

A G E N D A

THE HAMILTON COUNTY BOARD OF ZONING APPEALS

REGULAR MEETING

Room 805-B, Administration Building

MARCH 11, 2015

1:00 P.M.

Peggy Roudebush, Chairman/Presiding Officer

1. MEETING CALLED TO ORDER

2. ROLL CALL OF COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. SWEARING IN OF WITNESSES

5. ADMINISTRATIVE ITEMS:

ADM04: Approval of minutes from February 11, 2015

6. PUBLIC HEARINGS:

ZONING VARIANCES:

A. **CASE:** Green 2015-01; 5757 West Fork Road
REQUEST: To request a variance to allow construction of an addition with less front yard setback than required and replacement of a 6-foot wood privacy fence in the front area of the existing single-family house located on a corner lot in an "A" Residence
APPLICANT: Toby M. & Sara A. Stecher (applicants/owners)
LOCATION: Green Township: 5757 West Fork Road, on the southeast corner of the intersection of West Fork Road and Fox Ridge Court (Book 550, Page 203, Parcel 229)
TRACT SIZE: Approximately 0.685 acres

7. OLD BUSINESS:

8. NEW BUSINESS:

9. DATE OF NEXT MEETING: April 8, 2015

10. ADJOURNMENT

NOTE: Individuals requiring special accommodations to participate in or attend any meeting or hearing should call the Planning & Development Office at 946-4550, ext. 2 seven days prior to the meeting.

**HAMILTON COUNTY
BOARD OF ZONING APPEALS**

RECORD OF PROCEEDINGS – FEBRUARY 11, 2015 REGULAR MEETING

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SUMMARY OF ACTIONS

PRESIDING OFFICER: Roudebush
MEMBERS PRESENT: Spraul, Rosenberger, Abercrombie, Roudebush
ABSENT:
STAFF PRESENT: Snyder, Huth, Fazzini, Ambrosius, Stratton
LOCATION: Room 805, County Administration Bldg.
TIME: 1:00 PM – 2:33 PM

	AGENDA ITEMS	BZA Action	Vote	Conditions & Codes
SWEARING IN OF WITNESSES:	All those in attendance that provided testimony were sworn in by the Chairman of the Board			
ADMINISTRATIVE ITEMS:	ADM03: Disposition of Minutes from January 14, 2015	Approval	4-0-0	
ZONING VARIANCE:	Harrison 2014-04; 11483 New Biddinger Road	Approval	3-0-1	1,5
CONDITIONAL USES:	Columbia 2013-01; Seven Hills Early Childhood Center	Approval	4-0-0	1,2
	Columbia 2015-01; 6921 Windward Avenue	Denial	0-4-0	
	Green 11-99; St. Ignatius Church Modification	Approval	3-0-1	1-2
ATTEST:	Chairman _____	Secretary 		
CONDITIONS AND CODES:	<ol style="list-style-type: none"> 1. Approval subject to standard covenants. 2. Approval subject to conditions recommended in the staff report. 3. Approval subject to conditions recommended by the RZC. 4. Approval pending receipt of favorable reports or required revisions. 5. Approval subject to conditions recommended by BZA. 			
ABBREVIATIONS IN MINUTES:	MSD - Metropolitan Sewer District ODOT - Ohio Department of Transportation SCS - U.S. Soil Conservation Service, Hamilton County Soil and Water Conservation District DPW - Hamilton County Department of Public Works ENG - Hamilton County Engineer ZNG - Hamilton County Zoning Administrator FPO - Township Fire Prevention Officer TPZ - Township Planning/Zoning Committee TT - Township Trustees			

HAMILTON COUNTY
BOARD OF ZONING APPEALS

RECORD OF PROCEEDINGS – FEBRUARY 11, 2015

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ADMINISTRATIVE ITEMS

ADM03: DISPOSITION OF MINUTES

MOTION: To approve the minutes of the Regular Meeting of the Board of Zoning Appeals, January 14, 2015.

Moved: Spraul Second: Rosenberger

VOTE: AYE: 4 Spraul, Rosenberger, Abercrombie, Roudebush
NAY: 0
ABSTAIN: 0

ACTION:

ADJOURNMENT: The meeting was adjourned at 2:33 PM

ATTEST: Chairman: _____ Secretary: 

Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Board of Zoning Appeals meeting.

