

Appeal No. CUSM 2021-04
Filed 8-13-2021



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

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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 Heather Harris, COO Five Seasons Address 100 E RiverCenter Blvd Ste 1100
Covington KY 41011

Owner Compass Realty, Inc. LLC Address 100 E RiverCenter Blvd Ste 1100
Covington KY 41011

Lessee Five Seasons Sports Clubs Address 11790 Snider Rd Unit 07 #249

The undersigned Five Seasons Sports Club hereby appeals under Sections of the Zoning Resolution

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.

Heather Harris
Appellant

Sworn to and subscribed before me, this Aug 2nd day of Aug 2021.

Lori L. Burks
Notary Public



Address of subject property 1190 Snider Road Unit 04 45249

Lot Number _____

Identification	Name	Address	City	State	Zip Code	Phone No.
Owner	<u>Corporate Realty</u>	<u>100 E Rivercenter Blvd</u>	<u>Covington</u>	<u>KY</u>	<u>41011</u>	<u>859 2929500</u>
Contractor						
Plans By						

Type of improvement: (Briefly describe proposed work)

Adding a tent to the outdoor pool for limited months of the year. Nov - ~~April~~ ^{end of} May. This tent will provide a year round Olympic size pool swimming opportunity for clubs, schools & members. It's not visible for neighbors.

- Commercial
- Residential
- Other
- Appeal
- Conditional Use
- Non-Conforming Use
- Compatible Non-Conforming Use
- Other _____

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

Existing we would be using the Olympic size pool at the Five Seasons.

Proposed proposing a tent to temporarily cover the outdoor pool from Nov thru May

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

Cost \$ 144,000
 Estimated cost of improvement for which this application is made:

The owner of this building and undersigned, do hereby covenant and agree to comply with all the laws of the State of Ohio and the Zoning Resolution of Symmes Township, pertaining to building and structures, and to construct the proposed building or structure or make 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 the best of their knowledge, true and correct.

Application by: Heather Harris Address: 100 E Rivercenter Blvd Ste 100 Covington KY 41011

DO NOT WRITE BELOW THIS LINE (office use only)

Adopted: _____ Journalized: _____

BZA Filing Fee: \$1,273.65

FIVE SEASONS

FAMILY SPORTS CLUB

August 10, 2021

To the Board of Zoning Appeals,

I am writing on behalf of Five Seasons Sports Club and specifically the club at 11790 Snider Road Cincinnati, OH 45249. Five Seasons is purchasing an inflatable temporary tent to put over the current Olympic size outdoor pool. This temporary tent would be inflated on or about November 1 through on or about May 1 each year. (I have provided pictures since we are successfully using this same tent in our Burr Ridge, Illinois location for the same use and period of time).

This temporary tent will have no adverse impacts in the land use permit.

We are fortunate that the current location of the outdoor Olympic size pool is nestled back nicely on the property and is tucked away from the road and out of site from neighbors. Therefore, there will be no adverse impacts from adjacent neighbors.

We are very excited to be able to provide a year-round Olympic size pool swimming opportunity for clubs, schools and Five Seasons members. However, timing is of the essence, as our order deadline date to order the custom tent is 8/13/21. This date allows us to get delivery by Nov 1. If there is anything you can do to expediate this process, we would appreciate it. If we wait until 9/13/21, we will miss the entire swim year. As you can see from the pictures, there is no impact to the land and this is not a permanent structure, therefore, we are hoping it's something we can go ahead and purchase with confidence by 8/20/21.

Thanks for your consideration.

