



COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting

4200 Springdale Road - Cincinnati, Ohio 45251

Wednesday, June 27, 2018 – 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:
 - BZA2018-007**– Request for a rear yard setback variance from Section 7.3.1 for a proposed three season room.
 - Location: 11890 Kittrun Court
 - Applicant/Owner: Stephen Hudepohl
7. Unfinished Business: None.
8. Approval of Minutes: May 23, 2018 Meeting.
9. Next Meeting: July 25, 2018.
10. Administrative Matters: None.
12. Adjournment.



Staff Report: Board of Zoning Appeals
Case# BZA2018-007
Variance Request: Room Addition Setback
Location: 11890 Kittrun Court
Meeting Date: June 27, 2018
Prepared by: Marty Kohler
Senior Planner

Stephen Hudepohl with Hudepohl Construction Company representing property owners Ted and Amy Klosterman has requested a variance from Section 7.3.1 of the Colerain Zoning Resolution for a proposed room addition within the required rear yard setback.

Case History:

The subject property is located on the north side of Kittrun Court just east of Wincanton Dr. in the Fox Run Subdivision. The Fox Run Subdivision is located south of West Kemper Road and west of Hamilton Avenue in the Pleasant Run neighborhood. The property is zoned R-6 Urban Residential District.

The subject house is a single floor structure was constructed in 1997 under previous zoning standards, however the house and lot are in compliance with current zoning standards as follows:

	<u>Required</u>	<u>Actual</u>
Minimum Lot Size	7,500 sf	7,884 sf
Minimum Lot Width	65 feet	67 feet
Minimum Front Yard Depth	30 feet	33 feet
Minimum Side Yard	15 feet combined	24 feet combined
Minimum Rear Yard	35 feet	35 feet

Current Proposal

On April 28, 2018 the applicant applied for a Zoning Certificate to construct a rear room addition in order to add to the living space of the house along with an open deck. The Zoning Certificate was denied due to the addition being within the required minimum rear yard setback. The proposed enclosure would add about 240 square feet of living space to the house or about 20 percent increase in floor area. It should be noted that the plan indicates that the proposed addition is a “covered deck”, however the addition is completely enclosed with solid walls and insulated windows and doors which is considered to be enclosed living space subject to building setback requirements.