HAMILTON COUNTY
BOARD OF ZONING APPEALS

RECORD OF PROCEEDINGS – FEBRUARY 11, 2015

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ZONING VARIANCE:

HARRISON ZVHT2014-04; 11483 NEW BIDDINGER ROAD
(CONTINUED FROM JANUARY 14, 2015)

REQUEST:

To request a variance to allow the construction of an accessory garage structure with more area than permitted and located in the front yard area of the property located in an "A" Residence District

APPLICANT:

Charles Hatfield (applicant); Charles & Michelle Hatfield (owners)

LOCATION:

11483 New Biddinger Road, on a private drive off of the west side of New Biddinger Road, north of Carolina Trace Road (Book 560, Page 120, Parcel 121)

TRACT SIZE:

Approximately 5.58 acres

SPEAKERS:

B. Snyder, C. Hatfield, B. Noes, B. Hoffman

DISCUSSION:

Staff Comments:

1. **B. Snyder** – Review of Secretary's Report and plan revisions since the continuance.
2. Plan no longer includes additional area for garage, it has been reduced to meet code.

Applicant Comments:

1. **C. Hatfield** – Believe that I have met the requirements of the board. Presented a color rendering of the landscaping plan.
2. Does not know the spacing regulations for check dams but will work on this during the building permit review and construction.
3. I did have engineers work on storm water. I think there will be 2 or 3 check dams. I will address all additional water.

Public Official Comments:

1. **B. Noes** – Had no problem with the project except concerns for the water run-off and limiting the bales of straw used only during the construction phase.

Public Comments:

1. **B. Hoffman** – Had concerns about the water run-off and not sure the "as needed" will take
2. Would like to ensure limiting the bales of straw used only during the construction phase.
3. I would prefer to have the trees back versus the small vegetation as proposed and to make sure the landscaping requirements are installed per the plan approved by the board.

Commissioner Comments:

1. **D. Spraul** – Believe the storm water will be addressed during building permit review and construction.
2. **P. Roudebush** – noted that the applicant had met the requests of the board addressing the swales, dams and also landscaping. I am ready to move forward.

MOTION:

To consider approval of Case Harrison ZVHT2014-04; 11483 New Biddinger Road, a request for a variance to allow the construction of an accessory garage structure located in the front yard area of the property located in an "A" Residence District with Conditions per Attachment A.

Moved: Spraul

Second: Rosenberger

VOTE:

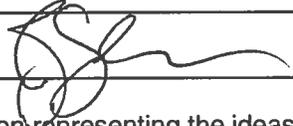
AYE:	3	Spraul, Rosenberger, Roudebush
NAY:	0	
ABSTAIN:	1	Abercrombie (due to a conflict of interest, Mr. Abercrombie recused himself and left the meeting room for the entirety of the case)

BZA

ACTION:

APPROVAL with Conditions

ATTEST:

Chairman: _____ Secretary: 

Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Hamilton County Board of Zoning Appeals meeting.

Attachment A

The Hamilton County Board of Zoning Appeals approves Case Harrison ZVHT2014-04; 11483 New Biddinger Road, a request for a variance to allow the construction of an accessory garage structure located in the front yard area of the property located in an "A" Residence District with the following conditions:

Conditions:

1. That the applicant shall obtain all necessary zoning permits within 90 days.
2. That the accessory garage structure shall be constructed in accordance with the plats and plans submitted.
3. That construction of the garage structure shall be completed within 6 months.
4. That the landscaping on the west side of the property shall be changed from 11 Arborvitae shrubs to 8 evergreen trees consistent with the plan reviewed on January 14, 2015.
5. That check dams shall be installed in the existing swale per the revised plans to prevent storm water from traveling over the driveway.

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BOARD OF ZONING APPEALS

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CONDITIONAL USE: COLUMBIA CUCT2013-01; SEVEN HILLS EARLY CHILDHOOD CENTER

REQUEST: Conditional Use approval to modify a previously approved conditional use plan for a school use located in an existing "B" and "C" Residence District

PURPOSE: To modify the approved site plan to allow for an 1,800 square foot addition to the previously approved building including modifications to the paved area, paved paths, landscaped areas and play areas

APPLICANT: Richard S. Thomas, SHP Leading Design (applicant); The Seven Hills School (owner)

LOCATION: Columbia Township: 5400 Red Bank Road, on the southeast corner of Red Bank Road and Ellmarie Drive (Book 520, Page 215, Parcel 11)

TRACT SIZE: Approximately 10.79 acres

SPEAKERS: J. Huth, R. Thomas

DISCUSSION: Staff Comments:
1. **J. Huth** – Review of Staff Report.

Applicant Comments:
1. **R. Thomas** – Additions are for interior curriculum modifications for the enhancement of the school.

Commissioner Comments:
1. **D. Spraul** – Wanted to make sure that the enhancements for the school are all interior and that there is no increase in classrooms.

MOTION: To consider approval of Case Columbia CUCT2013-01; Seven Hills Early Childhood Center a request for a modification to the Conditional Use plan for a school use located in an existing "B" and "C" Residence District with Conditions per Attachment A.

