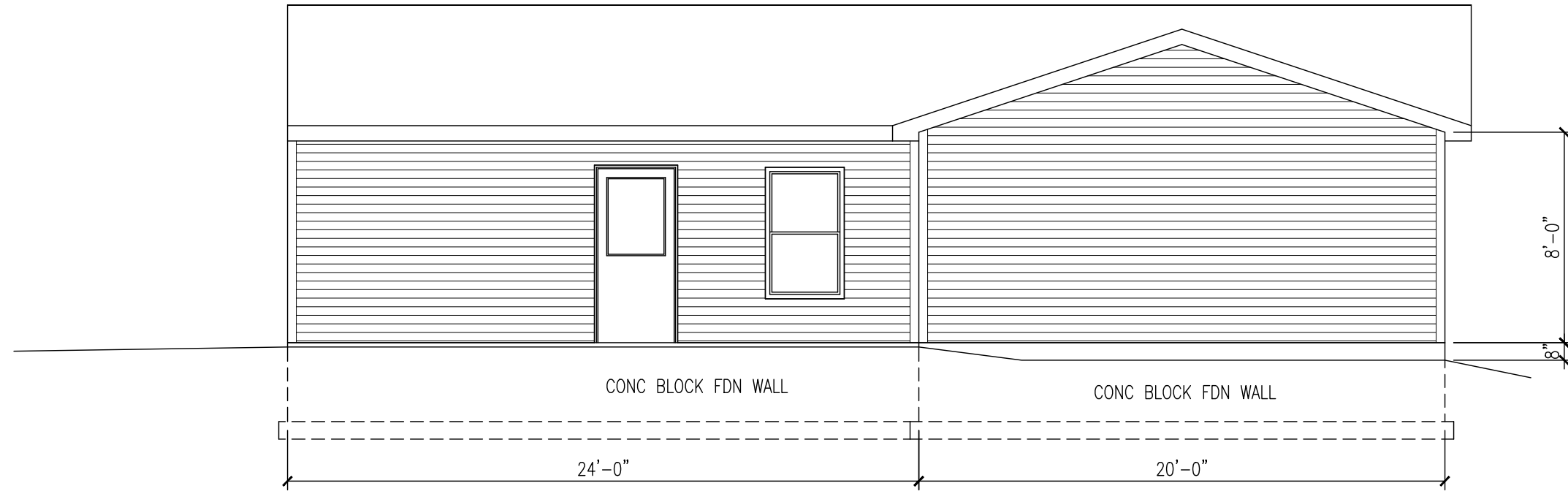


**2 EXISTING REAR ELEVATION**  
SCALE 3/16"=1'-0"

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**1** EXISTING LEFT ELEVATION  
SCALE 3/16"=1'-0"

