



SYMMES TOWNSHIP ZONING

HAMILTON COUNTY, OHIO

OFFICE OF THE ZONING INSPECTOR

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

APPLICATION NO

S20230095

BZA CASE NO

ZVSM202303

NOTICE OF REFUSAL

TO JOHN KOUTROS
APPLICANT T AND J CONSTRUCTION
6240 HUNT ROAD
FAYETTEVILLE, OH 45118

TO ZACHARY TYLER WHITE
OWNER 8856 REMINGTON ROAD
LOVELAND, OH 45140

AUDITOR'S ID NUMBER

BOOK: 620

PAGE: 0241

PARCEL: 0047

Your application dated June 2, 2023, for a zoning certificate for a new single family residence with a less than required front yard setback at premises designated as **8856 Remington Road** is hereby refused on this 2nd day of June 2023 under Sections 41, 104.1 and 281 of the Zoning Resolution in that:

Section 41 The Zoning Resolution and the Symmes Township District Maps designate said premises to be in the "E" Single Family Residence district.

Section 104.1 Front Yard: Within the "E" Residence District there shall be a front yard having a depth of not less than fifty (50) feet.

Section 281 It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or to use any land in violation of any regulation in or any provision of this Resolution or any amendment or supplement thereto.

An appeal from this decision to the Symmes Township Board of Zoning Appeals is governed under **Sections 183, 184, 184.1, 184.2** and **184.6** of the Zoning Resolution.

Kimberly Lapensee, ZONING INSPECTOR

Tim Hershner, ZONING PLANS EXAMINER

NOTE: ANY APPEAL MUST BE FILED WITH THE BOARD OF ZONING APPEALS WITHIN TWENTY (20) DAYS AFTER THE DATE OF THIS REFUSAL IN ORDER TO BE SCHEDULED FOR A HEARING BEFORE THE SYMMES TOWNSHIP BOARD OF ZONING APPEALS. **FOR FURTHER INFORMATION,** CONTACT THE ZONING PLANS EXAMINER, OFFICE OF THE ZONING INSPECTOR AT THE HAMILTON COUNTY RURAL ZONING COMMISSION, 513-946-4550. **ALL BOARD OF ZONING APPEALS HEARINGS WILL BE SCHEDULED BY SYMMES TOWNSHIP. THE HEARINGS WILL TAKE PLACE AT THE SYMMES TOWNSHIP ADMINISTRATION BUILDING, 9323 UNION CEMETERY ROAD, LOVELAND, OHIO, 45140, and 513-683-6644.**

Appeal No. ZVSM2023-03
Filed 06/02/23



Board of Zoning Appeals
9323 Union Cemetery Road
Symmes Township, OH 45140-9386

RECEIVED
JUN 02 2023

APPEAL UNDER THE ZONING RESOLUTION

The appellant must file herewith an explicit typewritten statement setting forth the following:

- a. The principal points on which the appeal is made. In any case, the principal points set forth in this appeal 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 regulations of the Zoning Resolution.
- b. A clear and accurate description of the construction use.
- c. Specific reference to the Sections of the Zoning Resolution which, it is claimed, authorize the determination sought.
- d. Names and addresses of owners of all abutting lots and lands within two hundred (200) feet of the property in question. (This list is now provided by the Board on the applicant's behalf.)

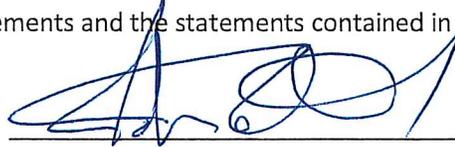
NAMES AND ADDRESSES

Appellant John Koutros Address 6240 Hunt Rd Fayetteville OH 45118
 Owner ZACH WHITE Address 8856 Remington Rd 45140 Symmes Twp OH
 Lessee _____ Address _____

The undersigned John Koutros hereby appeals under Sections 183 of the Zoning Resolution FOR REDUCED FRONT YARD SETBACK (WEST PROPERTY LINE)

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

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



Appellant

Sworn to and subscribed before me, this 2nd day of June 2023



Rebecca J. Stratton

Notary Public

RECEIVED

JUN 02 2023

6-2-23

Dear Symmes Township Board of Zoning Appeals,

I have a residence that is 29' wide by 64' long , that we propose to tear down and build a new residence in the same footprint of the old house occupying the same space as the original.

