

THE HAMILTON COUNTY BOARD OF ZONING APPEALS

REGULAR MEETING

Room 805-B, Administration Building

March 13, 2024

1:00 P.M.

Peggy Roudebush, Chair/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 and Affirmation of Resolutions from the February 14, 2024, Regular Meeting

6. PUBLIC HEARINGS:

CONDITIONAL USE:

A. CASE: Green 2024-03; Best Point School
REQUEST: CONDITIONAL USE approval for a school use located in an existing "C" Residence district.
APPLICANT: Best Point Educational & Behavioral Health (applicant); Miami Baptist Association (owner)
LOCATION: Green Township: 4008 Westwood Northern Boulevard; on the north side of Westwood Northern Boulevard, east of School section Road (Book 550, Page 113, Parcel 194)

VARIANCE:

A. CASE: Columbia 2024-01; 7008 Cambridge Avenue
REQUEST: To request a variance to allow the construction of a second-floor addition to the existing single-family home with less front yard setback than required in a "C" Residence District
APPELLANT: Joseph & Abigail Katuska (applicant and owner)
LOCATION: Columbia Township: 7008 Cambridge Avenue, on the north side of Cambridge Avenue east of Berwick Avenue (Book 520, Page 171, Parcel 307)

7. OLD BUSINESS:

8. NEW BUSINESS:

9. DATE OF NEXT MEETING: April 10, 2024

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.

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HAMILTON COUNTY
BOARD OF ZONING APPEALS

RECORD OF PROCEEDINGS– FEBRUARY 14, 2024 REGULAR MEETING

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SUMMARY OF ACTIONS

PRESIDING OFFICER: Roudebush
MEMBERS PRESENT: Rosenberger, Ransenberg, Sullivan, Spraul, Roudebush
ABSENT: None
STAFF PRESENT: Snyder
LOCATION: Room 805, Todd B. Portune Center for County Government (County Administration Bldg.)
TIME: 1:00 PM – 1:31 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 and Affirmation of Resolutions from January 10, 2024	Approved	4-0-1	
ZONING VARIANCE:	Green 2024-01; 3291 North Bend Building Sign (ZVGT2023-01)	Approved	5-0-0	1,5
CONDITIONAL USE:	Green 2024-02; 4179 Ebenezer Road (CUGT2024-02)	Approved	5-0-0	1,2,5
ATTEST:	Chairman_____	Secretary_____		
CONDITIONS AND CODES:	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 14, 2024

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ADMINISTRATIVE ITEMS

ADM03: DISPOSITION OF MINUTES

MOTION: To approve the minutes and affirm the Resolutions of the Regular Meeting of the Board of Zoning Appeals, January 10, 2024.

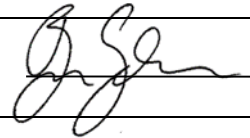
Moved: Rosenberg Second: Ransenberg

VOTE: AYE: 4 Ransenberg, Spraul, Sullivan, Rosenberger
 NAY: 0
 ABSTAIN: 1 Roudebush

ACTION: APPROVED

ADJOURNMENT: The meeting was adjourned at 1:31 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 14, 2024

PAGE 3

ZONING VARIANCE: GREEN 2024-01; 3291 NORTH BEND BUILDING SIGN

REQUEST: To request a variance to allow a building sign on the north facade of an existing building in an "E" Retail district

APPELLANT: Black Diamond of Cincinnati, LLC (appellant); Stock Real Estate Holdings LLC (owner)

LOCATION: Green Township: 3291 North Bend Road, on the west side of Clover Leaf Lane south of North Bend Road (Book 550, Page 71, Parcel 511)

TRACT SIZE: Approximately 0.36 acres

SPEAKERS: B. Snyder, C. Stock

DISCUSSION: Staff Comments:

1. **B. Snyder** – Review of Secretary's Report.
2. We received correspondence from the Green Township Trustees. They unanimously recommend approval with one condition that there should be no additional building signage permitted on the eastern façade of the building.
3. There is no sign on the east side of the building currently.
4. No variance appears to have been granted for the previous northern building sign.

Appellant Comments:

1. **C. Stock** – I was told by the previous owner that there was a variance on the property. Our only issue is the address, no one can find us, and the adjacent property owner doesn't like us parking in their parking lot.
2. I was told the address and the sign was an issue with the fire department.
3. We need to explore other ideas for wayfinding, might need directional signs at the parking lot or window signs in the front window but we do not need a building sign on the eastern façade, we are OK with the condition.

Commissioner Comments:

1. **Commissioner Roudebush** – Is there signage on the east side?
2. **Commissioner Spraul** – Are they the same size on this side?
3. **Commissioner Ransenberg** – Is there a variance for the first one?
4. **Commissioner Rosenberger** – Can they get a small directional sign on the driveway entrance?

MOTION: To consider approval of case Green ZVGT2024-01; 3291 North Bend Building Sign, a request for a variance to allow a building sign on the north facade of an existing building in an "E" Retail district with conditions per Attachment A.

Moved: Rosenberger Seconded: Ransenberg

VOTE: AYE: 5 Ransenberg, Rosenberger, Roudebush, Sullivan, Spraul
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 Green ZVGT2024-01; 3291 North Bend Building Sign, a request for a variance to allow a building sign on the north facade of an existing building in an "E" Retail district with the following conditions.

Conditions:

1. That no building signage shall be permitted on the eastern side of the building.
2. That the Zoning Certificate for the building addition shall be obtained within six (6) months of the adoption of this Resolution.
3. That the building addition shall be constructed and maintained in accordance with the plats and plans submitted.

HAMILTON COUNTY
BOARD OF ZONING APPEALS

RECORD OF PROCEEDINGS – FEBRUARY 14, 2024

PAGE 4

ZONING VARIANCE: GREEN 2024-02; SPRINGMYER ELEMENTARY SIGN

REQUEST: CONDITIONAL USE approval for a school use located in an existing “B” Residence district

APPELLANT: Chris Brown, Carpenter Sign Service (applicant); Oak Hills Board of Education Local School District (owner)

LOCATION: Green Township: 4179 Ebenezer Road, on the west side of Ebenezer Road, north of Springmyer Drive (Book 550, Page 232, Parcel 30)

TRACT SIZE: Approximately 8.94 acres

SPEAKERS: B. Snyder, C. Brown

DISCUSSION: Staff Comments:

1. **B. Snyder** – Review of Staff Report.
2. We have received correspondence from the Green Township Trustees, and they unanimously recommended approval with the same conditions as the staff report.
3. The streetscapes are reviewed for all sign cases, each situation is different.
4. The shrubs can be spread out around the sign if all 12 don’t fit around the base.

Applicant Comments:

1. **C. Brown** – I know when we did the sign for Dulles we didn’t have to do shrubs so I just want to make sure they’re being treated the same but I don’t believe the school will have any issue doing shrubs.
2. I’m sure the school will not be opposed to the conditions.
3. Can we spread out the shrubs if 12 are too many to cluster around the base of the sign?

Commissioner Comments:

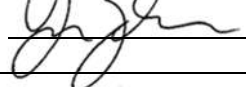
1. **Commissioner Spraul** – So staff is suggesting the addition of shrubs?
2. **Commissioner Roudebush** – Did the school agree with the conditions?

MOTION: To consider approval of case Green CUGT2024-02; Springmyer Elementary Sign, a request for a Conditional Use approval for a school use located in an existing “B” Residence district with conditions per Attachment A.

Moved: Spraul Seconded: Sullivan

VOTE: AYE: 5 Ransenberg, Rosenberger, Roudebush, Sullivan, Spraul
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 Green CUGT2024-02; Springmyer Elementary Sign, a request for a Conditional Use approval for a school use located in an existing "B" Residence district with the following conditions.

Conditions:

1. That twelve (12) shrubs shall be planted in the streetscape buffer clustered around the base of the freestanding sign.
2. That the freestanding sign shall have a maximum area of thirty-two (32) square feet.
3. That each message or copy shall be displayed for at least eight (8) seconds.
4. That animation, moving images, or running copy shall not be permitted on the electronic message sign.
5. That all message or copy changes shall be accomplished instantaneously or in three (3) seconds or less when using a fade or dissolve feature.
6. That the electronic message sign shall be equipped with an auto dimming photocell system to ensure that the brightness of the sign will adjust to the amount of natural light depending on the time of day or weather conditions.
7. That the Zoning Certificate for the electronic message display cabinet shall be obtained within six (6) months of the adoption of this Resolution.
8. That the electronic message display cabinet shall be constructed in accordance with the plats and plans submitted.

**RESOLUTION
GRANTING**

CASE NO. GREEN 2024-01 (ZVGT202401)

**FOR THE APPROVAL TO LOCATE BUILDING SIGNAGE ON THE NORTHERN
FAÇADE WHERE BUILDING SIGNS ARE ONLY PERMITTED ON THE EASTERN
FACADE OF THE EXISTING BUILDING ON THE PROPERTY IN QUESTION**

WHEREAS, Noelle Popp, Black Diamond Pest Control, appellant for Stock Real Estate Holdings LLC, owner, on December 15, 2023, filed Case No. Green 2024-01 (ZVGT202401) with the Hamilton County Board of Zoning Appeals, under Chapters 21 and 22 of the Zoning Resolution, seeking a variation of the literal enforcement of Section 13-12.4(a) of the Zoning Resolution as applied to the property located at 3291 North Bend Road, Green Township, Hamilton County, Ohio, and

WHEREAS, said property in question being known as Auditors ID Number: Book 550, Page 71, Parcel 511, and

WHEREAS, appellant on December 15, 2023, applied to the Hamilton County Zoning Plans Examiner seeking a zoning certificate for the construction of a building sign on the northern façade of the existing commercial building located on the property in question, and

WHEREAS, said Zoning Plans Examiner acting upon said application on December 15, 2024, refused to issue said Zoning Certificate, the reasons being based upon the maps and regulations of the Zoning Resolution, and

WHEREAS, a public hearing was held on February 14, 2024, on said case Green 2024-01, (ZVGT202401), notice of which hearing was given by regular mail, to parties of interest within 200 feet of the subject property and, also by publication in a newspaper of general circulation in the County, at least ten (10) days prior to the date of said hearing, in accordance with Section 303.15 of the Ohio Revised Code, and

WHEREAS, Section 1-6 of the Zoning Resolution and the "Green Township District Maps" designate said premises to be located in the "E" Retail district, and

WHEREAS, Section 13-12.4 (a) Building Signs

Any business or other permissible use shall be permitted 1.5 square feet of Building Sign surface area for each foot of Building Frontage as measured along the length of the building façade that fronts the principal dedicated street, or the facade that contains the main principal entrance to the building. For other Building Frontage, signs may not exceed .75 square foot of sign surface area.

WHEREAS, according to the plats and plans submitted to this Board, the appellant is proposing to locate one (1) building sign with a total area of 64 square feet on the northern façade of the

existing commercial building where the building frontage and main principal entrance are located on the eastern façade of the building on the property in question, and

WHEREAS, SECTION 21-2 – AUTHORITY

The Board of Zoning Appeals, pursuant to Section 303.14 of the Ohio Revised Code, shall have the authority to grant variances from the provisions of this Resolution, but only in compliance with the procedures, specific instances, and in accordance with each of the standards enumerated in this Chapter, and

WHEREAS, SECTION 22-2 – AUTHORITY

The Board of Zoning Appeals shall have authority to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this Resolution.

WHEREAS, *it is the opinion of this Board, after careful consideration of all the facts, testimony and evidence submitted, that the literal enforcement of the strict application of Section 13-12.4(a) of the Zoning Resolution will result in a practical difficulty for the owner of the property in question, and*

WHEREAS, *the variation of Section 13-12.4(a) of the Zoning Resolution as applied to the property in question in this particular case, will not seriously affect the adjoining property owners and the general welfare;*

THEREFORE BE IT RESOLVED, *that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the variation of Section 13-12.4(a) of the Zoning Resolution and that the decision of the Hamilton County Zoning Plans Examiner be, and hereby is, reversed and directs the Hamilton County Zoning Administrator to approve the Zoning Certificate for the construction of one (1) new 64 square-foot building sign on the northern façade of the existing commercial building on the property in question.*

SUBJECT TO THE FOLLOWING CONDITIONS;

Conditions:

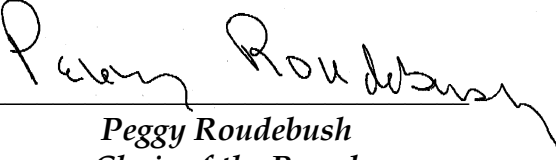
- 1. That no building signage shall be permitted on the eastern façade of the building.*
- 2. That the Zoning Certificate for the building sign on the northern façade of the building shall be obtained within six (6) months of the adoption of this Resolution.*
- 3. That the building sign on the northern façade of the building shall be constructed in accordance with the plats and plans submitted.*

BE IT FURTHER RESOLVED, *that all plats, plans, applications, and data submitted be, and hereby are, made a part of this Resolution.*

ADOPTED, at a regularly scheduled meeting of the Hamilton County Board of Zoning Appeals
in session this 14th, day of February, 2024

***Mr. Ransenberg Yea, Mr. Rosenberger Yea, Mrs. Roudebush Yea
Mr. Spraul Yea, Mr. Sullivan Yea***

APPROVED: Motion to approve the variance requested



Peggy Roudebush
Chair of the Board



Bryan Snyder, AICP
Development Services Administrator

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**RESOLUTION
GRANTING**

**CASE NO. GREEN 2024-02 (CUGT202402)
FOR THE APPROVAL OF A CONDITIONAL USE CERTIFICATE FOR AN
ELECTRONIC VARIABLE MESSAGE DISPLAY ON AN EXISTING FREESTANDING
SIGN FOR THE EXISTING SCHOOL USE ON THE PROPERTY IN QUESTION**

WHEREAS, *Chris Brown, Carpenter Sign Service applicant and Oak Hills Board of Education Local School District, owner, on January 8, 2024, filed Case No. Green 2024-02 (CUGT202402) with the Hamilton County Board of Zoning Appeals, under Chapters 17, 21, and 22 of the Zoning Resolution, seeking a Conditional Use Zoning Certificate for the replacement of an existing manual reader board with a new electronic variable message display sign to be mounted on the existing freestanding sign for the existing school use on the property located at 4179 Ebenezer Road, Green Township, Hamilton County, Ohio, and*

WHEREAS, *said property in question being known as Auditors ID Number: Book 550, Page 232, Parcel 30, and*

WHEREAS, *said applicant on June 9, 2023 submitted an application to the Hamilton County Board of Zoning Appeals seeking a Conditional Use Zoning Certificate to allow replacement of an existing manual reader board with a new sixteen (16) square-foot electronic variable message display cabinet mounted on the existing freestanding sign frame on the property in question, and*

WHEREAS, *the Administrator of the Board of Zoning Appeals reviewed said application in accordance with Section 17-4 of the Zoning Resolution and scheduled a hearing date of February 14, 2024, and*

WHEREAS, *a public hearing was held on February 14, 2024 on said Case No. Green 2024-02 (CUGT202402), notice of which hearing was given by regular mail, to parties of interest within 200 feet of the subject property and also by publication in a newspaper of general circulation in the County, at least ten (10) days prior to the date of said hearing, in accordance with Section 303.15 of the Ohio Revised Code, and*

WHEREAS, *Section 1-6 of the Zoning Resolution and the "Green Township District Maps" designate said premises to be located in the "A" & "B" Residence districts, and*

WHEREAS, SECTION 17-1 - PURPOSE.

Conditional uses are those uses having some special impact or uniqueness which require a careful review of their location, design, configuration and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. They are uses, which may or may not be appropriate in a particular location depending on a weighing, in each case, of the public benefit against the local impact, the amelioration of any adverse impacts through special site planning, and development techniques and contributions to the provision of public improvements and rights-of-way.

WHEREAS, Chapter 17 – Conditional Uses, Sections 17-1 to 17-7, as applicable in this particular case, were considered as the requirements for the application of a Conditional Use Certificate, and

WHEREAS, SECTION 17-2 – AUTHORITY

The Board of Zoning Appeals may, in accordance with the procedures and standards set out in this Chapter, and other regulations applicable to the district in which the subject property is located, approve by resolution those uses listed as conditional uses in the Table in Section 17-12, in the Table of Permissible Uses in Chapter 3, or in any other part of this Resolution

WHEREAS, according to the plats and plans submitted to the Board, the applicant is proposing to replace an existing manual reader board with a new sixteen (16) square-foot electronic variable message display cabinet mounted on the existing freestanding sign frame for a total freestanding sign size not to exceed thirty-two (32) square feet on the property in question, and

WHEREAS, it is the opinion of this Board, after careful consideration of all the facts, testimony and evidence submitted, and the literal enforcement of the strict application of Sections 17-1 through 17-7 of the Zoning Resolution, that the proposed use is appropriate in this location and that denying the Conditional Use as applied for in this particular case will result in unnecessary hardship to the owners of the property in question, and

WHEREAS, to issue a Conditional Use Certificate and allow the Conditional Use as applied for in this specific case will not seriously affect any adjoining property owners or the general welfare;

THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby permit the Conditional Use as applied to the property in question and directs the Hamilton County Zoning Administrator to issue the Conditional Use Certificate to allow the construction of an electronic variable message display cabinet on the existing freestanding sign on the property in question.

SUBJECT TO THE FOLLOWING CONDITIONS;

Conditions:

1. That twelve (12) shrubs shall be planted in the streetscape buffer clustered around the base of the freestanding sign.
2. That the freestanding sign shall have a maximum area of thirty-two (32) square feet.
3. That each message or copy shall be displayed for at least eight (8) seconds.
4. That animation, moving images, or running copy shall not be permitted on the electronic message sign.
5. That all message or copy changes shall be accomplished instantaneously or in three (3) seconds or less when using a fade or dissolve feature.
6. That the electronic message sign shall be equipped with an auto dimming photocell system to ensure that the brightness of the sign will adjust to the amount of natural light depending on the time of day or weather conditions.

