

ZONING COMMISSION APPLICATION			
ZONE CHANGE	\$1000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1000	MAJOR ADJUSTMENT TO A PUD	\$1000
PUD II	\$1000	MINOR ADJUSTMENT TO A LASR	\$200
LASR	\$1000	MAJOR ADJUSTMENT TO A LASR	\$1000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER
2023-10P1
DO NOT WRITE IN THIS SPACE

SycamoreTownship.org



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

11216 Gideon Lane Parcel ID 0600000230005

PROJECT ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

NAME	STREET ADDRESS	ZIP	EMAIL	PHONE NUMBER
APPLICANT Drees Homes, Inc	211 Grandview Drive Suite 300 Ft Mitchell KY	41017	mmains@dreeshome.com	859-578-4324
PROPERTY OWNER Scharfenberger Family LLC	9180 Indian Ridge Cincinnati OH	45243		
DESIGN PROFESSIONAL McGill Smith Punshon, Inc	3700 Park 42 Drive Suite 190 B Cincinnati OH	45241	jwatson@mspdesign.com	513-759-3205
CONTRACTOR not selected				

ZONING COMMISSION ACTION REQUESTED:

- ZONE CHANGE FROM ZONE \_\_\_\_\_ TO ZONE \_\_\_\_\_  
 PUD  PUD 2  LASR (LOCALIZED ALTERNATIVE SIGN ALTERNATIVE)  
 MAJOR ADJUSTMENT TO A PUD  MINOR ADJUSTMENT TO A PUD  
 MAJOR ADJUSTMENT TO A LASR  MINOR ADJUSTMENT TO A LASR

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

Proposed 5-lot single family subdivision designed to conform to R-1 requirements but includes one panhandle lot having a driveway that will serve only that lot and will not serve as a common drive. Mounding and landscaping is proposed to provided screening from the adjacent lot.

SQUARE FEET: 189,900 USE: R-1 single family residence HEIGHT: n/a  
 ESTIMATED START DATE: 09/01/23 ESTIMATED FINISH DATE: 12/01/23 NUMBER OF SIGN(S): n/a

THE PLANNING & ZONING DEPARTMENT IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. THROUGH THE ZONING RESOLUTION, THE TOWNSHIP PROMOTES A HIGH STANDARD FOR RESIDENTIAL AND COMMERCIAL LAND USE AND DEVELOPMENT. WE LOOK FORWARD TO SERVING OUR RESIDENTS 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. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission public notice has been given.

Math Mains 6/6/23  
 APPLICANT'S SIGNATURE DATE

PLEASE NOTE:

Michael Scharfenberger 6/6/23  
 PROPERTY OWNER'S SIGNATURE DATE

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

June 7, 2023

Mr. Jeff Uckotter, Planning & Zoning Administrator  
Sycamore Township  
8540 Kenwood Road  
Sycamore Township, Oh 45236

RE: Scharfenberger Property, Gideon Lane  
Request for PUD-1 Overlay Approval  
MSP No. 16586.10

Dear Mr. Uckotter:

Attached for the Sycamore Township Zoning Commission's review and consideration is an application packet for a proposed PUD-1 overlay at the subject location along the east side of Gideon Lane. The Scharfenberger property contains 4.36 acres and is identified on the Hamilton County Auditor's records as Tax Parcel 600-0023-005. The site is presently undeveloped and wooded. Our proposal is to develop the property into five single-family lots conforming to the existing Residence A zoning district. The reason for this PUD-1 request is that one of the five lots, identified in the packet as Lot 2, requires a 20-foot wide panhandle for frontage and access purposes. We believe permission of a panhandle lot is warranted for the following reasons:

- Existing parcels adjacent to the project, all being located in the Residence A zoning district, are totally unaffected by this proposed panhandle lot. The very limited location available for a home site on Lot 2 is well distant and well screened from any nearby existing homes.
- Mounding and landscaping is planned that will serve as a screen between the front of a home on Lot 2 and the rear of a home on proposed Lot 3.
- The driveway serving Lot 2 will only serve Lot 2 and will not serve to replace what otherwise could have been or should have been a public street.
- Similar larger lot residential sites in Sycamore Township that are also located in the Sycamore School District have limited availability and are highly coveted.
- The irregular shape and unique physical condition of the property, which was not self-created, is such that the rear 2.3 acres of the site has no development opportunity without the use of a panhandle. Without the panhandle, the lot yield is reduced by 20%, significantly diminishing the value of the property, resulting in an extraordinary loss to Scharfenberger Family, LLC.

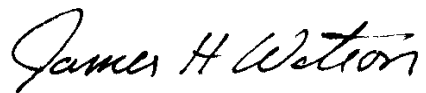
Scharfenberger Property, Gideon Lane  
Request for PUD-1 Overlay Approval  
June 7, 2023  
Page 2

By maintaining a lot design that is consistent with the current Residence A zoning, a PUD-1 that allows Lot 2 to be served by a panhandle will be a minimal variation from current regulations that will not result in any detriments to adjoining properties while relieving an unnecessary hardship on the property owner and applicant.

We request the Sycamore Township Zoning Commission's consideration of this matter at their July 10, 2023 meeting. Until then, please review the application and forward us any questions and comments.

Sincerely,

McGill Smith Punshon, Inc.

A handwritten signature in black ink that reads "James H. Watson". The signature is written in a cursive, flowing style.

James H. Watson, PE  
Senior Vice-President

**DESCRIPTION FOR: SCHARFENBERGER PROPERTY**

**LOCATION: GIDEON LANE  
PROPOSED PUD-1 OVERLAY**

Situated in Section 6, Township 4, Entire Range 1, Sycamore Township, Hamilton County, State of Ohio, and being part of the same premises conveyed to Scharfenberger Family, LLC by deed recorded in Official Record 13380, Page 885 (all records of the Hamilton County, Ohio Recorder's Office), and also being more particularly described as follows:

Beginning at the northwest corner of Lot #53 Millwood Subdivision Block "C", recorded in Plat Book 105 Pages 10 and 11;

Thence along the west line of said subdivision, South 04°23'00" West, for a distance of 338.43 feet to the southwest corner of Lot #54;

Thence, leaving said west line, North 46°42'31" West, for a distance of 201.56 feet;

Thence, South 58°34'53" West, 282.32 feet;

Thence, South 39°26'37" West, 276.09 feet;

Thence, North 85°58'25" West, 40.00 feet to a point on the easterly line of Gideon Lane (50 feet wide);

Thence, along said easterly line, North 04°01'35" East, for a distance of 523.59 feet;

Thence, leaving said easterly line, North 86°43'11" East, for a distance of 500.36 feet;

Thence, North 86°22'30" East, 92.69 feet to the point of beginning.

Containing 4.36 acres of land.

Subject to all legal highways, easements and restrictions of record.

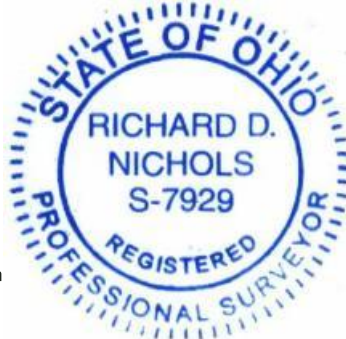
The above description is based on deeds of record and not an actual field survey and is a complete and proper legal description of the proposed area to be re-classified.

Prepared by: McGill Smith Punshon, Inc.

Date: 05 JUN 2023



McGill Smith Punshon, Inc.  
3700 Park 42 Drive, Suite 190B ■ Cincinnati, Ohio 45241  
513.759.0004 ■ Fax 513.563.7099 ■ www.mspsdesign.com



Issue/Revision	No.	Date

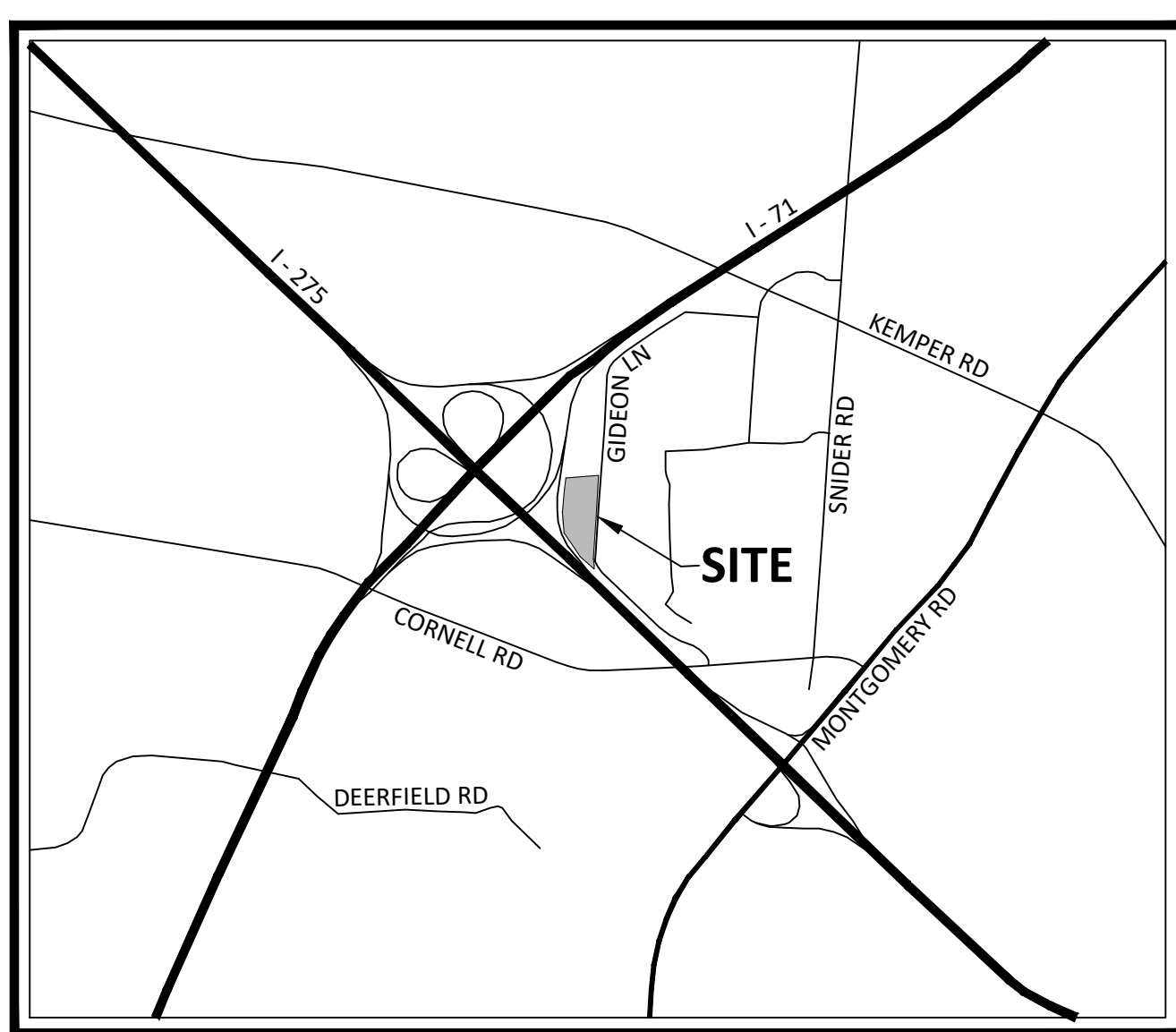
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*James H. Watson*

# SYCAMORE WOODS WEST

SECTION 6, TOWN 4, RANGE 1  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO



**VICINITY MAP**  
N.T.S.

**OWNER**  
SCHARFENBERGER FAMILY LLC  
9180 INDIAN RIDGE  
CINCINNATI, OH 45243

**APPLICANT**  
DREES HOMES, INC.  
211 GRANDVIEW DRIVE, SUITE 300  
FORT MITCHELL, KY 41017  
(859) 578-4200

**PARCEL DATA**  
600-0024-0012 7.5249 ACRES

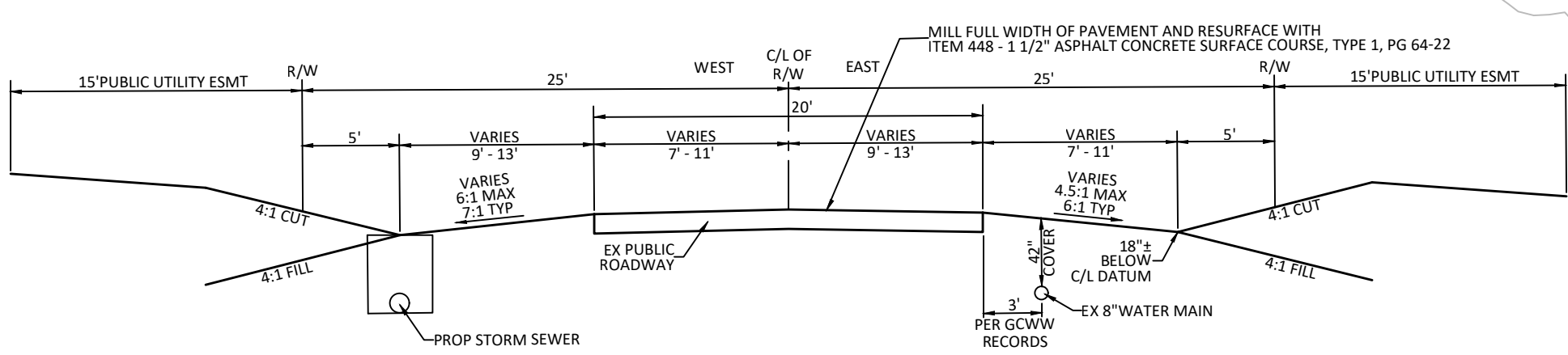
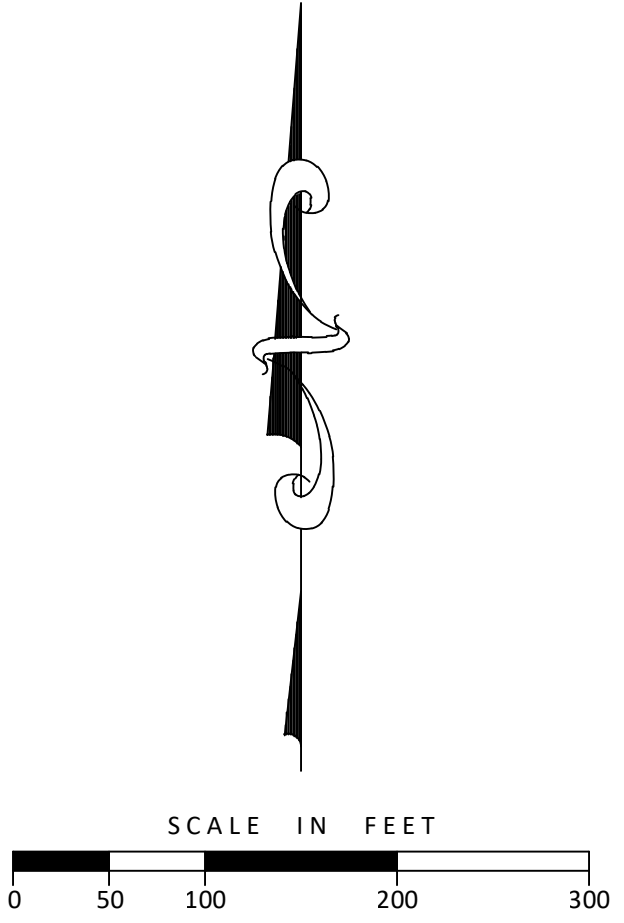
**CURRENT ZONING: "A" RESIDENTIAL**  
ADJOINING PROPERTIES TO THE NORTH & EAST ARE ALSO ZONED "A" RESIDENTIAL.  
THE I-275 R/W IS LOCATED IN THE CITY OF MONTGOMERY AND HAS NO ZONING CLASSIFICATION.

