



COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting

4200 Springdale Road - Cincinnati, Ohio 45251

Wednesday, July 26, 2017 – 6:30 p.m.

1. Meeting called to order.
2. Pledge of Allegiance.
3. Explanation of Procedures.
4. Roll Call.
5. Swearing in: appellants, attorneys and all speakers in the cases.
6. Hearing of Appeals:

A. Case No.: **BZA2017-07 – CONTINUANCE - Section 10.2.3(B)** – restricts the height of residential accessory buildings to 15 feet. **Section 12.2.1(B)(3)** – specifies that the height of a building with a gable roof is measured at the mean height of the eaves and ridge of the roof.

Location: 8669 Wuest Road

Applicant/Owner: Bryan and Angela Kist

B. Case No.: **BZA2017-11 –CONTINUANCE - Section 10.2.1(A)(4)** which requires that accessory buildings be located on the same lot as the principal use which it serves; **Section 10.2.1(A)(8)** which requires that no accessory building occupy more of the lot area than the footprint of the principal building; **Section 10.2.3(B)** which restricts the height of residential accessory buildings to 15 feet; **Section 12.2.1(B)(3)** which specifies that the height of a building with a gable roof is measured at the mean height of the eaves and ridge of the roof.

Location: 11873 Stone Mill Road

Applicant/Owner: Dale and Sheri Lutz

C. Case No.: **BZA2017-13 - Conditional Use for Recreational Facility – Article/Section 7.2.3**

Location: 8650 and 8666 Cheviot Road

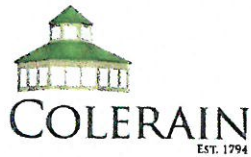
Applicant/Owner: Roger Vaught / Friendship Missionary Baptist Church

D. Case No.: **BZA2017-14 – Variance request from Section 7.3.1 and Table 7-2** of the Zoning Resolution, in that; **Section 7.3.1** requires that all new construction adhere to the setback standards outlined in Table 7.3.1.; **Table 7-2** requires a minimum of a 50-foot front yard setback for new construction measured from the street right of way in the R-2 zoning district.

Location: 10062 Sky Ridge Road

Applicant/Owner: Donald J. Schehr / Sherry Stoll

7. Unfinished Business: None.
8. Approval of Minutes: May 24, 2017 meeting and June 28, 2017 meeting.
9. Next Meeting: August 23, 2017 meeting.
10. Administrative Matters: None.
11. Adjournment.



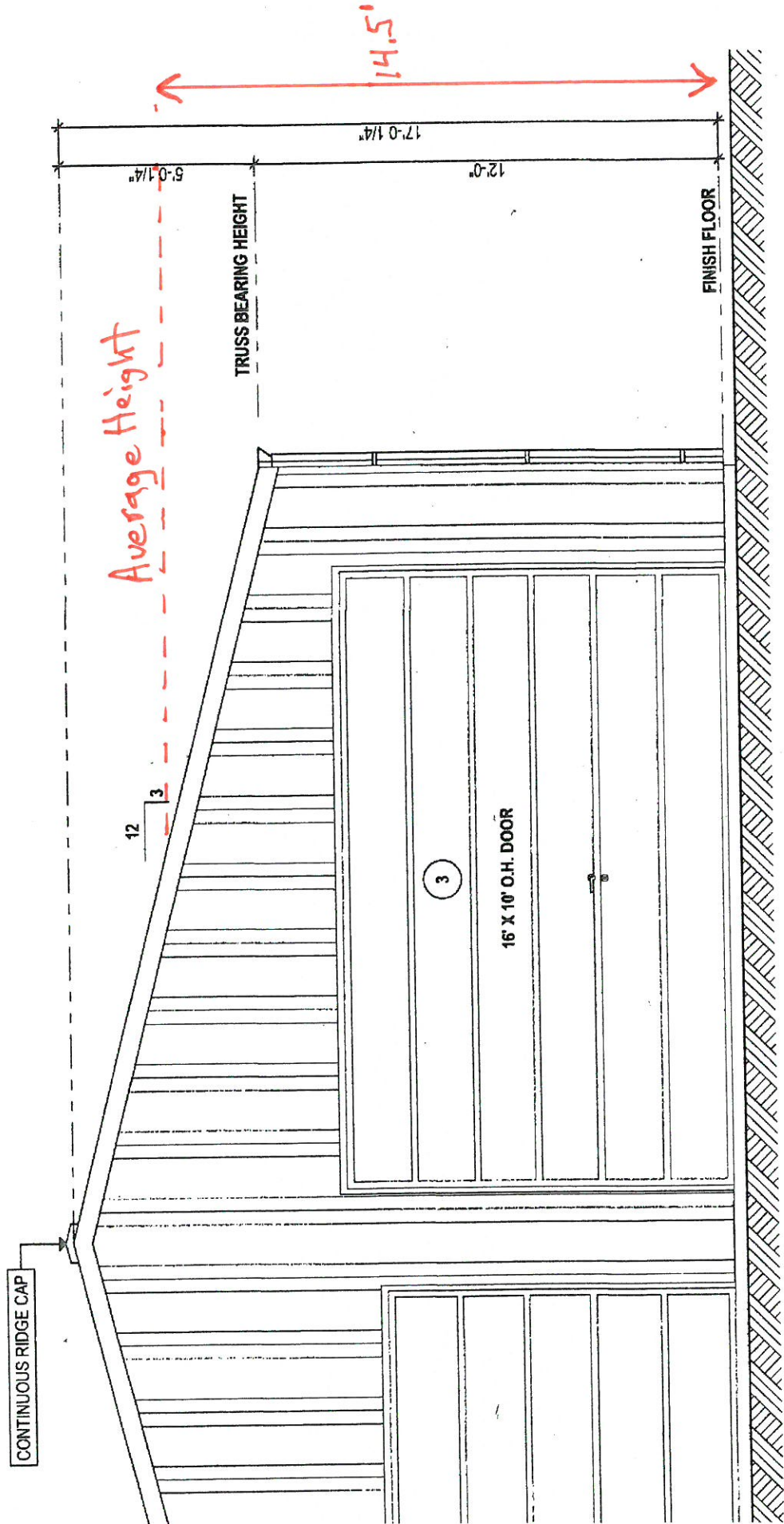
Staff Report:	Board of Zoning Appeals
Case#	BZA2017-07
Variance Request:	Accessory Building Height
Location:	8669 Wuest Rd.
Meeting Date:	July 26, 2017
Prepared by:	Marty Kohler Senior Planner

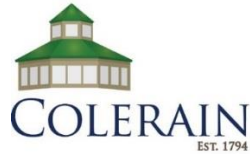
Property owners Bryan and Angie Kist have requested a variance from Sections 10.2.3(B) and 12.2.1(B)(3) for a proposed accessory structure exceeding the maximum allowable height.

Current Status:

The property owners have worked with their design consultant to determine other options for the construction of the proposed building in order to reduce the height. A revised set of drawings were submitted for review (see relevant drawing attached) which complies with the maximum height at the average roof height of 15 feet. The proposed height is now 14.5 feet, therefore a Zoning Certificate can be administratively be issued without the need to a variance.

Staff Recommendation: Acknowledgement that the variance request has been withdrawn by the applicant.





Staff Report:	Board of Zoning Appeals
Case#	BZA2017-11
Variance Request:	Accessory Building Lot, Size, and Height
Location:	11873 Stone Mill Road
Meeting Date:	July 26, 2017
Prepared by:	Marty Kohler Senior Planner

Property owners Dale and Sheri Lutz have requested a variance from Sections 10.2.1(A)(4), 10.2.1(A)(8), 10.2.3(B), and 12.2.1(B)(3) for a proposed accessory structure on a lot separate from that of the principal building, exceeding the maximum allowable size and height

Current Status:

The Board of Zoning Appeals held a public hearing for the consideration of the height, size and placement variance for the accessory structure for the storage of recreational vehicles, property maintenance equipment and other vehicles. The BZA expressed concerns regarding the request and asked the applicants to consider other alternatives. The BZA subsequently tabled the matter to the July 26 meeting.

The applicants have been working to consolidate the two parcels in order to eliminate the need for the variance for placement of the building on a separate parcel. They have requested a continuance to the August 27 meeting in order to properly determine the feasibility for combining the parcels. (See e-mail on following page)

Staff Recommendation: APPROVAL OF A CONTINUANCE TO THE AUGUST 23, 2017 MEETING.