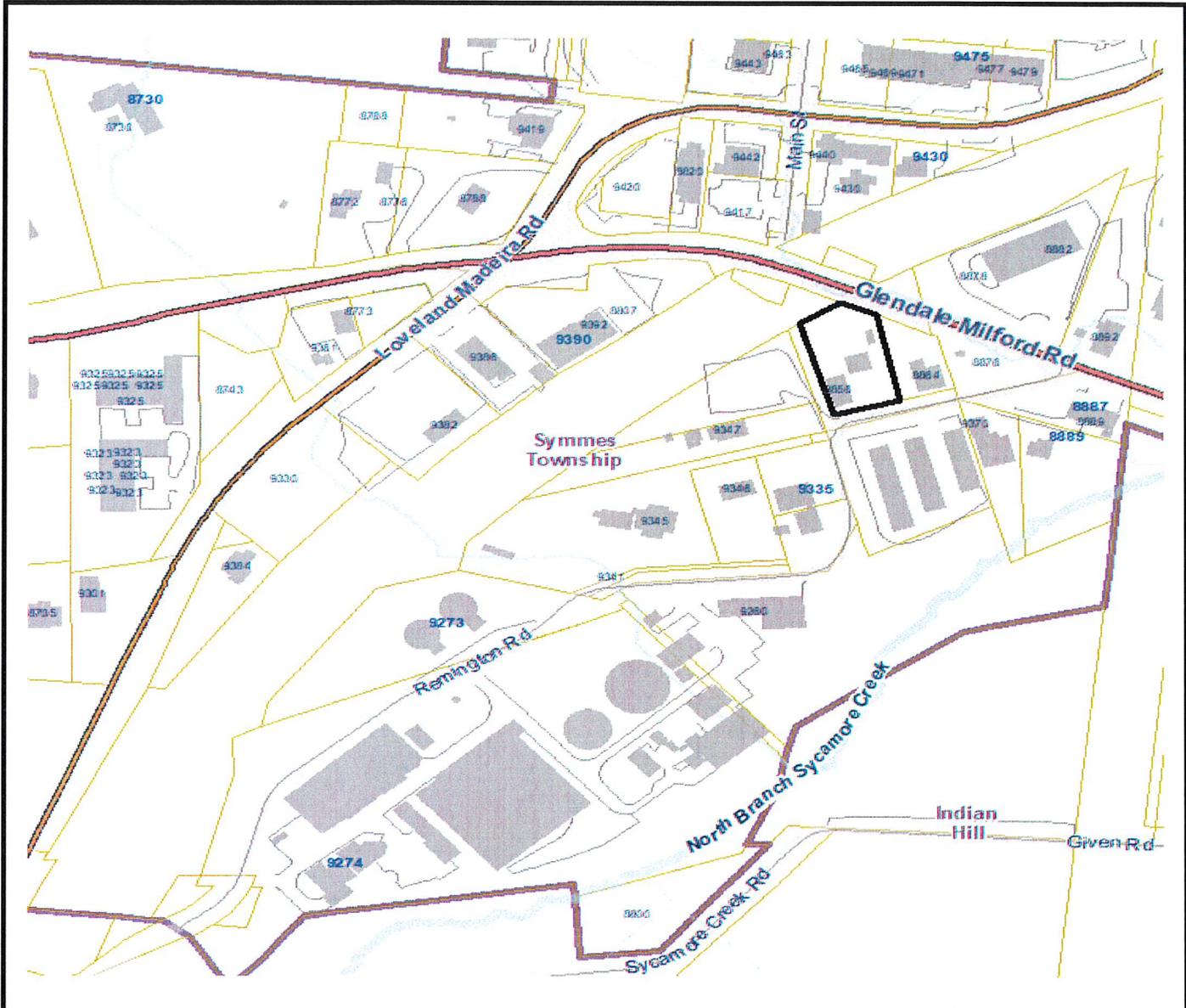
We respectfully request a variance on the reduced setbacks per the plans .

Respectfully ,

John Koutros



T&J Construction



Vicinity Map

**Case: Symmes 2023-03; 8856 Remington Road
Request: Variance**

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 limits recipient must refer to the 2004 FEMA floodway fringe maps. Large differences can exist between actual flood prone area and official FEMA flood fringe areas.

HAMILTON COUNTY RURAL ZONING COMMISSION
138 E COURT ST RM 801
CINCINNATI, OH, 45202-020
(513) 946-4500

Signed: _____ Date: _____

Created: 06-02-2023