**DEVELOPMENT DATA**  
AREA IN LOTS: 7.5249 ACRES  
AREA IN OPEN SPACE: NONE  
AREA IN R/W: NONE

**LOT DATA**  
LOT AREA: 20,000 S.F.  
LOT WIDTH AT FRONT SETBACK: 100 FEET

**SOILS MAP LEGEND**

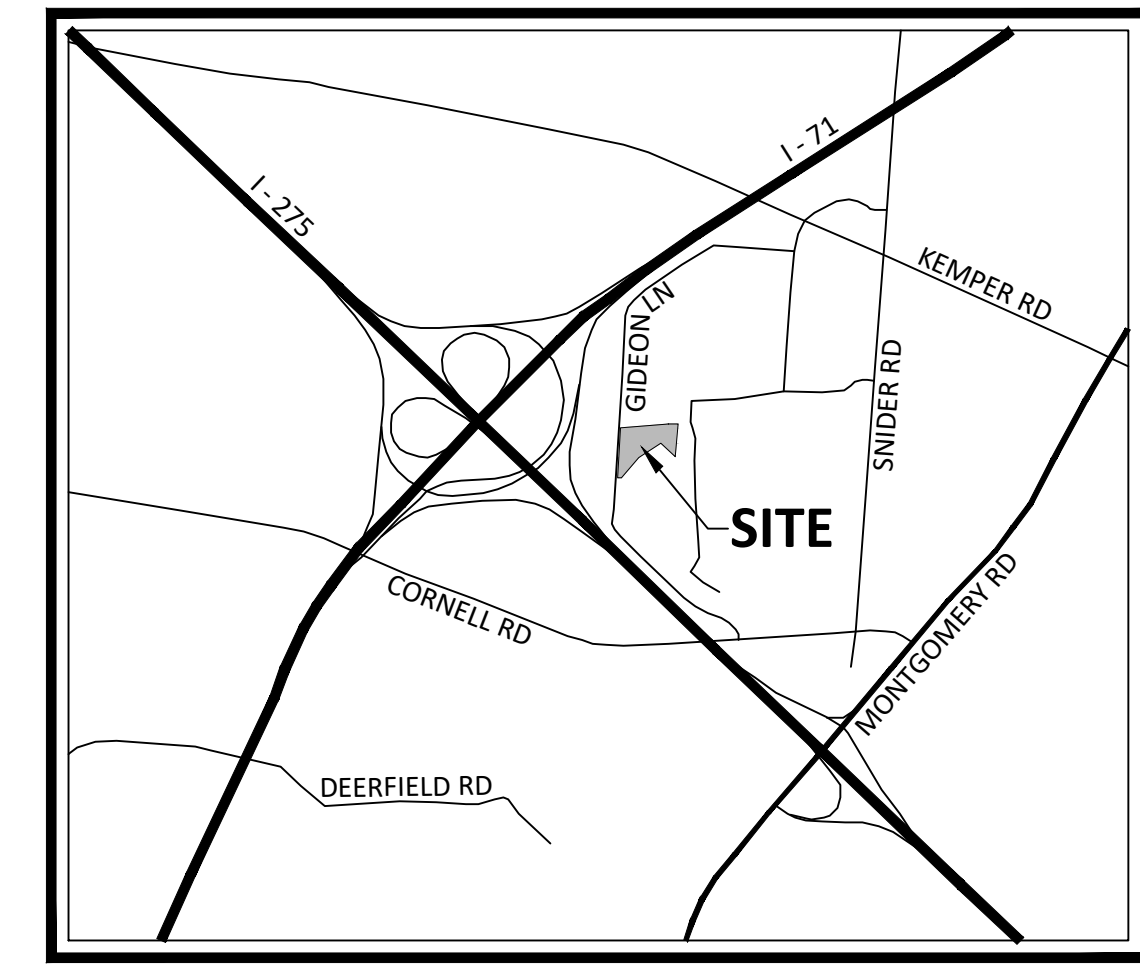
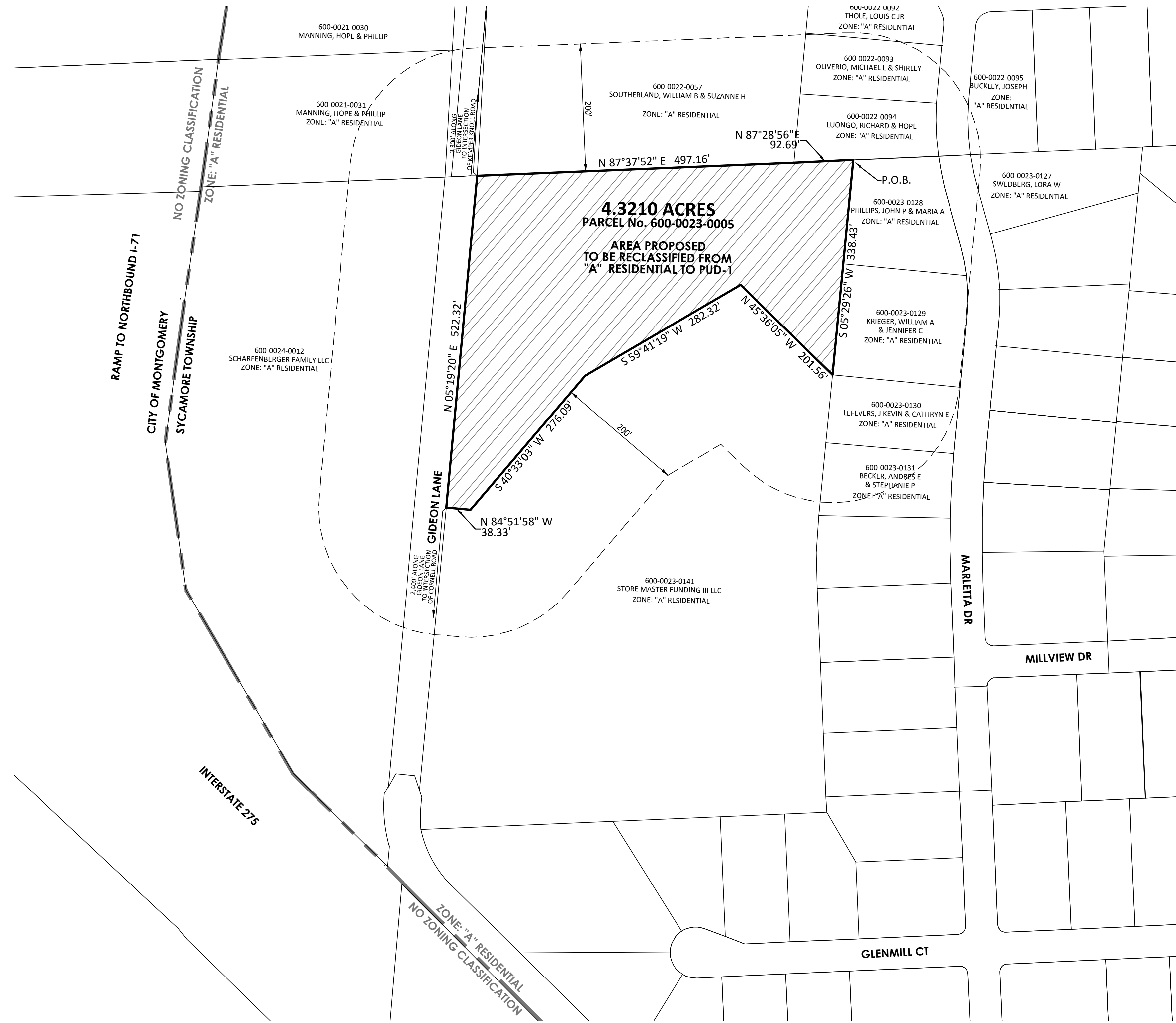
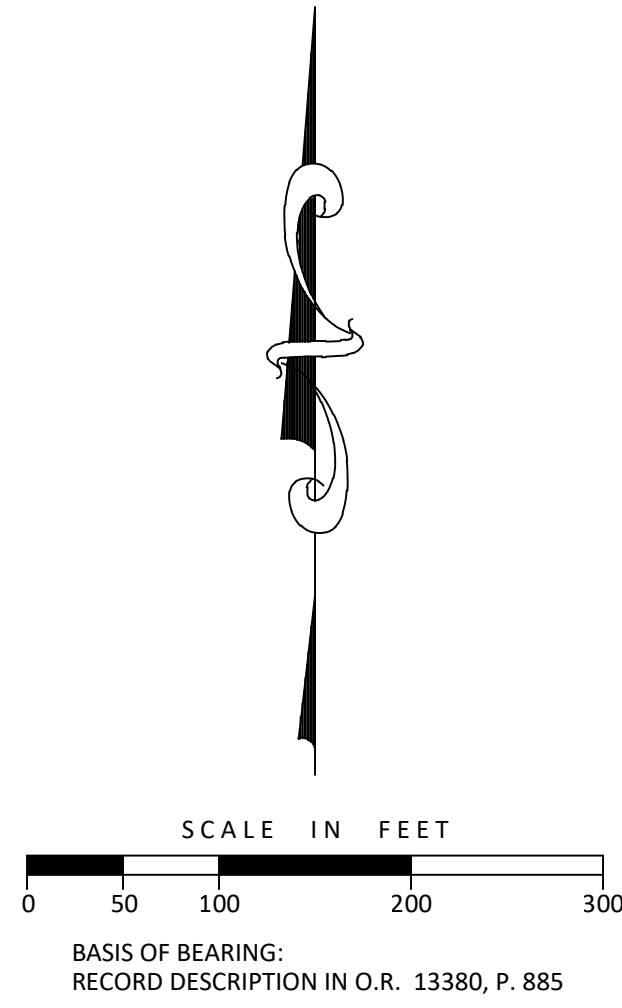
JoR1A1	JONESBORO-ROSSMOYNE SILT LOAMS, 0 TO 2 PERCENT SLOPES
JoR1B2	JONESBORO-ROSSMOYNE SILT LOAMS, 2 TO 6 PERCENT SLOPES, ERODED
RpC2	ROSSMOYNE SILT LOAM, 8 TO 15 PERCENT SLOPES, ERODED
UAGXC	URBAN LAND-ALFIC UDARENTS-ROSSMOYNE COMPLEX, 0 TO 12 PERCENT SLOPES
UFAXC	URBAN LAND-ALFIC UDARENTS COMPLEX, FRAGIPAN SUBSTRATUM OVER TILL, 0 TO 12 PERCENT SLOPES
UrUXC	URBAN LAND-UDORTHTENS COMPLEX, 0 TO 12 PERCENT SLOPES
UsUXF	URBAN LAND-UDORTHTENS COMPLEX, SMOOTHED, 0 TO 50 PERCENT SLOPES
UtAXD	URBAN LAND-ALFIC UDARENTS COMPLEX, LOAMY SUBSTRATUM OVER TILL, 12 TO 25 PERCENT SLOPES



**GIDEON LANE - TYPICAL R/W SECTION**  
N.T.S.



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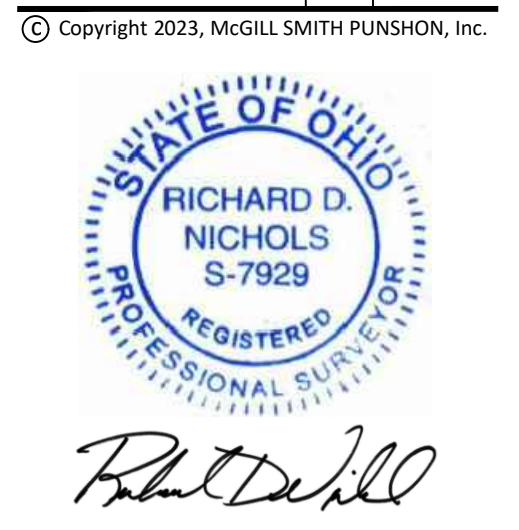
VICINITY MAP  
N.T.S.