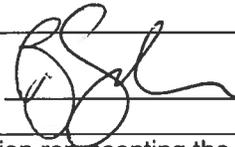
Moved: Spraul

Second: Abercrombie

VOTE: AYE: 4 Spraul, Rosenberrger, Abercrombie, Roudebush
NAY: 0
ABSTAIN: 0

BZA ACTION: APPROVAL with Conditions

ATTEST: Chairman: _____ Secretary: _____



Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Hamilton County Board of Zoning Appeals meeting.

Attachment A

The Hamilton County Board of Zoning Appeals approves Case Columbia CUCT2013-01; Seven Hills Early Childhood Center, a request for approval to modify a previously approved Conditional Use plan for a school use located in an existing "B" and "C" Residence District with the following conditions and variance.

Conditions:

1. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
2. That the fencing on the northern play area shall be no closer than 30 feet from the right-of-way of Ellmarie Drive with the proposed landscaping located between the fence and the right-of-way of both Ellmarie and Raywill Court, that a 3-foot high mound shall be provided between the fencing and the right-of-way of Ellmarie Drive, and that the fencing surrounding all play areas on the property shall be a maximum of 4 feet in height and shall have a minimum open face area of 75 percent.
3. That a sidewalk shall be constructed along Red Bank Road that connects the existing sidewalk along Ellmarie Drive and the existing sidewalk along Red Bank Road in front of the existing Seven Hills School Campus.
4. That, unless further restricted by the County Engineer, the proposed curb cut located along Red Bank Road shall be identified as an 'entrance only' and the proposed curb cut located along Ellmarie Drive shall be identified as 'exit only'.
5. That landscaping shall be installed in the area of the improvements as shown on the submitted landscape plan and in accordance with Section 15 of the Zoning Resolution and Condition #6 listed below.
6. That all proposed landscaping shrubs shall be planted between the fencing and the adjacent single-family houses.

Variance:

1. That the existing barn building be located no closer than 20 feet from the Red Bank Road right-of-way line where 30 feet is required.

HAMILTON COUNTY
BOARD OF ZONING APPEALS

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CONDITIONAL USE: COLUMBIA CUCT2015-01; 6921 WINDWARD AVENUE

REQUEST: Conditional Use approval for a Type "A" daycare facility located in an existing "C" Residence District.

PURPOSE: To convert an existing "Type B" daycare facility into a "Type A" daycare facility with an outdoor play area in the rear yard.

APPLICANT: LaToya Dixon (applicant & owner)

LOCATION: 6921 Windward Avenue, on the south side of Windward Avenue, 300 feet west of Berwick Avenue (Book 520, Page 172, Parcel 419)

TRACT SIZE: Approximately 0.12 acres

SPEAKERS: E. Fazzini, L. Dixon, A. Williams, B. Williams, S. Mages

DISCUSSION: Staff Comments:

1. **E. Fazzini** – Review of Staff Report

Applicant Comments:

1. **L. Dixon** – Want to transition from a Type B licensed childcare provider to a Type A licensed childcare provider. Very important not to take away from the residential environment. Submitted a letter to the board. Went over the Conditional Use criteria, believe this plan meets these requirements.
2. Cannot have 12 children in a home this size as it doesn't have enough area to meet state requirements for area per child.
3. Clients would be willing to use alley and driveway in rear of home to address parking concerns.
4. State does not require an outdoor play area for a Type B childcare provider, only a Type A. Proposed outdoor play area and fenced yard would satisfy this requirement.

Public Official Comments:

1. Letter from Columbia Township was received in support of staff recommendations to deny the request.

Public Comments:

1. **A. Williams** – Neighbor to applicant, had photos showing proximity to subject site. Concerns with the criteria requirements of Section 17-7-(e) and the likelihood of noise of such a business and reduction in property value also Section 17-7-(i) occurrences impeding traffic and parking on the street.
2. **B. Williams** – Concerns with double parking; proximity of the houses with a playground in the rear yard and the reduction in her property values while trying to sell in the spring. Concerns that the applicant is not living in the home but using the home for daycare purposes only.
3. **S. Mages** – Concerns with capacity issues and the parking density.

Commissioner Comments:

1. **D. Spraul** – Concerned about traffic patterns and backing down the alley. The plan is way off on meeting the conditional use criteria.
2. **M. Rosenberger** – Agreed with Ms. Roudebush's concerns. Out of the 8 criteria, I am not comfortable with 5 of them.
3. **P. Roudebush** – Number of concerns including: setback between homes is very small and doesn't meet the requirements.

4. The public thoroughfare is very limited.
5. No site plan has been submitted.
6. Everything is based on statement and no documentation has been submitted that shows what the requirements are for a Type A daycare.
7. Residential area and changing the atmosphere within the neighborhood by changing the rear yard to accommodate a daycare.
8. If the property were to ever sell in the future the conditional use moves with the property and there would be no way to enforce the child ratio requirements.
9. This board has never condoned a commercial business within a residential area.