From: Sheri Lutz [Sheri.Lutz@possible.com]
Sent: Wednesday, July 19, 2017 10:44 AM
To: Jenna LeCount
Cc: dlutz@fox19.com
Subject: Dale & Sheri Lutz - Request for Continuance

Jenna –

Thanks so much for returning my call yesterday and providing me with additional information. Per our conversation yesterday, my husband Dale Lutz and I are requesting a continuance until the August meeting for the Zoning Variance Appeal Z2017-0123. In the June meeting, we were granted a continuance to come back and present at the July meeting.

Our property is at 11873 Stone Mill Road. Our home is on parcel 510-0150-0159 and our request for an ancillary building would be on the adjacent parcel 510-0150-0158. We treat our parcels as one piece of property for a single family home.

Our first issue in order to have our case revisited is to combine our two parcels of property. Unfortunately, we have had a very difficult time securing a surveyor. We have contacted several. They either can't fit us in until at least August 15, don't return our phone calls, or no longer do residential. We did finally get a call back yesterday from Dettmer Surveying but the bid estimate is \$ 3,000. This seems extremely high given that we already own the two pieces of property and we are just merging them in the middle. Hamilton County's Engineering office told us to expect to pay \$600-\$800 but warned us that surveyors that primary do commercial work could be quite expensive. We did contact Abercrombie yesterday and they said they'd get back to us with an estimate and timing.

We are actively working the situation and our plan is to have the merging of the parcels underway with Hamilton County in time for the August Zoning Appeals meeting. ***We are requesting a continuance to the August meeting.***

Please let me know of any additional questions or concerns. My husband Dale Lutz is copied on this email and can also be reached.

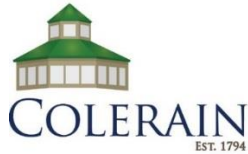
Thanks so much!

SHERI LUTZ
Creative Services Director / Cincinnati

POSSIBLE
302 W. Third Street, Suite 900 Cincinnati, OH 45202
+1 513.381.1380
+1 513.225.8269 Mobile
SHERI.LUTZ@POSSIBLE.COM
WWW.POSSIBLE.COM

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4200 Springdale Road
Colerain Township, OH 45251

Staff Report:	Board of Zoning Appeals
Case#	BZA2017-13
Variance Request:	Conditional Use – Private Recreation
Location:	8650-8666 Cheviot Rd.
Meeting Date:	July 26, 2017
Prepared by:	Marty Kohler Senior Planner

Roger Vaucht, Trustee, representing property owner Friendship Missionary Baptist Church has applied for a Conditional Use Permit to use property containing two single family homes for private recreational purposes in accordance with Section 7.2.5 of the Zoning Resolution. The property is zoned R-5 (Suburban-High Residential District) where private recreational uses are conditionally permitted.

Background

The applicant has a church facility located at 3580 Cheviot Rd. which was constructed in 1950 and greatly enlarged in 1988 for a total floor area of about 36,500 square feet. Churches are also a Conditional Use in the R-5 zone. The church is located about 275 feet to the south of the subject property and is separated by two single family homes. The church facility borders Ronald Reagan Highway to the south and the lot is almost entirely covered with the church and parking with very little green space.

The subject property consists of three tracts containing two single family homes and detached garages. Both houses were constructed in 1955 and the land for both houses measures 199 feet wide by 993 feet deep. (4.5 acres) The properties were purchased by the Church in 2008 and the Church has been using them for missionary housing and youth social events. Cheviot Rd. has public sidewalk on both sides providing a pedestrian connection between the church and houses. According to the maps on the Hamilton County Health Department web page, both houses are connected to a central sewer system.

A very similar application for Private Recreation was made in early 2016 and reviewed by the BZA at their February meeting. Concerns were expressed by the Board regarding parking, restrooms, supervision, hours of operation, storm water drainage, screening from neighboring properties, and lighting. The matter was continued to the March 2016 meeting at which time the application was amended to include a variance request for the provision of parking. After much discussion the Board of Zoning Appeals unanimously voted to deny the Conditional Use application.

Current Proposal

The application states that the proposal is to construct sand volleyball courts, basketball courts, and a future covered patio over the basketball courts in accordance with a site plan attached. The application is slightly changed from the 2016 proposal in that the limited parking for the recreational use is to be located only on the existing paved area

behind the house at 8650 Cheviot Road rather than the previous proposal to use the paved areas behind both houses. The applicant has received a zoning certificate to install a six foot privacy fence along the northern property line in the rear yard which is allowed for a single family residence. The previous application suggested the installation of restrooms in the basement of one of the houses to serve the recreational use and the current proposal makes no mention of restrooms.

Zoning Requirements

Private Recreation is listed as a Conditional Use in all residential zoning districts. While some Conditional Uses have supplemental performance standards, there are none listed for Private Recreation in section 7.2.1 and 7.2.2. The application notes that the existing houses on the property are being used as temporary housing for missionaries in association with the church property. This type of use could be considered to be similar to a Bed and Breakfast Establishment which is also a Conditional Use in the R-5 zoning district. A Bed and Breakfast, however, as defined in the Zoning Resolution has a permanent resident in addition to the transitory occupants. It is not common to have more than one category of Conditional Use associated with a single property, however there is no prohibition against such an arrangement in the Zoning Resolution.

The off street parking requirements specifies in section 13.3.2 the need to 16 parking spaces per volleyball court (32 for 2 courts) but has no specification for basketball courts or covered patios. The applicant intends to use the existing driveway of the 8650 Cheviot house (closest to the church) for some parking with the remainder to be at the church property at 8580 Cheviot Road. In addition the Bed and Breakfast requires two parking spaces for the permanent resident and one for each bedroom leased. Shared parking is permitted at an off-site location in accordance with section 13.4.7(B) subject to several conditions. The existing paved area does not comply with the zoning standards for a commercial parking lot. It should also be noted that the proposed shared parking does not meet the following conditions:

- 13.4.7(B)(2)(b) the sites are required to be adjacent to each other.
- 13.4.7(B)(2)(d) the spaces need to be within 200 feet of the use being served. (walking distance is about 500 feet)
- 13.4.7(B)(2)(e) a shared parking agreement needs to be submitted with the zoning application and approved by the Township attorney.
- 13.4.7(B)(2)(h) the shared parking cannot account for more than half of the required parking spaces.

Staff Findings:

1. The use is a conditional use, permitted with approval by the Board of Zoning Appeals, in the district where the subject lot is located;
2. The use is in accordance with the objectives of the Colerain Township Comprehensive Plan and Zoning Resolution;

3. The conditional use will not substantially and/or permanently injure the appropriate use of neighboring properties if approved with reasonable restrictions to mitigate the more intensive use of the property including noise, outdoor lighting, screening, restrooms, conduct of participants and parking, otherwise the use will serve the public convenience and welfare;
4. The use will not create excessive requirements, at public cost, for public facilities and services and will not be detrimental to the economic welfare of the community.

Staff Recommendation: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. That outdoor recreation activities be restricted to between 10:00 am to 9:00 pm. (one hour earlier than requested)
2. That a six foot high privacy fence be constructed at the north and south property lines even with the back of the houses to the rear of the recreation courts.
3. That on-site restrooms be available for outdoor activities.
4. That no additional storm water runoff be created by the installation of the recreational facilities.
5. That all parking of vehicles be restricted to the existing paved area.
6. That a lighting plan meeting the requirements of section 12.9.2 be submitted for staff review and approval if the outdoor courts are to be lighted.
7. That any future additional outdoor recreational facilities be submitted to the BZA as a modification of the Conditional Use Permit.



**APPLICATION FOR CONDITIONAL USE
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS**

4200 Springdale Rd
Cincinnati, Ohio 45251
(513) 385-7505; Fax (513) 245-6503

Application number: BZA 2017-013

Owner: Friendship Missionary Baptist Church Applicant: Owner
Property Address: 8650 Cheviot Road/8666 Cheviot Road
City: Cincinnati State/Zip: Ohio 45251
Applicant Address: 8580 Cheviot Road
City: Cincinnati State Zip Ohio 45251
Phone: (513) 741-7017

Auditor's Book-Page-Parcel Number: 510 -- 0092 -- 0015/0125/0016

Zoning Classification: R-5 Use Requested: Private recreational facility

Required Documents (8 copies of each document unless noted):

- ☐ Signed, typewritten *Justification of Conditional Use* statement addressing the items listed on the reverse of this page.
- ☐ If any variance to yard, building size, or parking is desired, include a signed, typewritten *Justification of Variance* statement addressing the items listed on the reverse of this page.
- ☐ Site Plan (surveyor/engineer's seal may be required).
- ☐ Landscape Plan. - N/A
- ☐ Lighting Plans.
- ☐ Names and addresses of adjacent Property Owners (use County Auditor's records) - **2 copies.**
- ☐ Plat showing adjacent Property Owners - **2 copies.**
- ☐ Fees.