7. That the Zoning Certificate for the electronic message display cabinet shall be obtained within six (6) months of the adoption of this Resolution.
8. That the electronic message display cabinet shall be constructed in accordance with the plats and plans submitted.

Variance:

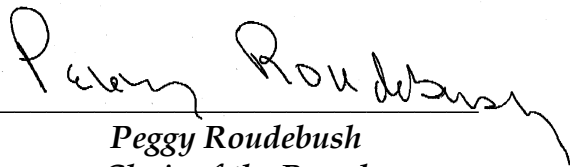
1. Section 13-10.2 – That the site shall be permitted to have an electronic message display sign on the property where electronic message display signs are prohibited.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and data submitted, be and hereby are made a part of this Resolution.

ADOPTED, at a regularly scheduled meeting of the Hamilton County Board of Zoning Appeals in session this 14th, day of February, 2024

**Mr. Ransenberg Yea, Mr. Rosenberger Yea, Mrs. Roudebush Yea
Mr. Spraul Yea, Mr. Sullivan Yea**

APPROVED: Motion to approve the requested Conditional Use



Peggy Roudebush
Chair of the Board



Bryan Snyder, AICP
Development Services Administrator

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HAMILTON COUNTY

Regional Planning Commission

STAFF REPORT

FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON MARCH 13, 2024

BZA CASE:

GREEN 2024-03 (CONDITIONAL USE REQUEST)

BEST POINT SCHOOL

REQUEST: CONDITIONAL USE approval for a school use located in an existing “C” Residence district

PURPOSE: To convert an existing church building into a school use including a 7,125 square-foot building addition, a 7,480 square-foot outdoor play area and utilization of the existing parking lot and existing curb cut onto Westwood Northern Boulevard

APPLICANT: Best Point Educational & Behavioral Health (applicant); Miami Baptist Association (owner)

LOCATION: Green Township: 4008 Westwood Northern Boulevard; on the north side of Westwood Northern Boulevard, east of School Section Road (Book 550, Page 113, Parcel 194)

SITE DESCRIPTION:

Tract Size:	Approximately 8.15 acres
Frontage:	Approximately 333 feet on Westwood Northern Boulevard
Topography:	Relatively flat with slopes along perimeter and in northern portion of the site near the existing pond
Existing Dvlpmt:	Vacant church with associated parking and with a pond and woods in northern portion of the site

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	“C” Residence	Single-family homes
South:	“C” Residence	Single-family homes
East:	“R-1” Residence	Single-family homes (city of Cheviot)
West:	“C” Residence	Single-family homes

SUMMARY OF RECOMMENDATIONS **APPROVAL with Conditions and a Variance**

PROPOSED USE: The applicant is requesting a Conditional Use to utilize an existing church building for a school use. This would include the demolition of a portion of the building and construction of an approximately 7,125 square-foot building addition. According to the applicant letter, “Best Point is a nonprofit organization specializing in education, behavioral, therapeutic, and autism services for children in the greater Cincinnati area.” The structure would include classrooms, conference rooms, and other school-related offices, as well as a recreational room. The building addition would replace a portion of the church that extends south from the existing building towards Westwood Northern Boulevard. A portion of the existing canopy leading to the entrance would be removed. The site would continue to utilize the existing curb-cut onto Westwood Northern Boulevard for access. The existing 99-space parking lot located west of the building would be utilized. It appears that there are no plans for the northern parking lot. A fenced-in 7,480 square-foot outdoor play has been identified north of the existing building. The existing pond located to the north and the existing vegetation located around the pond would remain. It appears there are no plans to alter the stub of Simca Lane which is currently blocked to through traffic. To date, a landscaping plan, lighting plan, signage plan and parking analysis have not been submitted.

PREVIOUS BZA ACTION: In March of 2000, a variance was approved for the Lakewood Baptist Church, which formerly occupied the site, for a taller and larger freestanding ground sign than permitted in the Zoning Resolution. Specifically, the approval permitted a 40 square-foot sign at 14 feet in height.

ANALYSIS:

Compliance With General Considerations For Conditional Uses

In accordance with Chapter 17 of the Zoning Resolution in order to approve a Conditional Use, the Board of Zoning Appeals shall make a finding that the proposed use is appropriate in the location where it is proposed. That finding must be based on the following considerations as contained in Section 17-6 as well as the specific criteria identified in Section 17-7.

- Spirit and Intent: The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with district purposes.
Findings: *Staff finds that a school use is permissible in the “C” Residence Districts as a conditional use and that the proposed improvements would comply with the spirit and intention of the Zoning Resolution. The proposed building addition would comply with setback and height requirements of the district. To date, the applicant has not submitted a landscape plan, lighting plan, signage plan, or parking analysis. Details on these issues are discussed below.*
- No Adverse Effect: The proposed use and development shall not have an adverse effect upon adjacent property or the public health, safety, morals and general welfare.
Findings: *It is likely that the proposed school use would create additional activity during weekday mornings and afternoons where the previous church use likely generated more traffic and noise during the weekends. However, this additional weekday activity would likely be minimal and less intense than some church-related functions. Further, the northern portion of the property, including the pond and*

woods around the pond would remain undisturbed. The proposed building addition would not be located any closer to the residential areas located to the west, north and east. Further, the proposed addition would not extend any closer to Westwood Northern Boulevard and would be well outside of the required minimum front yard setback as the building addition would be 90 feet from the right-of-way. The proposed fenced-in play area would be located behind the existing building and mature trees exist between the homes located to the east and this play area. A fence is also proposed along the southern portion of the pond. No details have been submitted regarding the proposed fencing and staff finds that all fencing on site should meet the requirements of the Zoning Resolution. A six-foot privacy fence is permitted around this proposed play area since the play area would be located in the rear yard. It also appears that mature vegetation around the site would also be preserved. Staff finds that these mature trees provide an adequate buffer and recommends that they be preserved and not removed as part of the redevelopment of the site. The stub of Simca Lane is proposed to remain closed to through traffic so no additional traffic would traverse through this area and all school traffic would be entering and exiting off Westwood Northern Boulevard.

- Protection of Public Interests: The proposed use and development should respect, to the greatest extent practicable, the natural, scenic and historic features of significant public interest.

Findings: *There are no known features of significant public interest.*

- Consistent with Adopted Plans: The proposed use and development shall, as applicable, be consistent with objectives, policies and plans related to land use adopted by the Board of County Commissioners.

Findings: *Green Township has an adopted Land Use Plan for this area. The designation for the property is listed as 'Public, Semi-Public Institutional' and the proposed development would be consistent with the adopted Green Township Land Use Plan.*

Compliance With Specific Conditional Use Criteria As Per Section 17-7

Schools (and related uses) in Residential districts must comply with the following specific criteria:

17-7-(1): Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties.

Findings: *With the preservation of the existing mature vegetation around the perimeter of the site, the additional noise, odor, vibration, or dust would be minimal.*

17-7-(o) (1): Landscaping shall be installed in accordance with one of the following buffers as described in detail in chapter 14:

- 1). Boundary Buffer A (shown in Fig. 14 A)
- 3). Streetscape Buffer (shown in Fig. 14 C).

Findings: *The applicant has not submitted a landscape plan and a boundary buffer 'A' is required around the perimeter of the site. Staff finds that overall, the existing mature vegetation surrounding the site would likely provide a more adequate buffer than tearing out the existing mature vegetation and replacing it with new plantings*

which would take years to mature. Therefore, staff finds that existing vegetation around the perimeter of the site should be required to remain undisturbed. However, there is one area along that western property line where vegetation does not exist. Specifically, along the western property line after the first 180 feet from the right-of-way of Westwood Northern Boulevard extending north along the existing parking lot to a distance of approximately 130 feet where limited vegetation exists, staff finds that a boundary buffer 'A' should be installed. With this additional landscaping, this project would provide sufficient screening from the existing residences that abut the property. Further, it does not appear that a streetscape buffer exists along Westwood Northern Boulevard and staff finds that one should be installed in compliance with the Zoning Resolution.

17-7-(p) (3): One sign permitted at a maximum of 32 square feet.

Findings: A freestanding monument style sign exists along Westwood Northern Boulevard and the applicant has not submitted any plans to modify the sign. As stated previously, this sign had already received a variance to be larger and taller than permitted. Therefore, staff supports the variance needed in order for the sign to remain as is.

17-7-(s): All exterior lighting shall be directed away from adjacent residential properties.

Findings: Lighting exists on the site, and it appears that the applicant proposes to utilize the existing lighting. However, it is unclear if the existing lights are cutoff fixtures with height and illumination levels that meet the requirements of the Zoning Resolution. Staff finds that a lighting plan should be submitted that meets the minimum requirements of the Zoning Resolution.

Zoning Compliance

Table 12-4 – Parking Stall and Aisle Dimensions

This table requires a minimum width of 24 feet for aisle width and a minimum of 19 feet for length of stall.

Findings: It appears that the applicant would stripe 99 parking spaces in the existing southernmost parking lot. However, the typical dimensions for the spaces and the widths of the drive aisles have not been identified. Staff finds that all aisle widths and parking stall lengths should meet the requirements of the Zoning Resolution.

Section 12-6 – Landscaping for Vehicular Areas

This section (based on the number of parking spaces) establishes the minimum landscape area and the amount of landscaping (trees and shrubs) required to be located within the interior of the parking lot.

Findings: As stated, a landscaping plan has not been submitted. Interior parking lot landscaping would be required in the existing parking lots that are located on the site. Staff recognizes that four interior parking lot landscape islands with a total of six trees exist within the existing parking lot. However, the interior parking lot landscaping island area and materials have not been calculated to identify if any additional islands or materials are required. Staff finds that a landscaping plan in accordance with this section should be submitted as part of the Zoning Compliance Plan.

Other Issues

Parking

It appears that a parking analysis has not been submitted and without knowing the ages of the children in each classroom, it is difficult to determine the exact amount of parking required. However, the site appears to be significantly overparked as the submitted floor plans identify a total of eight classrooms with no auditorium seating. Further, it does not appear that the applicant has any plans for the existing northern parking lot. Staff recognizes that this parking lot could be paved and utilized for an outdoor play area or overflow parking if needed. The excess parking area could also be removed and planted with grass, which would also help reduce the amount of interior landscaping required as discussed above. Staff finds that the applicant should identify the northernmost paved area's future use and intent on the plan and that the use of the area shall comply with all requirements of the Zoning Resolution.

Future Residential Lots

The plan indicates 'potential residential lots' north of the existing pond and at the end of the Amylynn Drive stub. However, no lot lines or details have been submitted. Since the conditional use application for the church use applies to the entire site, staff finds that any further subdividing of the property should be subject to an additional and future review and approval by the Board of Zoning Appeals.

CONCLUSION:

The above findings indicate that the proposed development meets the requirements of Section 17-6, General Considerations for Conditional Uses and Section 17-7, Specific Criteria Pertaining to Conditional Uses, with the conditions listed below. The proposed school building, parking lot and fenced-in play area with the existing vegetation preserved around the perimeter of the site would not likely have a negative impact on any adjacent residents. With the installation of a streetscape buffer along Westwood Northern Boulevard and a landscape plan and lighting plan that conforms to the Zoning Resolution, staff finds that the development complies with the intentions of the Conditional Use review.

RECOMMENDATION: Staff of the Regional Planning Commission recommends approval of BZA case Columbia 2024-03; Best Point School, a request for Conditional Use approval subject to the following conditions:

Conditions:

1. That a landscape plan that complies with Sections 12-6, 14-7 and 14-8 of the Zoning Resolution, and with Conditions #3 and #4 below, shall be submitted as part of the Zoning Compliance Plan.
2. That all existing vegetation located along the perimeter of the site and in the northern portion of the site located north of the existing northernmost parking lot and driveway that extends west to the Simca Lane stub shall remain undisturbed.
3. That a Boundary Buffer 'A' shall be installed along the western property line where existing vegetation does not exist, specifically to be located after the first 180 feet from the right-of-way line extending north along the existing parking lot for a distance of 135 feet.

4. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
5. That all fencing shall meet the requirements of the Zoning Resolution.
6. That the development shall meet the parking aisle widths and parking stall dimensions in accordance with the Zoning Resolution.
7. That a parking analysis shall be submitted as part of the Zoning Compliance Plan.
8. That the plans and intent for the northernmost parking area shall be submitted as part of the Zoning Compliance Plan.
9. That there shall be no residential use of any portion of the property unless the area is removed from the conditional use by the Board of Zoning Appeals.
10. That the applicant shall obtain all necessary zoning permits within 90 days.
11. That the proposed school development shall be constructed in accordance with the plats and plans submitted.

Variance:

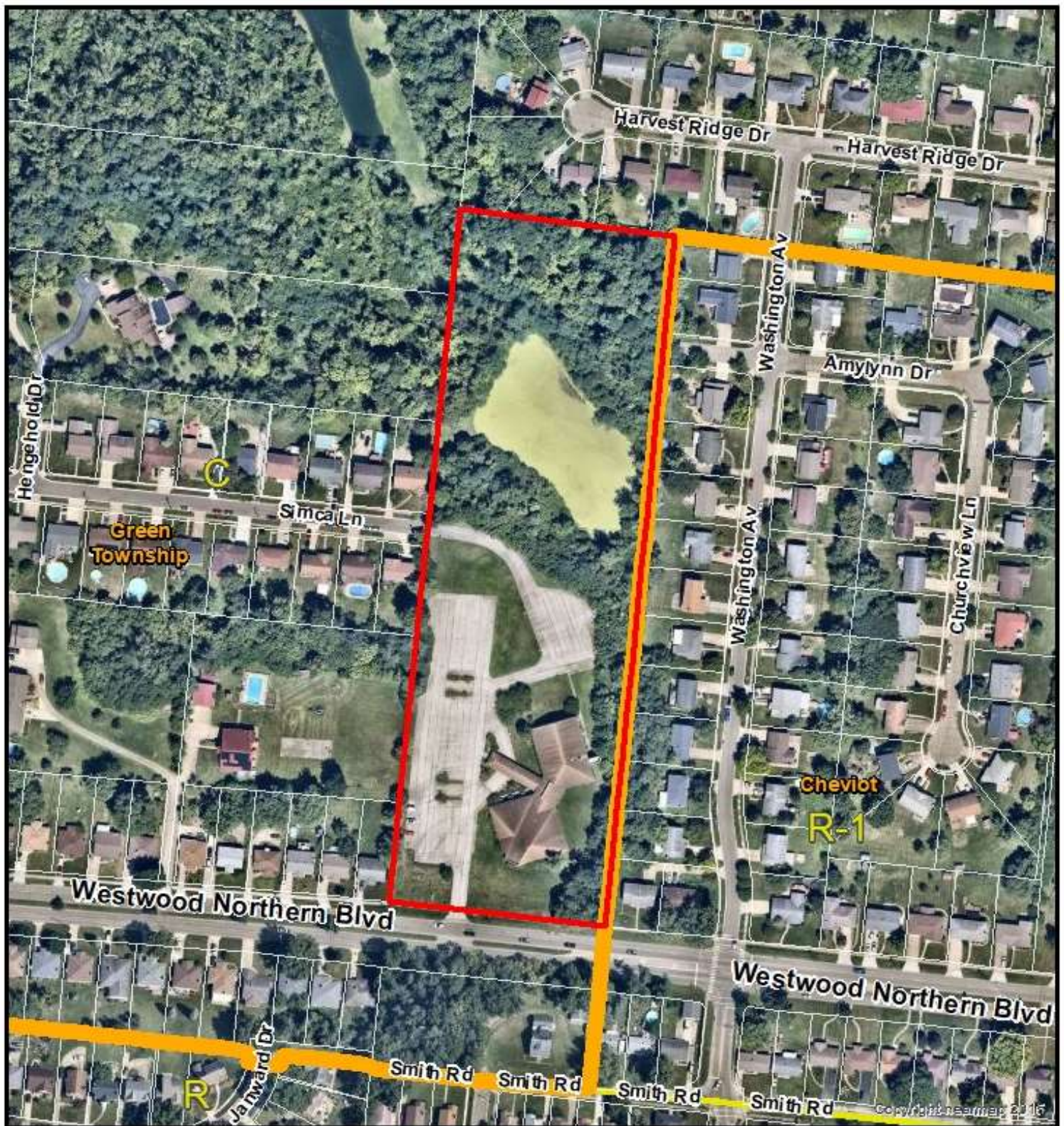
1. Section 17-7(p)(3) and Section 13.5 – That the site shall be permitted to have a freestanding monument sign with a maximum size of 40 square feet and a maximum height of 14 feet where a maximum size of 32 square feet and a maximum height of eight feet is permitted.

NOTE: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Zoning Department, but may not necessarily reflect the recommendation of any Commission. This staff report is primarily a technical report on the level of compliance with adopted land use regulations and plans. The report is prepared in advance of public hearings and often in advance of other agency reviews. Additional information from other agency reviews and public review is considered by appointed commissions and elected boards. Therefore, the advisory and final decisions of such commissions and boards may result in findings and conclusions that differ from the staff report.

Prepared by: JOHN HUTH Principle Planner
John S. Huth, CNU-A

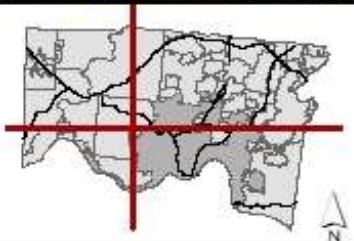
Reviewed by: Bryan D. Snyder Development Services Administrator
Bryan D. Snyder, AICP

Approved by: Stuart McInnis Executive Director



VICINITY MAP

Case: **GREEN 2024-03 BEST POINT SCHOOL**
Request: **CONDITIONAL USE REQUEST**



DISCLAIMER

Neither the provider nor any of the parties of the Cincinnati area geographic information system (CAGIS) make any warranty or representation, either expressed or implied, with respect to the information, its quality, performance, merchantability, or fitness for a particular purpose. As a result, the 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 or any other part 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 other information, programs or data used with or combined with the information received, including the cost of recovering such information, programs or data. Any floodway and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of limits recipient must refer to the 1982 FEMA floodway fringe maps. Large differences can exist between actual flood prone areas and official FEMA flood fringe areas.