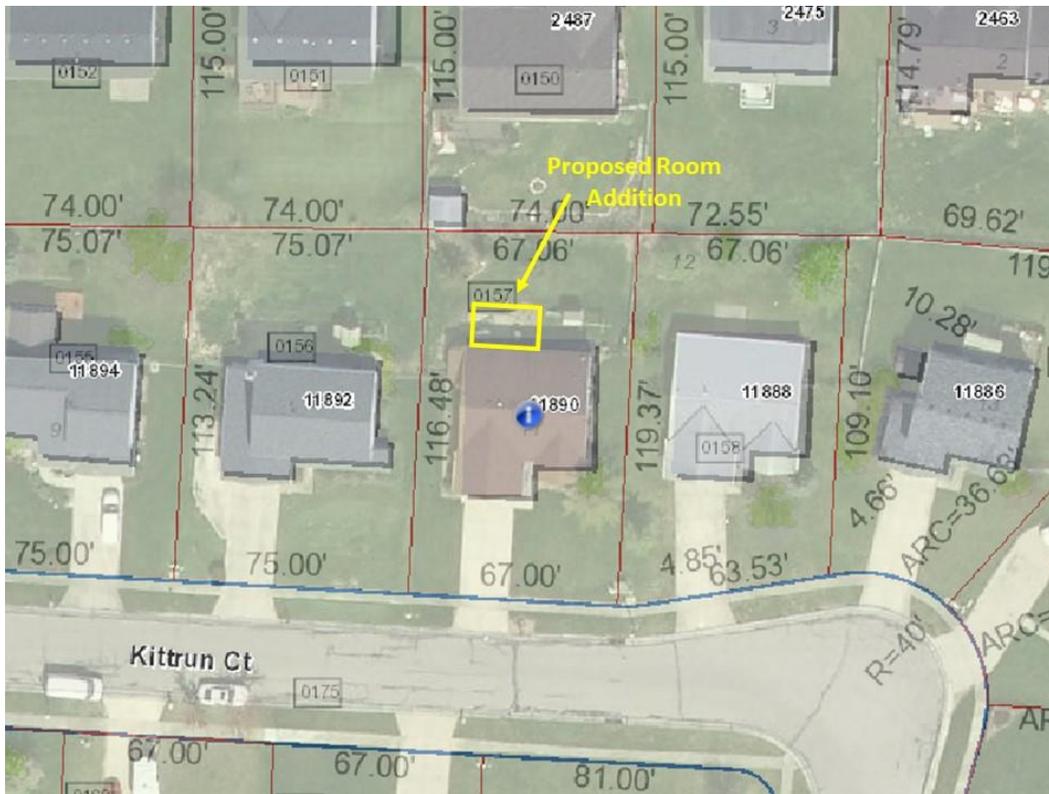
Zoning Regulations

Section 7.3.1 of the Zoning Resolution contains the minimum building setback requirements for residential districts. The proposed addition would encroach 12 feet into the required 35 foot rear yard leaving a rear yard setback of 23 feet. The proposed open deck complies with the zoning setback requirement of 5 feet from the rear and side property lines.

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 34 percent.
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 rear additions if requested by neighboring properties. The reduction of the rear yard setback restricts the amount of open space in the applicant's rear yard and could be a visual obstruction for neighboring properties.
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 variance for setback of the proposed room addition.

Staff Recommendation: DENIAL 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 2018-007

Owner: Ted & Amy Klosterman Applicant: Hudson HL Construction

Property Address: 11890 Kett Run Ct

City: CINCINNATI State/Zip: OH 45247

Applicant Address: 6057 St. Rt. 128

City: CLOVES State Zip OH 45002

Phone: 513-353-2222

Auditor's Book-Page-Parcel Number: 510 -- 0012 -- 0157

Zoning Classification: R-6 RESIDENTIAL

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:	<u>350.00</u>
	Legal Notice:	<u>30.00</u>
	Mailing/adjacent Property Owners:	<u>1.50</u>
	Total Amount Paid:	<u>381.50</u>

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): [Signature]

RECEIVED

MAY 14 2018

(over)

COLERAIN ZONING



Colerain Township Board of Zoning Appeals
4200 Springdale Rd.
Cincinnati, OH 45251

Re: Zoning Certificate No.: Z2014-00077
Property Address: 11890 Kittrun Ct, Cincinnati, Ohio 45231

May 8, 2018

Justification of Variance Statement

The variance requested is for the addition of an enclosed three (3) seasons room with small outside uncovered deck, to be constructed over an existing concrete patio located at the rear of the home at 11890 Kittrun Ct. Per the zoning ordinance, an uncovered wood or concrete deck is allowed to be constructed in the 35' set back and a covered porch is allowed to be constructed 10' into the setback. The variance is requested to allow the construction of a 12' three (3) season room that will allow us of the space during inclement weather as well as a longer duration during the year. This variance is requested based on **Sections 7.3.1** in the Zoning Resolution.

I affirm that the use requested is permitted in the zoning district where the property is located per the current Colerain Township Zoning Resolution, Article 7, Section 7.2.

This request is not contrary to the public interest in that it is a three season room with construction similar to the house at the rear of the residence for the private enjoyment of the residents and is being constructed per current residential building codes.

The rear setback of the house is 35 ft. Any additions to the rear of the home will encroach into the required setback. A concrete patio currently exists within this rear yard and rear yard setback.

I affirm that the need for a variance is not a result of the applicant's or owner's actions.

Sincerely,

A handwritten signature in blue ink that reads 'Stephen J. Hudepohl'. The signature is fluid and cursive, with the first name 'Stephen' being the most prominent.