**OWNER**  
SCHARFENBERGER FAMILY LLC  
9180 INDIAN RIDGE  
CINCINNATI, OH 45243

**APPLICANT**  
DREES HOMES, INC.  
211 GRANDVIEW DRIVE, SUITE 300  
FORT MITCHELL, KY 41017  
(859) 578-4200

Project Manager JW  
Drawn By BC  
DWG 16586104-PRE  
X-Ref(s) ---

Issue/Revision	No.	Date

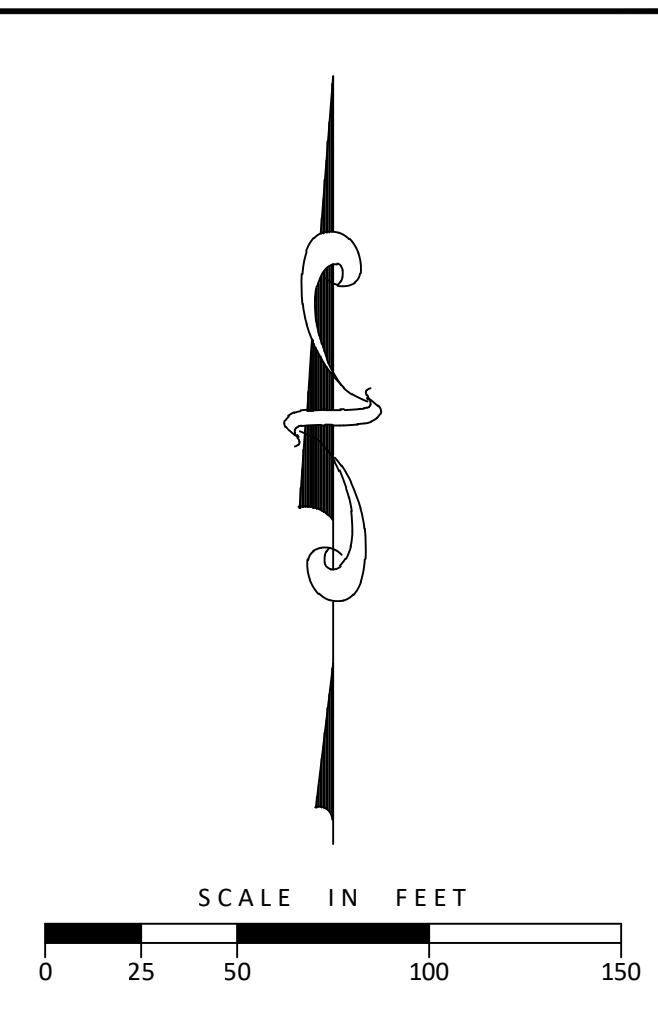
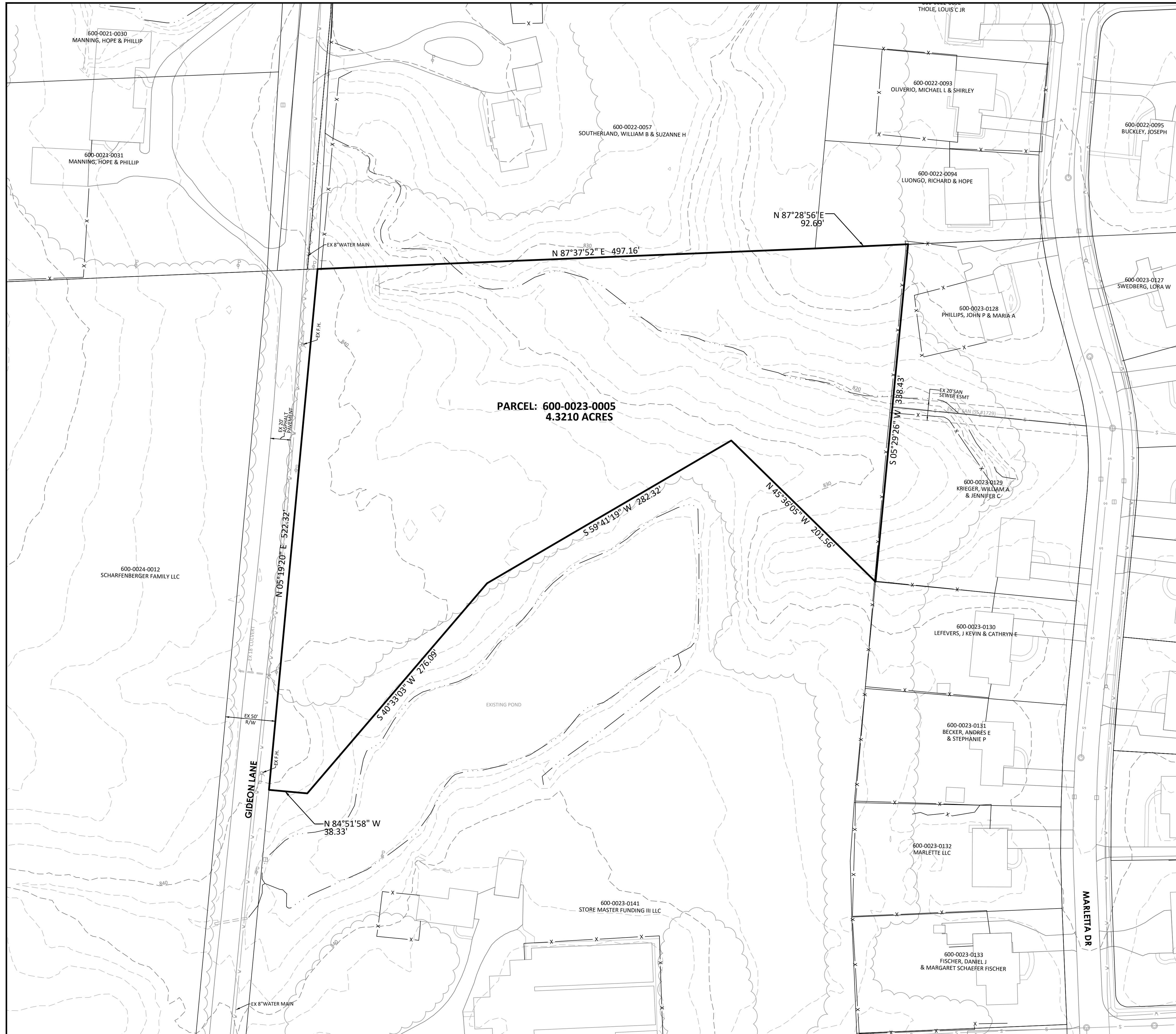


**SCHARFENBERGER PROPERTY  
PROPOSED PUD-1 OVERLAY**  
SECTION 6, TOWN 4, RANGE 1  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

Sheet Title

ZONING PLAT	
Project Number	16586.10
Drawing Scale	AS NOTED
Sheet Number	1 / 6
File Number	16586

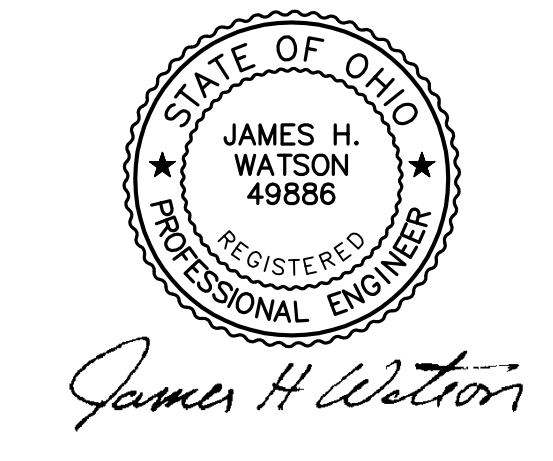
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Project Manager JW  
Drawn By BC  
DWG 16586104-PRE  
X-Ref(s) ---

Issue/Revision	No.	Date

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**GENERAL NOTES**

TOPOGRAPHY SHOWN IS TAKEN FROM CINCINNATI AREA GEOGRAPHIC INFORMATION SYSTEM (CAGIS). DATE: 2017 CONTOUR INTERVAL IS 2 FT.

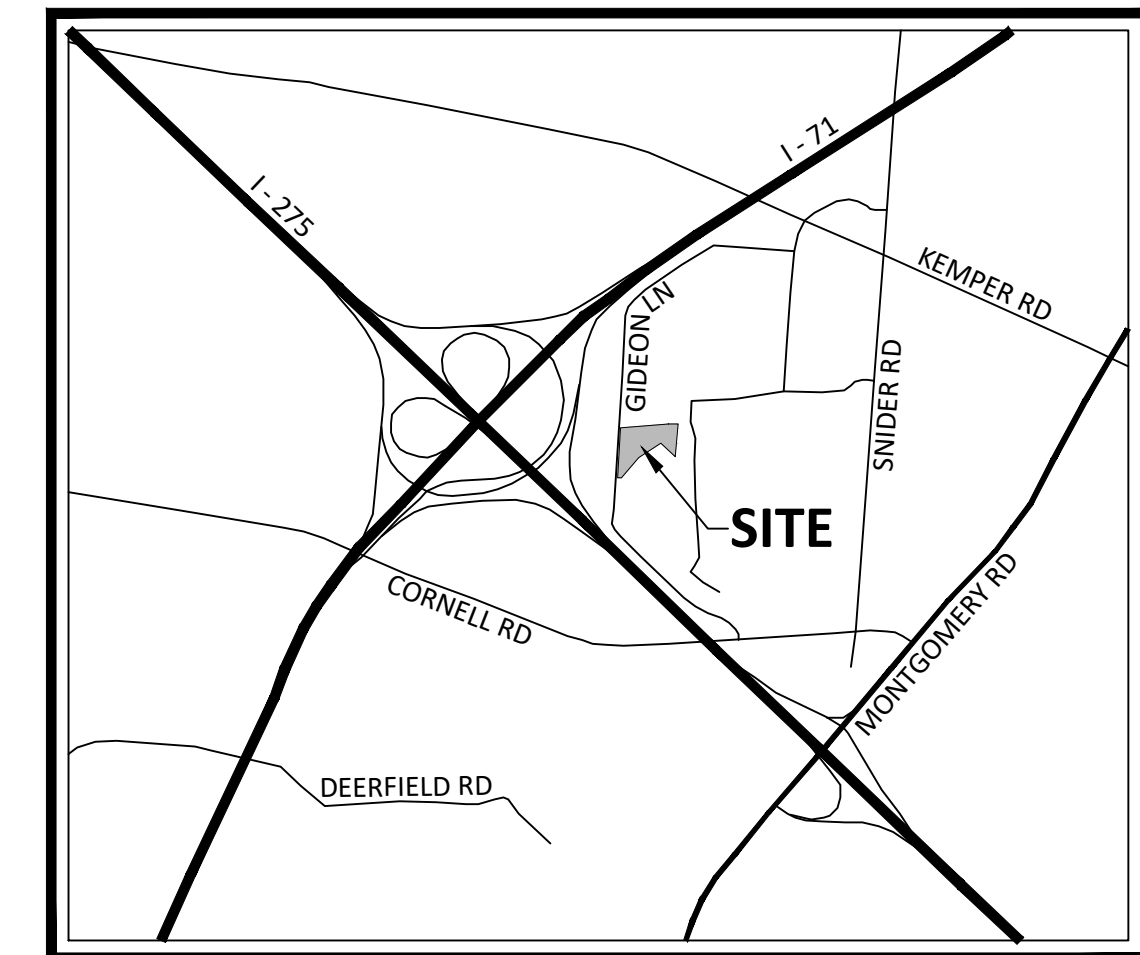
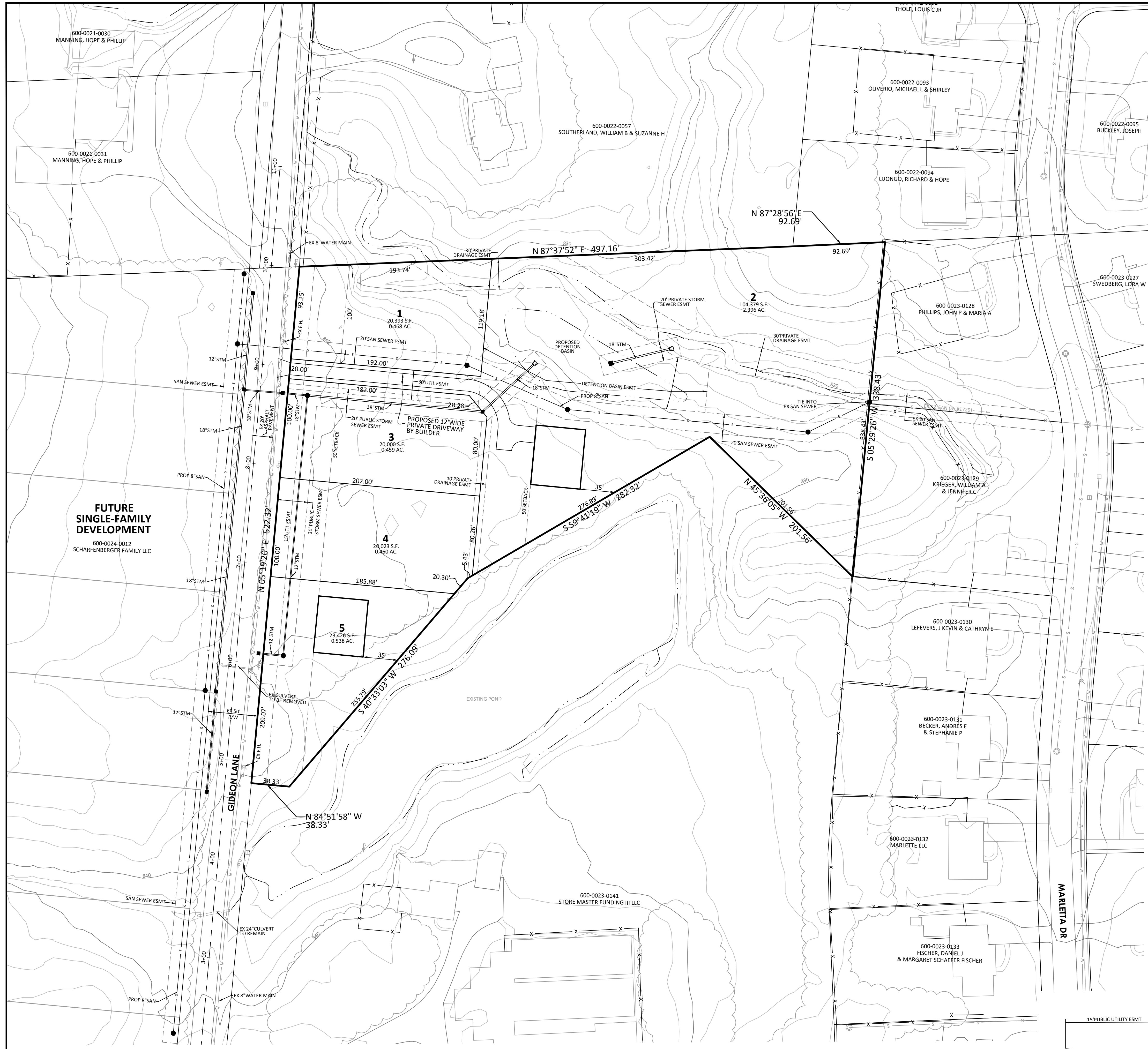
THERE ARE NO DESIGNATED 50-YEAR OR 100-YEAR FLOOD ZONES WITHIN OR NEAR THE PROJECT AREA.