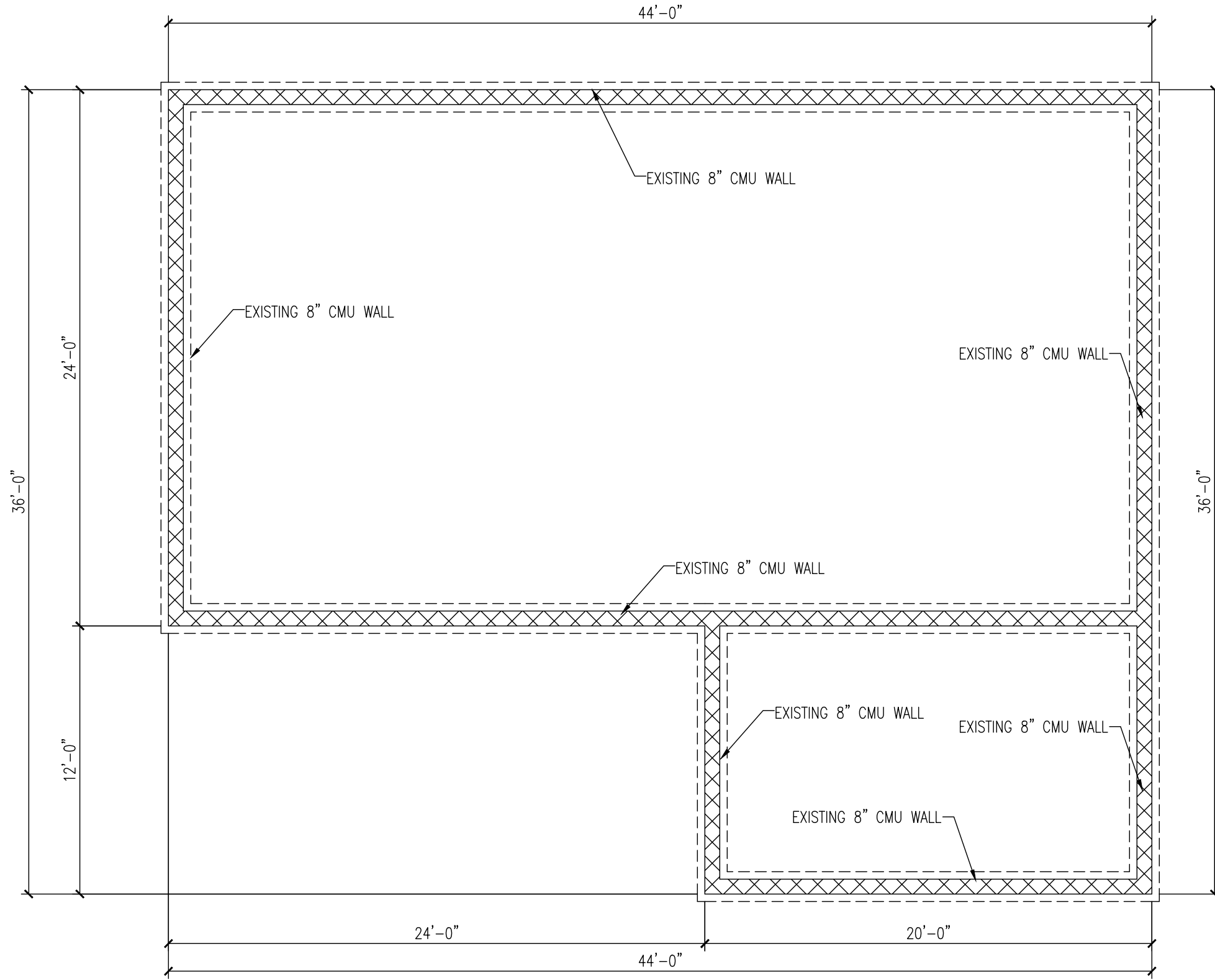


**2** EXISTING RIGHT ELEVATION  
SCALE 3/16"=1'-0"

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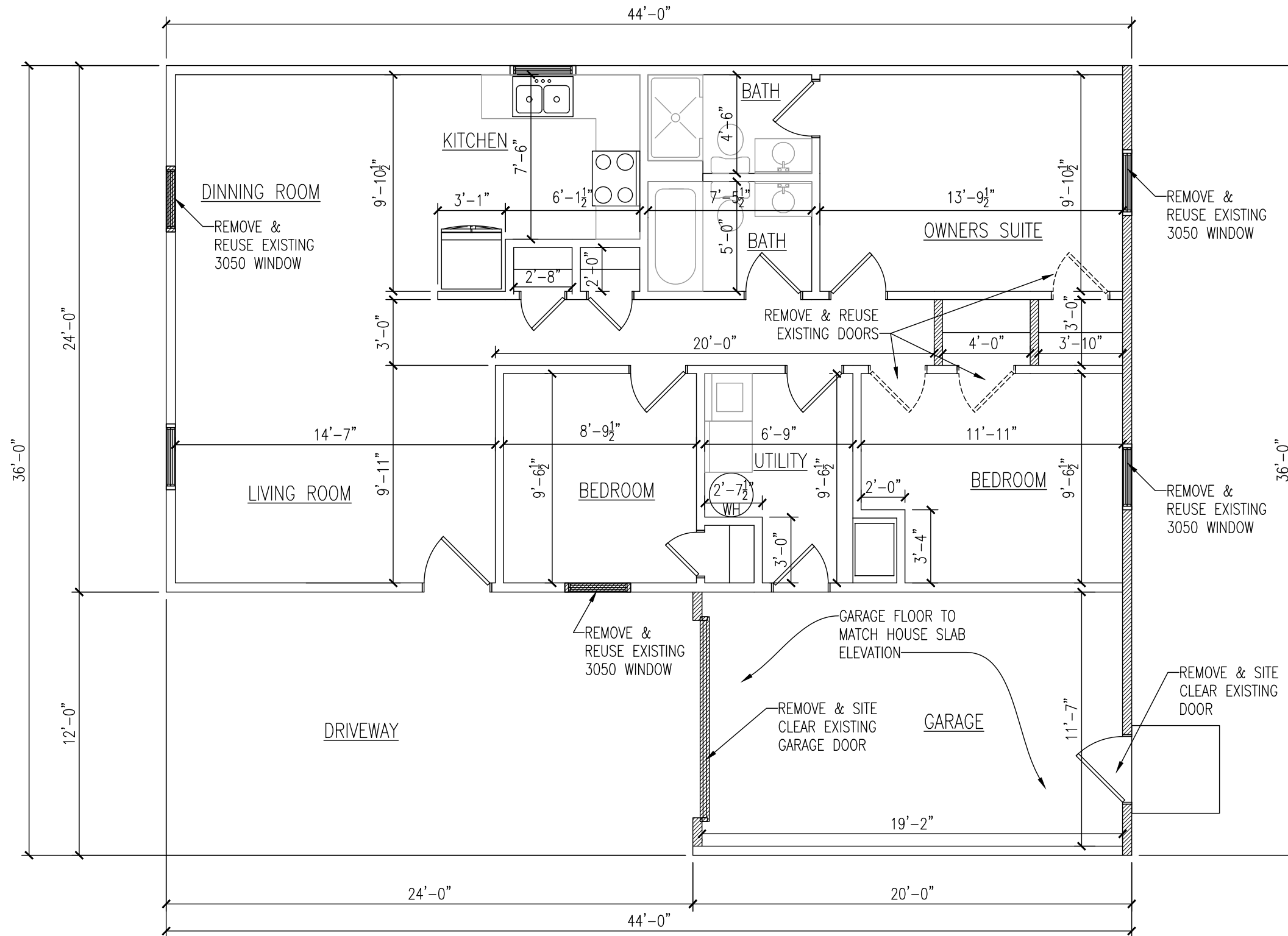