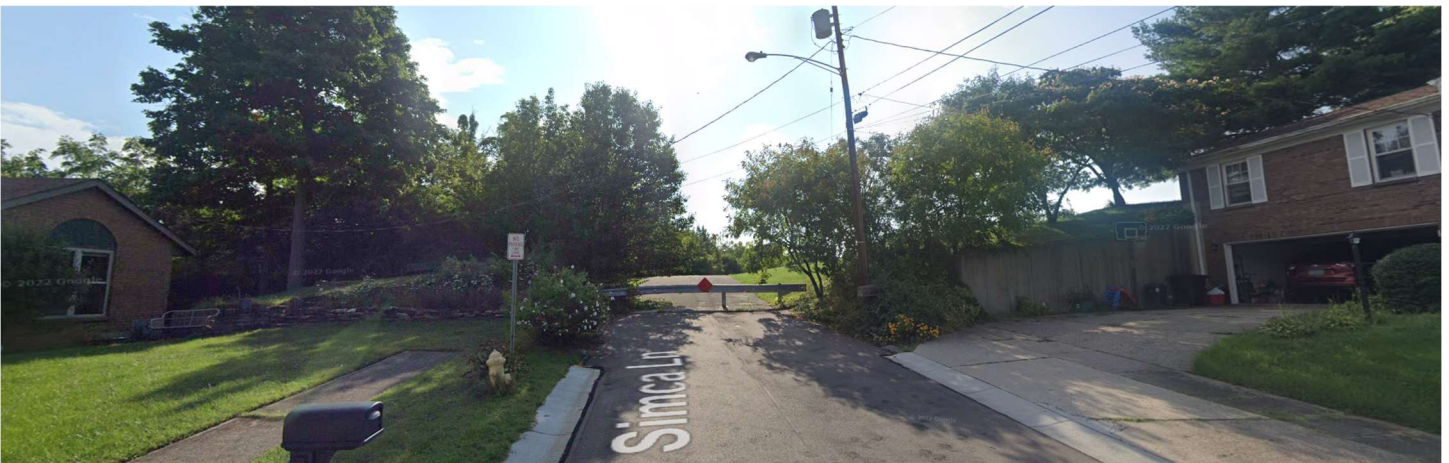
SITE PHOTOS



View of the site looking northeast from Westwood Northern Boulevard (Google Streetview)



View of the site looking northwest from Westwood Northern Boulevard (Google Streetview)

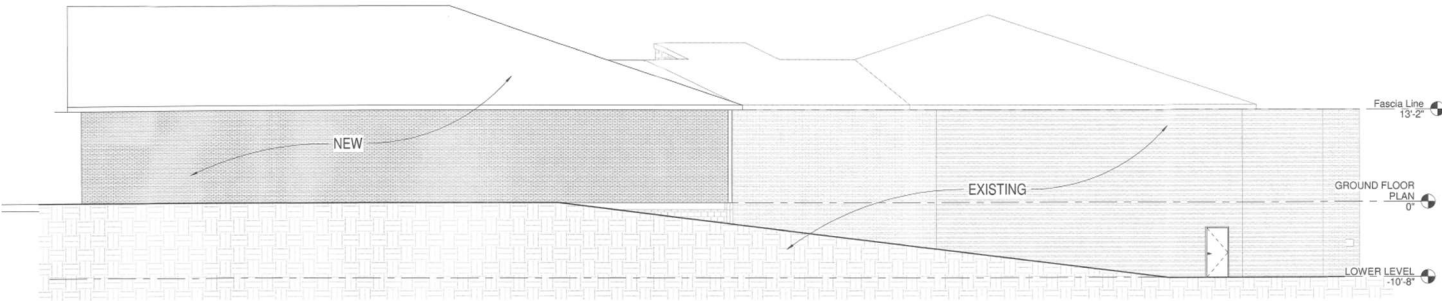


View of the site looking west from Simca Lane street stub (Google Streetview)

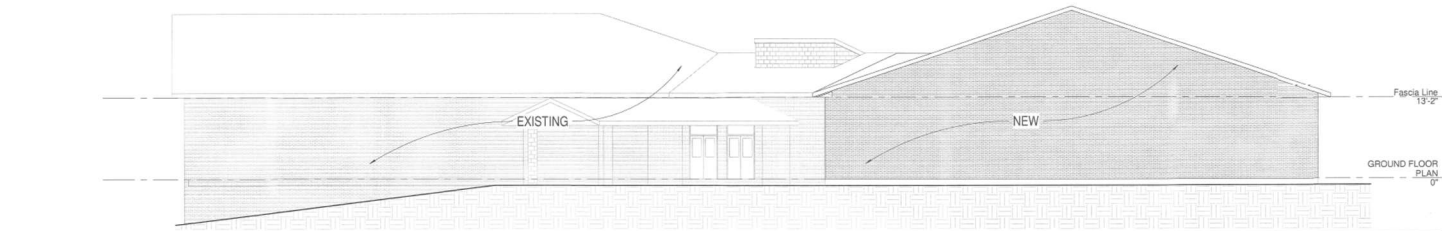
SITE PLAN



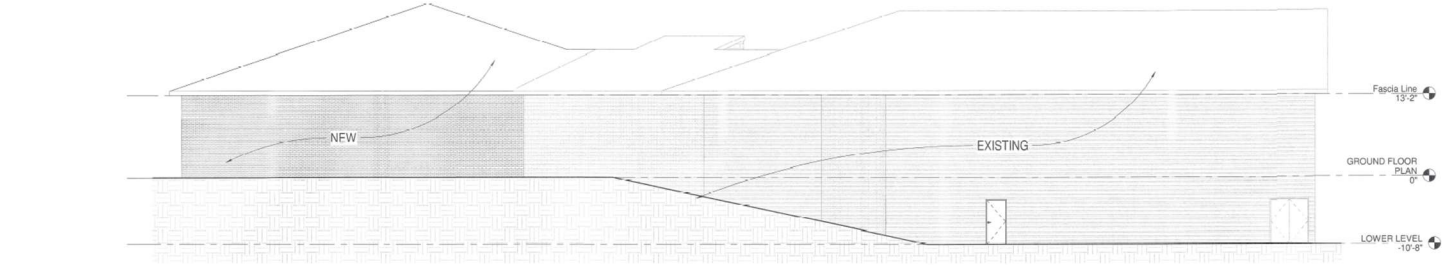
ELEVATIONS



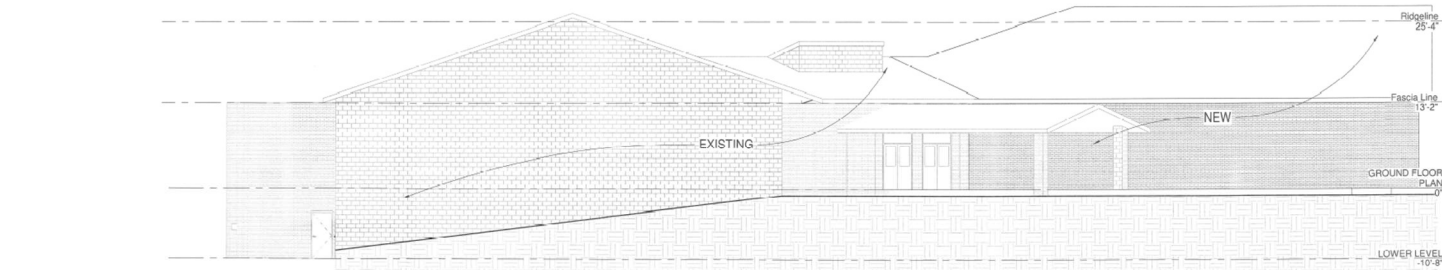
EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH

FLOOR PLAN



APPLICANT'S LETTER



Thomas M. Tepe, Jr.
D: 513.639.3947
ttepe@kmlaw.com

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February 12, 2024

Hamilton County Board of Zoning Appeals
Todd B. Portune Center for County Government
138 E. Court Street, Room 801
Cincinnati, OH 45202

Re: **4008 Westwood Northern Boulevard**

Dear Members of the Board:

This firm and the undersigned represent the applicant, Best Point Education & Behavioral Health ("Best Point") (the undersigned and owner collectively, the "Applicant") with respect to property at 4008 Westwood Northern Boulevard, Cincinnati, Ohio 45211 (the "Property").¹ This correspondence is submitted as a part of the Application for Conditional Use before the Hamilton County Board of Zoning Appeals pursuant to Chapter 17 of the Hamilton County Zoning Resolution (the "Code"), so that the Applicant can utilize the Property as a location for a school. The Applicant submits that this proposed use is harmonious with the community, and respectfully requests that this Board approve the requested use. The Applicant requests a typewritten list of names and complete addresses of the property owners of all lots and lands located within 200 feet.

I. Existing Conditions and Zoning

The Property is located in the "C" Single-Family District at Hamilton County Parcel ID No. 550-0113-0194-00. The Property consists of approximately 8.147 acres of land, and is improved by a 20,159 sq. ft. structure constructed in 1980. Per the Hamilton County Auditor's website, this structure was at one time divided between a public place of worship, an office building, and a high school. The Property is improved by a paved parking area, and includes several acres of greenspace, trees, and a lake.

While the Property at one time was Immanuel at Lakewood Baptist Church along with a related school, the congregation has not utilized the Property for several years, and the Property currently stands vacant. The structure on the Property, which is nearly half a century in age, is in poor condition, and the building has significant structural limitations (i.e., ADA compliance issues and general obsolescence) that render it no longer functional for its prior use.

II. Best Point's Proposed Use

Best Point is a nonprofit organization specializing in education, behavioral, therapeutic, and autism services for children in the greater Cincinnati area, with each of its locations

¹ An auditor report relating to the Property is attached hereto as **Exhibit A**.

Keating Muething & Klekamp PLL

Attorneys at Law

One East Fourth Street | Suite 1400 | Cincinnati, Ohio 45202
P: 513.579.6400 | F: 513.579.6457 | kmlaw.com

Board of Zoning Appeals
February 12, 2024
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specifically placed to support the neighboring community. Best Point began in 1832 as the St. Aloysius Orphanage, and later became the Children's Home of Cincinnati in 1864. Best Point currently operates over thirty campuses in the region, where it endeavors to transform young lives, help children succeed in their homes, schools, and communities, and support families in the Cincinnati community through before- and after-school care for children of all ages.

Best Point partners with hundreds of organizations and businesses in Cincinnati to support its students and the youth in the region overall. By way of example, in the past several months, Best Point has partnered with Coca Cola Consolidated, the University of Cincinnati College of Medicine, City of Cincinnati Police Department, Fire Department and Health Department, and TOYOTA North America to collaborate on child-focused programming including the CoStars SPARK program and the Best Point Education and Behavioral Health HUGS "Help Us Give Smiles" charitable drive, to name a few. Best Point is also an advocate and educator for children's development on a state level, and recently John Banchy, Best Point Educator & Behavioral Health CEO, was appointed to his second term on the Ohio Developmental Disabilities Council by Governor DeWine.

Best Point Education and Behavioral Health serves nearly 20,000 children in the Greater Cincinnati Region. Last year, they worked with children from 326 schools. They are accredited by Healthy Families America and Commission on Accreditation Rehabilitation Facilities. They are also licensed and Accredited by the Ohio Department of Job and Family Services, the Ohio Department of Education, and the Teaching Family Association. Best Point supports the Cincinnati Metropolitan Statistical Area ("MSA") through its operations, with the UC Economics Center for Research & Consulting estimating that the Applicant made over \$125 million in capital and operations expenditures in the region between 2016 and 2020. This expenditure is on top of the value added to the community through directly and indirectly supported jobs, tax revenues, and national grants to support the community.

Best Point seeks to construct a modified 16,200 sq. ft. structure at the Property, with a floor plan attached as Exhibit B. As reflected in the floor plan, the structure will incorporate a number of classrooms, conference rooms, and other school-related offices, as well as a recreational room. Best Point seeks to support the entire family, offering programming for both students and their families.

Best Point currently operates licensed Early Education Centers throughout the Cincinnati area, and is rated as a 4-Star Step-up to Quality program location. At the Property, Best Point plans to offer early care education in a safe and nurturing environment for infants, toddlers, and preschool children. Best Point's staff is focused on promoting children's healthy development and school readiness, with a qualified staff delivering tailored services that meet the needs of each child. Additional programming that is anticipated to be offered at the Property includes the following:

- Before and after school care for kindergarten children through age 12 (grade 6).
- Therapeutic Child Care (TCC) for children 2 ½-5 years of age to support building positive relationships, emotional regulation, and thriving in classroom settings. TCC collaborates

Board of Zoning Appeals
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with families to develop plans of care to support the child's needs, learning goals, and other needs. Best Point also partners with professionals to provide speech, occupational therapy, and counseling.

Best Point offers high-quality services tailored to children's individualized needs. They believe that there is learning in all that we do, and their goal is to teach children both socially and academically through activity and peer learning. Each activity is aligned with an Ohio Early Learning Development Standards (OELDS), Ohio's K-12 Academic Standards, or social emotional learning skills.

Using the Galileo, Devereux Early Childhood Assessment (DECA) and Devereux Student Strength Assessment, Best Point's trained teachers assess the academic and social emotional needs of each child. The Creative Curriculum, Building the Primary Classroom and Resilient Children and Families Programs provide teachers with resources to create a supportive learning environment and develop lesson plans that are responsive to the needs of the entire classroom while also targeted specific children's needs. Their child-centered approach includes opportunities for small and large group activities, block building, sand/water play, dramatic play, science, art, music and movement, math, and literacy development. All programming adapts to the changing needs, interests, and abilities of the children in their care.

Early Childhood Best Practices include:

- Creative Curriculum
- Resilient Children and Families Program
- ODJFS Step Up to Quality
- Ohio Early Learning Development

School Age Best Practices include:

- Building the Primary Classroom
- ODJFS Step Up to Quality
- Ohio K-12 Academic Standards

III. General Considerations for Conditional Use

In approving an application for a Conditional Use Zoning Certificate, the Board of Zoning Appeals shall make a finding that the proposed conditional use is appropriate in the location proposed. The finding shall be based upon the general considerations set forth below, as well as the designated specific criteria for specific uses contained in Section 17-1.

For the reasons stated below, the public interest strongly supports the granting of the relief requested in this Application.

1. **Spirit and Intent.** This Application meets the spirit and intent of the Zoning Resolution and with district purposes. The "C" Residential District anticipates the highest, non-multi-family density in the Residential Districts (*see* Table 4-6), and schools are specifically permitted as a conditional use in this district. Given the volume of residents in the surrounding community, the use proposed by the Applicant is anticipated to serve the residents and children of the community.

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2. **No Adverse Effect.** The proposed development will not have an adverse effect on access to the Property by fire, police, or other public services. In fact, the currently vacant property will be replaced with a new and ADA compliant structure. Furthermore, the Property will support the community by providing healthy, supportive and industry-leading educational services to families with children in the area.
3. **Protection of Public Interests.** The proposed development shall respect the natural and scenic features of the Property. The Applicant will incorporate the existing natural foliage into its plan, including considerable vegetation and trees.
4. **Consistent with Adopted Plans.** This proposed use and development is consistent with the objectives, policies and plans related to land use adopted by the Regional Planning Commission and the Board of County Commissioners. The first core value of the Board of County Commissioners is caring for the people, organizations, environment, and animals within our community, including the safety, security, and stability of our community. A reality facing families in the Cincinnati community is a shortage of child educational services, and a need for educational facilities that meet the emotional, physical, and intellectual needs of the community. Best Point is a unique business in that it provides care for both children and caregivers, and as Best Point provides premier care services to children experiencing physical and emotional limitations, including autism. Best Point prides itself in providing services to the entire family, and seeks to provide these services at the facility.

IV. Specific Criteria Pertaining to Conditional Use

The Applicant's proposal requires a Conditional Use Zoning Certificate for a "School" use. Pursuant to Table 17-12 of the Code, this requires that the following additional specific criteria for conditional uses be satisfied: l, o1, o3, p3, and s:

- **l.** Measures be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties;
- **o1.** Landscaping shall be installed in accordance with Boundary Buffer A (shown in Figure 14A);
- **o3.** Landscaping shall be installed in accordance with Streetscape Buffer (shown in Figure 14C);
- **p3.** One sign permitted at a maximum of 32 square feet; and
- **s.** All exterior lighting shall be directed away from adjacent residential properties.

The Applicant intends to utilize the current landscaping existing on the property as reflected in the Preliminary Site Development Plan attached as **Exhibit C**, which is anticipated to meet the site-specific criteria for the Application. Moreover, the Applicant has specifically designed and located the proposed structure to minimize the interference of noise on adjacent

Board of Zoning Appeals
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properties. The existing trees surrounding the building will provide an excellent buffer for noise. The sheer size of the Property (over 8 acres) also provides a natural buffer.

Best Point Education & Behavioral Health respectfully requests that this Board provide the relief requested herein. Please let us know if we can provide any additional information. Thank you for your consideration of this matter.

Sincerely,

KEATING MUETHING & KLEKAMP PLL

By:


Thomas M. Tcpc, Jr.

13262776.1



HAMILTON COUNTY

Board of Zoning Appeals

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FEB 12 2024

Case No: CVGT202403Filed: 2/12/24

APPLICATION FORM

Submit Completed Application To: The Hamilton County Board of Zoning Appeals, Todd B. Portune Center for County Government, 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:

- 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.
- A clear and accurate description of the proposed use
- Specific reference to the Chapter and Section(s) of the Zoning Resolution which, it is claimed, authorize the determination sought

NAMES AND ADDRESSES

Applicant Best Point Educational & Behavioral Health Owner Miami Baptist Association

Address 5050 Madison Road Address 4008 Westwood Northern Blvd.