**SCHARFENBERGER PROPERTY  
PROPOSED PUD-1 OVERLAY**  
SECTION 6, TOWN 4, RANGE 1  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

Sheet Title

EXISTING FEATURES	
Project Number	16586.10
Drawing Scale	AS NOTED
Sheet Number	2 / 6
File Number	16586

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VICINITY MAP  
N.T.S.

**OWNER**  
SCHARFENBERGER FAMILY LLC  
9180 INDIAN RIDGE  
CINCINNATI, OH 45243

**APPLICANT**  
DREES HOMES, INC.  
211 GRANDVIEW DRIVE, SUITE 300  
FORT MITCHELL, KY 41017  
(859) 578-4200



**PARCEL DATA**

600-0023-0005 4.3210 ACRES

**DEVELOPMENT DATA**

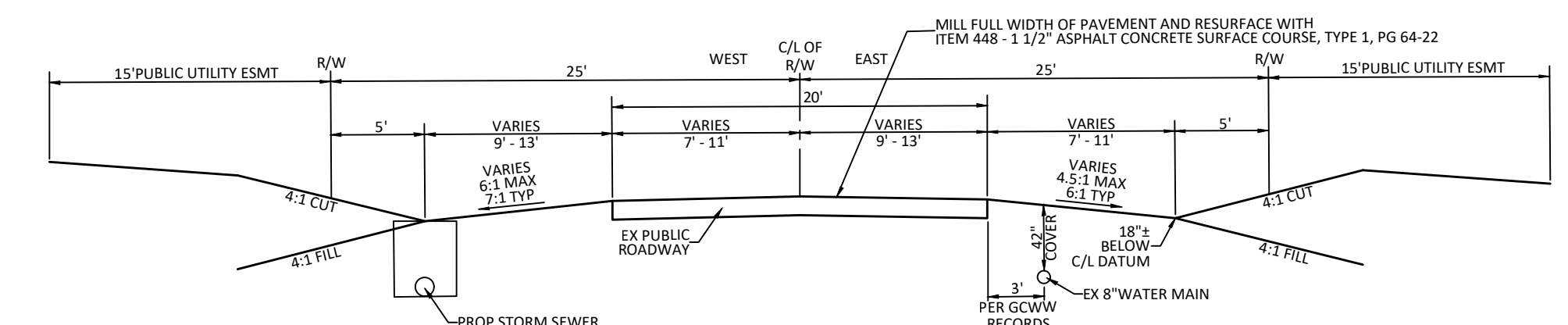
AREA IN LOTS: 4.3210 ACRES  
AREA IN OPEN SPACE: NONE  
AREA IN R/W: NONE

**LOT DATA**

LOT AREA: 20,000 S.F.  
LOT WIDTH AT FRONT SETBACK: 100 FEET  
FRONT YARD: 50 FEET  
SIDE YARD: 15 FEET  
REAR YARD: 35 FEET

STORM SEWER PIPE MATERIAL SHALL BE REINFORCED CONCRETE CONFORMING TO ODOT 706.02, CLASS IV OR DOUBLE WALL CORRUGATED POLYPROPYLENE CONFORMING TO ODOT 707.65.

CATCH BASINS IN RIGHT-OF-WAY SHALL BE ODOT CB 2-2A. MANHOLES SHALL BE ODOT STD. NO. 3. CATCH BASINS IN YARD AREAS SHALL BE ODOT CB 2-2A OR, IF DEEPER THAN 4 FEET, ODOT CB 2-3. HEADWALLS SHALL BE A WINGWALL CONFIGURATION CONFORMING TO HAMILTON COUNTY STANDARD PLATE 5.



GIDEON LANE - TYPICAL R/W SECTION  
N.T.S.

Project Manager JW  
Drawn By BC  
DWG 16586104-PRE  
X-Ref(s) ---

Issue/Revision	No.	Date
STORM SEWER ALIGNMENT		06/08/23

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*James H. Watson*

**SCHARFENBERGER PROPERTY  
PROPOSED PUD-1 OVERLAY**  
SECTION 6, TOWN 4, RANGE 1  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

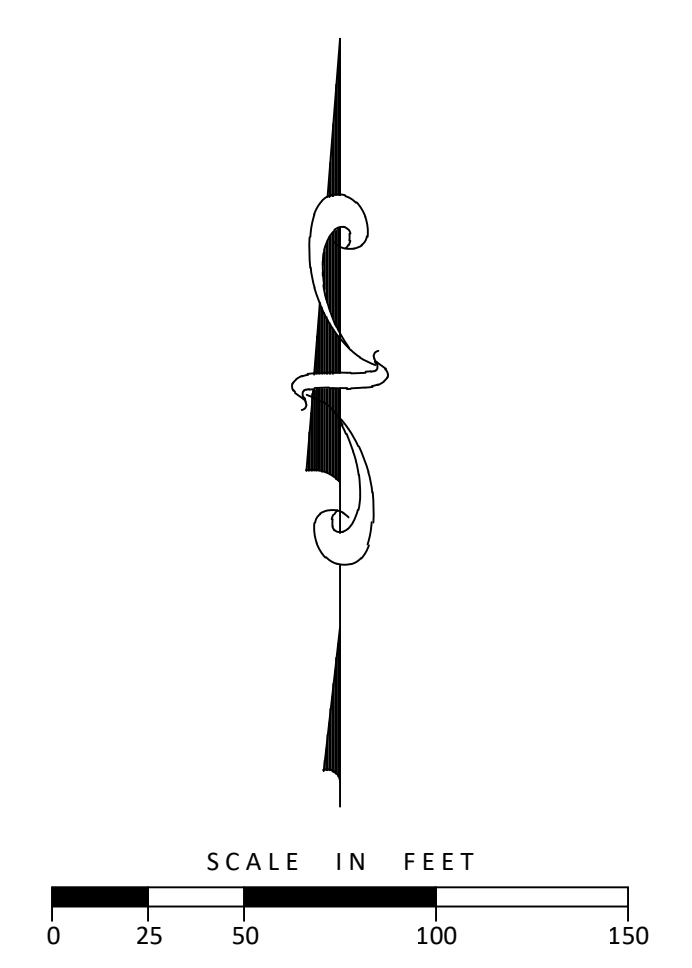
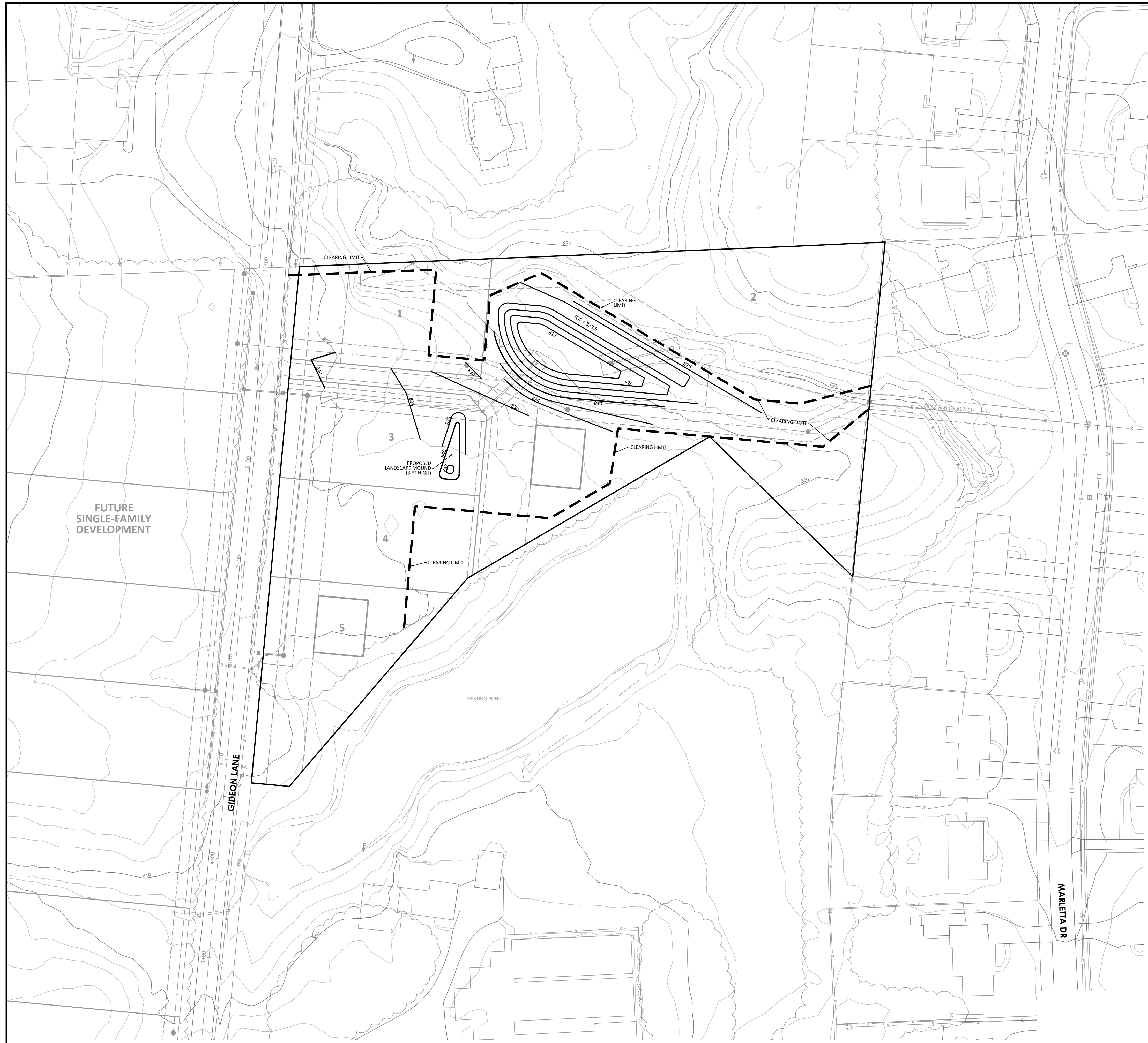
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**PROPOSED FEATURES**

Project Number 16586.10  
Drawing Scale AS NOTED  
Sheet Number 3 / 6  
File Number 16586

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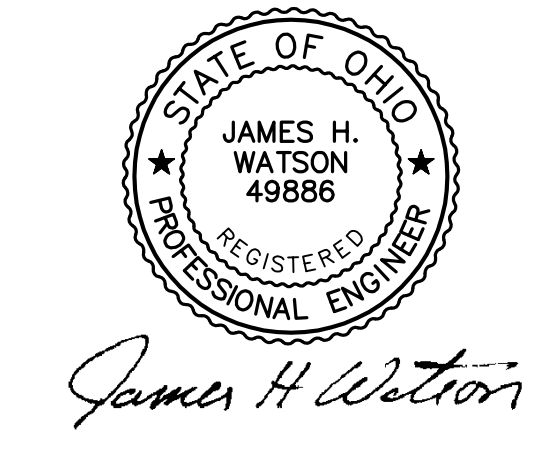




Project Manager JW  
 Drawn By BC  
 DWG 16586104-PRE  
 X-Ref(s) ---

Issue/Revision	No.	Date

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**SCHARFENBERGER PROPERTY**  
**PROPOSED PUD-1 OVERLAY**  
 SECTION 6, TOWN 4, RANGE 1  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