Sincerely,



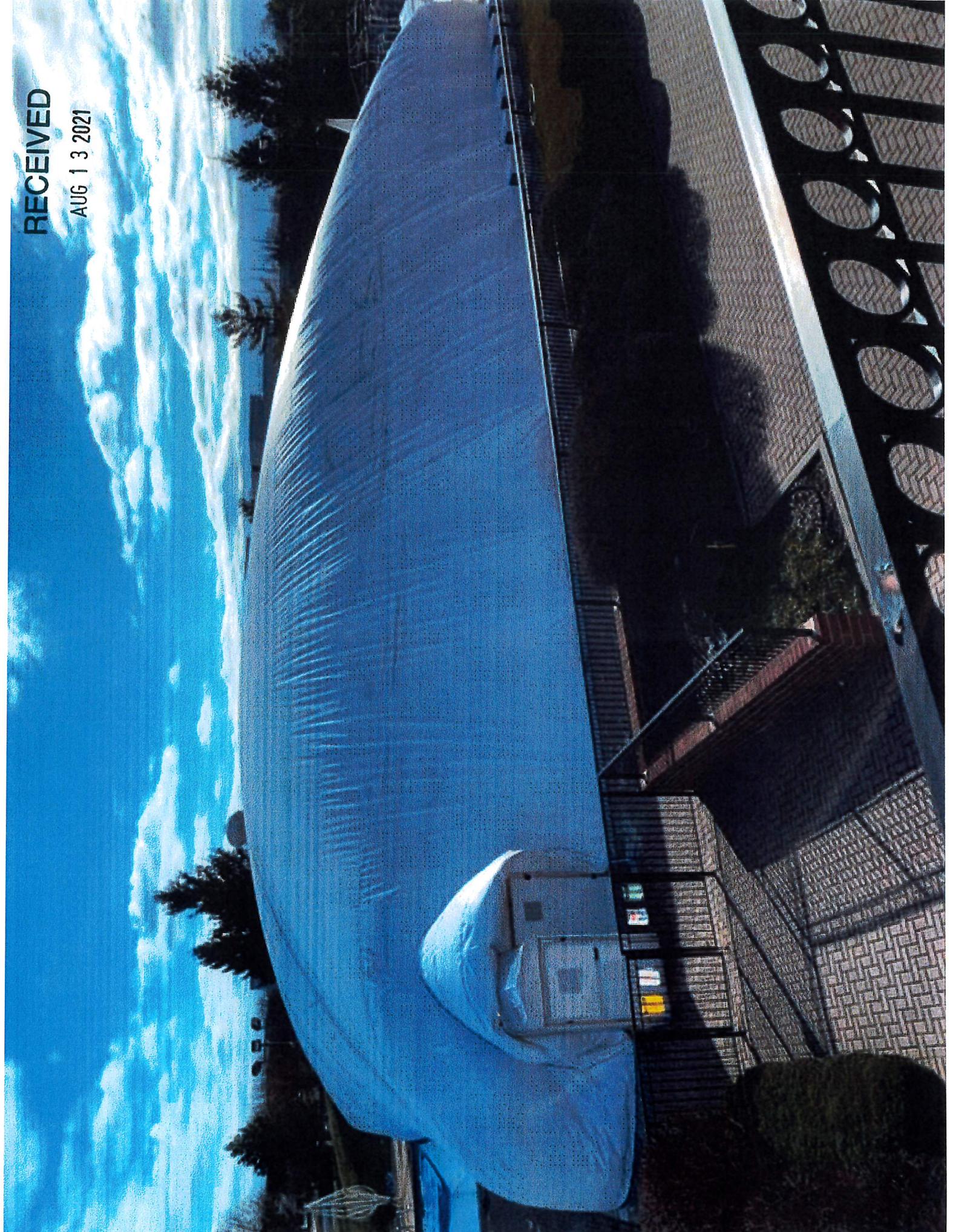
Heather Harris
Chief Operating Officer
Five Seasons Sports Clubs