Cincinnati, OH 45227 Cincinnati, OH 45211

Email Address jbanchy@bestpoint.org Email Address peabody@fuse.net

The undersigned John Banchy hereby appeals under Chapter 21 & 22 and Section(s) 17-1 and Table 17-12 of the Zoning Resolution to permit the construction of a renovated and constructed school

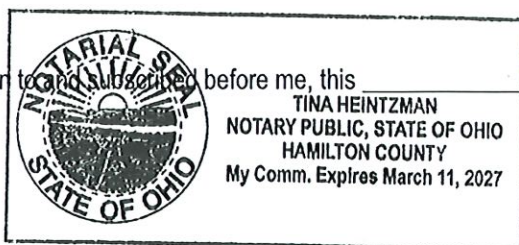
in accordance with the plats, plans and other data hereto attached and made a part of this case.

PROJECT IDENTIFICATION

ZONE DISTRICT	AUDITOR'S BOOK NO.	AUDITOR'S PAGE NO.	AUDITOR'S PARCEL NO.	LOT NO.
"C" Single Family	14994	681	550-0133-0194-00	

Project Location: 4008 Westwood Northern Boulevard, Cincinnati, OH 45211

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



Sworn to and subscribed before me, this 2th day of February, 2024.
TINA HEINTZMAN
NOTARY PUBLIC, STATE OF OHIO
HAMILTON COUNTY
My Comm. Expires March 11, 2027

John Banchy
Applicant Signature

Tina Heintzman
Notary Public

APPLICATION FORM (continued)

APPLICATION NUMBER

CVGT202403

Address of Subject Property 4008 Westwood Northern Boulevard, Cincinnati, OH 45211 Township Green

	NAME	ADDRESS	CITY	STATE	ZIP CODE	PHONE NO.
OWNER	Miami Baptist Association	4008 Westwood Northern Blvd.	Cincinnati	OH	45211	(513) 225-4177
CONTRACTOR	TBD					
PLANS BY	Evans Engineering	4240 Airport Rd. Suite 211	Cincinnati	OH	45226	(513) 321-2168
APPLICANT	Best Point Educational & Behavioral Health	5050 Madison Road	Cincinnati	OH	45227	(513) 272-2800

TYPE OF IMPROVEMENT: (Describe briefly proposed work)

The Applicant seeks to renovate the structure at the property and construct an addition.

PROPERTY OWNERSHIP

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

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BZA ACTION REQUESTED

- ☐ 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 Former church and schoolProposed Use School☒ Commercial☐ Residential

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

\$ Est. \$5,500,000

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: Best Point Educational & Behavioral Health Address 5050 Madison Road, Cincinnati, OH 45227

DO NOT WRITE BELOW THIS LINE

Adopted: _____ Journalized: _____

BZA Filing Fee: \$2559.11 Cash _____ Check # 111595

BALANCE PD. ON CC

HAMILTON COUNTY BOARD OF ZONING APPEALS

County Administration Building
138 E. Court Street, Room 801
Cincinnati, Ohio 45202
513-946-4550

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FEB 12 2024

CHECKLIST FOR FILING A CONDITIONAL USE APPLICATION

Applications for a conditional use shall be **filed in person** with the Board of Zoning Appeals. A legal notice will be prepared by the Board of Zoning Appeals and placed in a newspaper of general circulation in the county at least 10 days prior to the public hearing. *The applicant will receive the bill for said legal notice.* The Board may also prepare for the applicant, if requested, a typewritten list of names and complete addresses of the property owners of all lots and lands located within 200 feet of the property requesting the appeal. Said list will be prepared from the County Auditor's current tax list. *The office of the Board will execute all forms, including individual and legal notices, necessary for the processing of an application.*

Hearings are held by the Board of Zoning Appeals in Room 805 of the County Administration Building, located at 138 East Court Street, Cincinnati, Ohio 45202

All complete applications shall include the following information. *Please submit this checklist with your application.*

1. THE LETTER - Please provide 1 copy

An explicit typewritten statement addressed to the Board of Zoning Appeals, setting forth the following:

- ☒ The location and size of the property.
- ☒ A clear and accurate description of the proposed construction or use of the property.
- ☒ State clearly the reasons why the conditional use is compatible with and will have no adverse impact on the land uses permitted in the district in which it is located
- ☒ State clearly the extent of additional protection from adverse impacts afforded to the adjacent property owners including protection from aesthetic, lighting, traffic, noise, and other issues

2. THE SITE PLAN - Provide six (6) full size drawings + two (2) reduced drawings, 11" x 17" or smaller

The site plan shall be drawn to scale of not less than 1 inch equals 50' and shall contain the following information.

- ☒ Surveyor's Seal (*Required for all new dwellings, residential additions or structures over 600 sq. ft. or less than 10' from a property line, and all commercial buildings.*) [SEE EXHIBIT A]
- ☒ Name of person(s) preparing the plan
- ☒ Title, name of owner, & name of builder/contractor
- ☒ North Arrow (North to top of plan)
- ☒ Property lines, property dimensions, street name(s), site size
- ☒ Intensity in terms of impervious surface ratio (ISR) calculations for all non-residential applications or density in terms of dwelling units per acre for residential applications [SEE EXHIBIT A]
- ☒ Existing and proposed buildings & other structures including the use of each structure

- X Distance from structures to property lines [SEE EXHIBIT A]
- X Paving, parking areas, driveways, walks, etc.
- X Parking space, aisle & drive dimensions, & parking analysis [SEE EXHIBIT A]
- X Identify land uses on parcels adjoining the proposed site and within the surrounding neighborhood
- X Streetscape & boundary buffer yards & interior landscape areas [SEE EXHIBIT A]
- X Existing & proposed grades and flood plains [SEE EXHIBIT A]
- X Easements & purpose of easements [SEE EXHIBIT A]

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FEB 12 2024

Note: Modification or changes to the plats and/or plans approved by the Board are subject to review by the Board and a new case may be required.

3. THE LANDSCAPE & LIGHTING PLAN [SEE EXHIBIT A]

Provide six (6) full size drawings + two (2) reduced drawings, 11" x 17" or smaller

The landscape & lighting plan(s) shall be drawn to scale of not less than 1 inch equals 50 feet. A landscape & lighting plan is not required for single family dwellings and similar uses not subject to buffering and landscape standards, but when required for other uses, the plan shall contain the following information.

- X Landscape Architects Seal or plants selected from Appendix A-2 – Recommended Plant List [SEE EXHIBIT A]
- X Streetscape buffer yard width & location [SEE EXHIBIT A]
- X Boundary buffer yard(s) width & location [SEE EXHIBIT A]
- X Interior landscape areas size & location [SEE EXHIBIT A]
- X Detailed schedule of planting materials including type, size, and location within each yard or area [SEE EXHIBIT A]
- X Location and details (height, type, etc.) of any exterior light fixtures or poles [SEE EXHIBIT A]
- X Indication (either photometric plan or similar lighting plan) that the light levels will be less than 0.5 footcandles at all property lines. [SEE EXHIBIT A]

4. THE STRUCTURAL DRAWING – Provide six (6) sets of elevation drawings.

5. THE APPLICATION – Complete one (1) copy of the BZA application form.

6. THE FEE \$ 2,377.00 + Legal Advertisement *TOTAL \$ 2,599.11*

An application fee is required when the appeal is filed (all fees are nonrefundable and must be made payable to the Hamilton County Treasurer). Contact the Board of Zoning Appeals at 946-4550 for additional information.

Checklist Prepared by: Name Sophia R. Holley
 Address 1 E 4th St. Ste. 1400, Cincinnati, OH 45202
 Phone (513) 579-6592
 E-Mail sholley@kmlaw.com
 Date 2/12/24

Holley, Sophia R.

From: Holley, Sophia R.
Sent: Monday, February 12, 2024 12:23 PM
To: Huth, John
Cc: 'Snyder, Bryan'; Tepe, Thomas M., Jr.
Subject: Re: 4008 Westwood Blvd.

Hi John,

Thank you so much for taking my calls and for the clarification.

To follow up on our discussion, writing to confirm that it should be acceptable to submit an application for conditional use that is substantially complete (i.e., we will supplement with a lighting plan). Bryan previously indicated that final plans would be due by March 5, 2024 at 4:00 p.m. in order to be heard on March 13, 2024. We anticipate we will have final and updated plans to submit by the March 5 deadline.

Hope everyone is having a great Monday.

Best regards,
Sophia

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February 12, 2024

Hamilton County Board of Zoning Appeals
Todd B. Portune Center for County Government
138 E. Court Street, Room 801
Cincinnati, OH 45202

Re: **4008 Westwood Northern Boulevard**

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While the Property at one time was Immanuel at Lakewood Baptist Church along with a related school, the congregation has not utilized the Property for several years, and the Property currently stands vacant. The structure on the Property, which is nearly half a century in age, is in poor condition, and the building has significant structural limitations (i.e., ADA compliance issues and general obsolescence) that render it no longer functional for its prior use.

II. Best Point's Proposed Use

Best Point is a nonprofit organization specializing in education, behavioral, therapeutic, and autism services for children in the greater Cincinnati area, with each of its locations

¹ An auditor report relating to the Property is attached hereto as **Exhibit A**.

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specifically placed to support the neighboring community. Best Point began in 1832 as the St. Aloysius Orphanage, and later became the Children's Home of Cincinnati in 1864. Best Point currently operates over thirty campuses in the region, where it endeavors to transform young lives, help children succeed in their homes, schools, and communities, and support families in the Cincinnati community through before- and after-school care for children of all ages.

Best Point partners with hundreds of organizations and businesses in Cincinnati to support its students and the youth in the region overall. By way of example, in the past several months, Best Point has partnered with Coca Cola Consolidated, the University of Cincinnati College of Medicine, City of Cincinnati Police Department, Fire Department and Health Department, and TOYOTA North America to collaborate on child-focused programming including the CoStars SPARK program and the Best Point Education and Behavioral Health HUGS "Help Us Give Smiles" charitable drive, to name a few. Best Point is also an advocate and educator for children's development on a state level, and recently John Banchy, Best Point Educator & Behavioral Health CEO, was appointed to his second term on the Ohio Developmental Disabilities Council by Governor DeWine.

Best Point Education and Behavioral Health serves nearly 20,000 children in the Greater Cincinnati Region. Last year, they worked with children from 326 schools. They are accredited by Healthy Families America and Commission on Accreditation Rehabilitation Facilities. They are also licensed and Accredited by the Ohio Department of Job and Family Services, the Ohio Department of Education, and the Teaching Family Association. Best Point supports the Cincinnati Metropolitan Statistical Area ("MSA") through its operations, with the UC Economics Center for Research & Consulting estimating that the Applicant made over \$125 million in capital and operations expenditures in the region between 2016 and 2020. This expenditure is on top of the value added to the community through directly and indirectly supported jobs, tax revenues, and national grants to support the community.

Best Point seeks to construct a modified 16,200 sq. ft. structure at the Property, with a floor plan attached as **Exhibit B**. As reflected in the floor plan, the structure will incorporate a number of classrooms, conference rooms, and other school-related offices, as well as a recreational room. Best Point seeks to support the entire family, offering programming for both students and their families.

Best Point currently operates licensed Early Education Centers throughout the Cincinnati area, and is rated as a 4-Star Step-up to Quality program location. At the Property, Best Point plans to offer early care education in a safe and nurturing environment for infants, toddlers, and preschool children. Best Point's staff is focused on promoting children's healthy development and school readiness, with a qualified staff delivering tailored services that meet the needs of each child. Additional programming that is anticipated to be offered at the Property includes the following:

- Before and after school care for kindergarten children through age 12 (grade 6).
- Therapeutic Child Care (TCC) for children 2 ½-5 years of age to support building positive relationships, emotional regulation, and thriving in classroom settings. TCC collaborates

with families to develop plans of care to support the child's needs, learning goals, and other needs. Best Point also partners with professionals to provide speech, occupational therapy, and counseling.

Best Point offers high-quality services tailored to children's individualized needs. They believe that there is learning in all that we do, and their goal is to teach children both socially and academically through activity and peer learning. Each activity is aligned with an Ohio Early Learning Development Standards (OELDS), Ohio's K-12 Academic Standards, or social emotional learning skills.

Using the Galileo, Devereux Early Childhood Assessment (DECA) and Devereux Student Strength Assessment, Best Point's trained teachers assess the academic and social emotional needs of each child. The Creative Curriculum, Building the Primary Classroom and Resilient Children and Families Programs provide teachers with resources to create a supportive learning environment and develop lesson plans that are responsive to the needs of the entire classroom while also targeted specific children's needs. Their child-centered approach includes opportunities for small and large group activities, block building, sand/water play, dramatic play, science, art, music and movement, math, and literacy development. All programming adapts to the changing needs, interests, and abilities of the children in their care.

Early Childhood Best Practices include:

- Creative Curriculum
- Resilient Children and Families Program
- ODJFS Step Up to Quality
- Ohio Early Learning Development

School Age Best Practices include:

- Building the Primary Classroom
- ODJFS Step Up to Quality
- Ohio K-12 Academic Standards

III. General Considerations for Conditional Use

In approving an application for a Conditional Use Zoning Certificate, the Board of Zoning Appeals shall make a finding that the proposed conditional use is appropriate in the location proposed. The finding shall be based upon the general considerations set forth below, as well as the designated specific criteria for specific uses contained in Section 17-1.

For the reasons stated below, the public interest strongly supports the granting of the relief requested in this Application.

1. **Spirit and Intent.** This Application meets the spirit and intent of the Zoning Resolution and with district purposes. The "C" Residential District anticipates the highest, non-multi-family density in the Residential Districts (*see* Table 4-6), and schools are specifically permitted as a conditional use in this district. Given the volume of residents in the surrounding community, the use proposed by the Applicant is anticipated to serve the residents and children of the community.

2. **No Adverse Effect.** The proposed development will not have an adverse effect on access to the Property by fire, police, or other public services. In fact, the currently vacant property will be replaced with a new and ADA compliant structure. Furthermore, the Property will support the community by providing healthy, supportive and industry-leading educational services to families with children in the area.
3. **Protection of Public Interests.** The proposed development shall respect the natural and scenic features of the Property. The Applicant will incorporate the existing natural foliage into its plan, including considerable vegetation and trees.
4. **Consistent with Adopted Plans.** This proposed use and development is consistent with the objectives, policies and plans related to land use adopted by the Regional Planning Commission and the Board of County Commissioners. The first core value of the Board of County Commissioners is caring for the people, organizations, environment, and animals within our community, including the safety, security, and stability of our community. A reality facing families in the Cincinnati community is a shortage of child educational services, and a need for educational facilities that meet the emotional, physical, and intellectual needs of the community. Best Point is a unique business in that it provides care for both children and caregivers, and as Best Point provides premier care services to children experiencing physical and emotional limitations, including autism. Best Point prides itself in providing services to the entire family, and seeks to provide these services at the facility.

IV. Specific Criteria Pertaining to Conditional Use

The Applicant's proposal requires a Conditional Use Zoning Certificate for a "School" use. Pursuant to Table 17-12 of the Code, this requires that the following additional specific criteria for conditional uses be satisfied: l, o1, o3, p3, and s:

- **l.** Measures be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties;
- **o1.** Landscaping shall be installed in accordance with Boundary Buffer A (shown in Figure 14A);
- **o3.** Landscaping shall be installed in accordance with Streetscape Buffer (shown in Figure 14C);
- **p3.** One sign permitted at a maximum of 32 square feet; and
- **s.** All exterior lighting shall be directed away from adjacent residential properties.

The Applicant intends to utilize the current landscaping existing on the property as reflected in the Preliminary Site Development Plan attached as **Exhibit C**, which is anticipated to meet the site-specific criteria for the Application. Moreover, the Applicant has specifically designed and located the proposed structure to minimize the interference of noise on adjacent

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Board of Zoning Appeals
February 12, 2024
Page 5

properties. The existing trees surrounding the building will provide an excellent buffer for noise. The sheer size of the Property (over 8 acres) also provides a natural buffer.

Best Point Education & Behavioral Health respectfully requests that this Board provide the relief requested herein. Please let us know if we can provide any additional information. Thank you for your consideration of this matter.

Sincerely,

KEATING MUETHING & KLEKAMP PLL

By: _____


Thomas M. Tepe, Jr.

13262776.1

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Exhibit A

Brigid Kelly, Hamilton County Auditor
Property Report

generated on 2/12/2024 1:46:40 PM EST

Parcel ID
550-0113-0194-00

Address
4008 WESTWOOD NORTHERN BV

Index Order
Parcel Number

Tax Year
2023 Payable 2024

Property Information		
Tax District School District	163 - GREEN TWP-OAK HILLS LSD OAK HILLS LSD	
Appraisal Area Sales	55006 - GREEN 06	
Owner Name and Address	MIAMI BAPTIST ASSOCIATION 5917 BOMARK CT CINCINNATI OH 45242 (call 946-4015 if incorrect)	
Assessed Value 0	Auditor Land Use 685 - PUBLIC WORSHIP	
Property Description NS WESTWOOD NORTHERN BLVD 8.147 AC R2-T2-S16 PT LOT 31 TRUSTEES SUB	Tax Bill Mail Address MIAMI BAPTIST ASSOCIATION 5917 BOMARK CT CINCINNATI OH 45242 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	Total Tax \$518.80

Appraisal/Sales Summary	
Year Built	1980
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	9/6/2023
Last Sale Amount	\$0
Conveyance Number	339344
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acres	8.147

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	259,560
CAUV Value	0
Market Improvement Value	1,692,710
Market Total Value	1,952,270
TIF Value	0
Abated Value	0
Exempt Value	1,952,270
Taxes Paid	\$309.97

Notes				
Structure List				
Structure Name		Use Code	Finished Sq. Ft.	Year Built
Structure 1		685 PUBLIC WORSHIP	20,159	1980
Commercial Appraisal Data				
Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	309 Church	11,519	13	1
Section 1	344 Office Building	4,479	13	1
Section 2	484 High School (Entire)	4,160	10	1
Improvements				
Improvement		Measurements	Year Built	
525-Asphalt		32000	1983	
No Proposed Levies Found				
No Passed Levies Found				

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7, 2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History					
Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2023	339344	0	9/6/2023	LAKEWOOD BAPTIST CHURCH OF CINCINNATI THE	MIAMI BAPTIST ASSOCIATION
1983	0	0	10/26/1983	SEE OWNERSHIP CARD	LAKEWOOD BAPTIST CHURCH

Value History						
Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	259,560	1,692,710	1,952,270	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	78,700	1,455,400	1,534,100	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	78,700	1,455,400	1,534,100	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	82,820	1,396,710	1,479,530	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	82,820	1,396,710	1,479,530	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	78,900	1,354,500	1,433,400	0	120 Reappraisal, Update or Annual Equalization
2005	9/25/2005	78,900	1,354,500	1,433,400	0	120 Reappraisal, Update or Annual Equalization
1999	11/2/1999	160,000	1,248,500	1,408,500	0	110 Miscellaneous
1999	11/2/1999	10,000	0	10,000	0	110 Miscellaneous
1999	11/2/1999	0	0	0	0	110 Miscellaneous
1996	1/1/1996	10,000	0	10,000	0	110 Miscellaneous

Board of Revision Case History								
Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved

*Once your hearing has been scheduled, you will receive a Notice of Hearing by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.