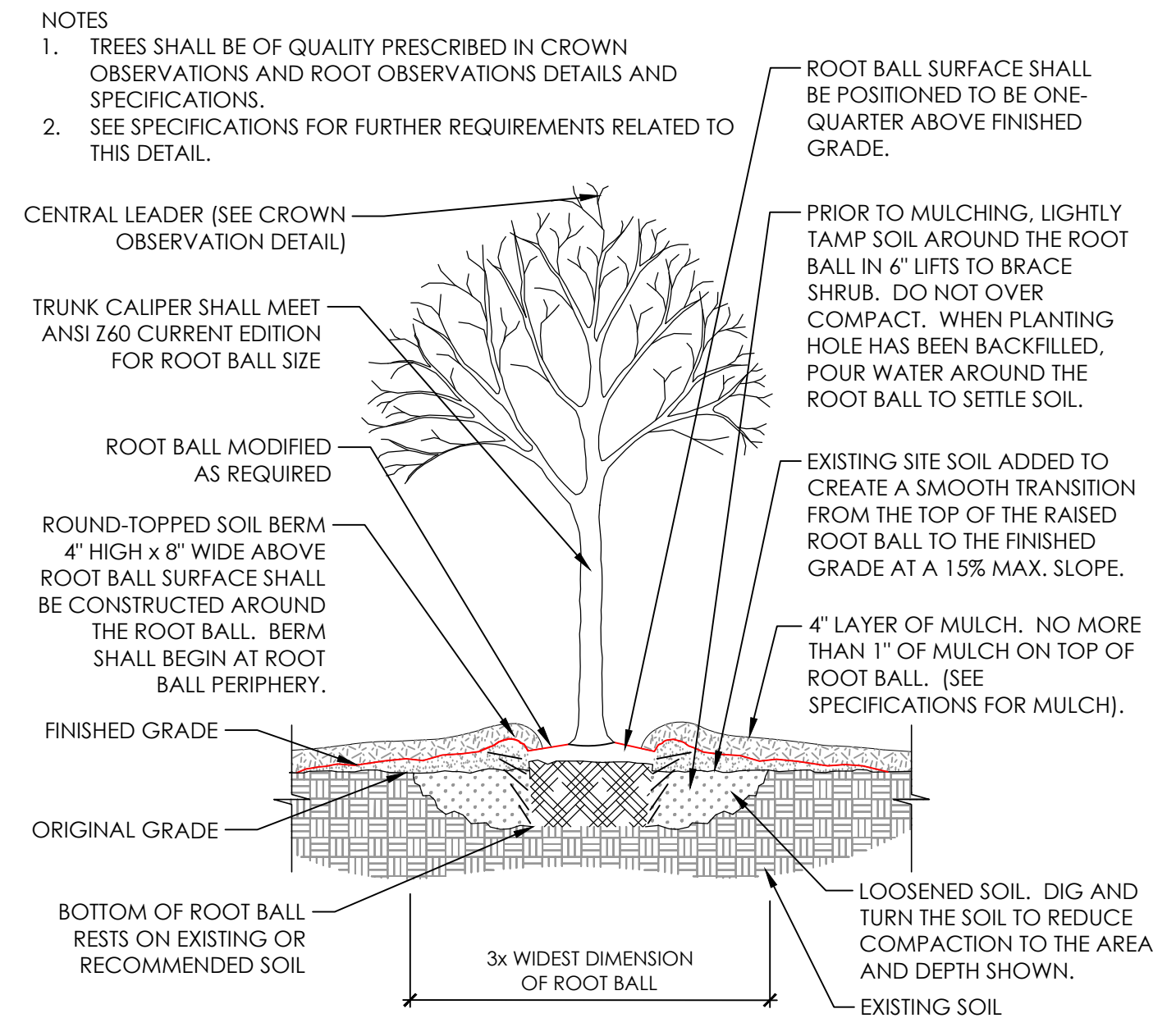
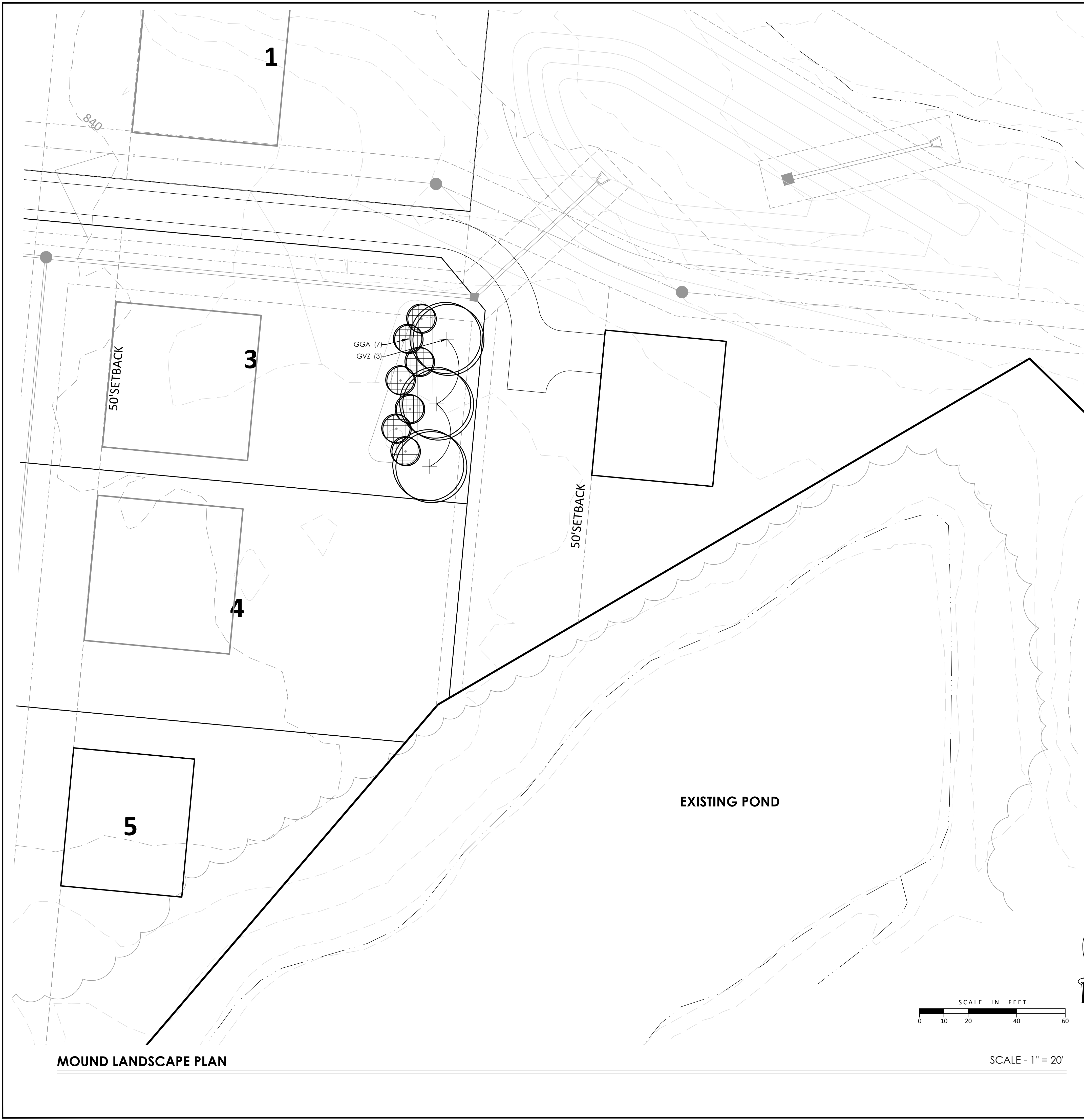
Sheet Title

**PRELIMINARY GRADING PLAN**

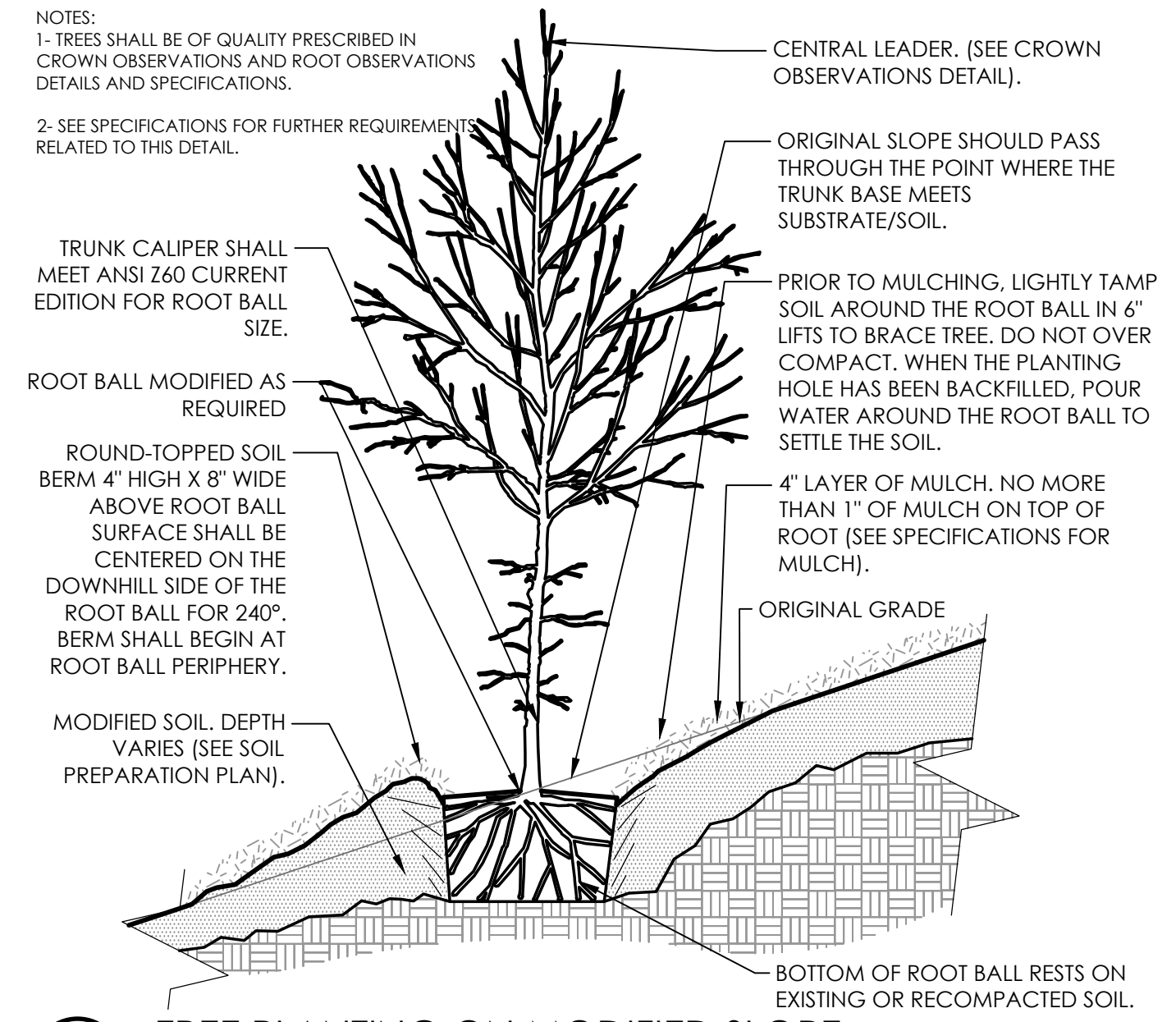
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 Drawing Scale AS NOTED  
 Sheet Number 4 / 6  
 File Number 16586

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Issue/Revision	No.	Date



**1 TREE PLANTING**  
NOT TO SCALE  
P-G:05 SECTION



**2 TREE PLANTING ON MODIFIED SLOPE**  
1" = 1'-0"  
P-G:12 SECTION

**PLANT SCHEDULE**

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GGA	7	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	8'-10' B&B
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GVZ	5	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 1/2' - 3" CAL. B&B

MOUND LANDSCAPE PLAN



SCALE - 1" = 20'

**SCHARFENBERGER PROPERTY  
PROPOSED PUD-1 OVERLAY  
SECTION 6, TOWN 4, RANGE 1  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OH**



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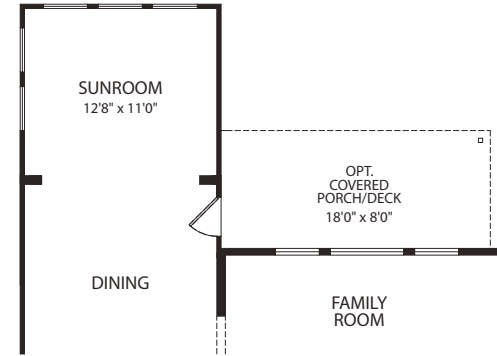
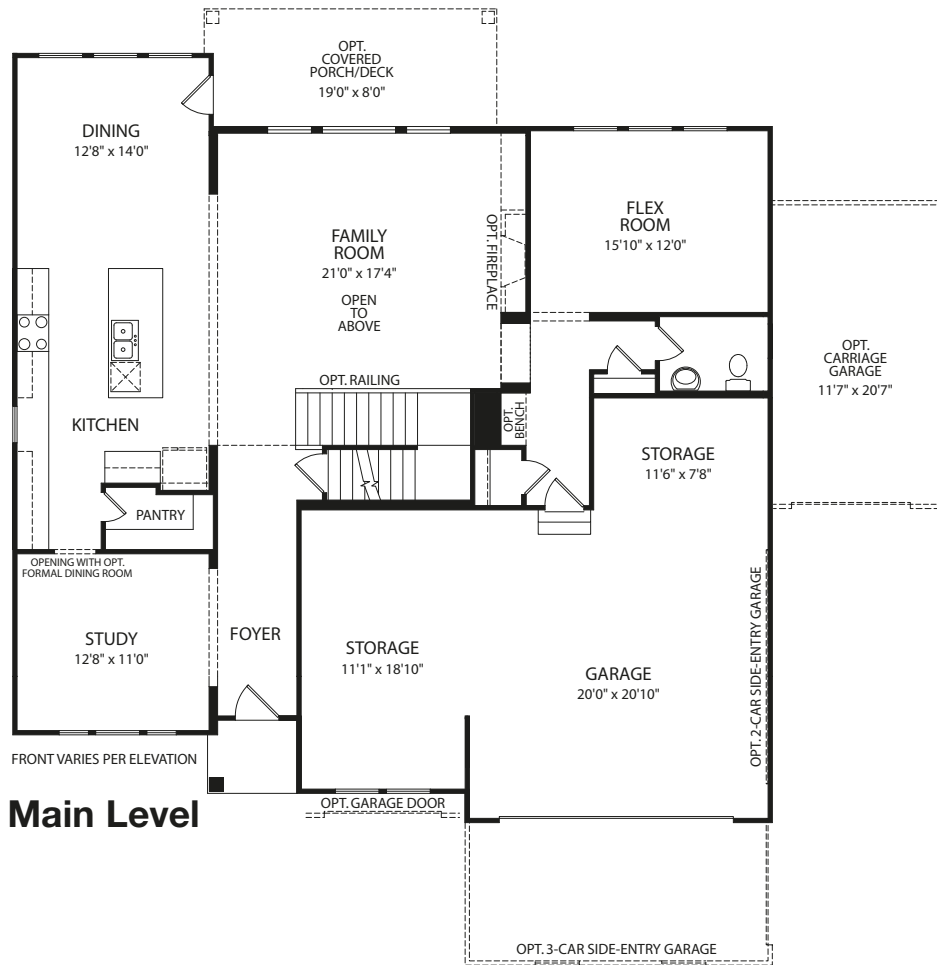
# Bennett



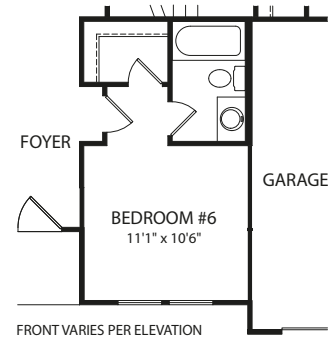
Bennett D

*Illustrations show optional items and materials that vary based on availability and community requirements.*