Office use only:	Appeal Fee:	_____
	Legal Notice:	_____
	Mailing/adjacent Property Owners:	_____
	Total Amount Paid:	_____

***An application for conditional use will not be accepted until and unless all of the above requirements are met.
Failure to appear at the scheduled public hearing may result in dismissal of the application.***

Signature of Property Owner:

Roger Vaught

RECEIVED

Signature of Applicant (if not the Owner):

JUN 14 2017

(over)

COLERAIN ZONING

Justification of Conditional Use Statement

Friendship Missionary Baptist Church, owner of parcel numbers 510-0092-0015, 510-0092-0125, 510-0092-0016, seeks approval for a conditional use of the listed parcels as a private recreational facility. Applicant seeks to add sand volleyball courts, basketball courts and, eventually, a covered patio. The exact design of these improvements is specified on the attached site plan.

The primary structures on the property are currently being used for missionary housing. The land behind the structures is currently used for outdoor church events and recreational activities, primarily youth activities. Applicant seeks to add two sand volleyball courts and two basketball courts, in phases. The first phase will consist of one sand volleyball court and one basketball court, along with lighting, as reflected in the attached site plan. The second phase will consist of an additional sand volleyball court and an additional basketball court. The third phase will cover the existing basketball courts, creating a covered patio.

This recreational facility will be used for church functions, with hours of use generally between 10:00 am and 10:00 pm. However, the heaviest use will be during the early evening hours and weekends. The conditional use will not add any employees, tenants, or residents; nor will it create any deliveries to the property. There is an existing driveway and concrete pad behind the 8650 Cheviot residence. To the extent possible, vehicles may park there. But primary access to the property will be with vehicles parking at the church lot (8580 Cheviot) and walking the short distance to the private recreational facility.

The changes to the property will be as follows:

1. Two 50 ft. x 80 ft. sand volleyball courts;
2. Two 50 ft. x 50 ft. concrete pads, with basketball hoops;
3. Eventually, a structure to cover the concrete pads;
4. Lighting on the courts (facing away from neighbors) (see lighting plan, attached).

A landscaping plan has not been submitted, as the only change in landscaping will be grading to install the proposed courts.

Applicant has secured a permit for a privacy fence along the Applicant's border with parcel number 510-0092-0014-00, and installation of that fence will begin shortly. The natural slope of the land provides privacy to the other neighbor, parcel number 510-0092-0017-00. Applicant has contracted with a wetlands expert to ensure that neither the construction of the proposed plans nor the proposed recreational activities will interfere with or harm the "wetlands reserve" located on parcel number 510-0092-0014-00. The report of the wetlands expert will be submitted at the scheduled hearing, and can be supplied prior the hearing upon request. During the planning process, Applicant has consistently and continuously sought the input of its neighbors for choices on finishes and for ways to minimize any impact of the proposed use.

Allowance of this proposed conditional use will create not create any requirements for public maintenance, will not involve any public cost, and will not be detrimental to the economic welfare of the community.

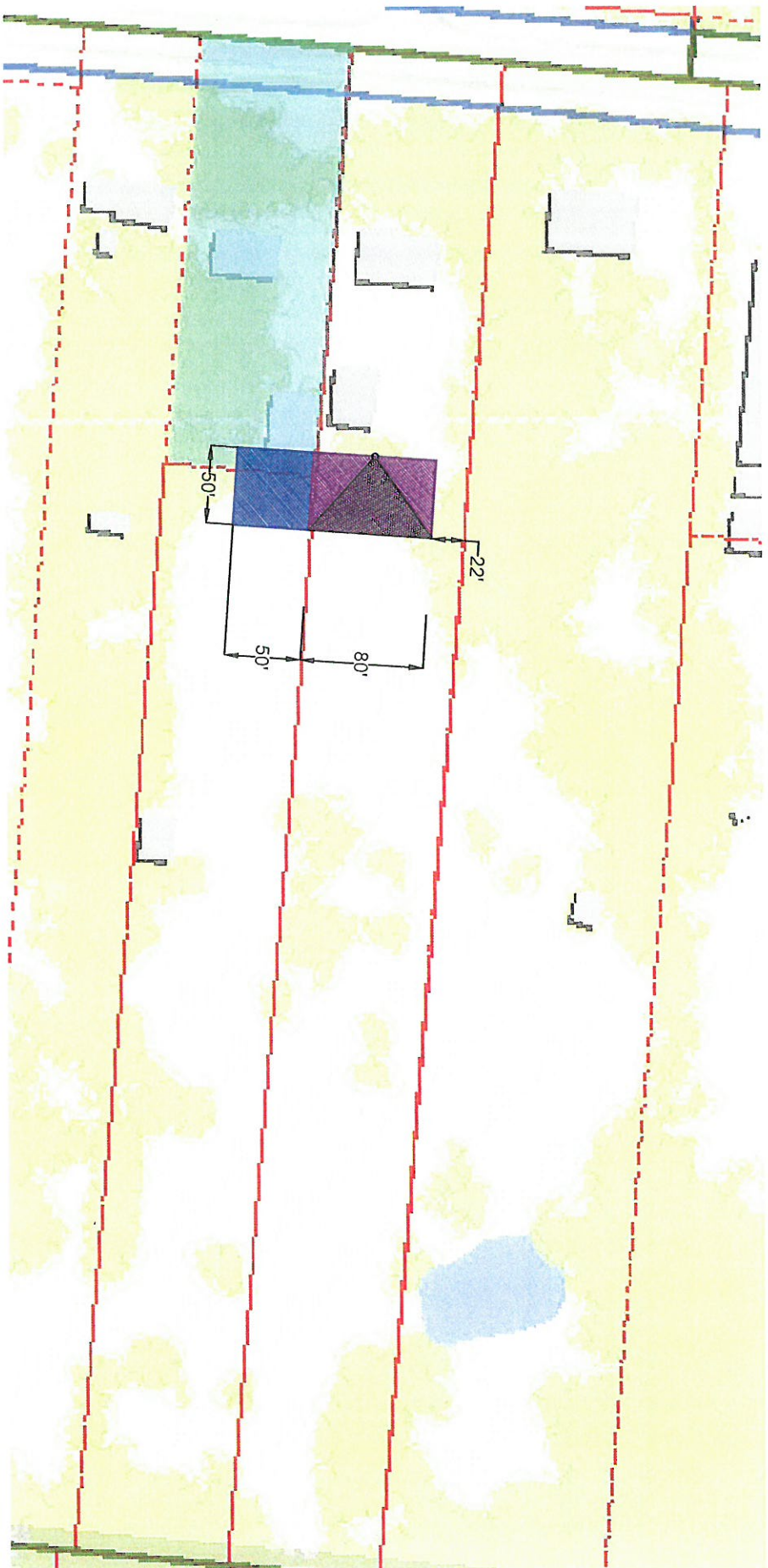
Respectfully submitted,

A handwritten signature in cursive script that reads "Roger Vaught". The signature is written in dark ink and is positioned above a horizontal line.