MOTION:

To consider denial of Case Columbia CUCT2015-01; 6921 Winward Avenue, a request for Conditional Use approval for a "Type A" daycare in an existing "C" Residence District.

Moved: Rosenberger

Second: Abercrombie

VOTE:

AYE:	4	Spraul, Rosenberger, Abercrombie, Roudebush
NAY:	0	
ABSTAIN:	0	

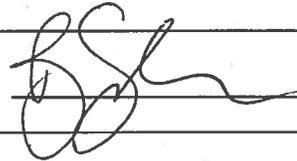
**BZA
ACTION:**

DENIAL

ATTEST:

Chairman: _____

Secretary: _____



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HAMILTON COUNTY
BOARD OF ZONING APPEALS

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CONDITIONAL USE: GREEN 11-99; ST. IGNATIUS CHURCH MODIFICATION

REQUEST: Conditional Use to modify a previously approved plan for a church use located in an existing "B" Residence and "E" Retail District

PURPOSE: To modify the approved site plan to allow 6,200 square foot addition to the St. Ignatius Church building including modifications to the parking areas surrounding the building

APPLICANT: David Sweeny, DPS Architects, LLC. (applicant); Archbishop of Cincinnati (owner)

LOCATION: Green Township: 5222 North Bend Road, on the northeast corner of Boomer Road and North Bend Road (Book 550, Page 73, Parcels 2, 3 & 69)

TRACT SIZE: Approximately 6.9 acres

SPEAKERS: J. Huth, D. Sweeny

DISCUSSION: Staff Comments:
1. **J. Huth** – Review of Staff Report.

Applicant Comments:
1. **D. Sweeny** – Agree with the staff findings and recommendations and willing to comply but asking for consideration on the lighting plan by moving 3 light poles to accommodate the new plan. Will still be in compliance with code and would be willing to submit a lighting plan to the board.

MOTION: To consider approval of Case Green CUGT11-99; St. Ignatius Church Modification, a request to modify the approved site plan to allow a 6,200 square foot addition to the St. Ignatius Church building including modifications to the parking areas surrounding the building with Conditions per Attachment A.

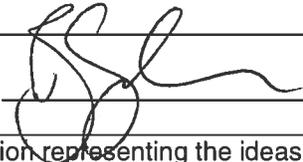
Moved: Spraul

Second: Rosenberger

VOTE: AYE: 3 Spraul, Rosenberger, Roudebush
NAY: 0
ABSTAIN: 1 Abercrombie (due to a conflict of interest, Mr. Abercrombie recused himself and left the meeting room for the entirety of the case)

BZA ACTION: APPROVAL with Conditions

ATTEST: Chairman: _____ Secretary: _____



Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Hamilton County Board of Zoning Appeals meeting.

Attachment A

The Hamilton County Board of Zoning Appeals approves Case Green CUGT11-99; St. Ignatius Church Modification , a request to modify the approved site plan to allow 6,200 square foot addition to the St. Ignatius Church building including modifications to the parking areas surrounding the building with the following conditions.

Conditions:

1. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
2. That a landscaping plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
3. That a parking analysis shall be completed that meets the requirements of Table 12-9 of the Zoning Resolution.
4. That the parking lot and building modifications shall be constructed in accordance with the plats and plans submitted.



SECRETARY'S REPORT

FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON MARCH 11, 2015

**BZA
CASE:**

GREEN 2015-01 (Variance Request)

5757 WEST FORK ROAD

REQUEST: To request a variance to allow construction of an addition with less front yard setback than required and replacement of a 6-foot wood privacy fence in the front yard area of the existing single-family house located on a corner lot in an "A" Residence district

APPLICANT: Toby M. & Sara A. Stecher (applicants/owners)

LOCATION: Green Township: 5757 West Fork Road, on the southeast corner of the intersection of West Fork Road and Fox Ridge Court (Book 550, Page 203, Parcel 229)

SITE DESCRIPTION:

Tract Size:	Approximately 0.685 acres
Frontage:	Approximately 175 feet on West Fork Road and 160 feet on Fox Ridge Court
Zone District:	"A" Residence
Existing Dvlpmt:	Single-family home, detached garage, and in-ground pool

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	"A" Residence (North Green Zoning)	Single-family homes
South:	"A" Residence	Single-family homes
East:	"A" Residence	Single-family homes
West:	"A" Residence	Single-family homes

REQUEST: The applicant is proposing to complete a major renovation to the existing home on the property. The current two story home includes a detached garage with a deck between the home and garage that also provides access to the existing in-ground swimming pool. The applicant is proposing to demolish the existing garage and the rear portion of the existing home to allow construction of a two-story addition and attached 4-car garage in the same general location as the existing garage. Additionally, the applicant is proposing to move the main entrance to the home from the small façade facing West Fork Road to a portion closer to the middle of the proposed enlarged structure, still facing West Fork. The applicant then intends to enclose and convert the existing covered porch area into a new master bathroom.