Stephen J Hudepohl, Vice-President
Hudepohl Construction Company

RECEIVED
MAY 14 2018
COLERAIN ZONING

PROPOSED 3 SEASON DECK for the KLOSTERMAN RESIDENCE

11890 KITTRUN COURT
CINCINNATI, OH 45231

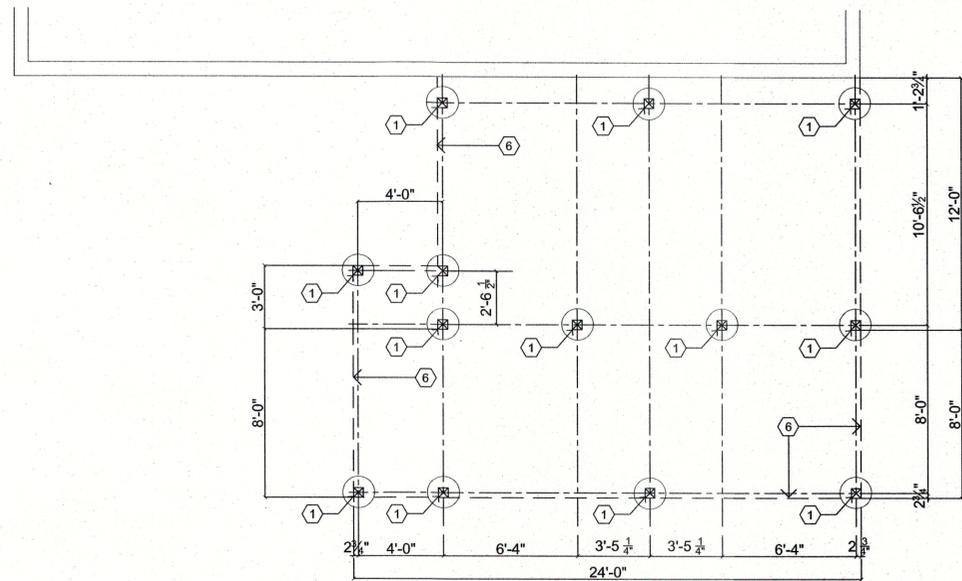
CODE INFORMATION

APPLICABLE CODES: 2013 RESIDENTIAL
CODE OF OHIO.