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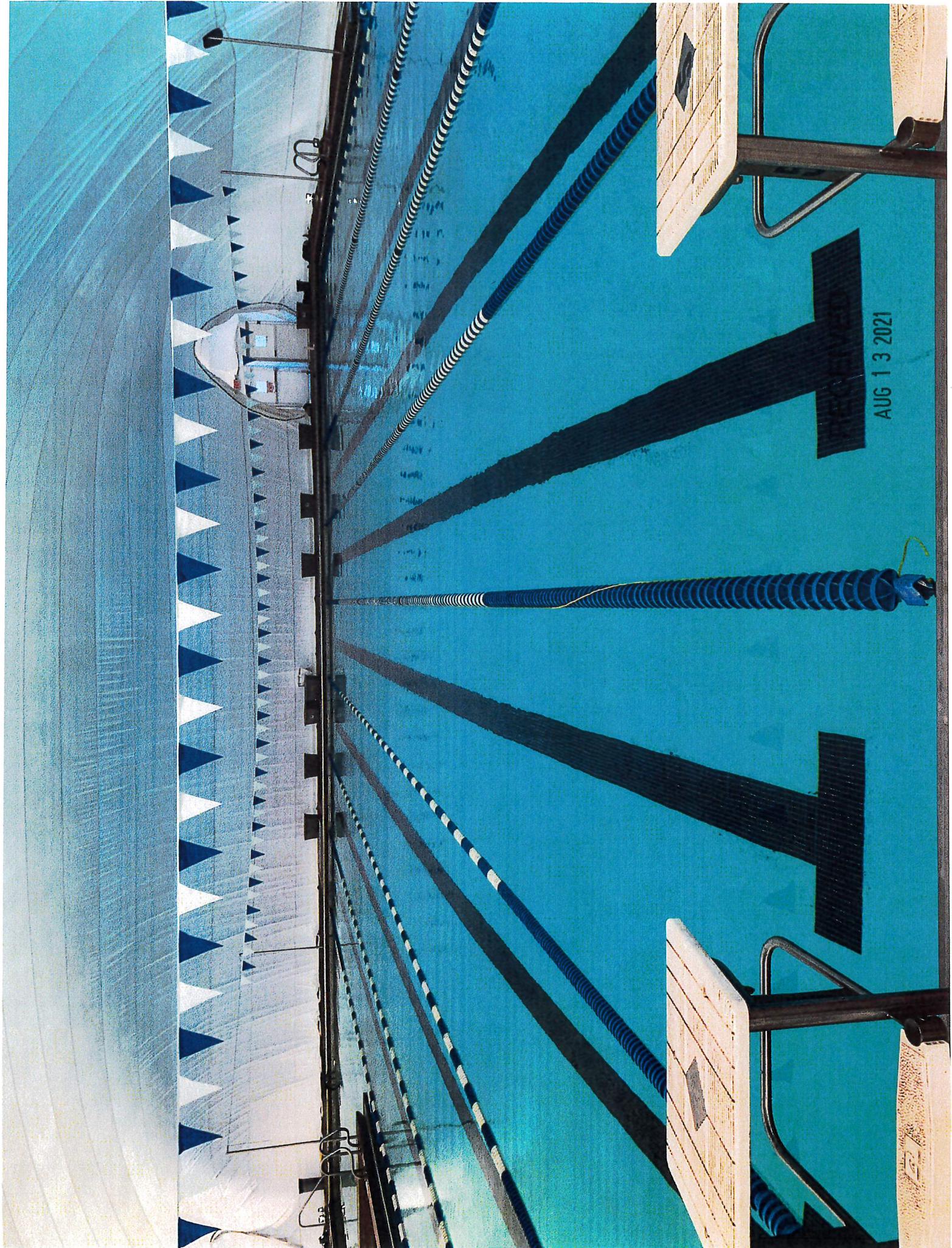
AUG 13 2021