**1** EXISTING FOUNDATION PLAN  
SCALE 3/16"=1'-0"

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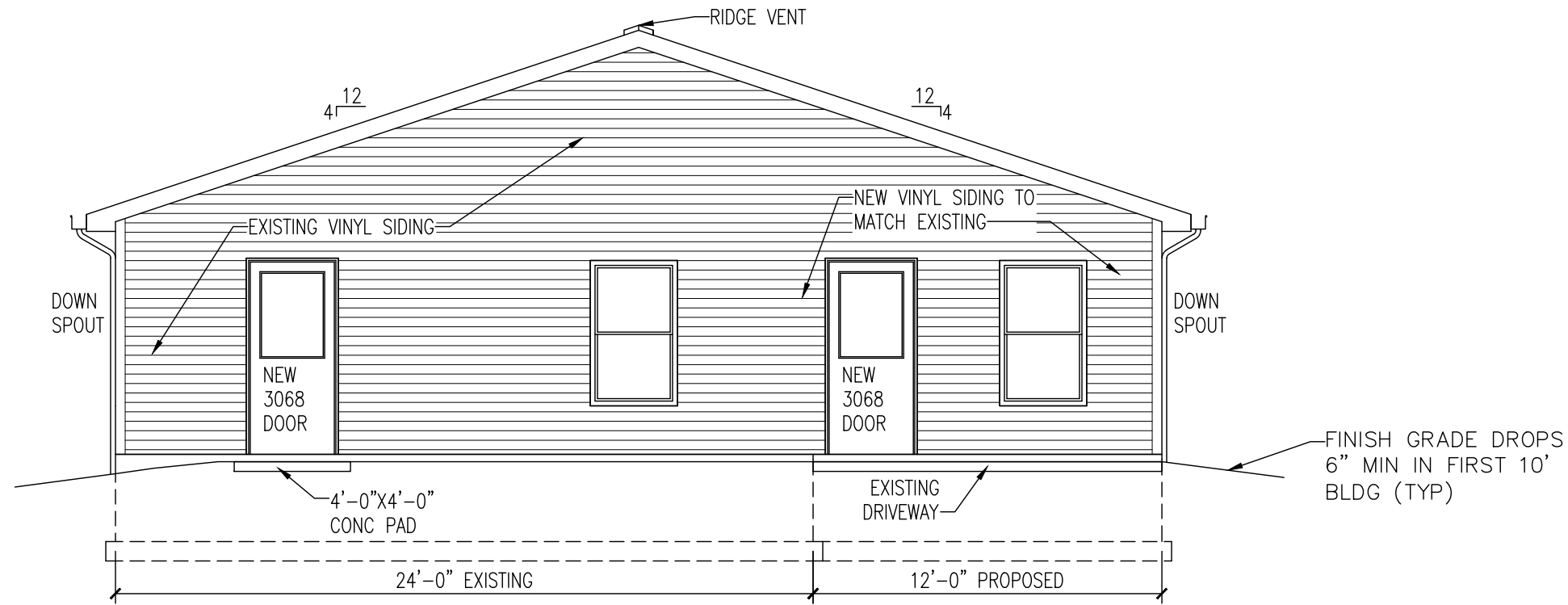


**1 EXISTING/DEMO FIRST FLOOR PLAN**  
 SCALE 3/16"=1'-0"

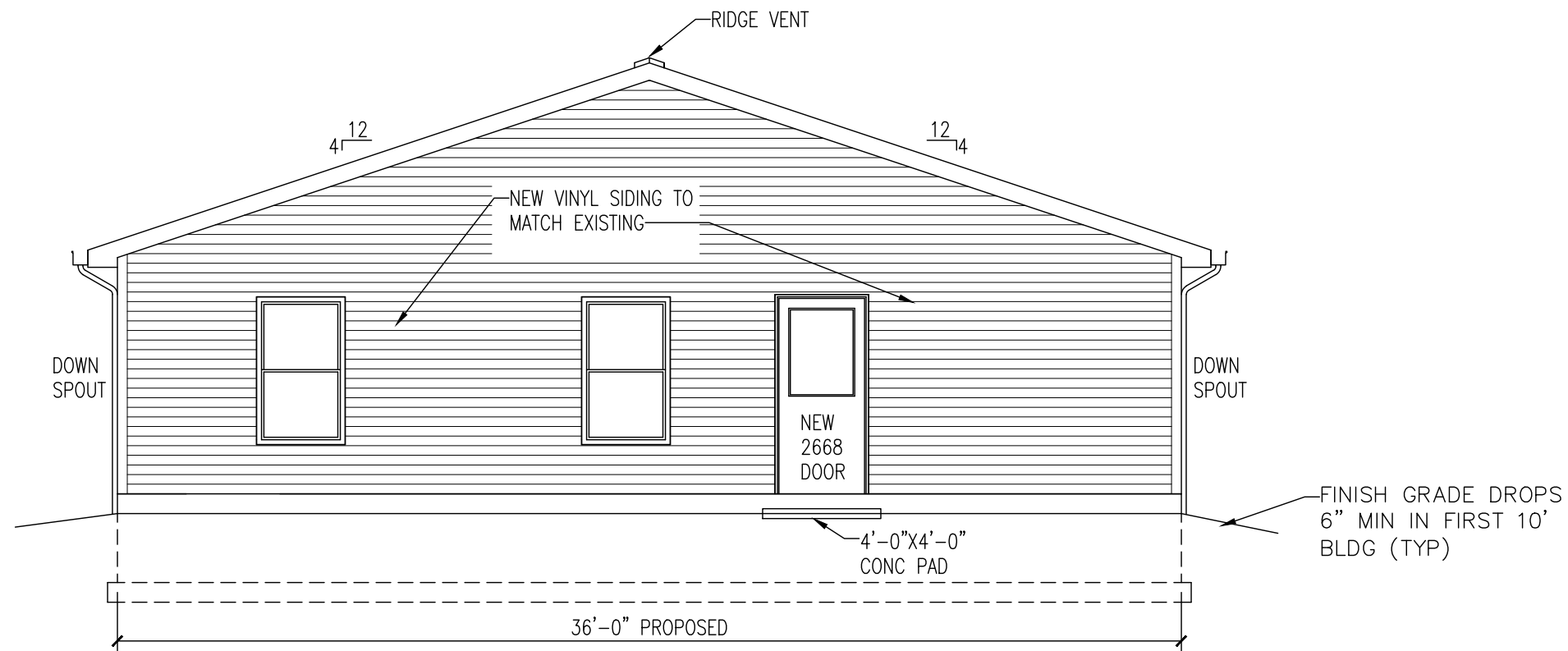
ADDRESS: STEPHANIE BLAKEMAN  
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**1 PROPOSED FRONT ELEVATION**  
SCALE 3/16"=1'-0"