JURISDICTION: HAMILTON COUNTY, OHIO

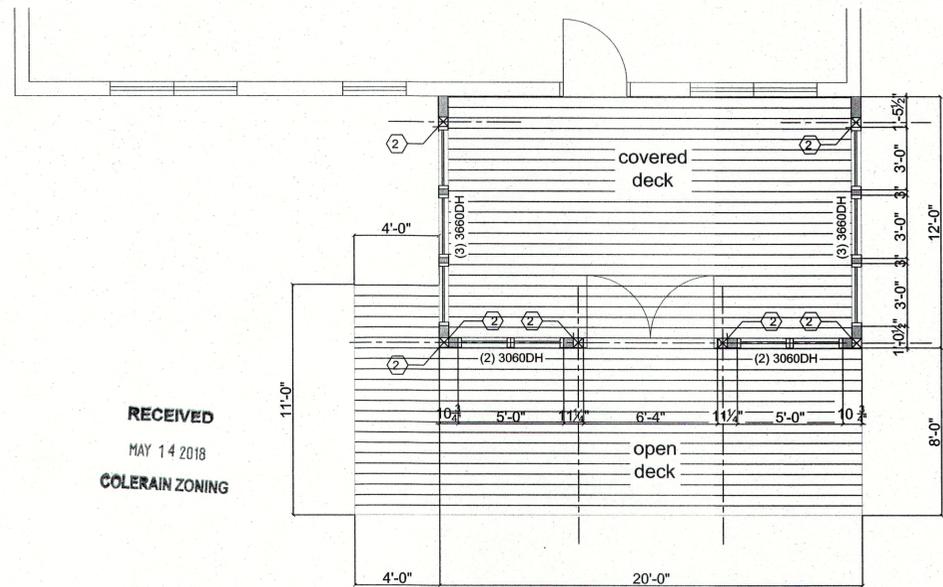
INDEX OF DRAWINGS

A - 100 FLOOR PLAN; ELEVATIONS
A - 101 SECTIONS



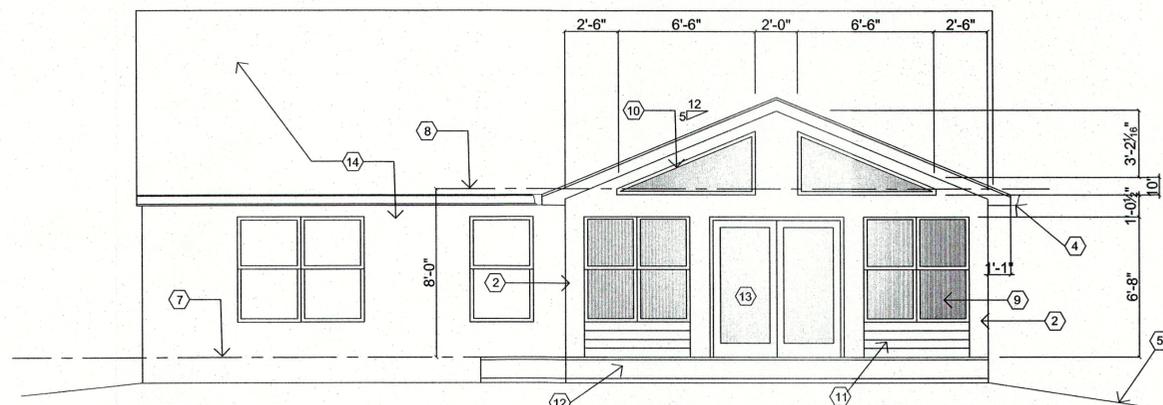
**DECK FOUNDATION
PLAN**

SCALE 1/4" = 1'-0"



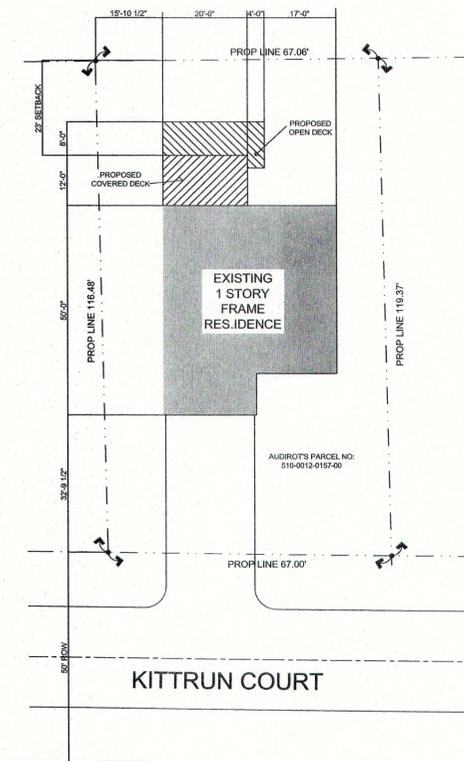
DECK PLAN

SCALE 1/4" = 1'-0"



DECK ELEVATION

SCALE 1/4" = 1'-0"



SITE PLAN

SCALE 1" = 20'-0"

NOTES THIS DRAWING

- NEW 6 X 6 TREATED WOOD POST ON CONC FOOTING
- NEW 6 X 6 TREATED WOOD POST; WRAP WITH LP SMARTSIDE SIDING TRIM (OR EQUIVALENT)
- NOT USED
- NEW PF METAL GUTTER AND DOWNSPOUTS TO MATCH. TIE DOWNSPOUTS TO EXISTING DRAINAGE SYSTEM.
- EXISTING GRADE
- LINE OF DECK ABOVE.
- FLOOR LINE
- ROOF FRAMING BEARING LINE
- 30" X 60" DOUBLE HUNG WINDOW WITH INSUL GLASS AND SCREENS.
- FIXED INSULATING GLASS IN CUSTOM WOOD FRAME
- SIDING TO MATCH EXISTING
- TREATED WOOD BAND BOARD.
- 6'-0" X 6'-8" FRENCH GLASS DOORS.
- EXISTING HOUSE.