Finally, the applicant intends to replace all of the existing fencing around the perimeter of the property.

The proposed addition and attached garage would meet the required setbacks. However, the proposed bathroom construction would not meet the required setback from West Fork Road and a portion of the proposed fencing replacement would include a privacy fence in the front yard along Fox Ridge Court. The applicant is requesting variances to these standards due to the fact that the existing home does not meet the front yard setback along West Fork and the privacy fence exists in the front yard along Fox Ridge.

FINDINGS:

Setback Variance Request: Front Yard Setback variance from 50-foot minimum to 33.3 feet.

Fence Variance Request: Privacy Fence in the Front Yard (from a 4' maximum height to 6 feet in height and from 62% open face area to 0%).

The subject property includes an existing single-family home facing West Fork Road that was constructed in 1915, well before adoption of zoning in Green Township, with a setback of 34.9 feet from West Fork Road. The home is therefore considered a noncomplying structure as it does not meet the required 50-foot setback. However, the proposed replacement of the existing front porch with a new bathroom addition would extend beyond the existing front wall of the home by 1.6 feet. The proposal to replace the porch with a building addition would not likely create any issues since the front door would be relocated to a location that would be more aesthetically symmetrical to the new home additions. However, extending the addition beyond the front of the existing structure may create an aesthetic issue when viewed from West Fork Road since what was obviously once a front porch would be enclosed and extending out past the original front of the existing home. The bathroom could likely be reduced in size to stay behind the front line of the home with minimal difficulty.

The proposed privacy fence in the front yard along Fox Ridge Court would not likely create any negative impact when viewed from the street. The existing home, pool, and privacy fence in this location existed prior to the construction of the Fox Ridge subdivision, which was recorded in 2007. Prior to construction of Fox Ridge Court, the existing pool and privacy fence would have been clearly located in the rear yard of the existing home, where they are permitted. However, since the new road made the subject property a corner lot, a portion of the pool and the privacy fence are now located within the front yard since they would extend beyond the front yard line of the new garage addition along Fox Ridge Court. The applicant is not proposing any modification of the pool and the noncomplying pool structure may remain without a variance. However, the replacement of the existing privacy fence in the same location would require a variance. There would likely be no impact of replacement of the fence on the surrounding properties provided that the existing extensive landscaping along the outside of the fence is maintained.

STANDARDS:

Table 4-6 – Front Yard

Within the “A” Residence district, there shall be a front yard having a depth of not less than fifty (50) feet.

Section 4-1.5(b) – Front Yard Requirements on Corner Lots

Provides in relevant part: “Lots located at the intersection of two or more streets are referred to as corner lots. Corner lots are required to have a front yard on both streets...No accessory building shall project beyond the front yard line on either street.”

Section 10-7.1 – Height and Open Face Area in Front and Side Yard

Provides in relevant part: “No fence or wall located in the front or side yard shall be built to a height greater than three (3) feet and shall have an open face area of no less than 50 percent or when constructed to a height of not more than four (4) feet above grade, shall have an open face area of no less than 62 percent...”

This request is a variance based on “practical difficulties” and not based on a “use variance”, “unnecessary hardship” or “undue hardship”. The following factors should be used to determine if the front yard setback variance along West Fork Road and the 6-foot privacy fence in the front yard along Fox Ridge of the home should be permitted on the residential property:

1. Can the property in question yield a “reasonable return” or be used in any beneficial way without the variance?
2. Is the variance a substantial deviation from the zoning code?
3. Will the essential character of the neighborhood be substantially altered or would adjoining properties suffer substantial detriment as a result of the variance?
4. Will the variance adversely affect the delivery of governmental services, such as garbage removal, sewage disposal, or water lines?
5. Did the property owner purchase the property with knowledge of the zoning restrictions?
6. Can the property owner’s predicament be feasibly obviated through some method other than a variance? In other words, does the property owner have a remedy other than a variance, which would alleviate the problem?
7. Will the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

BOARD’S ACTION:

The Board is to consider the application for a variance to allow an addition with less front yard setback than required along West Fork Road and a 6-foot privacy fence in the front yard on the Fox Ridge Court frontage of the house on the property in question.