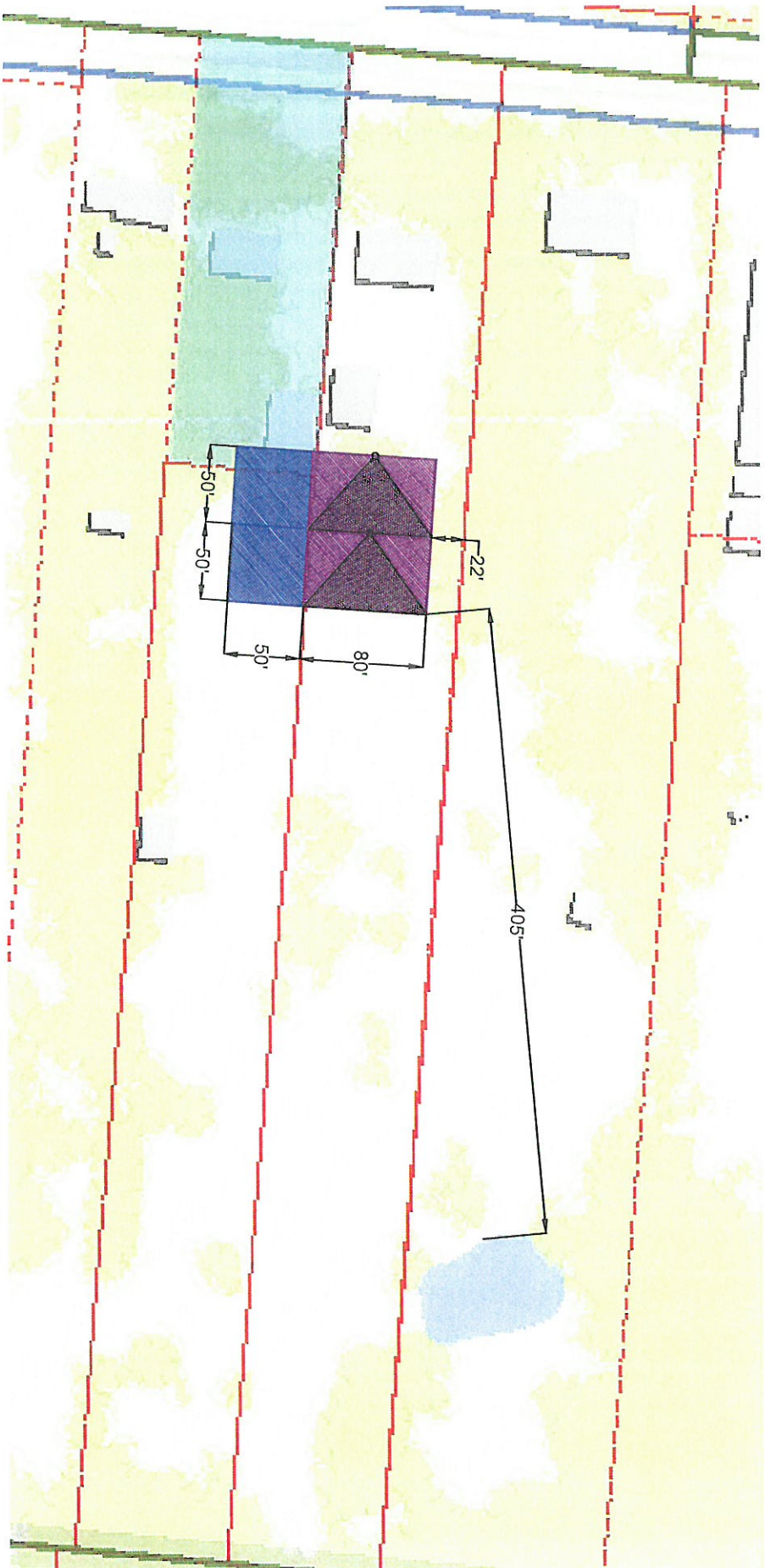
Friendship Missionary Baptist Church

By: Roger Vaught, Trustee

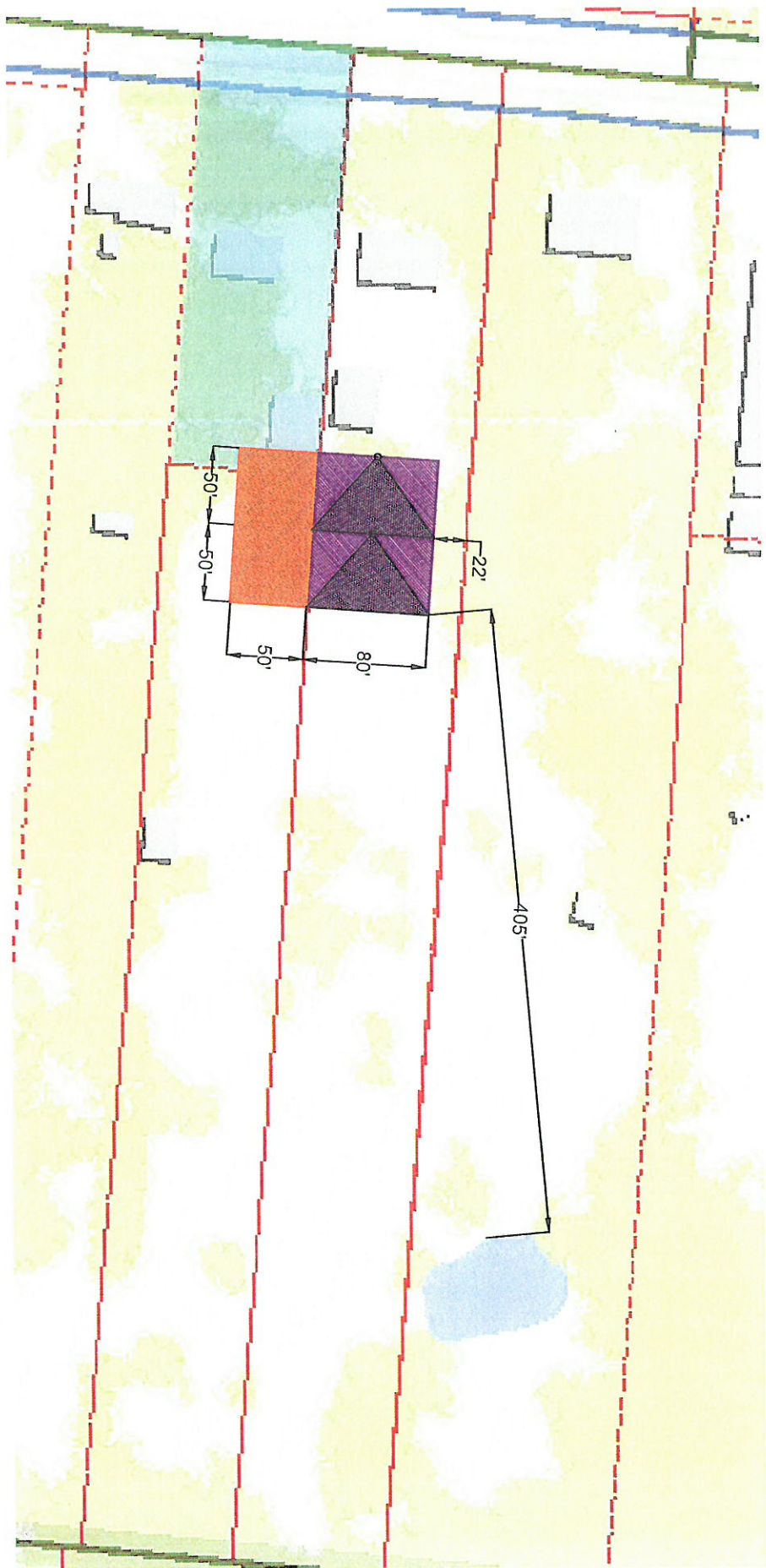
PHASE ONE

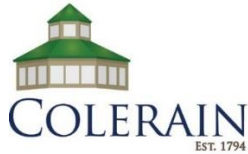


PHASE TWO



PHASE THREE





Staff Report:	Board of Zoning Appeals
Case#	BZA2017-14
Variance Request:	Room Addition Setback
Location:	10062 Sky Ridge Dr.
Meeting Date:	July 26, 2017
Prepared by:	Marty Kohler Senior Planner

Design consultant Donald J. Schehr representing property owner Sherry Stoll has requested a variance from Section 7.3.1 of the Colerain Zoning Resolution for a proposed room enclosure within the required front and side yards.

Case History:

The subject property is located on the east side of Sky Ridge Drive just south of Dry Ridge Road. The house was constructed in 1955 and is very similar to other houses on the street. The two bedroom house has about 952 square feet of living area on a 0.595 acre lot. The house has a small covered front porch at the front door and a larger covered porch on the north end of the house.

Current Proposal

On June 12, 2017 the applicant applied for a Zoning Certificate to enclose the north porch in order to add to the living space of the house and an uncovered deck on the side and rear of the house. The Zoning Certificate was denied due to the enclosed space being within the required minimum front and rear yard setbacks. The proposed enclosure would add about 122 square feet of living space to the house or about 12.8 percent increase in floor area.