**A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.

***Please allow four to six weeks to receive your Notice of Result by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information				Tax Overview	
JILL A. SCHILLER, TREASURER		Hamilton County Treasurer		Tax Lien Pending	No
Mail Payments to:		Hamilton County Treasurer		Tax Lien Pending	No

JILL A. SCHILLER, TREASURER

Tax Overview

138 E. Court Street, Room 402 Cincinnati, Ohio 45202		Tax Lien Sold	No
163 - GREEN TWP-OAK HILLS LSD		Full Rate	0.000000
Tax District:		Effective Rate	0.000000
Current Owner(s)		Non Business Credit	0.000000
Tax Bill Mail Address		Owner Occupancy Credit	0.000000
MIAMI BAPTIST ASSOCIATION 5917 BOMARK CT CINCINNATI OH 45242		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
Taxable Value			
Land	0		
Improvements	0		
Total	0		

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Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$0.00		\$0.00	
Credit			\$0.00		\$0.00	
Subtotal			\$0.00		\$0.00	
Non Business Credit			\$0.00		\$0.00	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$155.34	(\$155.34)	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$309.97		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$208.83	
Total Due	\$0.00		\$309.97		\$208.83	
Total Paid	\$0.00		\$309.97		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$208.83	

Special Assessment Detail for 54-148 MIAMI CONSERVANCY DIST - Aquifer

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$2.90	(\$2.90)	\$1.40	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.45	(\$0.45)	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$1.40		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 54-971 HAMILTON CO ENGINEER - Sidewalk

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$199.40	(\$199.40)	\$99.70	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$32.42	(\$32.42)	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$99.70		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 13-998 PUBLIC WORKS SERVICE FEE

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$483.49	(\$483.49)	\$96.71	\$0.00	\$96.69	\$0.00
Interest/Penalty	\$56.69	(\$56.69)	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$96.71		\$0.00	
Owed	\$0.00		\$0.00		\$96.69	

Special Assessment Detail for 13-999 STORM WATER

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$560.74	(\$560.74)	\$112.16	\$0.00	\$112.14	\$0.00
Interest/Penalty	\$65.78	(\$65.78)	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$112.16		\$0.00	
Owed	\$0.00		\$0.00		\$112.14	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/29/2024	1 - 2023	\$0.00	\$309.97	\$0.00	\$0.00
10/16/2023	1 - 2023	\$0.00	\$0.00	\$79.88	\$0.00
9/6/2023	1 - 2023	\$852.00	\$341.04	\$208.83	\$0.00
2/5/2021	1 - 2020	\$233.54	\$310.07	\$0.00	\$0.00
1/21/2020	1 - 2019	\$0.00	\$310.00	\$0.00	\$0.00
10/22/2019	1 - 2019	\$490.47	\$231.41	\$267.18	\$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org
or 513-946-4800Current Year
2023 Payable 2024
Prior Year
2022 Payable 2023

Tax Distribution Information

Market Value	Assessed Value (35%)	Tax Rate Information
Land	0 Land	0 Full Tax Rate (mills) 0.000000
Building	0 Building	0 Reduction Factor 0.000000
Total	0 Total	0 Effective Tax Rate (mills) 0.000000
		Non Business Credit 0.000000
		Owner Occupancy Credit 0.000000

Tax Calculations		Half Year Tax Distributions	
Gross Real Estate Tax	\$0.00	School District	\$0.00
- Reduction Amount	\$0.00	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$0.00
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$0.00
Half Year Real Taxes	\$0.00	Public Library	\$0.00
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$0.00
+ Current Assessment	\$309.97	HLTH/Hospital Care-Indigent	\$0.00
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$0.00
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$0.00
Semi Annual Net	\$309.97	Park District	\$0.00
		Crime Information Center	\$0.00
		Children Services	\$0.00
		Senior Services	\$0.00
		Zoological Park	\$0.00

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo



Current Parcel Sketch

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Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-998		PUBLIC WORKS SERVICE FEE	10/18/2023	2099	\$96.69
13-999		STORM WATER	10/18/2023	2099	\$112.14
54-148		MIAMI CONSERVANCY DIST - Aquifer	10/12/2023	2099	\$0.00
54-971	#501801	HAMILTON CO ENGINEER - Sidewalk	12/20/2018	2023	\$0.00

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Exhibit B

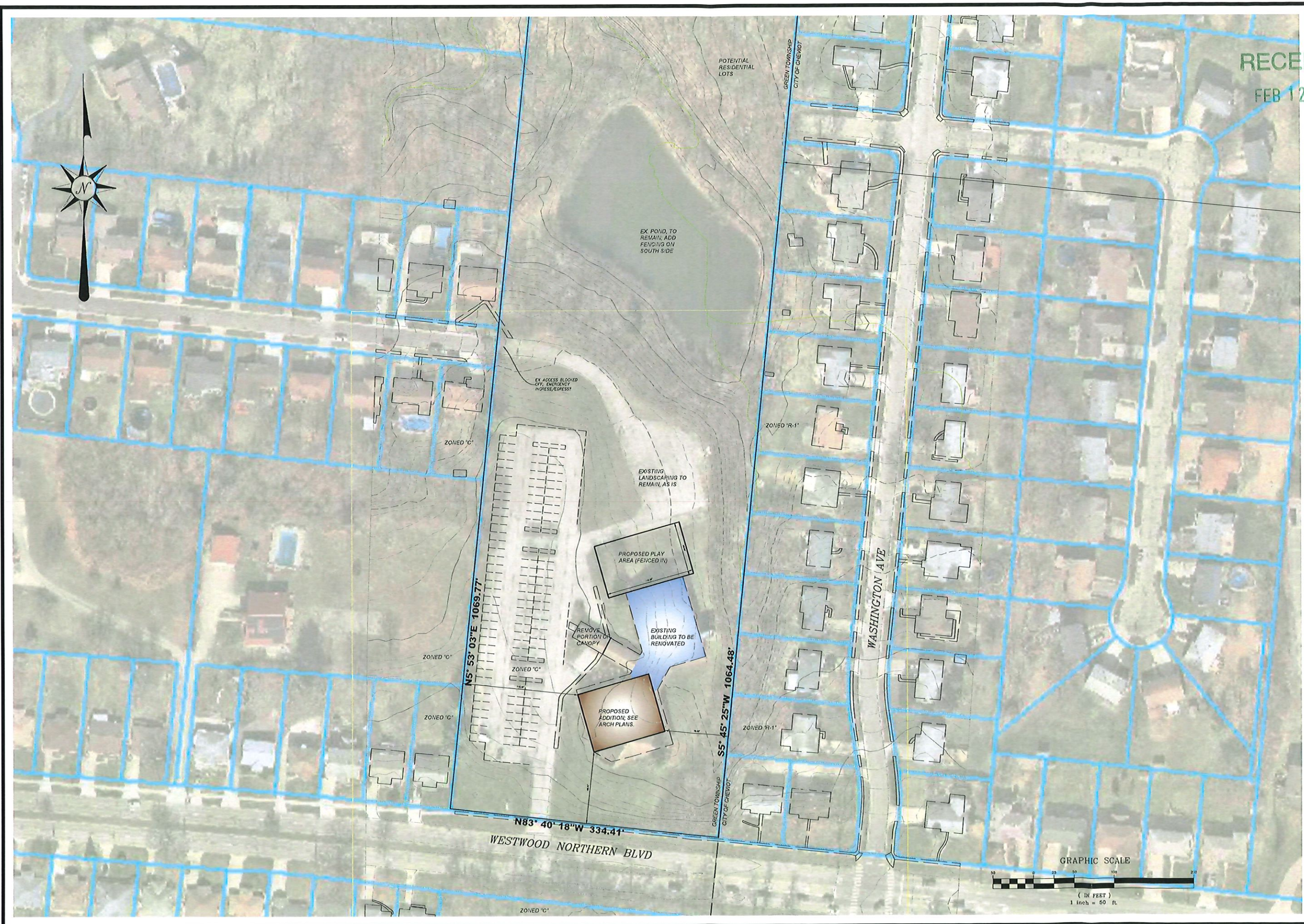
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FEB 12 2024

Exhibit C

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FEB 12 2024



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FEB 12 2024
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



**PRELIMINARY SITE
DEVELOPMENT PLAN**
4000 WESTWOOD NORTHERN BLVD.
GREEN TOWNSHIP, HAMILTON COUNTY, OHIO

SCALE	HORIZ	VERT.
	1"=50'	N/A
JOB NO.	24-109	
DATE	Feb. 12, 2024	

SHEET NO.

C-1





Costars Westwood

Best Point

4008 Westwood
Northern Blvd.
Cincinnati, OH 45211

ISSUANCES

[illegible]

Drawn By	ABC
Checked By	DEF
Client No.	665
Project No.	7378

PRELIMINARY
DRAWING
ONLY

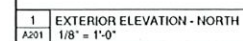
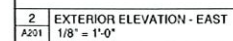
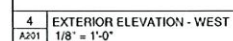
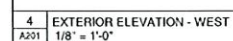
NOT TO BE
USED FOR
CONSTRUCTION

EXTERIOR
ELEVATIONS

A201

PLACEMENT OF DOORS AND
WINDOWS TBD.
MATERIALITY TBD.

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SECRETARY'S REPORT

FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON MARCH 13, 2024

**BZA
CASE:**

COLUMBIA 2024-01 (Variance Request)

7008 CAMBRIDGE AVENUE

REQUEST:

To request a variance to allow the construction of a second-floor addition to the existing single-family home with less front yard setback than required in a "C" Residence District

APPLICANT:

Joseph & Abigail Katuska (applicant and owner)

LOCATION:

Columbia Township: 7008 Cambridge Avenue, on the north side of Cambridge Avenue east of Berwick Avenue (Book 520, Page 171, Parcel 307)

**SITE
DESCRIPTION:**

Tract Size:	Approximately 0.095 acres
Frontage:	Approximately 35 feet on Cambridge Avenue
Zone District:	"C" Residence
Existing Dvlpmt:	Single-family house

**SURROUNDING
CONDITIONS:**

	<u>ZONE</u>	<u>LAND USE</u>
North:	"C" Residence	Single-family homes
South:	Mariemont Zoning	Single-family homes (Mariemont)
East:	"C" Residence	Single-family homes
West:	"C" Residence	Single-family homes

REQUEST:

The applicant is proposing to renovate an existing one-story home to include the addition of a complete second story. The proposed second-floor addition would contain a pitched roof with shake siding. The nonconforming house is located approximately 23 feet from the front property line and contains a front porch that extends beyond the front of the home to approximately 16 feet 9 inches from the front property line. The proposed second floor addition would extend over the entire first floor and extend out over the front porch and would include three bedrooms and two bathrooms. The addition would be located approximately 16 feet 9 inches from the front property line, same as the existing porch. The addition would require a variance to the minimum front yard setback. The applicant states that they considered a first-floor only renovation and expansion but that would have necessitated multiple variances.

FINDINGS:

Setback Variance Request: Front Yard Setback Variance from 23 feet to 16 feet 9 inches.

The existing home currently does not meet the required 30-foot front yard setback in the "C" Residence District. This is true even if the home did not have a porch on the front as the main structure is located 23 feet from the front property line. The structure was built in 1934, prior to adoption of zoning in Columbia Township, and is considered a legal noncomplying structure. The Zoning Resolution includes a section that allows for an average alignment of existing noncomplying structures to reduce the required front yard setback for older residential areas. All the homes on the street appear to have been constructed at the same 23-foot setback line, including the homes on either side of the subject property. The required front yard setback for this property is 23 feet. With the existing front porch, the structure is located approximately 16 feet 9 inches from the front property line. Unenclosed porches are permitted to extend up to 10 feet into the required front yard, so the existing porch is permitted to have the current setback. However, building additions, such as the one proposed to extend above the front porch, are required to meet the setbacks of the district, in this case 23 feet. Therefore, the appellant is requesting a front yard setback variance of 6 feet 3 inches for the building addition.

The house is located on a narrow lot, which is only 35 feet wide, and the required side yard setbacks are five feet. The house appears to be shifted towards the eastern property line and expanding out the rear of the home in this area would likely require a side yard setback variance along the eastern property line. It appears that the only direction to build an addition onto the house without a setback variance would be to expand the home into the rear property along the western property line. The lot is relatively deep so a rear yard setback variance would likely not be needed in this scenario. The proposed second-floor addition could be revised to not include the area over the porch, thereby eliminating the need for a variance. The addition over the porch appears to be mainly for the desire to include a 4th bedroom in the house.

Though the proposed addition does not meet the 23-foot setback requirement in the front yard, it would not extend further into the front yard than the existing structure including the porch. The existing front porch location would match the front alignment of the proposed second story addition. The home and proposed addition would be aligned with the other non-conforming homes along the north side of the street. There are a mix of one and two-story homes along Cambridge Avenue so the second-floor addition should not look out of character for the area. There is a large tree on the adjacent property to the east which does provide some screening from Cambridge Avenue. For the reasons stated above, the proposed addition would not likely have a negative impact on the neighborhood.

The adjacent property to the west received a variance for a chicken coop with less setback than required. Three properties on Berwick Avenue to the west received variances for fences. Two new houses on Berwick Avenue received front and rear yard variances. This area of Columbia Township generally includes homes and properties that predate adoption of zoning and setback variance requests are consistent with the noncomplying character of this area.

STANDARDS:

Table 4-6 – Minimum Yard Requirements in the “C” Residence District

Provides in relevant part: Front Yard: 30 feet

Section 4-1.5(a) – Front Yard Setback Alignment with Adjacent Lots

Provides in relevant part: Alignment setbacks and/or front yard depths are not required to exceed the average minimum depths of the existing front yards on the lots adjacent to them on each side.

This case includes an “area variance” request based on “practical difficulties” and not a “use variance” based on “unnecessary hardship” or “undue hardship.” In addition to the findings above and testimony offered at the public hearing, the following factors should be used to determine if the proposed addition should be permitted to have a 16-foot 9-inch front yard setback where a 23-foot front yard setback is required 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 the applicant to construct an addition with less front setback than required for the existing noncomplying home on the property in question.

JSH/BDS

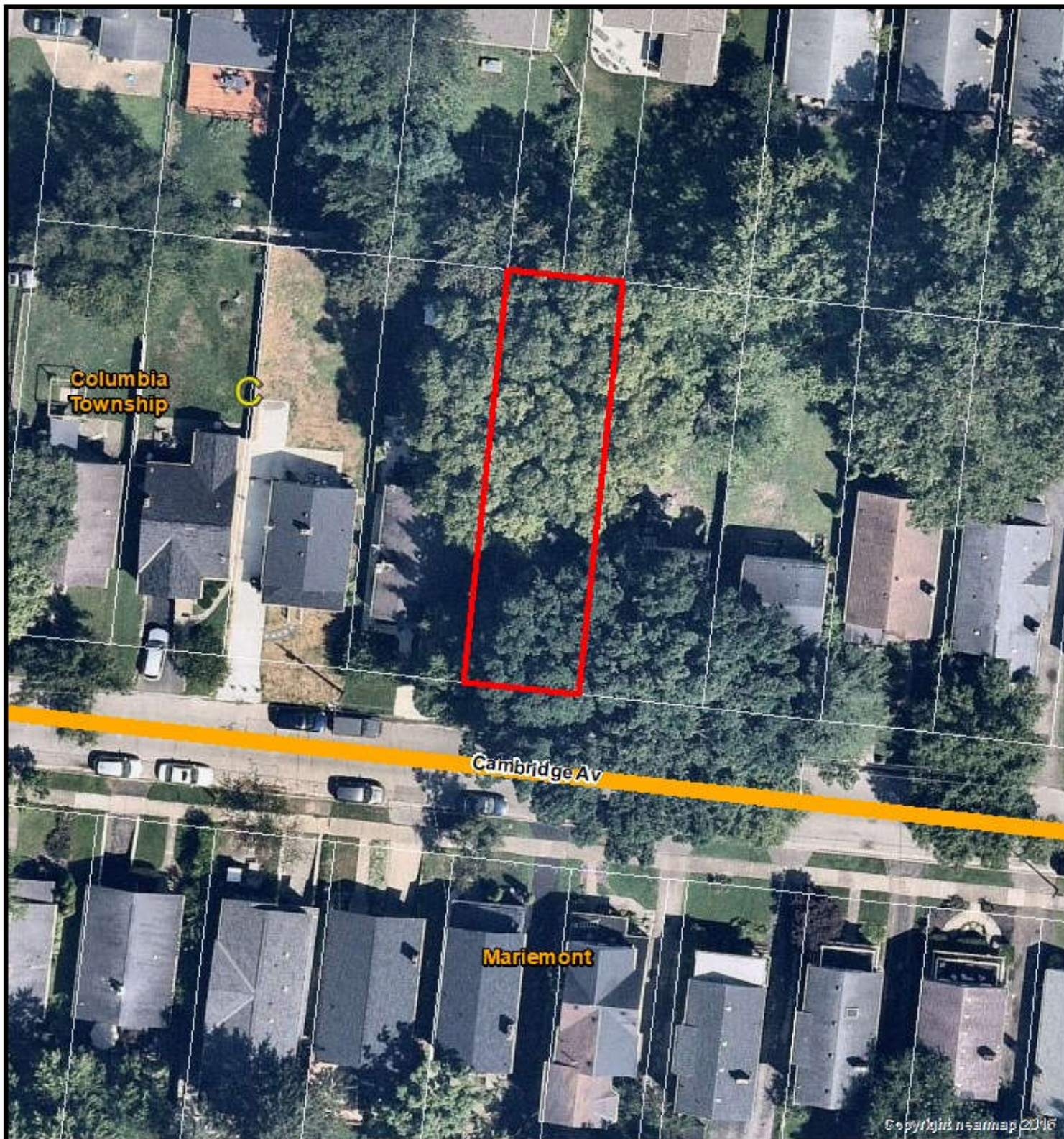
SITE PHOTOS



Looking southeast from Cambridge Avenue

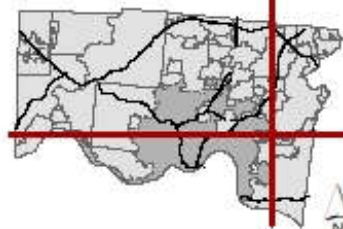


Looking southwest from Cambridge Avenue



VICINITY MAP

Case: COLUMBIA 2024-04 7008 CAMBRIDGE AVENUE
Request: Variance Request



DISCLAIMER

Neither the provider nor any of the parties of the Cincinnati area geographic information system (CAGIS) make any warranty or representation, either expressed or implied, with respect to this information, its quality, performance, merchantability, 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 or any other part 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 other information, programs or data used with or combined with the information received, including the cost of recovering such information, programs or data. Any floodway and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of flood recipient must refer to the 1982 FEMA floodway fringe maps. Large differences can exist between actual flood prone area and official FEMA flood fringe areas.