SITE PHOTOS



View of site looking south across West Fork Road



View of site looking east from Fox Ridge Court



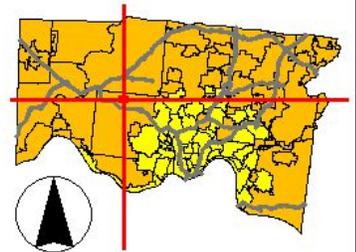
View of existing landscaping looking east across Fox Ridge Court



VICINITY MAP

Case: **Green 2015-01; 5757 West Fork Road**

Request: **VARIANCE APPROVAL**



Printed: 3/3/2015
 Printed By: BRYAN SNYDER

DISCLAIMER: Neither the provider nor any of the parties to the Cincinnati Area Geographic Information System (CAGIS) make any warranty or representation, either expressed or implied, with respect to the information, its quality, performance, availability, or fitness for a particular purpose. As a result, this information is provided "as is," and you, the recipient, are assuming the entire risk as to its quality and performance. In no event, will the provider or any party of CAGIS be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information to any other party of the map product, even if advised of the possibility of such damages. In particular, neither the provider nor any party of CAGIS shall have any liability for any of the information, programs or data used with or combined with the information products, including the risk of overreliance on information, programs or data. Any boundary and locational information provided on this map is for conceptual planning purposes only. For official determination of land ownership, the recipient must refer to the 1982 FEMA flood maps. Large differences may exist between actual flood prone areas and official FEMA flood prone areas.



Case No: ZVGT 2015-01

Filed: Feb. 9, 2015

APPLICATION FORM

Submit Completed Application To: The Hamilton County Board of Zoning Appeals, County Administration Building, 138 E. Court Street, Room 801, Cincinnati, OH 45202 Phone: (513) 946-4550

Prepare a Letter referring to instructions in the "User's Guide" and including:

- a. The principal points set forth in this case shall be the same as those under which the administrative officer acted, whether the granting or refusal of a zoning certificate or any other decision based upon the regulation of the Zoning Resolution.
b. A clear and accurate description of the proposed use
c. Specific reference to the Chapter and Section(s) of the Zoning Resolution which, it is claimed, authorize the determination sought

NAMES AND ADDRESSES

Applicant Toby Stecher Owner Toby + Sara Stecher

Address 5757 West Fork Rd. Address 5757 West Fork Rd. Cincinnati, OH 45247 Cincinnati, OH 45247

Email Address stecher.country.home@rocketmail.com Email Address stecher.country.home@rocketmail.com

The undersigned Toby Stecher hereby appeals under Chapter 21 & 22 and Section(s) of the Zoning Resolution

to permit the construction of a addition with less frontyard setback and replacement of a 6 ft. privacy fence in the front yard

in accordance with the plats, plans and other data hereto attached and made a part of this case.

PROJECT IDENTIFICATION

Table with 5 columns: ZONE DISTRICT, AUDITOR'S BOOK NO., AUDITOR'S PAGE NO., AUDITOR'S PARCEL NO., LOT NO. Values: A, 12744, 660, 550-203-229-0

Project Location: 5757 West Fork Road, Cincinnati, OH 45247

I hereby depose and say that all the above information and that statements contained in all of the exhibits transmitted herewith are true.

Applicant Signature (Handwritten Signature)

day of FEB, 2015

Notary Public (Handwritten Signature)



CAROLE I. SQUIBB Notary Public, State of Ohio My Commission Expires February 23 2015

APPLICATION FORM (continued)

APPLICATION NUMBER
ZVGT 2015-01

Address of Subject Property 5757 West Fork Road Township Green

	NAME	ADDRESS	CITY	STATE	ZIP CODE	PHONE NO.
OWNER	Toby + Sara Stecher	5757 West Fork	Cint:	OH	45247	513-335-9694
CONTRACTOR	Toby Stecher	5757 West Fork	Cint:	OH	45247	513-335-9694
PLANS BY	Shawn Feigh	2564 Samantha Dr.	Burlington	KY	41005	513-646-2022
APPLICANT	Toby Stecher	5757 West Fork	Cint:	OH	45247	513-335-9694

TYPE OF IMPROVEMENT: (Describe briefly proposed work)

enclose front porch, remove and replace existing addition in the rear of the property. Add a second story addition. Add new garage and a attach

PROPERTY OWNERSHIP

BZA ACTION REQUESTED *to the house.*

- Private
- Public (Federal, State, Local)
- Corporate
- Other

- Appeal
- Variance
- Conditional Use
- Compatible Non Conforming Use
- Non Conforming Use
- Other

State in detail all existing and proposed uses of this building or premises:

Existing Use single family home

Proposed Use single family home

- Commercial
- Residential

Estimated cost of improvement for which this application is being made:

\$ 65,000

The owner(s) of this building and undersigned, do hereby covenant and agree to comply with all of the laws of the State of Ohio and the Zoning Resolution of the County of Hamilton, pertaining to building and constructing the proposed building or structure or making the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

Application By: _____ Address _____
DO NOT WRITE BELOW THIS LINE

Adopted: _____ Journalized: _____

BZA Filing Fee: \$228 + \$60 Cash _____ Check # 1002

February 9, 2015

Attn: Hamilton County Board of Zoning Appeals

Re: 5757 West Fork Road

I am requesting a zoning variance for the property at 5757 West Fork Road, Cincinnati, OH 45247 in Green Township. There is an existing house on the property which is .685 acres. We purchased this property in October, 2014 with the intent to make it our family home. The house is in rough shape and needs a complete overhaul.