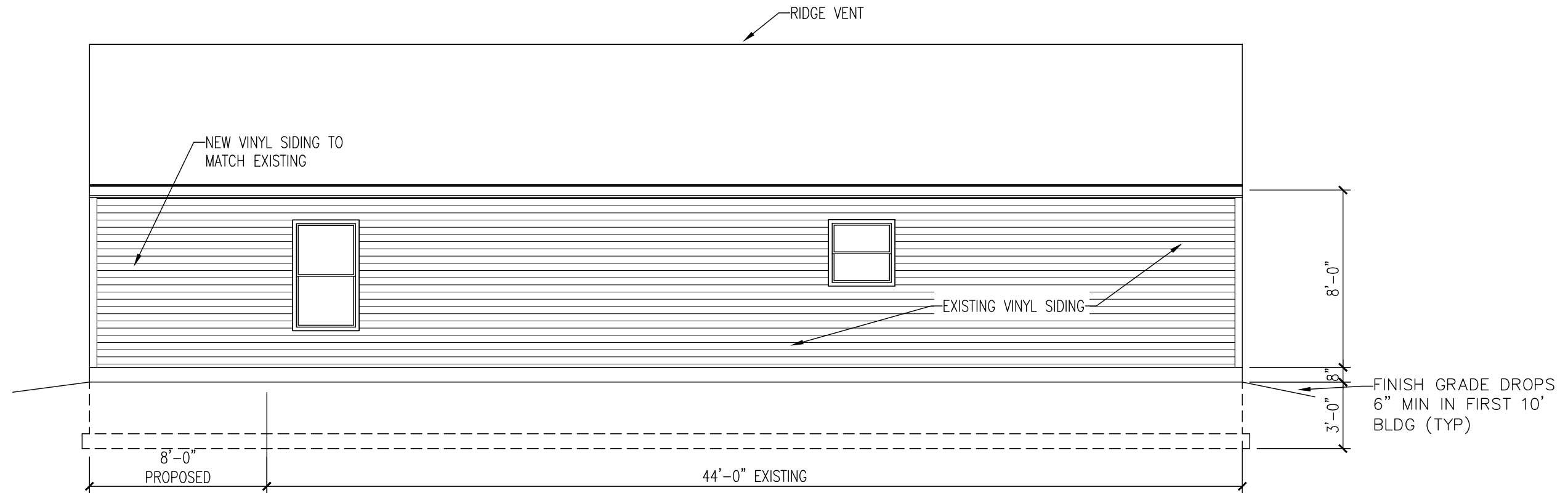
**2 PROPOSED REAR ELEVATION**  
SCALE 3/16"=1'-0"

ADDRESS: STEPHANIE BLAKEMAN  
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CINCINNATI, OHIO 45249

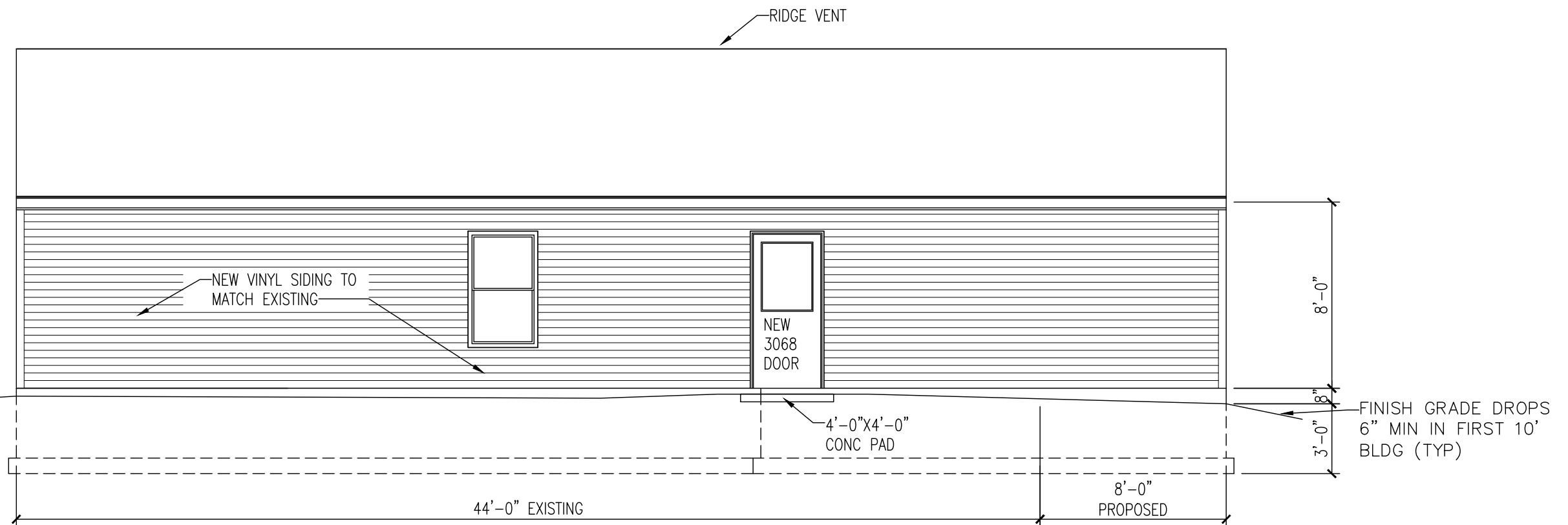
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**1 PROPOSED LEFT ELEVATION**  
SCALE 3/16"=1'-0"