Zoning Regulations

Section 7.3.1 of the Zoning Resolution contains the minimum building setback requirements for residential districts. The property is zoned R-2 Estate Residential District which requires a minimum front yard setback of 50 feet and minimum side yard of 25 feet for lots without sewer service. The existing house was constructed well before the current standards were adopted and has only a 35 feet deep front yard and 13 foot side yard. The house is considered to be a legal non-conforming structure which cannot be enlarged in floor area unless allowed by the Board of Zoning Appeals. The conversion of the porch to living area is considered to be an expansion of the house, even though the footprint of the structure is not being enlarged.

Houses in the R-2 District that have sewer service have a reduced side yard setback of 15 feet. If the subject house did have sewer service a two foot variance would still be required. The enclosure of the porch is not expected to have any negative impact of the existing septic system which is located entirely in the rear yard.

Section 12.3.4 allows for the Zoning Administrator to adjust the front yard setback when the properties in the vicinity within 100 feet are less than the minimum setback by averaging the surrounding setbacks. In this situation the surrounding houses are also setback 35 feet so the front yard setback can be approved as submitted, however this provision does not address the side yard setback. The side yard variance is to allow the addition to be 12 feet closer to the side property line than permitted in the R-2 Zoning District.

It should be noted that many of the houses on the street have or appear to have had side covered porches almost identical to the subject property. About half of these porches appear to have been enclosed at some time in the past but pre-date Colerain's zoning records. Many of these covered side porches remain open or are screened.

Staff Findings:

1. The property in question would likely yield a reasonable return without the variance. The property can reasonably be used as a single family dwelling within the limits of the zoning regulations.
2. The setback variances requested are substantial since the proposed building extends into the minimum side yard setback by about 48%.
3. The granting of the variances would grant a consideration that is not available to other property owners in the neighborhood.
4. The granting of the variance would probably not have a negative impact on neighboring property but would create a precedent to allow for side additions if requested by neighboring properties or on site conditions.
5. Approval of the setback variances would not affect the delivery of government services.
6. There are no topographic issues related to this property which would constrain the reasonable application of the setback regulations without additional expenses.
7. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would be done by not granting the variances for setback of the proposed enclosure of the covered porch.

Staff Recommendation: APPROVAL OF THE VARIANCE REQUEST.



**APPLICATION FOR APPEAL
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS**

4200 Springdale Rd
Cincinnati, Ohio 45251
(513) 385-7505; Fax (513) 245-6503

An appeal must be filed within 20 calendar days of the action causing the appeal (ORC 519.15)

Application number: BZA 2017-14

Owner: Ms. Sherry Stoll Applicant: Donald J. Scher

Property Address: 10062 Sky Ridge Drive

City: Cincinnati State/Zip: OHIO 45252

Applicant Address: 7690 Mitchell Park Drive

City: CLEVELAND State Zip: OHIO, 44102

Phone: 513-467-9456

Auditor's Book-Page-Parcel Number: 510 -- 251 -- 77

Zoning Classification: R-2

Appeal to (check one): Refusal to issue Zoning Certificate ☒ Citation for Violation ☐

Required Documents:

- ☐ Signed, typewritten *Justification of Variance* statement addressing the items listed on the reverse of this page - **8 copies**.
- ☐ Site Plan (surveyor/engineer's seal may be required) and construction drawings - **8 copies**.
- ☐ Names and addresses of adjacent property owners (use County Auditor's records) - **2 copies**.
- ☐ Plat showing adjacent property owners - **2 copies**.
- ☐ Fees.

Office use only:	Appeal Fee:	_____
	Legal Notice:	_____
	Mailing/adjacent Property Owners:	_____
	Total Amount Paid:	_____

***An application for appeal will not be accepted until all of the requirements are met.
Failure to appear at the scheduled public hearing may result in dismissal of the appeal.***

Signature of Property Owner: _____

Signature of Applicant (if not the Owner): _____

Donald J. Scher **RECEIVED**

JUN 14 2017

(over)

COLERAIN ZONING

SCHEHR DESIGN LLC

7690 Mitchell Park Drive
Cleves, Ohio 45002
(513) 467- 9456

June 14, 2017

Colerain Township
Board of Zoning Appeals
4200 Springdale Road
Cincinnati, Ohio 45251
Attn: Ms. Jenna LaCount – Director of Building, Planning & Zoning

Re: Zoning Variance Application for a Residential Addition Project
Date of Hearing: July 26, 2017
Applicant Name: Donald J. Schehr
Property Located at: 10062 Sky Ridge Drive – Cincinnati, Ohio 45252
Auditors Reference – Book 510, Page 251, parcel 77
Zoning Application No.: Z2017-0218
Type of Appeal Requested: Front & Side Yard Setbacks

Dear Ms. LaCount,

The purpose of this letter is to request a Board of Zoning Appeals Hearing pursuant to Section 4.4 of the Colerain Township Zoning Resolution for the granting of a Variance for this property.

Ms. Sherry Stoll, owner of the property, has lived in her home on Sky Ridge Drive for the last 20 years. Sherry desires a variance to allow the construction of a New Enclosed Sunroom onto her home by converting an existing Covered Side Patio. She also needs a Variance to construct a Deck Addition to the rear of the Sun Room as well as a portion of the rear of her existing home. Therefore, this variance request would be for both, Front Yard, and Side Yard Setbacks.

This property is located in an R-2 Zoning District. According to table 7.3.1 of the resolution the Front Yard setback requirement is 50'-0". With a Septic System, the side yard setback requirement is 25'-0" minimum. This variance request would allow the construction of the noted Sun Room Addition at 34.0' from the closest point of the addition, to the front property line and 13.15' from the closest point to the side yard line. It would also allow the deck addition at 15.52' from the closest point of the side yard line.

Following are Justification of Variance statements to address the questions on the application form.

The present and proposed use of this property is that of a Single Family Residence. There is no change of use desired.

We do not feel that the granting of this variance will be contrary to the public interest. In fact, we believe this project will benefit the public interest as this project will increase property values as a result of the additional financial investment into this property.

The primary hardships confronted for this project is the location of the home on the lot. This home was built in 1955. This was even before the original Zoning Ordinance was adopted in 1962. So basically every home on her street is a non-conforming existing use.

Considering that a majority of their neighbors have already enclosed this existing covered side porch area, and almost every home on this street is this same floor plan, denial of this variance request would create a hardship for Sherry. She simply wants what her neighbors are already enjoying.

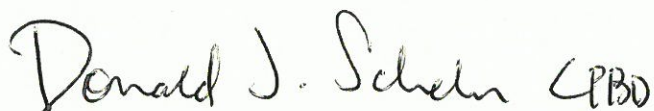
Sherry has done nothing to create the need for the variance as the home was built this way prior to the adoption of the present Zoning requirement and prior to her purchasing this property.

In conclusion, Sherry's sole desire for this project is to be able to enjoy an unconditioned, but environmentally controlled Sun Room Area attached to her home. Aside from those days when we experience weather extremes, she will be able to enjoy her new Sun Room all year long.

We believe that the spirit and intent of the Zoning Ordinance would be observed and substantial justice done in the granting of this variance. A primary reason for the Zoning Ordinance is to exercise control over the built environment, allowing neighbors to have their say as to a particular proposal, while allowing homeowners the ability to create the type of home that they want, or need, to live in comfortably.

If you should have any questions as to this request please call me and we will respond promptly. Otherwise we will look forward to the Board of Zoning Appeals hearing on July 26th.

Yours Truly,

A handwritten signature in black ink that reads "Donald J. Schehr CPBD". The signature is written in a cursive, flowing style.