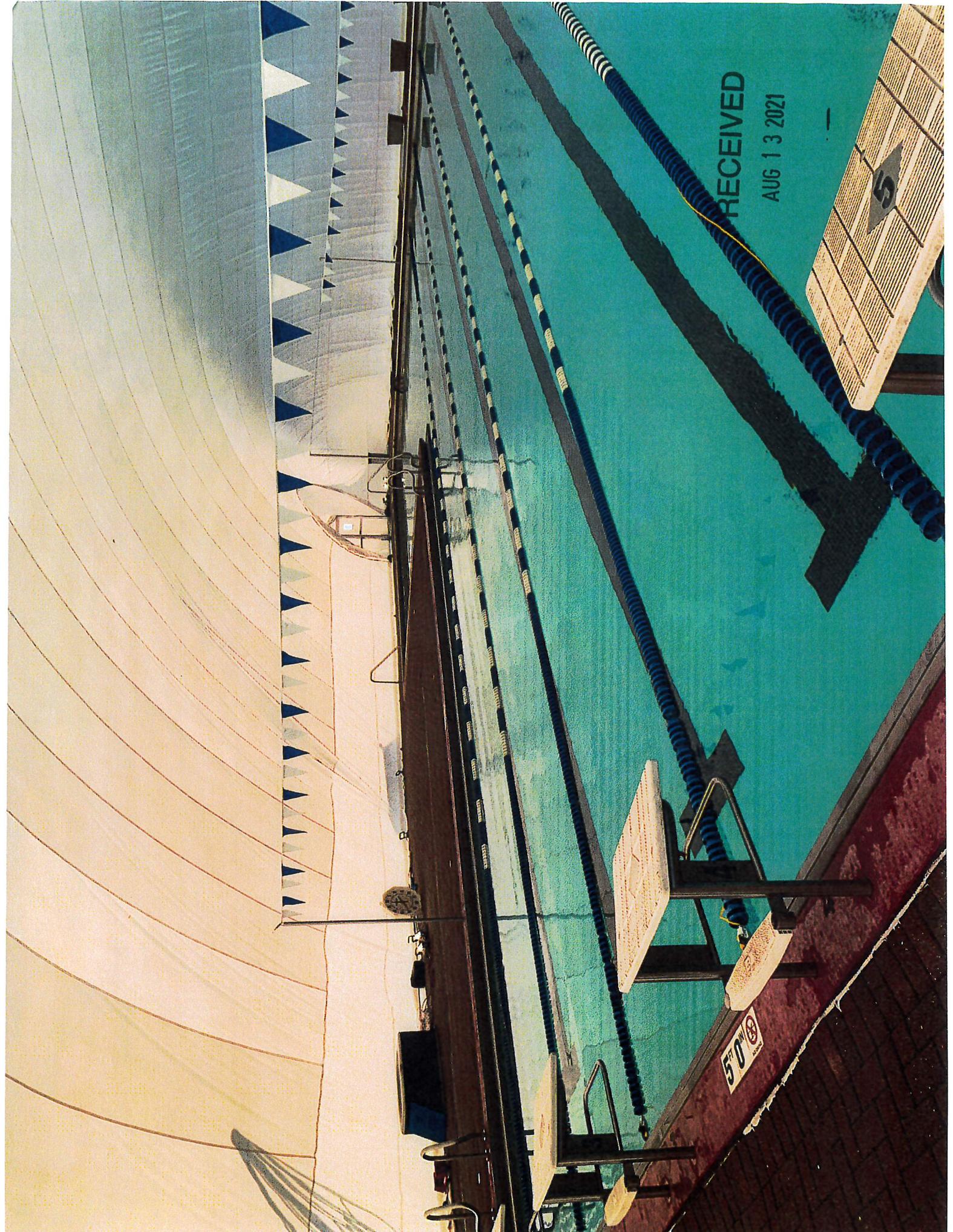


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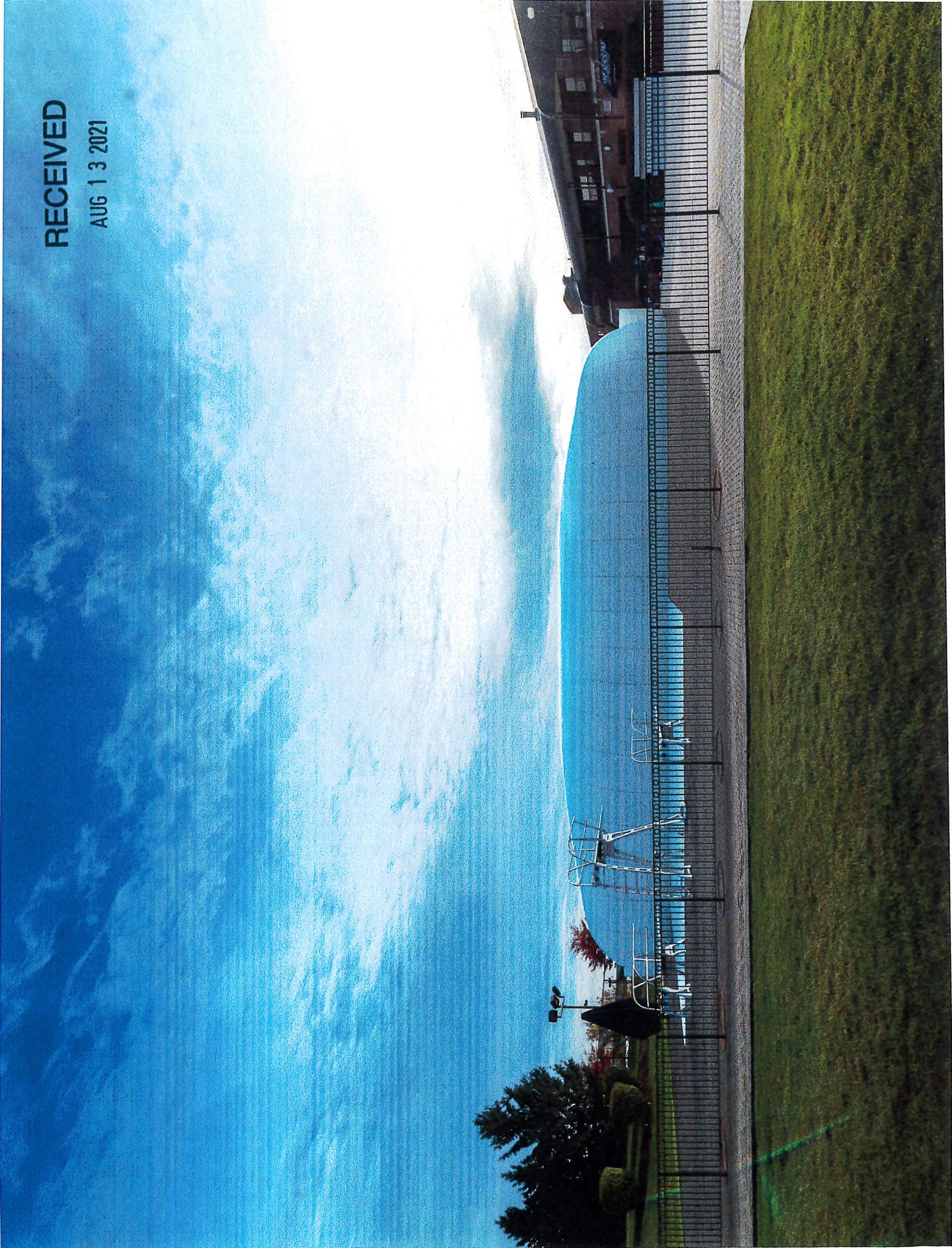
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5