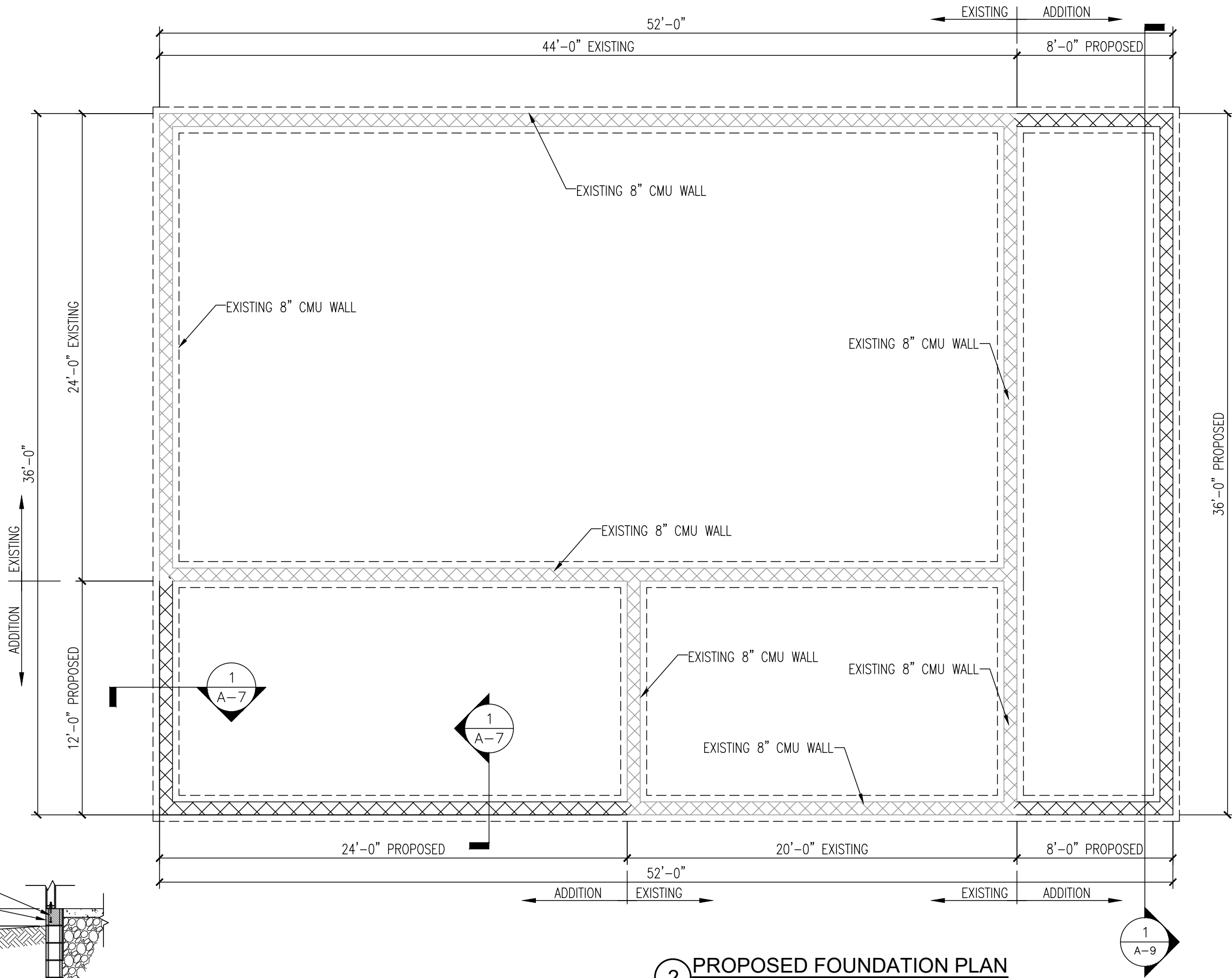


**2 PROPOSED RIGHT ELEVATION**  
SCALE 3/16"=1'-0"

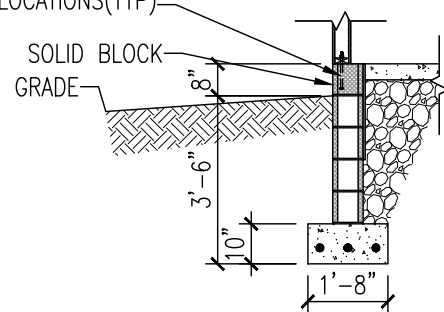
ADDRESS: STEPHANIE BLAKEMAN  
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• SERIES 'A' IPCO MASONRY ANCHOR BOLTS @ 6'-0" O.C. 18" MIN. 12" FROM ENDS & SPLICE LOCATIONS(TYP)