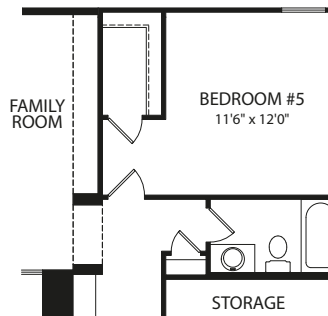




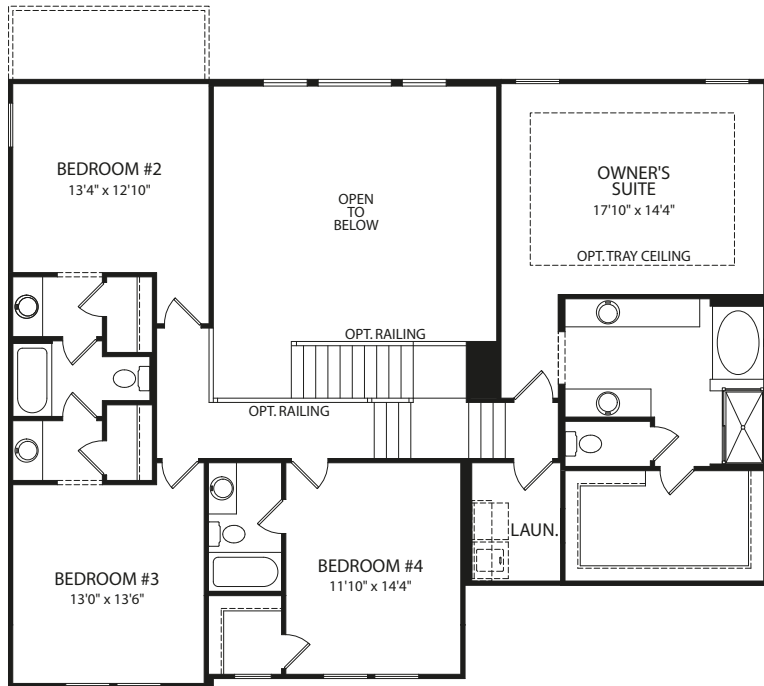
**Optional Sunroom**



**Optional Bedroom #6 vs. Garage Storage**

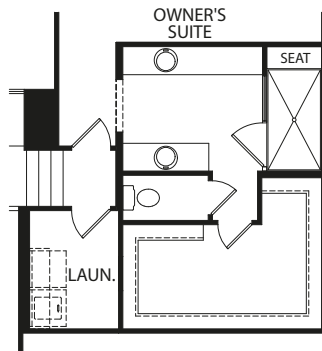


**Optional Bedroom #5 vs. Flex Room**

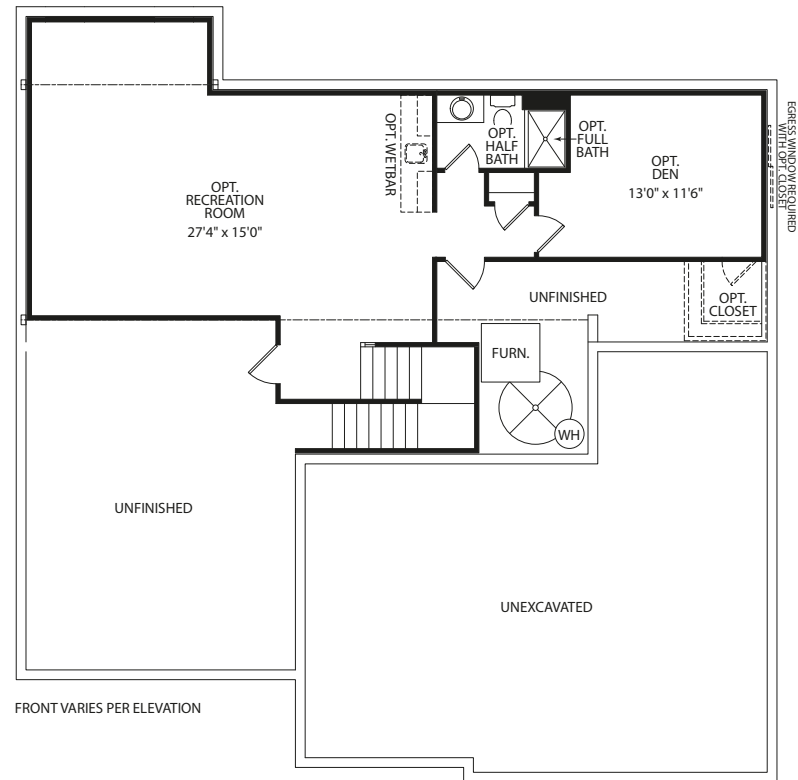


FRONT VARIES PER ELEVATION

## Second Level



### Optional Super Shower



FRONT VARIES PER ELEVATION

### Optional Finished Lower Level

**Note:** The elevations and floor plans in this brochure show optional items and materials that vary by availability and community. Room sizes may vary due to elevation and siding material selected. Because we are constantly improving our product, we reserve the right to change product features, brand names, dimensions, architectural details and design. This brochure and exterior colors shown here are for illustrative purposes only. They are not meant to represent actual product selections and may not be representative of available colors in specific communities. This is not part of a legal contract.

**Bennett A**



**Bennett B**



**Bennett C**



*Illustrations show optional items and materials that vary based on availability and community requirements.*



[dreeshomes.com](http://dreeshomes.com)

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Re-Order #B232259-OHCN 4/23



# Bennett

*New from the Architect*



Bennett E



Bennett F

*The elevations and floor plans in this brochure show optional items.*



**dreeshomes.com**

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**Note:** Not all plans and elevations are available in all communities. Room sizes may vary due to elevation and siding material selected. The elevations and floor plans in this brochure show optional items. Because we are constantly improving our product, we reserve the right to change product features, brand names, dimensions, architectural details and design. This brochure and exterior colors shown here are for illustrative purposes only. They are not meant to represent actual product selections and may not be representative of available colors in specific communities. This is not part of a legal contract.

09/27/21 OHCN -TEMPORARY





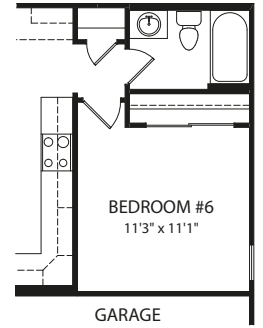
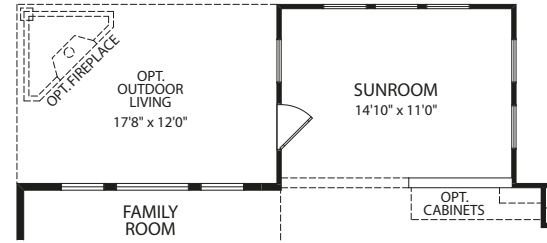
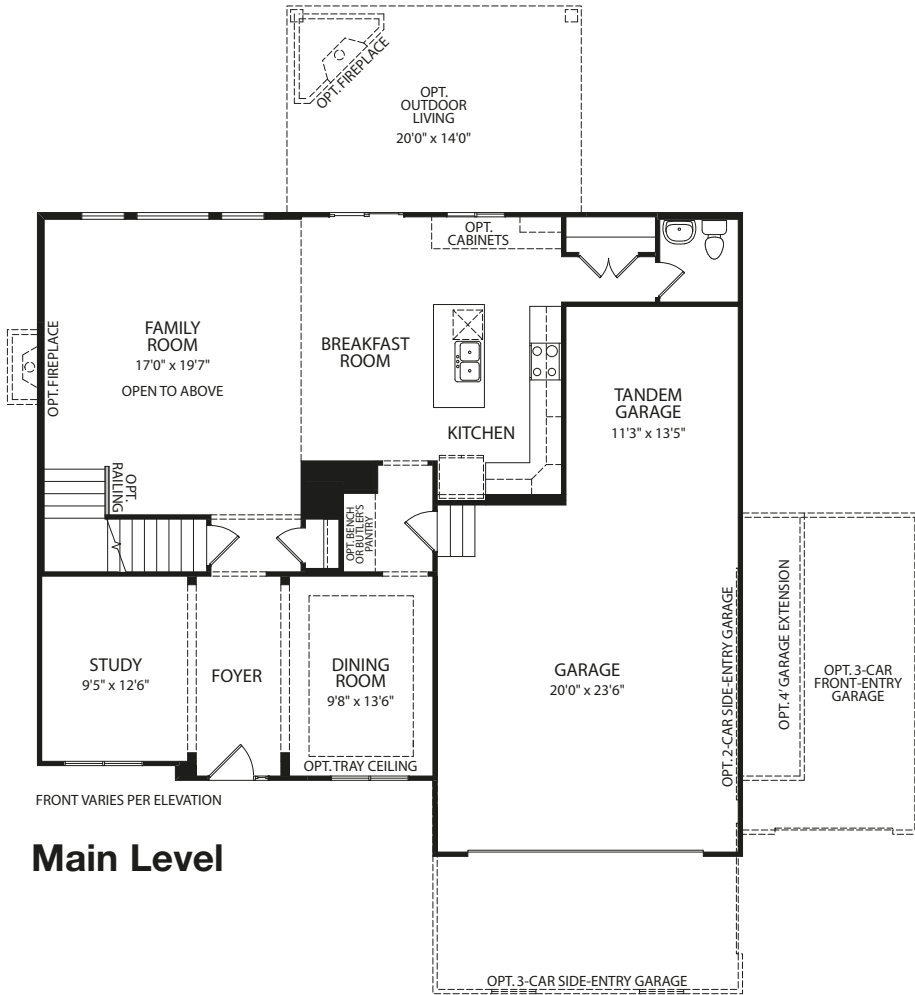
# Buchanan



Buchanan R

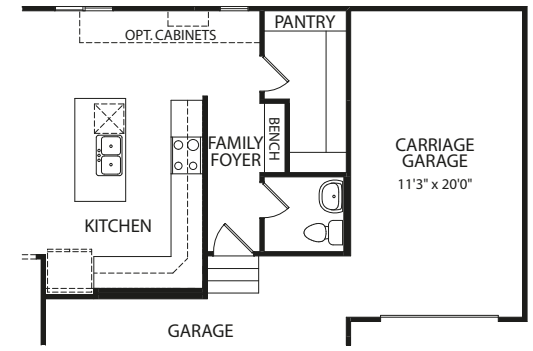
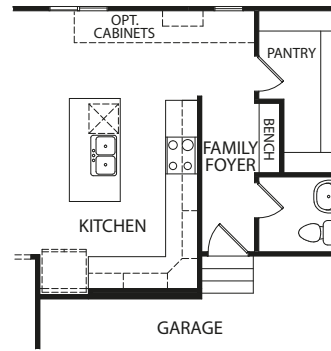
*Illustrations show optional items and materials that vary based on availability and community requirements.*





Optional Sunroom

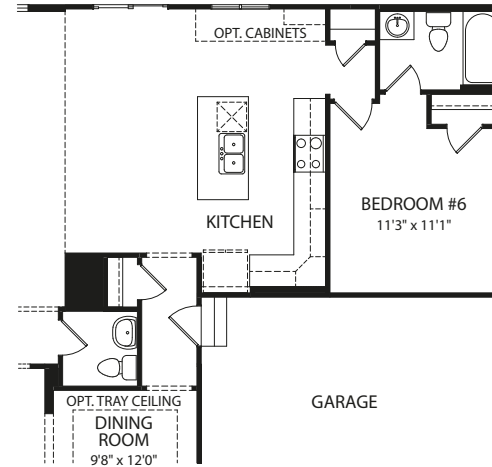
Optional Bedroom #6



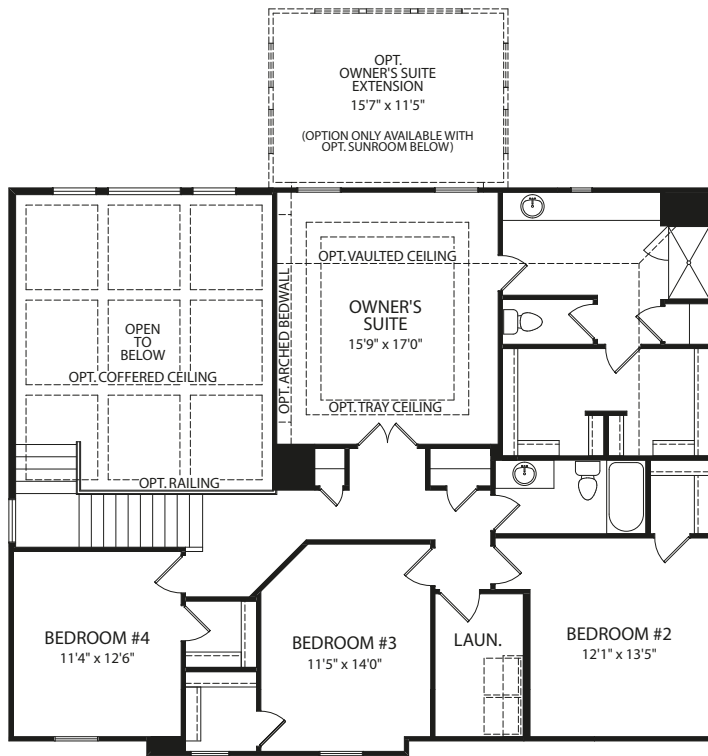
Optional Family Foyer

Optional Carriage Garage

(Only Avail. with Opt. Side-Entry Garage and Opt. Family Foyer)