Donald J. Schehr CPBD
Schehr Design LLC

Cc: Ms. Sherry Stoll Homeowner

Cc: Mr. Greg Hermes, Kraft Construction Company, General Contractor

Professional Member of the American Institute of Building Design
Certified Professional Building Designer

SCHEHR DESIGN LLC

7690 Mitchell Park Drive
Cleves, Ohio 45002
(513) 467- 9456

June 14, 2017

Colerain Township
Board of Zoning Appeals
4200 Springdale Road
Cincinnati, Ohio 45251
Attn: Ms. Jenna LaCount – Director of Planning & Zoning

Re: Zoning Variance Application for a Residential Addition Project
Date of Hearing: July 26, 2017
Applicant Name: Donald J. Schehr
Property Located at: 10062 Skyridge Drive – Cincinnati, Ohio 45252
Auditors Reference – Book 510, Page 251, parcel 77
Type of Appeal Requested: Front & Side Yard Setbacks

Dear Ms. LaCount,

Following is a list of neighboring properties within 200' of this parcel:

510-0251-0015	Emily K. Keuper	5622 Dry Ridge Rd. Cinti., Oh. 45252
510-0251-0016	Billy & Terrylee Sawyers	10450 Owl Creek Rd. Cinti., Oh. 45252
510-0251-0017	Joel & Clarice Bayliss	5625 Dry Ridge Rd. Cinti., Oh. 45252
510-0251-0018	Danny Walker	10090 Sky Ridge Rd. Cinti., Oh. 45252
510-0251-0019	Martha Grothouse	5906 Dry Ridge Rd. Cinti., Oh. 45252
510-0251-0020	Lenora Moeller	5605 Dry Ridge Rd. Cinti., Oh. 45252
510-0251-0021	Emily Hannon	10059 Sky Ridge Rd. Cinti., Oh. 45252
510-0251-0022	James Manning Tr	10035 Sky Ridge Rd. Cinti., Oh. 45252
510-0251-0074	Christopher & Monica Grosser	10036 Sky Ridge Rd. Cinti., Oh. 45252
510-0251-0075	Betty Huber Tr	10044 Sry Ridge Rd. Cinti., Oh. 45252
510-0251-0076	Paul William & Charlene Girten	10054 Sry Ridge Rd. Cinti., Oh. 45252
510-0251-0005	Walter Schiermeier	3681 Riehle Rd. Cinti., Oh. 45247

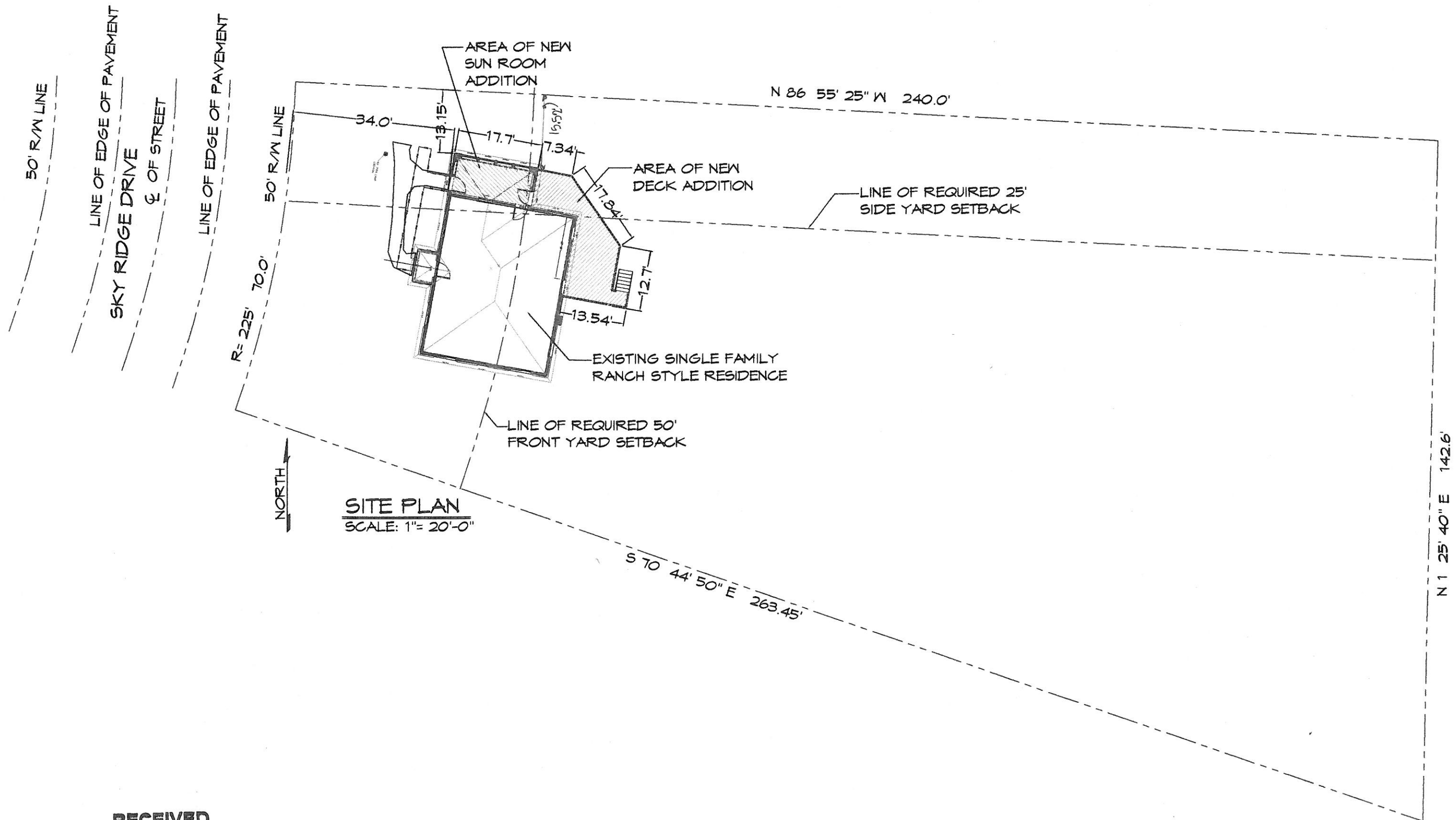
Yours Truly,



Donald J. Schehr CPBD
Schehr Design LLC

Cc: Ms. Sherry Stoll Homeowner
Cc: Mr. Greg Hermes, Kraft Construction Company, General Contractor

Professional Member of the American Institute of Building Design
Certified Professional Building Designer



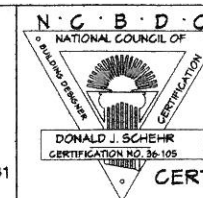
RECEIVED

JUN 14 2017

COLERAIN ZONING

PROPOSED THREE SEASON ROOM / PORCH
ENCLOSURE & DECK ADDITION PROJECT FOR:
MS. SHERRY STOLL
10062 SKYRIDGE DRIVE
CINCINNATI, OHIO 45252