**1 SECTION**  
A-7 SCALE 1/4"=1'-0"

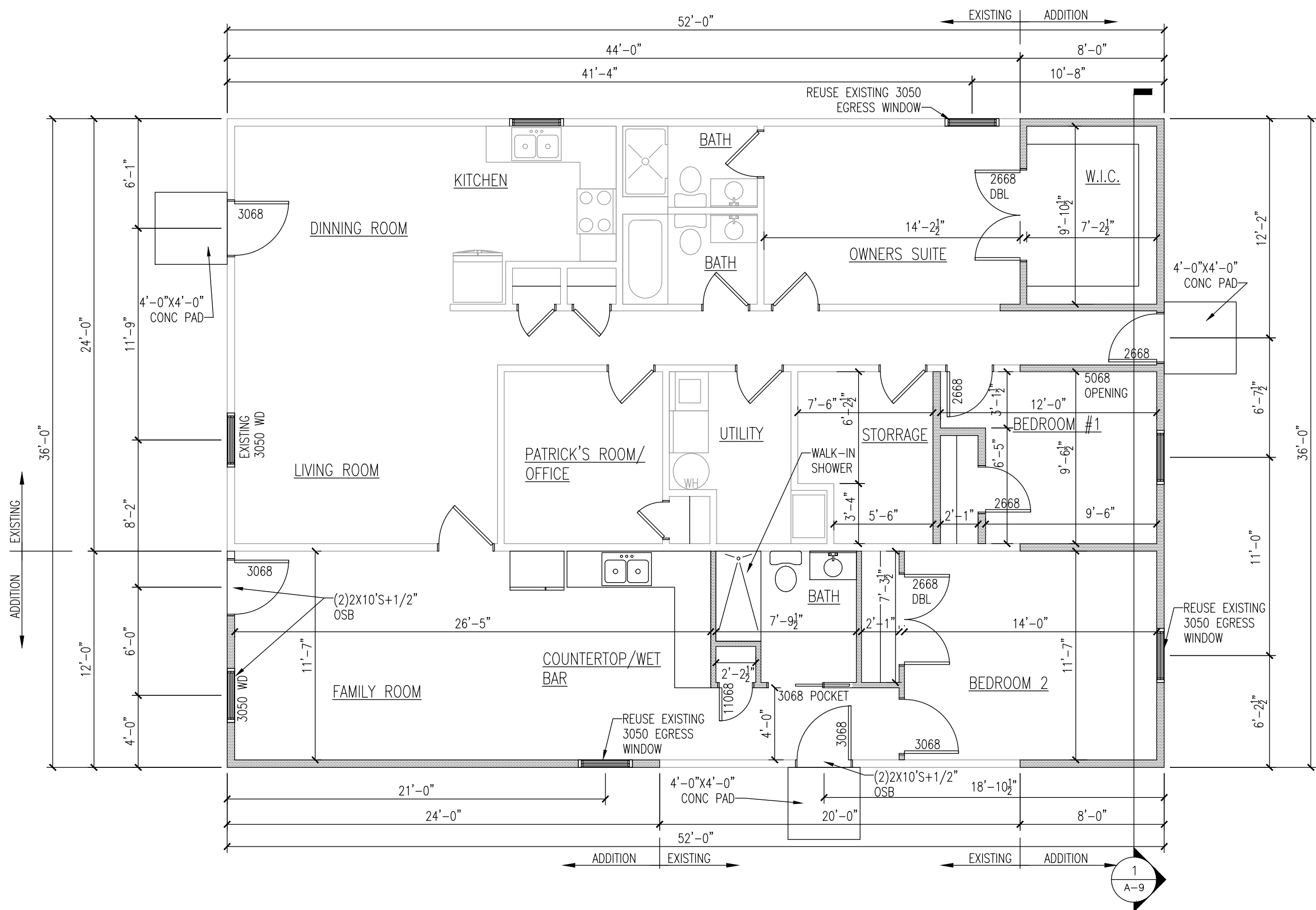
**2 PROPOSED FOUNDATION PLAN**  
SCALE 3/16"=1'-0"

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A-7

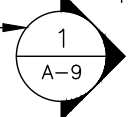


**1 PROPOSED FIRST FLOOR PLAN**  
 SCALE 3/16"=1'-0"

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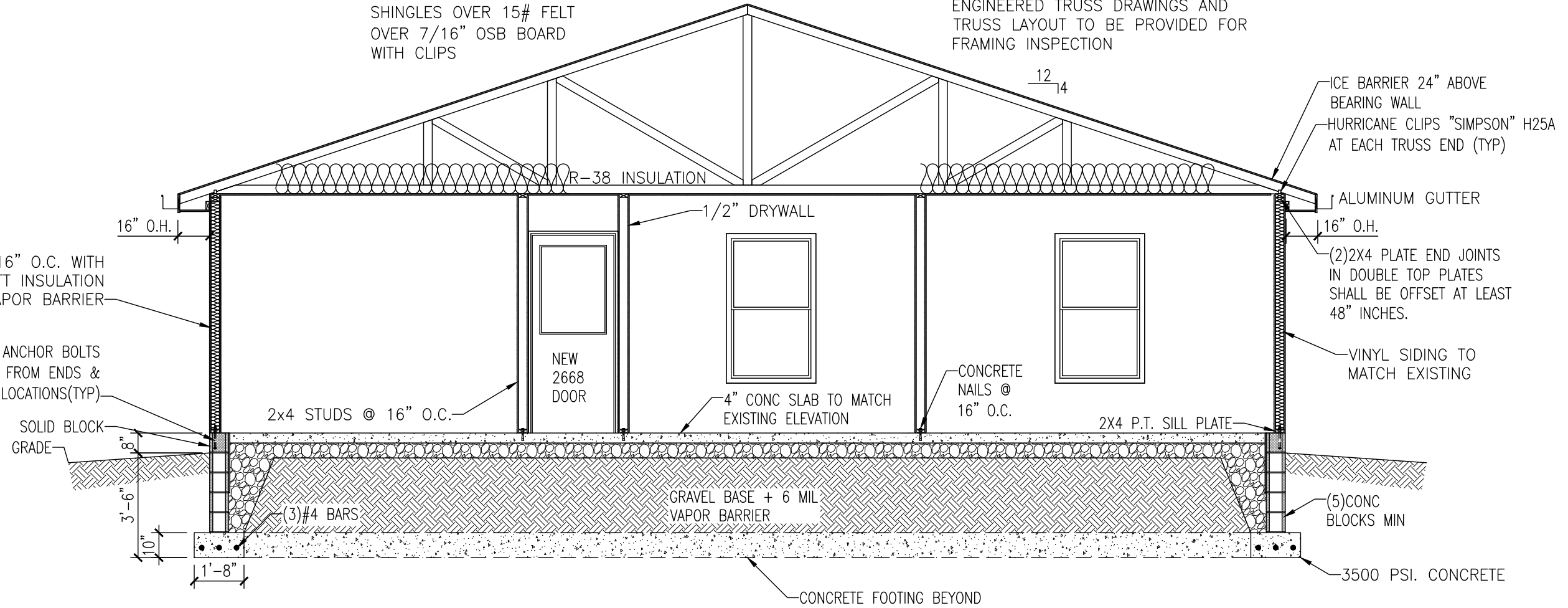
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FIRESTOPPING WILL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND ROOF