A general overview of our plans is to remove and replace the existing rear of the home which has a failing foundation, add a second story over this area. Remove the existing barn which is failing and replace it with a garage in the same location but attached to the house. In the front of the house, our intent is to enclose the front porch, slightly larger, and convert this to a bathroom. The entrance to the house will be moved onto the new addition which will attach the garage.

The reason for the zoning variance is due to the front set-back as defined in table 4-6 which requires 50 feet. The existing house is at 34.9 feet. After the requested alteration the front setback will be 33.5 feet.

The current location of the front door is not ideal. The house desperately needs a location for a bathroom on the first floor which this area will work well for. By moving the entrance to the side (still facing West Fork Road) it will be more accessible for visitors who will be entering the property from the driveway or sidewalk off of Fox Ridge.

Thank you for your consideration,

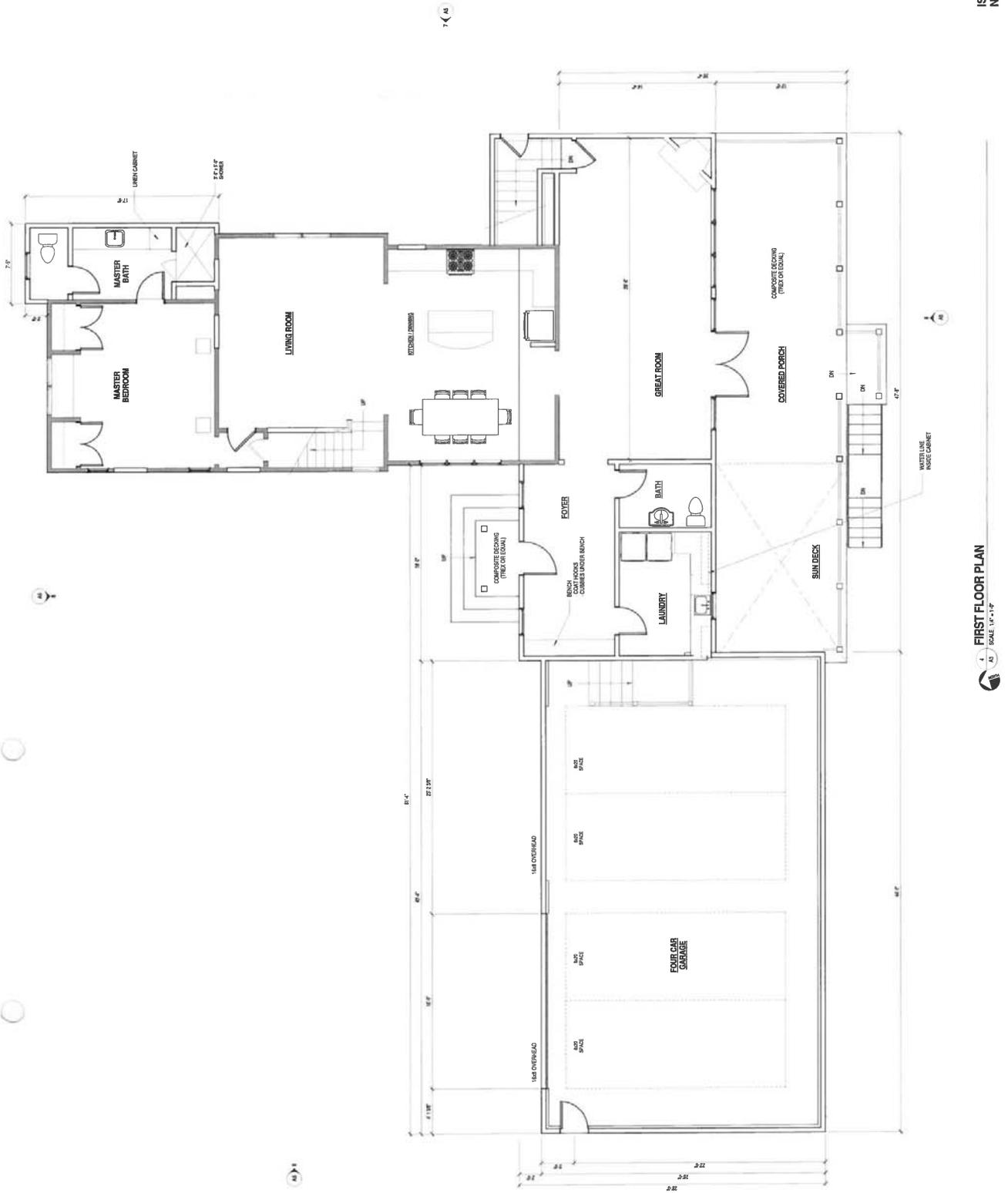


Toby Stecher

513-335-9694

Drawings Prepared By: Steven C. Kandy 7458 Dawson Road Madeira, Ohio 45243 Shawn Feigh 2544 Samantha Drive Burlington, Ky 41005	Title: First Floor Description:	A3