Kraft
CONSTRUCTION
COMPLETE REMODELING
1437 COMPTON ROAD MT. HEALTHY, OHIO 45231
PHONE: 522-2414 FAX: 522-2411

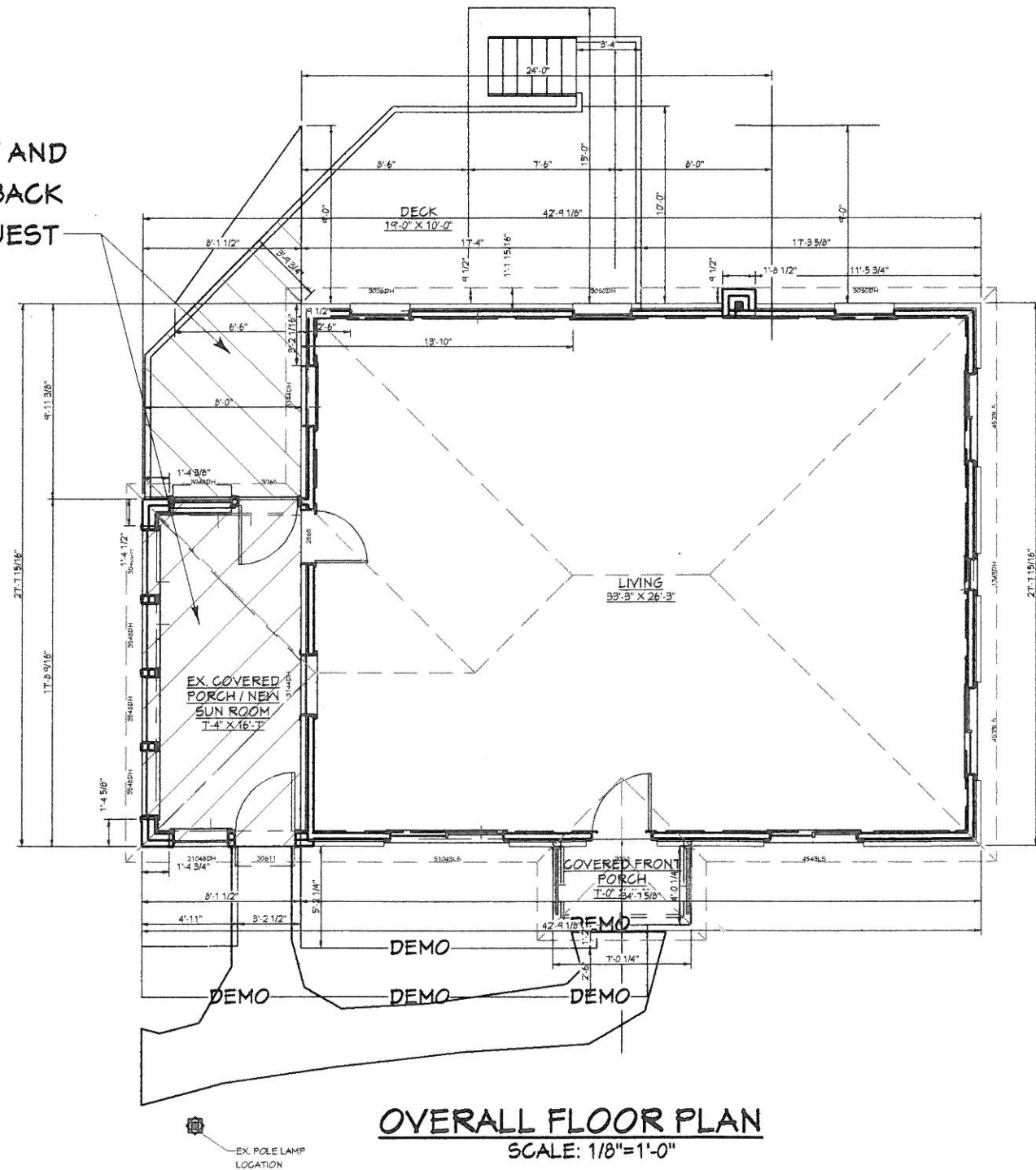


PLANS BY:
SCHEHR DESIGN LLC
1690 MITCHELL PARK DRIVE
CLEVES, OHIO 45002
PH. & FAX(513)467-9456
CERTIFIED PROFESSIONAL BUILDING DESIGNER
PROFESSIONAL MEMBER AIBD

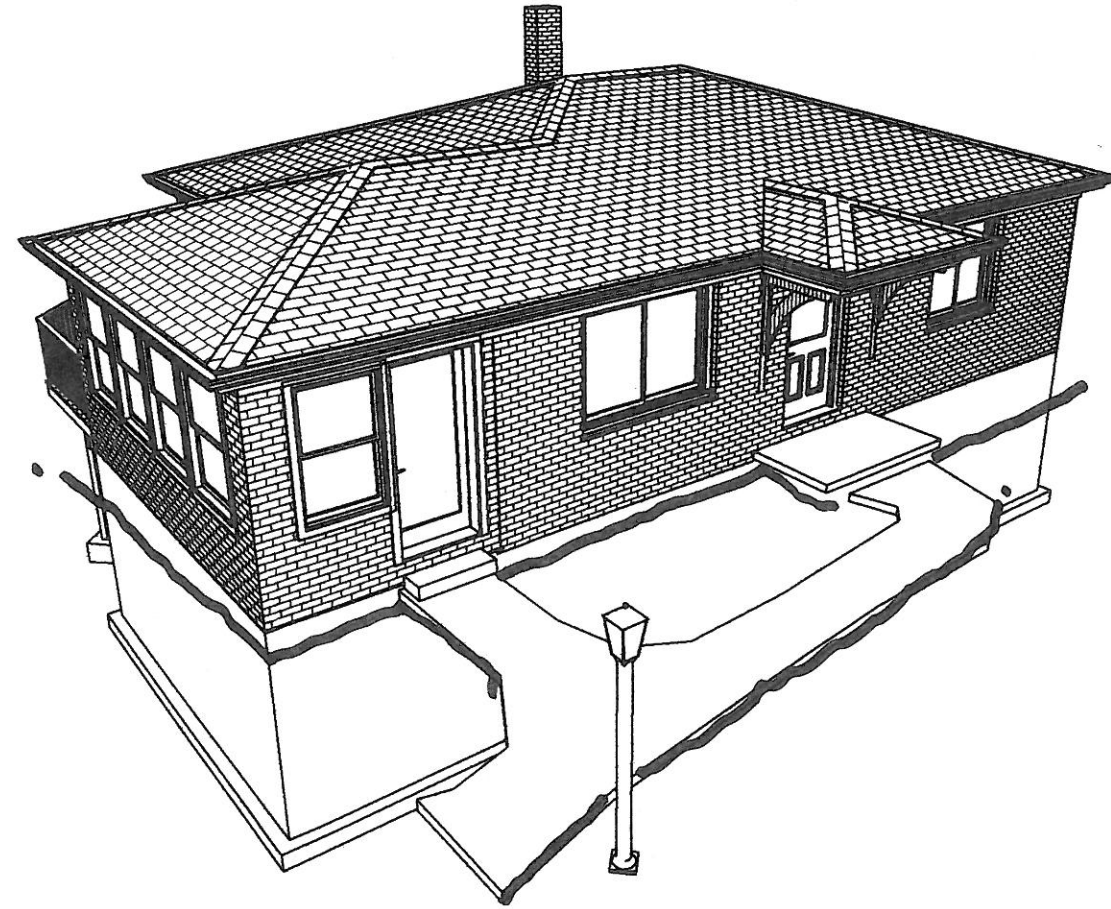
A I
B D

DATE: 6-12-17
REVISED:
SHEET NO.
S1 OF 1

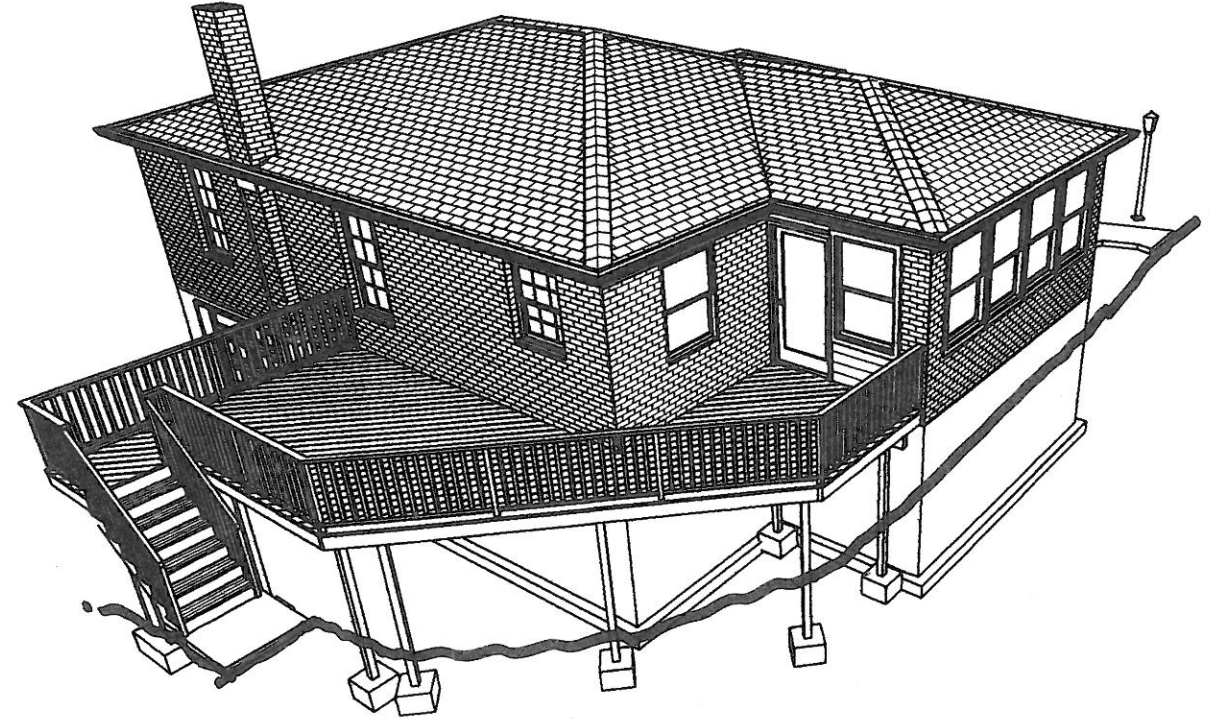
AREA OF FRONT AND
SIDE YARD SETBACK
VARIANCE REQUEST



OVERALL FLOOR PLAN
SCALE: 1/8"=1'-0"