TRUSS MANUFACTURE SHALL PROVIDE ENGINEERED TRUSS DRAWINGS AND TRUSS LAYOUT TO BE PROVIDED FOR FRAMING INSPECTION

SHINGLES OVER 15# FELT OVER 7/16" OSB BOARD WITH CLIPS

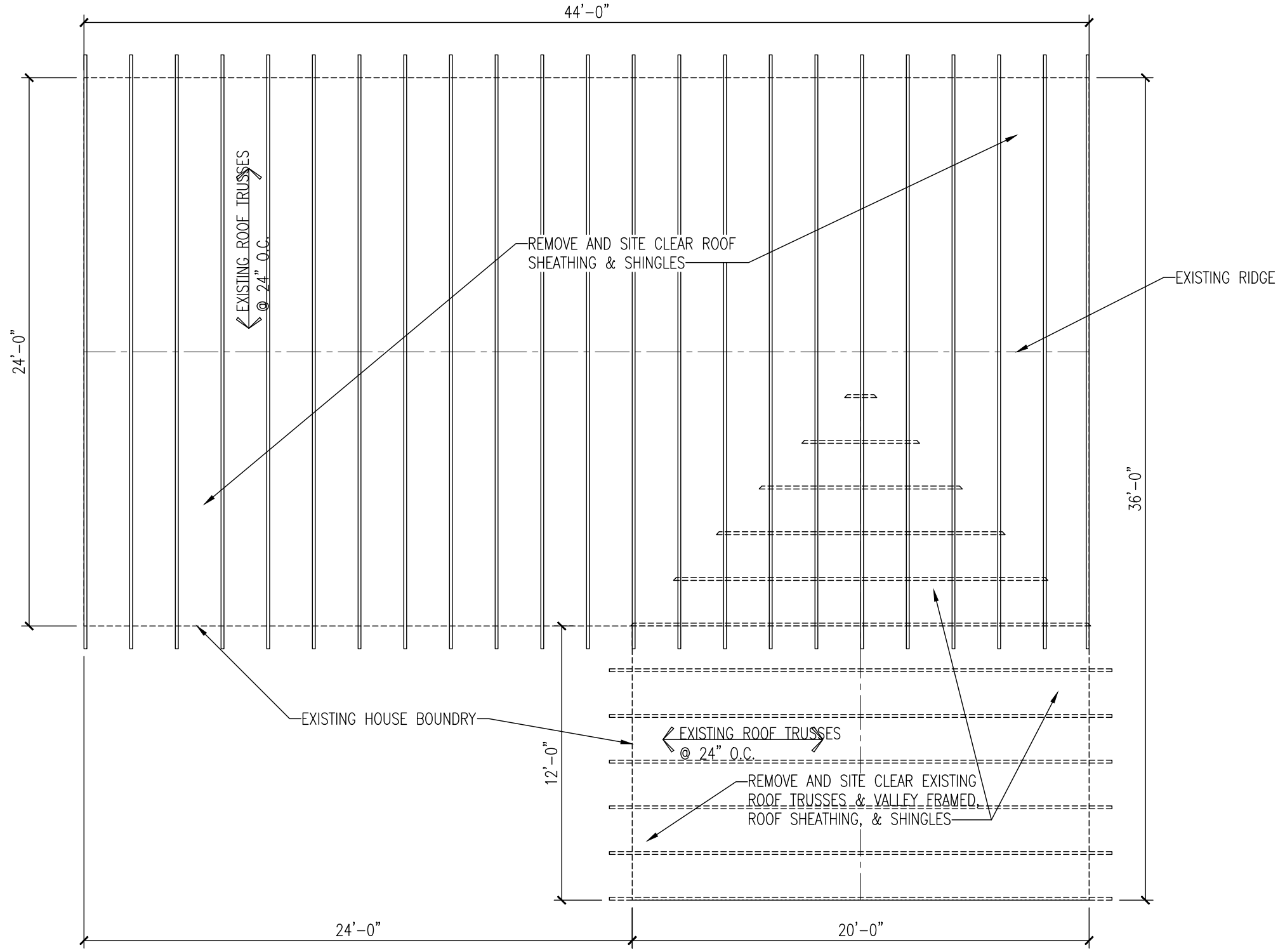


1 WALL SECTION  
A-9 SCALE 1/4"=1'-0"

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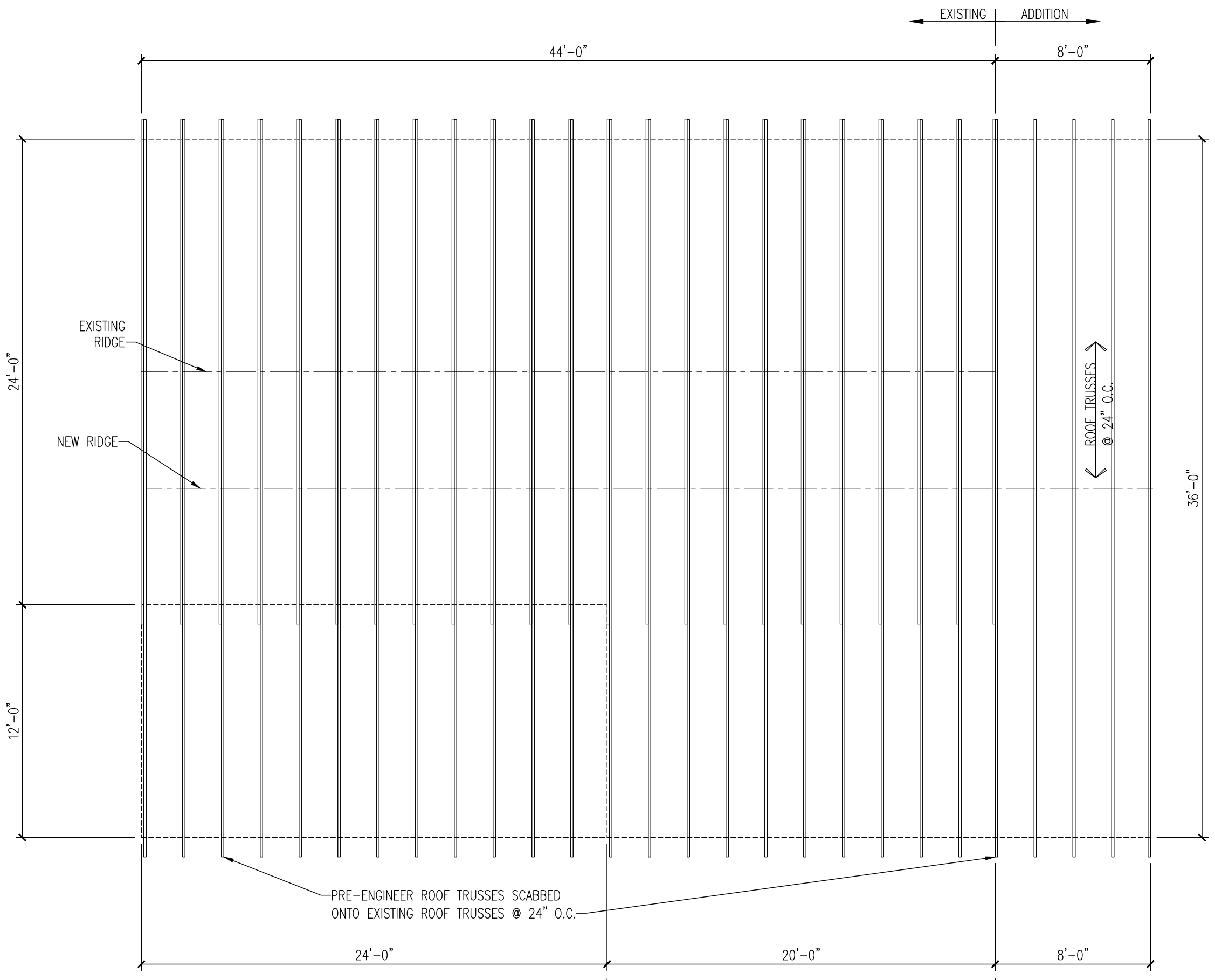