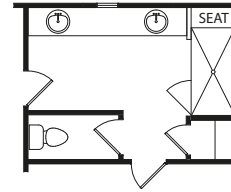


Optional Bedroom #6 Private Bath with Powder Bath vs. Butler's Pantry

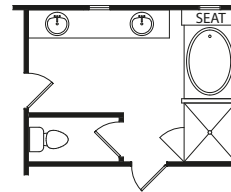


FRONT VARIES PER ELEVATION

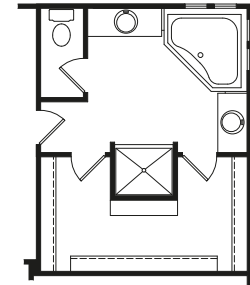
## Second Level



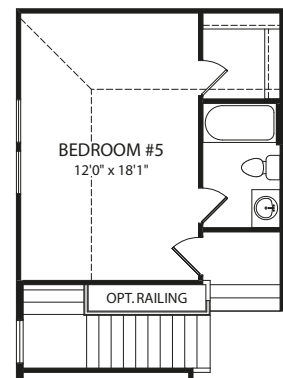
Optional Super Shower



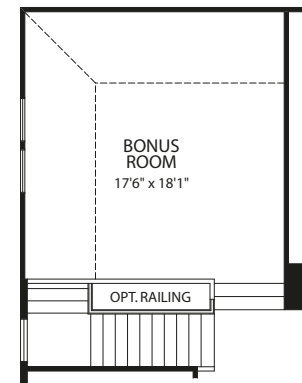
Optional Garden Bath



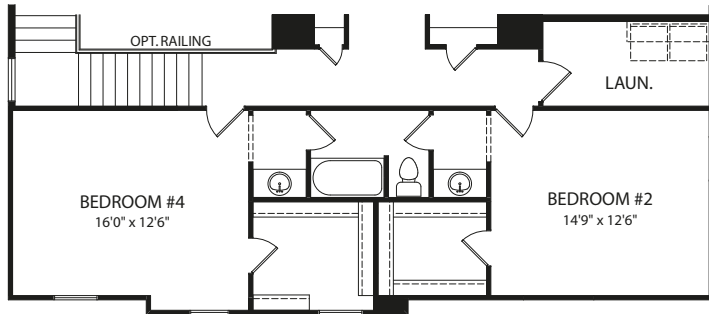
Optional Corner Tub at Owner's Bath



Optional Bedroom #5

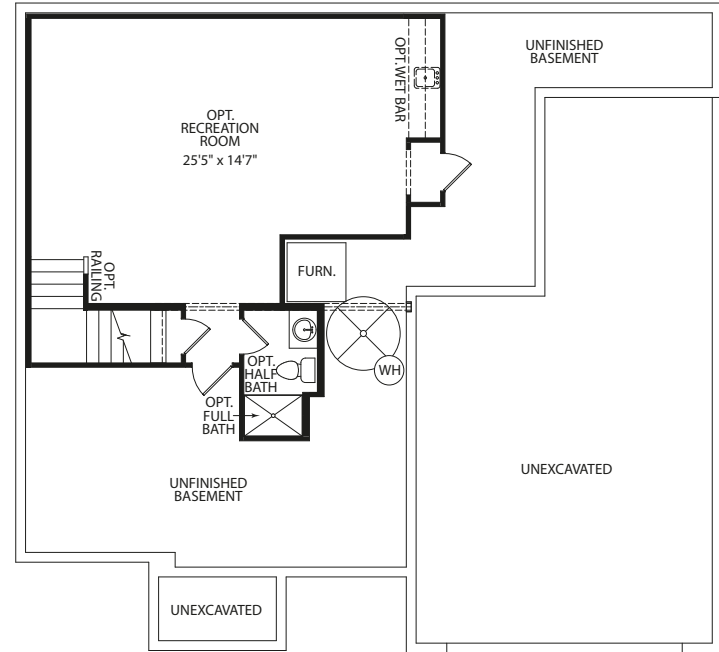


Optional Bonus Room



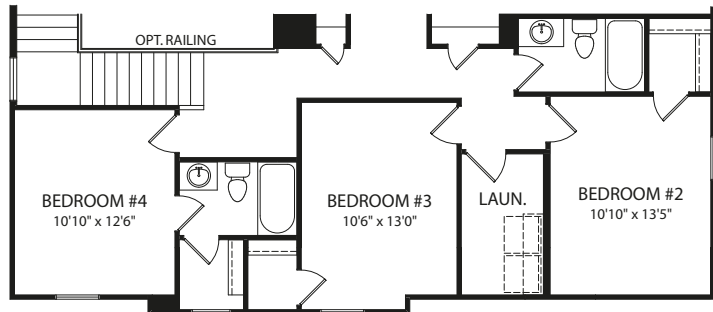
FRONT VARIES PER ELEVATION

**Optional Jack and Jill Bath**



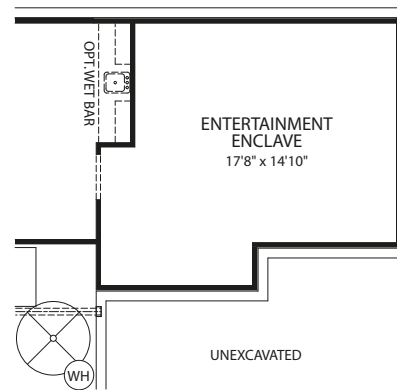
FRONT VARIES PER ELEVATION

**Optional Finished Lower Level**



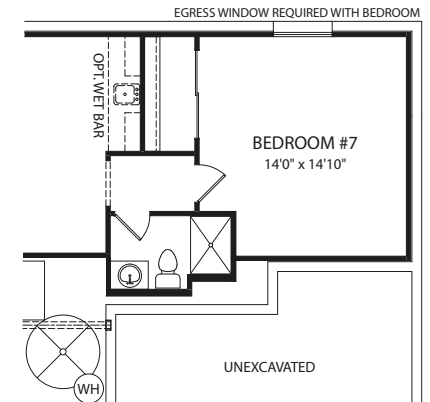
FRONT VARIES PER ELEVATION

**Optional Full Bath at Bedroom #4**



**Optional Entertainment Enclave**

*(Option not available with Tandem Garage)*



**Optional Bedroom #7**

*(Option not available with Tandem Garage)*

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**Buchanan Q**



**Buchanan U**



*Illustrations show optional items and materials that vary based on availability and community requirements.*

Buchanan B



Buchanan C



Buchanan D



Buchanan G



*Illustrations show optional items and materials that vary based on availability and community requirements.*



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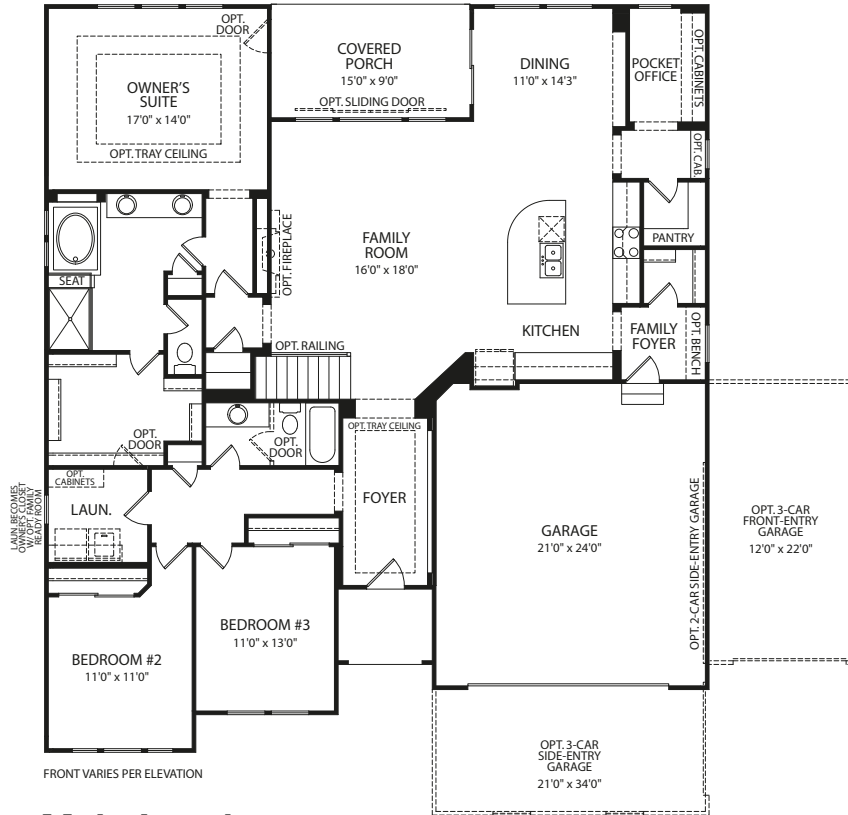
# Hartwell



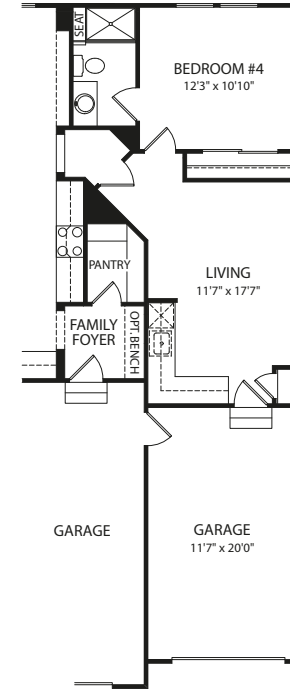
Hartwell H

*Illustrations show optional items and materials that vary based on availability and community requirements.*

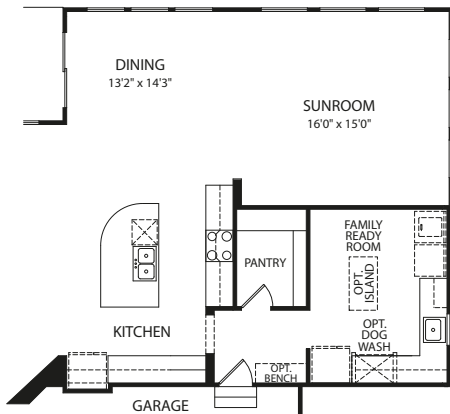




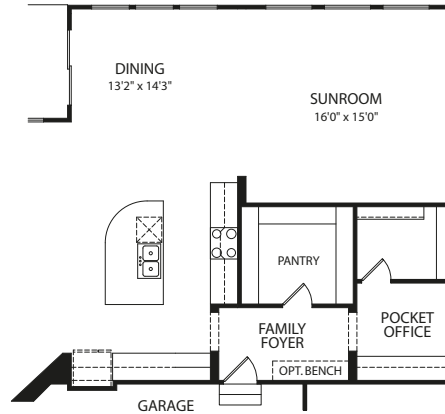
**Main Level**



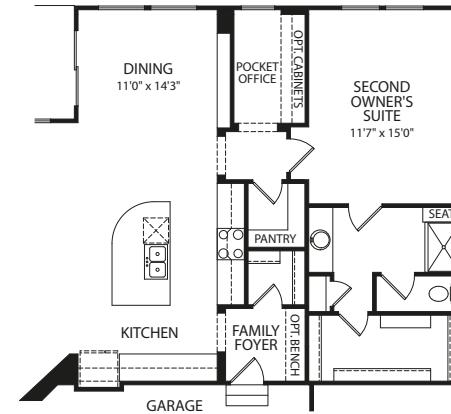
**Optional Independent Living Suite**



**Optional Family Ready Room**

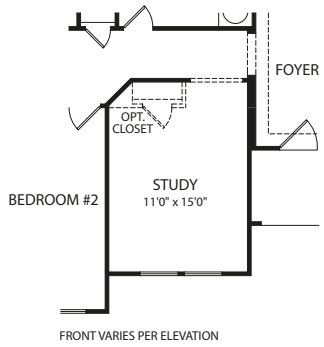


**Optional Sunroom**

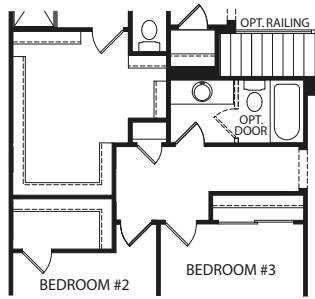


**Optional Second Owner's Suite**

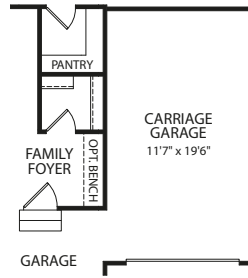




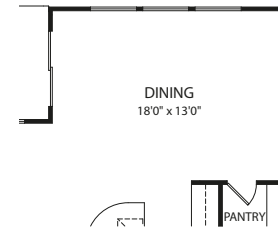
**Optional Study vs. Bedroom**



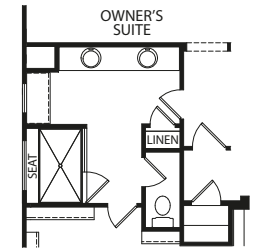
**Owner's W.I.C. with Optional Ready Room**



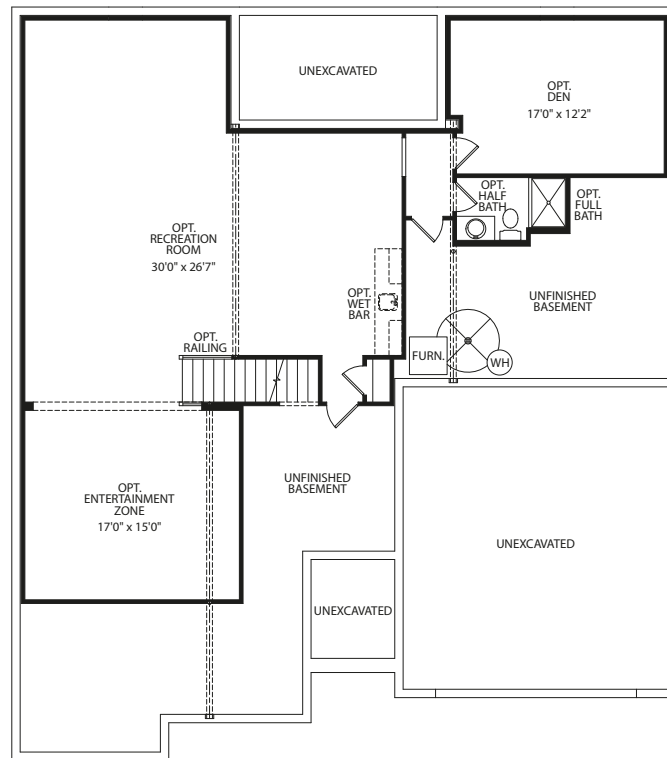
**Optional Carriage Garage**



**Optional Extended Dining**

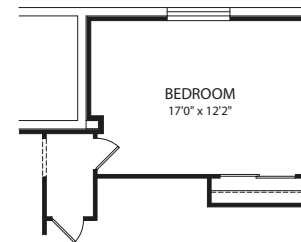


**Optional Super Shower**



FRONT VARIES PER ELEVATION

**Optional Finished Lower Level**



**Optional Finished Bedroom**

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Hartwell A



Hartwell C



Hartwell D



*Illustrations show optional items and materials that vary based on availability and community requirements.*



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# Lyndhurst



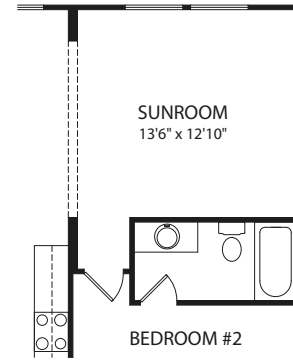
Lyndhurst C

*Illustrations show optional items and materials that vary based on availability and community requirements.*