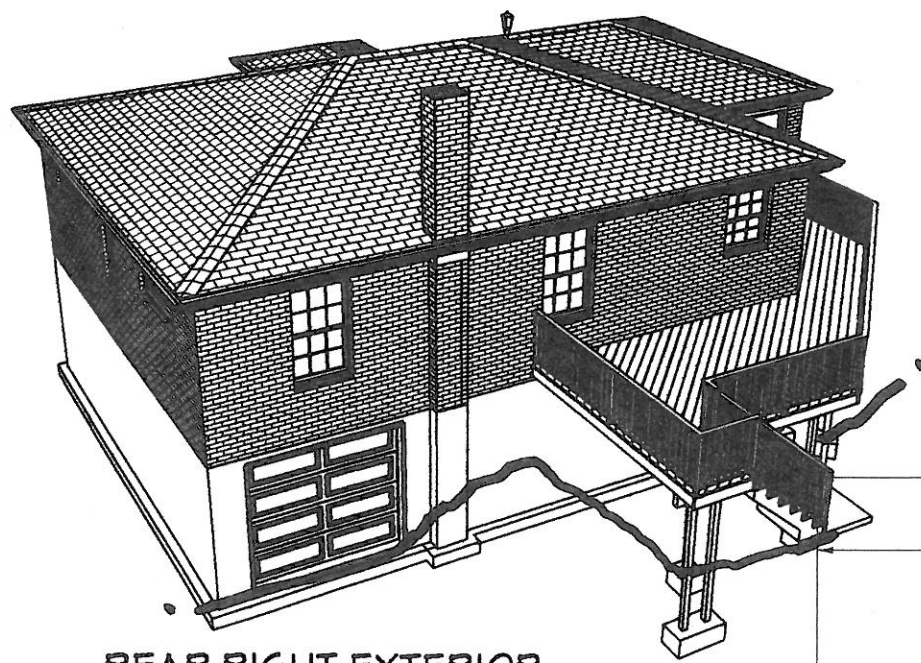


FRONT LEFT EXTERIOR PERSPECTIVE OVERVIEW

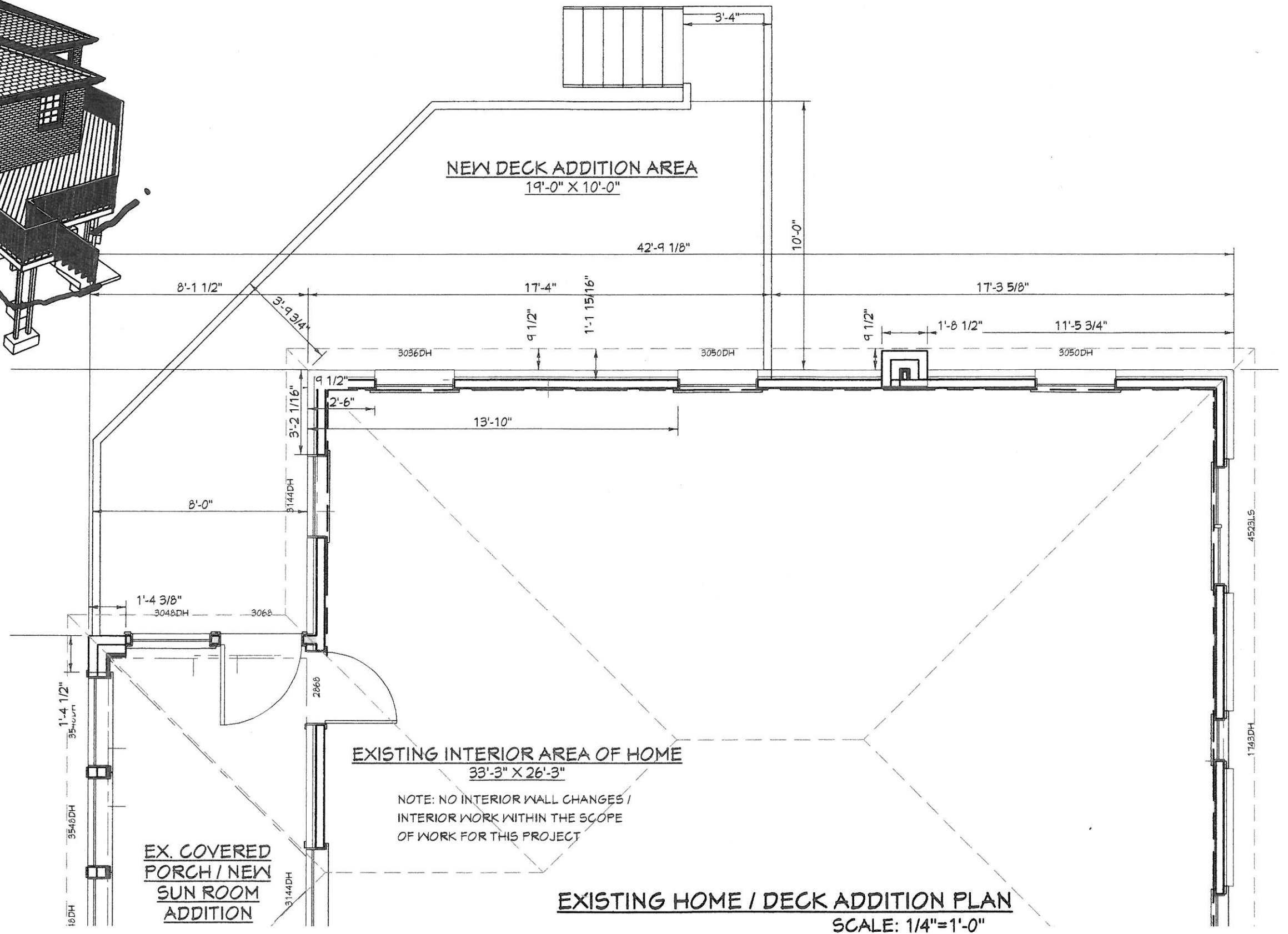


REAR LEFT EXTERIOR PERSPECTIVE OVERVIEW

<p>PROPOSED THREE SEASON ROOM / PORCH ENCLOSURE & DECK ADDITION PROJECT FOR: MS. SHERRY STOLL 10062 SKYRIDGE DRIVE CINCINNATI, OHIO 45252</p>	<p>Kraft CONSTRUCTION COMPLETE REMODELING 1437 COMPTON ROAD MT. HEALTHY, OHIO 45231 PHONE: 522-2414 FAX: 522-2411</p>	<p>N.C.B.D.C. NATIONAL COUNCIL OF BUILDING DESIGNERS DONALD J. SCHEHR CERTIFICATION NO. 36-105</p>	<p>PLANS BY: SCHEHR DESIGN LLC 7690 MITCHELL PARK DRIVE CLEVES, OHIO 45002 PH. & FAX(513)467-9456 CERTIFIED PROFESSIONAL BUILDING DESIGNER PROFESSIONAL MEMBER AIBD</p>	<p>AIBD</p>	<p>DATE: 6-12-17 REVISED: SHEET NO. 1 OF 3</p>
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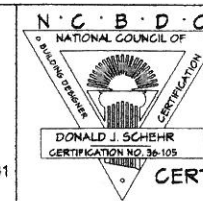


REAR RIGHT EXTERIOR
PERSPECTIVE OVERVIEW



PROPOSED THREE SEASON ROOM / PORCH
ENCLOSURE & DECK ADDITION PROJECT FOR:
MS. SHERRY STOLL
10062 SKYRIDGE DRIVE
CINCINNATI, OHIO 45252

Kraft
CONSTRUCTION
COMPLETE REMODELING
1437 COMPTON ROAD MT. HEALTHY, OHIO 45231
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CLEVES, OHIO 45002
PH. & FAX(513)467-9456
CERTIFIED PROFESSIONAL BUILDING DESIGNER
PROFESSIONAL MEMBER AIBD

AIBD

DATE: 6-12-17
REVISED:
SHEET NO.
3 OF **3**