5'0" (152.4cm)

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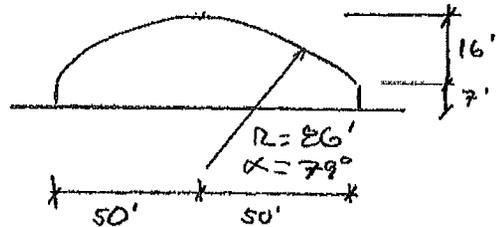
DESIGN OF 100' WIDE X 23' HIGH

CODE : ASCE 7-10
ALC 318-14

ASSUMPTIONS : FLAT TERRAIN

WIND SPEED = 80 MPH

WIND INFO : K_d = 1.0
EXPOSURE C
K_{zt} = 1.0
G = 0.85



ENCLOSURE = UNCLOSED

C_{pe} = 1.018

K_z = K_{zt} = 0.90

WIND PRESSURES :

$$q_z = 0.00256 (1.0)(1.0)(0.85)(80)^3 = 12.5 \text{ psf ULT}$$

$$P = 12.5 \text{ psf} (1.05) C_p = 12.5 \text{ psf} (1.18)$$

$$r = (16 + 7) / 100 = 0.23$$

	WINDWARD 1/4	CENTER 1/2	LEEWARD 1/4
C _p =	0.45 -1.72	-1.93	-1.5

P =	3 psf ULT 2 psf ASD	-12 psf ULT -7 psf ASD	-8 psf ULT -5 psf ASD
	-10 psf ULT -6 psf ASD		

INFLATION PRESSURE:

ATMOSPHERIC PRESSURE = 1/2" OF WATER HEAD

$$= \frac{1.5}{12} (62.4 \text{ pcf}) = 7.6 \text{ psf}$$

$$DL = 12 \text{ psf}$$



10/28/18

SMY EPST

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JOB AMERLE BRAND
ENGINEER J



2176 Esplanade, Chico, CA 95926
(530) 354-4160

SHEET NO. 2
DATE 10.28.18

DESIGN OF 100' WIDE X 23' HIGH

TENSION ON BOLTS:

$$T_A = 7 \text{ psf} (1') (2) (26) (\sin 79/4) / 4 + 8 \text{ psf} (1') (50')$$
$$+ 6 \text{ psf} (100 - 52.5) / 2 + (2 + 5) (\sin 30) (1') (16) (.67 \times 16' + 7) / 100$$
$$= 735 \text{ plf}$$

ANCHOR REQUIREMENTS

RED HEAD = 790# 1 5/8" EMBEDMENT
f'c = 2000 psi

HILTI = NO LIMIT IN UNCRACKED CONCRETE

3/4" EMBEDMENT
f'c = 2500 psi

FABRIC STRESS:

$$\text{FABRIC CAPACITY} = 300 \text{ psi} \times 86 \text{ cwp/ft} \times 1.5 = 1800 \text{ plf}$$

$$\text{DEMAND} = 735 \text{ plf} < 1800 \text{ plf} \text{ OK}$$

Summary:

Option #1:

3/8" Ramset/Red Head Multi-SET II Anchor @ 12oc x 1-5/8" embedment. Locate anchors 6" min from edge of slab. Concrete must be uncracked concrete (no cracks within 3" of anchor) with a compressive strength of 2,000psi min. Special inspection required.

Option #2:

3/8" Hilti HDI-P TZ Anchor @ 12oc x 3/4" embedment. Locate anchors 6" min from edge of slab. Concrete must be uncracked concrete with a compressive strength of 2,500psi min. Special inspection required.