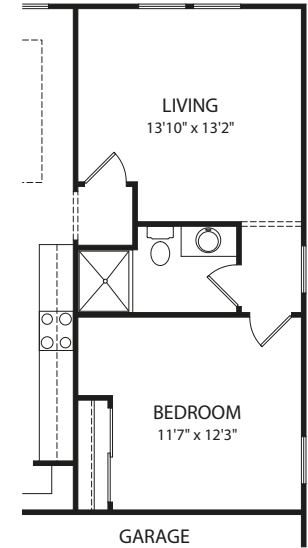


# Lyndhurst

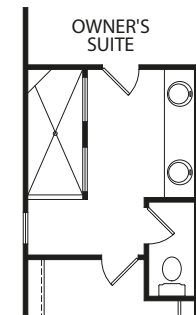
by Drees Homes



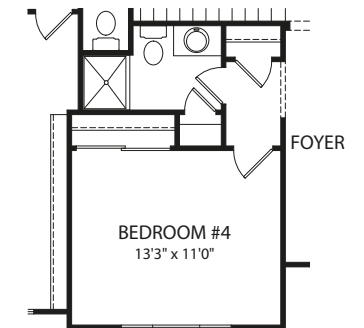
Optional Sunroom vs. Bedroom #3



Optional Independent Living Suite

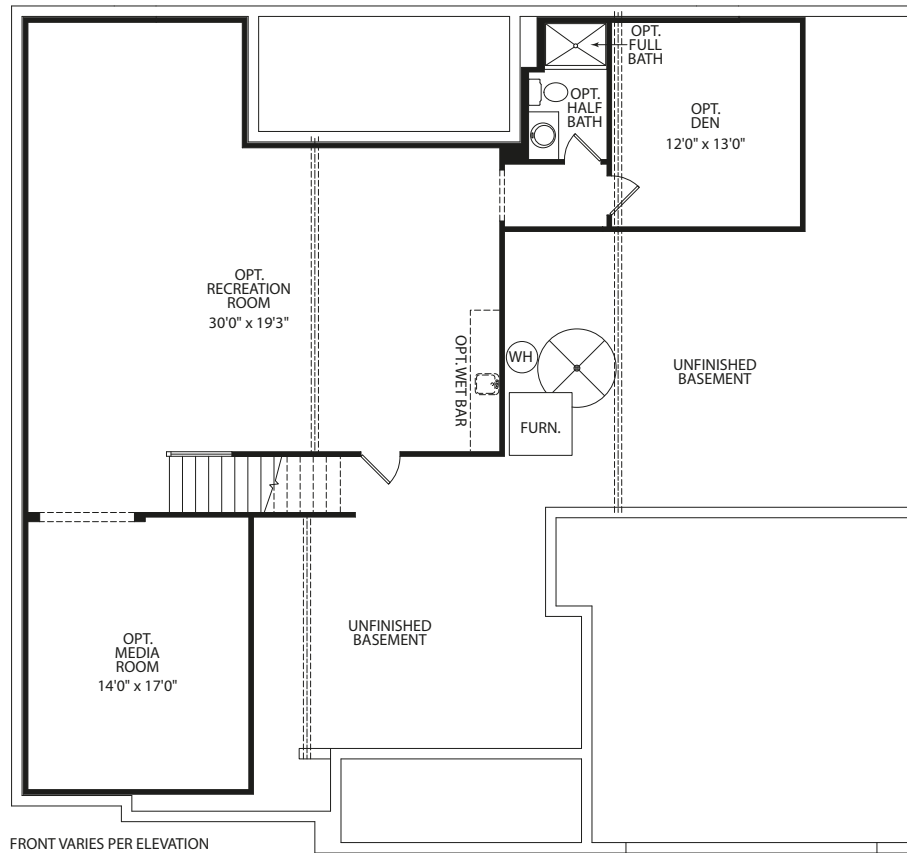


Optional Super Shower



FRONT VARIES PER ELEVATION

Optional Bedroom #4 vs. Study



**Optional Finished Lower Level**

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Lyndhurst A



Lyndhurst B



Lyndhurst E



Lyndhurst F



Lyndhurst J



*Illustrations show optional items and materials that vary based on availability and community requirements.*



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# Vanderburgh



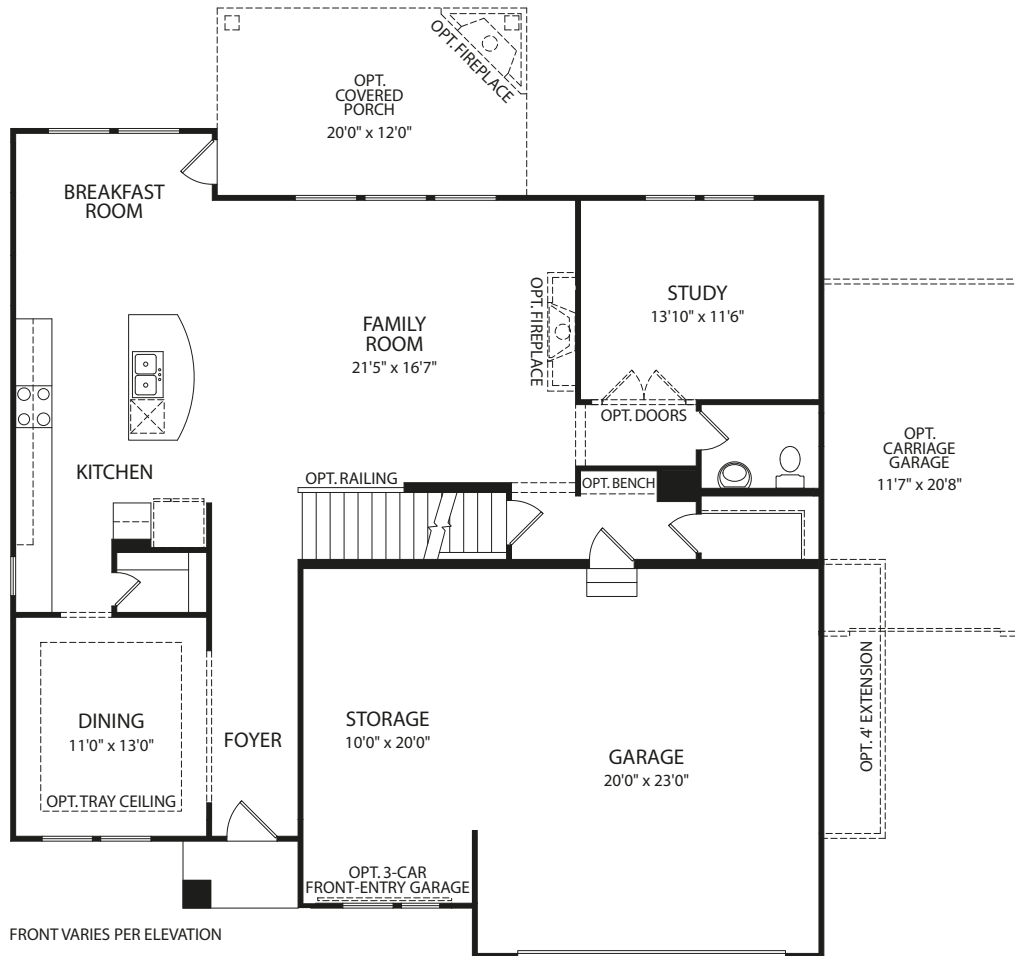
Vanderburgh C

*Illustrations show optional items and materials that vary based on availability and community requirements.*

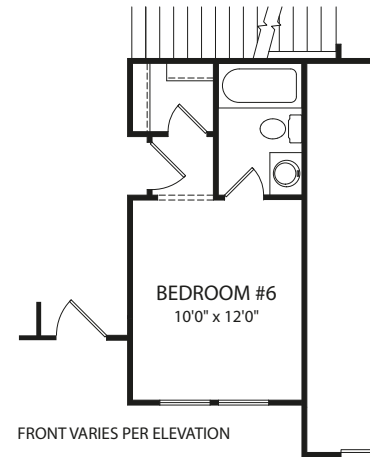


# Vanderburgh

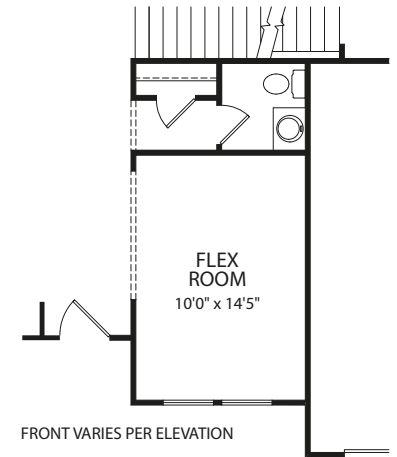
by Drees Homes



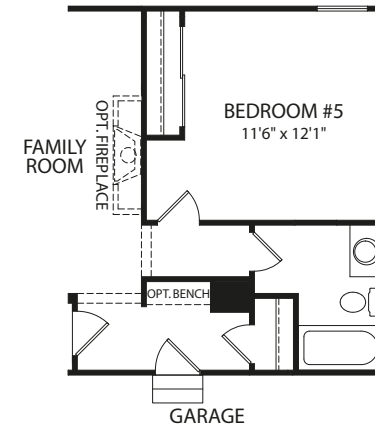
**Main Level**



**Optional Bedroom #6**

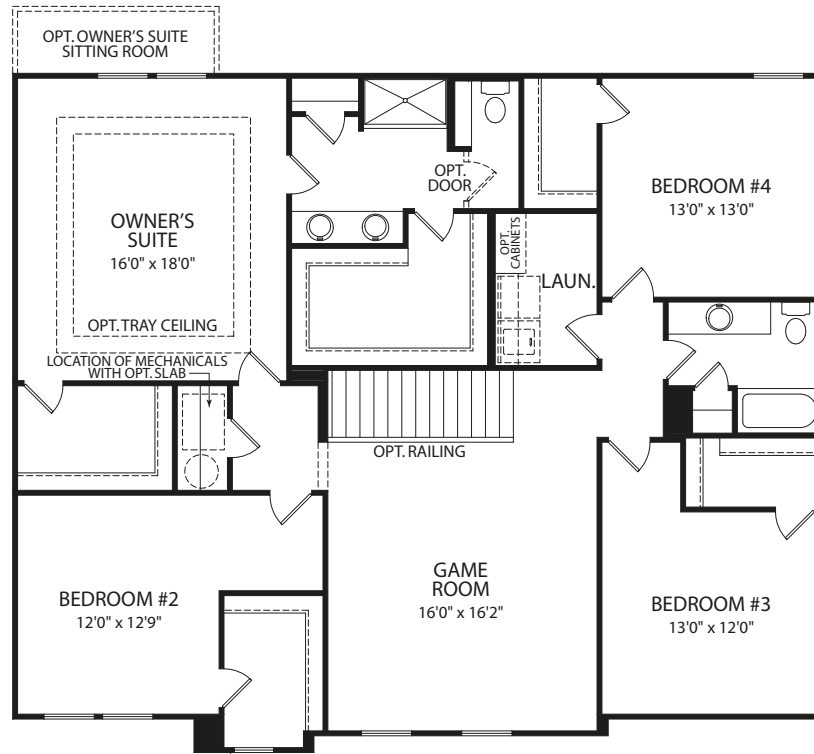


**Optional Flex Room**



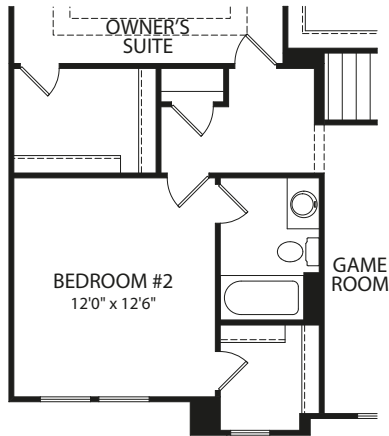
**Optional Bedroom #5**





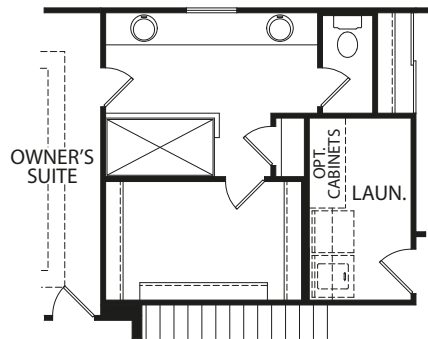
FRONT VARIES PER ELEVATION

## Second Level

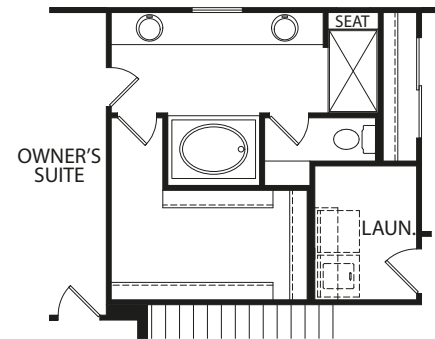


FRONT VARIES PER ELEVATION

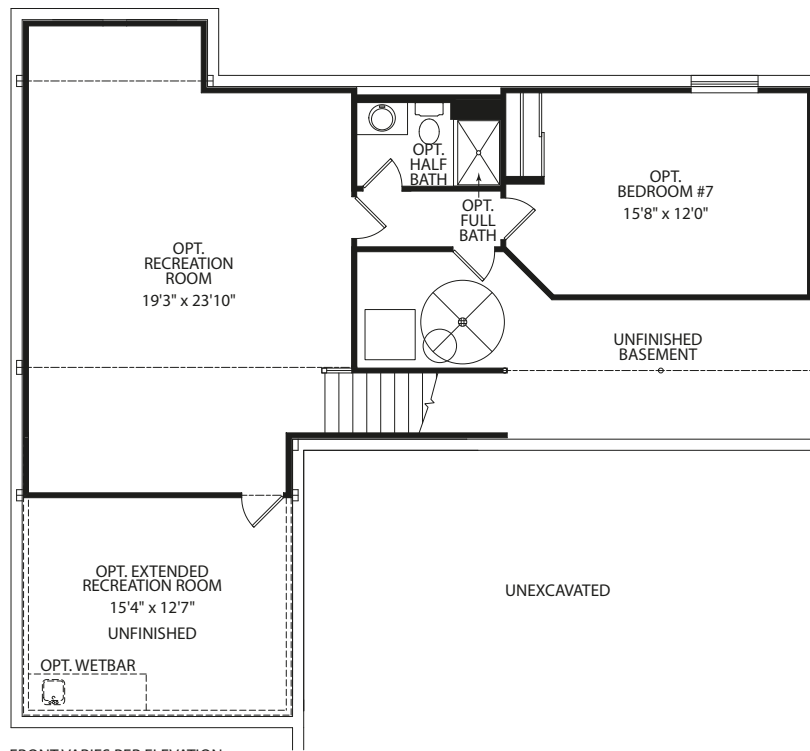
**Optional Full Bath at Bedroom #2**



**Optional Owner's Suite Deluxe Bath**



**Optional Owner's Suite Garden Bath**



**Optional Finished Lower Level**

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**Vanderburgh F**



**Vanderburgh G**



**Vanderburgh Q**



*Illustrations show optional items and materials that vary based on availability and community requirements.*

Vanderburgh A



Vanderburgh B



Vanderburgh D



Vanderburgh E



*Illustrations show optional items and materials that vary based on availability and community requirements.*



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