**1** EXISTING ROOF PLAN  
SCALE 3/16"=1'-0"

ADDRESSEE: STEPHANIE BLAKEMAN  
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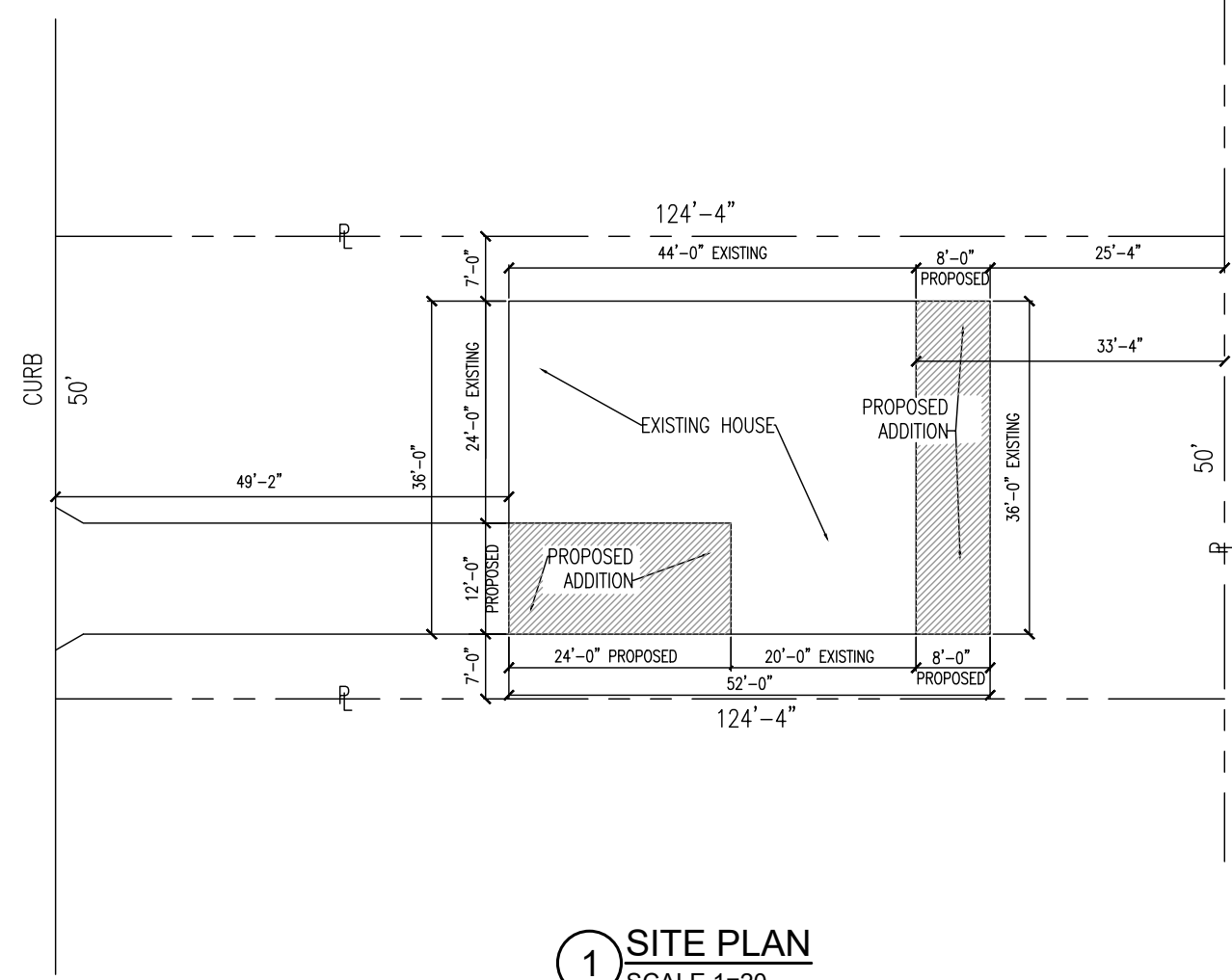
**1 PROPOSED ROOF PLAN**  
SCALE 3/16"=1'-0"

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STREET/FIRST AVE



1 SITE PLAN  
SCALE 1=20

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