SEAL



Larry N. Keith
LARRY N. KEITH
OHIO REG ARCHITECT NO. 8027
EXP DATE: 12/31/2019

revisions

no.	date
1	

drawn

checked LNK

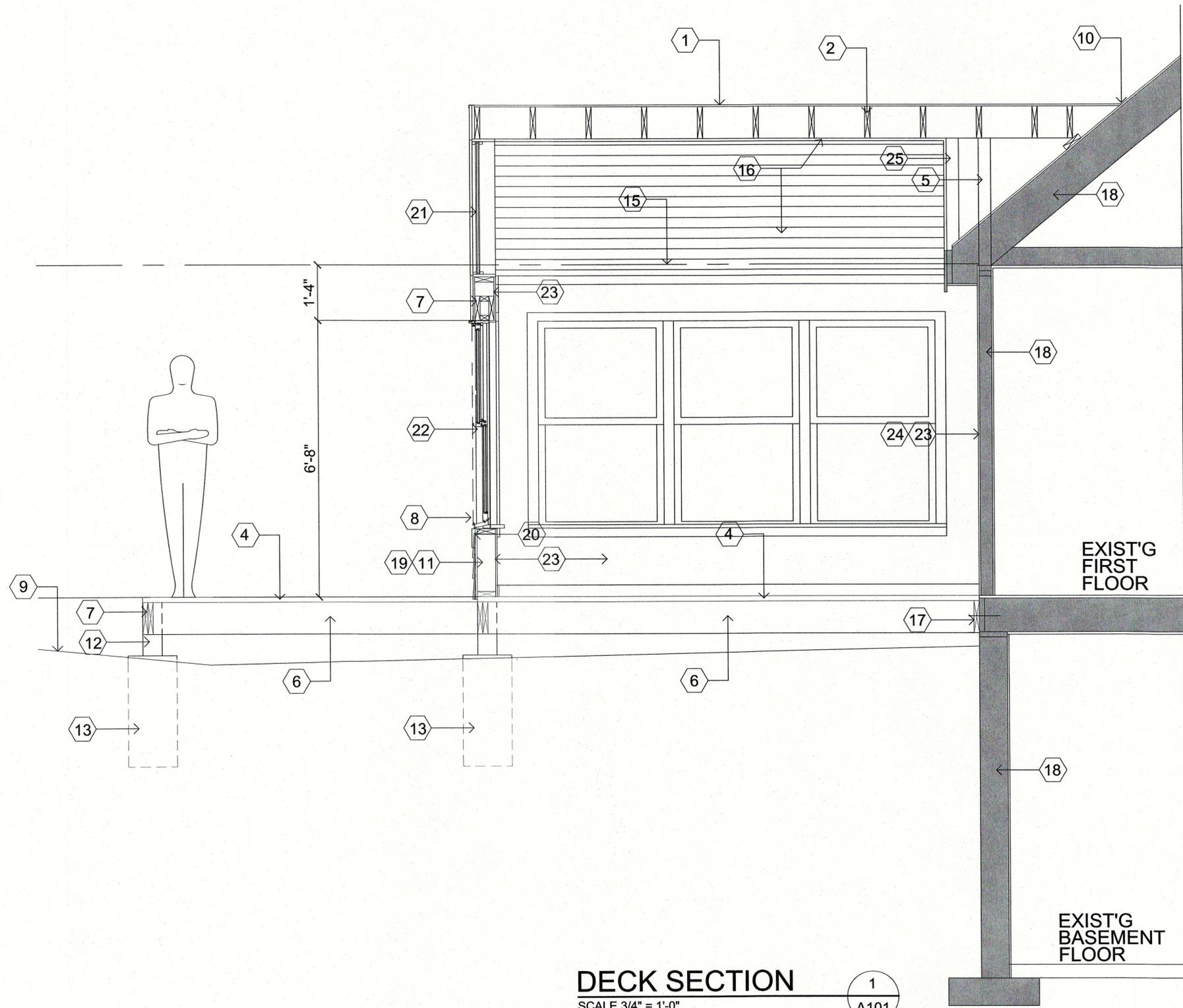
issue date 04/23/2018

scale

TITLE SHEET;
PLANS; ELEVATION;
CODE NOTES;

sheet

A100



DECK SECTION

SCALE 3/4" = 1'-0"

1
A101

GENERAL NOTES:

- A. ALL DIMENSIONS TO THE FACE OF STUD, CENTERLINE OF COLUMN, OR FACE OF EXISTING SURFACE UNLESS NOTED OTHERWISE.
- B. WHERE NEW CONSTRUCTION ABUTS EXISTING THE FINISH FACES ARE TO ALIGN.
- C. FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER AND G.C. IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED FOR RESOLUTION.

SECTION NOTES

- 1...FIBERGLASS/ASPHALT DIMENSIONAL SHINGLES ON 15# ROOFING FELT 1/2" APA RATED PLYWOOD ROOF DECKING.
- 2...2 X 8 ROOF RAFTERS @ 16" O.C. RAFTERS SHALL BE FASTENED TO WITHSTAND A MIN UPLIFT FORCE OF 175#
- 3...LP SMARTSIDE SOFFIT STAINED.
- 4...NEW 5/4 COMPOSITE WOOD DECK, TIMBERTECH OR EQUAL
- 5...4 X 4 RIDGE BEAM POST ON EXISTING WALL BELOW