RURAL ZONING COMMISSION

HAMILTON COUNTY, OHIO

OFFICE OF THE ZONING INSPECTOR

138 E Court Street • Room 801 • Cincinnati, OH 45202
513-946-4550

APPLICATION NO

Z20240048

BZA CASE NO

ZVCT202401

NOTICE OF REFUSAL

TO JOSEPH KATUSKA
APPLICANT 7008 CAMBRIDGE AVENUE
CINCINNATI, OH 45227

TO ABIGAIL & JOSEPH KATUSKA
OWNER 1122 ROOKWOOD DRIVE
CINCINNATI, OH 45208

AUDITOR'S ID NUMBER

BOOK: 520

PAGE: 171

PARCEL: 307

Your application dated February 12, 2024, for a zoning certificate for the residential addition with a less than required front yard setback at the premises designated as **7008 Cambridge Avenue** is hereby refused on this 12th day of February 2024 under Table 1-6, Table 4-6 and Section 20-1 of the zoning resolution in that:

Table 1-6 of the Zoning Resolution and the Columbia Township District Maps designate said premises to be in the "C" Single Family Residence district.

Table 4-6 Front Yard: Within the "C" Residence District there shall be front yards having a depth of not less than thirty (30) feet.

Section 20-1 Provides in relevant part: "... (N)o land shall be occupied or used and no building, structure or sign shall be located, constructed, reconstructed, enlarged or structurally altered, nor work commenced upon the same, nor occupied or used in whole or part for any purpose whatsoever until the County Zoning Inspector has issued a Zoning Certificate. ..."

An appeal from this decision to the County Board of Zoning Appeals is governed under **Sections 21-1, 21-2, 21-5.1(a), 21-6 and 22-2** of the Zoning Resolution.

Handwritten signature of Bryan D. Snyder in black ink.

Bryan D. Snyder, AICP, ZONING INSPECTOR

Handwritten signature of Tim Hershner in blue ink.

Tim Hershner, ZONING PLANS EXAMINER

NOTE: ANY APPEAL MADE FROM THIS REFUSAL MUST BE FILED WITH THE BOARD OF ZONING APPEALS WITHIN TWENTY (20) DAYS AFTER THE DATE OF THIS REFUSAL. **FOR FURTHER INFORMATION**, CONTACT THE ZONING PLANS EXAMINER, OFFICE OF THE ZONING INSPECTOR 513-946-4550.

HAMILTON COUNTY BOARD OF ZONING APPEALS

County Administration Building
138 East Court Street, Room 801
Cincinnati, Ohio 45202
513-946-4550

CHECKLIST FOR FILING A VARIANCE APPLICATION

Applications for a variance shall be **filed in person** with the Board of Zoning Appeals. A legal notice will be prepared by the Board of Zoning Appeals and placed in a newspaper of general circulation in the county at least 10 days prior to the public hearing. The Board may also prepare for the applicant, if requested, a typewritten list of names and complete addresses of the property owners of all lots and lands located within 200 feet of the property requesting the appeal. Said list will be prepared from the County Auditor's current tax list. *The office of the Board will execute all forms, including individual and legal notices, necessary for the processing of an application.*

Hearings are held by the Board of Zoning Appeals in Room 805 of the County Administration Building, located at 138 East Court Street, Cincinnati, Ohio 45202 – promptly at 1:00pm

All complete applications shall include the following information. *Please submit this checklist with your application.*

1. THE LETTER - Please provide 1 copy

An explicit typewritten statement addressed to the Board of Zoning Appeals, setting forth the following:

_____ The location and size of the property.

_____ A clear and accurate description of the proposed construction or use of the property.

_____ Specific sections of the zoning resolution in question, or from which the appellant is requesting a variance or relief.

_____ State clearly any fact, hardship, or other pertinent information believed to support the variance sought or recommended.

2. THE SITE PLAN - Provide six (6) drawings + two (2) reduced drawings, 11" x 17"

The site plan shall be drawn to scale of not less than 1 inch equals 50' and shall contain the following information.

_____ Surveyor's Seal (*Required for all new dwellings, residential additions or structures over 600 sq. ft. or less than 10' from a property line, and all commercial buildings.*)

_____ Name of person(s) preparing the plan

_____ Title, name of owner, & name of builder/contractor

_____ North Arrow (North to top of plan)

_____ Property lines, property dimensions, street name(s), site size

_____ Existing and proposed buildings & other structures

_____ Distance from structures to property lines

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FEB 13 2024

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FEB 13 2024

Paving, parking areas, driveways, walks, etc.

Parking space, aisle & drive dimensions, & parking analysis

Land use of parcels adjoining the proposed site

Streetscape & boundary buffer yards & interior landscape areas (when applicable)

Existing & proposed grades

Easements & purpose of easements

Note: Modification or changes to the plats and/or plans approved by the Board are subject to review by the Board and a new case may be required.

THE LANDSCAPE & LIGHTING PLAN

Provide six (6) full size drawings + two (2) reduced drawings, 11" x 17"

The landscape plan shall be drawn to scale of not less than 1 inch equals 50 feet. A landscape plan is not required for single family dwellings and similar uses not subject to buffering and landscape standards, but when required for other uses, the plan shall contain the following information.

Landscape Architects Seal or plants selected from Appendix A-2 – Recommended Plant List

Streetscape buffer yard width & location

Boundary buffer yard(s) width & location

Interior landscape areas size & location

Detailed schedule of planting materials including type, size, and location within each yard or area

Location and details (height, type, etc.) of any exterior light fixtures or poles

Indication (either photometric plan or similar lighting plan) that the light levels will be less than 0.5 foot candles at all property lines.

4. THE STRUCTURAL DRAWING – Provide six (6) sets of elevation drawings.

5. THE APPLICATION – Complete one (1) copy of the BZA application form.

6. FEE – See attached fee schedule. An application fee is required when the appeal is filed (all fees are non-refundable and must be made payable to the Hamilton County Treasurer). Contact the Board of Zoning Appeals at 946-4550 for additional information.

Checklist Prepared by:

Name

Joseph Kafuska

Address

1122 Rookwood Dr Cincinnati, OH 45208

Phone

508-934-9976

E-Mail

JKAUSKA@GMAIL.COM

Date

2/12/24

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FEB 13 2024

February 12, 2024

To Whom It May Concern,

My wife and I would like to apply for a zoning variance to our property at 7008 Cambridge Avenue, 45227. 7008 Cambridge Ave is a roughly 800 sq ft one-story home in the Columbia Township neighborhood that we purchased in order to provide housing for my brother-in-law.

The current condition of the property is poor, and in order to provide quality housing and adequate space for my brother-in-law, and to create long term value for myself in the property, I would like to both renovate the existing property and build a second story addition. As part of the addition, I would like to build a second story bedroom over the existing front porch. The current setback of the house is 23 feet and 9-1/4 inches from the front property line, and the porch is setback 16 feet and 8-15/16 inches from the front property line. In our original plans we contemplated an addition on the same level, but that plan would have necessitated multiple variances, and we believe that this variance request minimizes the impact of the addition and matches existing properties within the neighborhood. We are appealing under section 21-2 of the Zoning Resolution in order to build the second story as currently drawn in our permitting application.

Thank you for your time and consideration.

Sincerely,

The block contains two handwritten signatures in black ink. The signature on the left is for Joseph Katuska, and the signature on the right is for Abigail Katuska. Both signatures are fluid and cursive.

Joseph and Abigail Katuska



HAMILTON COUNTY

Board of Zoning Appeals

Case No: ZVCT2024-01Filed: 2/12/24

APPLICATION FORM

Submit Completed Application To: The Hamilton County Board of Zoning Appeals, Todd B. Portune Center for County Government, 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:

FEB 13 2024

- 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.
- A clear and accurate description of the proposed use
- Specific reference to the Chapter and Section(s) of the Zoning Resolution which, it is claimed, authorize the determination sought

NAMES AND ADDRESSES

Applicant Joseph KafuskaOwner Joseph & Abigail KafuskaAddress 7008 Cambridge AveAddress 1122 Rockwood DrCincinnati, OH 45227Cincinnati, OH 45208Email Address JCKATUSKA@GMAIL.COMEmail Address JCKATUSKA@GMAIL.COM

The undersigned Joseph Kafuska hereby appeals under Chapter 21 & 22 and Section(s) 21-2 of the Zoning Resolution to permit the construction of an addition and complete remodel

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

PROJECT IDENTIFICATION

ZONE DISTRICT	AUDITOR'S BOOK NO.	AUDITOR'S PAGE NO.	AUDITOR'S PARCEL NO.	LOT NO.
<u>C</u>	<u>520</u>	<u>171</u>	<u>307</u>	<u>640</u>

Project Location: 7008 Cambridge Ave

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

Sworn to and subscribed before me, this

12th

day of

February 2024

Applicant Signature

rebecca j. stratton

Notary Public



REBECCA J. STRATTON
Notary Public, State of Ohio
My Commission Expires
June 13, 2026

APPLICATION FORM (continued)

APPLICATION NUMBER
ZVCT2024-01

Address of Subject Property 7008 Cambridge Ave Township Columbia Township

	NAME	ADDRESS	CITY	STATE	ZIP CODE	PHONE NO.
OWNER	Joseph Kafuska	1122 Rockwood Dr	Cincinnati	OH	45208	508-934-9976
CONTRACTOR	Joseph Kafuska	1122 Rockwood Dr	Cincinnati	OH	45208	508-934-9976
PLANS BY	Sally Noble	413 Wyoming Ave	Cincinnati	OH	45215	513-821-4800
APPLICANT	Joseph Kafuska	1122 Rockwood Dr	Cincinnati	OH	45208	508-934-9976

TYPE OF IMPROVEMENT: (Describe briefly proposed work)

remodel of existing space and addition of second floor

PROPERTY OWNERSHIP

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

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BZA ACTION REQUESTED

- ☐ 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 RESIDENCE

Proposed Use SINGLE FAMILY RESIDENCE

- ☐ Commercial
☒ Residential

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

\$ 200,000.00

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: Joseph Kafuska Address 1122 Rockwood Dr 45208

DO NOT WRITE BELOW THIS LINE

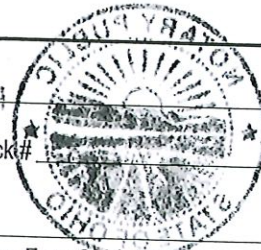
Adopted: _____

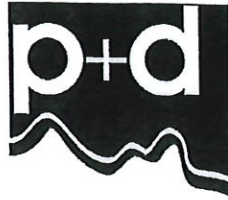
BZA Filing Fee: \$493.50

Cash _____

Journalized: _____

NOTARY PUBLIC
STATE OF OHIO
My Comm. Expires 12/31/2024
Check # _____
\$500.00 and over





RECEIVED

FEB 13 2024

BOARD OF ZONING APPEALS

Todd B. Portune Center for County Government
138 East Court Street, Room 801
Cincinnati, Ohio 45202
Phone: 513-946-4550 Fax: 513-946-4475

BZA CASE NO: ZVCT 2024-01

1. The case you have filed with the Hamilton County Board of Zoning Appeals (BZA) is scheduled for a public hearing on 3/13/24. The hearing will begin promptly at 1:00pm in Room 805 of the County Administration Building. Please allow yourself enough time with traffic and parking. You or a representative acting on behalf of the property owner **MUST BE** present at the hearing to represent the case and address the Board.
2. Attached you will find your receipt for your filing fees paid for this case.
3. Approximately one week prior to the hearing you will receive via: e-mail a copy of the meeting agenda and staff report for your case. This staff report will summarize the information that the board will use in order to help form a decision.
4. Although not required, we do ask that you contact the Township Trustees, in the jurisdiction applicable to the property, to inform them of the details of this BZA request. Listed below for your use, are the phone numbers and contact persons at the various Townships.

LIST OF TOWNSHIP CONTACTS

COLUMBIA TOWNSHIP	MELISSA TAYLOR	513-561-6046
GREEN TOWNSHIP	ADAM GOETZMAN	513-574-4848
HARRISON TOWNSHIP	TOM LOSEKAMP	513-367-2111
MIAMI TOWNSHIP	DAN REID	513-941-2466

5. Please feel free to contact Tom Stahlheber or Tim Hershner at 513-946-4550, option #2 for additional information or questions. The office is open Monday – Friday, from 8:00am – 4:00pm.

2024 – 2025

Hamilton County Board of Zoning Appeals

Submission Deadlines and Meeting Dates

Submission Date

Meeting Date

(Second Wednesday of Each Month)

November 6, 2023

December 13, 2023

December 11, 2023

January 10, 2024

January 8, 2024

February 14, 2024

February 12, 2024

March 13, 2024

March 11, 2024

April 10, 2024

April 8, 2024

May 8, 2024

May 13, 2024

June 12, 2024

June 10, 2024

July 10, 2024

July 15, 2024

August 14, 2024

August 12, 2024

September 11, 2024

September 9, 2024

October 9, 2024

October 11, 2024

November 13, 2024

November 8, 2024

December 13, 2024

December 9, 2024

January 8, 2025

January 13, 2025

February 12, 2025

Submission deadlines are subject to change depending upon meeting date schedule change.

Underlined date notes change from standard schedule.

2024 BZA SCHEDULE OF FEES

CONDITIONAL USES	
Conditional Uses	FEE \$889.00 plus \$186.00 per acre pertaining to the area of the conditional use.
MODIFICATIONS	
Modifications to approved Conditional Uses	\$717.00

VARIANCES AND APPEALS

VARIANCES	
RESIDENTIAL	
Proposed improvements valued up to \$25,000	\$186.00
Proposed improvements valued over \$25,001	\$278.00
COMMERCIAL	
Proposed Improvements valued up to \$500,000	\$889.00
Proposed Improvements valued between \$500,001 and \$1,000,000	\$1,249.00
Proposed Improvements valued between \$1,000,001 and \$10,000,000	\$1,768.00
Proposed Improvements valued above \$10,000,000	\$3,550.00
ZONING CERTIFICATE	
Issuance of a Zoning Certificate	Fees are based on the Use type shown in Appendix 6- Zoning Certificates
PENALTIES	
The Board of Zoning Appeals may invoke a penalty fee of up to two times the application fee when a project is commenced prior to obtaining an approval.	
APPEALS	
Appeal to any order, decision, or determination made by an Administrative Official	FEE \$543.00

NONCONFORMING USE AND COMPATIBLE NONCONFORMING USE APPLICATIONS

NONCONFORMITIES	
Nonconforming Uses of Land and Structures	FEE \$100.00
Noncomplying Structures	No Charge
Nonconforming Lots of Record	No Charge
COMPATIBLE NONCONFORMING USES	
Application for Compatible Nonconforming Uses	\$543.00
Notice of Refusal Letter	\$121.00
Legal Advertisement	\$71.00
5% technology fee will be added to all fees effective 1/17/17	

\$470.00
 23.50
 \$493.50

Make checks payable to the Hamilton County Treasurer. All processing fees are nonrefundable.

THE KATUSKA RENOVATION

PROJECT DESCRIPTION:

INTERIOR RENOVATION OF EXISTING SPACE + ADDITION OF SECOND STORY TO HOME.

1. GENERAL NOTES:

- THESE DRAWINGS TO CONFORM TO 2019 RESIDENTIAL CODE OF OHIO
- CONTRACTOR TO VERIFY ALL DIMENSIONS + INFORMATION IN THESE DRAWINGS + VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND SOIL BEARING CAPACITY.
- ALL ERRORS, OMISSIONS, AND INCONSISTENCIES TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- ANY CHANGES FROM THESE DOCUMENTS IS AT THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO ADHERE TO ALL LOCAL BUILDING CODES.
- THESE DRAWINGS ARE NOT TO BE SCALED
- IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO REPAIR ANY DAMAGE TO LAWN, HOSE PLANTS, DURING CONSTRUCTION. RESEED WHERE NECESSARY, PROVIDE STRAW COVER + REPLACE ANY DAMAGED PLANTS.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN IN FORCE THROUGHOUT THE CONSTRUCTION OF THIS PROJECT SUFFICIENT INSURANCE COVERING PERSONAL INJURY + PROPERTY DAMAGE NAMED THE OWNER AND ARCHITECT AS ADDITIONAL INSURED.
- ALL DIMENSIONS ARE SHOWN FROM FACE OF STUD UNLESS NOTED OTHERWISE. INTERIOR PARTITIONS ARE 3/4" UNLESS NOTED OTHERWISE.
- ENGINEERED TRUSS DRAWINGS + LAYOUT TO BE PROVIDED TO BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION.