ISSUED FOR ZONING ONLY
NOT FOR CONSTRUCTION

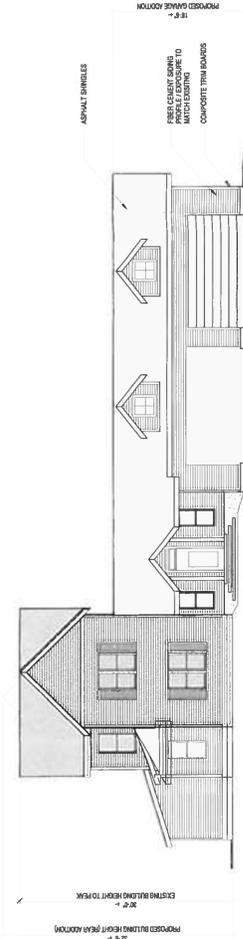


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

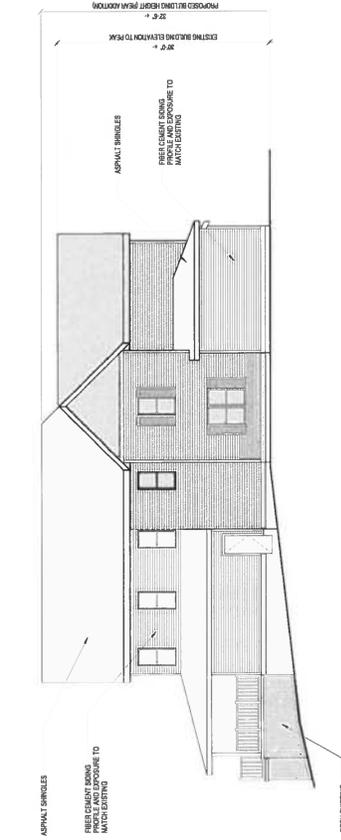
BUILDING ELEVATIONS Shawn C. Karyo 7458 Dawson Road Madeira, Ohio 45243 513.438.8888 No. Date Description	RESIDENTIAL ADDITION for Todd Siskind 5757 West Park Road Cincinnati, Ohio 45247
	Drawings Prepared By: Shawn C. Karyo 7458 Dawson Road Madeira, Ohio 45243

A5

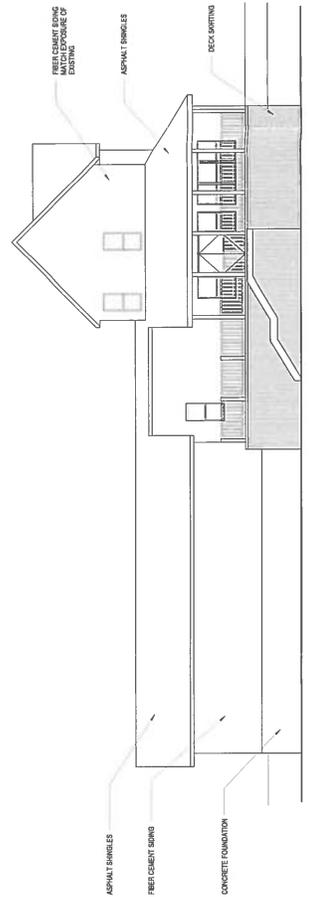
ISSUED FOR ZONING ONLY
NOT FOR CONSTRUCTION



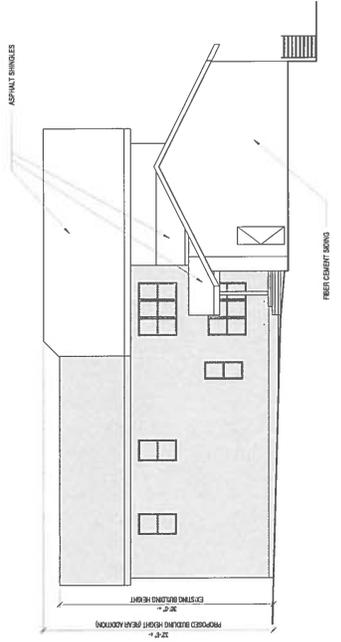
1 NORTH ELEVATION
AS SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
AS SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
AS SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
AS SCALE: 1/8" = 1'-0"