- 6...NEW 2 X 8 TREATED FLOOR JOISTS @ 16" O.C.
- 7...2 X 8 TREATED HEADER
- 8...1 X SMARTSIDE WOOD TRIM
- 9...EXISTING GRADE
- 10...NEW METAL VALLEY FLASHING, TIE TO NEW AND EXISTING ROOF DECKS
- 11...6 X 6 TREATED WOOD POSTS WRAPPED WITH TRIM
- 12...ANCHOR POSTS TO CONC W/ SIMPSON POST ANCHOR
- 13...CONCRETE FOOTING - 10" DIA X 36" DEEP
- 14...2 X 8 BAND BOARD
- 15...TWO - 2 X 10 WOOD HEADER AT ROOF JOIST BEARING.
- 16...BEADBOARD CEILING APPLIED DIRECTLY TO ROOF JOISTS
- 17...TREATED 2 X 8 CONTINUOUS LEDGER BOARD. ANCHOR TO EXISTING 2 X BAND BOARD WITH 1/2" DIA GALV LAG BOLTS @ 16" O.C. STAGGERED. INSTALL FLOOR JOISTS TO LEDGER ON SIMPSON JOIST HANGERS.
- 18...EXISTING CONSTRUCTION TO REMAIN.
- 19...2 X 6 STUDS @ 16" O.C.
- 20...1/2" APA RATED WALL SHEATHING.
- 21...CLEAR GLASS IN CUSTOM WOOD FRAME.
- 22...DOUBLE HUNG WINDOW WITH SCREENS.
- 23...INTERIOR FINISH AS SELECTED BY OWNER.
- 24...REMOVE EXISTING SIDING. INSTALL NEW WALL FINISH.
- 25...2 X FRAMING FOR INTERIOR FINISH SUPPORT