2. EXISTING CONDITIONS:

- SITE INSPECTION REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
- ALL MATERIALS REMOVED MUST BE CLEARED FROM SITE + DISPOSED OF IN AN EPA APPROVED MANNER BY THE CONTRACTOR.

3. CONCRETE:

- CONCRETE STRENGTHS TO BE AS FOLLOWS:
FOOTINGS/INTERIOR SLABS: 3500 PSI
FOUNDATION WALLS: 3000 PSI
EXTERIOR: 4000 PSI
- ALL FOUNDATION WALLS, EXTERIOR SLABS + WALKS, PORCHES + GARAGE SLABS TO BE AIR-ENTRAINED (5% - 7%). SLABS TO SLOPE AWAY FROM HOUSE.
- ALL EXTERIOR SLABS, WALKS + PORCHES TO BE 4" THICK W/ #1 W/F.
- CONCRETE FORMWORK TO BE ADEQUATELY TIED + BRACED. FORMS ARE NOT TO BE STIFFED NOR BACKFILL PLACED AGAINST THE WALL UNTIL WALL HAS SUFFICIENT STRENGTH OR HAS BEEN BRACED TO PREVENT DAMAGE BY BACKFILL.

4. MASONRY:

- PROVIDE GALVANIZED SHEET METAL WALL TIES (MIN 22ga BY 1/4" CORRUGATED) + 16" o.c. VERTICAL + 24" o.c. HORIZONTAL + WALLS, AND + 36" o.c. AROUND ALL OPENINGS AND WITHIN 1' OF THE OPENING.
- PROVIDE CONTINUOUS FLASHING + BASE, ABOVE LINTELS + BELOW SILL.
- PROVIDE LEAP HOLES + 31" o.c. BASE OF BRICK, BELOW SILL + HEADERS.

5. METALS:

- ALL STEEL BEAMS TO HAVE 7/16" TOP PLATE W/ 1/4" THRU BOLTS + 31" o.c. STAGGERED.
- PROVIDE 1/4" ANCHOR BOLTS + 31" o.c. MAX W/ 8" EMBED MIN 1'-0" FROM EACH CORNER MAX.
- ALL FASTENERS IN CONTACT W/ PRESSURE TREATED LUMBER INCLUDING DECK CONNECTIONS, ANCHOR STRIPS + ANCHOR BOLTS TO BE 304/316 GALVANIZED PER ASTM A593 OR STAINLESS STEEL.
- PROVIDE SIMPSON HURRICANE TIE DESIGNED TO RESIST UPLIFT OF 15 LBS + EACH RAFTER END (TYPICAL) TO BE INSTALLED ON OUTSIDE OF FRAME WALL.
- ALL STEEL COLUMNS TO BE 3"x, SCHEDULE 40, NOT ADJUSTABLE.
- STEEL LINTELS IN MASONRY VENEER FRAMES TO BE:
3/4" x 3/4" x 1/4" SPANS UP TO 4'-0"
3/4" x 3/4" x 3/8" SPANS UP TO 5'-0"
4" x 3/4" x 1/4" SPANS UP TO 6'-0"
6" x 3/4" x 1/4" SPANS UP TO 7'-0"
6" x 4" x 1/4" SPANS UP TO 8'-0"
LINTELS TO HAVE 6" MIN BEARING + EACH END

6. WOOD, PLASTICS + COMPOSITES:

- NOTCHES IN WALL STUDS ARE NOT TO EXCEED 1/4 OF STUD WIDTH, + NO HOLES ARE TO BE BORED GREATER THAN 40% OF STUD WIDTH.
- STRUCTURAL LUMBER EXPOSED TO THE EXTERIOR OR IN CONTACT W/ THE FOUNDATION TO BE PRESSURE-TREATED (P.T.)
- PROVIDE APA RATED SHEATHING + ALL EXTERIOR WALLS - FULL HEIGHT.
- ALL PLYWOOD TO BE APA RATED FOR THE SPANS SHOWN.
- 7/8" 12/16 WALL MEMBERS TO BE SPRUCE PINE FIR #1 OR BETTER
2x6 12/16 FLOOR + ROOF MEMBERS TO BE #1 SYP. OR BETTER.
- EX FLOOR FRAMING: 2x10's. NEW FLOOR FRAMING: 2x10's + 16" o.c. (1 SYP OR BETTER) W/ WOOD BRIDGES + MIDSPAN UNLESS OTHERWISE NOTED.
DESIGN LIVE LOADS (MIN): FLOOR: 40psf ROOF: 10psf WIND: 15mph
- PROVIDE 2x10 BLOCKING + 3'-1" AFF. TO TOP BEHIND LAUNDRY TRAY WITHIN LAUNDRY ROOM, LET INTO STUDS. PROVIDE 2x8 BLOCKING + 30" ABOVE NGING ON ALL STAIR WALLS - CONTINUOUS (BETWEEN STUDS) FOR HANDRAIL.
- MAXIMUM DEFLECTION LIMITS OF MEMBERS:
FLOOR JOISTS BEAMS: L/360 RAFTERS W/ CEILING: L/740
ROOF BEAMS: L/240 RAFTERS W/O CEILING: L/360
- WOOD HEADER SIZES:
(1) 2x10: SPANS UP TO 6'-0" (2) 2x12: SPANS UP TO 8'-0"
PER PLAN: SPANS OVER 8'-0"
TYP. (1) 2x6 JACK STUD AND (2) 2x6 KING STUDS
- ALL MULTIPLE HEADERS (2x) TO HAVE 1/4" PLYWOOD SPACER AND TO BE FASTENED TOGETHER + TOP + BOTTOM INTO ADJACENT MEMBER W/ (3) ROWS OF 16d NAILS + 1' o.c.
- STRUCTURAL WOOD PANELS + WALL SHEATHING TO USE 1/2" CDX PLYWOOD: 4" o.c. EACH WAY AT PANEL EDGES. 12" o.c. AT INTERIOR PANEL EDGES.

7. THERMAL + MOISTURE PROTECTION:

- PER SECTION 1002, THE NEW SECOND FLOOR ADDITION WILL COMPLY WITH TABLE 1001, CLIMATE ZONE 4 OF THE RCO, (1019)
MINIMUM INSULATION VALUES:
ROOF: R-45 FOUNDATION WALLS: R-10/3
SLAB EDGES: R-10 EXTERIOR WALLS: R-10
FLOOR: R-13 GLAZING U-1: 0.35 (MAX)
EXISTING FIRST FLOOR IS AN INTERIOR REMODEL AND WALLS WILL REMAIN AS IS.
- CAULK ALL EXTERIOR WALL STUDS + BOTTOM PLATE.
- SEAL ALL EXTERNAL PENETRATIONS WITH EXPANDING FOAM + CAULK WHERE NECESSARY.
- SEAL BETWEEN LUMBER AND WINDOW + DOOR FRAMES WITH EXPANDING FOAM PER MANUFACTURER.
- ALL WALLS ARE TO BE FIRE-BLOCKED AT CEILING.
- ALL PLUMBING/ELECTRIC/HVAC PENETRATIONS OF STUDS OR TOP PLATE TO BE FIRE-STOPPED WITH EXPANDING FOAM.

8. OPENINGS:

- EGRESS WINDOWS TO BE MIN 5.7 CLEAR OPENING, NET CLEAR OPENINGS TO BE MIN 20" x 24" SILL TO BE NOT MORE THAN 44" ABOVE FINISHED FLOOR.
- WINDOWS TO BE ENCOMPASSED BY FELLA" - SEE B.D. ALL TRANSOMS TO BE SASH SET.
- PROVIDE TEMPERED GLASS IN ALL DOORS, SHOWER DOORS + ENCLOSURES, WINDOWS W/ SILLS BELOW 18" AFF. WINDOWS ABOVE TUBS, ANY WINDOW WITHIN 24" OF A DOOR + ANY WINDOW BELOW 60" AT A STAIRWAY.

9. FINISHES:

- ALL DRYWALL TO BE 1/2" (5/8" OATH FINISH) AND APPLIED W/ SCREWS EXCEPT BETWEEN GARAGE + HABITABLE SPACE - TYPE "X" 1-HOUR FIRE RATED TO BE USED ON WALLS IN THOSE AREAS.
- PROVIDE 1/2" CEMENT BOARD UNDER ALL CERAMIC TILE ON FLOORS, FULL HEIGHT + SHOWER WALLS + CEILINGS.
- TYPICAL MOUNTING HEIGHTS FOR BATHROOM:
SHOWER HEAD: 7'-0" AFF.
CERAMIC TILE SURROUND: TO CEILING
SOAP DISH IN TUB: 2'-6" AFF.
SOAP DISH IN SHOWER: 4'-0" AFF.
18" TOILET BAR IN TUB: 5'-0" AFF.
TOILET BAR OUTSIDE TUB: 4'-0" AFF.
TOILET PAPER HOLDER: 2'-0" AFF.

22. PLUMBING:

- PROVIDE 4" SCHEDULE 40 FOUNDATION DRAIN IN 6'-0" (MIN) WASHED PEA GRAVEL BACKFILL + ALL PERIMETER FOOTINGS, TIE INTO EXISTING STORM SEWER SYSTEM.
- ALL SUPPLY LINES TO BE PER PLUMBER.

23. HEATING, VENTILATING + AIR CONDITIONING:

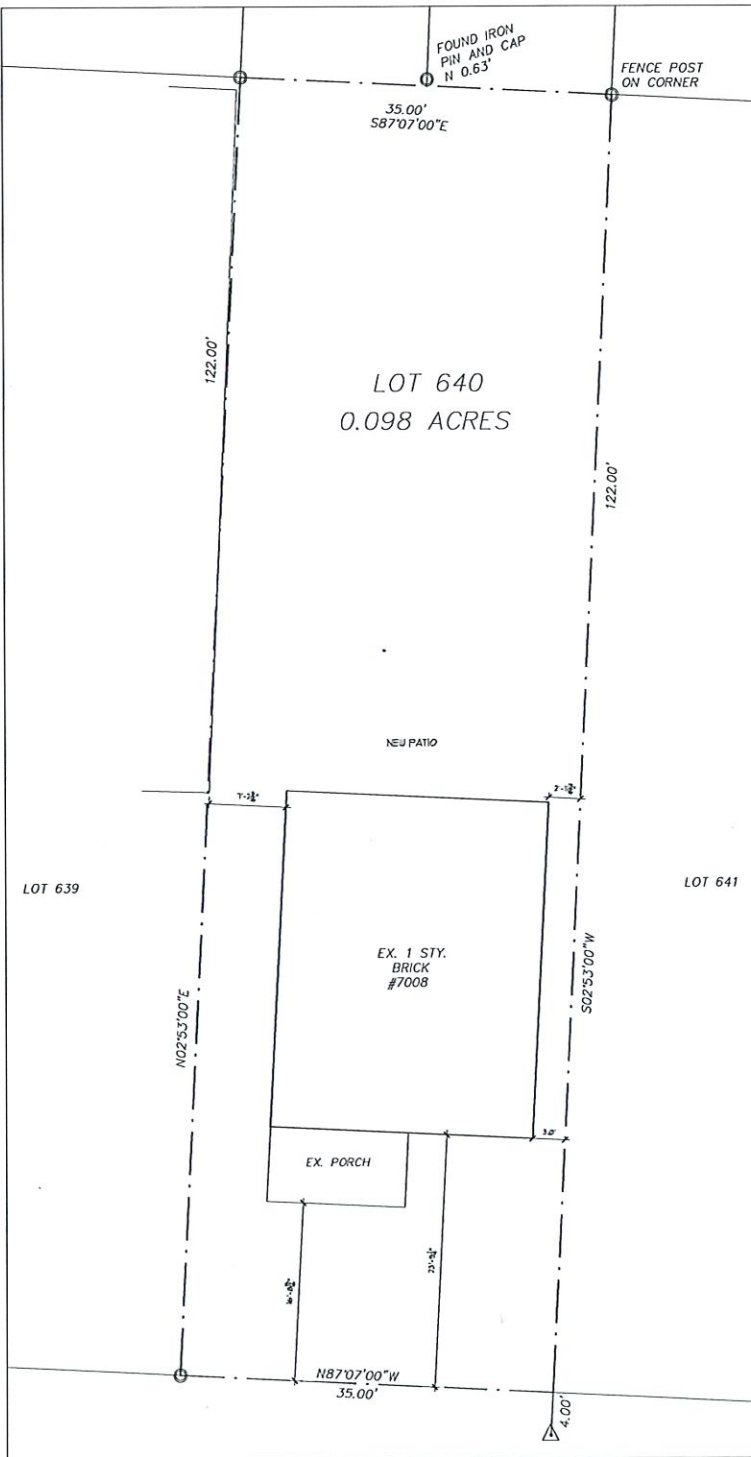
- ALL EXHAUST FANS TO VENT DIRECTLY TO THE EXTERIOR.
- PROVIDE OUTSIDE COMBUSTION AIR FOR FURNACE + FIRE-PLAS FIREPLACES PER MANUFACTURERS SPECIFICATIONS.
- ALL PRE-FABRICATED FIREPLACES SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.

26. ELECTRICAL:

- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR LIGHTING + POWER TO CONFORM TO ALL APPLICABLE CODES.
- ALL STAIRWAYS TO BE ILLUMINATED WITH STAIR LIGHTS.
- SMOKE DETECTORS TO BE 100% DIRECT-WIRED, SO THAT WHEN ONE SOUNDS, THEY ALL SOUND.
- ALL OUTLETS IN BATHROOM TO BE PROTECTED BY THE GFI CIRCUIT.

31. EARTHWORK:

- FINAL GRADES TO ALLOW FOR PROPER DRAINAGE W/ EXISTING GRADES AND RUN-OFFS. FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT LEAST 6" WITHIN THE FIRST 10'-0".



PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

DRAWING INDEX

A-0	SITE PLAN, NOTES
A-1	ELEVATIONS
A-2	FOUNDATION + DEMO PLAN, DETAILS
A-3	1ST FLOOR + DEMO PLANS, WALL SECTION
A-4	2ND FL. PLAN, BUILDING SECTIONS, DETAIL



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date

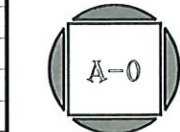
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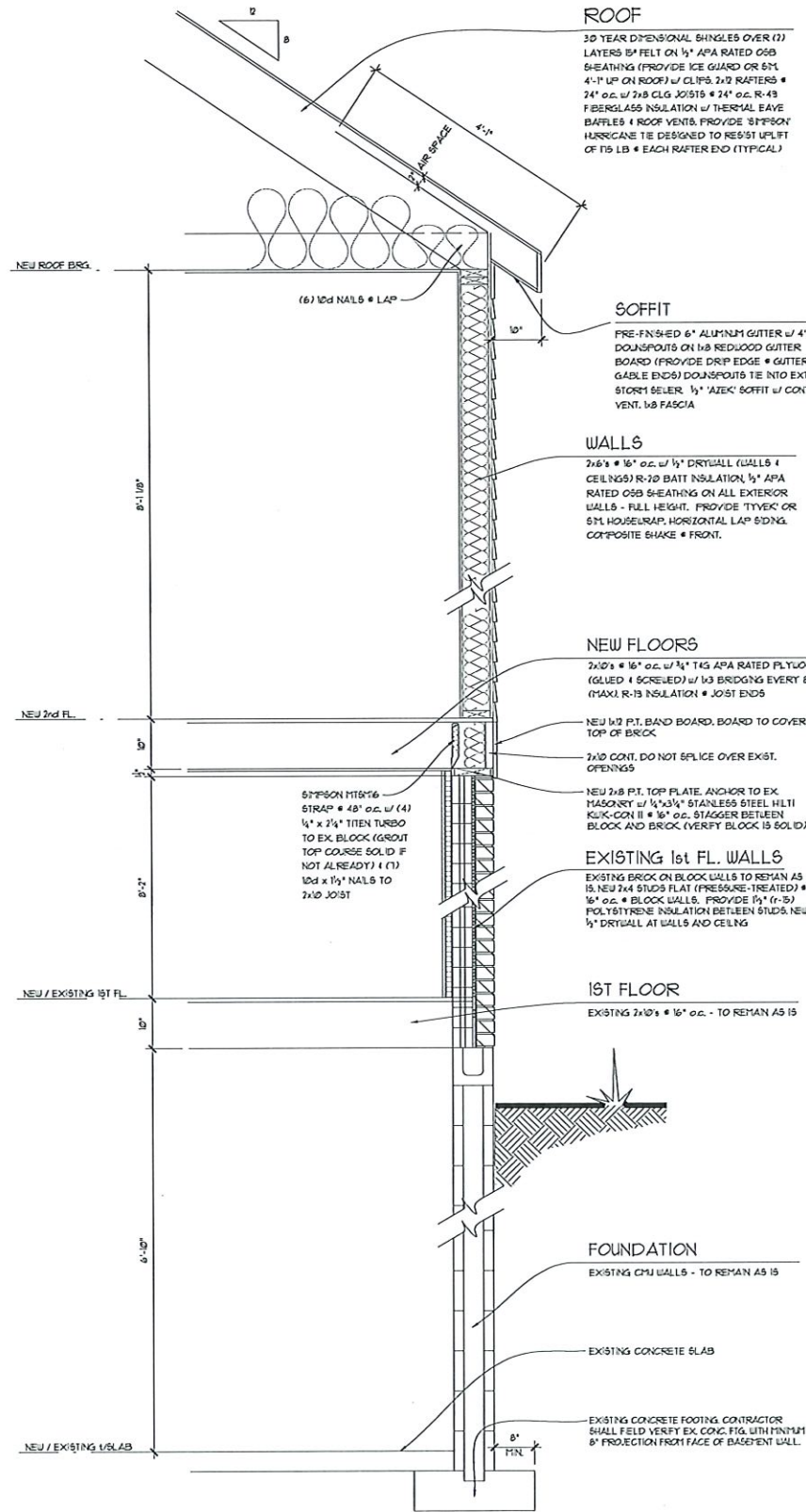
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Project: KATUSKA 2ND FLOOR + RENOVATION
7008 CAMBRIDGE AVE
CINCINNATI, OH 45227