STRUCTURAL & MATERIAL SPECS

DESIGN LOADS

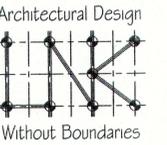
DEAD LOAD	LIVE LOAD	USE (LB./ SQUARE FOOT)
20	20	(SNOW) ROOF
10	40	EXTERIOR DECKS
	16.4	WIND PRESSURE: BUILDINGS UP TO 30 FT AT 90 MPH.
	90 MPH	WIND SPEED
	1500 PSF	MINIMUM SOIL BEARING PRESSURE ASSUMED
ALLOWABLE DEFLECTIONS H = HEIGHT L = LENGTH		
L/180		RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS

CONCRETE

ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI)'S MOST RECENT EDITION OF THE FOLLOWING GUIDELINES AND SPECIFICATIONS:
 ACI 318.1 BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 ACI 318 & ACI 318R BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 CAST-IN-PLACE CONCRETE SHALL BE READY MIX ASTM C94; CONCRETE FOR FOOTINGS TO BE F'C = 3,000 PSI

WOOD

PRESSURE TREATED LUMBER TO BE AWP, WATERBORNE (CCA) TREATED YELLOW PINE, GRADE 2 FOR ABOVE GROUND USE. ALL CONSTRUCTION GRADE WOOD IN CONTACT WITH CONCRETE OR WITHIN 8" OF GRADE TO BE PRESSURE TREATED. ALL STRUCTURAL LUMBER EXPOSED TO EXTERIOR TO BE PRESSURE TREATED OR APPROVED SPECIES.
 PLYWOOD TO BE APA PANEL SPECIFICATIONS RATED FOR SPECIES, PANEL GRADE, SPAN RATING, THICKNESS, EXPOSURE CLASSIFICATION, AND MILL LUMBER. PLYWOOD SHALL BE GAPPED AS PER APA RECOMMENDATIONS ON WALL, FLOOR AND ROOF SHEATHING. USE CLIPS AT ALL FREE EDGES.
 ALL 2 X HEADERS TO BE FASTENED TOGETHER AT THE TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH (MINIMUM) 2 ROWS OF 16D NAILS AT 12" O.C., UNLESS OTHERWISE NOTED.
 LAMINATED VENEER LUMBER (LVL) BEAMS TO BE FASTENED TOGETHER PER MANUFACTURERS SPECIFICATIONS. ALL LVL BEAMS TO BE INSTALLED, BRACED, JOIST HUNG, ETC., ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
 BRIDGING IN FLOOR JOISTS TO BE SOLID BRIDGING OFFSET AND END NAILED. SOLID BRIDGING TO BE MADE OF 2X MATERIAL OF ONE SIZE SMALLER THAN FLOOR JOIST DEPTH. ALIGN BOTTOM CHORDS OF SOLID BRIDGING AND BOTTOM OF FLOOR JOISTS. BRIDGING SHALL NEVER TOUCH BOTTOM OF FLOOR SHEATHING. SET BRIDGING AT 60" O.C. MAXIMUM, UNLESS OTHERWISE NOTED.



Larry N. Keith
 Architect
 4775 Burdall Road
 Williamsburg, OH 45176
 513-724-3313 voice
 513-536-7149 fax

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF LARRY N. KEITH ARCHITECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LARRY N. KEITH ARCHITECT. ALL RIGHTS RESERVED.



Hudepohl Construction Company

6057 State Route 128
 Cleves, Ohio 45002
 Office (513) 353-2222
 Fax (513) 353-4708

PROPOSED
 3 SEASON DECK
 for the
 KLOSTERMAN RESIDENCE
 11890 KITTRUN COURT
 CINCINNATI, OH 45231

SEAL



Larry N. Keith

LARRY N. KEITH
 OHIO REG ARCHITECT NO. 8027
 EXP DATE: 12/31/2019

revisions

no.	date
1	

drawn
 checked LNK
 issue date 04/23/2018
 scale

DECK SECTION;
 MATERIAL &
 STRUCTURAL NOTES

sheet

A101