description: SITE PLAN / NOTES / COVER SHEET

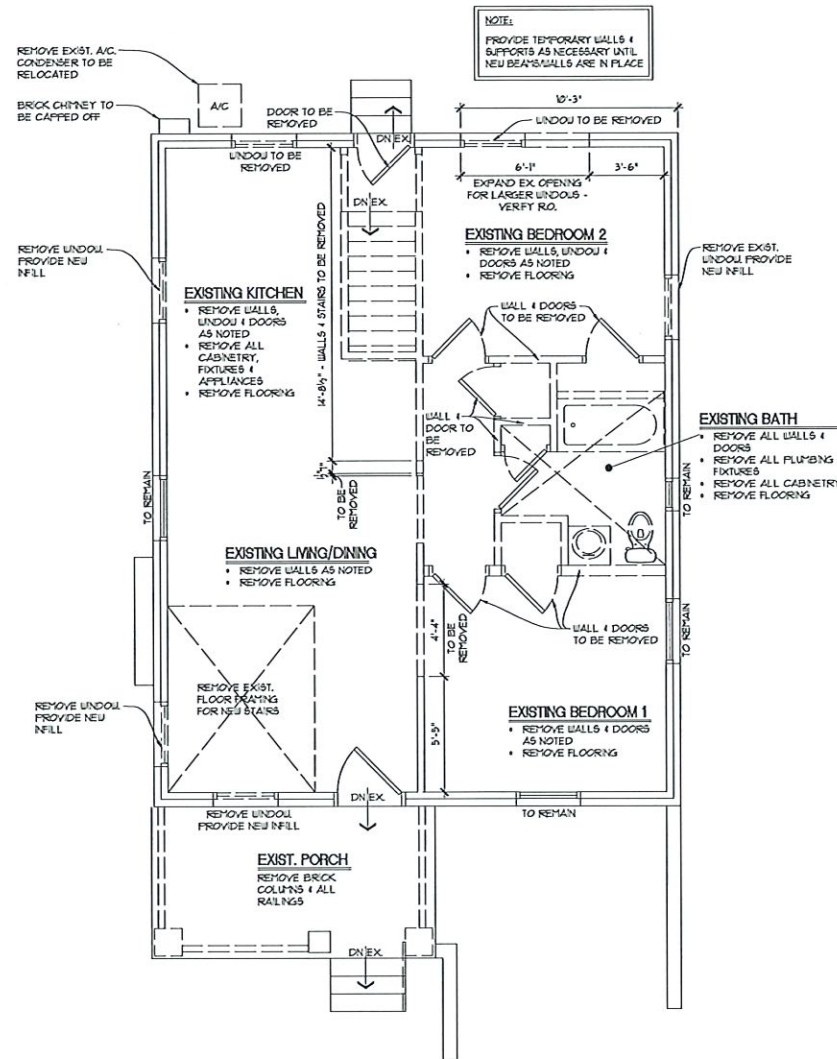


- NOTES:
- PROVIDE CONTINUOUS RIDGE VENTS • ALL RIDGES.
 - DOWNSPOUTS ARE NOT SHOWN ON ELEVATIONS - CONTRACTOR TO VERIFY FINAL LOCATIONS.
 - PROVIDE CONTINUOUS PRE-FINISHED SM. FLASHING • HOUSE/ROOF CONNECTIONS
 - VALLEYS TO BE TO METAL

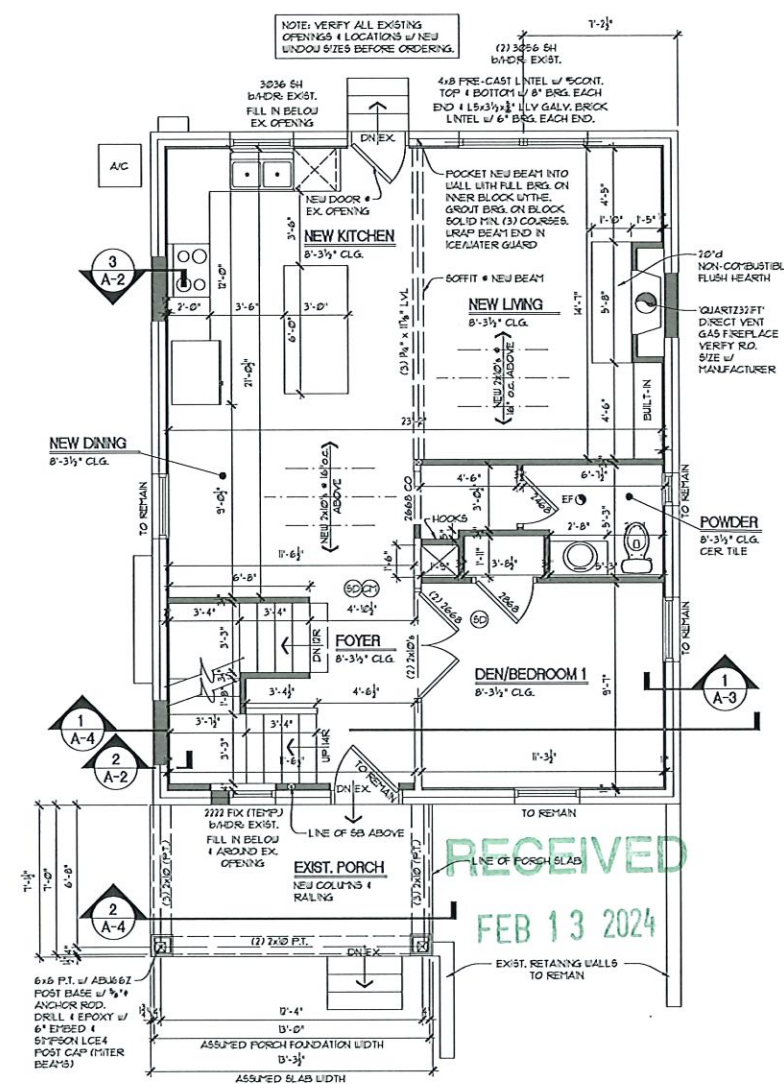


WALL SECTION
SCALE: 3/4"=1'-0"

1
A-3



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



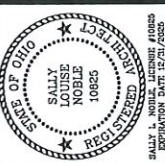
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 708 RENO. SO. FT.



WALL LEGEND	
	EXIST. BRICK & BLOCK WALLS TO REMAIN
	EXIST. FRAME WALLS TO REMAIN
	NEW 2x4 STUDS • 16" o.c. w/ 1/2" DRYWALL EACH SIDE
	NEW 2x6 STUDS • 16" o.c. w/ 1/2" DRYWALL EACH SIDE
	EXIST. BRICK & BLOCK WALLS w/ 2x4 FLOORING (P.T.) FLAT
	EXIST. BRICK & BLOCK WALLS TO BE REMOVED
	EXIST. FRAME WALLS TO BE REMOVED

NOTE:
ALL SMOKE DETECTORS TO BE 10Y HARD-WIRED & INTERCONNECTED SO THAT IF ONE SOUNDS THEY ALL SOUND. ALL SMOKE DETECTORS TO HAVE A BATTERY BACK-UP. SMOKE DETECTORS OUTSIDE EACH BEDROOMS MUST ALSO DETECT CARBON MONOXIDE OR A SEPARATE CARBON MONOXIDE DETECTOR MUST BE PROVIDED OUTSIDE EACH BEDROOM.

NOTE:
PROVIDE NEW EXHAUST FAN VENT DIRECTLY TO EXTERIOR

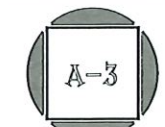


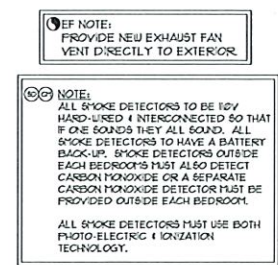
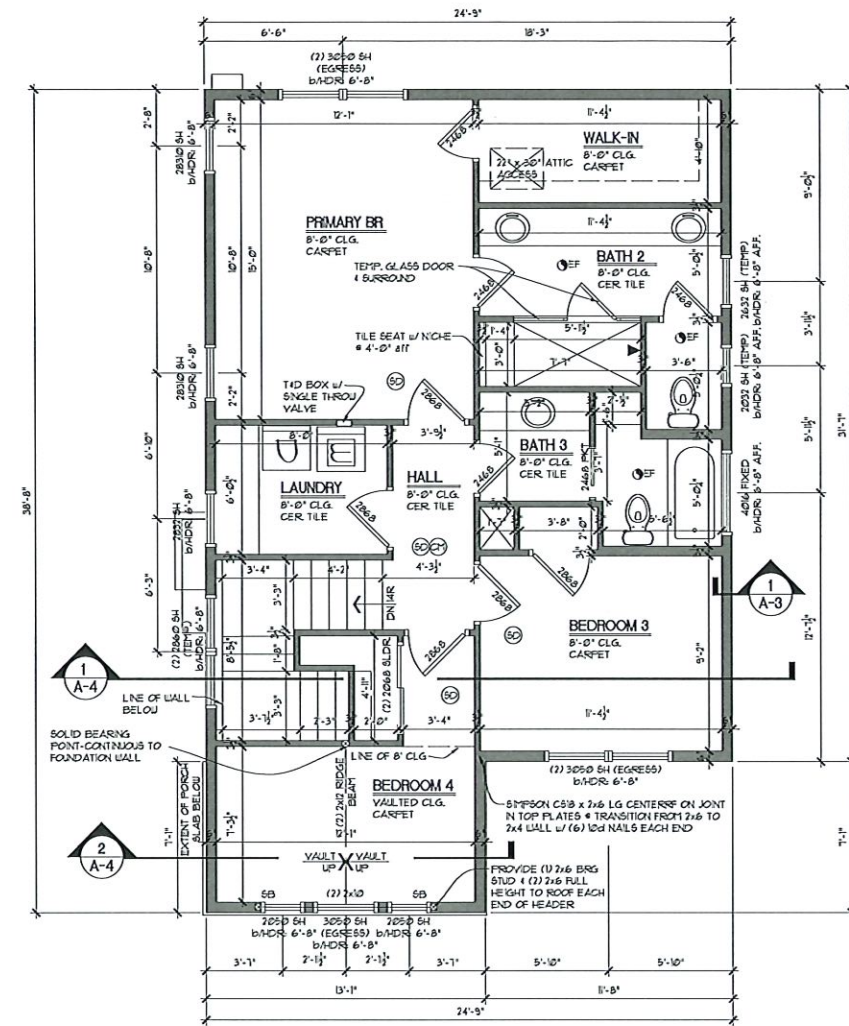
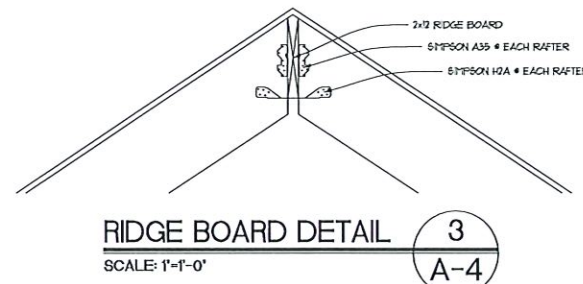
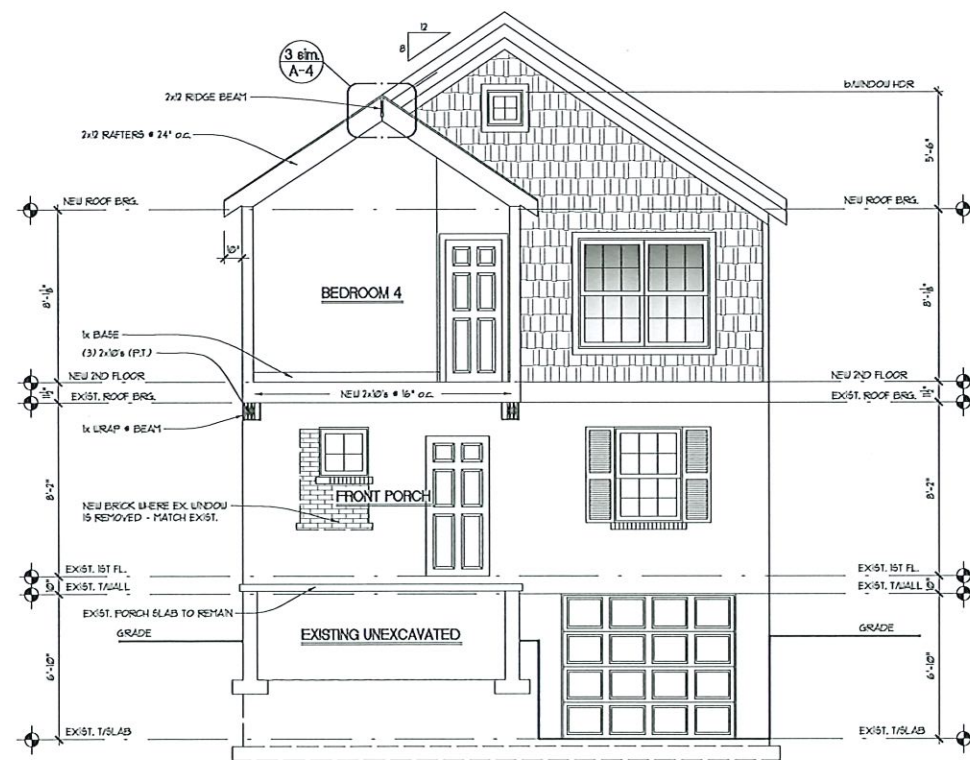
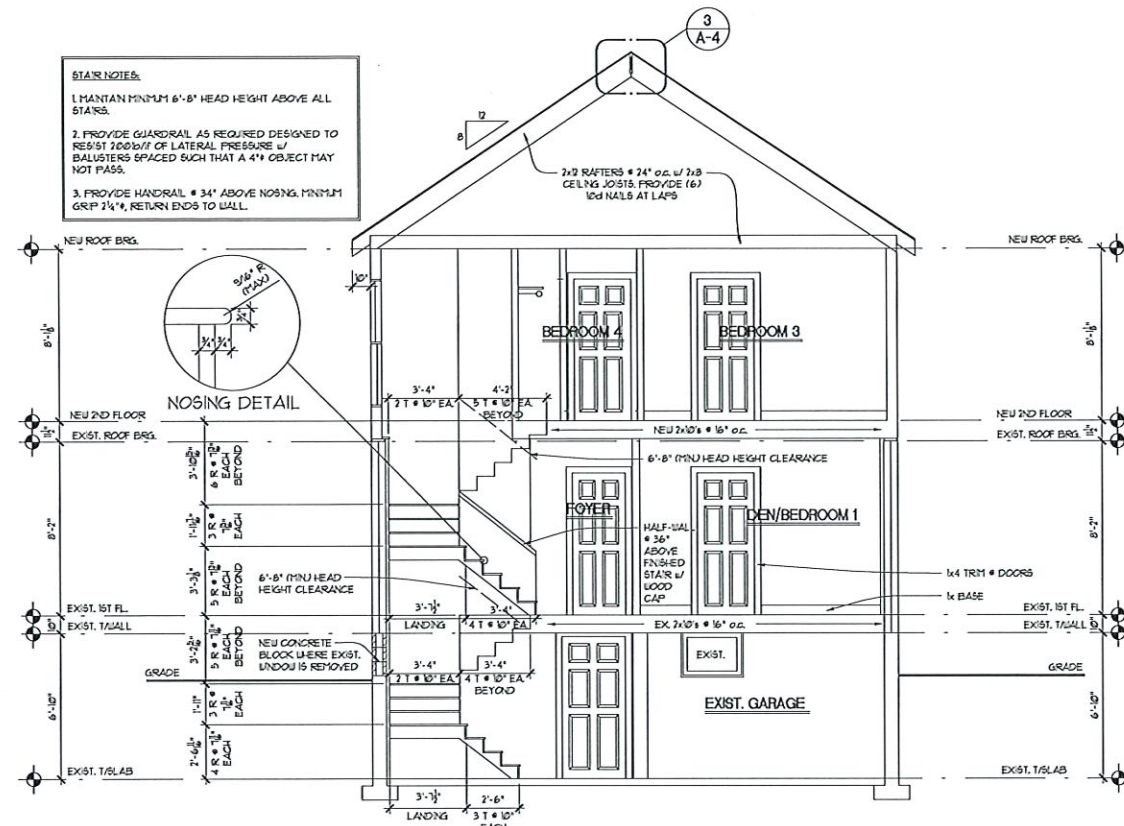
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1		2 FEBRUARY 2024

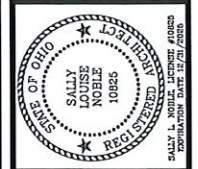
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DEMO + 1ST FLOOR PLANS, WALL SECT.





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NO.	REVISION	DATE
1		2 FEBRUARY 2024
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PROJECT
 KATUSKA 2ND FLOOR + RENOVATION
 7008 CAMBERIDGE AVE
 CINCINNATI, OHIO 45227

DESCRIPTION
 2ND FLOOR PLAN, BLDG. SECTS., DETAIL

drawn by SLN
checked by CHL
date 2 FEBRUARY 2024

